5 Housing Vacancies and Vacancy Rates

Introduction

The changing needs and the current and evolving market demand cannot be satisfied alone by the housing inventory that is presently occupied. The change and increase in demand can be accommodated by a sufficient reserve of vacancies, a necessity to allow for normal fluctuations in demand and to permit each housing consumer some choice in the market.

The number of housing vacancies that are available for rent or sale is the result of the dynamic interaction of supply, demand, and other market and non-market factors, such as public interventions, in the housing market. In a free market, housing vacancies rise as the housing supply expands, while demand either remains the same or is reduced; they fall as the supply either remains the same or contracts, while demand grows.

When insufficient vacancies limit choices for consumers, housing prices or rents tend to rise and, if the shortage of affordable housing becomes a critical, widely spreading problem that is felt to be urgent for the public, public intervention is often called on to meet the needs of housing consumers. In fact, it is most commonly through interventions of public policy upon the competitive housing market that the need and well-being of the housing consumer can be satisfied and/or improved in times of extremely marginal vacancies relative to the total supply of housing.

The vacancy rate is, therefore, one of the key indicators summarizing how a housing market is currently performing in providing an adequate level of vacant, available housing units. Thus, in this chapter, overall rental vacancies and vacancy rates for New York City as a whole are discussed first.

The overall vacancy rate alone, however, indicates only in general the aggregate proportion of units that are vacant and available for rent or sale, not the reasonable choices of vacant units available for a particular group of households looking for units to move into, in terms of tenure, types of rental or owner category, location, price or rent, condition, and size. Therefore, in order to understand what suitable housing options vacant available units provide, it is necessary to examine various characteristics of vacant units. For this reason, in this chapter, the following major characteristics of vacant available units will be discussed separately for renter and owner units: location, rental or owner category, rent level, affordability, building and unit characteristics, housing and neighborhood conditions, and length of vacancies and turnovers.

In New York City, as in most large metropolitan cities in the country, there are many different reasons why not all vacant units are available for sale or rent. In the City, the number of vacant unavailable units has been larger than the number of vacant rental units. Thus, also discussed in this chapter will be the number and characteristics of vacant units unavailable for rent or sale, including reasons for unavailability and the previous status of these units.

The introduction section closes with highlights of the legal background of rent control and rent stabilization in the City that justify the importance of the chapter.

Statutory Role of the Rental Vacancy Rate in Rent Control and Stabilization in New York City

The New York State and New York City rent-regulation laws permit the City to continue both rent control and rent stabilization if there is a housing emergency, and the laws mandate that the City have a housing market survey to serve as the basis for the City's determination of whether or not a housing emergency exists. Specifically, the Local Emergency Housing Rent Control Act of 1962 requires that the New York City Council determine the existence of a housing emergency based on the findings of a survey of the housing supply, housing condition, and other housing market characteristics necessary for determining the need for continuing rent control and regulation in the City.

Local Law No. 20, 1962, of the New York City Rent Rehabilitation Law[1] mandates that New York City conduct studies and investigations designed to determine if the rental vacancy rate is lower than **5 percent**, as proof of the need for continuing rent regulation and rent control.

The local rent stabilization law of 1969[2] also permits the local determination of the existence of a housing emergency as a condition of the need for continuing rent stabilization. The Emergency Tenant Protection Act of 1974[3] not only again permits the local determination of the existence of a housing emergency but also specifically states that an emergency exists if the rental vacancy rate is **5 percent or less.**

In short, these State and City rent-regulation laws require that the City have a comprehensive housing market survey and that the City Council determine whether or not a housing emergency exists in the City based on the findings of that survey. If the City Council determines that the rental vacancy rate in the City is below **5** percent according to the survey, the laws permit the City to declare that a housing emergency exists and that rent control and rent stabilization can, thus, be continued. For this very reason, the number of vacant units available for rent and the rental vacancy rates are primary determinants of rent-stabilization and rent-control policies and programs in the City.

To fulfill the legally mandated responsibility, the City's Department of Housing Preservation and Development (HPD) has regularly retained the U.S. Bureau of the Census to conduct a comprehensive survey of the City's housing market. This survey, known as the New York City Housing and Vacancy Survey (HVS), has now been carried out on thirteen separate occasions over the forty-year period since 1965, when the first HVS was conducted.

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

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

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

Definition of Occupancy of Rental Units and Estimating the Rental Vacancy Rate

Concepts and Definitions of Vacant Rental Units, Occupied Rental Units, and the Equation for Estimating the Rental Vacancy Rate

A clear understanding of the definitions of terms used in classifying vacancies and the equation applied in estimating rental vacancy rates is prerequisite to the proper interpretation and use of the data presented and analyzed in the chapter.

Since the first HVS in 1965, the Census Bureau has used the same definitions of vacant rental units and occupied rental units and the same equation, without exception, in estimating the rental vacancy rate in the City, using data from the HVS as specified in the following:

$$\frac{\text{Number of Vacant, Non-Dilapidated Units Available for Rent}}{\text{Number of Vacant, Non-Dilapidated Units Available for Rent} + \text{Number of Renter-Occupied Units, Dilapidated and Non-Dilapidated}}$$

The Census Bureau has also used the same definitions of vacant rental units and occupied rental units and the same equation for estimating the rental vacancy rates in its other surveys—such as the decennial census, the American Housing Survey, the national Current Population Survey/Housing Vacancy Survey (CPS/HVS), and the American Community Survey (ACS)—with the following two noticeable differences:

The first difference is that, in the HVS, as shown above, dilapidated **vacant** rental units are treated as unavailable for rent and are excluded in counting vacant units available for rent, while, in counting the number of **occupied** rental units, all occupied units, whether or not they are dilapidated, are counted.

The Census Bureau did not include dilapidated vacant units in counting available units and, thus, in estimating the rental vacancy rate in its 1950 and 1960 decennial censuses (the Census Bureau collected data on dilapidation in those years) on the grounds that such units should not be classified as vacant available units.

For the 1970 and following decennial censuses, the Census Bureau did not collect data on dilapidation at all because these censuses were done primarily by mail and the determination of dilapidation requires that a trained interviewer visit the unit. The other surveys have never collected data on dilapidation.

Starting with the first HVS in 1965, the Census Bureau has conducted the HVS through personal visit interviews; thus, dilapidation has always been determined and used in classifying vacant available units.[4]

4 For further discussion of the classification of dilapidated vacant units as vacant unavailable units, see Peter Marcuse, *Rental Housing in the City of New York: Supply and Condition, 1975-1978,* page 103.

This classification of dilapidated vacant units as vacant unavailable units has been used by the Census Bureau in estimating the rental vacancy rate for every HVS without exception.

The second difference is that, in the HVS, the Census Bureau counts vacant units that are rented but not yet occupied as vacant unavailable units, not as renter-occupied units. The Census Bureau uses a similar approach for the decennial census but different approaches for its other surveys. In these other surveys, the Census Bureau classifies rented but not yet occupied units as occupied units. In this regard, the Census Bureau's underlying concept for the HVS, the primary purpose of which is to estimate the number of vacant rental units and the rental vacancy rate, is that it is reasonable to treat rented units that are not yet occupied as vacant unavailable units, since such units are committed for rental to identified tenants about to move in and are, for practical purposes, no longer available; thus, they cannot be counted as vacant available units.[5] For this reason, in estimating the rental vacancy rate for the HVS, the Census Bureau has classified vacant units that are rented but not yet occupied as vacant unavailable units, without exception, since 1965, when the first HVS was conducted.

The vacancy rate for units available for rent in New York City during the period between February and June of 2005 was 3.09 percent (Table 5.1). The 2005 rental vacancy rate of 3.09 percent was estimated using data from the 2005 HVS on each item in the above equation, as follows:

$$(64{,}737) / (64{,}737 + 2{,}027{,}626) \times 100 = 3.09\%$$

Reliability of the Rental Vacancy Rate

The HVS is a sample survey. The rental vacancy rate of 3.09 percent is, thus, subject, as are other statistics derived from the HVS, to sampling error. For this reason, this rental vacancy rate is different from the true vacancy rate that would be calculated from a one-hundred-percent-count survey.

Sampling error results from the fact that the actual sample used for the 2005 HVS was one of a large number of different samples of similar size that could have been selected from the same sample frame—that is, the list of residential units from the 2000 decennial census. Different samples would have yielded different rental vacancy rates. The sampling error, the extent to which any particular sampling result differs from the average of all possible results, is unknown; but the standard error of estimate (SEE) is a statistical measure most commonly used to approximate it.

The City's determination of the need for continuing rent stabilization and rent control is based on the rental vacancy rate estimated from the survey; therefore, a high standard of accuracy is required for the HVS. The Census Bureau is required to design the HVS sample in such a way that, if the rental vacancy rate for the City were to be estimated at three percent, the SEE of the rental vacancy rate would be no more than one-quarter of one percent.

The results of the 2005 HVS show that the SEE of the rental vacancy rate of 3.09 percent is 0.19 percent. This means that, if a census of every housing unit in the City had been taken using exactly the same procedures as in the 2005 HVS, the chances are 95 times out of 100 that the rental vacancy rate from the

5 For further discussion of this issue, see Lawrence N. Bloomberg, *The Rental Housing Situation in New York City, 1975,* pages 215-216.

census would vary from the rental vacancy rate of 3.09 percent by no more than 2 standard errors, or by 0.37 percent (0.19 x 1.96). That is, given the 2005 rental vacancy rate of 3.09 percent, the chances are 95 out of 100 that the actual vacancy rate is between 2.72 percent and 3.46 percent (3.09% ± 1.96 x 0.19).

Another kind of error in estimating the rental vacancy rate, based on data from the HVS, is non-sampling error. Non-sampling errors can come from many sources, including if one or more units were erroneously classified as occupied or vacant. However, the incidence of non-sampling errors made in estimating the rental vacancy rate is likely to be lower for the HVS than for other surveys, since the specific purpose of the HVS is to estimate the rate accurately.

The survey's enumerators are trained with particular regard to questions designed to determine whether a unit is vacant or not. As an additional check, for the HVS, the Census Bureau verifies the correct classification of all vacant units and, if necessary, makes multiple visits to sample units to gather complete and reliable data. Most of this is not done in other surveys that have much broader or different purposes. Finally, during the Census Bureau's review of the data for reasonableness and consistency, most of the operational errors in the HVS are detected and corrected.

Rental Vacancies and Vacancy Rates

The 2005 HVS reports that the number of vacant rental units in the City was 65,000, and the city-wide rental vacancy rate was 3.09 percent, compared to 2.94 percent during the same period between February and June three years earlier (Table 5.1). In the three years between 2002 and 2005, there was little alleviation of the acutely inadequate supply of vacant available rental housing units. The 2005 rental vacancy rate is statistically lower than 5.00 percent and, thus, meets the legal definition of a housing emergency in the City, as defined by New York State and City rent-regulation laws, requiring a continuation of both rent control and rent stabilization in the City, as explained above (Figure 5.1).

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

Households looking for suitable rental units consider not only the characteristics of vacant available units—such as rent-regulation category, rent, size of unit, building and/or neighborhood conditions—but also residential location. Therefore, it is useful to look at vacant available rental units and vacancy rates by boroughs and sub-borough areas (Figure 5.2).

Vacant available rental units are not evenly dispersed throughout the City. Rather, they are clustered in some boroughs more than others and, even within boroughs, they are concentrated in particular areas and, thus, produce neighborhood effects in some boroughs. In 2005, more than three-fifths of the City's 65,000 vacant rental units were clustered in two boroughs: Manhattan (22,000 units or 34 percent) and Brooklyn (18,000 units or 27 percent) (Table 5.2). One-third were located mostly in Queens (12,000 units or 19 percent) and the Bronx (10,000 units or 15 percent).

In Manhattan, where more than a third of the City's vacant rental units were highly clustered, the rental vacancy rate was 3.79 percent in 2005, the highest of any borough in the City, as was the case three years earlier (Table 5.2). The rate in the borough was not statistically different from what it was in 2002: 3.86 percent. However, in 2005, Manhattan reflected different localized situations. Vacant rental units in the

Table 5.1
Number of Occupied and Vacant Available Rental Units and Net Rental Vacancy Rates
New York City, Selected Years 1960 - 2005

Year	Number of Occupied Rental Units	Number of Vacant Available Rental Units	Total	Net Rental Vacancy Rate
2005	2,027,626	64,737	2,092,363	3.09%
2002	2,023,504	61,265	2,084,769	2.94%
1999	1,953,289	64,412	2,017,701	3.19%
1996	1,946,165	81,256	2,027,421	4.01%
1993	1,970,355	70,115	2,040,470	3.44%
1991	1,951,576	76,727	2,028,303	3.78%
1987	1,884,210	47,486	1,931,696	2.46%
1984	1,900,768	39,594	1,940,362	2.04%
1981	1,933,887	42,157	1,976,044	2.13%
1978	1,930,030	58,682	1,988,712	2.95%
1975	1,999,037	56,968	2,056,005	2.77%
1970	2,167,100	33,000	2,200,100	1.50%
1968	2,096,058	26,035	2,122,093	1.23%
1965	2,077,031	68,423	2,145,454	3.19%
1960	2,078,000	38,300	2,116,300	1.81%

Sources: U.S. Bureau of the Census, 1960 and 1970 Decennial Censuses and 1965, 1968, 1975, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.

Note:

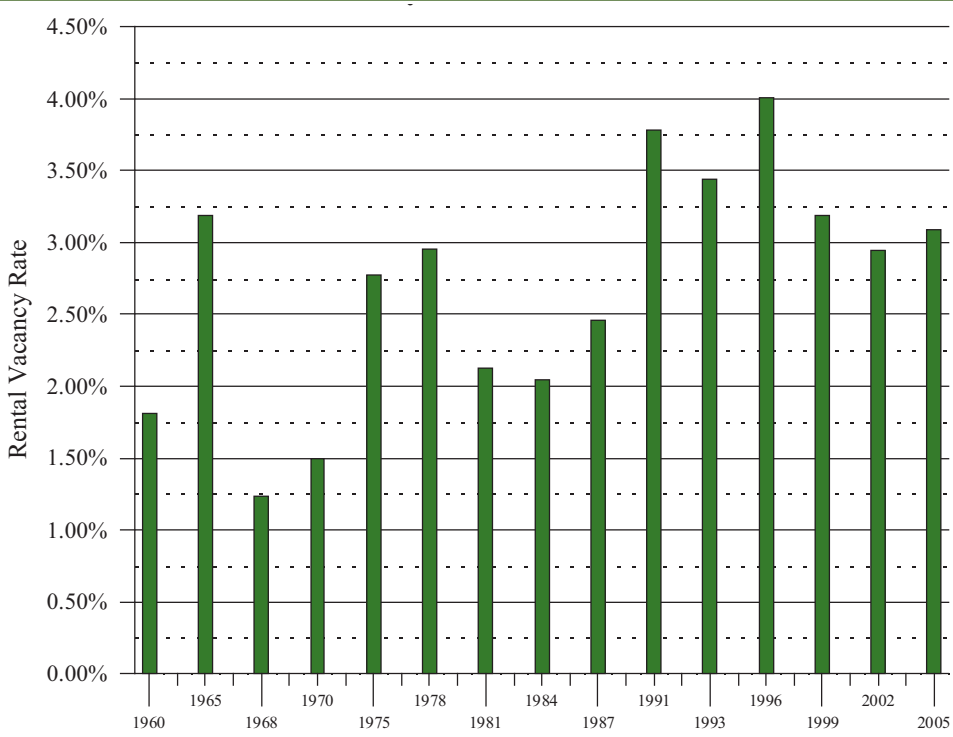
The above series of data for different years are drawn from different universes and sample frames. Therefore caution should be used in interpreting trends and changes between different sample frames. Data for 1960, 1965 and 1968 were based on the 1960 decennial census. Data for 1970 – 1987 were based on the 1970 census. Data for 1991 – 1999 were based on a sample drawn from the 1990 census. Data for 2002 and 2005 are for a sample drawn from the 2000 census.

borough were highly concentrated in the area that covers sub-borough areas 5, 6, 7, and 8. The rate for the area was 5.21 percent, 2.12 percentage points higher than the city-wide rate.[6]

On the other hand, the rental vacancy rates in the other boroughs were lower than the city-wide rate of 3.09 percent (Table 5.2). In the Bronx, where the rate had been higher than the city-wide rate in the 1990s, the 2005 rate was 2.63 percent, the lowest of any of the boroughs and a 0.66 percentage-point decline from the 2002 rate, as an extreme housing shortage existed across the borough. Moreover, unlike in 1996

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

Figure 5.1
Net Rental Vacancy Rates
New York City, Selected Years 1960 - 2005



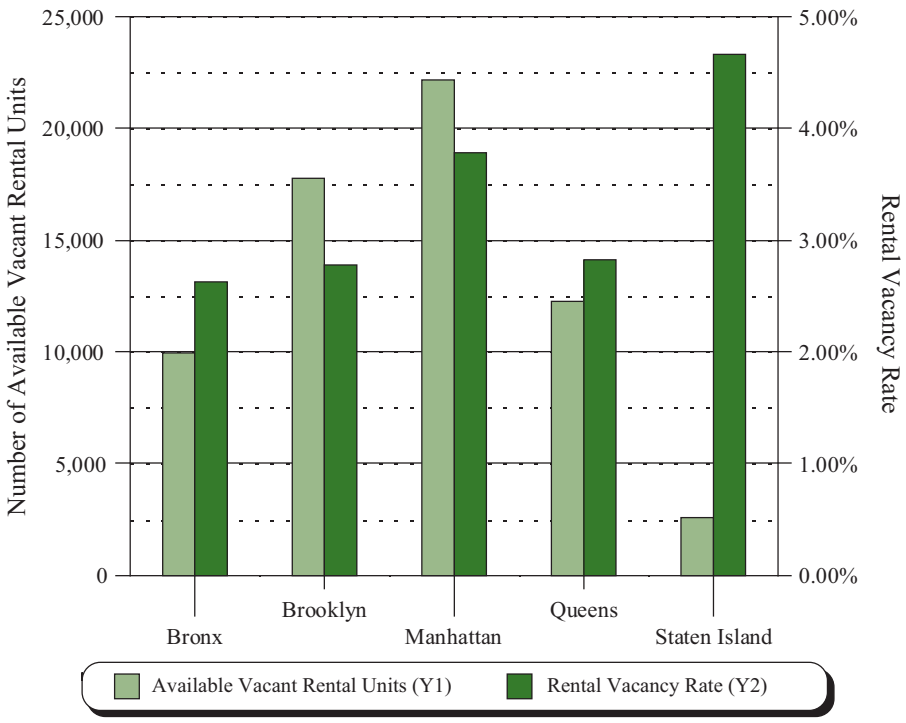
Sources: U.S. Bureau of the Census, 1960 and 1970 Decennial Censuses and 1965, 1968, 1975, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.

and 1999, when the rate was 5.43 percent and 5.04 percent respectively,[7] in 2002 and 2005, the rate in the borough remained substantially below 5.00 percent, the rental vacancy rate standard used to determine whether or not a housing emergency exists for the City as a whole.

The rental vacancy rate in Brooklyn was 2.78 percent in 2005—almost the same as three years earlier in 2002, when it was 2.73 percent—as the number of vacant rental units in the borough remained virtually the same (Table 5.2). In Queens, where the number of vacant rental units increased by 60 percent to 12,000 units, the rate in 2005 was 2.82 percent, compared to 1.78 percent in 2002. The number of vacant units in Staten Island was too small to report.

7 Lee, M.W. *Housing New York City 1999*, p. 297.

Figure 5.2
Number of Vacant Available Rental Units and Vacancy Rates by Borough
New York City 2005



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

Table 5.2
Number and Percent of Vacant Available Rental Units and Rental Vacancy Rates by Borough
New York City 2002 and 2005

	2002			2005		
Borough	**Number**	**Percent**	**Vacancy Rate[b]**	**Number**	**Percent**	**Vacancy Rate[b]**
Total	61,265	100.0%	2.94%	64,737	100.0%	3.09%
Bronx[a]	12,200	19.9%	3.29%	9,952	15.4%	2.63%
Brooklyn	17,612	28.7%	2.73%	17,759	27.4%	2.78%
Manhattan[a]	22,389	36.5%	3.86%	22,198	34.3%	3.79%
Queens	7,658	12.5%	1.78%	12,239	18.9%	2.82%
Staten Island	**	**	**	**	**	**

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a Marble Hill in the Bronx.
b In this chapter the rental vacancy rate is the net rental vacancy rate.
** Too few units to report.

Rental Vacancies and Vacancy Rates by Rent-Regulation Categories

In 2005, with 28,000 vacant units or 43 percent of all vacant rental units in the City, the vacancy rate for rent-stabilized units was 2.68 percent, little growth from 2.49 percent three years earlier in 2002 (Table 5.3). The rate for the rent-stabilization category was lower than the city-wide rate of 3.09 percent, as was the case in 2002. In other words, in the three years since 2002, there was little alleviation of the severe shortage of vacant available rent-stabilized units.

The rental vacancy rate for the category of unregulated rental units in the City was 4.11 percent, which covers 29,000 units or 44 percent of all vacant rental units in 2005 (Table 5.3). There was little change in the rate from three years earlier, when it was 4.07 percent. However, these vacant free-market rental units were much more available compared to vacant rent-stabilized units, as the vacancy rate for this rental category was well above the city-wide rate of 3.09 percent and was the highest of any rent-regulation category, as was the case three years earlier in 2002 (Figure 5.3).

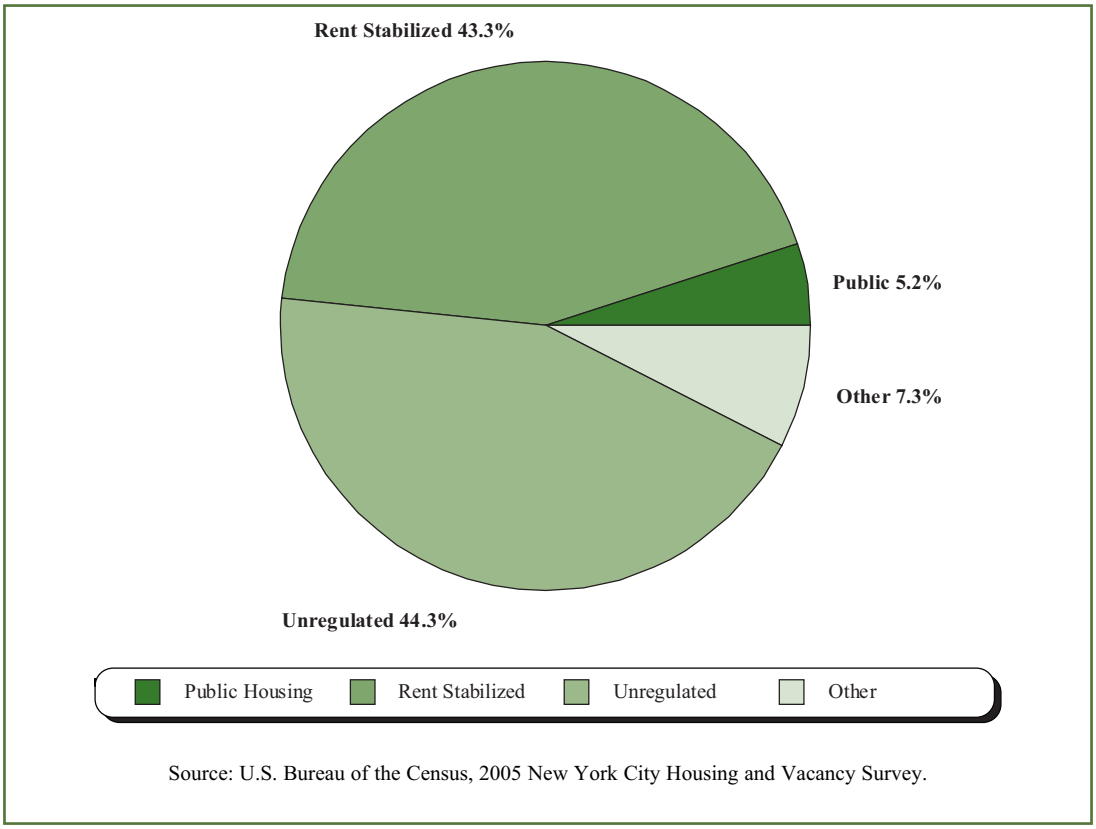
The absolute number of vacant Public Housing units in 2005 was too few to report. Thus, the vacancy rate for Public Housing units, which was estimated based on so few units, should be interpreted with caution. The number of vacant *in rem* units was negligible (Table 5.3).

Table 5.3
Number/Percent of All Vacant Available Units and Net Rental Vacancy Rates
by Regulatory Status
New York City 2002 and 2005

	Number/Percent of All Vacant Available Units and Net Rental Vacancy Rates					
	2002		2005		Rental Vacancy Rate	
Regulatory Status	Number	Percent	Number	Percent	2002	2005
All	61,265	100.0%	64,737	100.0%	2.94%	3.09%
Controlled	---	---	---	---	---	---
Stabilized	*25,908*	*42.3%*	*28,022*	*43.3%*	*2.49%*	*2.68%*
Pre-1947	21,542	35.2%	21,261	32.8%	2.78%	2.84%
Post-1977	4,365*	7.1%	6,761	10.4%	1.64%	2.28%
All Other Regulated[a]	4,197	6.8%	4,061*	6.3%	3.47%	3.22%
Unregulated	*27,377*	*44.7%*	*28,652*	*44.3%*	*4.07%*	*4.11%*
In Rental Buildings	21,222	34.6%	24,846	38.4%	3.44%	3.82%
In Coops/Condos	6,155	10.0%	**	5.9%*	11.00%	7.98%*
Public Housing	**	5.9%*	**	5.2%*	2.01%*	1.96%*
In Rem	**	**	**	**	**	**

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a All "Other regulated" includes Mitchell-Lama rentals, HUD subsidized units, Loft Board regulated units, and Article 4 rentals.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Figure 5.3
Distribution of Vacant Available Rental Units by Regulatory Status
New York City 2005



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

Vacancies and Vacancy Rates by Rent Levels

As the affordability of vacant available housing becomes increasingly one of the most critical housing issues in the City, it is important to examine the availability of vacant rental units by various rent levels. It is the vacant units that are available for rent which limit the possibilities of choice. From this perspective, rent becomes a strategic factor in determining the suitability of a unit for occupancy, because no matter how excellent the condition or desirable the size of a unit, if a household for whom the unit is appropriate cannot afford it, it matters little that the unit is otherwise suitable. For example, if the asking rents of vacant units are too high for a household to afford, these units do not provide any additional housing choices, even if the units are in physically good condition and available in decent neighborhoods. In other words, these households cannot exercise the choice of rejecting the least desirable housing, but have to take what they can find at rents they can afford or are willing to pay.

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

In the three years, the number of occupied rental units with contract rents less than $400 declined by 15,000 units or by 7 percent, while the number of vacant rental units in the same asking rent level in 2002

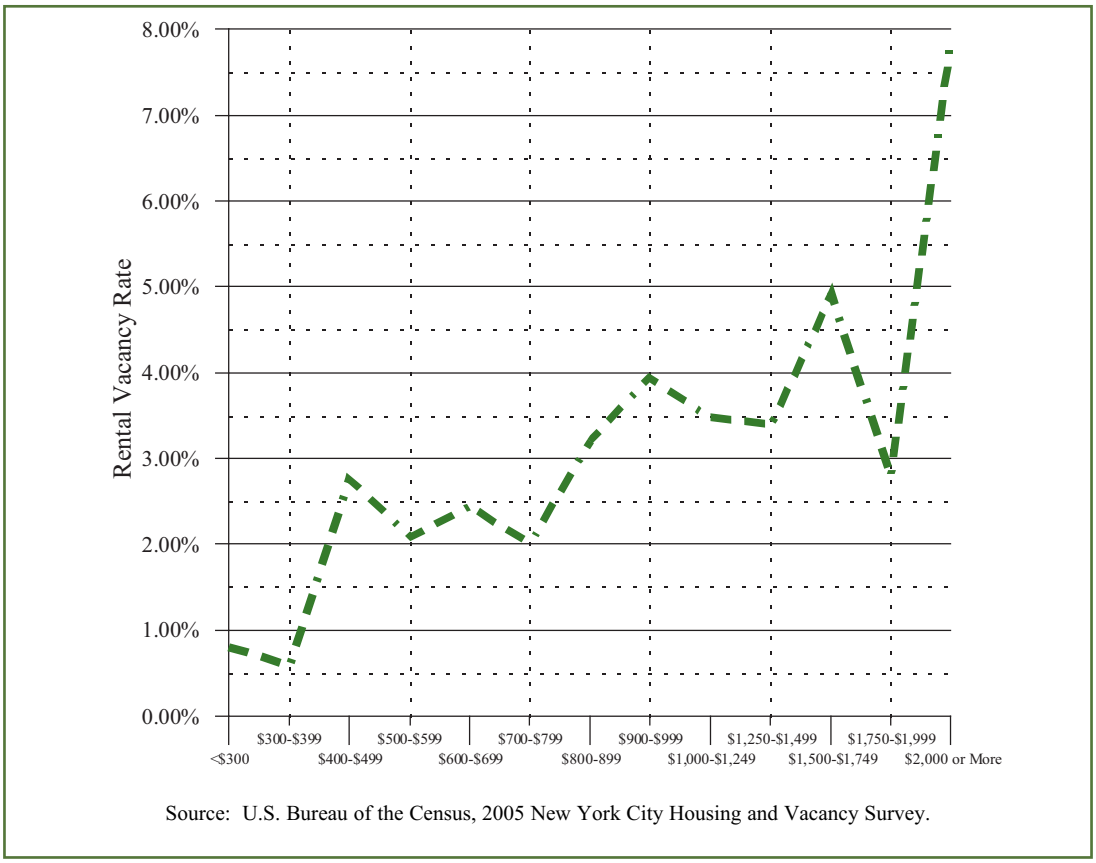
and 2005 was too few to estimate the vacancy rate in a statistically reliable manner (Table 5.4 and Figure 5.4). This magnifies the fact that the availability of very-low-rent units in the City was further reduced in the three years between 2002 and 2005.

Table 5.4
Number of Occupied and Vacant Available Rental Units
and Vacancy Rates by Monthly Rent Level in 2005 Dollars
New York City 2002 and 2005

	Number of Renter Occupied Units			Number of Vacant Available Rental Units		Rental Vacancy Rate	
Monthly Rent Level[a]	2002	2005	Change 2002-2005	2002	2005	2002	2005
Total[b]	**2,023,504**	**2,027,626**	**+0.2%**	**61,265**	**64,737**	**2.94%**	**3.09%**
$1-$399	**231,987**	**216,837**	**-6.5%**	**	**	**	**
$1-$299	157,334	152,368	-3.2%	**	**	**	**
$300 - $399	74,652	64,469	-13.6%	**	**	**	**
$400 - $699	**517,754**	**433,472**	**-16.3%**	**8,605**	**10,690**	**1.63%**	**2.41%**
$400 - $499	103,116	97,824	-5.1%	**	**	**	**
$500 - $599	173,491	136,860	-21.1%	**	**	**	**
$600 - $699	241,147	198,787	-17.6%	4,476*	4,988*	1.82%	2.45%
$700 - $999	**694,967**	**637,847**	**-8.2%**	**21,373**	**20,049**	**2.98%**	**3.05%**
$700 - $799	257,908	211,594	-18.0%	5,995	4,371*	2.27%	2.02%
$800 - $899	248,333	233,596	-5.9%	7,739	7,750	3.02%	3.21%
$900 - $999	188,726	192,656	+2.1%	7,639	7,929	3.89%	3.95%
$1,000 - $1,999	**433,234**	**578,852**	**+33.6%**	**17,932**	**21,911**	**3.97%**	**3.65%**
$1,000 - $1,249	220,979	310,566	+40.5%	7,761	11,193	3.39%	3.48%
$1,250 - $1,999	212,255	268,286	+26.4%	10,171	10,717	4.57%	3.84%
$2,000 or more	**100,579**	**123,304**	**+22.6%**	**10,696**	**10,471**	**9.61%**	**7.83%**

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a Contract rent for occupied units; asking rent for vacant units. To convert 2002 rents into rents measured in 2005 dollars, the nominal rent was multiplied by the ratio of CPI-U April 2005/CPI-U April 2002 or 212.5/191.8). CPI-U is the Consumer Price Index for all Urban Consumers for New York, Northern New Jersey-Long Island.
b Total includes units with no cash rent.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Figure 5.4
Net Rental Vacancy Rate by Monthly Rent Level
New York City 2005



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

At the same time, the number of occupied rental units with contract-rent level of $400 to $699 declined by 84,000 or by 16 percent in the three years between 2002 and 2005, while the number of vacant rental units in the same rent level increased by 24 percent in the same three-year period. As a result, the rental vacancy rate for units in this rent level was 2.41 percent, compared to 1.63 percent in 2002 (Table 5.4 and Figure 5.5).

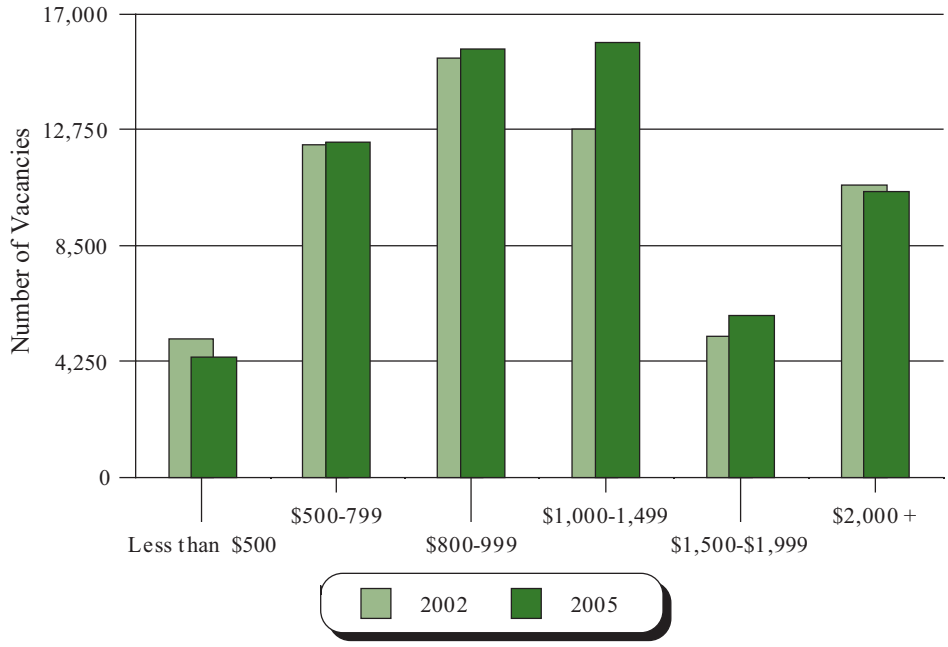
During the same three years, the number of occupied units with rents of $700 to $999 declined by 57,000 or by 8 percent, while the number of vacant rental units in this rent level changed little (Table 5.4). Consequently, the vacancy rate stayed approximately the same: 2.98 percent in 2002 and 3.05 percent in 2005.

However, from 2002 to 2005, the number of occupied units with rents of $1,000 to $1,999 increased markedly by 146,000 or by 34 percent, while the number of vacant rental units in this rent level increased at a lower rate (Table 5.4). As a result, the vacancy rate for this level was 3.65 percent in 2005, compared to 3.97 percent in 2002.

The number of occupied units with rents of $2,000 or more grew by 23,000 or by 23 percent, while the number of vacant units in this highest rent level remained virtually unchanged (Table 5.4). As a result, the vacancy rate for this highest rent level declined from 9.61 percent to 7.83 percent between 2002 and 2005, but still remained much higher than 5.00 percent.

In short, there was a pervasive shortage of vacant available units for rents of less than $2,000 in the City. Particularly, the shortage of those available for less than $600 was appallingly acute (Table 5.4).

Figure 5.5
Rental Unit Vacancies by Monthly Asking Rent in 2005 Dollars
New York City 2002 and 2005



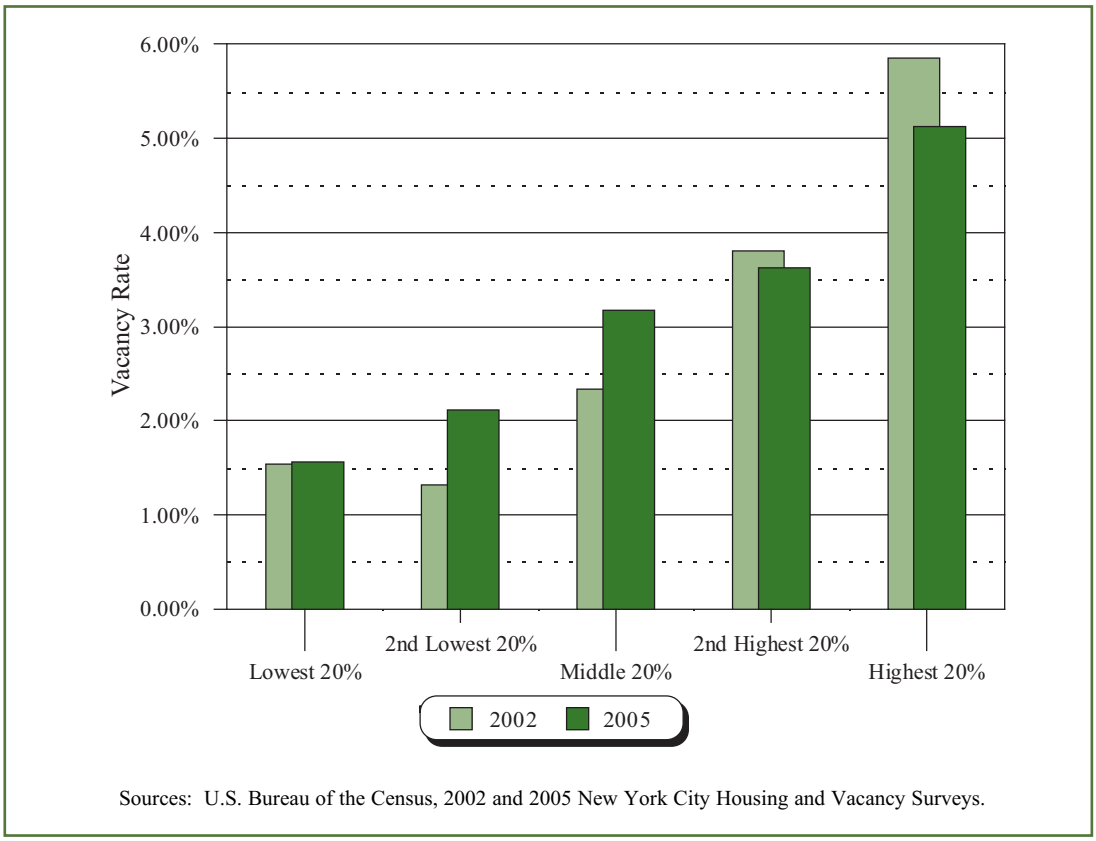
Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.

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

As mentioned above, 87 percent of all vacant rental units in 2005 were either rent-stabilized units (43 percent) or unregulated units (44 percent) (Table 5.3). Thus, it is useful to review rental vacancy rates by asking-rent levels separately for rent-stabilized and for unregulated rental units.

The rental vacancy rate for all rent-stabilized units was 2.68 percent in 2005. Almost three-fifths of vacant rent-stabilized units had asking rents of either $700-$899 (22 percent) or $900-$1,249 (37 percent) and vacancy rates of 2.22 percent and 3.76 percent respectively. The number of such vacant units renting at less than $700 was altogether only about 6,000, and the vacancy rate was less than 2.00 percent: 1.88 percent (Table 5.5). However, rental vacancies for such units in the lowest three of these rent levels—less than $400, $400-$599, and $600-$699—were too few to report individually for each interval. On the other hand, the number of vacant rent-stabilized units with asking rents of $1,250 or more was also 6,000, one in five of all such vacant rent-stabilized units, although the proportion of vacancy to occupancy was still very low, with a vacancy rate of 3.45 percent.

Figure 5.6
Vacancy Rates by Rent Quintile of Occupied and Vacant Available Units
New York City 2002 and 2005



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

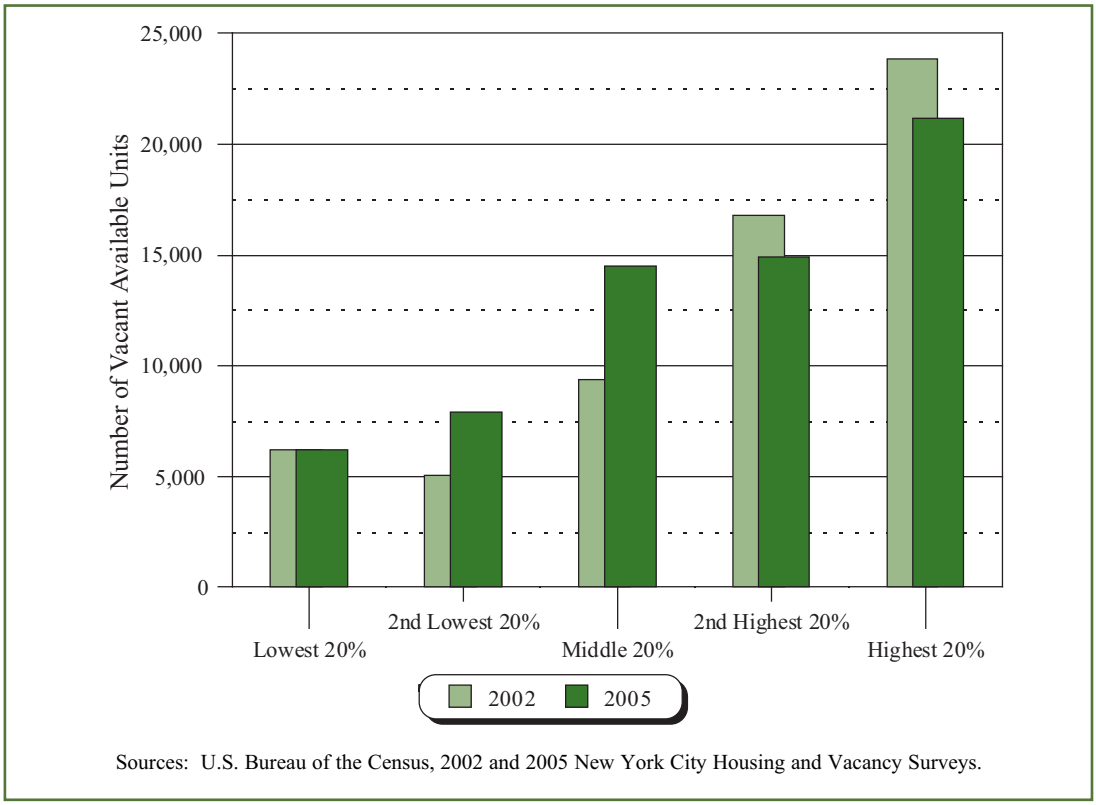
Conversely, almost all vacant unregulated rental units had middle or high levels of rent, while more than half had rents of $1,250 or more: $700-$899 (19 percent), $900-$1,249 (26 percent), and $1,250 and over (53 percent). It is important to point out that vacancies among unregulated rental units for low and moderate rent levels—rents of less than $700 even as a whole—were negligible, while the vacancy rate for units with rents of $1,250 or higher was 6.41 percent in 2005 (Table 5.5).

In short, unlike the unregulated rental unit market, the rent-stabilization system preserves moderate-rent units and provides vacant units available for such rent levels, although they are very limited.

Vacancies and Vacancy Rates by Rent Quintiles

As the rental vacancy rate for the City changed little, from 2.94 percent to 3.09 percent, between 2002 and 2005, there were no unexpected bulges in the vacancy rate by rent levels, although vacancy rates in every rent quintile changed variously. The rate in the lowest quintile remained virtually the same under 2.00 percent: 1.54 percent in 2002 and 1.56 in 2005 (Table 5.6). The rates in the second-lowest rent quintile and the middle quintile increased from 1.31 percent to 2.11 percent and from 2.33 percent to 3.17 percent respectively. However, in the second-highest rent quintile, the rate did not change meaningfully: 3.80 percent to 3.63 percent. The rate in the highest rent quintile declined, although it still remained above 5.00 percent, from 5.85 percent to 5.13 percent. The findings of the analysis of vacancy rates by rent

Figure 5.7
Number of Vacant Available Units by Rent Quintile of Occupied and Vacant Available Units
New York City 2002 and 2005



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

quintiles repeated here only reiterate the extreme shortage that existed across rent levels, except for the highest (Figures 5.6 and 5.7).

Vacancies and Vacancy Rates by Cumulative Rent Intervals

The 2005 HVS data on vacant rental units and rental vacancy rates by cumulative asking-rent intervals also provide a pattern that is generally consistent with findings of the above analyses of rental vacancies and rental vacancy rates by asking-rent levels and quintiles. In 2005, the overall picture of rental vacancies was so sparse as to make discussion of variations by rent levels particularly superfluous. Rental vacancies for units with asking rents of less than $400 were too few to present, given the level of statistical significance. The rate for units with asking rents of less than $800 was extremely low, less than 2.00 percent, as it was three years earlier in 2002 (Table 5.7).

The rate moved up above 2.00 percent as asking-rent levels moved up. However, the rate for units with asking rents of less than $2,000 was still less than 3.00 percent: 2.82 percent. However, it jumped to 7.83 percent for the 10,000 vacant units with asking rents of $2,000 or more (Table 5.7).

In conclusion, the above analysis of vacancies by cumulative rent intervals confirms that prospective renters in the City found a rental housing market of extreme scarcity, except for those units at the highest rent level.

Table 5.5
Net Rental Vacancies and Rental Vacancy Rates in Stabilized and Unregulated Housing by Monthly Asking Rent Level New York City 2005

Monthly Asking Rent Level	Stabilized Vacant Available Units			Unregulated Vacant Available Units		
	Number	Percent	Vacancy Rate	Number	Percent	Vacancy Rate
All[a]	28,022	100.0%	2.68%	28,652	100.0%	4.11%
Less than $400	**	**	**[b]	**	**	**
$400-$599	**	**	**[b]	**	**	**
$600-$699	**	**	**[b]	**	**	**
$700-$899	6,187	22.1%	2.22%	5,516	19.3%	4.05%
$900-$1,249	10,444	37.3%	3.76%	7,454	26.0%	3.49%
$1,250 and over	5,591	20.0%	3.45%	15,075	52.6%	6.41%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a Totals include units for which no rent is paid, which are not included in Monthly Rent Level figures.
b A total of 5,799 units, or 20.7% of vacant stabilized units, rented for less than $700, for a vacancy rate of 1.88%.
** Too few units to report.

Table 5.6
Median Rent in 2005 Dollars and Rental Vacancy Rate by Rent Quintile New York City 2002 and 2005

Rent Quintile[a]	2002		2005	
	Median[b] Rent	Rental Vacancy Rate	Median[b] Rent	Rental Vacancy Rate
All	$798	2.94%	$850	3.09%
Lowest 20%	$355	1.54%	$352	1.56%
2nd Lowest 20%	$637	1.31%	$650	2.11%
Middle 20%	$776	2.33%	$848	3.17%
2nd Highest 20%	$992	3.80%	$1,050	3.63%
Highest 20%	$1,551	5.85%	$1,600	5.13%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a The rent quintile ranges for all occupied and vacant units, in 2005 dollars, for the two years were:
2002: $1-$553; $554-$719; $720-$885; $886-$1,119; $1,120-$7,204.
2005: $1-$549; $550-$749; $750-$949; $950-$1,245; $1,246-$5,846.
b Median rent for all occupied (contract rent) and vacant (asking rent) units in 2005 dollars.

Table 5.7
Number of Vacant Available Rental Units and Rental Vacancy Rate
by Cumulative Monthly Asking Rent Intervals in 2005 Dollars
New York City 2002 and 2005

Cumulative Monthly	Number of Vacant Available Rental Units		Cumulative Vacancy Rate	
Asking Rent Level	**2002**	**2005**	**2002**	**2005**
All Vacant Rental Units	61,265	64,737	2.94%	3.09%
Less than $300	**	**	**	**
Less than $400	**	**	**	**
Less than $500	5,071	4,388*	1.49%	1.38%
Less than $600	6,787	7,318	1.32%	1.59%
Less than $700	11,263	12,306	1.48%	1.86%
Less than $800	17,258	16,677	1.68%	1.90%
Less than $900	24,997	24,427	1.95%	2.18%
Less than $1,000	32,637	32,356	2.21%	2.45%
Less than $1,250	40,397	43,549	2.37%	2.65%
Less than $1,500	45,382	48,317	2.49%	2.71%
Less than $1750	47,663	53,138	2.53%	2.83%
Less than $2,000	50,569	54,266	2.62%	2.82%
$2,000 or More	10,696	10,471	9.61%	7.83%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
* Since the number of vacant units is small, interpret with caution.
** Too few units to report.

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

As the city-wide rental vacancy rate increased slightly from 2.94 percent in 2002 to 3.09 percent in 2005, housing choices in New York City were still extremely limited. As discussed above, there were too few vacant units with rents under $400 to estimate a statistically reliable vacancy rate for such low-rental units. For this reason, an analysis of the number of vacant and occupied units sheltering households receiving Public Assistance sheds additional light on the critically pervasive shortage of housing units that very-low-income households in the City can afford.

In the following analysis, Public Assistance shelter allowances[8] are used to measure the availability of very-low-rent units for households that would use Public Assistance shelter allowances to pay their rent. While the basic shelter allowance has remained the same since 1988, the allowance for households with any children was raised somewhat in 2003 so, at the time of the 2005 HVS, the monthly Public Assistance shelter allowances in New York City ranged from a low of $215 for a single person, to $283 for a mother and a single child, to $546 for a family of seven or more. To estimate the share of the housing stock with rents within these limits, different family sizes were allocated to apartments with an appropriate number of bedrooms, using the following conversion rates:

1 person:	Number of zero-bedroom apartments (studios) with an asking rent (for vacant units) or contract rent (for occupied units) at or below $215.
2-3 persons:	Number of one-bedroom apartments with an asking or contract rent at or below $268, the average shelter allowance for 2 to 3 persons, ($250+$286/2).
4-5 persons:	Number of two-bedroom apartments with an asking or contract rent at or below $325, the average shelter allowance for 4 to 5 persons ($312+$337/2).
6 or more persons:	Number of three-bedroom apartments with an asking or contract rent at or below $391, the average shelter allowance for 6 or more persons ($349+$403+421/3).

In regard to shelter allowances, there have been serious concerns about the quality as well as quantity of housing available to Public Assistance recipients. For this reason, only physically decent housing units should be counted in estimating the number of such housing units. Thus, for purposes of this analysis, housing units in the following quality categories were considered to be physically inadequate and were excluded in estimating the number of physically decent housing units available: units with incomplete kitchen and/or bathroom facilities, units in dilapidated buildings, units in buildings with three or more building defect types, and units with four or more maintenance deficiencies.

In 2005, 147,000 occupied and vacant rental units met the definition of quality housing and rented within the same Basic Shelter Allowance that has been in place since 1988, a drop of 9.6 percent from 162,000, the comparable number in 2002. Under the increased allowance for households with any child, in 2005, 211,000 rental units met the criteria (Table 5.8). However, as in 2002, the number of vacant available units renting within the Shelter Allowance was so small as to be not reportable. This compelling finding indicates that the pervasive shortage of physically decent housing units that very-low-income households can afford was further sustained over the three-year period. Thus, very poor households seeking affordable, decent housing still had very serious difficulty finding it in 2005, as in 2002.

8 The basic shelter allowances were implemented in January 1988; allowances for families with children were effective November 2003 (New York City Human Resources Administration, "Guide to Budgeting," Form W-203K).

Table 5.8
Estimate of Physically Decent Rental Units within the Basic Public Assistance Shelter Allowance
New York City 2002 and 2005

	Total Physically Decent Units Renting At/Below Public Assistance Shelter Allowance			
	2002		2005	
	Number	Percent	Number	Percent
Total Physically Decent Rental Units[a]	1,887,016	100.0%	1,865,359	100.0%
Occupied Physically Decent Units	1,827,491	96.9%	1,803,850	96.7%
Vacant Physically Decent Units	59,525	3.2%	61,510	3.3%
Total Physically Decent Units at/below Shelter Allowance[b,c]	162,249	8.8%	146,628	8.0%
Occupied at/below Shelter Allowance	161,095	8.7%	145,438	7.9%
Vacant for rent at/below Shelter Allowance	*	*	*	*

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

Notes:

a Includes all occupied and vacant available units; units not paying cash rent are excluded from calculation of all percents. Housing units in the following quality categories are excluded in defining physically decent housing units: units with incomplete kitchen and/or bathroom facilities, in dilapidated buildings, in buildings with three or more building defect types, and units with four or more maintenance deficiencies.

b The basic shelter allowance for family sizes was converted to number of bedrooms in the rental unit for comparison to rent level as follows: 1 person: number of zero-bedroom apartments (studios) with asking rent (for vacant units) or contract rent (for occupied units) at or below $215; 2-3 persons: number of one-bedroom apartments with asking or contract rent at or below $268, the average shelter allowance for 2 and 3 persons ($250+$286/2); 4-5 persons: number of two bedroom apartments with asking or contract rent at or below $325, the average shelter allowance for 4 and 5 persons ($312+$337/2); 6 or more persons: number of three bedroom apartments with asking or contract rent at or below $391, the average shelter allowance for 6, 7, and 8 or more persons ($349+$403+$421)/3). Numbers and percents below shelter allowance are sub-totals of all physically decent rental units.

c **Shelter allowances for households *with children* were raised slightly in November 2003.** See *Guide to Budgeting*, Form W-203K, Rev. 5/31/06, NYC Human Resources Administration. **If applied in this tabulation for 2005** to households of more than one person, the number of occupied and vacant rental units at/below the shelter allowance would be **211,092 or 11.5%** of all physically decent rental units (excluding not applicable), but the number of vacant physically decent units renting at or below the shelter allowance is still miniscule.

* Too few units to report.

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

In measuring the affordability of rental housing units, the concept commonly applied has been that the average renter household should not pay more than 30 percent of its income for housing. Applying this concept, it is estimated that the number of privately owned vacant rental units (rent-stabilized and rent-unregulated) affordable by households with incomes at least equal to the median renter household income in the City stayed at 14,000 units in 2005, the same as in 2002 (Table 5.9). In the meantime, the rental

vacancy rate for such units was a mere 1.96 percent in 2005, no statistically appreciable increase over the rate of 1.62 percent in 2002. In summary, during the three-year period between 2002 and 2005, the shortage of privately owned rental units that even median-income households in the City could afford still remained extremely low.

Number of Vacant Rental Units at Fair Market Rents

Applying HUD's Fair Market Rents, the number of vacant rental units that households receiving federal Section 8 certificates and vouchers can afford can be approximated. The Fair Market Rent is an estimate of the shelter rent and cost of utilities, which is set at the fortieth percentile of the distribution of standard quality rental housing units, excluding newly built units, occupied by renter households who moved into the units within the past fifteen months, with adjustments to correct for the below-market rents of Public Housing units. The Fair Market Rent schedule varies with apartment size. The schedule used for 2005 was as follows: 0 bedroom - $893; 1 bedroom - $966; 2 bedrooms - $1,075; 3 bedrooms - $1,322; and 4 bedrooms - $1,360 (Fair Market Rents, Existing Section 8, effective February 2005). Although the schedule of rents for various sizes of units used here is consistent with Section 8 Fair Market Rents, this analysis is not designed to estimate the number of Section 8-eligible units in New York City. Assuming that a household should not pay more than 30 percent of its income for housing, the minimum income required to afford these housing units in New York City ranged from $35,720 for units with no bedrooms (studios) to $54,400 for four-bedroom units (Table 5.12).

Table 5.9
Privately Owned Vacant Available for Rent Units, Total Units and Rental Vacancy Rates at Affordable Rent Levels
New York City 2002 and 2005

Occupancy Status	Number or Percent at "Affordable" Levels[b]	
	2002	2005
Total Privately Owned Vacant Available Plus Renter Occupied at "Affordable" Rent Levels [a,b]	892,825	692,805
Vacant Available For Rent	14,431	13,546
Renter Occupied	878,394	679,259
Percent of vacant privately owned units that are available at "affordable" rent	27.1%	23.9%
Vacancy Rate[c] at "Affordable" Rent	1.62%	1.96%

Source: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a Privately Owned = Controlled, stabilized and unregulated occupied units; stabilized and unregulated vacant units.
b The "affordable" rent level is defined as rent at or below 30 percent of the renters' citywide median income of $32,000 in 2005, or $800. In 2002, when median renter income was $31,000, the "affordable" rent level was $775.
c The corresponding vacancy rates for such privately owned units at affordable rent levels in 1996 and 1999 were 3.42% and 2.61%, respectively.

Table 5.10
Estimate of the Number, Percent and Rental Vacancy Rate of Physically Decent Rental Units With Rent At or Below the "Fair Market Rent" New York City 2005

	Total Physically Decent Rental Units		
	Number Physically Decent	**Number at/below FMR Level**	**Percent at/below FMR Level**
Total Physically Decent Rental Units[b]	1,865,359	1,251,708	68.4%
Occupied	1,803,850	1,218,333	68.9%
Vacant for Rent	61,510	33,375	54.3%
Vacancy Rate	3.30%	2.67%	

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

a The market-based rent schedule used is consistent with the corresponding HUD Existing Section 8 Fair Market Rents for 2005: 0 bedroom-$893; 1 bedroom-$966; 2 bedrooms-$1,075; 3 bedrooms-$1,322; 4 bedrooms-$1,360 etc., effective February 2005.

b Housing units in the following categories are excluded in defining physically decent housing units: units with incomplete kitchen and/or bathroom facilities, units in dilapidated buildings, units in buildings with three or more building defect types, and units with four or more maintenance deficiencies.

Table 5.11
Estimate of the Number, Percent and Rental Vacancy Rate of Physically Decent Rental Units With Rent At or Below the "Fair Market Rent" New York City 2002

	Total Physically Decent Units		
	Number Physically Decent	**Number at/below FMR Level**	**Percent at/below FMR Level**
Total Physically Decent Rental Units[b]	1,887,016	1,373,134	74.4%
Occupied	1,827,491	1,342,336	75.2%
Vacant for Rent	59,525	30,798	51.7%
Vacancy Rate	3.15%	2.24%	

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

a The market-based rent schedule used is consistent with the corresponding HUD Existing Section 8 Fair Market Rents for 2002: 0 bedroom-$785; 1 bedroom-$874; 2 bedrooms-$993; 3 bedrooms-$1,242; 4 bedrooms-$1,391; and 5 bedrooms-$1,600, effective October 2001.

b Housing units in the following categories are excluded in defining physically decent housing units: units with incomplete kitchen and/or bathroom facilities, units in dilapidated buildings, units in buildings with three or more building defect types, and units with four or more maintenance deficiencies.

Table 5.12
Size Distribution of Physically Decent Units Renting At or Below Fair Market Rent Level by Occupancy Status
New York City 2005

Number of Bedrooms	Fair Market Rent Schedule[a]	Total Physically Decent Units[b]				Minimum Annual Income[c]
		Vacant Rental Units	Percent of Vacant Units	Renter Occupied Units	Percent of Occupied Units	
Total	--	33,375	100.0%	1,218,333	100.0%	--
0	$893	**	**	75,825	6.2%	$35,720
1	$966	18,425	55.2%	498,772	40.9%	$38,640
2	$1,075	8,771	26.3%	439,523	36.1%	$43,000
3+	$1,322+	**	11.0%*	204,213	16.8%	$54,400+

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a The market-based rent schedule used here is consistent with the following HUD Section 8 Fair Market Rents for 2005: 0 bedroom-$893; 1 bedroom-$966; 2 bedrooms-$1,075; 3 bedrooms-$1,322; 4 bedrooms-$1,360; and 5 bedrooms-$1,600 (Fair Market Rents, Existing Section 8, effective February 2005).
b Housing units in the following categories are excluded in defining physically decent housing units: units with incomplete kitchen and/or bathroom facilities, units in dilapidated buildings, units in buildings with three or more building defect types, and units with four or more maintenance deficiencies.
c To be able to afford the market-based rent at 30 percent of income.
* Since the number of units is small, interpret with caution.
** Too few units to report.

The definition of condition used for estimating physically decent units whose rents were within the Public Assistance Shelter Allowance can also be applied to the analysis of Fair Market Rent units. However, it should be noted that the definition of physically decent units used here does not correspond to the housing quality standards used by Section 8 certificate and voucher programs, since the HVS does not provide data on the very detailed building and unit conditions, including engineering aspects, that the Section 8 certificate and voucher programs require.

Applying Fair Market Rents for Existing Section 8, effective February 2005, it is estimated that 1,252,000 physically decent units met the Fair Market Rent limits in 2005. This was 121,000 or 9 percent fewer than the 1,373,000 such units in 2002 (Tables 5.10 and 5.11). Of the number in 2005, 33,000 units were vacant and available for rent; the corresponding vacancy rate was 2.67 percent, slightly more than three years earlier, when it was 2.24 percent. More than half of these vacant units were one-bedroom units (55 percent), while most of the remainder were two-bedroom units (26 percent) or units with three or more bedrooms (11 percent) (Table 5.12).

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

Table 5.13
Vacancy Rates, Number of Vacant Available Rental Units, Median Asking Rents and Percent Change in Median Asking Rents by Borough
New York City 2002 and 2005

	Rental Vacancy Rate		Number of Vacant Available Rental Units	
Borough	**2002**	**2005**	**2002**	**2005**
All	2.94%	3.09%	61,265	64,737
Bronx[a]	3.29%	2.63%	12,200	9,952
Brooklyn	2.73%	2.78%	17,612	17,759
Manhattan[a]	3.86%	3.79%	22,389	22,198
Queens	1.78%	2.82%	7,658	12,239
Staten Island	**	**	**	**

	Median Asking Rent		Percent Change
Borough	**2002 (in 2005 $)**	**2005**	**2002 – 2005**
All	$997	$1,000	+0.3%
Bronx[a]	$859	$900	+4.8%
Brooklyn	$942	$900	-4.5%
Manhattan[a]	$1,825	$1,400	-23.3%
Queens	$997	$1,000	+0.3%
Staten Island	**	**	--

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

Median Asking Rents for Vacant Available Units by Borough

As the city-wide vacancy rate increased little in the three-year period between 2002 and 2005, the vacancy rates for most rent levels also stayed approximately the same, except for the rent levels discussed earlier. Thus, as a result of more or less the same or similar choices among vacant available units for most rent levels, one would expect that inflation-adjusted median asking rents for vacant available units overall and for units in most rental categories would change little during the 2002-2005 period, if other market conditions remained basically the same. In fact, that is what happened. The real median asking rent for a vacant unit stayed virtually the same, $1,000 in 2005 compared to $997 in 2002 (Table 5.13).

Between 2002 and 2005, the real median asking rent in Manhattan declined by 23.3 percent to $1,400 in 2005, but it was still the highest among the five boroughs (Table 5.13). The median asking rent in Queens was $1,000, remaining virtually the same as in 2002, when it was $997. The median rent in the Bronx increased by 4.8 percent to $900, while the vacancy rate in the borough declined by 0.66 percentage point to 2.63 percent in 2005. On the other hand, the rent in Brooklyn declined by 4.5 percent to $900, while the vacancy rate in the borough changed little from 2.73 percent to 2.78 percent in the three years.

Table 5.14
Median Asking Rents, Number and Percent of Vacant Available Rental Units by Selected Regulatory Status in 2005 Dollars
New York City 2002 and 2005

	Median Asking Rent in 2005 Dollars			Number and Percent of Vacant Available Rental Units			
				2002		2005	
Regulatory Status	**2002**	**2005**	**Percent Change**	**Number**	**Percent**	**Number**	**Percent**
All Vacant for Rent Units	$997	$1,000	+0.3%	61,265	100.0%	64,737	100.0%
Stabilized	*$942*	*$925*	*-1.8%*	*25,908*	*42.3%*	*28,022*	*43.3%*
Pre-1947	$942	$900	-4.5%	21,542	35.2%	21,261	32.8%
Post-1947	$995	$1,000	+0.5%	4,365*	7.1%	6,761	10.4%
All Other Regulated	$839	$747	-11.0%	4,197*	6.8%	4,061*	6.3%
All Unregulated	*$1,219*	*$1,300*	*+6.6%*	*27,377*	*44.7%*	*28,652*	*44.3%*
In Rental Buildings	$1,219	$1,300	+6.6%	21,222	34.6%	24,846	38.4%
In Coops and Condos	$1,219	$1,100*	-9.8%	6,155	10.0%	**	5.9%*
Public Housing	$471*	$425*	-9.8%	**	5.9%*	**	5.2%*
In Rem	**	**	--	**	**	**	**

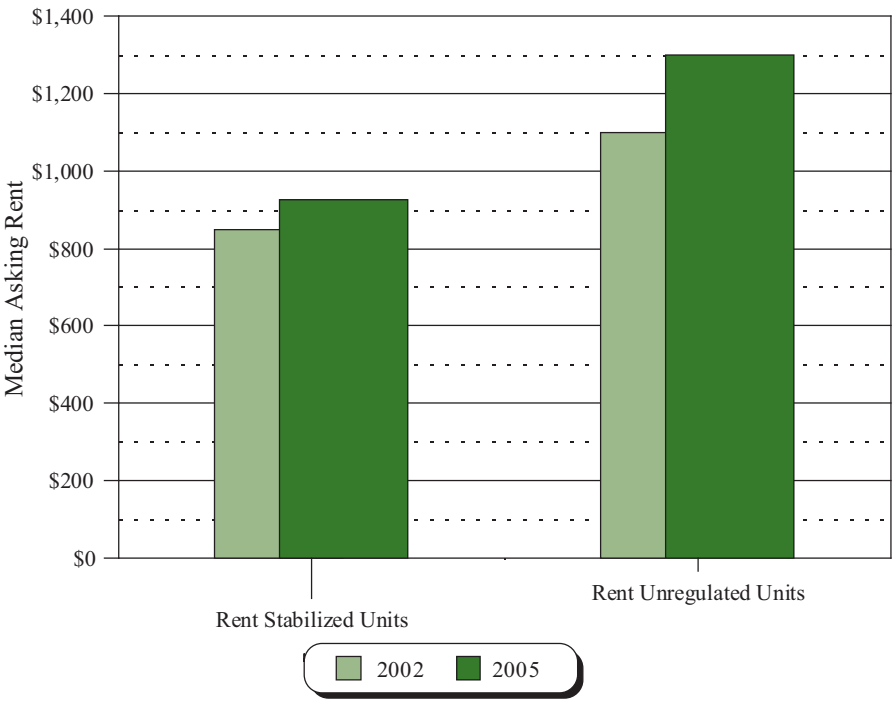
ources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
lote: * Since the number of units is small, interpret with caution.
** Too few units to report.

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

Except for unregulated units in rental buildings, real median asking rents for units in all other rental categories either decreased or changed little between 2002 and 2005. The real median asking-rent increase for unregulated units in rental buildings was 6.6 percent, or from $1,219 to $1,300. However, the real asking rent for vacant unregulated units in cooperative and condominium buildings decreased by 9.8 percent, from $1,219 to $1,100. The largest asking-rent decrease after inflation in the three years was 11.0 percent, or from $839 to $747, for "other" rent-regulated units, a category which covers publicly-assisted units whose rents are regulated by the federal, State, or City governments. However, as the rate was estimated based on the relatively small number of vacant units in this rental category, it should be treated as suggestive, rather than definitive (Table 5.14).

The real median asking rent for vacant rent-stabilized units in pre-1947 buildings decreased by 4.5 percent, or from $942 to $900, while the real rent for such units in post-1947 buildings remained basically unchanged (Table 5.14 and Figure 5.8).

Figure 5.8
Median Asking Rent in 2005 Dollars of Rent Stabilized and Unregulated Vacant Units
New York City 2002 and 2005



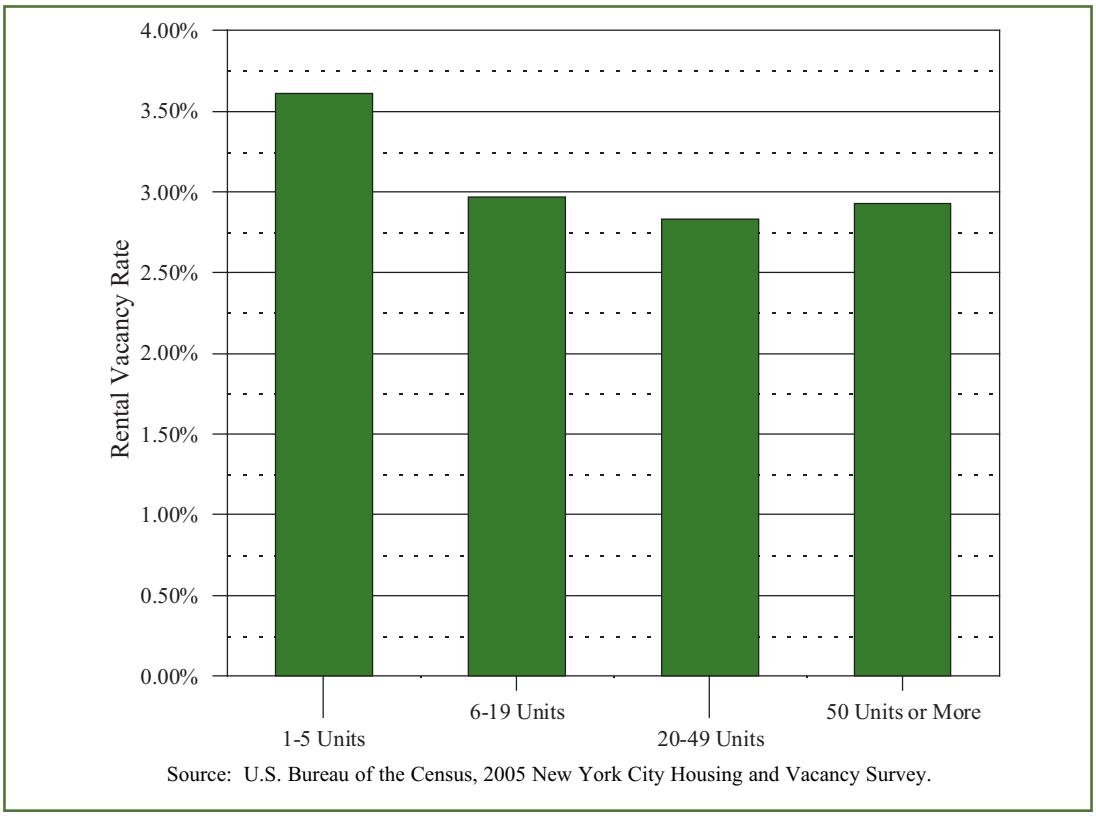
Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.

Table 5.15
Number and Percent of Vacant Available Units and Rental Vacancy Rates by Building Size
New York City 2002 and 2005

Vacant Available Units						
Number of Units	2002		2005		Vacancy Rate	
in Building	Number	Percent	Number	Percent	2002	2005
All	61,265	100.0%	64,737	100.0%	2.94%	3.09%
1 - 5	15,334	25.0%	19,846	30.7%	2.78%	3.61%
6 - 19	9,546	15.6%	9,817	15.2%	2.96%	2.97%
20 - 49	10,337	16.9%	12,484	19.3%	2.33%	2.83%
50 or More	26,048	42.5%	22,591	34.9%	3.40%	2.93%

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

Figure 5.9
Net Rental Vacancy Rates by Building Size
New York City 2005



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

Vacancy Rates and Building and Unit Characteristics

Rental Vacancy Rates by Building Size

In 2005, vacancy rates appeared to bear no systematic relationship to the size of the building. The rate for units in small buildings with 1-5 units was 3.61 percent, while the rate for units in buildings with 6-19 units was 2.97 percent (Table 5.15 and Figure 5.9). The rate for units in medium-sized buildings with 20-49 units was 2.83 percent. The rate for units in large buildings with 50 or more units was 2.93 percent.

Rental Vacancy Rates by Structure Class

The rental vacancy rate for Old Law tenements was 3.21 percent in 2005, while the rate for New Law tenements was 2.71 percent. At the same time, the rate for units in 1-2 family houses was 3.20 percent (Table 5.16).

Table 5.16
Number and Percent of Vacant Available Rental Units and Rental Vacancy Rates by Structure Class
New York City 2002 and 2005

Structure Class	Number of Vacant Available Rental Units		Percent of All Vacant Available Rental Units		Net Rental Vacancy Rate	
	2002	2005	2002	2005	2002	2005
All Structure Classes	61,265	64,737	100.0%	100.0%	2.94%	3.09%
Old-Law Tenement	8,665	6,280	16.1%	10.9%	4.13%	3.21%
New-Law Tenement	12,110	14,994	22.5%	26.1%	2.12%	2.71%
Post-1929 Multiple Dwelling	19,267	21,924	35.8%	38.1%	2.83%	3.12%
1-2 Family Converted to Apartments	4,284*	4,023*	8.0%	7.0%	4.12%	4.24%
Other[a]	**	**	**	**	**	**
1-2 Family	6,811	9,014	12.7%	15.7%	2.50%	3.20%
Unreported	7,479	7,202	--	--	--	--

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a "Other" includes apartment hotels built pre-1929, commercial buildings converted to apartments, tenement SROs, 1- and 2-family houses converted to rooming houses, and other units in miscellaneous class B structures.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Rental Vacancy Rates by Unit Size

In the City, there is an increasingly lower proportion of vacancy relative to occupancy as the number of bedrooms increases. The city-wide rental vacancy rate for studios, units without a bedroom, was 4.46 percent in 2005, 1.37 percentage points higher than the City's overall rate of 3.09 percent. However, the rate declines as the size of the unit increases: 3.55 percent for one-bedroom units, 2.56 percent for two-bedroom units, and 2.42 percent for three-or-more-bedroom units (Table 5.17). As the availability of larger rental units in the City was scarce, the choices among large vacant rental units were also very limited. In fact, in the City, vacant available larger units were very scarce, fewer than 8,000, or 12 percent of the all 65,000 vacant rental units in 2005.

The pattern of an inverse relationship between the level of the vacancy rate and the size of the rental unit holds true for rent-stabilized units. The rate for rent-stabilized studios was 4.10 percent, 1.42 percentage points higher than the rate of 2.68 percent for all rent-stabilized units (Table 5.17). After that, the rate declines sharply: 2.78 percent for one-bedroom units and 2.15 percent for two-bedroom units; the number of vacant units with three or more bedrooms in this rental category was too few to estimate a statistically reliable vacancy rate.

Table 5.17
Number of Vacant Available Rental Units and Vacancy Rates by Regulatory Status and Median Asking Rent by Number of Bedrooms New York City 2005

			Number of Bedrooms							
	All Vacant		None		One		Two		Three or More	
Regulatory Status	**Number**	**Rate**	**Number**	**Rate**	**Number**	**Rate**	**Number**	**Rate**	**Number**	**Rate**
All	64,737	3.09%	7,642	4.46%	30,118	3.55%	19,161	2.56%	7,815	2.42%
Stabilized	*28,022*	*2.68%*	*4,784**	*4.10%*	*13,804*	*2.78%*	*7,209*	*2.15%*	**	**
Pre-1947	21,261	2.84%	**	4.10%*	10,329	2.93%	5,792	2.40%	**	**
Post-1947	6,761	2.28%	**	**	**	2.41%*	**	**	**	**
All Other Regulated	4,061*	3.22%	**	**	**	**	**	**	**	**
Unregulated	*28,652*	*4.11%*	**	**	*11,686*	*5.11%*	*9,546*	*3.50%*	*4,562**	*2.88%*
In Rental Buildings	24,846	3.82%	**	**	9,595	4.70%	8,887	3.42%	4,361*	2.82%
In Coops/Condos	**	7.98%*	**	**	**	**	**	**	**	**
Public Housing	**	1.96%*	**	**	**	**	**	**	**	**
In Rem	**	**	**	**	**	**	**	**	**	**
Median Asking Rent	$1,000		$900		$900		$1,100		$1,400	

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

Turnover of Rental Units

Length of Vacancies

In a normal housing market, where no unreasonable speculative market activities are widespread, the levels and types of supply of and demand for renter units—in terms of location, rental category, and rent level, among other things—attribute to the duration of rental vacancies, the period of time during which landlords who have units available for rent and households who are looking for suitable rental units seek each other out and contract for the rental of a unit.

In New York City's rental housing market, where housing choices have been extremely scarce for many years, an absorption period of one to three months can be considered sufficient for an owner of a vacant rental unit to find a prospective renter. Vacancy durations of less than three months suggest that a substantial proportion of vacancies might have been of a transitory nature—that is, in a relative view, they were newly created units (newly constructed units, gut-rehabilitated units, units converted from non-residential buildings, subdivided units, etc.) that were in the process of filling up, a process often referred to as "seasoning."

In the City, which has been characterized by an acute housing shortage for the last several decades, a long-term rental vacancy duration raises questions as to either the absolute desirability of the rental unit within a rent context or its true availability. In other words, in the City's rental housing market, an increase in vacancies lasting three or more months could mean that these units are probably being rejected by the prospective renters as unsuitable or not preferable for one or a combination of the following reasons: they are not in a preferred location in terms of accessibility, public and private services available, and/or other neighborhood characteristics; their rents are unacceptably high; they are not of the size wanted; their housing and/or neighborhood physical and other conditions are not acceptable.

In 2005, 41,000, or almost two-thirds, of the 65,000 vacant rental units in the City had been available on the market only for a short term (less than three months), while the remaining 22,000 vacant rental units had been available for a long term (three months or more) (Table 5.18).

More than three-fifths of the 41,000 short-term vacant rental units were concentrated in two boroughs, where a similar proportion of all vacant rental units in the City was located: Manhattan (33 percent) and Brooklyn (28 percent). Most of the remainder were in either Queens (21 percent) or the Bronx (14 percent) (Table 5.18). Of the 22,000 long-term vacant rental units, more than three-fifths were also located in either Manhattan (36 percent) or Brooklyn (27 percent). Most of the remainder were in either the Bronx (18 percent) or Queens (14 percent). In sum, the Bronx had a somewhat higher incidence of long-term vacancies, while Queens had a relatively lower proportion of long-term vacancies, compared to the City as a whole.

Of the 41,000 vacant rental units that were available for a short term, almost nine in ten were either rent-stabilized (45 percent) or rent-unregulated (44 percent) (Table 5.19). On the other hand, of the 22,000 vacant rental units that were available for a long term, close to half were rent-unregulated (46 percent), while two-fifths were rent-stabilized (41 percent).

Of vacant rent-stabilized units, two-thirds had been available on the market for a short term (Table 5.19). Of such units in post-1947 buildings, three-quarters were short-term vacants. At the same time, of vacant

Table 5.18
Percent Distributions of the Length of Vacancies in Rental Units by Borough and Within Borough
New York City 2005

		Length of Vacancy	
Borough	**All**	**Less than 3 Months**	**3 Months or More**
Number	64,737[b]	41,097	22,237
Percent	100.0%	100.0%	100.0%
Bronx[a]	15.4%	14.3%	17.5%*
Brooklyn	27.4%	28.4%	26.7%
Manhattan[a]	34.3%	33.4%	35.6%
Queens	18.9%	21.2%	13.7%*
Staten Island	*	*	*
Percent	100.0%	64.9%	35.1%
Bronx[a]	100.0%	60.3%	39.7%*
Brooklyn	100.0%	66.3%	33.7%
Manhattan[a]	100.0%	63.5%	36.5%
Queens	100.0%	74.1%	25.9%*
Staten Island	100.0%	*	*

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a Marble Hill in the Bronx
b Includes 1,403 vacant units with length of vacancy not reported. Percents are based on units reporting length of vacancy.
* Too few units to report.

unregulated rental units, close to two-thirds were available on the market for a short term. The 2005 proportional pattern of length of vacancies for rent-stabilized units and unregulated units was parallel with that in 2002 (Table 5.20).

Turnover

Another measure that sheds additional light on how the housing market performs in providing vacant available units is turnover. The term "turnover" embraces the concept that there are constant moves in and out of housing within the existing housing inventory. In this report, "turnover" is understood as constituting a completed transaction in the existing inventory during the period of time between the two HVS years—that is, a **"move out"** and a **"move in"** during the three years between 2002 and 2005.

Table 5.19
Number and Distribution of Vacant Available Rental Units by Regulatory Status by Length of Time Vacant New York City 2005

		Length of Time Vacant	
Regulatory Status	**Total[a]**	**Less than 3 Months**	**Three or More Months**
Total	64,737	41,097	22,237
Stabilized	28,022	18,490	9,000
Pre-1947	21,261	13,352	7,378
Post-1947	6,761	5,139	**
All Other Regulated	4,061*	**	**
Unregulated	28,652	17,862	10,300
In Rental Buildings	24,846	15,193	9,164
In Coops and Condos	**	**	**
Public Housing	**	**	**
In Rem	**	**	**
Within Length of Time Vacant			
Total	100.0%	100.0%	100.0%
Stabilized	43.3%	45.0%	40.5%
Pre-1947	32.8%	32.5%	33.2%
Post-1947	10.4%	12.5%	**
All Other Regulated	6.3%	7.6%*	**
Unregulated	44.3%	43.5%	46.3%
In Rental Buildings	38.4%	37.0%	41.2%
In Coops and Condos	5.9%*	**	**
Public Housing	5.2%*	**	**
In Rem	**	**	**
Within Regulatory Status			
Total	100.0%	64.9%	35.1%
Stabilized	100.0%	67.3%	32.7%
Pre-1947	100.0%	64.4%	35.6%
Post-1947	100.0%	76.0%	**
All Other Regulated	100.0%	81.5%*	**
Unregulated	100.0%	63.4%	36.6%
In Rental Buildings	100.0%	62.4%	37.6%
In Coops and Condos	100.0%	**	**
Public Housing	100.0%	**	**
In Rem	100.0%	**	**

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

Notes: a Includes 1,403 vacant units whose length of vacancy was not reported.

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

** Too few units to report.

Table 5.20
Number and Distribution of Vacant Available Rental Units by Regulatory Status by Length of Time Vacant New York City 2002

Regulatory Status	Total[a]	Length of Time Vacant	
		Less than 3 Months	Three or More Months
Total	61,265	36,686	19,575
Stabilized	25,908	16,238	7,576
Pre-1947	21,542	13,472	6,419
Post-1947	4,365*	**	**
All Other Regulated	4,197*	**	**
Unregulated	27,377	16,069	9,290
In Rental Buildings	21,222	12,595	6,986
In Coops and Condos	6,155	**	**
Public Housing	**	**	**
In Rem	**	**	**
Within Length of Time Vacant			
Total	100.0%	100.0%	100.0%
Stabilized	42.3%	44.3%	38.7%
Pre-1947	35.2%	36.7%	32.8%
Post-1947	7.1%	**	**
All Other Regulated	6.8%	**	**
Unregulated	44.7%	43.8%	47.5%
In Rental Buildings	34.6%	34.3%	35.7%
In Coops and Condos	10.0%	9.5%*	**
Public Housing	5.9%*	**	**
In Rem	**	**	**
Within Regulatory Status			
Total	100.0%	65.2%	34.8%
Stabilized	100.0%	68.2%	31.8%
Pre-1947	100.0%	67.7%	32.3%
Post-1947	100.0%	**	**
All Other Regulated	100.0%	**	**
Unregulated	100.0%	63.4%	36.6%
In Rental Buildings	100.0%	64.3%	35.7%
In Coops and Condos	100.0%	60.1%*	**
Public Housing	100.0%	**	**
In Rem	100.0%	**	**

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

Notes: a Includes 5,004 vacant units whose length of vacancy was not reported.

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

** Too few units to report.

To meet the conditions of this relationship, a "move out" must be from a unit that remained in the inventory for the three-year period and a "move in" must be to a unit that existed in the inventory in 2002. Adopting this analytical definition of turnover, for this report, if the household occupying the unit in 2005 was not the same as the household that occupied it in 2002 according to the 2002 and 2005 HVSs, the unit is classified as having turned over at least once during the three years.

Applying the above definitions of "move in" and "move out," about a third (32 percent) of the rental units that were occupied in both 2002 and 2005 turned over at least once during the three-year period (Table 5.21). Among rental categories, the proportion was highest for unregulated rental units in rental buildings: 44 percent of such units turned over at least once between 2002 and 2005. The proportion of turned-over unregulated rental units in cooperative and condominium buildings was 41 percent. For rent-stabilized units it was 31 percent. On the other hand, the proportion of Public Housing units turning over between 2002 and 2005 was very low, at 16 percent, illustrating the very small proportion of housing units for very-low-income households that became vacant and available during the period.

The lowest proportion of rental units that turned over at least once between 2002 and 2005 was for units renting between $400 and $599, at 19 percent (Table 5.22). The next lowest proportion was in the very lowest rent level (less than $400), where 20 percent turned over. After that, the proportion moved up

Table 5.21
Percentage of Units that were Renter Occupied in both 2002 and 2005 and Turned Over at Least Once Between 2002 and 2005 by 2002 Regulatory Status
New York City 2005

2002 Regulatory Status	Percentage of Units Turning Over At Least Once Between 2002 and 2005[a]
All Renters	32.2%
Controlled	21.9%[b]
Stabilized	30.9%
Other Regulated	24.4%
Unregulated	44.1%
In Rental Buildings	44.4%
In Coops and Condos	40.6%
Public Housing	15.6%
In Rem	*

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys, Longitudinal Database.
Note:
a These numbers are *not* two-year turnover rates. A turnover rate is the total number of turnovers, including multiple turnovers of the same unit, divided by the total number of units.
b These units had been rent controlled in 2002, but upon turnover became rent stabilized if in a building of 6 or more units or unregulated if in a building of 5 or fewer units.
* Too few units to report.

Table 5.22
Percentage of Units that were Renter Occupied in both 2002 and 2005
and Turned Over at Least Once Between 2002 and 2005
by 2002 Rent Level in 2005 Dollars
New York City 2005

	Percentage of Units Turning Over at Least Once[a]
2002 Rent Level (in 2005 dollars)	**2002-2005**
All	32.2%
Less than $400	20.3%
$400 - $599	18.8%
$600 - $699	25.7%
$700 - $899	32.2%
$900 - $1,249	37.7%
$1,250 – $1,499	43.4%
$1,500 - $1,999	57.7%
$2,000 and Over	57.2%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys, Longitudinal Database.
Note:
a These numbers are *not* two-year turnover rates. A turnover rate is the total number of turnovers, including multiple turnovers of the same unit, divided by the total number of units.

steadily, as the level of rent increased: from 26 percent for the $600-$699 level, to 32 percent at $700-$899, 38 percent for the $900-$1,249 level, and 43 percent at $1,250-$1,499. The highest proportions turning over between the two survey years were 58 percent in the $1,500-$1,999 rent level and 57 percent for units renting for $2,000 and over.

Vacancies in the Owner Housing Market

Between 2002 and 2005, the number of owner housing units in New York City increased by 35,000 units (Tables 4.1 and 5.23). As seen in Chapter 4, "The Housing Supply," the proportion of owner housing units in 2005 was 31.6 percent, a 3.9-percentage-point increase over the proportion in 1993. Thus, the owner housing segment of the City's housing market has continued to make an increasing contribution to the provision of housing for New Yorkers.

As the growth of the housing inventory in general—and of owner units in particular—was sustained during the three-year period between 2002 and 2005, the number of vacant available owner units increased by a notable 41 percent to 21,000, while the number of occupied owner units increased by 3 percent to 1,010,000 units. Consequently, the owner vacancy rate increased from 1.52 percent to 2.08 percent (Table 5.23).

Table 5.23
Number of Owner Occupied Units, Vacant for Sale Units,
Distribution of Vacant Units and Owner Vacancy Rates by Borough
New York City 2002 and 2005

	Owner Occupied Units		Vacant for Sale		Owner Vacancy Rate		Percent of Vacant	
Borough	**2002**	**2005**	**2002**	**2005**	**2002**	**2005**	**2002**	**2005**
All	981,814	1,010,370	15,189	21,410	1.52%	2.08%	100.0%	100.0%
Bronx[a]	103,993	104,400	**	**	**	**	**	**
Brooklyn	252,021	255,955	4,030*	6,031	1.57%	2.30%	26.5%	28.2%
Manhattan[a]	162,580	174,179	4,475*	5,708	2.68%	3.17%	29.5%	26.7%
Queens	360,529	365,040	**	7,603	0.96%*	2.04%	23.0%*	35.5%
Staten Island	102,692	110,795	**	**	**	**	**	**

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a Marble Hill in the Bronx.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Of the 44,000 newly constructed units reported by the HVS between 2002 and 2005,[9] almost two-fifths were owner units, while less than a third of the total existing housing units were owner units in 2005 (Table 4.1).[10]

As the city-wide owner vacancy rate increased from 1.52 percent in 2002 to 2.08 percent in 2005, the change in the owner vacancy rate in each of the five boroughs varied (Table 5.23). In Brooklyn, the rate increased from 1.57 percent to 2.30 percent. In Manhattan, the change in the rate was less: from 2.68 percent to 3.17 percent. In Queens, where the number of vacant owner units increased noticeably in the three years, the rate increased by 1.08 percentage points to 2.04 percent in 2005.

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

Vacancies and Vacancy Rates by Types of Owner Units

In 2005, when there were 21,000 vacant owner units in the City and the owner vacancy rate was 2.08 percent, close to half of all vacant owner units were conventional one- or two-family units. The level of utilization of conventional owner housing units was extremely high. As a result, the vacancy rate for such

9 The number of newly constructed units the 2005 HVS reports covers the period between December 2001 and September 2004.

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

Table 5.24
Owner Occupied and Vacant for Sale Units and Owner Vacancy Rates by Form of Ownership
New York City 2002 and 2005

	Number of Owner Occupied Units		Number of Vacant Units Available for Sale		Percent of All Vacant Units Available for Sale		Owner Vacancy Rate	
	2002	2005	2002	2005	2002	2005	2002	2005
All	981,814	1,010,370	15,189	21,410	100.0%	100.0%	1.52%	2.08%
Conventional	632,921	636,271	6,738	10,255	44.4%	47.9%	1.05%	1.59%
All Cooperatives	285,416	300,824	6,501	8,371	42.8%	39.1%	2.23%	2.71%
Mitchell-Lama	50,252	45,126	**	**	**	**	**	**
Private Coops	235,165	255,698	5,711	8,018	37.6%	37.4%	2.37%	3.04%
Condominium	63,477	73,275	**	**	**	**	**	**

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
** Too few units to report.
The net for sale vacancy rate for all 7,661 vacant private cooperatives and condominiums in 2002 was 2.50%. In 2005, for the 10,803 vacant private cooperatives and condominiums, the vacancy rate was 3.18%.

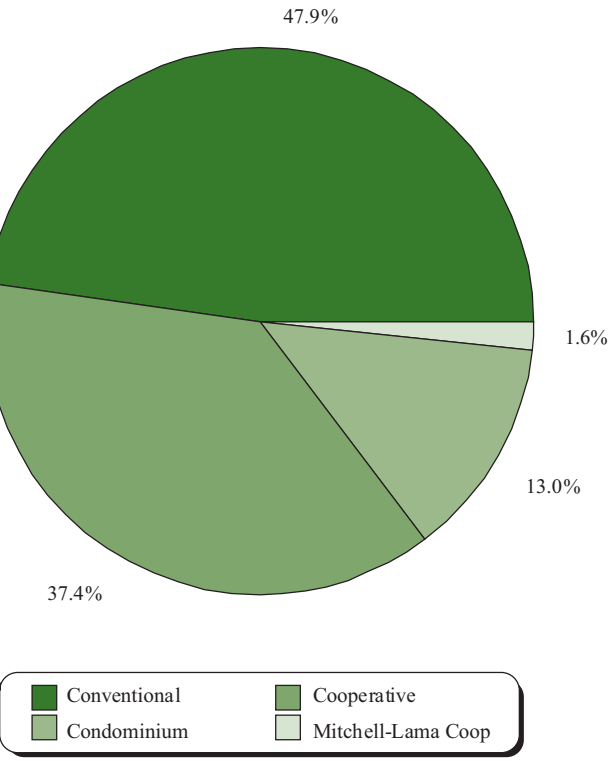
owner units was 1.59 percent. On the other hand, close to two-fifths of vacant owner units in the City were private cooperative units (37.4 percent), with a vacancy rate of 3.04 percent (Table 5.24 and Figure 5.10).

Vacancy Duration by Types of Owner Units

The demand for owner housing units has increased in recent years, as the increased ownership rate in the City shows, from 32.7 percent in 2002 to 33.3 percent in 2005 (Table 4.38). Compared to 2002, the length of time that vacant owner units were available for sale in 2005 was considerably shorter. In 2005, 52 percent of vacant owner units were available on the market for a short term of less than three months, while 48 percent were available for a long term of three months or more (Table 5.25). In 2002, the comparable proportions were 42 percent and 58 percent respectively.

The vacancy duration of conventional units was similar to the overall duration for all owner units. Half of the vacant conventional owner units were available for a short term. On the other hand, 53 percent of the vacant private cooperative and condominium units were available for a short term (Table 5.25).

Figure 5.10
Distribution of Vacant Owner Units by Form of Ownership
New York City 2005



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

Table 5.25
Percent Distribution of the Length of Time that Vacant for Sale Owner Units Have Been Vacant by Form of Ownership
New York City 2002 and 2005

	2002			2005		
Form of Ownership	**All**	**Less than 3 Months**	**3 or More Months**	**All**	**Less than 3 Months**	**3 or More Months**
All	100.0%	41.9%	58.1%	100.0%	51.9%	48.1%
Conventional	100.0%	**	56.7%*	100.0%	50.5%	49.5%
Private Coop/Condominium	100.0%	**	61.2%	100.0%	53.0%	47.0%
Mitchell-Lama Coop	100.0%	**	**	100.0%	**	**

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report.

Vacant Units Unavailable for Rent or Sale

Since 1975, the number of vacant unavailable units has always been either just a little lower or considerably higher than the number of vacant available rental units, while the rental vacancy rate has never been at or above 5.00 percent during the same period. Thus, examination of the reasons vacant units are unavailable could shed additional light on an understanding of the changes in tenure and occupancy in the housing inventory in the City and the dynamics of changes in vacancies and the vacancy rate between survey years.

In the City, the number of vacant units unavailable for rent or sale, for a variety of reasons, increased by 10,000 or by 7.8 percent, in the three years between 2002 and 2005 (Table 5.26).

Table 5.26
Vacant Units Unavailable for Rent or Sale by Reason for Unavailability
New York City 1996, 1999, 2002 and 2005

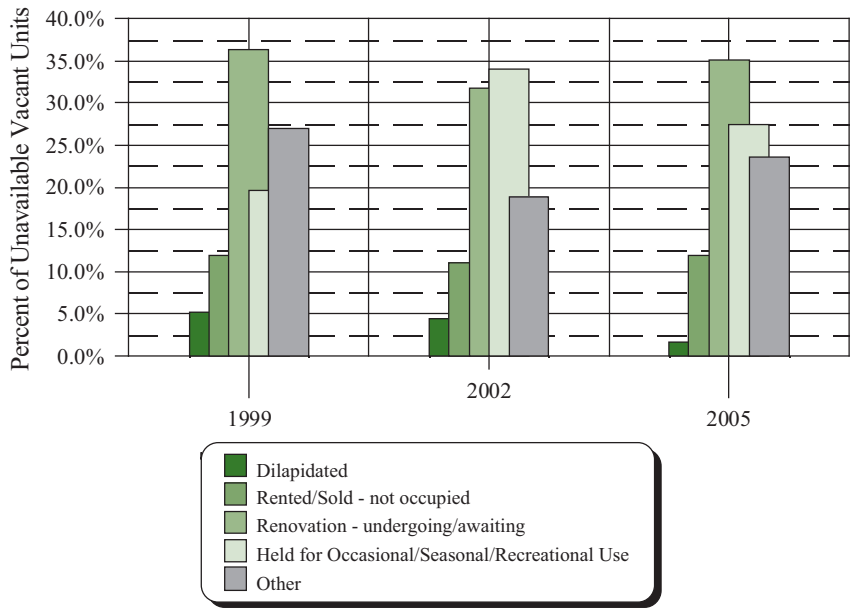
	1996	1999	2002		2005	
Reason Unavailable	**Percent**	**Percent**	**Units**	**Percent**	**Units**	**Percent**
All	100.0%	100.0%	126,816	100.0%	136,712	100.0%
Dilapidated	6.0	5.2	5,481	4.4	**	**
Rented, Not Occupied	6.4	5.7	6,016	4.8	8,853	6.5
Sold, Not Occupied	3.6*	6.1	7,889	6.3	7,348	5.4
Undergoing Renovation	15.9	21.8	21,951	17.4	31,432	23.1
Awaiting Renovation	13.2	14.6	17,958	14.3	16,376	12.0
Used/Converted to Nonresidential	**	**	**	**	**	**
In Legal Dispute	7.7	6.8	10,631	8.4	10,155	7.5
Awaiting Conversion/Being Converted to Coop/Condo	**	**	**	**	**	**
Held for Occasional, Seasonal, or Recreational Use	30.8	19.6	42,902	34.1	37,357	27.5
Held Pending Sale of Building	**	3.6*	**	**	**	**
Owner Unable to Sell or Rent Due to Personal Problems	7.5	6.0	7,240	5.7	9,595	7.1
Held for Other Reasons	5.0	8.0	**	2.8*	8,095	6.0
Reason Not Reported[a]	--	--	**	--	**	--

Sources: U.S. Bureau of the Census, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report.
a Percent distributions do not include units in this category.

Of all unavailable vacant units, the number unavailable because they were occupied only for occasional, seasonal, or recreational purposes, rather than as a permanent residence, was 37,000 or 28 percent in 2005, compared to 43,000 or 34 percent in 2002 (Table 5.26). During the three-year period, the number of unavailable units in this category dropped by 13 percent. Of units in this category, 25,000 or two-thirds were located in Manhattan, and 17,000 or 68 percent of those were in cooperative or condominium buildings.[11]

On the other hand, during the same three-year period, the number of vacant units unavailable because they were either undergoing or awaiting renovation increased by 8,000 or by 20 percent to 48,000 in 2005 (Table 5.26 and Figure 5.11). The 2008 HVS will most likely report that almost all of these units will have become housing units that are either occupied or vacant and available for sale or rent. In fact, four-fifths of the units that were unavailable because they were either undergoing or awaiting renovation in 2002 became units that were occupied or vacant and available for rent or sale in 2005 (Table 5.27).

Figure 5.11
Composition of the Vacant Unavailable Inventory by Reason for Unavailability
New York City, Selected Years 1999 - 2005



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

Three-quarters of the vacant units unavailable for various reasons in 2002 returned to the active housing stock in 2005 as either occupied units or vacant units available for rent or sale (Table 5.27). The remaining quarter were still vacant and unavailable for rent or sale three years later in 2005. More than nine in ten of the vacant units unavailable because they were rented or sold but not yet occupied in 2002 (92 percent) were determined to be occupied or vacant-for-rent-or-sale in 2005, while two-thirds of those that were unavailable because they were being held for occasional, seasonal, or recreational use in 2002 (66 percent) became occupied or vacant-for-rent-or-sale three years later.

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

Table 5.27
Distribution of Units that Were Vacant Unavailable in 2002
by Reason for Unavailability and by 2005 Availability
New York City 2002 and 2005

Reason Unavailable in 2002	2005 Availability		
	Both	Occupied or Vacant Available for Rent or Sale	Vacant Not Available for Rent or Sale
All[a]	100.0%	75.5%	24.5%
Held for Occasional, Seasonal or Recreational Use	100.0%	65.9%	34.1%
Rented or Sold, but not Occupied	100.0%	92.3%	**
Dilapidated	100.0%	80.2%*	**
Undergoing or Awaiting Renovation	100.0%	80.5%	19.5%
In Legal Dispute	100.0%	75.1%	**
Held for Other Reasons[b]	100.0%	74.7%	**

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys, Longitudinal Database.
Notes:
a Includes unavailable units for which no reason was reported.
b Includes: Being converted to non-residential purpose, being converted/awaiting conversion to coop, owner cannot or does not want to rent due to personal problems, held pending sale of building, held pending demolition, held for other reasons.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Unavailable Vacant Units by Borough

Of the 137,000 unavailable vacant units in the City in 2005, two-thirds were concentrated in either Manhattan (50,000 units or 36 percent) or Brooklyn (43,000 units or 32 percent) (Table 5.28). In Brooklyn, the number of unavailable vacant units increased by 15,000 or by 50 percent in the three-year period. The remaining unavailable vacant units were located mostly in either Queens (21,000 units or 16 percent) or the Bronx (16,000 units or 12 percent).

In the Bronx and Brooklyn, half of the unavailable vacant units were unavailable because they were undergoing or awaiting renovation, while the proportion of unavailable units for such reasons in the City as a whole was 35 percent (Table 5.29). Most of the units that were unavailable in the Bronx and Brooklyn in 2005 because they were undergoing or awaiting renovation will have become occupied units or units available for sale or rent in 2008.

Table 5.28
Vacant Unavailable Units by Borough
New York City 2002 and 2005

	2002		2005	
Borough	**Number**	**Percent**	**Number**	**Percent**
Total	126,816	100.0%	136,712	100.0%
Bronx[a]	13,928	11.0%	15,830	11.6%
Brooklyn	28,887	22.8%	43,389	31.7%
Manhattan[a]	51,925	40.9%	49,591	36.3%
Queens	25,819	20.4%	21,393	15.6%
Staten Island	6,258	4.9%	6,508	4.8%

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

Table 5.29
Distribution of Reasons Vacant Units are Unavailable for Rent or Sale by Borough
New York City 2005

Reason Unavailable	All	Bronx	Brooklyn	Manhattan	Queens	Staten Island
Total[a]	136,712	15,830	43,389	49,591	21,393	6,508
All[a]	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Held for Occasional, Seasonal or Recreational Use	27.5%	**	12.6%	50.3%	22.1%	**
Rented or Sold, but not Occupied	11.9%	**	11.1%	13.5%	**	**
Dilapidated	**	**	**	**	**	**
Undergoing or Awaiting Renovation	35.2%	49.4%	49.8%	21.7%	30.4%	**
In Legal Dispute	7.5%	**	9.6%	**	**	**
Held for Other Reasons[b]	16.2%	**	15.9%	8.2%	30.0%	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a Includes unavailable units for which no reason was reported.
b Includes: Being converted to non-residential purpose, being converted/awaiting conversion to coop, owner cannot or does not want to rent due to personal problems, held pending sale of building, held pending demolition, held for other reasons.
** Too few units to report.

Unavailable Vacant Units by Structure Class

The distribution of unavailable vacant units by structure class in 2005 was similar to that in 2002. Three in ten of the vacant units unavailable for rent or sale in 2005 were either New Law tenements (22 percent) or Old Law tenements (9 percent), while another three in ten were in multiple dwellings built after 1929 (29 percent) (Table 5.30). The remainder were mostly one- or two-family housing units (30 percent).

Table 5.30
Vacant Unavailable Units by Structure Class
New York City 2002 and 2005

	2002		2005	
Structure Class	**Number**	**Percent**	**Number**	**Percent**
All Structure Classes[a]	126,816	100.0%	136,712	100.0%
Old-Law Tenement	13,346	11.9%	11,358	9.3%
New-Law Tenement	24,677	22.0%	26,092	21.5%
Post-1929 Multiple Dwelling	34,132	30.5%	35,654	29.3%
1-2 Family Converted to Apartments	7,422	6.6%	7,796	6.4%
Other Multiple Dwelling	**	3.3%*	4,501*	3.7%
1-2 Family	28,787	25.7%	36,117	29.7%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a Includes units whose structure class within multiple dwelling was not reported.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Condition of Unavailable Vacant Units

Compared to all occupied and vacant available housing units, the building and neighborhood conditions of vacant units unavailable for rent or sale were noticeably inferior. Of unavailable vacant units in 2005, 14 percent were in buildings with one or more building defects, compared to just 7 percent of all occupied and vacant available units (Table 5.31). Similarly, 11 percent of vacant unavailable units were located on streets with boarded-up buildings, compared to just 6 percent of all occupied and vacant available units.

Table 5.31
Vacant Unavailable Units by Building and Neighborhood Conditions
New York City 2005

Building or Neighborhood Condition	Occupied or Vacant Available	Vacant Not Available
Number of Building Defect Types	100.0%	100.0%
None	92.6%	86.2%
1 or More	7.4%	13.8%
Boarded Up Buildings on the Street	100.0%	100.0%
Yes	5.7%	10.9%
No	94.3%	89.1

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

Unavailable Vacant Units by Rent-Regulatory Status

Of the 137,000 unavailable vacant units in 2005, 60,000 (or 43 percent) had been rental units, 30,000 (or 22 percent) had been owner units, and 28,000 (or 20 percent)[12] had also been not-available vacant units in 2002 (Table 5.32). The remaining 21,000 (or 15 percent) were units that were not linked to 2002 units, either because they were non-interviews in 2002 or were newly constructed, gut-rehabilitated, or otherwise added to the sample between 2002 and 2005.

Of the 60,000 unavailable vacant units that had been rental units in 2002, more than four-fifths were either rent-stabilized units (25,000 units or 42 percent) or unregulated rental units (26,000 units or 43 percent) (Table 5.32). Of the 30,000 unavailable vacant units that were owner units in 2002, a little more than half were conventional one- or two-family housing units (51 percent), while the remainder were private cooperative or condominium units.

12 Percents calculated using unrounded numbers.

Table 5.32
Number and Percent Distribution of 2005 Vacant Unavailable Units by Tenure and Regulatory Status/Form of Ownership in 2002
New York City 2005

Regulatory Status/ Form of Ownership in 2002	Units Not Available in 2005	
	Number	Percent
Total Units[a]	**137,379**	**100.0%**
Total Rental Units	**59,524**	**43.3%**
Controlled	**	**
Stabilized	*24,771*	*18.0%*
Pre-1947	19,712	14.3%
Post-1947	5,059	3.7%
All Other Regulated	**	**
All Unregulated	*25,807*	*18.8%*
In Rental Buildings	23,431	17.1%
In Co-ops/ Condos	**	**
Public Housing	4,039*	2.9%
In Rem	**	**
Total Owner Units	**29,588**	**21.5%**
Conventional	15,173	11.0%
Coop/Condo	14,415	10.5%
Total Vacant Units Not Available For Sale or Rent	**27,761**	**20.2%**
Not Applicable[b]	20,506	14.9%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys, Longitudinal Database.
Notes:
a Includes units which were not in the sample in 2002.
b Units that were not in the sample in 2002.
* Since the number of units is small, interpret with caution.
** Too few to report.

6 Variations in Rent Expenditure

Introduction

The housing inventory in New York City was more than three-fifths renter-occupied units. Consequently, critical to a housing market analysis in the City are rent expenditures tenants pay under varying circumstances for the rental units of different kinds they occupy. Thus, the level of rents, their temporal changes, and their relation to household incomes are primary concerns for providers of rental housing and tenants and for housing policy-makers and those on all sides of the issues pertinent to rent-controlled units, rent-stabilized units, and other rent-regulated units in New York City.

This chapter covers most issues relating to rent expenditures. It opens with a discussion of the definition of the rent the HVS covers and continues with a discussion of the patterns of rent. A discussion of rents and their changes for units in different locations and under different rental categories follows.

Housing need and the ability to pay both enter into the determination of individual rents. In New York City, where extensive rent-regulation systems are administered, rents for two-thirds of all renter-occupied units are largely decided by non-market conditions. Instead, rents and changes in rents for most rent-stabilized and controlled units are determined, in principle, by the rent-regulation systems under which the units are placed.

Also, in the City, rents for the large number of rental units built, owned, managed, maintained, and/or made available by the government to particular groups of households are regulated by the respective government agencies at the federal, state, and/or city level, according to the pertinent laws and regulations. Thus, rents by rent-regulation status will be discussed extensively. The rent-regulated housing market in the City has, through time, tended toward certain distinct rental patterns and these patterns can best be explained in terms of the differences between one major control status and another.

The unregulated rental market has been steadily growing in the City, and rents in this market will also be analyzed. In unregulated markets, rents are determined, in general, by market conditions—that is, by the dynamic relationship between the demand for and the supply of housing units.

The number of rental housing units in cooperative and condominium buildings changes as the tenure of these units changes, reflecting varying situations in the rental and owner markets in the City. Rents in cooperative and condominium buildings will, thus, also be discussed.

Rents for different types of housing units in different locations are influenced by, among other things, housing characteristics, such as the size and condition of units; locational characteristics, such as

accessibility to transportation systems; and neighborhood conditions, including private and public neighborhood services. Thus, rents for different rental categories and in different boroughs are examined. Differences in rent by unit size are also discussed. Then, a discussion of the discernable relationship between rent and housing and neighborhood conditions is covered.

In the precipitously inflationary housing market of recent years, particularly between 2002 and 2005, the shortage of affordable rental apartments has become increasingly one of the most serious unsettled housing issues in the City. There is no single optimal ratio of income tenants should pay for rent. Tenants' demographic characteristics — such as household size, income, age structure, and household composition — should be very much at work here. Therefore, at the end of the chapter an extended analysis of affordability (the rent/income ratio) of rental housing will be carried out.

The HVS Data on Rent Expenditures

Definitions of Contract Rent, Gross Rent, and Asking Rent

The HVS provides data on three different types of rent: contract rent, gross rent, and asking rent. The first, contract rent, is the amount tenants agree to pay owners for the units they occupy, as contracted between the tenant and the owner in the lease; it includes fuel and utilities if they are provided by the owner without additional, separate charges to the tenant.

The second, gross rent, is the contract rent plus any additional charges for fuel and utilities paid separately by the tenant. **In this chapter, only data on contract rent and gross rent for occupied units are presented and discussed.**

The third type of rent, asking rent, is the amount of rent asked for vacant units by owners or their agents at the time of the survey interview. Asking rent may differ from the contracted rent at the time the unit is actually occupied. Asking rent may or may not include utilities. **Since the rental units included in this chapter are occupied units only, asking rent data are covered in Chapter 5, "Housing Vacancies and Vacancy Rates."**

As the definition of each of the types of rent is different, when issues that primarily concern only the rent tenants agree to pay owners, as specified in the lease, are discussed, contract rent is used; while, when overall housing costs tenants pay for the bundle of housing services they receive are discussed, gross rent is used. In estimating rent/income ratios, gross rents are applied.

Usefulness and Limitations of the HVS Rent Subsidy Data

The 2005 HVS was designed, as were previous HVSs, to collect data on the following: rent, rent subsidy, and out-of-pocket rent. The Census Bureau asked questions in the following sequence. First, immediately after asking what the monthly rent was, the Census Bureau asked if any part of the monthly rent was paid by any of the following specific government programs, either to a member of the household or directly to the landlord:

- the federal Section 8 certificate or voucher program,
- the Public Assistance (PA) shelter allowance program,
- the City's Senior Citizen Rent Increase Exemption (SCRIE) program,
- another federal housing subsidy program, or
- another New York State or City housing subsidy program.

Second, the Census Bureau asked how much of the rent reported by the household was paid out of pocket by the household.[1] With these rent subsidy questions and the sequence in which they were asked, the Census Bureau interviewers were more likely to be able to collect full data on contract rent, not just the out-of-pocket rent, since respondents had the opportunity to distinguish between the two. For example, the interviewer asked the total monthly rent question and the rent subsidy questions; then, the interviewer asked what amount of the monthly rent was paid out of pocket. If the interviewer or tenant realized that the total rent the tenant first reported was incorrect, appropriate corrections could be made.

The 2005 HVS reports that 15 percent of renter households in New York City received various rent subsidies from one or more of the following types of government programs: federal (HUD, the Department of Housing and Urban Development) Section 8, other federal programs, SCRIE, and other State and City housing programs (Table 6.1). **In this report, the PA shelter allowance is not treated as a rent subsidy, since the Census Bureau covered it in estimating income in 2005, as in previous survey years.**

The proportion of subsidized households varied widely for different rental categories in 2005, as it has in previous survey years since 1996, when the Census Bureau first collected data on the various subsidies. For example, of households in the "other" regulated category, which includes primarily units subsidized by HUD programs, Loft Board units, and Article 4 units[2] [units in buildings constructed under Article 4 of the New York State Private Housing Finance Law (PHFL)], 66 percent received subsidies from one or more of the government programs covered in the 2005 HVS, while 37 percent of Mitchell-Lama renter households received such subsidies (Table 6.1). On the other hand, 14 percent of households in rent-stabilized units and 8 percent of rent-unregulated households received a rent subsidy.

In 2005, as in previous survey years, the median contract rent of units occupied by households reporting that they received a rent subsidy (hereafter referred to as "subsidized" households or "subsidized" units) was overall substantially lower than the rent paid by households reporting that they did not receive a rent subsidy (hereafter referred to as "unsubsidized" households or "unsubsidized" units), except for Mitchell-Lama units and other-regulated units, which were, in effect, subsidized in their construction and/or operation by virtue of government programs (Table 6.1). The median contract rent paid by subsidized households was $770, considerably lower than the rent unsubsidized households paid, $850.

The 2005 HVS reports that, of renter households in the City receiving a subsidy, 55 percent received HUD Section 8 subsidies (Table 6.2). The remaining subsidized households received either a State or City housing program subsidy other than SCRIE (24 percent), SCRIE (12 percent), or another federal housing program subsidy other than HUD Section 8 (9 percent) (Figure 6.1).

1 See Appendix F, "New York City Housing and Vacancy Survey Questionnaire, 2005."

2 Article 4 of the PHFL program provided for the construction of limited-profit rental buildings for occupancy by households with moderate incomes. For further information, see Appendix C, "Definitions of Rent-Regulation Status."

Table 6.1
Median Contract Rent and Distribution of Renter Households Receiving and Not Receiving Rent Subsidies by Selected Regulatory Status Categories New York City 2005

		Rent Regulatory Status								
				Rent Stabilized						All
Rent Subsidy	Total	Public	Rent Controlled	All Stabilized	Pre-1947	Post-1947	ML Rental	*In Rem*	Other Regulated	Unreg-ulated
All	$850	$342	$551	$844	$810	$899	$750	$303	$482	$1,000
NR[a]	$900	$400	$685	$900	$872	$950	$740	**	$242	$1,100
Yes	$770	$298	**	$800	$800	$780	$800	**	$612	$1,000
No	$850	$337	$550	$832	$800	$900	$747	$303	$470	$1,000
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Yes	14.7%	19.0%	**	14.3%	14.6%	13.6%	36.9%	**	66.1%	7.9%
No	85.3%	81.0%	92.3%	85.7%	85.4%	86.4%	63.1%	88.7%	33.9%	92.1%
Total	100.0%	8.3%	2.1%	50.1%	35.8%	14.3%	2.9%	0.5%	3.1%	33.0%
NR[a]	100.0%	7.2%	1.9%	47.8%	32.7%	15.0%	3.6%	**	3.3%	35.7%
Yes	100.0%	11.2%	**	49.3%	36.2%	13.2%	7.0%	**	13.9%	17.0%
No	100.0%	8.3%	2.3%	51.1%	36.6%	14.4%	2.1%	0.6%	1.2%	34.5%

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

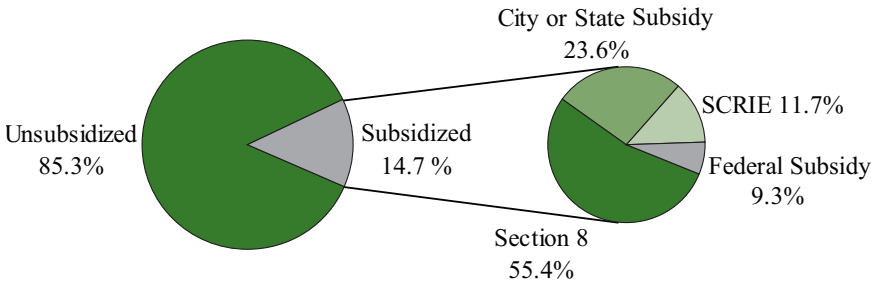
Notes:

a Households reporting no cash rent are excluded from the calculation of median contract rent but included in the category NR (not reporting subsidy) with respect to receiving or not receiving a subsidy. Subsidy includes Section 8, other federal programs, SCRIE, and other state and city housing programs.

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

** Too few households to report.

Figure 6.1
Distribution of Rent Subsidized Households by Type of Subsidy
New York City 2005



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

Table 6.2
Median Contract Rent and Distribution of Renter Households
Receiving Rent Subsidies by Type of Subsidy
New York City 2005

Rent Subsidy	Total[a]
All Renter Households Receiving Subsidy	$770
Section 8	$860
SCRIE	$571
NY[b]	$730
Federal	$455
Distribution by Type of Subsidy	
All Renter Households Receiving Subsidy	100.0%
Section 8	55.4%
SCRIE	11.7%
NY[b]	23.6%
Federal	9.3%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a Households reporting no cash rent are excluded from the calculation of median contract rent.
b Another New York City or state rent subsidy.

The relative rank of median contract rent and out-of-pocket rent of units receiving each of the subsidies was substantially different. The amount of Section 8 subsidy was the highest ($658), followed by New York City or State housing program subsidy other than SCRIE ($533) (Table 6.3). The subsidy amount from federal programs other than Section 8 was third ($212), and the SCRIE subsidy was the last ($96).

Households that received a subsidy from New York City or State housing programs other than SCRIE paid the lowest median out-of-pocket rent ($197), and the median contract rent for their units was the second highest ($730) (Table 6.3). On the other hand, households that received Section 8 paid the second-lowest out-of-pocket rent ($202), and their contract rents were the highest ($860). Households that received a subsidy from federal programs other than Section 8 paid the third-lowest out-of-pocket rent ($243), and their contract rent was the lowest ($455). SCRIE-recipient households paid the highest out-of-pocket rent ($475), and their contract rent was the third highest ($571).

Since, like many other social programs, rent subsidy programs covered in the HVS are structured and operate in a complicated manner, it is safe to assume that some tenants who received these rent subsidy programs would not be familiar enough with each of the programs to differentiate clearly between them and identify the one they received. Thus, rent subsidy data should be used as a general aggregate of the overall estimate rather than as a reliable enumeration of individual rent subsidies.[3]

Table 6.3
Median Contract Rent and Median Out-of-Pocket Rent Paid by Renter Households Receiving Rent Subsidies by Type of Rent Subsidy
New York City 2005

Rent Subsidy	Median Contract Rent	
All Renter Households Receiving Subsidy	$770	
Section 8	$860	
SCRIE	$571	
NY[a]	$730	
Federal	$455	
	Median Out-of-Pocket Rent	**Subsidy**
All Renter Households Receiving Subsidy	$237	$533
Section 8	$202	$658
SCRIE	$475	$ 96
NY[a]	$197	$533
Federal	$243	$212

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a Another New York City or state rent subsidy.
b Paid out of pocket means the amount of rent not paid by a government housing subsidy program.

3 In case some households reported that they received subsidies from more than one program, the one subsidy tabulated as received was determined by applying the following priority order: Section 8, SCRIE, New York City or State housing programs other than SCRIE, and a federal program other than Section 8. For example, if a householder reported that he or she received Section 8 and SCRIE, Section 8 was assigned as the subsidy received.

Patterns of and Variations in Rent Expenditures

According to the 2005 HVS, in New York City the median monthly contract rent, which excludes tenant payments for utilities and fuel, was $850, while the median monthly gross rent, which includes utility and fuel payments, was $920 in 2005 (Table 6.4).

From 2002 to 2005, the median contract rent increased by 20.4 percent, from $706 to $850. This was an 8.7-percent increase after inflation (changing April 2002 rent into April 2005 dollars, referred to as the "real" contract or gross rent) (Table 6.4). The real contract rent did not change in the previous three years between 1999 and 2002 (Figure 6.2). The contract rent increased by an average annual rate of 6.4 percent over the three years between 2002 and 2005. After inflation, the real contract rent increased by 2.8 percent annually.

In the three years between 2002 and 2005, the median gross rent increased by 16.8 percent, from $788 to $920. However, the inflation-adjusted increase in the gross rent was 5.4 percent. In the previous three years between 1999 and 2002, the real gross rent increased by 3.3 percent (Table 6.4). Annually, the gross rent increased by 5.3 percent and the real gross rent increased by 1.8 percent between 2002 and 2005.

The substantial rent increase between 2002 and 2005 is likely the result of robust housing demand in the City during this period, which largely resulted from the fact that the increase in the number of households has been considerably higher than the increase in the number of housing units in the City in recent years. Between 2002 and 2005, the number of households in the City increased by 33,000, while the number of rental housing units increased by only 8,000.[4]

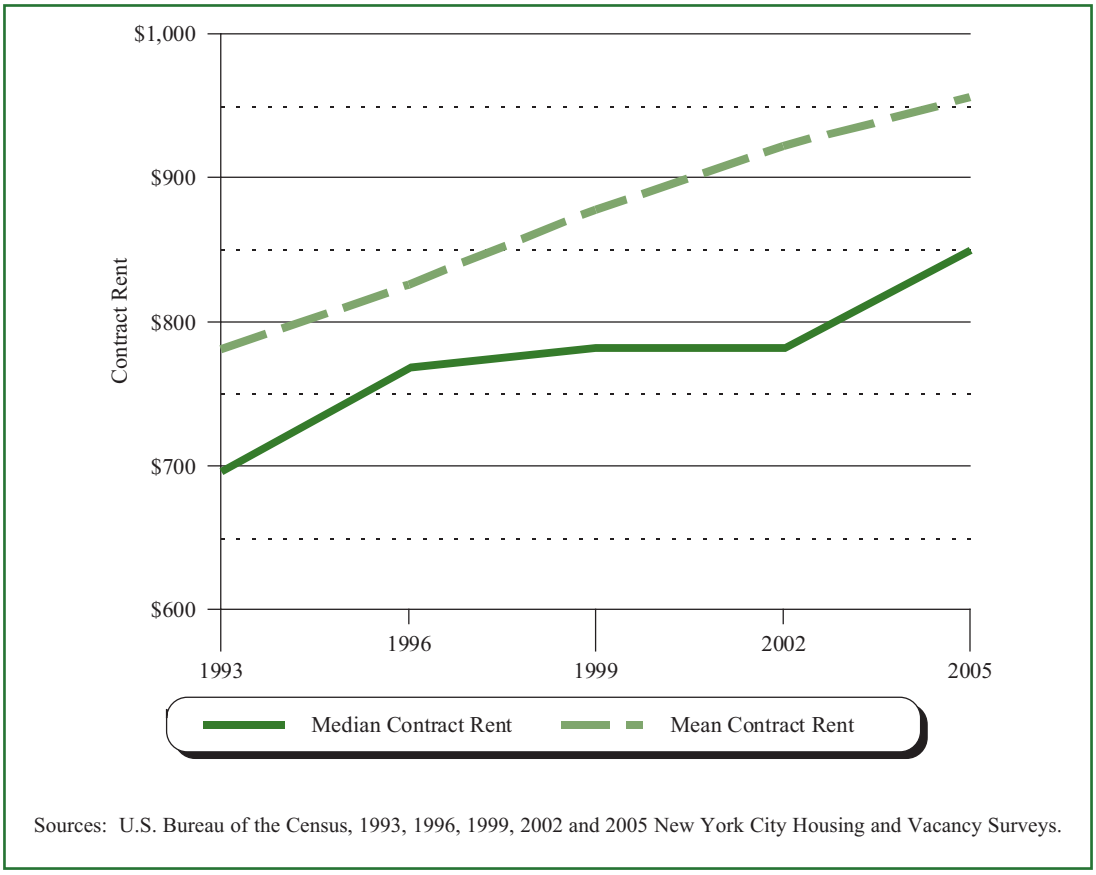
Table 6.4
Median Contract Rent and Median Gross Rent in Constant (2005) and Current Dollars and Percent Change
New York City 1999, 2002 and 2005

				Percent Change	Percent Change	Average Annual Compound Rate of Change
Contract Rent	**1999**	**2002**	**2005**	**1999 – 2002**	**2002 – 2005**	**2002 – 2005**
Constant (2005) Dollars[a]	$782	$782	$850	0.0	+8.7%	+2.8%
Current Dollars	$648	$706	$850	+9.0%	+20.4%	+6.4%
Gross Rent						
Constant (2005) Dollars[a]	$845	$873	$920	+3.3%	+5.4%	+1.8%
Current Dollars	$700	$788	$920	+12.6%	+16.8%	+5.3%

Sources: U.S. Bureau of the Census, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a In order to convert nominal 2002 rents into rents measured in 2005 dollars, the Consumer Price Index for all Urban Consumers, or CPI-U, for New York, Northern New Jersey-Long Island was used (i.e., 2002 current value multiplied by the ratio of CPI-U April 2005/CPI-U April 2002 or 212.5/191.8). Percent change in CPI 1999 – 2002 was +9.0%; percent change in CPI 2002 – 2005 was 10.8%.

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

Figure 6.2
Mean and Median Contract Rent in 2005 Dollars
New York City Selected Years 1993 - 2005



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

The city-wide median rent and the change in it obscure very substantial internal variations in rents. Therefore, below, variations in rent expenditures and changes in them by different types and characteristics of renter units and households will be discussed in detail.

Median Contract Rent of Subsidized Units and Unsubsidized Units

In 2005, the median contract rent of units occupied by rent-subsidized households was $770 (Table 6.5). (As used in this chapter, "subsidized" only covers households that received any of the government rent subsidies covered in the HVSs, as described earlier. Housing units in the Mitchell-Lama, Public Housing, *in rem*, and "other" regulated categories are not included, although they are subsidized in their original construction and/or operations by virtue of government programs.) This was $80 or 9.4 percent lower than the median rent of $850 for all rental units and the median rent for unsubsidized units (Table 6.5).

Of the $770 median rent for units occupied by subsidized households, only $237 or 31 percent was paid by the households out of pocket (Table 6.3). In other words, of the median rent of $770 these subsidized households paid, $533, more than two-thirds (69 percent) of the rent, was paid by the government rent subsidy the households received. The subsidy, the difference between their median rent and out-of-pocket rent, was $533, 2.2 times the households' out-of-pocket rent. Of the portion of the rent paid out of pocket,

Table 6.5
Median Contract Rent and Distribution
of All Renter Households, Rent Subsidized Households and Unsubsidized Households
New York City 2005

Households by Subsidy Type	Median Contract Rent	Number of Households	Percent[b]
All Renter Households[a]	$850[a]	2,027,626	100.0%
Subsidized Households	$770	236,198	14.7%
Out-of-Pocket Rent	$237		
Unsubsidized Households	$850	1,366,470	85.3%
Households Not Reporting on Subsidy	$900	387,643	

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a Includes those for whom there was no response to the subsidy question and excludes 37,315 reporting no cash rent.
b The percent distribution is based on those reporting on the subsidy question.

Table 6.6
Median Gross Rent and Distribution of All Renter Households, Rent Subsidized Households and Unsubsidized Households
New York City 2005

Households by Subsidy Type	Median Gross Rent	Number of Households	Percent[b]
All Renter Households[a]	$920	2,027,626	100.0%
Subsidized	$825	236,198	14.7%
Unsubsidized	$918	1,366,470	85.3%
Not Reporting on Subsidy	$979	387,643	

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a "All renter households" includes those for whom there was no response to the subsidy question and excludes 37,315 reporting no cash rent.
b The percent distribution is based on those reporting on the subsidy question.

some part might have been paid by relatives or others, including non-profit agencies. Judging from this analysis, it seems reasonable to say that most rent-subsidized households could not have afforded the units they occupied without the rent subsidies they received.

In 2005, the median gross rent for rent-subsidized households was $825. This was $95 or 10 percent lower than the median gross rent of $920 for all rental units in the City (Table 6.6). The median gross rent that unsubsidized households paid was $918, not meaningfully different from the median gross rent of all renter units.

Median Contract Rents for Subsidized Units and Unsubsidized Units by Contract Rent Quintile

In 2005, the overall median contract rent for the lowest twenty percent of renter units in the City was $350 (Table 6.7). In other words, the contract rent of one in ten renter units in the City (198,000 units) was less than $350 a month; these units were mostly Public Housing units, pre-1947 rent-stabilized units, and HUD-regulated units.[5] The rent for subsidized units in the lowest quintile was startlingly low, only $195, less than half of the equivalent rent for unsubsidized units, which was $400.

The median contract rent for all rental units in the second-lowest twenty percent of rental units was $650 (Table 6.7). The rent for subsidized units in this quintile was $529, 81 percent of the overall rent for all rental units and the rent for unsubsidized units in the same quintile, which was the same as the overall rent. For the middle twenty percent of rental units, the overall median rent was $841, almost the same as the rent of unsubsidized units in the same quintile, which was $835. The median rent of subsidized units in the same quintile was $767, 91 percent of the overall rent in the quintile.

The overall median rent was $1,050 for the second-highest twenty percent of rental units (Table 6.7). The rent for unsubsidized units in this quintile was $1,044, while the rent for subsidized units was $950 or 90 percent of the overall rent in the same quintile.

For the highest twenty percent, the overall median rent of all units was $1,600. The rent for unsubsidized units in the quintile was the same as the overall rent, but the rent for subsidized units was $1,234, or 77 percent of the overall rent.

Table 6.7
Median Contract Rent by Contract Rent Quintile
for All, Subsidized and Unsubsidized Households
New York City 2005

Contract Rent Quintile[a]	All Renter Households	Subsidized	Unsubsidized	Households Not Reporting Subsidy
All Renter Households	$850	$770	$850	$900
Lowest	$350	$195	$400	$397
2nd Lowest	$650	$529	$650	$700
Middle	$841	$767	$835	$880
2nd Highest	$1,050	$950	$1,044	$1,100
Highest	$1,600	$1,234	$1,600	$1,800

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a The rent quintile ranges were: All Renter Households: $1-$549; $550-749; $750-$939; $940-$1,218; $1,219+. Subsidized: $1-$335; $336-$649; $650-$858; $859-$1,057; 1,058+. Unsubsidized: $1-$562; $563-$749; $750-$924; $925-$1,245; $1,246+. Not Reporting Subsidy: $1-$597; $598-$799; $800-$990; $991-$1,396; $1,397+.

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

Contract Rent Quintiles by Rent Regulatory Status

Looking at where one could find an affordable unit, the very lowest rent quintile was comprised disproportionately of Public Housing units. Although only 8 percent of renter units in the City were Public Housing units, 36 percent of units in the lowest quintile were Public Housing. Also, because of their sheer proportion of the inventory (50 percent), a third of the units in the lowest rent quintile were rent-stabilized units (Table 6.8). More than three-fifths of units in the second-lowest and middle quintiles were rent-stabilized. Half of the second-highest quintile were rent-stabilized, while two-fifths were unregulated units. The highest quintile was disproportionately unregulated (56 percent), but again, because of the very large number of stabilized units in the overall inventory, forty percent of the units in even the highest quintile were rent-stabilized.

Contract Rent Distribution by Subsidized Units and Unsubsidized Units

Reviewing contract rent distributions, a unique pattern emerges: compared with the rent distribution of all rental units and unsubsidized units, an overwhelmingly larger proportion of subsidized units was very-low-rent units. In 2005, 16 percent of all rental units and 15 percent of unsubsidized rental units rented for a contract rent between $1 and $499 a month (Table 6.9). However, 27 percent of subsidized units rented for an equivalent rent level (Figure 6.3).

The rents of 28 percent of all rental units and 29 percent of unsubsidized rental units were between $500 and $799 (Table 6.9). The comparable proportion of subsidized rental units in the same rent level was slightly smaller, 26 percent.

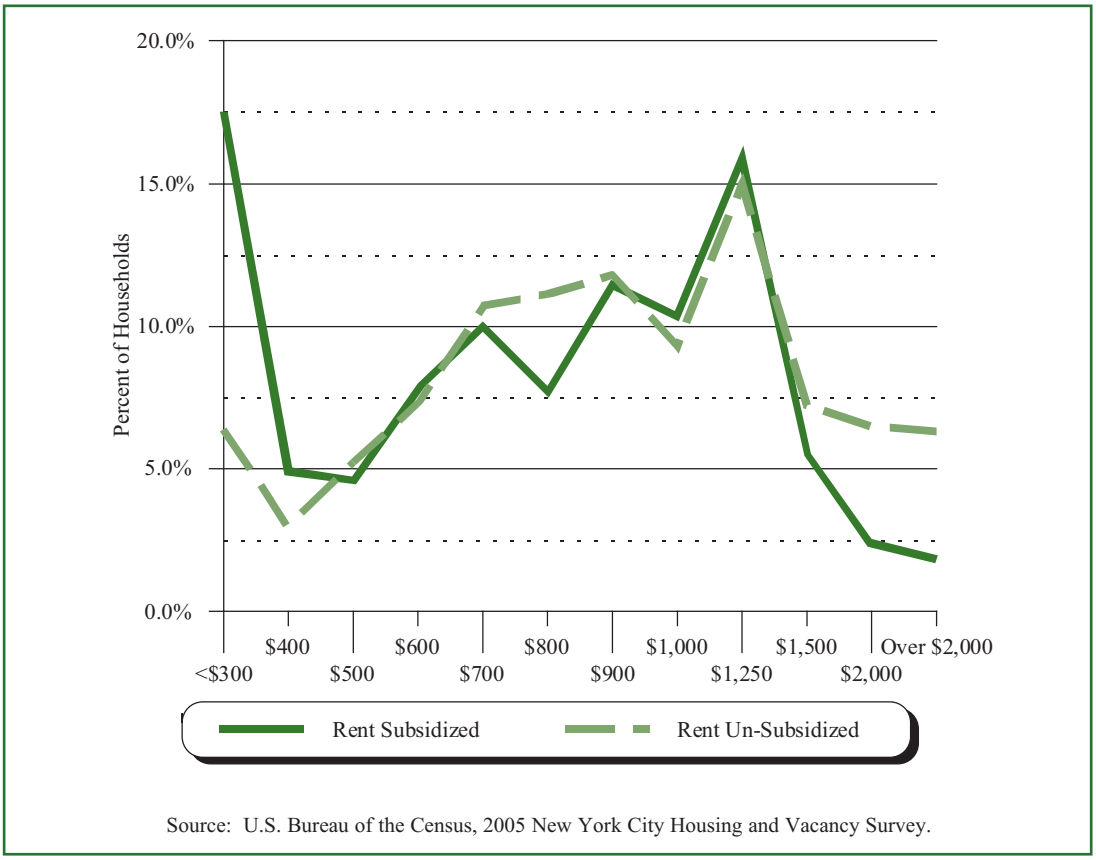
The disparate proportions between all rental units and subsidized rental units diminished to the point of near obliteration at the next two rent levels. About a fifth each of all rental units (21 percent),

Table 6.8
Contract Rent Quintiles by Rent Regulatory Status
New York City 2005

Contract Rent Quintile[a]	Total	Public	Stabilized	Rent Controlled	In Rem	All Other Regulated	All Unregulated
All Renter Households	100.0%	8.3%	50.1%	2.1%	0.5%	6.0%	33.0%
Lowest	100.0%	35.8%	33.4%	5.2%	2.4%	12.3%	11.0%
2nd Lowest	100.0%	5.3%	64.8%	2.0%	**	5.6%	22.1%
Middle	100.0%	1.1%	60.8%	1.2%	**	5.8%	31.0%
2nd Highest	100.0%	**	51.8%	0.9%*	**	4.4%	42.4%
Highest	100.0%	**	40.3%	1.3%	**	2.6%	55.8%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a The rent quintile ranges for all renter households were: $1-$549; $550-749; $750-$939; $940-$1,218; $1,219+.
* Since the number of households is small, interpret with caution.
** Too few households to report.

Figure 6.3
Percent Distribution of Rent Subsidized and Unsubsidized Households by Contract Rent
New York City 2005



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

unsubsidized rental units (21 percent), and subsidized units (22 percent) had a rent level between $800 and $999 (Table 6.9). The proportions of units in all rental categories with contract rents between $1,000 and $1,499 were the same, 22 percent.

In the top rent level, $1,500 and over, the proportions of all rental units and unsubsidized rental units were the same, 13 percent (Table 6.9). However, the corresponding proportion of subsidized rental units in this rent level was unparalleledly low, a mere 4 percent.

Comparison of the 2005 rent distribution with the 2002 real distribution reveals that, in the three years, the proportion of low-rent units decreased as the proportion of high-rent units increased by approximately commensurate rates for all rental units (Figure 6.4), for subsidized units, and for unsubsidized units. During the three-year period, the proportion of all rental units with real contract rents between $500 and $799 decreased by 7 percentage points, while the proportions of subsidized units and unsubsidized units in the same rent interval each decreased by 6 percentage points (Table 6.9). In the same three years, the proportion of rental units with contract rents of $800-$999 remained basically the same for all three categories of all rental units, subsidized units, and unsubsidized units.

However, the proportion of all rental units and unsubsidized units with real rents of $1,000 or more each increased by 8 percentage points, while the proportion of subsidized units in the same rent interval climbed by 7 percentage points (Table 6.9). This change was a continuation of a long-term trend that

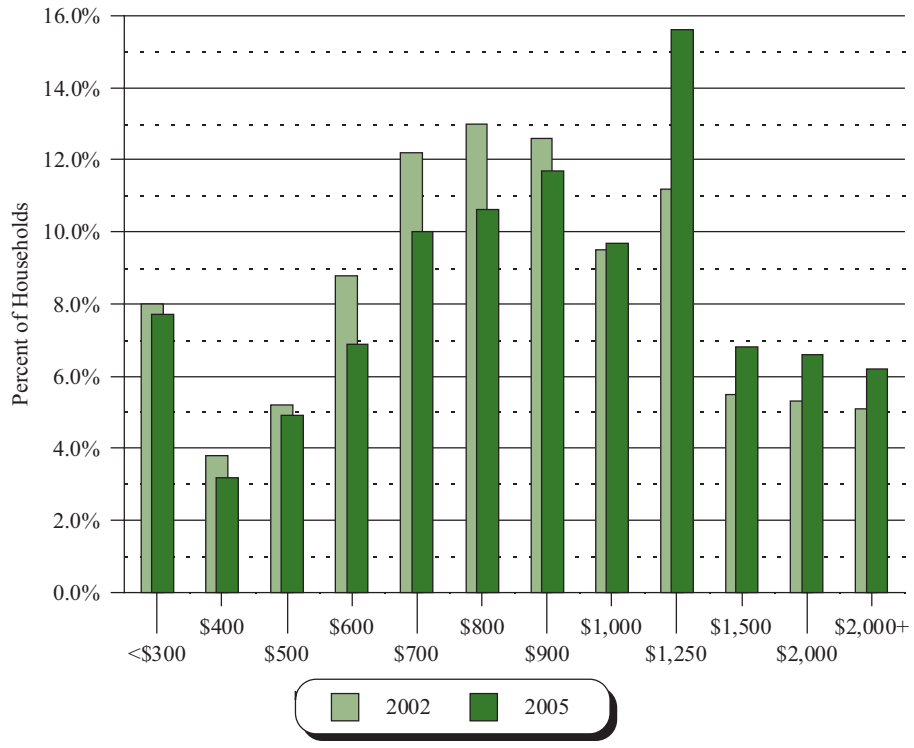
Table 6.9
Contract Rent Distribution (in 2005 Dollars)
for All Renter Households, Subsidized Households and Unsubsidized Households
New York City 2002 and 2005

Contract Rent	All Renter Households			
2002 (in 2005 $)	**Number**	**Percent**	**Subsidized**	**Unsubsidized**
All Renter Households[a]	2,023,504	100.0%	100.0%	100.0%
$1 - $299	157,334	8.0%	18.1%	6.6%
$300 - $399	74,652	3.8%	5.6%	3.6%
$400 - $499	103,116	5.2%	6.0%	5.2%
$500 - $599	173,491	8.8%	10.3%	8.9%
$600 - $699	241,147	12.2%	11.6%	12.5%
$700 - $799	257,908	13.0%	9.2%	13.3%
$800 - $899	248,333	12.6%	11.4%	13.0%
$900 - $999	188,726	9.5%	9.2%	9.6%
$1,000 - $1,499	329,220	16.6%	15.1%	16.4%
$1,500 - $1,999	104,014	5.3%	3.0%	5.3%
$2,000+	100,579	5.1%	*	5.7%

2005	**Number**	**Percent**	**Subsidized**	**Unsubsidized**
All Renter Households[a]	2,027,626	100.0%	100.0%	100.0%
$1 - $299	152,368	7.7%	17.5%	6.4%
$300 - $399	64,469	3.2%	4.9%	3.0%
$400 - $499	97,824	4.9%	4.6%	5.2%
$500 - $599	136,860	6.9%	7.8%	7.3%
$600 - $699	198,787	10.0%	10.0%	10.7%
$700 - $799	211,594	10.6%	7.7%	11.1%
$800 - $899	233,596	11.7%	11.5%	11.8%
$900 - $999	192,656	9.7%	10.4%	9.3%
$1,000 - $1,499	446,592	22.4%	21.5%	22.3%
$1,500 - $1,999	132,260	6.6%	2.4%	6.5%
$2,000+	123,304	6.2%	1.8%	6.3%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a "All renter households" includes those for whom there was no response to the subsidy question. Those reporting no cash rent were excluded from the rent distribution.
* Too few units to report.

Figure 6.4
Percent of Renter Households at Different Rent Levels in 2005 Dollars
New York City 2002 and 2005



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

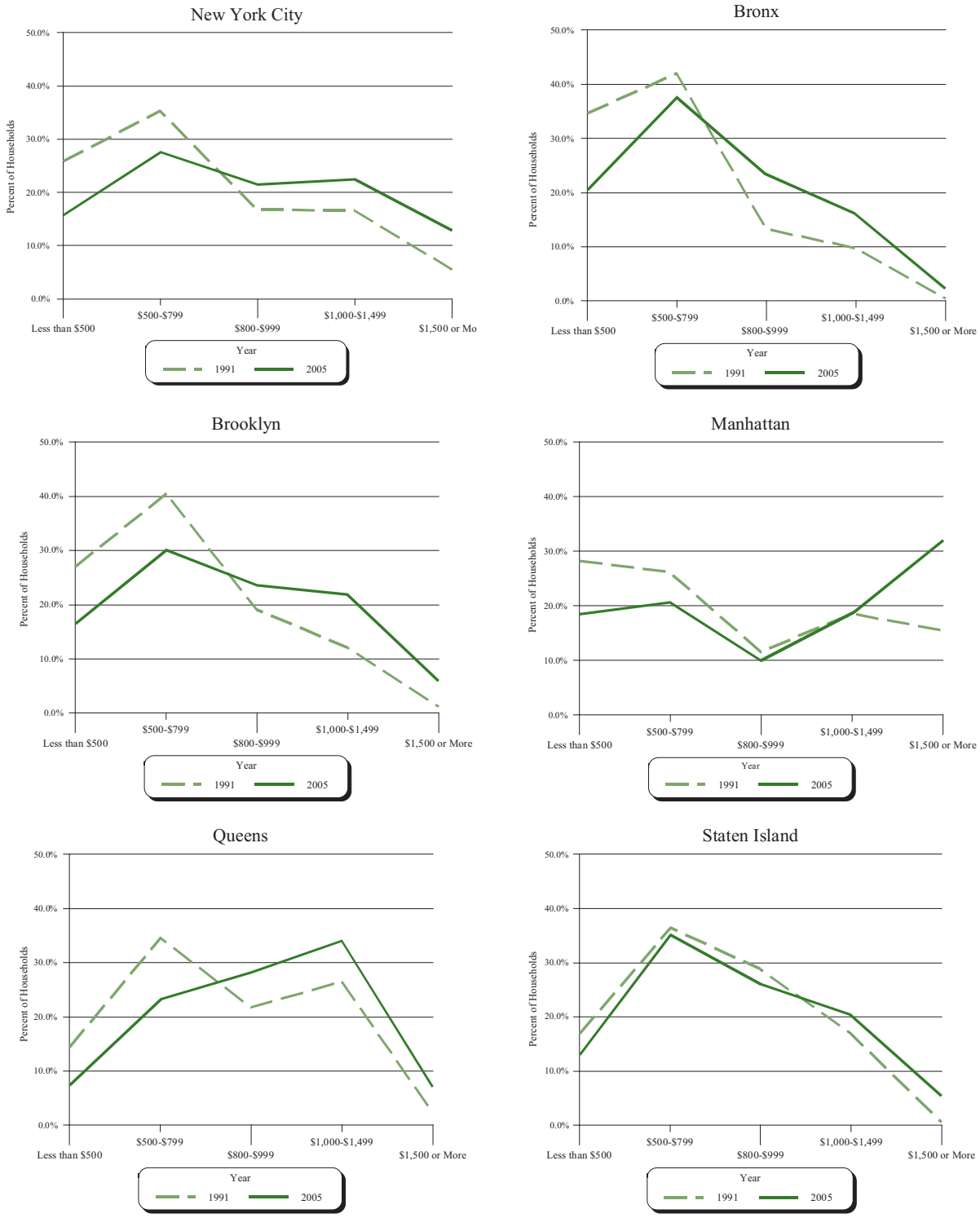
was accentuated in the recent three years between 2002 and 2005. During the years between 1991 and 2005, all occupied rental units with a real contract rent of $1,000 or more increased by 13 percentage points (Figure 6.5).[6]

Contract Rent Distribution by Move-In Period

A review of contract rent distribution of households by move-in date shows that a substantially higher proportion of households that moved into their current residence in 2000 through 2005 paid higher rents than households that moved into their current residence before 2000. Of long-term residents 42 percent paid contract rents that were higher than $800 (Table 6.10). On the other hand, 72 percent of movers who moved into their current residence between 2000 and 2005 paid contract rents of $800 or more. Of recent movers who moved in between 2002 and 2005, 76 percent paid contract rents of $800 or more. Particularly, 22 percent of long-term residents paid contract rents of more than $1000, while 53 percent of recent movers between 2002 and 2005 paid contract rents of $1,000 or more.

6 U.S. Bureau of the Census, 1991 and 2002 New York City Housing and Vacancy Surveys.

Figure 6.5
Percent of Renter Households by Contract Rent Categories by Borough in 2005 Dollars
New York City 1991 and 2005



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

Table 6.10
Contract Rent Distribution and Median Contract Rent for All Renter Households and Households by Date of Move In
New York City 2005

	All Renter Households		Move In Period		
Contract Rent	**Number**	**Percent**	**Pre – 2000**	**2000 – 2005**	**[2002 – 2005]**
All Renter Households[a]	2,027,626	100.0%	50.7%	49.3%	[37.3%]
			100.0%	100.0%	100.0%
$1 - $299	152,368	7.7%	10.7%	4.6%	4.0%
$300 - $399	64,469	3.2%	4.5%	2.0%	1.6%
$400 - $499	97,824	4.9%	7.2%	2.6%	2.2%
$500 - $599	136,860	6.9%	10.1%	3.6%	3.1%
$600 - $699	198,787	10.0%	13.5%	6.4%	5.6%
$700 - $799	211,594	10.6%	12.2%	9.1%	8.0%
$800 - $899	233,596	11.7%	11.7%	11.8%	11.3%
$900 - $999	192,656	9.7%	8.1%	11.3%	10.9%
$1,000 - $1,499	446,592	22.4%	16.2%	28.7%	30.8%
$1,500 - $1,999	132,260	6.6%	3.5%	9.9%	11.5%
$2,000+	123,304	6.2%	2.4%	10.1%	11.0%
Median Contract Rent	**$850**		**$711**	**$975**	**$1,000**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a "All renter households" includes those reporting no cash rent, which were excluded from the rent distribution.

Median Contract Rents and Median Household Incomes by Borough

Between 2002 and 2005, the real median contract rent in the City increased by 8.7 percent, while the real median renter household income decreased by 5.7 percent between 2001 and 2004 (Table 6.11). In 2005, the median rent in Manhattan was $1,000, the highest of any of the boroughs and 17.6 percent higher than the city-wide median of $850 (Map 6.1). The 2005 real rent in the borough was an 11.5-percent increase over the three years, while the real median income in the borough decreased by 5.2 percent between 2001 and 2004.

The median rent in Queens was $905 in 2005, the second-highest in the City and 6.5 percent higher than the city-wide median (Table 6.11). The 2005 rent in the borough was a 2.1-percent real increase over the three years. During the three-year period between 2001 and 2004, the real median income in the borough decreased by 7.7 percent.

Table 6.11
Median Contract Rent and Median Renter Household Income by Borough
New York City 2002 and 2005

	Real Median Contract Rent[a]		Percent Change	Real Median Household Income[b]		Percent Change
Borough	**2002**	**2005**	**2002 - 2005**	**2001**	**2004**	**2001 - 2004**
All	$782	$850	+8.7%	$33,933	$32,000	-5.7%
Bronx[c]	$687	$742	+8.0%	$24,081	$23,000	-4.5%
Brooklyn	$776	$800	+3.1%	$31,743	$30,000	-5.5%
Manhattan[c]	$897	$1,000	+11.5%	$43,784	$41,527	-5.2%
Queens	$886	$905	+2.1%	$39,023	$36,000	-7.7%
Staten Island	$776	$800	+3.1%	$35,027	$34,200	-2.4%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a Monthly rent is reported as of the year of the survey; 2002 rents are in April 2005 dollars.
b Annual income is reported for the year prior to the survey; 2001 incomes are in average 2004 dollars.
c Marble Hill in the Bronx.

In Staten Island, the median rent was $800 in 2005, a real increase of 3.1 percent over the three years, but 5.9 percent lower than the city-wide median of $850, while the real median income in the borough decreased by 2.4 percent from 2001 to 2004 (Table 6.11).

The real median rent in Brooklyn increased by 3.1 percent from three years earlier to $800 in 2005, 5.9 percent lower than the city-wide median, while the real median income in the borough decreased by 5.5 percent from 2001 to 2004 (Table 6.11).

The real median rent in the Bronx increased by 8.0 percent to $742 in 2005, but it was still the lowest of any of the boroughs and 12.7 percent lower than the city-wide median (Table 6.11). The real median income in the borough decreased by 4.5 percent over the three years between 2001 and 2004.

Contract Rent Distribution and Changes by Borough

The boroughs were markedly different in their distributional patterns of contract rent (Figure 6.6). Compared to the city-wide pattern and the patterns of the other boroughs, more rental units in the Bronx were lower-rent units with rents less than $800 in 2005 (Table 6.12). In the borough, about three-fifths of the rental units rented for a contract rent between $1 and $499 (21 percent) or between $500 and $799 (38 percent), compared to a little more than two-fifths of all rental units in the City, with 16 percent and 28 percent respectively in the two low-rent intervals. On the other hand, two-fifths of the rental units in the borough rented for a contract rent between $800 and $999 (23 percent) and between $1,000 and $1,499 (16 percent), compared to 21 percent and 22 percent respectively of all rental units in the City. In the borough, the proportion of units rented for between $1,500 and $1,999 was extremely small, about 2 percent; and the proportion of units rented for $2,000 and above was too small to be discerned.

Map 6.1
Median Contract Rents
New York City 2005

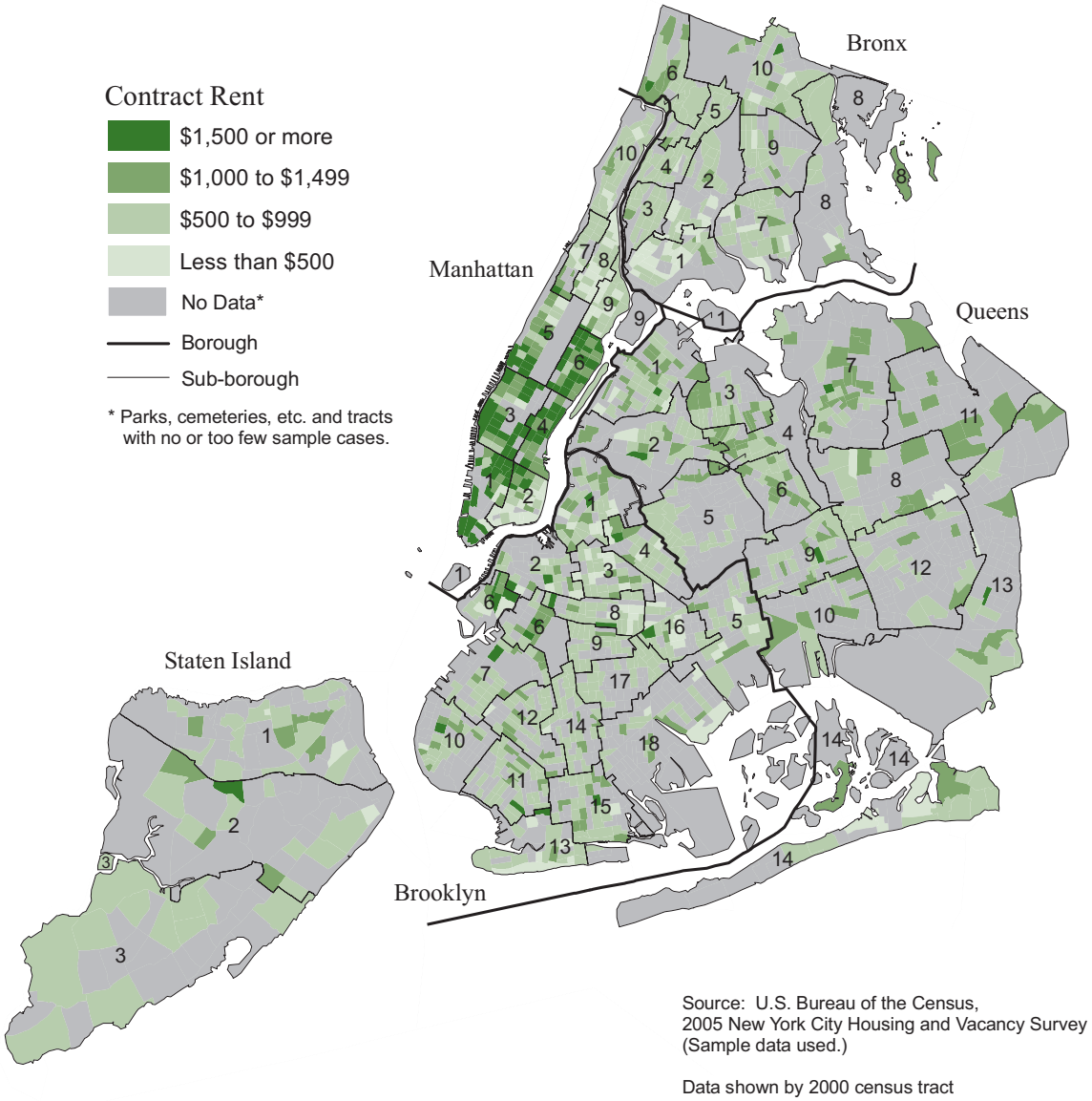


Table 6.12
Distribution of Renter Occupied Units by Contract Rent in 2005 Dollars by Borough New York City 2002 and 2005

2002

Contract Rent (2005 $)	All	Bronx[a]	Brooklyn	Manhattan[a]	Queens	Staten Island
All Renter Occupied Units	2,023,504	358,885	627,536	557,491	423,206	56,386
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
$1 -- $299	8.0%	11.6%	8.6%	9.0%	2.6%	7.2%*
$300 - $399	3.8%	4.6%	4.1%	4.8%	1.7%	**
$400 - $499	5.2%	5.9%	6.1%	5.2%	3.5%	**
$500 - $599	8.8%	12.7%	9.5%	7.7%	6.3%	**
$600 - $699	12.2%	17.2%	12.9%	8.5%	10.9%	18.1%
$700 - $799	13.0%	16.3%	14.8%	7.8%	14.1%	16.0%
$800 - $899	12.6%	12.3%	14.3%	7.1%	16.4%	19.6%
$900 - $999	9.5%	8.3%	10.5%	4.8%	15.4%	10.2%
$1,000 - $1,249	11.2%	6.9%	11.7%	9.4%	16.1%	13.3%
$1,250 - $1,499	5.5%	2.6%	3.5%	8.3%	7.3%	**
$1,500 - $1,999	5.3%	1.5%	2.8%	11.2%	4.7%	**
$2,000 and Over	5.1%	**	1.2%	16.2%	0.9%*	**

2005

Contract Rent	All	Bronx[a]	Brooklyn	Manhattan[a]	Queens	Staten Island
All Renter Occupied Units	2,027,626	367,846	621,597	563,589	421,726	52,868
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
$1 -- $299	7.7%	10.0%	8.1%	8.7%	3.5%	7.2%*
$300 - $399	3.2%	3.6%	2.9%	4.8%	1.4%	**
$400 - $499	4.9%	7.0%	5.5%	5.0%	2.5%	**
$500 - $599	6.9%	9.2%	7.0%	6.8%	5.0%	**
$600 - $699	10.0%	13.9%	11.2%	7.6%	8.0%	10.1%
$700 - $799	10.6%	14.5%	11.9%	6.2%	10.1%	20.1%
$800 - $899	11.7%	14.9%	14.3%	5.0%	13.9%	13.7%
$900 - $999	9.7%	8.4%	11.3%	5.0%	14.3%	12.4%
$1,000 - $1,249	15.6%	11.4%	16.9%	10.6%	24.3%	13.0%
$1,250 - $1,499	6.8%	4.7%	4.9%	8.1%	9.7%	7.4%*
$1,500 - $1,999	6.6%	2.0%	4.3%	12.7%	6.2%	**
$2,000 and Over	6.2%	**	1.7%	19.4%	0.9%*	**

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

Notes:

a Marble Hill in the Bronx.

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

** Too few units to report

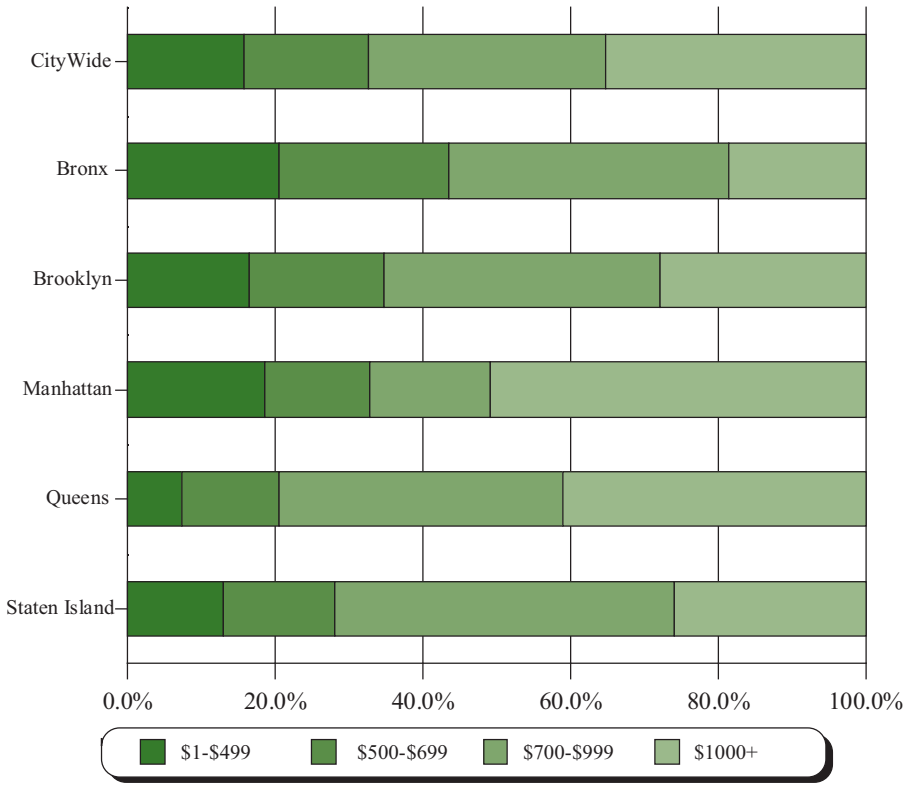
In the Bronx, as in the City as a whole, the proportion of low-rent units declined substantially, as high-rent units increased substantially. Between 2002 and 2005, the proportion of units with rents of less than $800 declined by 10 percentage points, while the proportion of units with rents of $1,000 or more increased by 7 percentage points, after adjusting for inflation (Table 6.12).

In Brooklyn, there was a slightly higher proportion of lower-rent units compared to the City as a whole. Of rental units in Brooklyn, close to half rented for less than $800 (47 percent), while the same proportion rented for between $800 and $1,499. In the borough, 6 percent of the rental units rented for $1,500 or more, with 2 percent renting for $2,000 or more (Table 6.12).

In Brooklyn, as in the Bronx, the proportion of low-rent units declined and the proportion of high-rent units increased substantially between 2002 and 2005 (Table 6.12).

The rent distribution in Manhattan was much like a bi-polar situation, with an unparalleledly heavy concentration of high-rent units compared to the city-wide distribution (Figure 6.6). Of rental units in the borough, 19 percent rented for $1-$499 and 21 percent rented for $500-$799, while just 10 percent rented for $800-$999 and 19 percent rented for $1,000-$1,499 (Table 6.12). On the other hand, a preponderant proportion of rental units, almost a third (32 percent), rented for $1,500 or more, the highest proportion of such high-rent units in the five boroughs, with 19 percent renting for $2,000 or more.

Figure 6.6
Distribution of Renter Households by Contract Rent Categories within Borough
New York City 2005



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

Surprisingly, between 2002 and 2005, proportionate changes in the distribution of real rents in Manhattan were less dramatic than in the Bronx, Brooklyn, and Queens: units in Manhattan renting for less than $800 declined by only 4 percentage points after inflation, and those renting for $1,000 or more increased by 5.7 percentage points, although it must be noted that in this borough just over half of the rental units rented for $1,000 or more in 2005 (Table 6.12).

In the fourteen years between 1991 and 2005, the proportion of units with rents of less than $800 in Manhattan plummeted by 15 percentage points. During the same period, units with rents of $1,000 or more in the borough jumped by 17 percentage points, after adjusting for inflation (Figure 6.5).[7]

In Queens, the rent distribution was shaped very much like a normal curve, with a higher proportion of units having upper-middle-level rents. In the borough, the rents of more than three-fifths of all rental units were $800 to $1,499 (62 percent), while the proportion of rental units with rents between $1 and $499 and the proportion of units with rents of $1,500 or more were each only 7 percent in 2005 (Table 6.12).

In Queens, low-rent units, particularly those with rents between $500 and $799, declined considerably by 8 percentage points, while high-rent units, those with rents between $1,000 and $1,499, increased by 11 percentage points in the three years from 2002 to 2005 (Table 6.12).

In Staten Island, the rent distribution also looked like a normal curve, with four fifths of units having moderate-, middle-, and upper-middle-level rents: $500 to $799 (35 percent), $800-$999 (26 percent), or $1,000-$1,499 (20 percent). Units that rented for $1,500 or more in the borough were almost nonexistent. In Staten Island, the proportion of rental units with rents between $500 and $799 declined slightly by 4 percentage points, while the proportion of units with rents between $1,000 and $1,499 increased by 3 percentage points between 2002 and 2005 (Table 6.12).[8]

Housing Needs of Very-Low-Rent Areas

As discussed above, 315,000 or one in six of all rental units in the City rented for a monthly contract rent of less than $500 in 2005 (Table 6.9). However, these very-low-rent units were not scattered evenly throughout the City. Instead, most of them were concentrated heavily in several geographically identifiable areas (Map 6.2). Therefore, there were unique neighborhood effects and consequent housing requirements in these areas.

There were four areas in particular (referred to in the Tables as "Groups"): (1) the South Bronx, (2) Harlem [which includes some middle portions of sub-borough area 7 (Morningside Heights/Hamilton) and some lower portions of sub-borough area 10 (Washington Heights/Inwood)], (3) the Lower East Side in Manhattan, and (4) the northern part of Brooklyn (which includes the southern part of sub-borough area 1, sub-borough area 3, the northern part of sub-borough area 8, and the eastern part of sub-borough area 16). In these four areas, from 40 to 57 percent of the rental units were lower-rent units with rents of less than $500.

In the South Bronx, about two-thirds of the householders were Hispanic: Puerto Rican (39 percent) and non-Puerto Rican Hispanic (27 percent) (Table 6.13). The remaining renters in the area were mostly black

7 U.S. Bureau of the Census, 1991 and 2005 New York City Housing and Vacancy Surveys.

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

Map 6.2
Renter-Occupied Units with Monthly Contract Rents of Less Than $500
New York City 2005

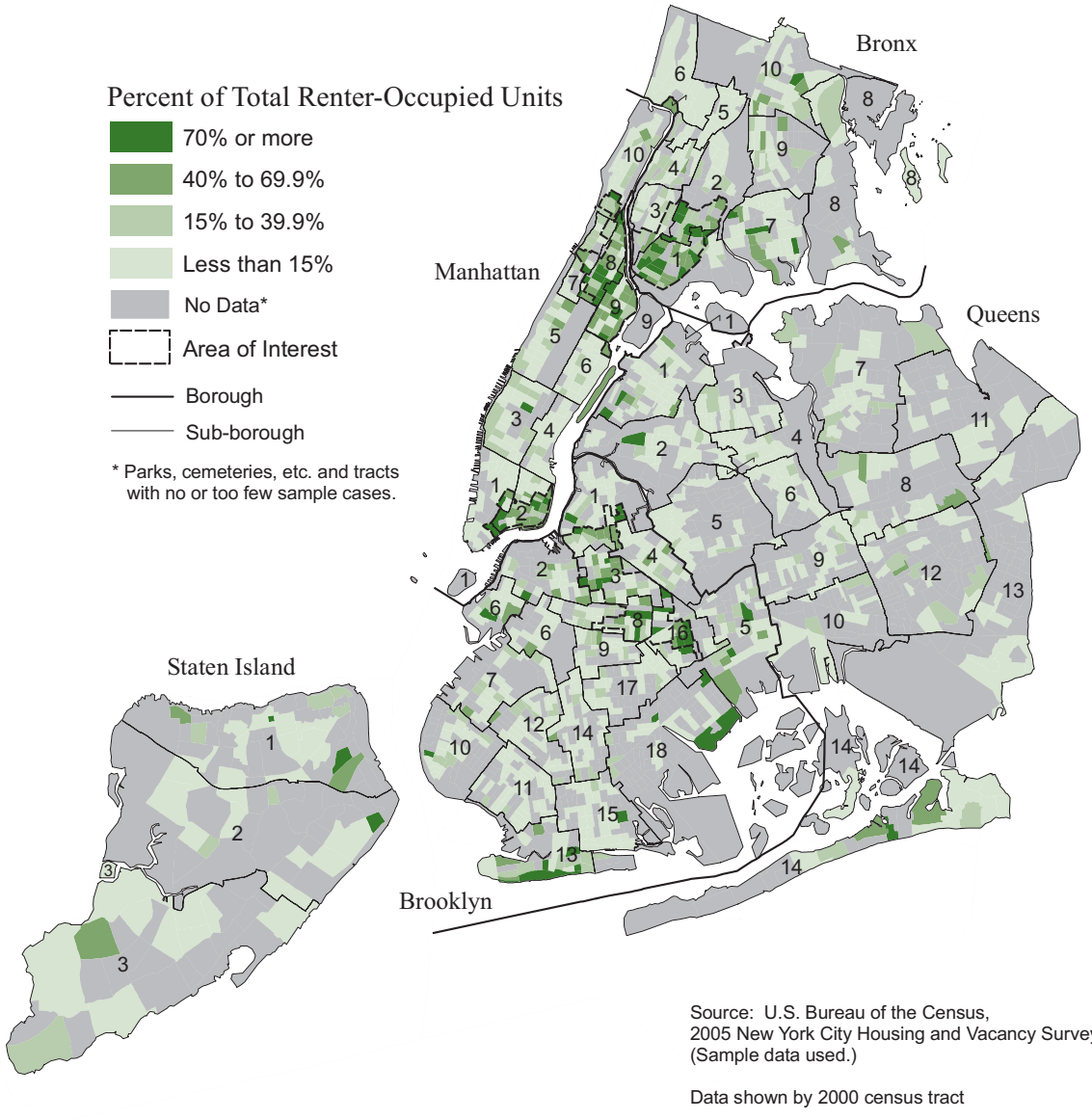


Table 6.13
Characteristics of Areas with High Percentage of Renter-Occupied Units with Monthly Contract Rents Less than $500
New York City 2005

	All	Bronx		Manhattan			Brooklyn	
Characteristics of the Area	**NYC**	**All**	**Group 1**	**All**	**Group 2**	**Group 3**	**All**	**Group 4**
Race/Ethnicity of Householder[a]	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
White	43.8	18.5	**	59.0	14.2	26.3	43.2	15.1
Black	22.8	31.0	28.2	12.9	50.6	9.9	32.3	58.1
Puerto Rican	9.5	26.0	39.1	6.2	14.3	20.5	7.9	14.9
Non-PR Hispanic	13.8	21.2	27.1	12.6	18.4	7.1*	8.9	9.5
Asian	9.4	2.8	**	7.9	**	35.5	7.2	**
Other	0.7	**	**	1.3	**	**	0.5	**
Immigrant Householder[a]	38.3%	32.0%	21.0%	23.8%	25.5%	34.4%	44.1%	29.3%
Median Household Income[a]	$40,000	$27,500	$16,000	$50,000	$26,000	$26,000	$35,000	$22,000
Median Renter Household Income	$32,000	$23,000	$15,000	$41,527	$23,000	$21,600	$30,000	$19,200
Renters' Household Income	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<$20,000	33.3	44.8	57.4	28.5	43.7	47.2	35.6	50.5
$20,000 - $49,000	34.0	33.6	32.0	27.7	35.4	31.1	36.4	34.5
$50,000+	32.7	21.5	10.6	43.8	20.9	21.7	28.1	15.0
Median Contract Rent	$850	$742	$455	$1,000	$575	$467	$800	$560
Contract Rent Distribution	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<$500	15.8	20.5	56.5	18.5	41.6	52.1	16.5	39.8
$500 - $799	27.5	37.6	25.5	20.6	29.4	31.2	30.1	31.6
$800 - $999	21.4	23.3	7.2	10.0	9.1	**	25.6	14.2
$1,000+	35.3	18.6	10.8	50.9	19.9	12.8	27.9	14.4
Median Gross Rent/Income Ratio	31.2	34.5	31.1	29.1	28.9	27.7	31.3	30.3
All Housing Units	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Owner Occupied & For Sale	31.6	21.1	7.7	22.1	14.7	16.0	27.7	17.4
Renter Occupied & For Rent	64.2	75.7	87.1	71.9	79.1	79.6	67.7	76.1
Vacant Not Available	4.2	3.2	5.2	6.1	6.2	**	4.6	6.4
One+ Building Defects (Renters)	9.1%	11.3%	10.9%	9.5%	10.6%	16.3%	10.6%	8.6%
Four+ Maintenance Deficiencies (Renters)	10.8%	18.2%	14.9%	10.2%	14.7%	13.2%	10.8%	12.4%
Crowded Renter Households	10.2%	12.5%	7.7%	6.1%	8.1%	13.2%	10.0%	9.0%
Boarded Up Windows on Street (Renters)	6.3%	4.7%	6.0%*	6.8%	19.3%	9.9%*	9.2%	21.0%
Boarded Up Windows on Street (All)	5.6%	5.3%	6.5%	6.3%	18.8%	10.7%	8.3%	20.1%

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

Notes: a All occupied units.

* Since the number is small, interpret with caution.

**Too few to report.

(28 percent). Almost nine in ten units in the area were rentals. Residents were extremely poor, with a median renter household income of $15,000 in 2004, merely 47 percent of the overall median renter household income of $32,000 in the City. The area's housing conditions were poor compared to city-wide conditions: 15 percent of renters had four or more maintenance deficiencies, while the comparable figure for the City as a whole was 11 percent.

In Harlem, half of the householders were black, while the remainder were mostly either Puerto Rican or non-Puerto Rican Hispanic. In the area, four-fifths of the housing units were rentals. The area's residents were very poor, with a median renter household income of $23,000, or 72 percent of the City's overall median renter household income in 2004 (Table 6.13). Housing maintenance conditions were poorer than such conditions city-wide. The area's neighborhood condition was disproportionately poorer compared to neighborhood physical condition city-wide. Almost a fifth of housing units were on the same street as a building with broken or boarded-up windows (referred to hereafter as a "boarded-up building"), three times the comparable city-wide proportion.

In the Manhattan Lower East Side area, more than a third of householders were Asian, while the remainder were either white or Puerto Rican. Of the housing units in the area, 80 percent were rentals. Residents there were very poor, with a median renter household income of $22,000, only 68 percent of the city's median in 2004. The area's housing structural condition was very poor: 16 percent of renter units were situated in buildings with one or more building defects: the comparable city-wide proportion was 9 percent.

In the northern part of Brooklyn, almost three-fifths of the residents were black, while the remainder were mostly white, Puerto Rican, or non-Puerto Rican Hispanic. More than three-quarters of the housing units in the area were rentals in 2005 (Table 6.13). The area's residents were also very poor, with a median renter household income of $19,000, or only 60 percent of the city-wide median in 2004. Conditions in the area's housing, buildings, and neighborhoods particularly were poorer than those in the City as a whole: 21 percent of the area's renter housing units, more than three times the comparable city-wide proportion, were on the same street as boarded-up buildings.

In summary, in these very-low-rent areas, the overwhelming majority of residents were non-whites. Despite their low incomes, their rent burdens were not very high, since their rents were very low. Housing units that residents occupied were very poorly maintained, situated in structurally poor buildings, and/or in physically deteriorated neighborhoods, while city-wide housing, building, and neighborhood physical conditions were the best since the HVS started covering data on such conditions. However, with their very low income and resulting low level of affordability, residents in these four areas had few housing options elsewhere in the City, since the rental vacancy rate for units with asking rents of less than $600, more than these areas' median contract rent, was a mere 1.59 percent in 2005.

Median Contract Rent by Rent-Regulation Categories

In rem and Public Housing units were unquestionably much more affordable for the poor than units in other rental categories in the City. The median contract rent of *in rem* and Public Housing was $303 and $342 respectively, the lowest of any of the rental categories and only 36 percent and 40 percent respectively of the median rent of $850 for all rental units in the City in 2005 (Table 6.14). The contract rent of rent-controlled units was also very low, $551 or only 65 percent of the overall median rent (Figure 6.7).

Table 6.14
Median Contract Rent in 2005 Dollars of All Renter Households, Subsidized Households and Unsubsidized Households and Out-of-Pocket Rent of Subsidized Households by Regulatory Status
New York City 2002 and 2005

2002 (in 2005 dollars)

	All Renter Households[a]	Subsidized Households		Unsubsidized Households
Regulatory Status	**Median Contract Rent**	**Median Contract Rent**	**Out-of-Pocket Rent**	**Median Contract Rent**
All	$782	$679	$245	$798
Controlled	$554	$554*	$474*	$554
Stabilized	$780	$704	$243	$792
Pre-1947	$776	$720	$222	$776
Post-1947	$842	$648	$399	$865
All Unregulated	$942	$942	$254	$942
In Rental Buildings	$942	$942	$251	$942
In Coops/Condos	$1,053	**	**	$1,108
Public Housing	$321	$277	$207	$338
In Rem	$335	**	**	$335
All Other Regulated	$687	$700	$257	$676

2005

	All Renter Households[a]	Subsidized Households		Unsubsidized Households
Regulatory Status	**Median Contract Rent**	**Median Contract Rent**	**Out-of-Pocket Rent**	**Median Contract Rent**
All	$850	$770	$237	$850
Controlled	$551	**	**	$550
Stabilized	$844	$800	$255	$832
Pre-1947	$810	$800	$242	$800
Post-1947	$899	$780	$293	$900
All Unregulated	$1,000	$1,000	$237	$1,000
In Rental Buildings	$1,000	$1,000	$236	$1,000
In Coops/Condos	$1,100	**	**	$1,105
Public Housing	$342	$298	$191	$337
In Rem	$303	**	**	$303
All Other Regulated	$685	$700	$225	$700

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

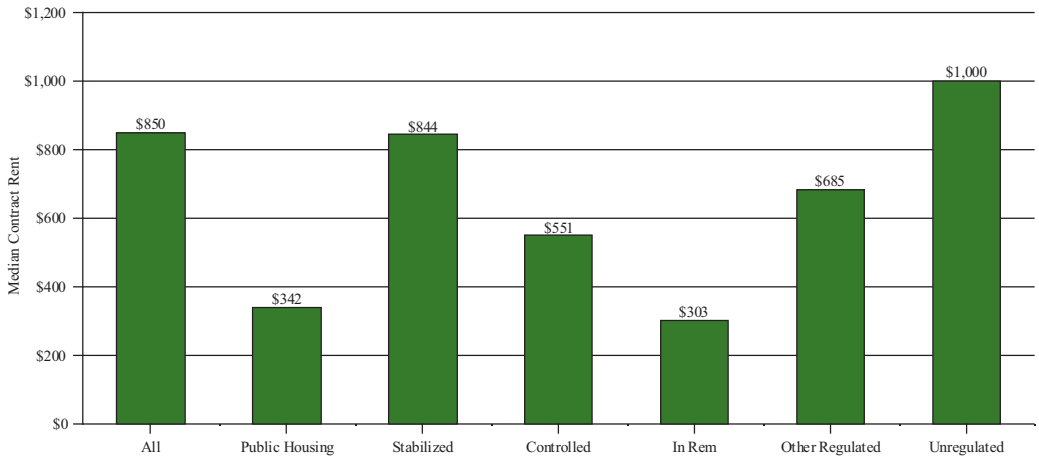
Notes:

a Excludes those reporting no cash rent.

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

** Too few households to report.

Figure 6.7
Median Contract Rent by Rent Regulatory Status
New York City 2005



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

The rents of "other" regulated (non-Mitchell Lama) units and Mitchell-Lama units were $482 and $750 respectively, $368 and $100 lower than the city-wide rent (Table 6.17).

On the other hand, the median contract rent of unregulated units was $1,000 in 2005. The rent of such units in private cooperative and condominium buildings was $1,100, which was $250 or 29 percent higher than the city-wide median rent and the highest of all rent-regulation categories, while the rent of such units in rental buildings was $1,000, which was $150 or 18 percent higher than the city-wide median rent (Table 6.14).

The median contract rent of rent-stabilized units was $844, barely lower than the city-wide median rent (Table 6.14). However, the rent for post-1947 rent-stabilized units was much higher than that of pre-1947 rent-stabilized units: $899 compared to $810. (In this report, rent-stabilized units in buildings built before 1947 are referred to as "pre-1947 rent-stabilized units." Similarly, rent-stabilized units in buildings built in or after 1947 are referred to as "post-1947 rent-stabilized units.")

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

Rents for vacant unregulated units are mostly determined by market forces alone, and rents of vacant rent-stabilized units should generally be limited by the Rent Guideline Board's (RGB's) rent guidelines and by provisions of the Rent Stabilization Code (RSC) and Tenant Protection Regulations. Still, rents for vacant rent-stabilized units may have rent increases in excess of the vacancy allowance permitted under the Rent Stabilization Law for the following reasons: first, the unit may have been previously renting for

Table 6.15
Percentage of Occupants Who Moved in Between 2002 and 2005 by Rent Level
New York City 2005

Contract Rent Level	Percentage of Households Who Moved In 2002 - 2005
All	37.3%
Less than $400	19.6%
$400 - $599	16.9%
$600 - $699	20.9%
$700 - $899	32.4%
$900 - $1,249	46.1%
$1,250 and Over	63.1%

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

Table 6.16
Percentage of Occupants Who Moved in Between 2002 and 2005 and Median Contract Rents by Regulatory Status and Move-In Date
New York City 2005

	Moved in Between 2002 and 2005		Moved in Before 2002	Percent Difference
Regulatory Status	Percent	Median Contract Rent	Median Contract Rent	in Median Rent
All Renters	37.3%	$1,000	$750	+ 33.0%
Controlled	*	*	$550	--
Stabilized	34.2%	$967	$765	+ 26.4%
Pre-1947	34.3%	$950	$750	+ 26.7%
Post 1947	34.0%	$1,000	$830	+ 20.5%
All Unregulated	51.6%	$1,200	$900	+ 33.3%
In Rental Buildings	51.4%	$1,200	$900	+ 33.3%
In Coops/Condos	54.0%	$1,300	$900	+ 44.4%
All Other Regulated	26.9%	$660	$700	- 5.7%
Mitchell Lama	23.4%	$757	$747	+ 1.3%
Other Regulated	30.1%	$437	$520	- 16.0%
Public Housing	17.0%	$347	$341	+ 1.8%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
* Too few units to report.

below the legal maximum rent, and the owner would therefore be permitted to increase the rent up to the legal rent. Second, the owner may have been granted a hardship increase by the New York State Division of Housing and Community Renewal (DHCR). Third, the owner may have been granted a rent increase under the Major Capital Improvement (MCI) Program by the State DHCR. Fourth, the owner may have increased the rent under DHCR's Individual Apartment Improvement Program. Fifth, the new renter may be the first stabilized tenant after the vacancy decontrol of a tenant who was subject to rent control, resulting in a "Fair Market Rent." Sixth, the unit or building may be subject to special guidelines as a result of a tax abatement program, such as the 421-A program. Seventh, the new rental may be subject to a surcharge for the use of a tenant-installed air conditioner or other appliance. Eighth, the owner may collect an additional vacancy increase if there was no other vacancy increase within the previous eight years or the previous rent was below $500. Ninth, there may have been adjudication by the courts or DHCR, adjusting the legal regulated rent. And lastly, the owner may have increased the rent without legal authorization.[9]

In 2005, the median contract rent for rent-subsidized units in most rent-regulated categories was considerably lower than both that for all rental units and that for rent-unsubsidized units in the City, except for unregulated units in rental buildings. The median contract rent for subsidized unregulated units in rental buildings was the same as that of all units and that of unsubsidized units in this category, as in 2002 (Table 6.14).

Median Contract Rent of Recent-Movers

In the City, rents of two-thirds of occupied and vacant rental units are controlled or regulated by various rent-regulation systems. Consequently, rents are charged through time according to the respective regulation systems that these units are under. Therefore, in general, it is reasonable to expect that sitting tenants who moved in long ago and have stayed in the same unit have been largely insulated from upward market pressures on their rents for many years, while tenants who moved in recently have been protected from inflationary pressures on their rents only since their recent move. Therefore, the rents of long-term tenants would be expected to be much lower than the rents of recently moved tenants.

According to the 2005 HVS, 37 percent of the City's tenants were recent-movers—that is, they moved into their units between 2002 and 2005 (Table 6.15). Their median contract rent was $1,000, $250 or 33 percent more than the rent paid by tenants who moved into their current units before 2002 (Table 6.16).

Moreover, the proportion of recent-movers grew steadily as the level of rent went up. Specifically, during the three-year period between 2002 and 2005, the proportions of recent-movers that moved into units with contract rents of less than $400 and between $400 and $599 were 20 percent and 17 percent respectively. However, the proportion progressively moved up unambiguously as the rent level increased: 21 percent, to 32 percent, to 46 percent, to 63 percent for units with rents of $600-$699, $700-$899, $900-$1,249, and $1,250 or more respectively (Table 6.15).

In rent-stabilized units, 34 percent of tenants were recent-movers who moved into their current units between 2002 and 2005. The median rent these recent-movers paid in 2005 was $967, $202 or 26 percent higher than the $765 rent of long-term tenants who moved into their current units before 2002 (Table 6.16). The variance between rents of recent-movers and long-term tenants was somewhat larger for tenants in pre-1947 rent-stabilized units than it was for those in post-1947 rent-stabilized units: $200 versus $170.

9 See Fact Sheets #5, #6, #12, #24, #39, #40, Operational Bulletins 84-4 and 2005-01, and Policy Statement 92-2, issued by the New York State Division of Housing and Community Renewal.

The variance in rents was bigger for tenants in unregulated units in cooperative and condominium buildings, where the highest proportion of households (54 percent) had moved in between 2002 and 2005: $1,300 versus $900 (Table 6.16). The rent of recent-movers was $400 or 44 percent higher than that of long-term tenants in such units.

Table 6.17
Median Contract Rent, Median Household Income and Percent Change in Each by Regulatory Status
New York City 2002 and 2005

	Real Median Contract Rent		Percent Change	Real Median Renter Household Income		Percent Change
Regulatory Status	**2002[a]**	**2005**	**2002-2005**	**2001[b]**	**2004**	**2001-2004**
All	$782	$850	+ 8.7%	$33,933	$32,000	- 5.7%
Controlled	$554	$551	- 0.5%	$22,330	$22,176	- 0.7%
Stabilized	$780	$844	+ 8.2%	$35,027	$32,000	- 8.6%
Pre-1947	$776	$810	+ 4.4%	$33,933	$32,000	- 5.7%
Post-1947	$842	$899	+ 6.8%	$39,439	$34,840	- 11.7%
All Other Regulated	$687	$685	- 0.3%	$20,140	$15,000	- 25.5%
Mitchell-Lama	$704	$750	+ 6.5%	$28,022	$22,000	- 21.5%
Other Regulated	$614	$482	- 21.5%	$12,084	$11,040	- 8.6%
All Unregulated	$942	$1,000	+ 6.2%	$43,784	$42,000	- 4.1%
In Rental Buildings	$942	$1,000	+ 6.2%	$42,689	$42,000	- 1.6%
In Coops/Condos	$1,053	$1,100	+ 4.5%	$54,730	$50,000	- 8.6%
Public Housing	$321	$342	+ 6.5%	$13,135	$13,902	+ 5.8%
In Rem	$335	$303	- 9.6%	$19,230	$19,000	- 1.2%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a In 2005 dollars.
b In 2004 dollars.

Changes in Median Contract Rents and Median Household Incomes

After adjusting for inflation, in the three years between 2002 and 2005, the real median contract rent of all rental units grew by 8.7 percent, while the real median renter household income declined by 5.7 percent between 2001 and 2004 (Table 6.17). During the same period, the real rent of rent-controlled units remained basically the same, $554 to $551, while real household income in these units also changed little.

Between 2002 and 2005, the real rent of rent-stabilized units rose by 8.2 percent, while real household income in these units dropped by 8.6 percent between 2001 and 2004 (Table 6.17). The real rent increase

for pre-1947 rent-stabilized units was 4.4 percent, while real income declined for households in such units by 5.7 percent. At the same time, the real rent of post-1947 rent-stabilized units increased by 6.8 percent, while the real income of households in such units dropped by 11.7 percent.

Between 2002 and 2005, the real median contract rent of unregulated rental units in rental buildings rose by 6.2 percent, from $942 to $1,000, while the real median income of households in these units inched down between 2001 and 2004 (Table 6.17). At the same time, the real rent of such units in cooperative and condominium buildings increased by 4.5 percent, while the real income of households in these units decreased by 8.6 percent.

The real median contract rent of Public Housing units (which along with that of in rem units was disproportionately lower than the rents of other categories) rose between 2002 and 2005, by 6.5 percent (Table 6.17). The real income of Public Housing households increased by 5.8 percent during the three-year period between 2001 and 2004. On the other hand, during the same three-year period, the real rent of *in rem* units fell substantially, while the real income of *in rem* households inched down slightly.

Median Contract Rent by Borough and by Regulatory Status

In 2005, the median contract rent of rent-controlled units in Manhattan was $567, much higher than those in the other boroughs (Table 6.18). The rent of rent-controlled units in the Bronx and Brooklyn was $500, the lowest for such units in any of the boroughs.

The rent of rent-stabilized units in Manhattan was $960, the highest for such units in any of the boroughs in 2005. This was $116 or 14 percent higher than the $844 city-wide rent for such units. The rent for post-1947 stabilized units in Manhattan was $1,082, while it was $940 for pre-1947 stabilized units (Table 6.18). The rent for rent-stabilized units in the Bronx was $750, the lowest for such units in any of the boroughs (Figure 6.8).

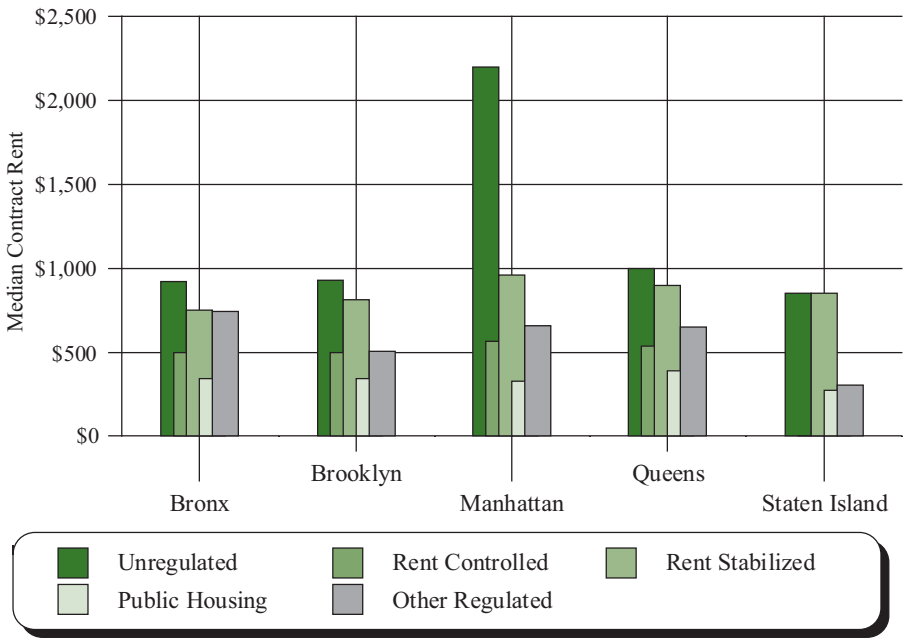
The 2005 median rent for unregulated units in rental buildings in Manhattan was $2,200, the most expensive in the City and 2.2 times the rent of all unregulated rental units in rental buildings in the City, which was $1,000 (Table 6.18). The rent of unregulated rental units in cooperative and condominium buildings in Manhattan was the second most expensive in the City, $2,050, or 1.9 times the rent for all such units in the City, which was $1,100.

The median contract rent of Public Housing units in the Bronx was $345, about the same as the rent for all such units in the City (Table 6.18).

Contract Rent Distribution by Regulatory Status

Of all renter units in the City, 16 percent rented for a contract rent between $1 and $499 a month, while 28 percent rented for a rent of $500 to $799 (Table 6.19). In addition, 21 percent had rents of $800 to $999, while another 22 percent had rents of $1,000 to $1,499. The rents of the remaining 13 percent were $1,500 or more: 7 percent rented for $1,500 to $1,999, and 6 percent rented for $2,000 or more. Compared to this city-wide distribution of rent, an unparalleledly larger proportion of rent-controlled units were very-low- and low-rent units. Of all rent-controlled units in the City, more than three-fifths rented for less than $800; 44 percent rented for less than $500.

Figure 6.8
Median Contract Rent by Rent Regulatory Status by Borough
New York City 2005



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

On the other hand, of all rent-stabilized units, three-fifths rented for $500 to $999: 35 percent for $500 to $799 and 26 percent for $800 to $999 (Table 6.19). In addition, another three-tenths rented for $1,000 or more; 23 percent for $1,000 to $1,499 and 9 percent for $1,500 or more. At the same time, 9 percent of rent-stabilized units rented for less than $500. Of post-1947 rent-stabilized units, more units rented for higher rents and fewer units rented for lower rents, compared to the pattern for all rent-stabilized units and that for pre-1947 rent-stabilized units (Figure 6.9).

Compared to the city-wide distribution of all rental units and the distribution in other rental categories, a substantially larger proportion of unregulated rental units rented for higher rents (Table 6.19). More than half of all unregulated rental units rented for a contract rent of $1,000 or more: 31 percent for $1,000 to $1,499; 9 percent for $1,500 to $1,999; and 15 percent for $2,000 or more. In other words, more than one in seven of unregulated rental units in the City rented for $2,000 or more (Figure 6.10).

In rem and Public Housing units were the least expensive. More than three-quarters of *in rem* units (76 percent) rented for a contract rent between $1 and $399 (Table 6.19). At the same time, almost all Public Housing units rented for between $1 and $799, while 76 percent rented for less than $500.

Table 6.18
Median Contract Rents (in 2005 Dollars) by Borough and by Regulatory Status
New York City 2002 and 2005

	Borough					
Regulatory Status	**All**	**Bronx[a]**	**Brooklyn**	**Manhattan[a]**	**Queens**	**Staten Island**
2002 (in 2005 $)						
All	$782	$687	$776	$897	$886	$776
Controlled	$554	$526	$554	$645	$520	**
Stabilized	$780	$698	$748	$922	$845	$831
Pre-1947	$776	$692	$720	$886	$831	**
Post-1947	$842	$751	$793	$1,080	$873	$776
All Other Regulated	$687	$711	$554	$720	$699	$871*
Mitchell-Lama	$704	$752	$665	$731	$665	**
Other[b]	$614	$473	$331	$700	$739	**
All Unregulated	$942	$831	$886	$2,437	$953	$803
In Rental Buildings	$942	$831	$886	$2,504	$942	$803
In Coops/Condos	$1,053	$886	$997	$2,216	$997	**
Public Housing	$321	$269	$296	$362	$418	$218*
In Rem	$335	**	**	$335	**	**
2005						
All	$850	$742	$800	$1,000	$905	$800
Controlled	$551	$500*	$500	$567	$535	**
Stabilized	$844	$750	$810	$960	$900	$850
Pre-1947	$810	$731	$800	$940	$860	**
Post-1947	$899	$800	$850	$1,082	$944	$800
All Other Regulated	$685	$750	$540	$708	$650	$300*
Mitchell-Lama	$750	$800	$650	$750	$700	**
Other[b]	$482	$480	$325	$700	$225	**
All Unregulated	$1,000	$920	$925	$2,200	$1,000	$850
In Rental Buildings	$1,000	$950	$910	$2,200	$1,000	$840
In Coops/Condos	$1,100	$775	$1,000	$2,050	$1,000	**
Public Housing	$342	$345	$345	$325	$388	**
In Rem	$303	**	**	$303	**	**

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

Notes:

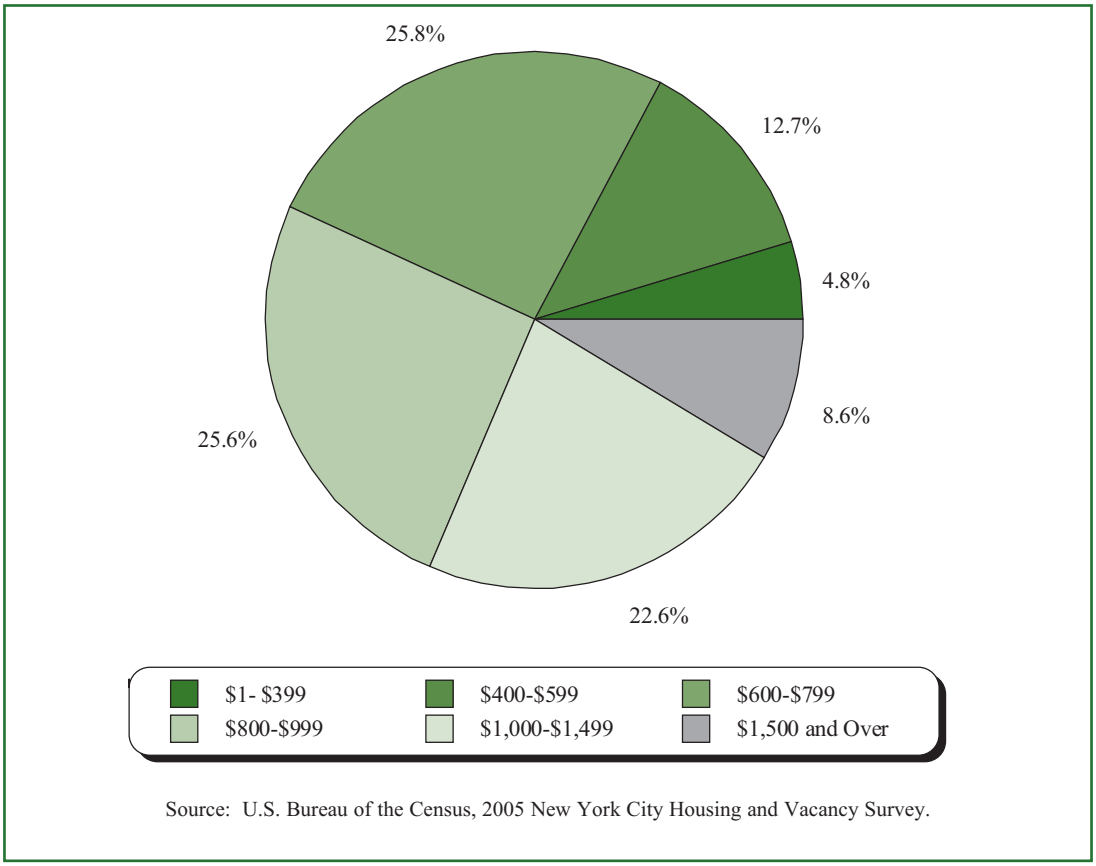
a Marble Hill in the Bronx.

b Includes primarily units whose rents are regulated by HUD, and also units with rents regulated by the Loft Board or under the provisions of the Article 4 program (which built limited-profit rental buildings for households with moderate incomes under Article 4 of the state PHFL).

* Since the number of renter-occupied units is small, interpret with caution.

** Too few households to report.

Figure 6.9
Distribution of Renter Occupied Stabilized Units by Contract Rent
New York City 2005



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

Differences in Median Contract Rent by Unit Size

As in most housing markets in this country, it is expected that, in the City, rent will increase as the size of the unit increases. This relationship was consistently steady and positive for all sizes of units in the City, except in Manhattan. In 2005, the rent for studios in the City was $775, and the rent for one-bedroom units was $800. At the same time, rents for two-bedroom units and three-bedroom units were $865 and $1,000 respectively (Table 6.20).

In Manhattan, the median contract rent for one-bedroom units was $1,100, not significantly higher than the rent of $1,050 for studios. The rents for two-bedroom and three-or-more-bedroom units were $935 and $800 respectively (Figure 6.11). Major reasons for this illogical pattern are as follows: in Manhattan, most large renter units were in the heavily rent-subsidized very-low rent categories of Public Housing, *in rem*, "other" rent-regulated, and rent-controlled (Table 6.21), while relatively larger proportions of small units, studios and one-bedroom units, were in the categories of post-1947 rent-stabilized or unregulated rental units in rental buildings or in cooperative and condominium buildings, many of which were built in later years and the rents of which were relatively very high. Specifically, the median contract rent for unregulated rental units in Manhattan was $2,200, 2.2 times the borough-wide median rent, and about 7 times the rent for Public Housing ($325) or *in rem* ($303) units in the borough. The median rent for post-1947 rent-stabilized units was $1,082, more than three times the rent for Public Housing or *in rem* units in Manhattan (Table 6.21).

Table 6.19
Distribution of Renter Occupied Units by Contract Rent by Regulatory Status
New York City 2005

Contract Rent	All	Rent Controlled	Rent Stabilized			All Other Regulated	All Unregulated	Public Housing	*In Rem*
			All	Pre-1947	Post-1947				
All Renter Occupied[a]	2,027,626	43,317	1,015,655	726,070	289,584	122,247	668,711	167,539	10,158
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
$1 - $299	7.7%	20.8%	3.0%	3.0%	2.9%	23.7%	1.2%	43.9%	33.6%*
$300 - $399	3.2%	10.3%	1.8%	1.9%	1.5%	6.8%	1.0%	14.0%	42.6%
$400 - $499	4.9%	12.5%	3.9%	4.4%	2.7%	5.8%	2.2%	18.3%	**
$500 - $599	6.9%	9.4%*	8.8%	10.1%	5.5%	6.2%	3.4%	9.1%	**
$600 - $699	10.0%	**	12.8%	13.4%	11.5%	8.2%	6.5%	9.1%	**
$700 - $799	10.6%	10.1%	13.0%	13.5%	11.5%	12.3%	9.0%	2.3%*	**
$800 - $899	11.7%	7.6%*	14.4%	14.3%	14.4%	10.0%	11.0%	**	**
$900 - $999	9.7%	**	11.2%	10.6%	12.8%	9.5%	10.3%	**	**
$1,000- $1,249	15.6%	**	15.5%	14.3%	18.5%	9.2%	21.4%	**	**
$1,250 - $1,499	6.8%	**	7.0%	6.3%	8.8%	3.4%	9.3%	**	**
$1,500 - $1,999	6.7%	**	6.6%	6.8%	6.4%	2.7%*	9.2%	**	**
$2,000 & Over	6.2%	**	1.9%	1.4%	3.4%	**	15.4%	**	**

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

Notes:

a Includes households paying no cash rent (37,315) which are not included in percent distribution.

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

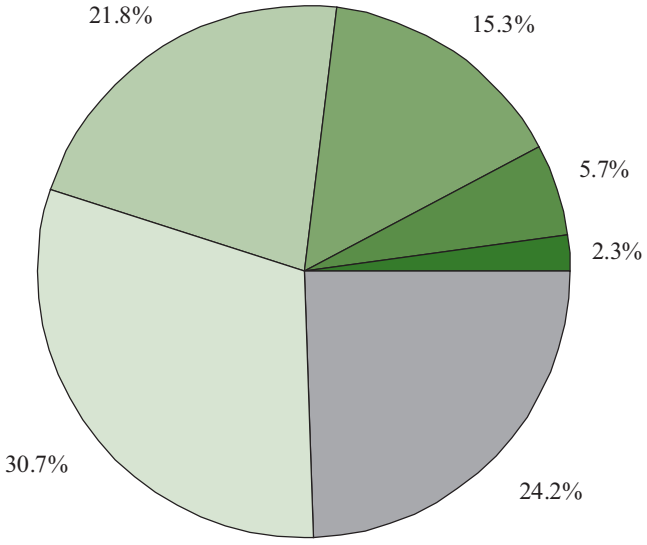
** Too few households to report.

Table 6.20
Median Contract Rent by Number of Bedrooms and by Borough
New York City 2005

Borough	Number of Bedrooms				
	All	0	1	2	3 or More
All Renter Occupied Units	$850	$775	$800	$865	$1,000
Bronx[a]	$742	$600	$693	$772	$950
Brooklyn	$800	$600	$775	$850	$980
Manhattan[a]	$1,000	$1,050	$1,100	$935	$800
Queens	$905	$750	$850	$1,000	$1,200
Staten Island	$800	$600*	$750	$950	$1,200

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a Marble Hill in the Bronx.
* Since the number of households is small, interpret with caution.

Figure 6.10
Distribution of Renter Occupied Unregulated Units by Contract Rent
New York City 2005



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

Table 6.21
Median Contract Rent and Number of Units in *Manhattan* by Rent Regulatory Status and Year Built, by Number of Bedrooms New York City 2005

Rent Regulatory Status	All Renter Occupied Units in Manhattan		Number of Bedrooms							
			0		1		2		3 or More	
	Number	Median Contract Rent	Number	Median Contract Rent	Number	Median Contract Rent	Number	Median Contract Rent	Number	Median Contract Rent
All	563,589	$1,000	90,618	$1,050	235,142	$1,100	168,626	$935	69,203	$800
Controlled	23,190	$567	**	**	10,700	$680	6,115	$550	4,458*	$551*
Stabilized	324,749	$960	67,861	$1,000	137,478	$986	87,610	$934	31,800	$888
Pre-1947	255,175	$940	55,159	$1,000	105,481	$916	67,981	$910	26,554	$913
Post-1947	69,574	$1,082	12,702	$1,031	31,998	$1,200	19,629	$1,000	5,246	$630
All Other Regulated	29,145	$708	**	**	13,099	$685	9,978	$700	**	$870*
Mitchell-Lama	11,797	$750	**	**	**	$837*	5,794	$700	**	**
Other Regulated	17,348	$700	**	**	9,269	$681	4,184*	$700	**	**
All Unregulated	128,543	$2,200	16,364	$1,500	61,302	$2,200	37,472	$2,400	13,405	$2,500
In Rental Buildings	111,694	$2,200	11,951	$1,600	52,491	$2,200	35,191	$2,400	12,060	$2,500
Sublet Coops	16,849	$2,050	4,412*	$1,300	8,811	$2,300	**	**	**	**
Public Housing	50,660	$325	**	**	10,935	$210	25,259	$388	12,498	$342
In Rem	7,303	$303	**	**	**	**	**	**	**	$350*
Year Built										
1980 or Later	52,020	$2,000	7,041	$1,744	29,368	$2,050	12,954	$2,300	**	**
1970 - 1979	38,574	$1,245	5,854	$1,000	16,996	$1,638	11,406	$967	4,318*	$855
1947 - 1969	105,219	$700	12,166	$945	37,518	$1,029	40,278	$502	15,257	$548
Before 1947	367,776	$1,000	65,558	$1,000	151,261	$1,000	103,987	$1,020	46,970	$950

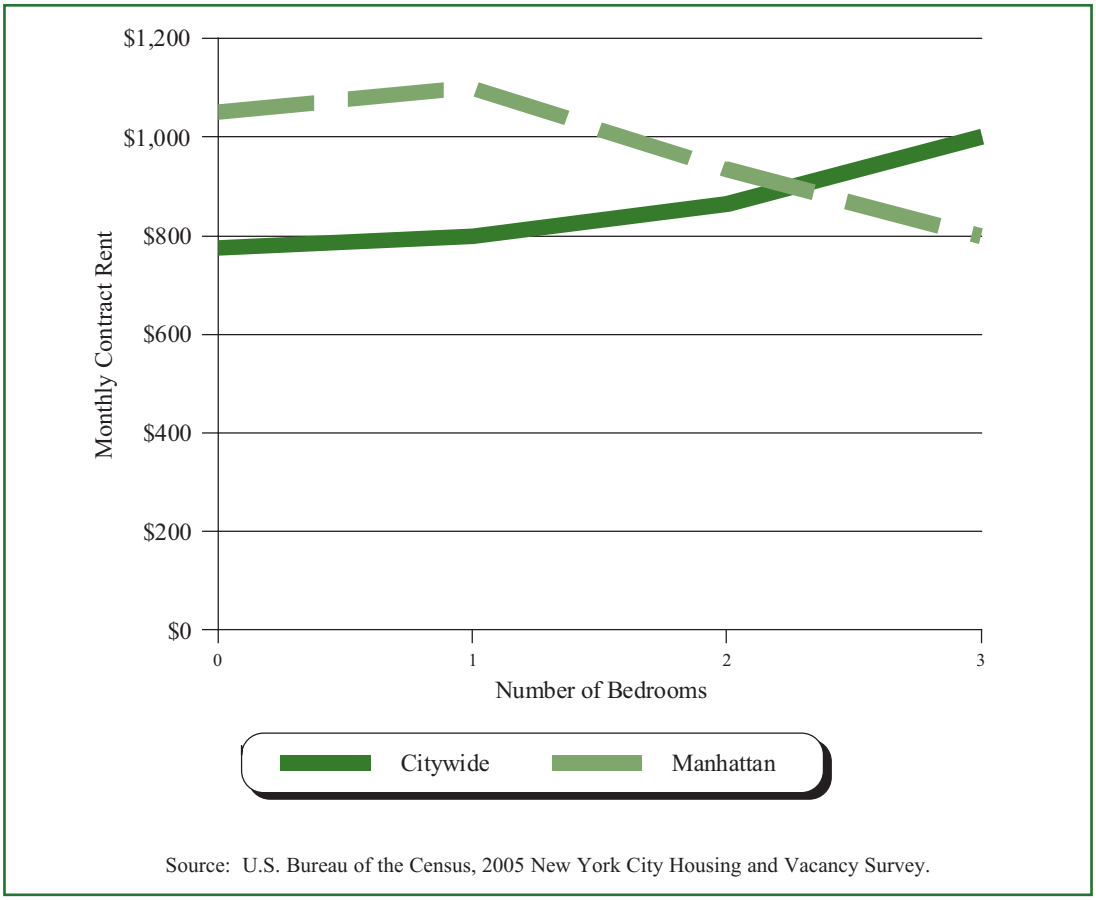
Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Notes:

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

** Too few households to report.

Figure 6.11
Monthly Contract Rent by Number of Bedrooms
New York City and Manhattan 2005



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

On the other hand, three-quarters of Public Housing units were either two-bedroom units (50 percent) or three-bedroom units (25 percent), while fewer than one in ten rent-stabilized units had three or more bedrooms (Table 6.21). Particularly, of post-1947 rent-stabilized units in Manhattan, only 8 percent were three-bedroom units.

Moreover, studios are located in expensive areas, while large units are located in relatively less expensive areas. Specifically, while 86 percent of studios are located in the expensive lower midtown area, only 38 percent of three-bedroom units are located in this area of Manhattan; 63 percent of three-bedroom units are located in the less expensive areas of upper Manhattan.[10]

Citywide, a consistently positive relationship between unit size and rent level is exhibited within each rent-regulation category, except for very old units, such as rent-controlled units and pre-1947 rent-stabilized units. For rent-controlled units, the median contract rent for two-bedroom units was $575, $25 or 4 percent lower than the rent for one-bedroom units in this category and the median rent for a three bedroom apartment was even lower at $551 (Table 6.22). The rent for pre-1947 rent-stabilized one-bedroom units was $799, lower than the rent for studios in the same rental category, which was $805.

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

Table 6.22
Median Contract Rents by Regulatory Status and by Number of Bedrooms
New York City 2005

	Number of Bedrooms				
Rent Regulatory Status	**All**	**0**	**1**	**2**	**3 or More**
All	$850	$775	$800	$865	$1,000
Controlled	$551	**	$600	$575	$551
Stabilized	$844	$800	$808	$874	$920
Pre-1947	$810	$805	$799	$850	$865
Post-1947	$899	$753	$865	$950	$1,140
Mitchell-Lama	$750	$519	$660	$775	$900
Unregulated	$1,000	$840	$925	$1,000	$1,200
In Rental Buildings	$1,000	$800	$900	$1,000	$1,200
In Coops/Condos	$1,100	$1,000	$1,000	$1,250	$1,308*
Public Housing	$342	$191	$219	$375	$397
In Rem	$303	**	**	$300*	$350
Other Regulated	$482	$773	$287	$575	$870

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

Median Contract Rents for Unregulated Rental Units

Of the 2,028,000 occupied rental units in the City in 2005, 669,000 or 33 percent were unregulated rental units (Table 6.19). Of all occupied unregulated rental units, 625,000 or 93 percent were in rental buildings, while 44,000 or 7 percent were in cooperative or condominium buildings (Table 6.24). In 2005, the median contract rent for unregulated units in cooperative or condominium buildings was $1,100, the highest of any rental category in the City (Table 6.23).

Furthermore, the rents for unregulated rental units as a whole and for separate sub-categories of this rental category — units in rental buildings and units in cooperative or condominium buildings — in Manhattan were the highest of rents in all the boroughs. The rent for all unregulated units in the borough as a whole was $2,200, or 2.2 times the rent for such units in the City as a whole (Table 6.23). The rents for such units in other boroughs ranged from $850 in Staten Island, to $920 in the Bronx, $925 in Brooklyn, and $1,000 in Queens. The rent for such units in cooperative or condominium buildings in Manhattan was $2,050, or 1.9 times the rent for all such units in the City, and the highest for such units in any of the other boroughs, which ranged from $775 in the Bronx, to $1,000 in Brooklyn and Queens. The number of such units in Staten Island was too small to report.

Table 6.23
Median Contract Rent of Unregulated Units by Borough and by Type of Building
New York City 2002 and 2005

Borough	Total	In Rental Buildings	In Coops and Condos
2002			
All	$942	$942	$1,053
Bronx[a]	$831	$831	$886
Brooklyn	$886	$886	$997
Manhattan[a]	$2,437	$2,504	$2,216
Queens	$953	$942	$997
Staten Island	$803	$803	*
2005			
All	$1,000	$1,000	$1,100
Bronx[a]	$920	$950	$775
Brooklyn	$925	$910	$1,000
Manhattan[a]	$2,200	$2,200	$2,050
Queens	$1,000	$1,000	$1,000
Staten Island	$850	$840	*

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

Contract Rent Distribution and Changes for Unregulated Units

As discussed earlier, more unregulated rental units in the City were in the middle and upper rent ranges in 2005 (Table 6.24). More than three-quarters of unregulated rental units rented for $800 or more: 21 percent rented for $800-$999, and 55 percent rented for $1,000 or more, including 15 percent that rented for $2,000 or more. The rent distribution of unregulated rental units in rental buildings was very similar to that of all unregulated rental units. This is because the predominant proportion of unregulated units, 93 percent, was in rental buildings. However, of unregulated units in cooperative and condominium buildings, more units had high rents. The rents of 61 percent of such units were $1,000 or more, and 22 percent rented for $2,000 or more.

From 2002 to 2005, the proportion of unregulated units renting for less than $1,000 declined from 59 percent to 45 percent (Table 6.24). Commensurately, the proportion of such units renting for $1,000 or more increased considerably from 41 percent to 55 percent.

The proportion of unregulated units renting for $2,000 or more increased from 12 percent to 15 percent over the period. In 2005, the 100,000 unregulated units renting for $2,000 or more were a remarkable increase of 26,000, or 35 percent, from the 74,000 such units in 2002. Of all unregulated rental units renting for $2,000 or more in 2005, 90.5 percent were in rental buildings, while only 9.5 percent were in cooperative or condominium buildings. In 2002, the proportions of such units in rental buildings and in cooperative or condominium buildings were about the same as in 2005.[11]

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

Table 6.24
Distribution of Unregulated Renter Occupied Units by Contract Rent Interval (in 2005 Dollars) by Type of Building
New York City 2002 and 2005

	Total		In Coops and Condos		In Rental Buildings	
Contract Rent Interval	**2002**	**2005**	**2002**	**2005**	**2002**	**2005**
Number	644,991	668,711	49,815	43,893	595,176	624,818
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
$1 - $299	1.1%	1.2%	**	**[a]	1.2%	1.3%
$300 - $399	1.6%	1.0%	**	**[a]	1.7%	1.0%
$400 - $499	3.1%	2.2%	**	**[a]	3.1%	2.2%
$500 - $599	3.7%	3.4%	**	**[a]	3.9%	3.4%
$600 - $699	9.4%	6.5%	7.9%*	9.2%*	9.6%	6.3%
$700 - $799	12.3%	9.0%	8.3%*	8.9%*	12.7%	9.1%
$800 - $899	15.0%	11.0%	11.3%	9.1%*	15.3%	11.2%
$900 - $999	12.8%	10.3%	12.9%	**[a]	12.8%	10.6%
$1,000 - $1,249	15.8%	21.4%	17.0%	20.2%	15.7%	21.5%
$1,250 - $1,499	7.4%	9.3%	9.2%	10.5%	7.2%	9.2%
$1,500 - $1,999	5.9%	9.2%	9.2%	8.5%*	5.6%	9.3%
$2,000 and Over	11.9%	15.4%	19.0%	22.0%	11.3%	14.9%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a In 2005 a total of 38.9% of unregulated units in coops/condos rented for less than $1,000 per month. In 2002, 45.5% of such units rented below $1,000/month (in 2005 dollars).
* Since the number of renter occupied households is small, interpret with caution.
** Too few households to report.

Rents of Units in Cooperative and Condominium Buildings

The number of rental units in cooperative and condominium buildings in New York City changes as the demand for and supply of rental or owner units in the City change, since the tenure of unregulated rental units in such buildings can change as owners of buildings and/or units want. The number of all occupied rental units in cooperative and condominium buildings was 109,000 in 2005. The share of rent-regulated units in such buildings was 60 percent or 65,000 units in 2005 (Table 6.25).

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

Table 6.25
Number of Renter Occupied Units
in Cooperative and Condominium Buildings by Regulatory Status of Unit
New York City 2002 and 2005

	2002		2005		Change
Regulatory Status	**Number**	**Percent**	**Number**	**Percent**	**2002-2005**
All Renter Occupied Units in Coops and Condos[a]	114,301	100.0%	108,569	100.0%	
Rent Regulated	64,485	56.4%	64,676	59.6%	+3.2 pts
Unregulated	49,815	43.6%	43,893	40.4%	-3.2 pts

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a Excluding Mitchell-Lama cooperatives.

In 2005, as in 2002, the rent of unregulated units in cooperative and condominium buildings was substantially higher than that of rent-regulated units in such buildings. In 2005, the median contract rent of unregulated rental units in such buildings was $1,100, which was $244 or 29 percent higher than the rent of rent-regulated units in such buildings (Table 6.26). The difference was exceptionally large in Manhattan. The rent of unregulated rental units in such buildings in the borough was $2,050—that is, $968 or 89 percent higher than the rent of rent-regulated units in such buildings.

For rent-regulated and unregulated rental units in cooperative and condominium buildings, the relationship between the size of the unit and the level of rent was consistently positive for all sizes of units, except studios. The median contract rent for rent-regulated units in such buildings was $800 for one-bedroom units, $908 for two-bedroom units, and $1,077 for three-or-more-bedroom units in 2005 (Table 6.27). The rent for rent-regulated studios in such buildings was $825, $25 higher than the rent for rent-regulated one-bedroom units in the same type of buildings.

At the same time, the rent for unregulated rental units in such buildings was $1,000 for one-bedroom units, $1,250 for two-bedroom units, and $1,308 for three-or-more-bedroom units (Table 6.27). The rent for unregulated studios in such buildings was the same as the rent for unregulated one-bedroom units in such buildings.

The main reason why the rent for studios was not lower than the rent for one-bedroom units in cooperative and condominium buildings is that most studios were relatively new units compared to larger renter units and were mostly located in central Manhattan where rents are in general much higher than rents in the other boroughs, as discussed earlier (Table 6.21).

Rent and Housing and Neighborhood Conditions

Some of the most important characteristics of rental housing that determine rent are, first, the condition of rental units; second, the condition of the buildings which contain those units; and, third, the condition of the neighborhoods where the units are located. Thus, it is expected that the rent for units with better housing, building, and neighborhood conditions will be higher than the rent for units with poorer conditions. The 2005 HVS confirms that such a clearly positive relationship between rents and housing,

Table 6.26
Real Median Contract Rent of Renter Occupied Units in Cooperative or Condominium Buildings by Borough and by Regulatory Status
New York City 2002 and 2005

Borough	Regulatory Status				Percent Difference	
	Rent Regulated		Unregulated			
	2002[c]	2005	2002[c]	2005	2002[c]	2005
All Renter Occupied Units in Coops and Condos	$824	$856	$1,053	$1,100	+27.8%	+28.5%
Bronx[b]	$776	$865	$886	$775	+14.2%	-10.4%
Brooklyn	$654	$875	$997	$1,000	+52.4%	+14.3%
Manhattan[b]	$1,055	$1,082	$2,216	$2,050	+110.0%	+89.5%
Queens	$859	$785	$997	$1,000	+16.1%	+27.4%
Staten Island	*	*	*	*	--	--

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a Excluding Mitchell-Lama cooperatives.
b Marble Hill in the Bronx.
c In 2005 dollars.
* Too few units to report.

Table 6.27
Median Contract Rents of Renter Occupied Units in Cooperative or Condominium Buildings by Number of Bedrooms and Regulatory Status
New York City 2005

Number of Bedrooms	Regulatory Status		Percent Difference
	Rent Regulated	Unregulated	
All	$856	$1,100	+28.5%
0	$825	$1,000	+21.2%
1	$800	$1,000	+25.0%
2	$908	$1,250	+37.7%
3 or More	$1,077	$1,308*	+21.4%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a Excluding Mitchell-Lama cooperatives.
* Since the number of units is small, interpret with caution.

building, and/or neighborhood conditions exists in the City. Specifically, the median contract rent of units in buildings that were not dilapidated was $850, or $100 higher than that of units in dilapidated buildings (Table 6.28). The rent of units in buildings without any building defects was $850, but the level of rent slid gradually as the number of defects increased: $791 for units in buildings with one defect type, $722 for units in buildings with two defect types, and $713 for units in buildings with three or more defect types.

An unequivocally positive relationship between housing maintenance condition and rent was also vividly displayed in the City, according to the 2005 HVS. The rent of units without maintenance deficiencies was $853; it fell to $804, $788, and $750 respectively for units with 1-2, 3-4, and 5 or more maintenance deficiencies (Table 6.28).

A solidly positive relationship also existed between neighborhood conditions and rent in the City. The rent for units located on a street where there were no boarded-up buildings was $850, while it was $750 for units located on a street where boarded-up buildings were present in 2005 (Table 6.28). The rent level was highest, $1,000, for units in neighborhoods rated "excellent" by survey respondents; the rent level declined as the neighborhood rating declined: $837 for units in neighborhoods rated "good," $750 for units in neighborhoods rated "fair," and $700 for units in neighborhoods rated "poor."

Table 6.28
Median Contract Rent by Housing and Neighborhood Conditions
New York City 2005

Housing and Neighborhood Conditions	Median Contract Rent
All Renter Occupied Housing	$850
Dilapidation Status	
Dilapidated	$750
Not Dilapidated	$850
Number of Building Defect Types	
None	$850
1	$791
2	$722
3 or More	$713
Number of Maintenance Deficiencies	
None	$853
1-2	$804
3-4	$788
5 or More	$750
Presence of Boarded-Up Building on Same Street	
Yes	$750
No	$850
Neighborhood Satisfaction Rating	
Excellent	$1,000
Good	$837
Fair	$750
Poor	$700

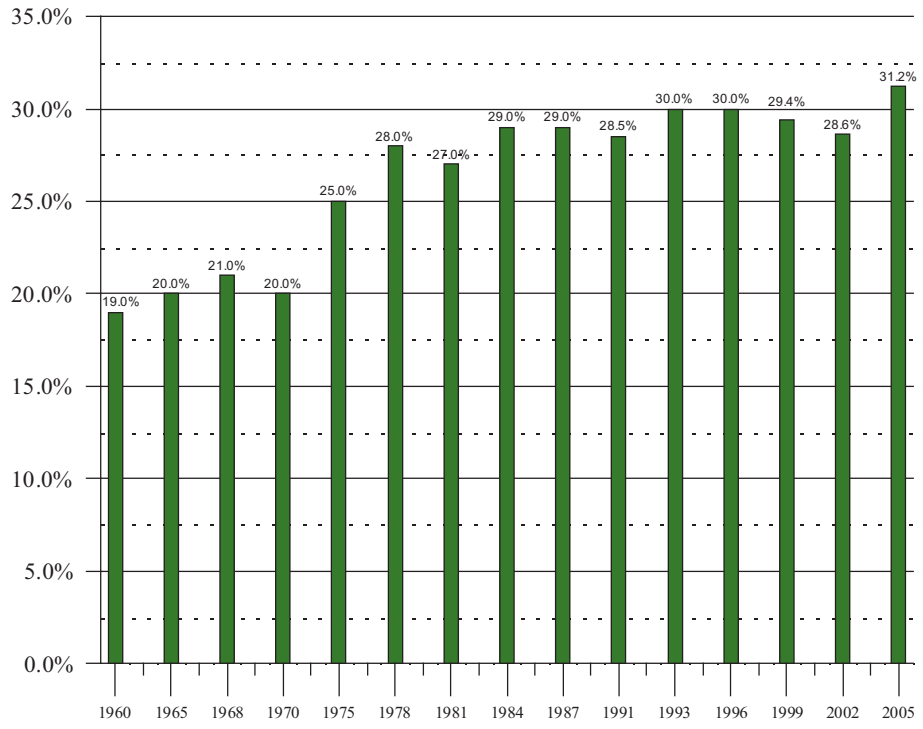
Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Affordability (Rent/Income Ratio) of Rental Housing

The rent/income ratio, a composite measure of rent viewed in relation to household income, is one of the most serious indicators tenants, owners, and policy-makers face in evaluating how the rental housing market performs in providing affordable housing to renter households in the City. However, the rent/income ratio, as an affordability indicator, among other things has the following two major limitations: first, it does not take into account the needs and preferences of different households for specific kinds of housing units in certain locations; and, second, it does not reflect certain needs of different households for basic non-housing goods and services—such as clothing, children's education, and medical expenses—that households should have in order to maintain a decent life.[12] Despite these limitations, the rent/income ratio is the most commonly used measure of the proportion of household income tenants spend for rent, since so far there appears to be no better alternative indicator that is easy to use and understand.

The median gross rent/income ratio, or the proportion of income that households spend for the gross rent of the units they occupy, was 31.2 percent in 2005. (Rent data are for the survey year, while income data are for the year before the survey year. In this report, the rent/income ratio is estimated using gross rent, which is the contract rent plus any charges for fuel and/or utilities paid separately from the rent by the tenant.) This was a substantial increase from three years earlier in 2002, when it was 28.6 percent; and the highest ratio in the forty years since 1965, when the first HVS was undertaken (Table 6.29 and Figure 6.12).

Figure 6.12
Median Gross Rent/Income Ratio New York City Selected Years 1960 - 2005



Sources: U.S. Bureau of the Census, 1960 and 1970 Decennial Census and 1965, 1968, 1975, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.

Table 6.29
Median Gross Rent/Income Ratio
New York City, Selected Years 1960-2005

Year	Gross Rent/Income Ratio[a]
2005	31.2%
2002	28.6%
1999	29.4%
1996	30.0%
1993	30.0%
1991	28.5%
1987	29%
1984	29%
1981	27%
1978	28%
1975	25%
1970	20%
1968	21%
1965	20%
1960	19%

Sources: U.S. Bureau of the Census, 1960 and 1970 Decennial Censuses, and 1965, 1968, 1975, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.

Note:

a For 1993, 1996, 1999, 2002 and 2005 the ratio was calculated using imputed rent and income. For prior years the ratio was based on reported rent and income only.

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

As in previous survey years, there is a clear-cut gradient effect as income level rises, with the gross rent/income ratio progressively moving down. The median gross rent/income ratio was 63.3 percent for very poor households whose incomes were at or below 50 percent of the Area Median Income (AMI) in 2004, the Median Income of the New York, New York, Primary Metropolitan Statistical Area (PMSA) adjusted for household size by the U.S. Department of Housing and Urban Development (Table 6.30). Then, the ratio declined to 46.6 percent for low-income households, whose incomes were at or below 80 percent of the AMI; to 24.8 percent for moderate-income households, whose incomes were between 81 percent and 100 percent of the AMI; to only 17.2 percent for households with incomes greater than the AMI. The basic finding here is that it is low household incomes which contribute predominately to the high rent/income ratio. This finding will be further examined below.

Table 6.30
Median Contract Rent and Median Gross Rent/Income Ratio by Area Median Income Level
New York City 2005

Percent of Area Median Income (AMI) Level[a]	Median Contract Rent	Median Gross Rent/Income Ratio
All Renters	$850	31.2%
Greater than AMI (100%)	$1,082	17.2%
81% – 100% AMI	$885	24.8%
≤80% AMI	$750	46.6%
51% – 80% AMI	$835	31.6%
≤50% AMI	$700	63.3%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
[a] Percent of New York, New York PMSA Median Income ($54,400, as of February 2005) adjusted for household size and market conditions by the U.S. Department of Housing and Urban Development (HUD).

Median Gross Rent/Income Ratio by Household Income Level

The solid gradient effect in the relationship between incomes and rent/income ratios was confirmed in the detailed distribution of rent/income ratios by household income level. The median rent/income ratio for households with incomes between $10,000 and $14,999 in 2004 was 73.8 percent. Then, the ratio slid progressively without interruption as household incomes increased (Table 6.31). The ratio dropped briskly to 41.4 percent for households with incomes between $20,000 and $29,999 and to 32.2 percent for households with incomes between $30,000 and $39,999. The ratio continued to go down further as household income rose: to 21.2 percent for households with incomes between $50,000 and $69,999, to 14.4 percent for households with incomes between $100,000 and $124,999, to a mere 9.7 percent for households with incomes of $200,000 or more.

This suggests that there is no single optimal ratio to indicate that households are paying a comfortable proportion of their incomes for rents. Household characteristics—such as household size and age of household members—as well as housing unit characteristics—such as the size and location of the unit—all determine the housing needs of different households. Nevertheless, low-income households, certainly the 935,000 households, or 46 percent of all renter households in the City, with incomes below $30,000, had an onerous rent burden, paying well over 41 percent of their income for rent (Table 6.32). Of renter households in rent-stabilized units and unregulated units, the rent/income ratio for those with incomes below $30,000 was even higher: 44 percent and greater (Table 6.33).

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

Table 6.31
Median Renter Income, Median Gross Rent and Median Gross Rent/Income Ratio by Household Income Level
New York City 2002 and 2005

Household Income Level	Median Income			Median Gross Rent			Median Gross Rent/Income Ratio		
	2002[a]	2005	% Difference	2002[a]	2005	% Difference	2002[a]	2005	Pts Difference
All Renters	$33,933	$32,000	-5.7%	$873	$920	+ 5.4%	28.6	31.2	+ 2.6 points
< $5,000	0	0	--	$740	$845	+ 14.2%	>100.0	>100.0	--
$5,000 - $9,999	$8,026	$7,800	- 2.8%	$597	$637	+ 6.7%	87.3	97.5	+ 10.2
$10,000 - $14,999	$12,242	$12,000	- 2.0%	$698	$759	+ 8.7%	68.2	73.8	+ 5.6
$15,000 - $19,999	$17,295	$17,000	- 1.7%	$770	$800	+ 3.9%	51.7	56.8	+ 5.1
$20,000 - $29,999	$25,127	$24,000	- 4.5%	$814	$840	+ 3.2%	39.0	41.4	+ 2.4
$30,000 - $39,999	$35,027	$34,000	- 2.9%	$863	$913	+ 5.8%	29.1	32.2	+ 3.1
$40,000 - $49,999	$44,441	$43,692	- 1.7%	$920	$953	+ 3.6%	24.1	26.2	+ 2.1
$50,000 - $69,999	$58,014	$58,000	- 0.0%	$964	$1,018	+ 5.6%	19.5	21.2	+ 1.7
$70,000 - $99,999	$82,095	$80,000	- 2.6%	$1,056	$1,110	+ 5.1%	15.1	16.7	+ 1.6
$100,000 - $124,999	$109,460	$109,000	- 0.4%	$1,182	$1,320	+ 11.7%	12.6	14.4	+ 1.8
$125,000 - $149,999	$134,636	$135,000	+ 0.3%	$1,280	$1,400	+ 9.4%	10.8	12.2	+ 1.4
$150,000 - $174,999	$162,767	$156,680	- 3.7%	$1,762	$1,585	- 10.0%	12.2	12.2	0.0
$175,000 - $199,999	$186,082	$185,000	- 0.6%	$1,679	$1,800	+ 7.2%	10.1	11.4	+ 1.3
$200,000 and over	$306,489	$289,000	- 5.7%	$2,216	$2,150	- 3.0%	9.3	9.7	+ 0.4

Source: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note: a 2002 rent is in April 2005 dollars; 2001 income is in average 2004 dollars.

Table 6.32
Number and Percent of Renter Households, Median Income, Gross Rent and Gross Rent/Income Ratio by Household Income Level
New York City 2005

Household Income Level	Number	Percent	Median Income	Median Gross Rent	Median Gross Rent/Income Ratio
All Renters	2,027,626	100.0%	$32,000	$920	31.2
< $5,000	134,222	6.6%	0	$845	>100.0
$5,000 - $9,999	213,920	10.6%	$7,800	$637	97.5
$10,000 - $14,999	169,983	8.4%	$12,000	$759	73.8
$15,000 - $19,999	158,086	7.8%	$17,000	$800	56.8
$20,000 - $29,999	258,471	12.7%	$24,000	$840	41.4
$30,000 - $39,999	237,944	11.7%	$34,000	$913	32.2
$40,000 - $49,999	192,457	9.5%	$43,692	$953	26.2
$50,000 - $69,999	262,289	12.9%	$58,000	$1,018	21.2
$70,000 - $99,999	206,943	10.2%	$80,000	$1,110	16.7
$100,000 - $124,999	77,895	3.8%	$109,000	$1,320	14.4
$125,000 - $149,999	40,541	2.0%	$135,000	$1,400	12.2
$150,000 - $174,999	27,105	1.3%	$156,680	$1,585	12.2
$175,000 - $199,999	13,586	0.7%	$185,000	$1,800	11.4
$200,000 and over	34,786	1.7%	$289,000	$2,150	9.7

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

Table 6.33
Number and Percent of Stabilized and Unregulated Renter Households, Median Income, Gross Rent and Gross Rent/Income Ratio by Household Income Level
New York City 2005

Household Income Level	Number	Percent	Median Income	Median Gross Rent	Median Gross Rent/Income Ratio
Stabilized & Unregulated Renters[a]	1,684,366	100.0%	$36,300	$982	31.9
< $5,000	98,715	5.9%	0	$938	>100.0
$5,000 - $9,999	127,764	7.6%	$7,860	$790	>100.0
$10,000 - $14,999	123,878	7.4%	$12,000	$845	81.6
$15,000 - $19,999	125,077	7.4%	$17,000	$875	60.9
$20,000 - $29,999	212,832	12.6%	$24,100	$900	44.1
$30,000 - $39,999	202,519	12.0%	$34,000	$960	34.1
$40,000 - $49,999	174,622	10.4%	$44,000	$980	26.8
$50,000 - $69,999	238,085	14.1%	$58,000	$1,050	21.7
$70,000 - $99,999	196,174	11.6%	$80,000	$1,135	16.8
$100,000 - $124,999	73,977	4.4%	$108,500	$1,362	14.8
$125,000 - $149,999	38,962	2.3%	$135,000	$1,430	12.4
$150,000 - $174,999	25,497	1.5%	$158,000	$1,690	12.6
$175,000 - $199,999	12,951	0.8%	$187,000	$1,800	11.4
$200,000 and over	33,312	2.0%	$295,000	$2,150	9.7

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note: a All renter households excluding rent controlled, public housing, *in rem*, Mitchell-Lama, other regulated.

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

The gross rent for rent-subsidized households is the overall housing cost they pay for their units (including any additional charges for fuel and utilities paid by the household)—that is, it is the rent the landlord received from the tenant and/or the government. On the other hand, out-of-pocket rent is the portion of gross rent the renter actually pays, in addition to the rent subsidy paid by the government to the tenant or directly to the landlord. Therefore, a discussion of the difference between the gross rent/income ratio and the out-of-pocket rent/income ratio will aid in adequately understanding the rent burden subsidized households face.

The standard affordability measure of 30.0 percent for the gross rent/income ratio will be used in this chapter in estimating comparably the affordability gap these subsidized households might have experienced if they had not received a subsidy. The affordability gap defined here is the difference between the gross rent/income ratio of rent-subsidized households and the standard 30.0 percent rent/income ratio affordability measurement.

The overall median gross rent/income ratio for rent-subsidized households was an onerously high 57.9 percent in 2005 (Table 6.34). That is, the overall gross rent of the apartment of a household receiving Section 8, SCRIE, or some other type of federal, State, or City subsidy altogether—including both the household's out-of-pocket rent and the rent subsidy—was 57.9 percent of the household's income. On the other hand, the out-of-pocket rent/income ratio—that is, the portion of the household's income that was actually spent out of pocket for the rent of the subsidized unit—was only 28.8 percent of the household's monthly income.

This means that, if rent-subsidized households had to pay the total rent asked by the landlord out of their own pockets for the units these households occupied, without any rent subsidy, the amount of their rent would have been 57.9 percent of their income, although the rent they actually paid was only 28.8 percent (Table 6.34). The difference between the rents landlords received, as a proportion of these households' incomes, and the portion of the rent these households actually paid out of pocket, as a proportion of their income, was extremely large: 29.1 percentage points (57.9 percent – 28.8 percent).

Applying the standard 30.0 percent of household income for rent, which is the rent/income ratio HUD uses for determining affordability in the Consolidated Plan and the Section 8 program, the affordability gap here for rent-subsidized households was 27.9 percentage points (57.9 percent – 30.0 percent) (Table 6.34). Thus, many of these subsidized households could not have afforded the apartments they occupied without the subsidy they received.

However, the affordability burden of rent-subsidized households was noticeably alleviated in the three years between 2002 and 2005, going from 60.8 percent to 57.9 percent, although their burden was still unbearably high.[13]

Analysis of the components of the median contract rent for subsidized households—that is, the sum of out-of-pocket rent and rent subsidy—sheds additional light on the startlingly high affordability gap these households face. (Contract rent, rather than gross rent, is used in this paragraph, since the paragraph covers rent data, not rent/income ratio data.) The median contract rent for households that received HUD Section 8 subsidies was $860, the highest of the four household subsidy types. Of this amount, these

13 Moon Wha Lee, Housing *New York City, 2002*, page 379.

households paid only 23.5 percent or $202 out of pocket (Table 6.3). The difference between the rent the landlord received and the portion of that rent these households actually paid was $658 ($860 - $202) on average, which was the amount of the Section 8 subsidy, whether it was a Section 8 certificate or voucher. This was 3.3 times these households' out-of-pocket rent ($658/$202).

The rent for households that received a New York State or City subsidy was the second highest, $730, and these households paid the lowest proportion of their rent, 27 percent, or a median of $197, out of pocket (Table 6.3). Thus, these households received a rent subsidy of $533 ($730 - $197), which was 2.7 times their out-of-pocket rent. Households that received the City's SCRIE paid the second-lowest rent, $571. Of this, 83 percent or $475 was paid out of pocket; consequently, the rent increase exemption they received was $96 ($571 - $475), 20.2 percent of their out-of-pocket rent.

For households that received a federal subsidy other than Section 8, the rent was the lowest, $455. Of this, 53.4 percent or $243 was paid by the households out of pocket; consequently, the subsidy they received was $212 ($455 - $243), 87.2 percent of their out of pocket rent (Table 6.3).

The median gross rent/income ratio for rent-unsubsidized households that did not receive any of the four subsidies covered in the 2005 HVS and that had to pay the total amount of their rent out of their own pocket was 29.1 percent, barely higher than the out-of-pocket rent/income ratio of 28.8 percent for rent-subsidized households (Table 6.34). However, these rent/income ratios are quite different in meaning one from the other. Rent-unsubsidized households, 1,367,000 households, were able to afford the apartments they occupied by spending less than the affordability standard of 30 percent of their incomes for rent, without any rent subsidies. It is most unlikely that the 236,000 rent-subsidized households, or 14.7 percent of all renter households in the City in 2005 (Table 6.34), could have afforded the apartments they occupied without the subsidies they received, since their total housing costs — that is, the gross rent as a combination of these households' out-of-pocket rent, utilities and the rent subsidy — were 57.9 percent of their income.

Table 6.34
Median Gross Rent/Income Ratio, Number and Percent of All Renter Households, Subsidized Households and Unsubsidized Households
New York City 2005

Household Subsidy Category	Median Gross Rent/Income Ratio[a]	Number of Renter Households	Percent of Renter Households
All Renter Households	31.2	2,027,626[b]	100.0%
Subsidized Households	57.9	236,198	14.7%
Out-of-Pocket Rent/ Income Ratio	28.8		
Unsubsidized Households	29.1	1,367,359	85.3%
Not-Reporting Subsidy	33.0	386,755	

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a Data includes imputed rent and income where not reported by respondent, but excludes households with no cash rent or zero or negative income.
b Includes 37,315 households paying no cash rent, that are not included in the percent distribution.

Affordability for Different Rent-Regulation Categories

The proportion of income renter households pay for their units varies among the different rent-regulation categories. Gross rent requires a very high share of income for tenants in rent-controlled units. The median gross rent/income ratio for households in rent-controlled units, most of which were elderly households with very low and fixed incomes, was 33.5 percent, the highest of any rent-regulation category and 2.3 percentage points higher than the ratio of 31.2 percent for all renter households in 2005 (Table 6.35). Such a high rent burden was the result of rent-controlled tenants' very low incomes. The median income of households in rent-controlled units was $22,176, a mere 69 percent of the median renter household income for the City in 2004 (Table 6.17).

The rent/income ratio for households in rent-stabilized units was 31.9 percent, slightly higher than the city-wide ratio of 31.2 percent. However, the ratio for households in post-1947 rent-stabilized units was 30.5 percent, considerably lower than the city-wide ratio, while the ratio for households in pre-1947 rent-stabilized units was 32.2 percent, higher than the city-wide ratio. Here again, low incomes dominate the difference in the rent/income ratio. The median contract rent of post-1947 rent-stabilized units was $899, $89 or 11 percent higher than the rent of pre-1947 rent-stabilized units. At the same time, the median income of households in post-1947 rent-stabilized units was $34,840, $2,840 or 9 percent higher than the income of households in pre-1947 rent-stabilized units (Table 6.17).

The rent/income ratios for unregulated rental units as a whole and for such units in rental buildings were 31.9 percent and 32.1 percent respectively, higher than the city-wide ratio of 31.2 percent (Table 6.35). But the ratio for unregulated rental units in cooperative and condominium buildings was only 29.0 percent, the lowest of any rent-regulation category. Here again, the reason for the considerably lower rent/income ratio of unregulated units in cooperative and condominium buildings is the substantially higher income of households in such rental units. In specific, the income of households in such units was $8,000 or 19 percent higher than the income of households in unregulated units in rental buildings, while the contract rent of such units was $1,100, $100 or 10 percent higher than the rent of unregulated units in rental buildings in 2005 (Table 6.17).

The gross rent/income ratio for rent-subsidized households as a whole was worrisomely high, 57.9 percent in 2005, while it was 29.1 percent for unsubsidized households, as discussed earlier (Table 6.35). Thus, without subsidies, subsidized households would have had to pay about twice the proportion of their income for rent that the average renter household or unsubsidized household paid. The rent burden for subsidized households was particularly unbearable for those in pre-1947 rent-stabilized units. The total rent, as the sum of out-of-pocket rent plus rent subsidy, for rent-subsidized households in pre-1947 rent-stabilized units was appalling, 72.4 percent of their income in 2005, while the proportion of the total rent paid out of their own pockets was only 30.7 percent. The resulting difference between their overall rent/income ratio and their out-of-pocket rent/income ratio was 41.7 percentage points (72.4 percent – 30.7 percent), and the affordability gap between their overall rent/income ratio and the standard rent/income ratio of 30.0 percent was 42.4 percentage points. As a result, without subsidies, most of these households could not have afforded to rent the units they occupied. This situation of such an onerously high overall rent/income ratio, a lower out-of-pocket rent/income ratio, and a huge affordability gap was repeated for subsidized households in post-1947 rent-stabilized units and in unregulated rental units in rental buildings. Judging from these findings, it can be inferred that the affordability gap was so huge that these households were in housing poverty and, without subsidies, could not have afforded their apartments — even if they had made sacrifices on other necessities, such as clothing, their children's education, and medical needs — and could, thus, have been at great risk of homelessness.

Table 6.35
Median Gross Rent/Income Ratios of All Renter Households, Subsidized Households and Unsubsidized Households and Out-of-Pocket Rent/Income Ratios of Subsidized Households by Regulatory Status
New York City 2005

Regulatory Status	All Renter Households	Subsidized Households		Unsubsidized Households
	Gross Rent/Income Ratio	Gross Rent/Income Ratio	Out-of-Pocket Rent/Income Ratio	Gross Rent/Income Ratio
All	**31.2**	**57.9**	**28.8**	**29.1**
Controlled	**33.5**	**	**	**33.5**
Stabilized	**31.9**	**69.7**	**30.5**	**29.4**
Pre-1947	**32.2**	**72.4**	**30.7**	**29.9**
Post-1947	**30.5**	**61.6**	**29.2**	**27.6**
All Unregulated	**31.9**	**57.6**	**22.9**	**30.4**
In Rental Buildings	**32.1**	**59.1**	**21.7**	**30.7**
In Coops/Condos	**29.0**	**	**	**26.9**
All Other Regulated	**33.5**	**55.1**	**29.8**	**27.1**

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

On the other hand, with a rent/income ratio of 29.1 percent, the rent burden unsubsidized households bore was generally low enough for them to be able to afford the units they occupied without any subsidies, except for single elderly households and single households with minor children, which will be discussed later (Table 6.38). Still, 48 percent of unsubsidized households paid 30 percent or more of their income for housing costs, and 24 percent had a rent burden of 50 percent or more (Table 6.36).

Rent/Income Ratio Level and Receipt of Subsidy

In 2005, 47.4 percent of renter households paid below the standard affordability measure of 30.0 percent of income for rent; 23.4 percent paid between 30.0 and 49.9 percent; and 29.2 percent paid 50.0 percent or more (Table 6.36).

On the other hand, of rent-subsidized households, 24.9 percent paid less than 30.0 percent of their income for rent: 20.6 percent paid between 30.0 percent and 49.9 percent; and a notable 54.6 percent paid 50 percent or more (Table 6.36).

Of unsubsidized households, 51.9 percent had rent/income ratios below 30.0 percent in 2005 (Table 6.36). Therefore, 48.1 percent had ratios of 30.0 percent or more: 24.1 percent had ratios between 30.0 percent and 49.9 percent, and 24.0 percent had ratios of 50.0 percent or more.

Table 6.36
Distribution of Gross Rent/Income Ratio of All Renter Households, Subsidized Households and Unsubsidized Households
New York City 2005

Gross Rent/Income Ratio Categories	All Renter Households	Subsidized Households		Unsubsidized Households
		Gross Rent/Income Ratio	Out-of-Pocket Gross Rent/Income Ratio	Gross Rent/Income Ratio
All	100.0%	100.0%	100.0%	100.0%
Less than 10%	5.0%	2.5%	14.8%	4.9%
10% - 19.9%	21.0%	8.6%	13.9%	23.5%
20% - 29.9%	21.4%	13.8%	24.9%	23.5%
30% - 39.9%	14.5%	12.6%	18.1%	15.1%
40% - 49.9%	8.9%	8.0%	8.2%	9.0%
50% - 59.9%	5.8%	5.4%	3.8%	5.8%
60% - 69.9%	4.3%	6.1%	3.5%	4.1%
70% - 79.9%	3.4%	5.4%	2.9%	2.9%
80% - 99.9%	4.4%	8.8%	3.5%	3.7%
100% and Over	11.3%	28.9%	6.4%	7.5%

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

Affordability for Different Racial and Ethnic Groups

The rent burden each racial and ethnic group experienced in 2005 was considerably different from group to group. In 2005, the gross rent/income ratio for non-Puerto Rican Hispanic households was 34.6 percent, 3.4 percentage points higher than the rent/income ratio of 31.2 percent for all renter households and 2.9 percentage points higher than it was for them in 2002 (Table 6.37).

The ratio for Asian households was 33.2 percent, 2.0 percentage points higher than the rate for all renters and 1.9 percentage points higher than it was for the group in 2002 (Table 6.37).

On the other hand, the ratio for Puerto Rican households was 31.7 percent, slightly higher than the overall ratio and a noticeable increase from three years earlier, when it was 30.1 percent (Table 6.37).

The ratio for black households was 29.6 percent in 2005, 1.6 percentage points lower than the overall ratio and up 1.7 percentage points from their ratio in 2002 (Table 6.37).

The ratio for white households was 30.3 percent, barely lower than the city-wide ratio and a considerable 3.7 percentage-point increase from the group's ratio in 2002 (Table 6.37).

The reason for the high rent/income ratio for non-Puerto Rican Hispanic households was not their high rent level, but rather their low income level. Even though their median gross rent was $893 in 2005, which was 97 percent of the city-wide rent (Table 6.37), their median household income was only $29,000 in 2004, the second-lowest household income of any racial and ethnic group and only 91 percent of the median household income of all renter households (Table 3.18).

The median gross rent/income ratio for rent-subsidized households, their out-of-pocket rent/income ratio, and the difference between the two ratios varied widely for the different racial and ethnic groups (Figure 6.13).

The rent/income ratio for rent-subsidized Puerto Rican households was extremely high, 71.9 percent, while their out-of-pocket rent/income ratio was 28.7 percent (Table 6.37). The difference between the two ratios was 43.2 percentage points, and the affordability gap was enormous, 41.9 percentage points.

Other racial and ethnic groups that received some kind of rent subsidy also would have had to pay a very high proportion, over 50 percent, of their income for rent, except for whites and Asians. It was 65.3 percent for non-Puerto Rican Hispanic households, and 57.6 percent for black households (Table 6.37). These groups' out-of-pocket rent/income ratios were 29.4 percent and 27.8 percent respectively. The affordability gaps for these groups were 35.3 percentage points and 27.6 percentage points respectively. Based on this, it can be said that without the rent subsidies they received, a preponderate proportion of rent-subsidized households in these three racial and ethnic groups could not have afforded the apartments they occupied.

For white rent-subsidized households, the median gross rent/income ratio was 47.4 percent, while their out-of-pocket rent/income ratio was only 31.1 percent (Table 6.37). In other words, the total gross rent/or total housing cost would have been 47.4 percent of white rent-subsidized households' income, but the proportion of rent actually paid by these households was 31.1 percent of their income, a difference of 16.3 percentage points. Using 30.0 percent of household income as the affordability standard, the affordability gap here was 17.4 percent. Judging from this, without the rent subsidies they received, a large number of white rent-subsidized households could not have afforded the apartments they occupied.

Affordability of Rental Housing by Household Type

Single elderly households paid the highest proportion of their income for rent of any household group: an onerously high 49.1 percent in 2005, 17.9 percentage points higher than the average renter household in the City (Table 6.38). The affordability gap for these single elderly households was very high, 19.1 percentage points.

The rent burden for single households with minor children was also extremely high: their median gross rent/income ratio of 44.8 percent was 13.6 percentage points higher than the median rent/income ratio for the City. The affordability gap for these households was 14.8 percentage points (Table 6.38).

The rent/income ratios for elderly households and single adult households were 33.5 percent and 33.0 percent respectively, 2.3 percentage points and 1.8 percentage points respectively higher than the city-wide ratio (Table 6.38).

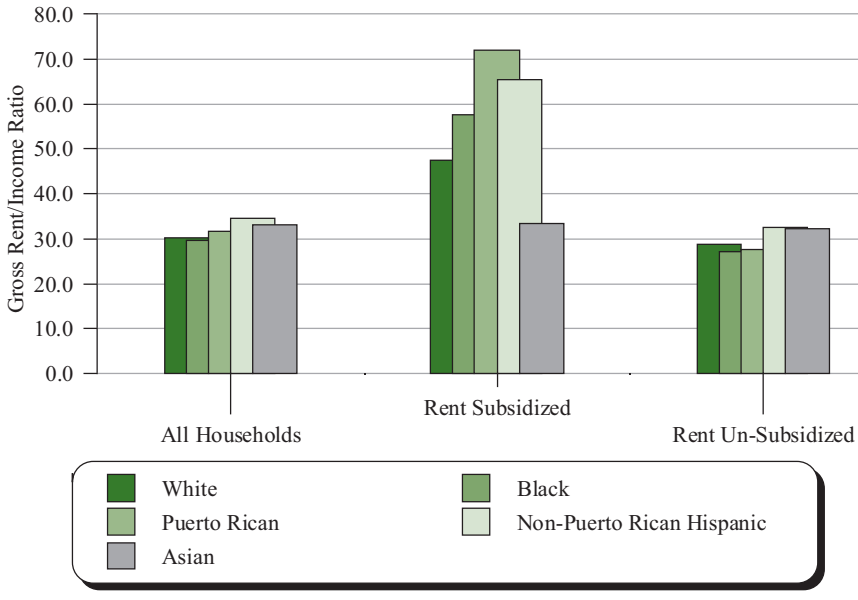
The proportion of income that adult households paid for rent in 2005 was the lowest of any household group, only 24.5 percent, or 6.7 percentage points lower than the median gross rent/income ratio for the City (Table 6.38). Adult households with minor children paid 29.2 percent of their income for rent, 2.0 percentage points lower than the city-wide median.

Table 6.37
Median Gross Rent (in 2005 Dollars) and Median Gross Rent/Income Ratio of All Renter Households, Subsidized Households and Unsubsidized Households by Race/Ethnicity New York City 2002 and 2005

Race/Ethnicity	All Renter Households		Subsidized Households			Unsubsidized Households	
	Median Gross Rent	Median Gross Rent/Income Ratio	Median Gross Rent	Median Gross Rent/Income Ratio	Median Out-of-Pocket Rent/Income Ratio	Median Gross Rent	Median Gross Rent/Income Ratio
2002 (in 2005 Dollars)							
All	$873	28.6	$740	60.8	29.3	$877	27.1
White	$1,025	26.6	$704	73.7	32.5	$1,044	25.6
Black	$776	27.9	$748	50.7	27.2	$776	26.2
Puerto Rican	$680	30.1	$694	51.9	28.9	$673	27.7
Non-Puerto Rican Hispanic	$841	31.7	$854	65.8	27.3	$835	29.5
Asian	$964	31.3	$554	50.1	32.7	$962	30.6
2005							
All	$920	31.2	$825	57.9	28.8	$917	29.1
White	$1,080	30.3	$773	47.4	31.1	$1,100	28.8
Black	$797	29.6	$810	57.6	27.8	$786	27.1
Puerto Rican	$759	31.7	$847	71.9	28.7	$720	27.5
Non-Puerto Rican Hispanic	$893	34.6	$876	65.3	29.4	$895	32.5
Asian	$1,015	33.2	$837	33.3	19.0	$1,040	32.2

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
* Too few households to report.

Figure 6.13
Median Gross Rent/Income Ratio of All Renter Households,
Rent Subsidized and Rent Unsubsidized Households by Race/Ethnicity
New York City 2005



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

Compared to their incomes, the gross rent that various rent-subsidized household groups had to pay as a combination of their out-of-pocket rent and their rent subsidy was extremely high in 2005. Particularly, the median gross rent/income ratio for subsidized single households with minor children was troublingly high: 88.6 percent (Table 6.38). This means that, if these households had had to pay their total rent without any rent subsidy, they would have had to spend almost all of their household income for rent, with very little left for other necessities, such as food, clothes, and medicine. But because these households received some kind of rent subsidy, the proportion of rent they actually paid out of pocket was only 27.4 percent of their income. The affordability gap was 58.6 percentage points. This means that these households were definitely in housing poverty; and, without the subsidy they received, they would have been too poor to afford the rent for the units they occupied and at the utmost risk of homelessness or doubling up with other households.

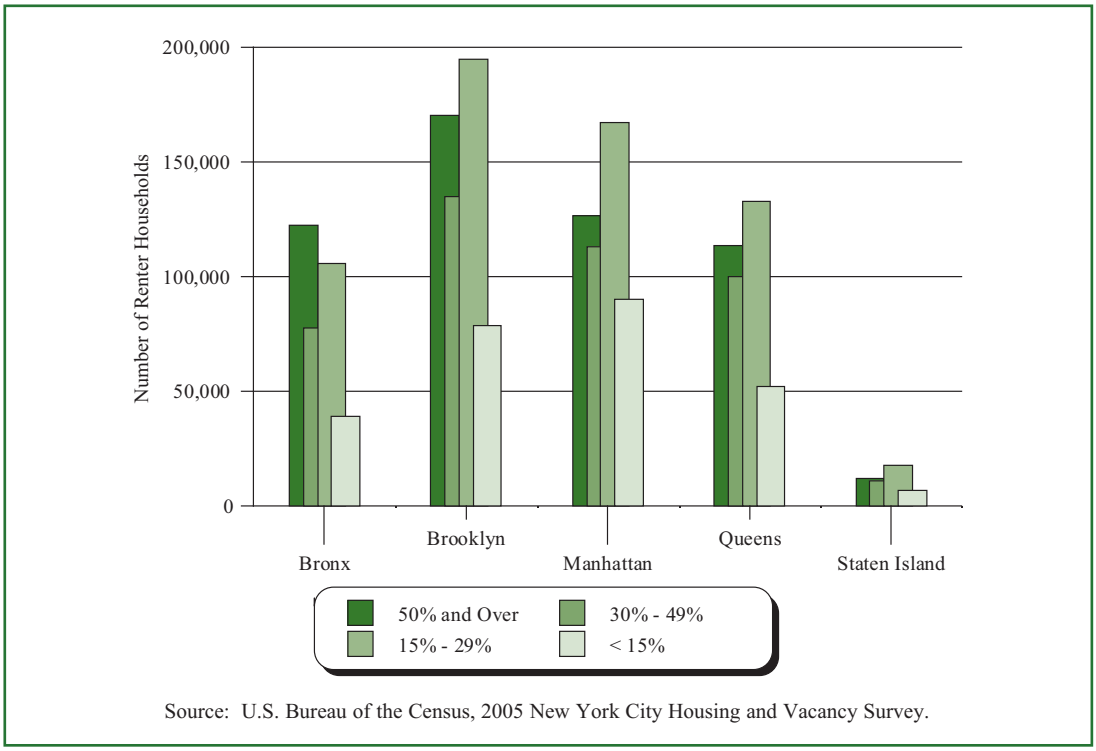
The total median gross rent/income ratio for rent-subsidized single-adult households was also unbearably high: 75.4 percent of their household income in 2005. But the proportion of their income that went out of pocket toward rent was 31.0 percent. The affordability gap for this household type was 45.4 percentage points (Table 6.38). Again, most of these single-adult households could not have afforded the apartment in which they lived without the rent subsidy they received.

The median gross rent/income ratios for other subsidized household types were lower than the ratio of 57.9 percent for all subsidized households in the City (Table 6.38). However, the differences between rent/income ratios and out-of-pocket rent/income ratios and the affordability gaps for these other subsidized households were also considerably large. Particularly, the rent/income ratio for subsidized single elderly households was 57.1 percent, while their out-of-pocket rent/income ratio was 34.1 percent and their affordability gap was 27.1 percentage points.

It is important to reiterate that it is not high median gross rents that create the troublingly high median gross rent/income ratios for subsidized households. Rather, it is because of the extremely low incomes of subsidized households that their gross rent/income ratios are so commensurately high. The median income of all subsidized households was only $12,176 in 2004, a mere 38 percent of the median household income of all renter households (Table 6.38). Subsidized single households with minor children, single elderly households, and single adult households—the household types with higher affordability gaps—were appallingly poor. Their median incomes were startlingly low, $10,000, $8,232, and $9,000 respectively, all about or less than 31 percent of the median income of all renter households.

The overall proportion of income that rent-unsubsidized household groups paid for rent was 29.1 percent, unparalleledly smaller than the proportion paid by subsidized household groups. However, unsubsidized single elderly households and single adult households with minor children, in particular, paid disproportionately high proportions of their income for rent: 44.3 percent and 37.6 percent respectively (Table 6.38). Again, the dominant cause of this high rent/income ratio for these two unsubsidized household types was their extremely low income, not their high rent. The median incomes of these two household types were $12,000 and $22,000 respectively, only 38 percent and 69 percent respectively of the median income of all renter households in 2004. Most of these unsubsidized single adult households with minor children and single elderly households could benefit from some kind of rent subsidy in order to lower their seriously high rent burdens.

Figure 6.14
Distribution of Renter Households by Gross Rent/Income Ratio within Borough
New York City 2005



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

Table 6.38
Median Gross Rent, Median Household Income and Median Gross Rent/Income Ratio of All Renter Households, Subsidized Households and Unsubsidized Households by Household Type
New York City 2005

	All Renter Households			Subsidized Households				Unsubsidized Households		
Household Type	Gross Rent	Household Income	Gross Rent/Income Ratio	Gross Rent	Household Income	Gross Rent/Income Ratio	Out-of-Pocket Gross Rent/Income Ratio	Gross Rent	Household Income	Gross Rent/Income Ratio
All	$920	$32,000	31.2	$825	$12,176	57.9	28.8	$918	$36,500	29.1
Single Elderly	$640	$11,000	49.1	$585	$8,232	57.1	34.1	$649	$12,000	44.3
Single Adult	$940	$32,000	33.0	$750	$9,000	75.4	31.0	$912	$35,000	29.7
Single with Minor Child(ren)	$850	$17,500	44.8	$987	$10,000	88.6	27.4	$789	$22,000	37.6
Elderly Household	$760	$23,508	33.5	$693	$14,120	45.5	29.8	$770	$27,755	31.6
Adult Household	$1,030	$52,200	24.5	$925	$22,500	33.5	18.5	$1,025	$53,407	24.3
Adult Household with Minor Child(ren)	$975	$38,400	29.2	$1,020	$20,000	51.9	23.1	$970	$40,000	27.8

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

Table 6.39
Distribution of Renter Households by Gross Rent/Income Ratio Category and Median Gross Rent/Income Ratio by Borough
New York City 2005

Gross Rent/ Income Ratio	Total	Bronx[a]	Brooklyn	Manhattan[a]	Queens	Staten Island
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Less than 10%	5.0%	4.1%	4.3%	7.5%	3.9%	**
10% - 19.9%	21.0%	17.6%	21.4%	22.9%	20.3%	26.0%
20% - 29.9%	21.4%	20.3%	21.5%	21.3%	22.2%	21.9%
30% - 39.9%	14.5%	14.5%	14.8%	14.2%	15.0%	11.7%
40% - 49.9%	8.9%	8.0%	8.5%	8.6%	10.1%	12.0%
50% - 59.9%	5.8%	6.1%	5.3%	5.4%	7.1%	**
60% - 69.9%	4.3%	4.9%	4.2%	4.0%	4.5%	**
70% - 79.9%	3.4%	3.6%	3.6%	2.7%	3.6%	**
80% - 99.9%	4.4%	5.8%	4.4%	3.2%	4.4%	**
100% and Over	11.3%	15.0%	11.9%	10.1%	9.0%	8.3%*
Median	**31.2**	**34.5**	**31.3**	**29.1**	**31.7**	**28.8**

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

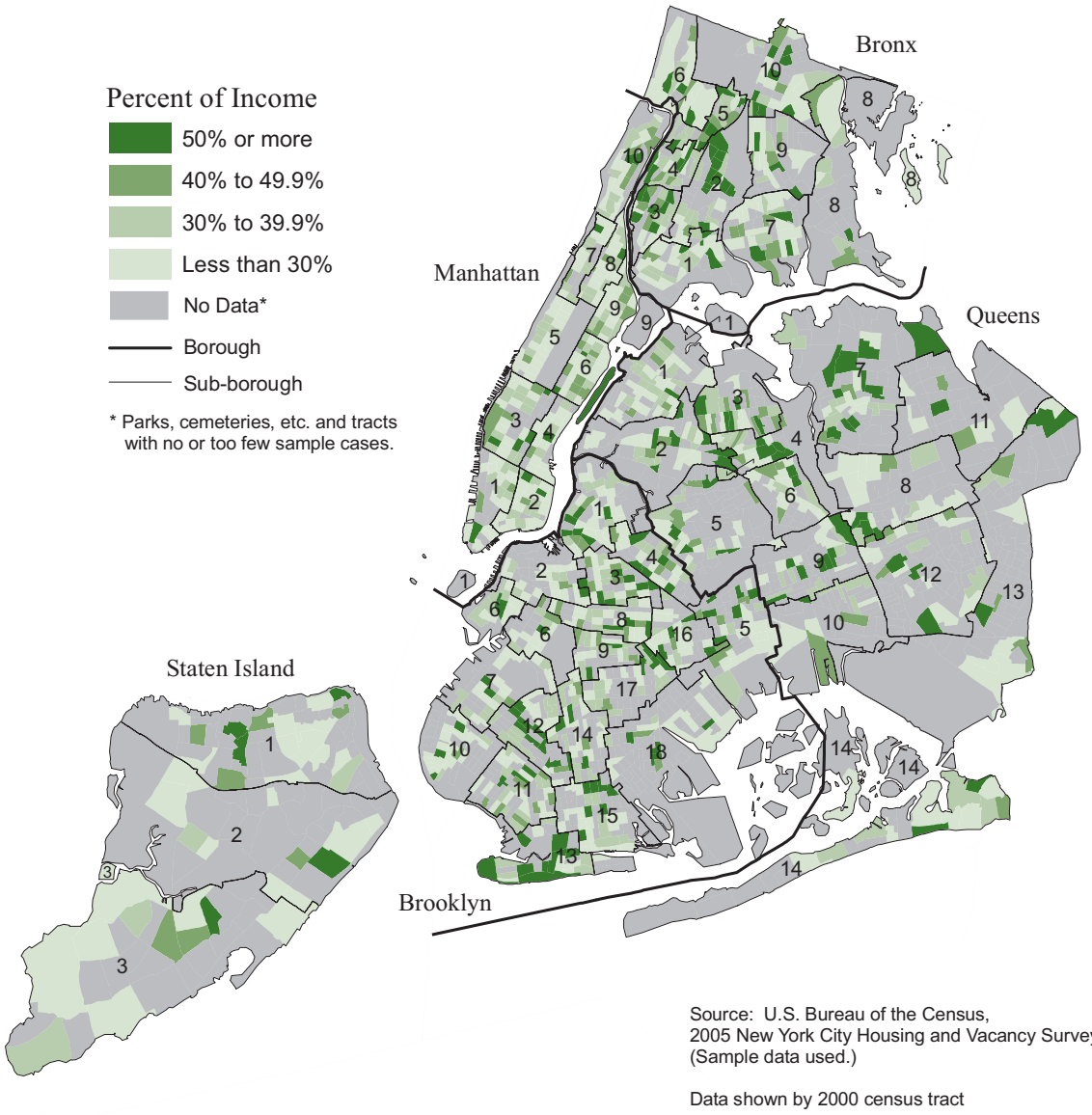
Affordability by Location

Gross rent required a larger share of household income in the Bronx, where the median rent/income ratio was 34.5 percent (Table 6.39). Rental units in Manhattan and Staten Island, with gross rent/income ratios of 29.1 percent and 28.8 percent respectively, were more affordable than units in the other four boroughs. Median gross rent/income ratios in Brooklyn and Queens were 31.3 percent, and 31.7 percent respectively. However, the median rent/income ratio for each borough disguises the uniquely different rent burdens households in the boroughs bear (Map 6.3).

In Manhattan and Staten Island, 51.7 percent and 47.9 percent respectively of renter households paid less than 30.0 percent of their income for rent (Table 6.39). In Brooklyn, Queens, and the Bronx, 47.2 percent, 46.4 percent, and 42.0 percent respectively of renter households paid that proportion of their income for rent (Figure 6.14).

In every borough, ratios ranging between 22.5 percent and 25.1 percent of renter households paid between 30.0 percent and 49.9 percent of their income for rent (Table 6.39). Meanwhile, in the Bronx, 35.4 percent of renter households paid 50.0 percent or more of their income for rent, while 29.2 percent of renters as a whole in the City had rent/income ratios that high.

Map 6.3
Median Gross Rent to Income Ratios
New York City 2005



In five sub-borough areas in the City, the median gross rent/income ratios were over 40 percent in 2005: 41.1 percent for Morrisania/East Tremont; 45.9 percent for Highbridge/South Concourse; and 43.5 percent for Kingsbridge Heights/Mosholu in the Bronx. In these three sub-borough areas, more than 40 percent of renter households paid more than 50.0 percent of their income for rent. In addition, in Borough Park in Brooklyn and in Jackson Heights in Queens, the median rent/income ratios were 40.3 percent and 41.1 percent respectively. In these two sub-borough areas, 42.1 percent and 35.8 percent respectively of renter households paid more than 50 percent of their income for gross rent in 2005 (Map 6.3).[14]

In short, the dominant component of high rent/income ratios in the Bronx was the lower household income compared to rent in the borough. The median renter income in the Bronx was $23,000 in 2004, only 72 percent of the median income of all renters in the City in 2004, while the median gross rent for the borough was $813,[15] 88 percent of the median gross rent for the City as a whole in 2005.

14 See Table A.20 and A.23 in Appendix A: 2005 HVS Data for Sub-borough Areas.

15 See Table A.20 in Appendix A: 2005 HVS Data for Sub-borough Areas.

7 Housing and Neighborhood Conditions

Introduction

Today in this country, a house is expected to provide a whole bundle of services to its occupants. Good housing provides, first, safety, security, and privacy for a wide variety of activities in the occupants' daily lives. Specifically, a basic element of good housing is, thus, the structural safety of the building, since the primary function of housing is protecting the occupants from a hostile environment and from dangers that might derive from the unit itself, or the building in which the unit is situated. The second bundle of services good housing provides is the presence and functional adequacy of the equipment within the unit that allows households to conduct their daily necessary activities in a safe and comfortable manner. The third bundle of services good housing provides is public and private neighborhood services, access to jobs and preferred activity centers, aesthetic satisfaction, and convenience and comfort. And last but not least, good housing provides investment opportunities. Housing condition has to take all of this into account to give an adequate view of the extent to which a given housing situation is meeting the needs and preferences of the household using it.

Since housing condition is a critically important element of housing requirements for New Yorkers to be evaluated in assessing the City's housing situation, the Local Emergency Housing Rent Control Act of 1962 specifically requires that the New York City Council determine the existence of a housing emergency based on a survey not only of the supply of housing accommodations, but also of the condition of such accommodations, among other housing situations in the City. For this reason, the HVS collects data on the following four major aspects of those conditions: the physical condition of housing units, buildings, neighborhood conditions, and the adequacy of space.

Physical conditions are usually measured by, first, focusing on the structural conditions of the buildings where housing units are situated and of the units themselves. At the beginning of this chapter, the structural condition of buildings will be discussed. The HVS provides data on two indicators of specific structural conditions: units in dilapidated buildings and units in buildings with certain structural defects. An analysis of these two measures of structural condition will portray the level of structural soundness of dwelling units.

The second component of physical condition covers the maintenance of units and the presence and functional adequacy of the equipment within those units. The second part of the chapter analyzes a set of quality aspects of units. The HVS provides data on seven categories of unit maintenance and equipment deficiencies. Analysis of data on these seven categories and their relationship to structural conditions will help to measure the overall quality of physical housing conditions in the City.

The third part of the chapter presents and analyzes data on the aggregate number and characteristics of physically poor units and the characteristics of households residing in them. In 2005, as three years earlier, housing conditions were the best since the HVS started covering comparable conditions in the 1970s. But there is still a considerable number of physically poor units in the City. Thus, it is useful to estimate the number of such units in the context of assessing housing needs in the City.

The fourth part of the chapter deals with neighborhood conditions. Neighborhood quality is increasingly important to a household's satisfaction with its housing, since more and more residents in New York City, as in other very large central cities in the country, are concerned about the quality of life in their neighborhoods. The HVS provides data on two characteristics of neighborhood physical conditions: first, the existence of boarded-up buildings in the neighborhood and, second, residents' rating of the physical quality of the neighborhood. An analysis of these two characteristics of the neighborhood will contribute to housing policy-makers' and planners' better understanding of neighborhood quality in the City and its policy and planning implications.

The chapter then analyzes the impacts of the geographical concentration of poor housing conditions on the quality of life in certain neighborhoods by making analytical attempts, first, to portray the geographical areas, defined at the census tract level, where marked improvements have been made in structural and maintenance conditions between recent survey years and over the longer term; and, second, to identify the problem of neighborhood effects from the geographical concentration of poorer quality housing by clearly deducing them from data on the characteristics of housing, households, and neighborhoods in the areas with such concentrations.

At the end of the analysis of physical housing conditions, the impact of City-sponsored new construction, rehabilitation, and other efforts to improve housing conditions in the City will be reviewed. As findings of Chapter 4, "The Housing Supply," and this chapter reveal, with the City's New Housing Marketplace Plan, not only did the housing inventory expand substantially between 2002 and 2005, but physical housing conditions greatly improved as well. Thus, the tremendous improvements in the housing supply and condition in the City deserve to be analytically further reviewed in the context of the City government's continuous efforts.

Finally, the chapter will discuss the utilization of residential space in the City. In dense central cities in large metropolitan regions, and especially in New York City, the general importance of adequate indoor space hardly needs justification. The number of rooms in units in relation to the size of the household, coupled with an analysis of the doubling-up situation covered in Chapter 2, "Residential Population and Households," will assist policy-makers and planners in better understanding the importance of the crowding situation and housing need to alleviate such crowding situations in the City.

The HVS provides data on the crowding rate, a measure of space utilization. Efforts here to analyze the insistent problem of crowding and related issues not only will provide valuable insights into a numerical summary of housing conditions related to space utilization, but may also help us understand the causes and implications of this situation for the City, which has been continuously attracting more people and more activities in all aspects of life.

Structural Condition of Housing

The HVS provides a useful description of structural conditions—that is, the number and proportion of housing units in dilapidated buildings. The Census Bureau's interviewers determine that the structural condition of a building where a sample unit is situated is dilapidated by observing that it has at least one critical structural defect, or a combination of intermediate defects, or inadequate construction. Critical defects include continued neglect, or serious damage to the structure requiring extensive repair work to correct the problems; in some cases, the damage is so severe that the building or unit should be torn down. Intermediate defects are those that need repair if the building or housing unit is to continue to provide safe and adequate shelter. These

defects are more serious than those that can be corrected by normal maintenance and repairs.[1] Thus, the term "dilapidation" describes buildings that provide residents with inadequate protection from elements that create a danger to the physical safety of the occupants.

Conceptually, research on the measurement of the structural adequacy of housing conditions has advanced. However, in practice it is still very difficult to measure these conditions in an operationally reliable manner. This is mainly because many aspects of structural condition can only be assessed objectively and reliably by engineers, architects, and/or other well-trained technicians and because, in general surveys with large samples, assessments often involve interviewers' and respondents' subjective judgments and application of their limited professional knowledge and experience and their individual values, preferences, tastes, images of social status, and other socio-economic characteristics.

The determination of dilapidation is too subject to enumeration variability to be quantitatively reliable on an individual-unit basis, even though field representatives are trained and required to use interview manuals. Interviewers have to exercise considerable personal judgment in classifying buildings or units as dilapidated, and no matter how carefully criteria and instructions have been prepared and provided to interviewers, a substantial amount of variability among interviewers is bound to occur. According to several Census Bureau evaluations of the consistency of interviewers' determination of dilapidation, involving repeat visits by different interviewers, the proportion of units determined to be dilapidated by interviewers on both the first and second visits was low. But the overall level of dilapidation was consistent between visits. Because of such general consistency in the aggregate, although not on an individual-unit basis,[2] aggregate HVS estimates of dilapidation are believed to be reasonably reliable and useful.

The subjectivity of building condition data seems to make comparison of the dilapidation rate over time difficult. However, the Census Bureau's thorough training of interviewers and close field supervision and quality-control of data collected help keep the HVS data on dilapidation reliable enough to be compared in regard to the magnitude and direction of change in the condition.

The Census Bureau treats vacant units in dilapidated buildings as vacant unavailable units in organizing and presenting data, as explained in Chapter 5, "Housing Vacancies and Vacancy Rates." Therefore, HVS reports have covered only occupied units, in discussing the number and proportion of units in dilapidated buildings. On the other hand, the Census Bureau covers both occupied and vacant units in counting units in buildings with structural defects. However, **this chapter covers only occupied units, in order to make analyses of housing conditions easy to compare.**

Occupied Units in Dilapidated Buildings

In 2005, building conditions remained among the best since the HVS started covering them. Of all occupied units (renter and owner units together), a mere 0.5 percent were in dilapidated buildings in 2005, the same as in 2002 (Table 7.1). The dilapidation rate for renter-occupied units was 0.7 percent in 2005, while it was 0.6 percent in 2002. Building conditions in the City have improved tremendously since 1965. The dilapidation rate remained at an all time low for the forty-year period since 1965. The rental dilapidation rate was 4.3 percent in 1965, 5.7 percent in 1975, 3.4 percent in 1984, and 1.0 percent in 1999 (Figure 7.1).

1 U.S. Bureau of the Census, Field Representative's Manual, 2005 New York City Housing and Vacancy Survey, Appendix B: Determining Building Condition.

2 For further information on the reliability of dilapidation data, see Peter Marcuse, *Rental Housing in the City of New York: Supply and Condition,* 1975-1978, pages 145-149.

Table 7.1
Incidence of Dilapidation in Renter Occupied and All Occupied Units
New York City, Selected Years 1970-2005

	Dilapidation Rate[a]	
Year	**Renter Households**	**All Households**
2005	0.7%	0.5%
2002	0.6%	0.5%
1999	1.0%	0.9%
1996	1.3%	1.1%
1993	1.2%	1.0%
1991	1.2%	0.9%
1987	2.1%	1.6%
1984	3.4%	2.6%
1981	4.2%	3.3%
1978	3.4%	2.6%
1975	5.7%	4.4%
1970	5.0%	--
1968	4.6%	3.6%
1965	4.3%	3.4%

Sources: 1965 and 1968 data from Niebanck, Paul, *Rent Control and the Rental Housing Market, New York City, 1968, p.101;* 1970-1975 data from Stegman, Michael A., *Housing and Vacancy Report: New York City, 1991*, p. 232; 1978-2005 data from U.S. Bureau of the Census, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys. Data for All Households 1975-1984 from U.S. Bureau of the Census; for 1970 not available.

Note:

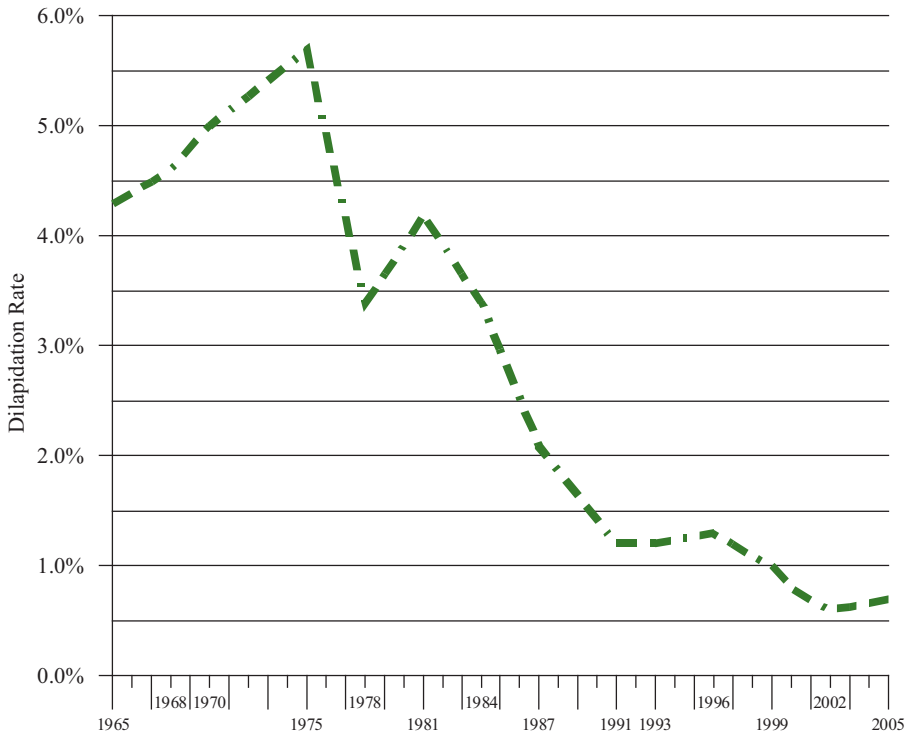
a Dilapidation rate is defined as the number of occupied units in dilapidated buildings as a percentage of total occupied units for renter households or all households.

As the 2005 dilapidation rate for the City as a whole remained remarkably low, as in 2002, the number of dilapidated units in each borough remained too small to estimate dilapidation rates, or it was small enough for users to have to interpret the rate with caution, except for Brooklyn, where the rate was 0.7 percent for all occupied units and 0.9 percent for renter-occupied units (Table 7.2). Two-thirds of the dilapidated occupied units in the City were concentrated in the two older boroughs: Brooklyn (41 percent) and Manhattan (26 percent).

Between 2002 and 2005, the change in the dilapidation rate in each of the boroughs, except Brooklyn, was inappreciably small (Table 7.2).

In general, the overall structural condition, the dilapidation rate, is closely related to a building's structural type and age. In 2005, more than nine in ten of renter-occupied units in dilapidated buildings were in multiple dwellings (Table 7.3). More than two-fifths of dilapidated rental units were in New Law tenements, where the dilapidation rate was 1.1 percent.

Figure 7.1
Dilapidation Rate for Renter Occupied Units
New York City, Selected Years 1965 - 2005



Sources: 1965 and 1968 data from Niebanck, Paul L., Rent Control and the Rental Housing Market, New York City 1968, p.101; 1970-1975 data from Stegman, Michael A., Housing and Vacancy Report: New York City, 1991, p.232; 1978-2005 data from U.S. Bureau of the Census, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.

Table 7.2
Incidence of Renter Occupied and All Occupied Units in Dilapidated Buildings by Borough
New York City 2002 and 2005

Borough	Renter Households					
	2002			2005		
	Number Of Units	Dilapidation Rate	Percent of Total	Number Of Units	Dilapidation Rate	Percent of Total
All	11,458	0.6%	100.0%	13,806	0.7%	100.0%
Bronx[a]	**	**	**	**	**	**
Brooklyn	**	0.6%*	30.7%*	5,625	0.9%	40.7%
Manhattan[a]	**	0.6%*	27.4%*	**	0.7%*	27.6%*
Queens	**	**	**	**	**	**
Staten Island	**	**	**	**	**	**
	All Households					
	13,580	0.5%	100.0%	15,418	0.5%	100.0%
Bronx[a]	**	**	**	**	**	**
Brooklyn	4,207*	0.5%	31.0%	6,270	0.7%	40.7%
Manhattan[a]	**	0.5%*	27.6%*	**	0.5%*	25.9%*
Queens	**	**	**	**	**	**
Staten Island	**	**	**	**	**	**

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a Marble Hill in the Bronx.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Table 7.3
Number, Incidence and Percent Distribution of Renter Occupied Units in Dilapidated Buildings by Building Structure Classification
New York City 2005

Structure Classification	Number of Units	Dilapidation Rate	Percent of Dilapidated
All	13,806[a]	0.7%[a]	100.0%[b]
Multiple Dwellings	12,718[a]	0.7%[a]	91.5%[b]
Old Law Tenement	**	**	**
New Law Tenement	5,661	1.1%	44.2%
Post-1929 Multiple Dwelling	**	**	**
Other	**	**	**
1-2 Unit Family Houses	**	**	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a Includes units for which structure classification within multiple dwellings class was not reported.
b Excludes units in multiple dwellings whose structure class was not reported.
** Too few units to report.

Buildings with Structural Defects

In addition to assessing the overall structural condition of buildings in which housing units are situated, the Census Bureau instructs survey field interviewers to observe the condition of several specific structural features of buildings. The determination of structural defects is considered to be more objective and reliable than the dilapidation rate, since structural defects cover specific areas of buildings and the defects to be observed are far less ambiguous than the determination of dilapidation, which is largely based on the composite, but subjective, judgment of mostly non-professional interviewers regarding the overall condition of buildings. The Census Bureau's interviewers observed the following thirteen specific structural areas of buildings to determine if such areas were defective:

A. External walls
   1. Missing bricks, siding, or other outside wall material
   2. Sloping or bulging outside walls
   3. Major cracks in outside walls
   4. Loose or hanging cornice, roofing, or other material

B. Windows
   1. Broken or missing windows
   2. Rotted/loose window frames/sashes
   3. Boarded-up windows

C. Stairways (exterior and interior)
   1. Loose, broken, or missing stair railings
   2. Loose, broken, or missing steps

D. Floors
   1. Sagging or sloping floors
   2. Slanted or shifted doorsills or door frames
   3. Deep wear in floors causing depressions
   4. Holes or missing flooring

Renter-Occupied Units in Buildings with Structural Defects

Structural defects of buildings that are covered in the HVS, as shown above, must be repaired if the structure is to continue to provide safe and proper housing services.

Structural condition in the City, measured by the proportion of renter-occupied units in buildings with any of the thirteen building defects listed above, has steadily improved in the fourteen years since 1991, when, for the first time, data on structural condition were collected: from 14.0 percent at that time, to 10.9 percent in 1999, 10.0 percent in 2002, and 9.1 percent in 2005 (Tables 7.4 and 7.5).

Table 7.4
Incidence of Observable Building Defects in Renter Occupied and All Occupied Housing by Type of Defect
New York City 2002 and 2005

	Percent of Units in Buildings with Defects			
	Renter Occupied		All Occupied	
Type of Building Defect	**2002**	**2005**	**2002**	**2005**
Any Defect	**10.0%**	**9.1%**	**8.3%**	**7.4%**
Any External Defect	**2.5%**	**3.0%**	**2.3%**	**2.5%**
Missing Siding	1.1%	1.2%	1.0%	1.1%
Sloping or Bulging Walls	0.3%	0.6%	0.2%	0.5%
Major Cracks	0.7%	0.7%	0.6%	0.6%
Loose Cornice or Roofing	0.8%	0.8%	0.8%	0.7%
Any Window Defect	**3.0%**	**2.5%**	**2.4%**	**2.0%**
Broken or Missing	1.5%	1.1%	1.2%	0.8%
Rotted/Loose Frames/Sashes	1.2%	1.3%	1.0%	1.0%
Boarded-Up	0.6%	0.4%	0.4%	0.3%
Any Stairway Defect	**5.4%**	**4.8%**	**4.6%**	**4.0%**
Loose/Broken Railings	1.4%	1.4%	1.2%	1.2%
Loose/Broken Steps	4.5%	3.8%	3.9%	3.0%
Any Floor Defect	**5.2%**	**5.5%**	**3.9%**	**4.1%**
Sagging or Sloping	2.1%	1.9%	1.5%	1.4%
Doorsills or Frames Slanted/Shifted	0.6%	1.2%	0.5%	0.9%
Deeply Worn	2.2%	2.2%	1.6%	1.6%
Holes or Missing Flooring	1.4%	1.6%	1.1%	1.3%

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

Table 7.5
Incidence of One or More Observable Building Defects in Renter Occupied Housing by Borough New York City, Selected Years 1991 - 2005

	Percent of Units in Buildings with One or More Defects					
Borough	**1991**	**1993**	**1996**	**1999**	**2002**	**2005**
All	14.0%	10.7%	11.4%	10.9%	10.0%	9.1%
Bronx[a]	24.0%	8.8%	14.3%	15.8%	13.3%	11.3%
Brooklyn	13.0%	10.0%	13.1%	13.6%	11.0%	10.6%
Manhattan[a]	14.1%	15.0%	12.0%	9.2%	8.2%	9.5%
Queens	5.8%	7.0%	5.8%	6.4%	7.5%	4.6%
Staten Island	19.8%	10.9%	9.1%	**	13.0%	**

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a Marble Hill in the Bronx, except 1991 in Manhattan.
** Too few units to report.

Table 7.6
Incidence of One or More Observable Building Defects in All Occupied Housing by Borough New York City 2002 and 2005

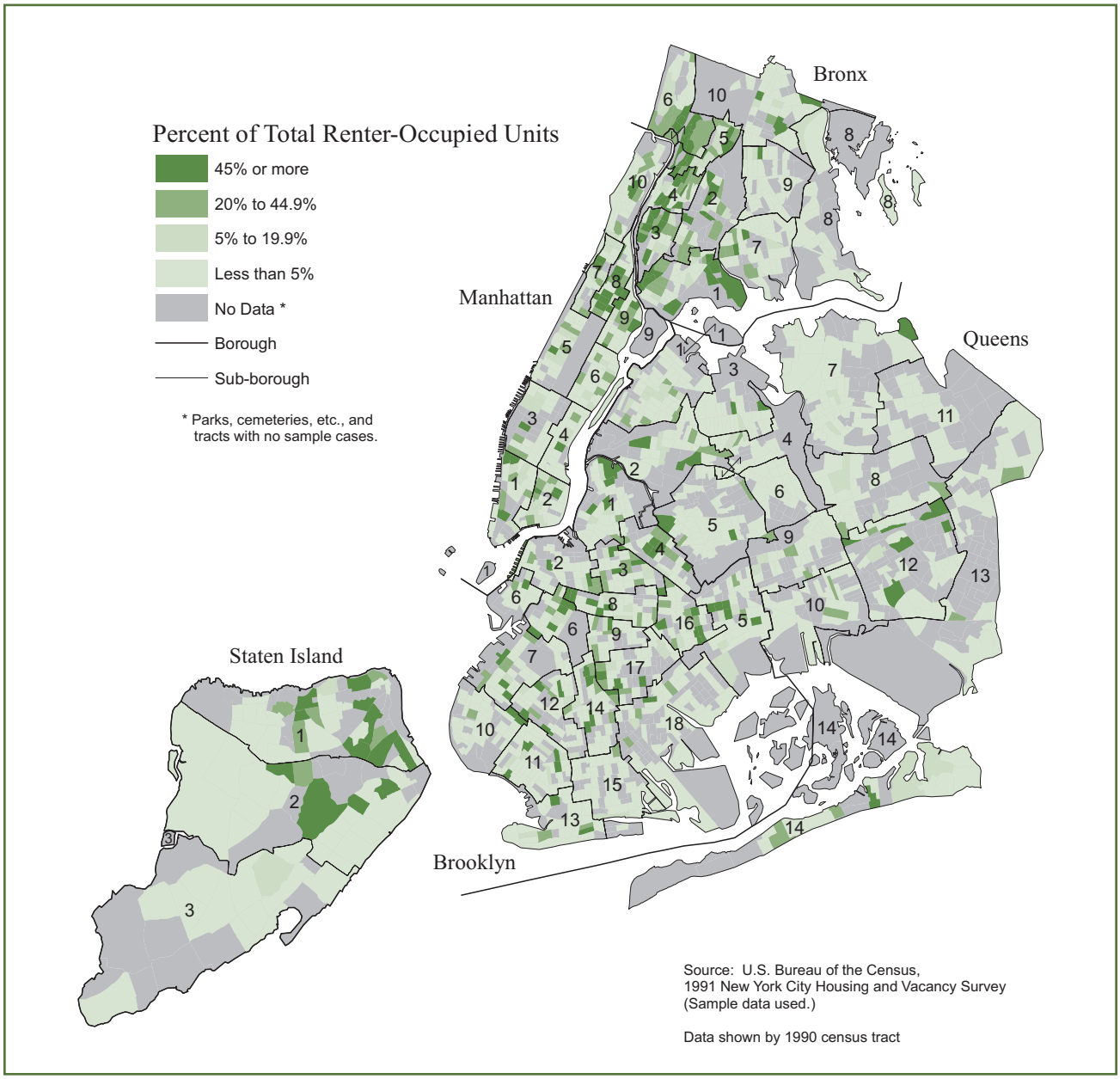
	Percent of All Occupied Units in Buildings with One or More Defects	
Borough	**2002**	**2005**
All	8.3%	7.4%
Bronx[a]	11.1%	9.8%
Brooklyn	9.3%	8.7%
Manhattan[a]	6.8%	7.9%
Queens	7.0%	4.5%
Staten Island	7.3%	3.6%

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

The level of the structural condition of buildings varies from borough to borough. Between 2002 and 2005, structural condition improved in all boroughs except Manhattan, where the proportion of renter-occupied units in buildings with one or more observable building defects was 9.5 percent, while it was 8.2 percent three years

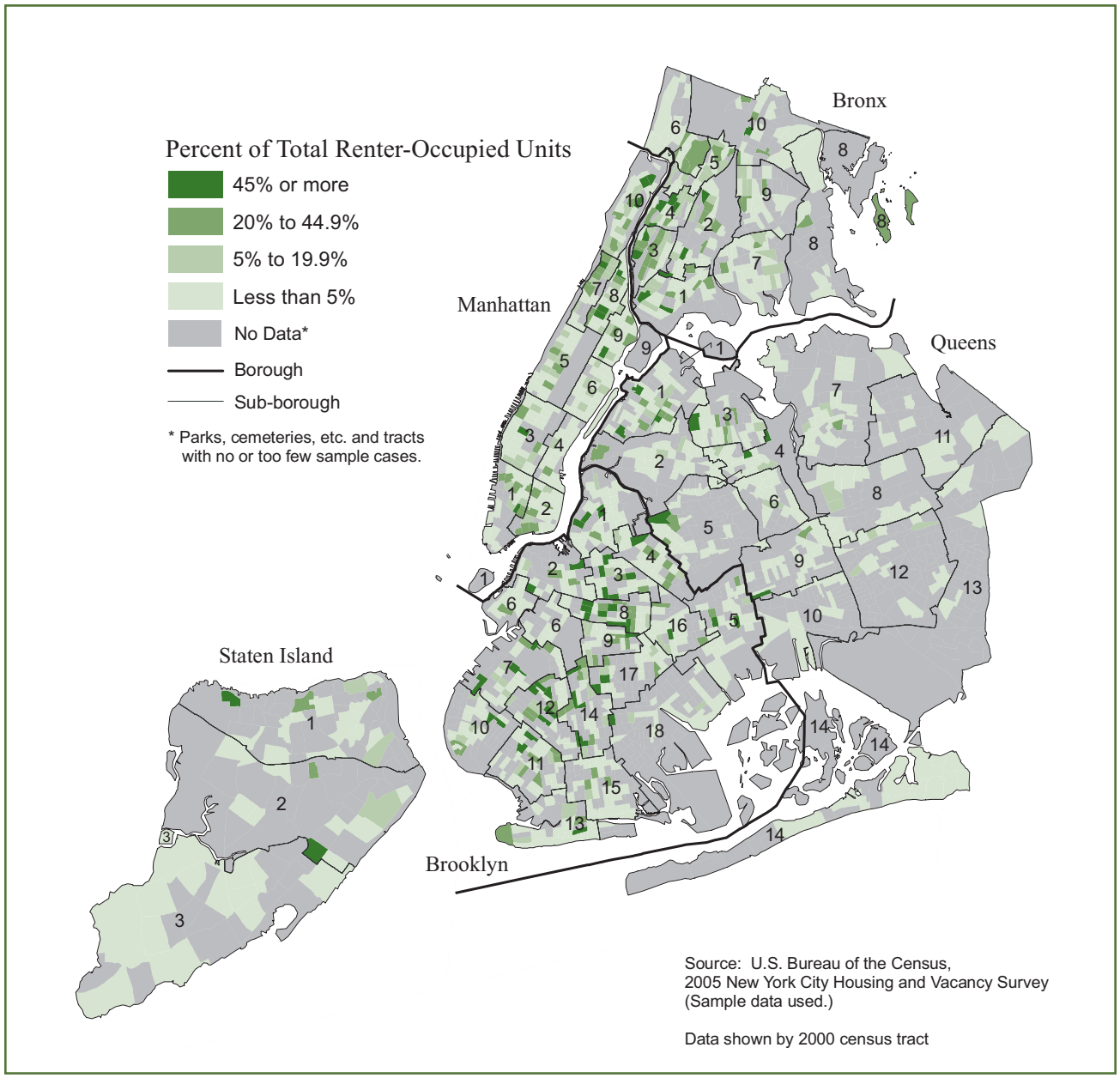
earlier (Tables 7.5 and 7.6). In the Bronx the proportion of renter-occupied units in buildings with such defects decreased by 2.0 percentage points to 11.3 percent. In Queens it decreased by 2.9 percentage points to 4.6 percent. In 2005, the structural condition of buildings in Queens was the best, while it was the worst in the Bronx.

Map 7.1
Percentage of Renter-Occupied Units in Buildings with One or More Defect Types
New York City 1991



When structural conditions in the City in 1991 and 2005 are compared, it is readily apparent that tremendous improvements in such conditions, even in the Bronx and in Harlem in Manhattan, were achieved in the fourteen-year period (Maps 7.1 and 7.2).

Map 7.2
Percentage of Renter-Occupied Units in Buildings with One or More Defect Types
New York City 2005



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

Structural condition, as measured by building defects, is associated with building structure class and age, as is the case with the dilapidation rate. In 2005, of occupied rental units in Old Law tenement buildings (which were built before 1901), 15.8 percent were in buildings with one or more building defects, the highest percentage of any building structure class, as in 2002, when it was 18.2 percent (Table 7.7). At the same time, of occupied rental units in New Law tenement buildings (which were built between 1901 and 1929), 15.1 percent were in buildings with such defects. The comparable proportion for units in buildings built after 1929 was only 3.8 percent, approximately a fourth of the proportion for Old Law tenement buildings and less than half of the city-wide proportion of 9.1 percent.

Table 7.7
Incidence of One or More Observable Building Defects
in Renter Occupied Housing by Building Structure Classification
New York City 2002 and 2005

	Number/Percent of Units in Buildings with One or More Defects			
	2002		2005	
Structure Classification	**Number of Units**	**Percent Incidence**	**Number of Units**	**Percent Incidence**
All Renter Households[a]	182,872	10.0%	167,095	9.1%
Multiple Dwellings[a]	166,605	10.3%	152,063	9.4%
Old-Law Tenement	33,012	18.2%	27,014	15.8%
New-Law Tenement	81,019	15.4%	75,804	15.1%
Post-1929 Multiple Dwelling	25,562	4.1%	24,048	3.8%
Other	14,045	10.8%	12,341	10.2%
1-2 Unit Family Houses	16,267	7.2%	15,032	6.6%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a Includes units in multiple dwellings with no structure class reported (12,966 in 2002; 12,856 in 2005).

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

An analysis of building defects by rent-regulation categories further proves that, in general, the older the building, the more building defects. In 2005, of pre-1947 rent-stabilized units, 14.9 percent were in buildings with one or more building defects, while only 3.7 percent of such units in buildings built in or after 1947 were in buildings with such structural conditions (Table 7.8).[3] The proportion of rent-controlled units in structurally defective buildings was 10.7 percent, higher than the city-wide proportion of 9.1 percent and a marked increase by 2.3 percentage points in the three years between 2002 and 2005.

The structural condition of Public Housing in the City was excellent. In 2005, only 3.2 percent of Public Housing units were in a building with one or more building defects (Table 7.8).

3 In this report, units in rent stabilized buildings built before 1947 are referred to as "pre-1947 stabilized units" and those in buildings built in or after 1947 are referred to as "post-1947 stabilized units."

The proportion of units in *in rem* buildings with structural defects increased by 15.3 percentage points, from 31.9 percent in 2002 to 47.2 percent in 2005 (Table 7.8). The proportion of *in rem* units in buildings with such structural conditions was more than five times the city-wide proportion. There are two reasons for such a high proportion: first, since *in rem* units are in tax-delinquent buildings that were not properly maintained or repaired by their owners for a long period of time, improvements to the buildings' structural condition after the City takes over also require a long period of time; and, second, HPD returns to responsible private owners the *in rem* buildings that have been upgraded to a better overall condition (by replacing and/or repairing critical building systems, including elevators, boilers, electrical systems, roofs, and entrance doors) at which time the buildings are no longer classified as *in rem*. In fact, according to the official record, the number of *in rem* units declined by 43 percent, or by about 6,000 units, during the three-year period between June 30, 2002, and June 30, 2005.[4]

Table 7.8
Incidence of One or More Observable Building Defects
in Renter Occupied Housing by Regulatory Status
New York City 2002 and 2005

Regulatory Status	Percent of Units with One or More Defects	
	2002	2005
All	10.0%	9.1%
Controlled	8.4%	10.7%
Stabilized	12.2%	11.7%
Pre-1947	15.4%	14.9%
Post-1947	3.0%	3.7%
Other Regulated	9.1%	**
Mitchell-Lama Rental	5.5%*	**
Unregulated	8.1%	6.8%
In Rental Buildings	8.6%	7.1%
In Coops and Condos	**	**
Public Housing	4.2%	3.2%
In Rem	31.9%*	47.2%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report.

4 New York City Department of Housing Preservation and Development, Office of Housing Operations, Division of Property Management.

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

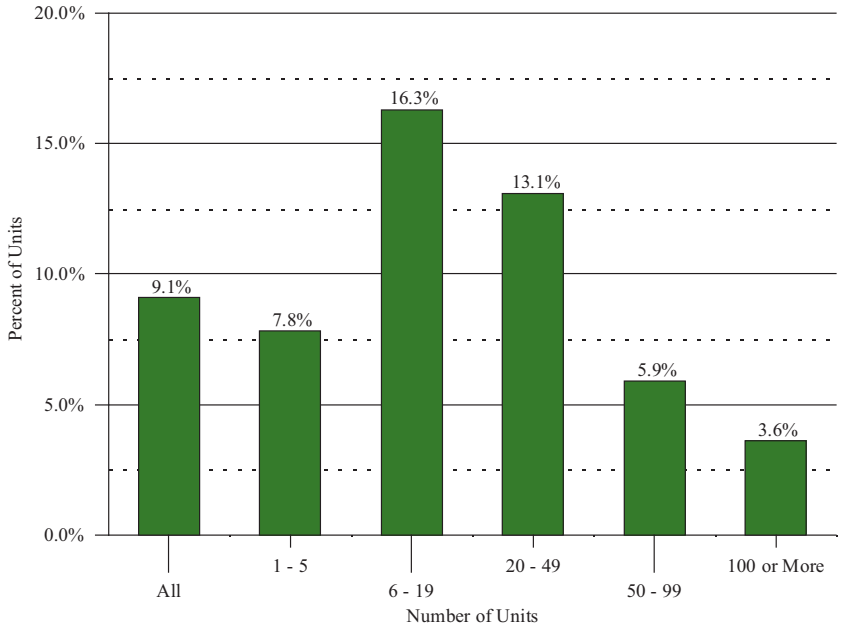
A review of the 2005 HVS data on the incidence of building defects by building size (number of units) holds the following relationship between these two building characteristics, as in the past: except for the smallest buildings (those with 1-5 units), the larger the building, the better the structural condition. In 2005, of renter-occupied units in buildings with 6-19 units, the proportion of units in buildings with one or more building defects was 16 percent (Table 7.9 and Figure 7.2). The proportion declined steadily as building size increased: to 13 percent, 6 percent, and 4 percent for such units in buildings with 20-49 units, 50-99 units, and 100 or more units respectively. This relationship between structural condition and building size derives largely from the fact that smaller buildings are older buildings and older buildings have more defects, again except for the smallest buildings, which are more likely to have the owner living on premises, and contain conventional one- or two-family housing units. These traditionally have been much better maintained than other small or medium-sized multiple dwelling unit buildings. In 2005, 84 percent of units in buildings with 6-19 units were built before 1947 (Table 7.10). The proportion of such old buildings declined as the size of the building increased: 82 percent for buildings with 20-49 units, 55 percent for buildings with 50-99 units, and 20 percent for buildings with 100 or more units.

Table 7.9
Incidence of One or More Observable Building Defects in Renter Occupied Units
by Building Size Category
New York City 2005

Building Size Category	Percent Units with One or More Defects
All	9.1%
1 – 5 Units	7.8%
6 – 19 Units	16.3%
20 – 49 Units	13.1%
50 – 99 Units	5.9%
100 or More Units	3.6%

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

Figure 7.2
Incidence of Building Defects in Renter Occupied Buildings
by Number of Units in Building
New York City, Selected Years 1965 - 2005



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

Table 7.10
Distribution of Renter Occupied and All Occupied Units by Year Built
within Building Size Categories
New York City 2005

Building Size Category	All	Pre-1947	1947-69	1970-79	1980+
Renter Occupied Units					
All	100.0%	62.6%	24.7%	5.6%	7.1%
1 – 2 Units	100.0%	64.8%	20.9%	3.1%	11.2%
3 – 5 Units	100.0%	78.5%	10.7%	3.8%	7.0%
6 – 19 Units	100.0%	83.6%	9.7%	1.4%	5.3%
20 – 49 Units	100.0%	81.9%	14.1%	2.0%	1.9%
50 – 99 Units	100.0%	54.8%	35.3%	4.1%	5.8%
100 or More Units	100.0%	20.2%	50.5%	16.8%	12.6%
All Occupied Units					
All	100.0%	59.3%	27.8%	5.1%	7.9%
1 – 2 Units	100.0%	63.7%	22.8%	3.5%	10.0%
3 – 5 Units	100.0%	76.8%	11.6%	4.2%	7.4%
6 – 19 Units	100.0%	82.0%	10.3%	1.7%	6.0%
20 – 49 Units	100.0%	79.9%	15.8%	1.9%	2.3%
50 – 99 Units	100.0%	52.1%	38.6%	3.4%	5.9%
100 or More Units	100.0%	17.7%	56.7%	13.7%	11.9%

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

Renter-Occupied Units in Buildings with Structural Defects by Rent Level

The higher the rent, the lower the proportion of units in buildings with defects. This inverse relationship was maintained throughout the rent levels, except for the lowest level ($1-$399), where many units were Public Housing units. Of units renting for less than $400, 45 percent were Public Housing units, a structurally well-maintained sector of the housing stock, as discussed above. Of all Public Housing units, 58 percent rented for less than $400 (Table 6.19). The proportion of units in buildings with zero defects was 87 percent for renter-occupied units with contract rents of $400-$599. It was 88 percent for such units in the $600-$699 rent level (Table 7.11). The proportion continued to increase to 94 percent for such units with rents of $1,250 and over.

Table 7.11
Incidence of Number of Building Defect Types by Contract Rent Level
for All Renter Occupied Units
New York City 2005

	Number of Building Defect Types Present				
Contract Rent Level	**Total**	**0**	**1**	**2**	**3 or More**
All	100.0%	90.9%	5.0%	2.5%	1.6%
$1 - $399	100.0%	91.5%	4.6%	2.4%	1.5%*
$400 - $599	100.0%	87.1%	6.5%	3.3%	3.1%
$600 - $699	100.0%	88.1%	5.6%	4.5%	1.8%*
$700 - $899	100.0%	89.5%	5.9%	2.7%	1.9%
$900 - $1,249	100.0%	92.4%	4.2%	2.1%	1.3%
$1,250 and Over	100.0%	94.1%	4.0%	1.3%	**
Median Contract Rent	$850	$850	$791	$722	$713

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

Renter-Occupied Units in Buildings with Structural Defects by Dilapidation Status

The two measurements of the structural condition of buildings—the dilapidation rate, which is an overall approximation of building condition, and the proportion of units with building defects, which is a specific measure of building defects in particular areas of buildings—significantly supplement each other. The 2005 HVS reports that, of occupied rental units in dilapidated buildings, six in ten were in buildings with three or more defects (Table 7.12). On the other hand, of occupied rental units in non-dilapidated buildings, nine in ten were in buildings with zero defects, and only one in a hundred was in a building with three or more defects.

Table 7.12
Distribution of Renter Occupied Units
by Number of Building Defect Types by Dilapidation Status
New York City 2005

	Number of Building Defect Types				
Dilapidation Status	**Total**	**0**	**1**	**2**	**3 or More**
All	100.0%	90.9%	5.0%	2.5%	1.6%
Dilapidated	100.0%	**	**	**	59.4%
Non-Dilapidated	100.0%	91.4%	5.0%	2.4%	1.2%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
** Too few units to report.

Structural Condition of Owner-Occupied Units

Compared to the structural condition of buildings containing renter-occupied units, the condition of buildings containing owner-occupied units was incomparably better. In 2005, the number and proportion of owner-occupied units that were situated in dilapidated buildings were too small to present, while the dilapidation rate for renter-occupied units was 0.7 percent (Tables 7.1 and 7.13). In 2005, 3.7 percent of owner-occupied units were in buildings with one or more defects. The comparable proportion of renter units in such buildings was 9.1 percent (Table 7.5).

Table 7.13
Incidence of Dilapidation and Observable Building Defects
in Owner Occupied Housing Units
New York City 2002 and 2005

Condition	2002	2005
In Dilapidated Building	*	*
In Building with Observable Defects	4.6%	3.7%
1 Defect	3.7%	2.9%
2 Defects	0.6%	0.6%
3 or More Defects	*	*

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
* Too few units to report.

Maintenance Condition of Occupied Housing Units

In addition to the structural conditions of buildings in which housing units are situated, other major physical conditions of central importance to an appropriate determination of the condition of housing units are housing maintenance and the presence and functional adequacy of the equipment within the housing unit.

Although numerous factors alone or in combination could provide infinite gradations of unit maintenance and equipment deficiencies, the Census Bureau's interviewers gathered information on the level of maintenance deficiencies in the following seven categories (three categories of housing maintenance deficiencies, three categories of equipment presence and deficiencies, and one category of public-health-related deficiency) from the occupants of surveyed housing units: (1) inadequate heating; (2) heating equipment breakdowns; (3) cracks or holes in walls, ceilings, or floors; (4) non-intact plaster or paint; (5) the presence of rodents; (6) inoperative toilets; and (7) water leakage from outside the units (the last two added in 1991) **Since the HVS only provides data on maintenance deficiencies for occupied units, the discussion in this section will only deal with occupied units.**

Maintenance Deficiencies in Occupied Units

Despite fluctuations, each of these maintenance deficiencies has seen very noticeable improvement over the longer term, since the HVS began measuring them (Table 7.14 and Figure 7.3).

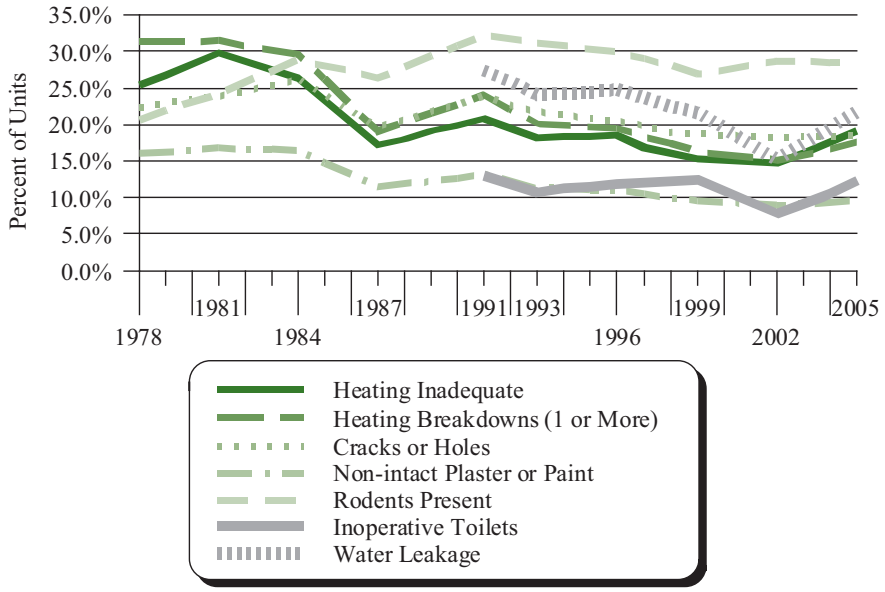
Table 7.14
Incidence of Maintenance and Equipment Deficiencies
in Renter Occupied Units by Type of Deficiency
New York City, Selected Years 1991-2005

Deficiency Type	1991	1993	1996	1999	2002	2005
Heating Inadequate	20.9%	18.2%	18.7%	15.3%	14.8%	19.1%
Heating Breakdowns						
None	75.9%	79.9%	80.4%	83.7%	84.9%	82.3%
1 or More Times	24.1%	20.1%	19.6%	16.3%	15.1%	17.7%
4 or More Times	9.9%	7.5%	8.2%	6.5%	6.5%	6.8%
Cracks or Holes in Walls, Ceilings, Floors	23.9%	21.8%	20.6%	18.9%	18.2%	18.6%
Non-intact Plaster or Paint[a]	13.2%	11.4%	11.1%	9.6%	9.1%	9.7%
Rodents Present	32.4%	31.2%	30.1%	27.1%	28.7%	28.5%
Inoperative Toilets	13.1%	10.9%	12.0%	12.5%	10.3%	12.3%
Water Leakage from Outside Unit	27.4%	24.1%	24.9%	21.7%	21.3%	21.8%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a Area of non-intact plaster or paint exceeding 8.5 x 11.0 inches.

In 2005, housing maintenance conditions still remained very good (Tables 7.14, 7.15 and 7.16). The proportion of all occupied units with five or more of the seven maintenance deficiencies measured by the HVS was 3.4 percent, while it was 2.8 percent in 2002 (Table 7.16). The proportion of renter-occupied units with such deficiencies was 4.9 percent. Maintenance conditions in the City have improved

Figure 7.3
Incidence of Maintenance and Equipment Deficiencies in Renter Occupied Units by Type of Deficiency New York City, Selected Years 1978 - 2005



Sources: U.S. Bureau of the Census, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys

Table 7.15
Incidence of No Maintenance Deficiencies and of Five or More Deficiencies in Renter Occupied Units by Borough New York City 1996, 1999, 2002 and 2005

	Percent of Renter Occupied Units With							
	No Deficiencies				5 or More Deficiencies			
Borough	**1996**	**1999**	**2002**	**2005**	**1996**	**1999**	**2002**	**2005**
All	42.1%	45.5%	46.3%	43.9%	6.1%	4.4%	4.0%	4.9%
Bronx[a]	30.4%	36.7%	31.9%	34.1%	9.7%	6.5%	7.3%	8.4%
Brooklyn	43.1%	41.8%	46.1%	42.1%	6.0%	5.3%	4.7%	4.9%
Manhattan[a]	37.9%	44.7%	45.5%	41.0%	7.3%	4.3%	3.2%	4.9%
Queens	53.2%	55.9%	57.8%	57.6%	2.6%	2.1%	1.6%	2.3%
Staten Island	58.3%	59.1%	68.4%	50.9%	*	*	*	*

Sources: U.S. Bureau of the Census, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a Marble Hill in the Bronx.
* Too few units to report.

Table 7.16
Incidence of No Maintenance Deficiencies and of Five or More Deficiencies
In All Occupied Units by Borough
New York City 2002 and 2005

	Percent of All Occupied Units With			
	No Deficiencies		5 or More Deficiencies	
Borough	**2002**	**2005**	**2002**	**2005**
All	54.1%	52.2%	2.8%	3.4%
Bronx[a]	39.6%	41.1%	5.8%	6.9%
Brooklyn	51.9%	49.2%	3.5%	3.5%
Manhattan[a]	50.1%	45.2%	2.6%	4.0%
Queens	64.9%	64.9%	0.9%	1.4%
Staten Island	71.0%	65.1%	*	*

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

considerably since 1996, when the proportion of renter-occupied units with five or more deficiencies was 6.1 percent (Table 7.15).

The proportion of renter-occupied units with no maintenance deficiencies in the City was 43.9 percent in 2005 (Table 7.15). The proportion was 46.3 percent in 2002.

In 2005, maintenance conditions in Queens and Staten Island were much better than conditions in the other boroughs: the proportions of all occupied units with no deficiencies in Queens and Staten Island were 64.9 percent and 65.1 percent respectively (Table 7.16). In the three years between 2002 and 2005, maintenance conditions improved in the Bronx: the proportion of all units with no deficiencies climbed 1.5 percentage points to 41.1 percent. However, between 2002 and 2005, the proportion declined in the remaining three boroughs: by 2.7 percentage points to 49.2 percent in Brooklyn; by 4.9 percentage points to 45.2 percent in Manhattan; and by 5.9 percentage points to 65.1 percent in Staten Island (Table 7.16).

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

The geographical concentration of poor housing conditions measured by various building and unit conditions is having a serious impact on the quality of life in certain neighborhoods. Thus, specific analytic attempts have been made to identify the problem of neighborhood effects from the concentration of poorer quality housing by clearly deducing them from data on characteristics of housing, households, and neighborhoods in the areas with such concentrations.

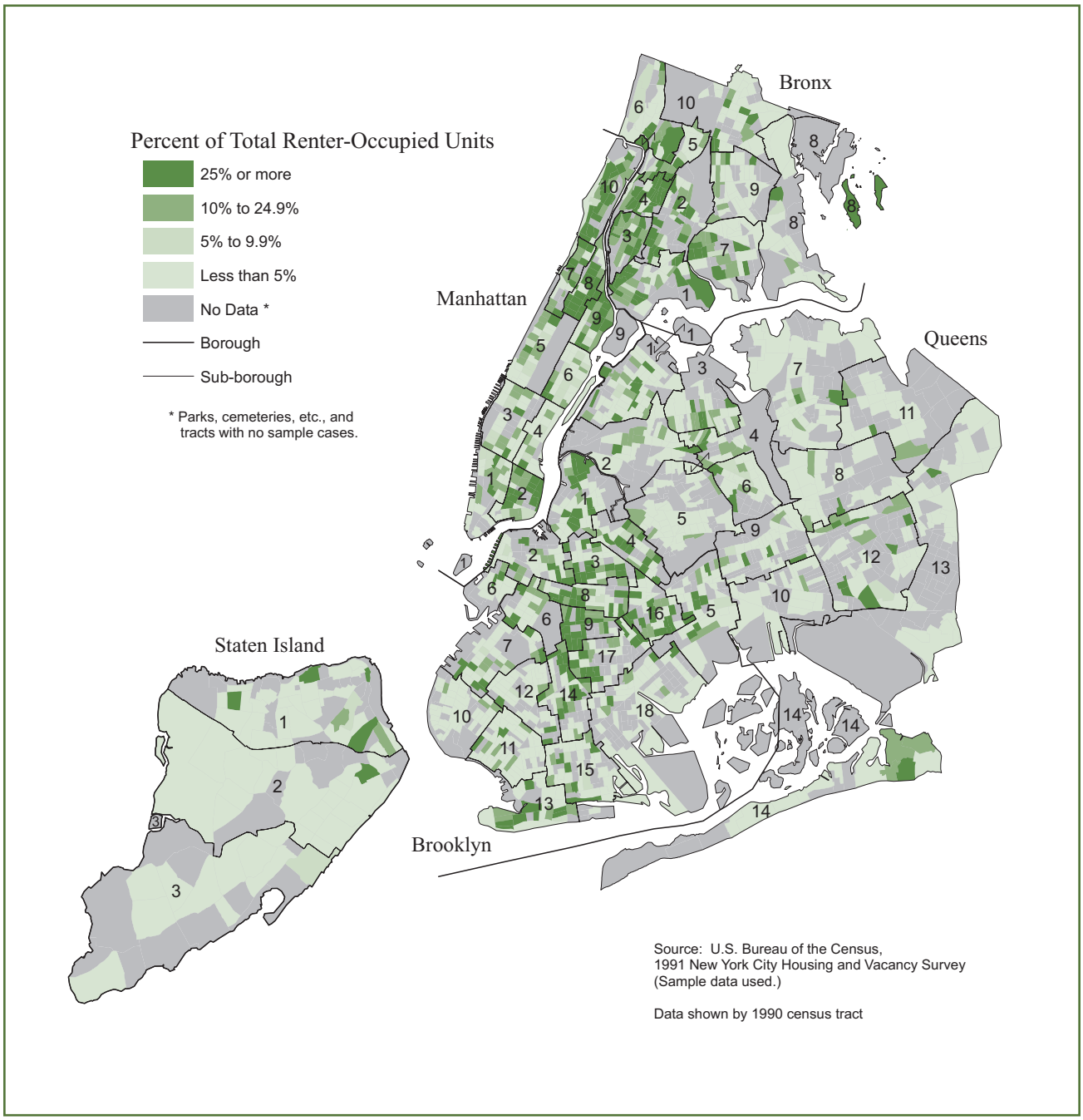
The improvement in maintenance conditions in the City in all five boroughs between 1991 and 2005 was impressive (Maps 7.3 and 7.4). Nonetheless, conditions in the following three areas were still seriously poor

with high concentrations of poorly maintained units and structurally defective buildings in 2005: the west and south Bronx (Group 1); the northern Manhattan area that covers sub-boroughs 7, 8, and 9 (Group 2); and north-central Brooklyn (Group 3) (Map 7.4). In the west and south Bronx, three-fifths of householders were either Puerto Rican (32 percent) or non-Puerto Rican Hispanic (31 percent), while 27 percent of householders were black. Almost nine in ten housing units in the area were rentals (Table 7.17). Tenants in the area were poor, with a median income of $19,200 in 2004, only 60 percent of the City's tenants' income of $32,000. Their median contract rent was $680, 80 percent of the city-wide median rent of $850 in 2005. As a consequence of the relatively very much lower proportion of the area's income and the very much higher proportion of rent, compared to the city-wide income and rent, the area's median gross rent/income ratio was 36.1 percent, 4.9 percentage points higher than the city-wide ratio of 31.2 percent in 2005. Even though the area's tenants paid much more than one-third of their income for rent, many tenants suffered poor structural and maintenance conditions. Of renter units in the area, 15 percent were situated in buildings with one or more building defects, while 21 percent had four or more maintenance deficiencies. Comparable situations in the City were 9 percent and 11 percent in 2005. Moreover, 14.8 percent of the area's tenants were crowded, 4.6 percentage points higher than the city-wide proportion of tenants.

In the northern Manhattan area that covers about half of sub-borough areas 7, 8, 9, and 10, with a high concentration of poorly maintained units, four-fifths of the householders were either black (43 percent) or non-Puerto Rican Hispanic (37 percent). Of all housing units in the area, more than four-fifths were rentals (Table 7.17). The area's median renter household income was $26,000, or 81 percent of the city-wide renter median in 2004, while the area's median contract rent was $650, or 76 percent of the city-wide median in 2004. Since the area's income proportion of the city-wide renter income is higher than the area's rent proportion of the city-wide rent, the area's median gross rent/income ratio was 29.4 percent, lower than the city-wide median of 31.2 percent. However, compared to city-wide, the area had a high concentration of structurally defective buildings, inadequately maintained units, and units located in physically distressed neighborhoods. In the area, 17 percent of rental units were situated in buildings with one or more building defects, while 18 percent had four or more maintenance deficiencies. Comparable city-wide proportions were 9 percent and 11 percent respectively. At the same time, 22 percent of the rental units in the area were located on the same street as boarded-up buildings, while only 6 percent of rental units in the City were located in such physically distressed neighborhoods in 2005. Of renter households in the area, 11.8 percent were crowded, 1.6 percentage points higher than the city-wide rate in 2005.

About three-fifths of the householders in the north-central Brooklyn area with a high concentration of poorly maintained units were black, another almost one in five were white, while the remainder were mostly Puerto Rican or non-Puerto Rican Hispanic (Table 7.17). Three-quarters of the area's units were rentals. The area's median renter household income was $29,000, or 91 percent of the city-wide median, while the area's median contract rent was $771, or 91 percent of the city-wide median. Since the area's income and rent proportions of the city-wide income and rent are equal, the area's rent/income ratio was 32.0 percent, very close to the city-wide median of 31.2 percent. Despite the fact that renters in the area paid a roughly similar proportion of their income for rent, substantially higher proportions of their housing, buildings, and neighborhoods were poor. Of renter units in the area, 14 percent were situated in buildings with one or more building defects, while 9 percent of the rental units in the City were in such buildings. Eighteen percent of renter units in the area had four or more maintenance deficiencies, compared to 11 percent of those in the City as a whole. In addition, 17 percent of the rental units in the area were located on the same street as boarded-up buildings, while 6 percent of the units in the City as a whole were in such physically distressed neighborhoods. Moreover, 11.9 percent of renter households in the area were crowded, 1.7 percentage points higher than the overall rate for the City in 2005.

Map 7.3
Percentage of Renter-Occupied Units with Four or More Maintenance Deficiencies
New York City 1991



Map 7.4
Percentage of Renter-Occupied Units with
Four or More Maintenance Deficiencies
New York City 2005

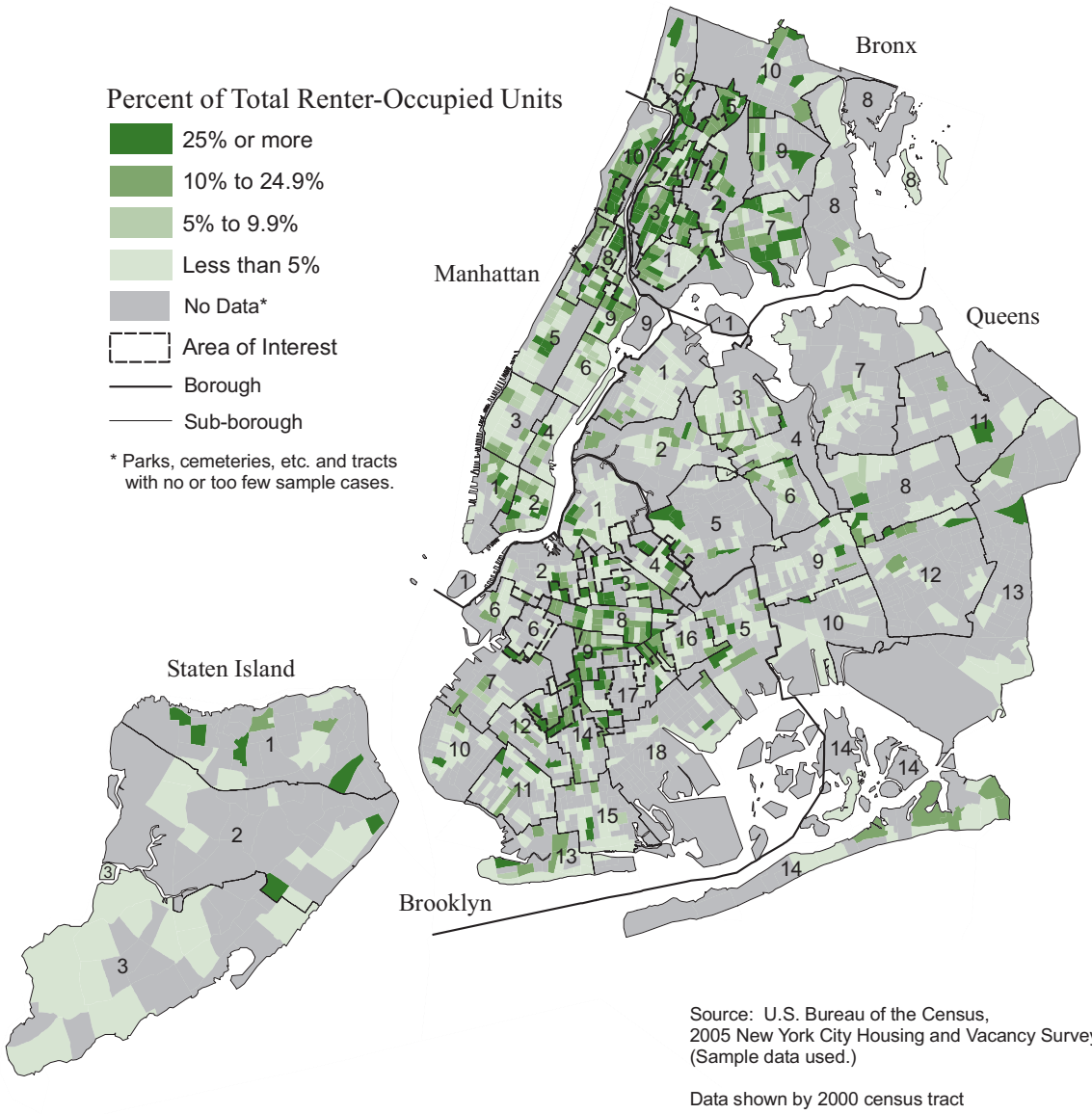


Table 7.17
Characteristics of Areas with High Percentage of Renter-Occupied Units with Four or More Maintenance Deficiencies
New York City 2005

	All	Bronx		Manhattan		Brooklyn	
Characteristics of the Area	**NYC**	**All**	**Group 1**	**All**	**Group 2**	**All**	**Group 3**
Race/Ethnicity of Householder[a]	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
White	43.8	18.5	8.2	59.0	9.5	43.2	17.8
Black	22.8	31.0	27.2	12.9	43.0	32.3	58.5
Puerto Rican	9.5	26.0	31.5	6.2	8.3	7.9	8.8
Non-PR Hispanic	13.8	21.2	30.9	12.6	36.8	8.9	10.4
Asian	9.4	2.8	**	7.9	**	7.2	3.6
Other	0.7	**	**	1.3	**	0.5	**
Immigrant Householder[a]	38.3%	32.0%	35.6%	23.8%	38.3%	44.1%	44.5%
Median Household Income[a]	$40,000	$27,500	$20,000	$50,000	$28,000	$35,000	$31,000
Median Household Income (Renters)	$32,000	$23,000	$19,200	$41,527	$26,000	$30,000	$29,000
Household Income[a]	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<$20,000	27.1	38.8	49.0	24.1	38.3	30.4	32.4
$20,000 - $49,999	30.2	32.5	33.3	25.5	35.0	32.0	36.8
$50,000+	42.7	28.8	17.7	50.5	26.6	37.6	30.8
Median Contract Rent	$850	$742	$680	$1,000	$650	$800	$771
Contract Rent Distribution	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<$500	15.8	20.5	26.0	18.5	29.9	16.5	16.1
$500 - $799	27.5	37.6	41.4	20.6	36.5	30.1	36.4
$800 - $999	21.4	23.3	19.1	10.0	15.3	25.6	27.7
$1,000+	35.3	18.6	13.5	50.9	18.4	27.9	19.9
Median Gross Rent/Income Ratio	31.2	34.5	36.1	29.1	29.4	31.3	32.0
All Housing Units	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Owner Occupied & For Sale	31.6	21.1	8.4	22.1	12.0	27.7	19.1
Renter Occupied & For Rent	64.2	75.7	88.3	71.9	81.7	67.7	74.7
Vacant not Available	4.2	3.2	3.3	6.1	6.3	4.6	6.3
One+ Building Defects (Renters)	9.1%	11.3%	15.3%	9.5%	16.9%	10.6%	14.1%
Four+ Maintenance Deficiencies (Renters)	10.8%	18.2%	20.7%	10.2%	17.8%	10.8%	18.4%
Crowded Renter Households	10.2%	12.5%	14.8%	6.1%	11.8%	10.0%	11.9%
Boarded Up Windows on Street (Renters)	6.3%	4.7%	4.8%	6.8%	22.1%	9.2%	16.5%
Boarded Up Windows on Street (All)	5.6%	5.3%	5.6%	6.3%	21.7%	8.3%	15.9%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes: a All occupied units.
**Too few to report.

In short, in the areas with a high concentration of poorly maintained units, not only maintenance conditions, but also the buildings themselves needed to be repaired. In addition, in the northern Manhattan area and the north-central Brooklyn area, neighborhood physical conditions urgently needed to be improved. Moreover, in the west and south Bronx, crowding situations needed to be alleviated. However, considering the very low household incomes and high rent burdens, particularly in the west and south Bronx, it is difficult for renters in the areas to improve their housing and neighborhood conditions by choosing better housing units in better neighborhoods because there are very few vacant rental units in the City that low-income people can afford. In 2005, the rental vacancy rate for units with rents of less than $800 in the City was 1.90 percent, as reported in Chapter 5, "Housing Vacancies and Vacancy Rates." In other words, any efforts to improve the areas' housing and neighborhood quality should begin with an adequate understanding of the residents' level of affordability.

Maintenance Conditions by Structure Class

In 2005, as maintenance conditions in the City still remained very good, the condition of units in Old Law tenements also remained very good. Of such units, 6.8 percent had five or more maintenance deficiencies, up slightly from the level in 2002 (Table 7.18). The comparable proportion in New Law tenement buildings was higher, at 8.4 percent, than that in any other structural category. The proportion for post-1929 multiple dwellings was 3.3 percent in 2005 as in 2002, while the proportion for one- or two-family houses was inappreciably low. This finding suggests that, in general, the level of maintenance condition of renter-occupied units is linked to the structural category of the building where the unit is situated—that is, the older the unit, the higher the likelihood of poorer maintenance conditions, although the condition of units in the relatively newer New Law tenements was somewhat poorer than that of units in the relatively older Old Law tenement buildings.

Table 7.18
Incidence of Five or More Maintenance and Equipment Deficiencies in Renter Occupied Housing by Building Structure Classification New York City 1996, 1999, 2002 and 2005

	Percent of Units in Buildings with Five or More Deficiencies			
Structure Classification	**1996**	**1999**	**2002**	**2005**
All	6.1%	4.4%	4.0%	4.9%
Multiple Dwellings	6.9%	5.0%	4.6%	5.6%
Old-Law Tenement	11.1%	6.6%	4.2%	6.8%
New-Law Tenement	9.7%	6.2%	6.8%	8.4%
Post-1929 Multiple Dwelling	4.3%	4.0%	3.3%	3.3%
Other	3.5%	3.0%*	**	3.9%*
1-2 Unit Family Houses	2.5%	**	1.4%*	**

Sources: U.S. Bureau of the Census, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report.

Maintenance Conditions by Rent Regulation Categories

The maintenance condition of units in each rent-regulation category is identifiably different. Measured by units with no maintenance deficiencies, the maintenance condition of unregulated rental units, particularly those in rental buildings, was the best of all categories in 2005, as in 2002. Of unregulated units as a whole, 57.5 percent had no maintenance deficiencies (Table 7.19). Of such units, the condition of those in rental buildings was slightly better than the condition of those in cooperative or condominium buildings: 57.7 percent, compared to 55.6 percent, had no maintenance deficiencies.

Table 7.19
Incidence of Maintenance and Equipment Deficiencies (None and Five or More)
In Renter Occupied Units by Regulatory Status
New York City 2002 and 2005

	No Deficiencies		5 or More Deficiencies	
Regulatory Status	**2002**	**2005**	**2002**	**2005**
All	46.3%	43.9%	4.0%	4.9%
Controlled	40.3%	42.9%	**	**
Stabilized	38.9%	36.4%	5.2%	6.9%
Pre-1947	35.4%	32.7%	6.1%	8.2%
Post-1947	49.0%	46.2%	2.4%	3.5%
Other Regulated	51.7%	43.9%	**	3.8%*
Mitchell-Lama	56.7%	45.4%	**	**
HUD and Other Regulated	46.3%	42.6%	**	**
Unregulated	59.7%	57.5%	2.2%	2.4%
In Rental Buildings	60.1%	57.7%	2.3%	2.5%
In Coops and Condos	54.2%	55.6%	**	**
Public Housing	40.3%	37.8%	4.6%	3.7%
In Rem[a]	**	**	**	**

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report.
a In 2002, 65.2% of renter-occupied *in rem* units had 1-4 maintenance deficiencies.
In 2005, 70.1% of such *in rem* units had 1-4 maintenance deficiencies.

The maintenance condition of post-1947 rent-stabilized units was also very good: 46.2 percent were free of maintenance deficiencies (Table 7.19). On the other hand, the maintenance conditions of pre-1947 rent-stabilized units and Public Housing units were relatively poor in 2005: 32.7 percent of pre-1947 rent-stabilized units and 37.8 percent of Public Housing units had no maintenance deficiencies.

The maintenance condition of *in rem* units could not be reliably measured, since the numbers of such units with no maintenance deficiencies or with five or more were too small to estimate the level of maintenance condition (Table 7.19).

Maintenance Conditions by Building Size

As the relationship between the number of building defects and the size of a building revealed, maintenance conditions appear to be best for the smallest buildings (1-5 units) and the largest buildings (100+ units). In 2005, of units in buildings with 1-5 units, which include one- or two-unit conventional single-family houses, and in buildings with 100 or more units, many of them situated in relatively newer buildings, only 2.4 percent each had five or more maintenance deficiencies (Table 7.20). On the other hand, of units in buildings with 6-19 units and 20-49 units, most of which were situated in relatively older buildings, as discussed earlier, more than 7 percent each had five or more maintenance deficiencies. The proportion of such maintenance deficiencies was 5.1 percent for units in buildings with 50-99 units.

Table 7.20
Incidence of Five or More Maintenance and Equipment Deficiencies
in All Renter Occupied Units by Building Size
New York City 2005

Building Size Category	Percent Units with Five or More Deficiencies
All	4.9%
1 - 5 Units	2.4%
6 - 19 Units	7.6%
20 - 49 Units	8.2%
50 - 99 Units	5.1%
100 or More Units	2.4%

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

Maintenance Conditions by Rent Level

In general, the higher the rent, the better the maintenance condition. In 2005, the maintenance condition of rental units with contract rents of less than $900 was relatively poorer than the overall condition: about 40.0 percent of such units had no maintenance deficiencies, while 43.9 percent of all rental units in the City had no maintenance deficiencies (Table 7.21). The proportion climbs as the rent level increases: for units with rents of $900-$1,249, it was 46.0 percent, while for units with rents of $1,250 or more, it was the highest at 51.8 percent.

Of units with rents of $400-$599, 7.1 percent had five or more maintenance deficiencies. Then, the proportion slipped down steadily, as the rent level climbed up. The relationship was maintained for the top two rent levels: for units with rents of $900-$1,249 and $1,250 and over, the proportions were 4.6 percent and 2.5 percent respectively (Table 7.21). This relationship is clearly illustrated by the steady slide of median contract rents from $853 to $750 as number of maintenance deficiencies rises from none to 5 or more.

Table 7.21
Incidence of Maintenance and Equipment Deficiencies by Contract Rent Level for Renter Occupied Units New York City 2005

	Number of Deficiencies				
Contract Rent Level	**Total**	**0**	**1-2**	**3-4**	**5 or More**
All	100.0%	43.9%	36.6%	14.6%	4.9%
$1 - $399	100.0%	40.1%	38.5%	16.2%	5.3%
$400 - $599	100.0%	40.5%	36.0%	16.4%	7.1%
$600 - $699	100.0%	38.5%	38.2%	17.1%	6.1%
$700 - $899	100.0%	39.7%	38.2%	16.5%	5.6%
$900 - $1,249	100.0%	46.0%	35.3%	14.1%	4.6%
$1,250 and Over	100.0%	51.8%	35.4%	10.3%	2.5%
Median Contract Rent	$850	$853	$804	$788	$750

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

Table 7.22
Distribution of Renter Occupied Units by Building Condition by Number of Maintenance and Equipment Deficiencies New York City 2005

	Number of Deficiencies				
Building Condition	**Total**	**0**	**1-2**	**3-4**	**5 or More**
All	100.0%	43.9%	36.6%	14.6%	4.9%
Dilapidation Status					
Dilapidated	100.0%	28.1%*	27.9%*	**	**
Not Dilapidated	100.0%	44.1%	36.5%	14.5%	4.8%
Number of Building Defect Types					
None	100.0%	45.9%	36.6%	13.6%	3.9%
One	100.0%	26.5%	35.9%	24.9%	12.7%
Two	100.0%	22.4%	33.8%	26.2%	17.6%
Three or More	100.0%	17.4%	37.6%	23.4%	21.6%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report. Of units in dilapidated buildings in 2005, 44.1% had 3 or more deficiencies.

Functionally, structural deficiencies of buildings and unit maintenance and equipment deficiencies provide two sets of information on distinctly different aspects of housing condition. The general distinction between them is clear, and they have quite different implications. However, the two indicators support and reinforce each other's importance as two principal features of physical housing condition. An analysis of the relationship between the two indicators reveals that both should be good if the condition of the housing unit is to be considered good. For example, structural defects measure problems that are more deeply seated, less easily repaired, and more serious than maintenance deficiencies. Maintenance deficiencies are linked to the operation and maintenance of a building and the units in it and are usually less profound and more easily fixed through routine repairs than are structural problems. Both are a function of investment decisions. Structural deficiencies are largely connected to capital disinvestment, while maintenance deficiencies are a reflection of efforts to reduce current operating expenses.

In 2005, of rental units in non-dilapidated buildings, 44.1 percent had no maintenance deficiencies, while only 4.8 percent had five or more deficiencies (Table 7.22). A similar relationship existed between building defects and maintenance conditions. Of rental units in buildings with no defects, 45.9 percent had no maintenance deficiencies, while only 3.9 percent had five or more. On the other hand, of rental units in buildings with three or more defect types, only 17.4 percent had no maintenance deficiencies, while 21.6 percent had five or more.

Maintenance Deficiencies in Owner-Occupied Units

As in building structural conditions, maintenance conditions of owner units were substantially better than those of rental units. In 2005, 68.7 percent of owner units, compared to 43.9 percent of renter units, had no maintenance deficiencies (Tables 7.22 and 7.23). Of owner units, conventional owner units had the best maintenance condition: 71.5 percent were maintenance-deficiency free, followed by condominium units, of which 68.9 percent had no deficiencies (Table 7.23).

Table 7.23
Distribution of Maintenance and Equipment Deficiencies
in Owner Occupied Units by Form of Ownership
New York City 2005

	Number of Deficiencies				
Form of Ownership	**Total**	**0**	**1-2**	**3-4**	**5 or More**
All	100.0%	68.7%	28.3%	2.6%	0.4%*
Conventional	100.0%	71.5%	26.5%	1.7%	**
Coop					
Private	100.0%	64.5%	29.9%	4.6%	**
Mitchell-Lama	100.0%	47.3%	46.8%	**	**
Condominium	100.0%	68.9%	28.4%	**	**

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

Physically Poor Renter-Occupied Units

According to recent HVSs, the City of New York has made tremendous improvements in physical housing conditions. In 2005, as three years earlier, these conditions, particularly building conditions, were the best since the HVS started covering comparable conditions in the 1970s, as discussed earlier in this chapter. But there was still a considerable number of units, particularly rental units, with structural defects and maintenance deficiencies. Thus, it is useful to estimate the changes in the number of physically poor rental units and the characteristics of households in such units between recent survey years.

The proportion of physically poor units, particularly physically poor renter-occupied units, declined considerably in the fourteen years since 1991, when the number of such units was estimated for the firsttime. The proportion of physically poor renter-occupied units declined from 17 percent in 1991 to 14 percent in 1996 and 11 percent in 2005. The proportion of such units also declined markedly in each of the five boroughs between 1991 and 2005 (Table 7.26, Maps 7.5 and 7.6).

Physical housing conditions can be approximated by two housing-condition indicators covered in the HVS: the structural condition of the building containing the units, and the level of housing maintenance and equipment deficiencies for the units. These two indicators reflect quite different aspects of the physical condition of housing units, but supplement each other in revealing problems with two principal aspects of physical housing conditions, as discussed earlier in this chapter.

"Dilapidation" and "structural defects" do not describe physical problems occupants suffer that are caused by "deficiencies in maintenance and equipment." At the same time, "deficiencies in maintenance and equipment" does not indicate the level of potential danger occupants may face because of the poor structural conditions of their building. However, good building conditions or good housing maintenance alone, as separate features of housing conditions, does not determine a physically good housing unit. Some buildings are structurally too poor to be habitable, while some units have too many maintenance deficiencies to provide decent housing services to occupants. Thus, it is useful to assess the number of housing units that are in physically poor condition due to structural and/or maintenance defects.

Estimates of Physically Poor Occupied Units

The definition of a physically poor housing unit used by the City for many years in the Consolidated Plan, which has been required by and submitted to HUD, is "a housing unit that is in a dilapidated building, lacks a complete kitchen and/or bath for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects." Applying this definition, the 2005 HVS reports that the number of all physically poor occupied housing units in the City was 240,000 units, or 7.9 percent of the total number of 3,038,000 occupied units, in 2005 (Tables 7.24 and 7.25). Of these physically poor occupied units, 224,000, or 93 percent, were renter-occupied units (Table 7.26).

The proportion of physically poor units, particularly physically poor renter-occupied units, declined considerably in the fourteen years since 1991, when the number of such units was estimated for the first time. The proportion of physically poor renter-occupied units declined from 17 percent in 1991 to 14 percent in 1996 and 11 percent in 2005. The proportion of such units also declined markedly in each of the five boroughs between 1991 and 2005 (Table 7.26, Maps 7.5 and 7.6).

The proportion of physically poor renter-occupied units in the Bronx dropped by 5 percentage points in the fourteen years, from 22 percent in 1991 to 17 percent in 2005 (Table 7.26). However, in 2005, the

Table 7.24
Incidence of All Occupied Units that are Physically Poor by Borough
New York City 2002 and 2005

Borough	Number and Percent of All Occupied Units that are Physically Poor[b]			
	2002		2005	
	Number	Percent	Number	Percent
All	207,225	6.9%	240,132	7.9%
Bronx[a]	56,302	12.2%	66,639	14.1%
Brooklyn	63,871	7.3%	74,479	8.5%
Manhattan[a]	58,103	8.1%	64,238	8.7%
Queens	23,533	3.0%	30,361	3.9%
Staten Island	5,416	3.4%	4,414*	2.7%

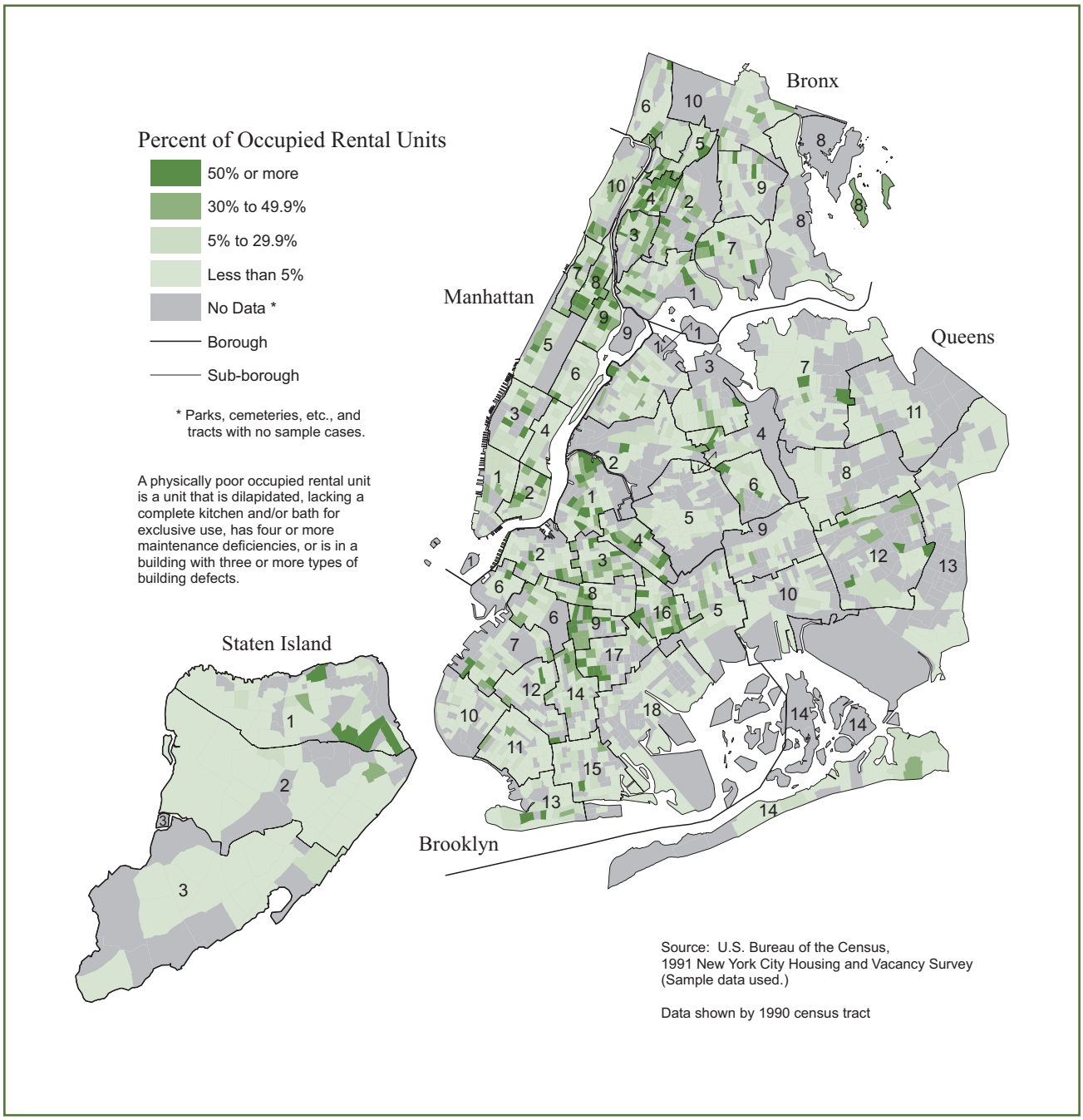
Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a Marble Hill in the Bronx.
b Physically poor is a housing unit that is either in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.
* Since the number of units is small, interpret with caution.

Table 7.25
All Occupied Units that are Physically Poor
by Borough by Type of Physically Poor Condition
New York City 2005

Borough	All Households	Physically Poor[a] (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All	3,037,996	240,132 (7.9%)	44,624	15,418	30,306	174,455
Bronx[b]	472,246	66,639 (14.1%)	5,947	**	7,313	55,853
Brooklyn	877,552	74,479 (8.5%)	12,985	6,270	12,504	52,029
Manhattan[b]	737,768	64,238 (8.7%)	18,403	**	6,277	42,669
Queens	786,766	30,361 (3.9%)	6,436	**	**	21,110
Staten Island	163,663	4,414* (2.7%)	**	**	**	**
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx[b]	15.5%	27.8%	13.3%	**	24.1%	32.0%
Brooklyn	28.9%	31.0%	29.1%	40.7%	41.3%	29.8%
Manhattan[b]	24.3%	26.8%	41.2%	25.9%*	20.7%	24.5%
Queens	25.9%	12.6%	14.4%	**	11.9%*	12.1%
Staten Island	5.4%	1.8%	**	**	**	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.
b Marble Hill in the Bronx.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Map 7.5
Physically Poor Occupied Rental Units as a Percentage of Total Occupied Rental Units
New York City 1991



Map 7.6
Physically Poor Occupied Rental Units as a Percentage of Total Occupied Rental Units
New York City 2005

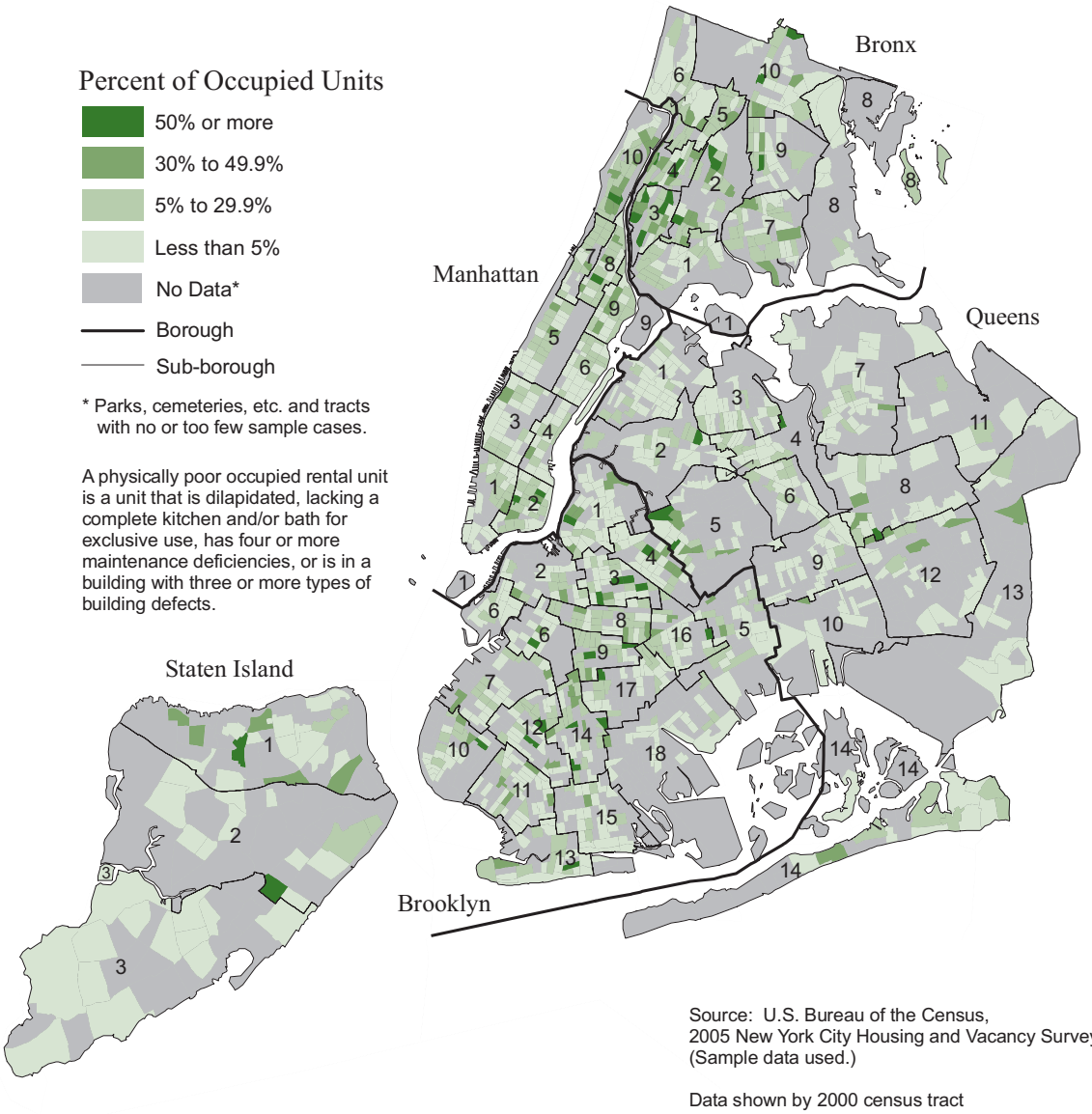


Table 7.26
Incidence of Physically Poor Renter Occupied Units by Borough
New York City, Selected Years 1991 - 2005

	Number and Percent Physically Poor[b] Units						
	1991	1993	1996	1999	2002	2005	
Borough	Percent	Percent	Percent	Percent	Percent	Number	Percent
All	16.8%	13.4%	13.6%	10.4%	9.7%	223,777	11.0%
Bronx[a]	22.0%	15.8%	19.0%	14.5%	15.3%	63,005	17.1%
Brooklyn	18.1%	14.2%	14.3%	11.9%	9.6%	70,186	11.3%
Manhattan[a]	18.9%	16.7%	15.6%	10.9%	10.0%	61,207	10.9%
Queens	8.4%	6.7%	6.1%	5.2%	5.1%	24,965	5.9%
Staten Island	8.8%	6.1%	8.4%	**	6.5%*	4,414*	8.3%

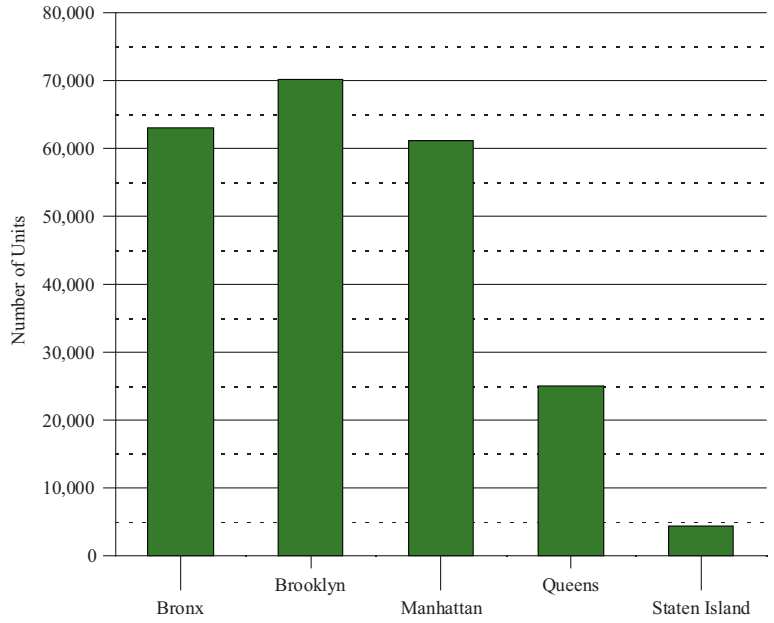
Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a Marble Hill in the Bronx.
b Physically poor is a housing unit that is either in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Table 7.27
Physically Poor Renter Occupied Units
by Borough by Type of Physically Poor Condition
New York City 2005

			Type of Physically Poor Condition			
Borough	All Renter Households	Physically Poor[a] (% Incidence)	Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All	2,027,626	223,777 (11.0%)	39,161	13,806	28,900	165,228
Bronx[b]	367,846	63,005 (17.1%)	4,219*	**	6,877	53,806
Brooklyn	621,597	70,186 (11.3%)	11,228	5,625	12,121	50,522
Manhattan[b]	563,589	61,207 (10.9%)	18,216	**	6,277	40,002
Queens	421,726	24,965 (5.9%)	4,645*	**	**	18,103
Staten Island	52,868	4,414* (8.3%)	**	**	**	**
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx[b]	18.1%	28.2%	10.8%	**	23.8%	32.6%
Brooklyn	30.7%	31.4%	28.7%	40.7%	41.9%	30.6%
Manhattan[b]	27.8%	27.4%	46.5%	27.6%*	21.7%	24.2%
Queens	20.8%	11.2%	11.9%	**	10.4%*	11.0%
Staten Island	2.6%	2.0%	**	**	**	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.
b Marble Hill in the Bronx.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Figure 7.4
Number of Physically Poor Renter Occupied Units by Borough
New York City 2005



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

Bronx still had the highest incidence of physically poor housing of any borough. The number of physically poor renter-occupied units in the borough was still 63,000, or 28 percent of the 224,000 such units in the City, while only 18 percent of all renter-occupied units in the City were located in the borough (Table 7.27 and Figure 7.4).

In Manhattan and Brooklyn, where the numbers of physically poor renter-occupied units were 61,000 and 70,000 respectively in 2005, the proportions of physically poor units were cut by 8.0 and 6.8 percentage points respectively, from 18.9 percent to 10.9 percent and from 18.1 percent to 11.3 percent between 1991 and 2005 (Table 7.26 and Figure 7.3).

In terms of housing condition as measured by the proportion of physically poor renter-occupied units, Queens was the best in the City in 2005: the proportion of physically poor units in the borough was reduced from 8 percent in 1991 to 6 percent, the lowest of all five boroughs (Table 7.26). In 2005, of all 224,000 physically poor renter-occupied units in the City, 25,000, or 11 percent, were located in Queens, while 21 percent of all renter-occupied units in the City were located in the borough (Table 7.27).

Characteristics of Physically Poor Renter-Occupied Units

As shown earlier in the discussion of the structure condition of buildings and maintenance deficiencies, physical housing condition is most closely related to the age of the dwelling and building structure type. Of all 224,000 physically poor renter-occupied units in 2005, 56 percent were in either Old Law tenement buildings (12 percent) or New Law tenement buildings (44 percent). New Law tenement units' proportion

Table 7.28
Number, Incidence and Distribution of Physically Poor Renter Occupied Units by Structure Class by Type of Physically Poor Condition New York City 2005

Structure Class	All	Physically Poor[c] (% Incidence)	Type of Physically Poor Condition: Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All[a]	2,027,626	223,777 (11.0%)	39,161	13,806	28,900	165,228
Multiple Dwellings[a]	1,754,686	209,540 (11.9%)	36,089	12,718	26,033	156,504
Old-Law Tenement	189,197	24,314 (12.9%)	4,842*	**	5,089	16,691
New-Law Tenement	537,772	88,549 (16.5%)	5,109	5,661	12,707	72,106
Post-1929 Multiple Dwelling	680,070	50,453 (7.4%)	5,890	**	**	44,366
Other	45,714	10,800 (23.6%)	9,577	**	**	**
Converted	90,791	12,555 (13.8%)	**	**	**	7,504
1-2 Unit Houses	272,940	14,237 (5.2%)	**	**	**	8,724
Distribution						
All[b]	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Multiple Dwellings						
Old-Law Tenement	10.4%	12.1%	15.0%	**	19.4%	11.1%
New-Law Tenement	29.6%	44.1%	15.9%	44.2%	48.3%	48.0%
Post-1929 Multiple Dwelling	37.4%	25.1%	18.3%	**	**	29.5%
Other	2.5%	5.4%	29.8%	**	**	**
Converted	5.0%	6.2%	11.5%*	**	**	5.0%
1-2 Unit Houses	15.0%	7.1%	9.5%*	**	**	5.8%

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

Notes:

a Includes units whose structure class within multiple dwellings was not reported.

b Excludes units whose structure class was not reported.

c A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.

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

** Too few units to report.

of all physically poor units in the City was much higher than their proportion of renter-occupied units in such structure class, which was 30 percent (Table 7.28). On the other hand, only a quarter of the physically poor renter-occupied units were in multiple dwellings built after 1929, although 37 percent of the renter-occupied units in the City were in such dwellings.

Table 7.29
Number, Incidence and Distribution of Physically Poor Renter Occupied Units by Building Size
New York City 2005

Number of Units In Building	Total Renter Occupied Units	Number Physically Poor[a]	Percent that are Physically Poor (Incidence)	Percent of Physically Poor Renter Units
All	2,027,626	223,777	11.0%	100.0%
1 – 2	272,940	14,237	5.2%	6.4%
3 - 5	257,474	24,356	9.5%	10.9%
6 – 19	320,215	45,728	14.3%	20.4%
20 – 49	428,020	71,046	16.6%	31.7%
50 – 99	345,980	39,072	11.3%	17.5%
100 +	402,997	29,338	7.3%	13.1%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.

As stated earlier, the city-wide proportion for renter-occupied units in physically poor condition was 11 percent in 2005 (Table 7.29). However, as in 2002, the incidence of poor housing was more frequent in medium-sized buildings in 2005. Of renter-occupied units in buildings with 20-49 units, 17 percent were in physically poor housing, compared to 11 percent for buildings with 50-99 units and just 7 percent for buildings with 100 or more units. The equivalent proportions for smaller buildings with 3-5 units and with 1-2 units were 10 percent and 5 percent respectively.

In 2005, of the 224,000 physically poor renter-occupied units in the City, 12 percent were units with no bedrooms, while only 8 percent of the renter-occupied units in the City as a whole were such units (Table 7.30). Two-thirds of all physically poor renter studios did not have complete kitchens and/or bathrooms for the exclusive use of the tenant. In other words, the vast majority of physically poor studios were SRO or SRO-type rental units.

In 2005, pre-1947 rent-stabilized housing had the highest incidence of physically poor housing: 17 percent of its units, compared to 11 percent of all renter units in the City (Table 7.31). In fact, because a very high proportion of the City's renter units were in pre-1947 stabilized housing, this category contained 55 percent of the units in poor condition in the City.

The lower the rent, the more likely it is that units will be in physically poor condition. In 2005, of renter-occupied units with a contract rent below $700, 15 percent were physically poor units, while, of units with a rent between $700 and $899, 12 percent were such units (Table 7.32). Of units with rents of $900-$1,249, 9 percent were physically poor units. Of renter-occupied units with rents of $1,250 or more, the proportion of physically poor units was only 6 percent.

Table 7.30
Number and Distribution of Physically Poor Renter Occupied Units by Number of Bedrooms by Type of Physically Poor Condition New York City 2005

Number of Bedrooms	Total	Physically Poor[a]	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All	2,027,626	223,777	39,161	13,806	28,900	165,228
None	163,804	26,182	17,565	**	**	8,442
One	818,390	80,398	9,235	5,563	12,303	62,384
Two	730,422	82,425	9,749	**	9,787	65,434
Three or More	315,009	34,772	**	**	**	28,969
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
None	8.1%	11.7%	44.9%	**	12.1*	5.1%
One	40.4%	35.9%	23.6%	40.3%	42.6%	37.8%
Two	36.0%	36.8%	24.9%	26.2%*	33.9%	39.6%
Three or More	15.5%	15.5%	**	**	11.5%*	17.5%

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

Notes:

a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.

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

** Too few units to report.

Table 7.31
Number, Incidence and Distribution of Physically Poor Renter Occupied Units by Rent Regulatory Status by Type of Physically Poor Condition New York City 2005

Household Type	All Renter Occupied Units	Physically Poor Units[a] (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All	2,027,626	223,777 (11.0%)	39,161	13,806	28,900	165,228
Controlled	43,317	4,693* (10.8%)	**	**	**	**
Stabilized	1,015,655	143,899 (14.2%)	24,995	7,138	18,586	107,907
Pre-1947	726,070	123,848 (17.1%)	21,966	6,983	17,081	91,090
Post-1947	289,584	20,050 (6.9%)	**	**	**	16,817
Other Regulated	122,247	11,659 (9.5%)	**	**	**	9,294
Mitchell-Lama	58,944	4,437* (7.5%)	**	**	**	4,206*
HUD & Other	63,303	7,222 (11.4%)	**	**	**	5,088
Unregulated	668,711	45,790 (6.8%)	10,391	5,929	9,245	27,696
In Rental Buildings	624,818	43,455 (7.0%)	9,731	5,929	9,245	26,020
In Coops/Condos	43,893	**	**	**	**	**
Public Housing	167,539	14,973 (8.9%)	**	**	**	14,481
In Rem	10,158	**	**	**	**	**
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	2.1%	2.1%	**	**	**	2.3%*
Stabilized	50.1%	64.3%	63.8%	51.7%	64.3%	65.3%
Pre-1947	35.8%	55.3%	56.1%	50.6%	59.1%	55.1%
Post-1947	14.3%	9.0%	7.7%*	**	**	10.2%
Other Regulated	6.0%	5.2%	**	**	**	5.6%
Mitchell-Lama	2.9%	2.0%	**	**	**	2.5%
HUD & Other	3.1%	3.2%	**	**	**	3.1%
Unregulated	33.0%	20.5%	26.5%	42.9%	32.0%	16.8%
In Rental Buildings	30.8%	19.4%	24.8%	42.9%	32.0%	15.7%
In Coops/Condos	2.2%	**	**	**	**	**
Public Housing	8.3%	6.7%	**	**	**	8.8%
In Rem	0.5%	**	**	**	**	**

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

Notes:

a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.

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

Table 7.32
Physically Poor Renter Occupied Units by Contract Rent Interval (in 2005 dollars)
New York City 2002 and 2005

	2002			2005		
	Total	Number Physically Poor[a]	Percent Physically Poor	Total	Number Physically Poor[a]	Percent Physically Poor
All Renter Occupied[b]	2,023,504	196,013	9.7%	2,027,626	223,777	11.0%
$1 - $399	231,987	37,186	16.0%	216,837	30,263	14.0%
$400 - $599	276,607	35,418	12.8%	234,684	38,862	16.6%
$600 - $699	241,147	23,290	9.7%	198,787	27,953	14.1%
$700 - $899	506,240	46,682	9.2%	445,190	54,177	12.2%
$900 - $1,249	409,706	32,052	7.8%	503,222	46,783	9.3%
$1,250 and Over	312,833	17,851	5.7%	391,590	23,013	5.9%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.
b Total includes units for which no cash rent was reported.

Characteristics of Households in Physically Poor Renter Units

Seven in ten of the households occupying physically poor rental units in 2005 were either black, Puerto Rican, or non-Puerto Rican Hispanic. The proportion of each of these three racial and ethnic household groups, and particularly of blacks, in physically poor renter units was markedly higher than each group's proportional share of the overall number of renter households (Table 7.33). Of households living in such units, blacks accounted for 32 percent, while 24 percent of all renter households were black. Puerto Ricans' and non-Puerto Rican Hispanics' shares of households in such units were 14 percent and 23 percent respectively, while their corresponding shares of all renter households were 12 percent and 17 percent respectively (Figure 7.5).

Compared to their share of all renter households, proportionately more households with children lived in physically poor renter units (Table 7.34). In 2005, of households in such renter units, 13 percent were single adults with minor children, while this household type's share of all renter households in the City was only 9 percent. At the same time, 27 percent of households in such renter units were adults with minor children, while this household type's share of all renter households was 23 percent.

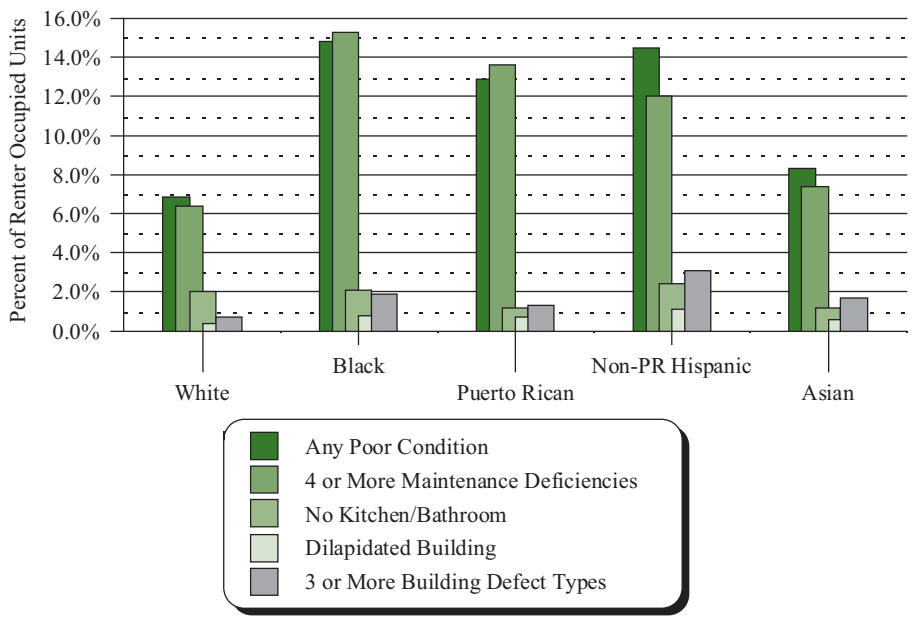
On the other hand, fewer single-elderly households and single-adult households lived in physically poor rental units. Of households in physically poor renter-occupied units, only 8 percent were single-elderly households, while their share of all renter households was 11 percent. At the same time, 21 percent of households in such renter units were single-adult households, while their share of all renter households was 26 percent (Table 7.34).

Table 7.33
Number, Incidence and Distribution of Physically Poor Renter Occupied Units by Race/Ethnicity by Type of Physically Poor Condition
New York City 2005

Race/ Ethnicity	All Renter Occupied	Physically Poor Units[a] (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All	2,027,626	223,777 (11.0%)	39,161	13,806	28,900	165,228
White	750,872	52,159 (6.9%)	15,364	**	4,960*	33,095
Black	489,935	72,594 (14.8%)	10,125	4,082*	8,283	58,597
Puerto Rican	243,944	31,441 (12.9%)	**	**	**	27,159
Non-Puerto Rican Hispanic	349,181	50,481 (14.5%)	8,331	**	9,896	34,553
Asian	177,960	14,711 (8.3%)	**	**	**	9,887
Other	15,735	**	**	**	**	**
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
White	37.0%	23.3%	39.2%	22.9%*	17.2%	20.0%
Black	24.2%	32.4%	25.9%	29.6%	28.7%	35.5%
Puerto Rican	12.0%	14.0%	**	**	**	16.4%
Non-Puerto Rican Hispanic	17.2%	22.6%	21.3%	28.3%*	34.2%	20.9%
Asian	8.8%	6.6%	**	**	**	6.0%
Other	0.8%	**	**	**	**	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Figure 7.5
Incidence of Physically Poor Renter Occupied Units
and Specific Physically Poor Conditions by Race/Ethnicity
New York City 2005



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

As seen in the pattern revealed in the relationship between the proportion of physically poor renter-occupied units and the level of contract rent, the lower the household income, the more likely it is that a household will be living in a physically poor rental unit. Of households in such renter units, 48 percent had incomes of less than $25,000 in 2004, while 40 percent of all renter households had incomes at that level (Table 7.35). Particularly, of households in physically poor rental units, three in ten had incomes below $15,000. Renter households with incomes below $15,000 had the highest incidence of physically poor conditions (Figure 7.6).

Among renter households with incomes below the poverty level in 2004, 14 percent lived in physically poor housing, compared to 11.0 percent of all renter households (Table 7.36). Of renter households receiving Public Assistance, 18 percent lived in physically poor housing.

Of renter households in physically poor units in the City in 2005, 53 percent paid more than 30 percent of their income for gross rent, while 51 percent of all renter households paid that much (Table 7.37). At the same time, 33 percent of renter households occupying physically poor units paid more than 50 percent of their income for rent, while 29 percent of all renter households in the City paid that much.

Of heads of all renter households in the City in 2005, 22 percent were born in Puerto Rico or the rest of the Caribbean. But 27 percent of heads of households living in physically poor rental units were born in Puerto Rico or the rest of the Caribbean (Table 7.38). On the other hand, 9 percent and 8 percent of all renter household heads in the City were from western/eastern Europe and from Asia, while only 5 percent and 6 percent respectively of the household heads living in physically poor renter units were from those regions. In

Table 7.34
Number, Incidence and Distribution of Physically Poor Renter Occupied Units
by Household Type by Type of Physically Poor Condition
New York City 2005

Household Type	All Renter Occupied	Physically Poor Units[a] (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All	2,027,626	223,777 (11.0%)	39,161	13,806	28,900	165,228
Single Elderly	219,735	18,130 (8.3%)	6,155	**	**	10,541
Single Adult	517,158	47,408 (9.2%)	15,493	**	6,258	28,879
Single with Minor Child(ren)	182,068	27,960 (15.4%)	**	**	**	25,284
Elderly Household	123,118	13,010 (10.6%)	**	**	**	10,246
Adult Household	514,761	56,228 (10.9%)	8,757	4,009*	8,802	40,815
Adult Household with Minor Child(ren)	470,787	61,041 (13.0%)	5,709	**	7,559	49,463
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Single Elderly	10.8%	8.1%	15.7%	**	**	6.4%
Single Adult	25.5%	21.2%	39.6%	25.6%*	21.7%	17.5%
Single with Minor Child(ren)	9.0%	12.5%	**	**	**	15.3%
Elderly Household	6.1%	5.8%	**	**	**	6.2%
Adult Household	25.4%	25.1%	22.4%	29.0%	30.5%	24.7%
Adult Household with Minor Child(ren)	23.2%	27.3%	14.6%	26.1%*	26.2%	29.9%

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

Notes:

a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.

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

** Too few units to report.

Table 7.35
Number, Incidence and Distribution of Physically Poor Renter Occupied Units
by Income Group by Type of Physically Poor Condition
New York City 2005

Household Income Group	All Renter Households	Physically Poor Units[a] (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All[b]	2,027,626	223,777 (11.0%)	39,161	13,806	28,900	165,228
< $15,000[b]	518,124	69,109 (13.3%)	13,798	4,332*	10,455	49,142
$15-24,999	296,946	37,918 (12.8%)	6,931	**	4,350*	29,053
$25-39,999	357,555	38,731 (10.8%)	5,267	**	5,494	28,771
$40-49,999	192,457	19,332 (10.0%)	4,087*	**	**	13,594
$50-69,999	262,289	24,790 (9.5%)	**	**	**	19,429
$70,000 +	400,256	33,896 (8.5%)	5,246	**	**	25,239
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
< $15,000	25.6%	30.9%	35.2%	31.4%	36.2%	29.7%
$15-24,999	14.6%	16.9%	17.7%	**	15.1%	17.6%
$25-39,999	17.6%	17.3%	13.4%	23.2%*	19.0%	17.4%
$40-49,999	9.5%	8.6%	10.4%	**	**	8.2%
$50-69,999	12.9%	11.1%	9.8%*	**	**	11.8%
$70,000 +	19.7%	15.1%	13.4%	**	12.9%*	15.3%

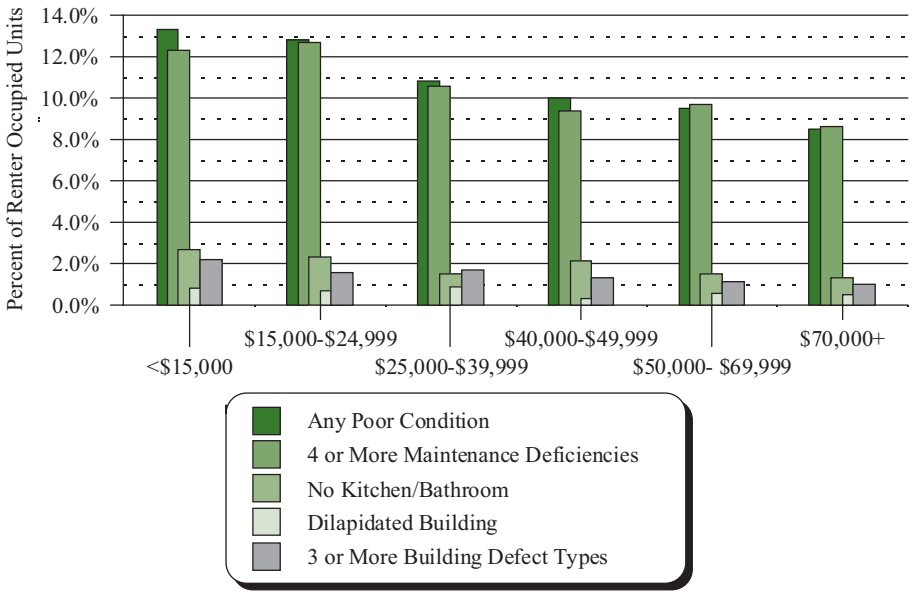
Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.
b Includes units occupied by households whose incomes are zero or negative.
* Since the number of units is small, interpret with caution.
** Too few units to report.

short, a relatively large proportion of householders in physically poor renter units were from the Caribbean, while a relatively small proportion were from western/eastern Europe (which includes Russia) and Asia.

Characteristics of All Households in Physically Poor Units

The data are similar for all households as for renter households because of the preponderance of renter households in the City. However, tables of data for all households are provided (Tables 7.39, 7.40, 7.41 and 7.42).

Figure 7.6
Incidence of Physically Poor Renter Occupied Units and Specific Physically Poor Conditions by Income Group New York City 2005



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

Table 7.36
Number and Percent of Renter Households and All Households in Physically Poor Housing by Poverty Level and Receipt of Public Assistance New York City 2005

Income Status		In Physically Poor Housing	
By Tenure	**Total**	**Number**	**Percent**
All Renter Households	2,027,626	223,777	11.0%
Below Poverty Level			
Yes	457,626	64,108	14.0%
No	1,570,000	159,668	10.2%
Receive Public Assistance			
Yes	340,316	62,265	18.3%
No	1,318,625	148,764	11.3%
All Households	3,037,996	240,132	7.9%
Below Poverty Level			
Yes	526,147	65,906	12.5%
No	2,511,849	174,226	6.9%
Receive Public Assistance			
Yes	382,931	63,097	16.5%
No	2,088,551	162,277	7.8%

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

Table 7.37
Distribution of Physically Poor Renter Occupied Units
by Gross Rent/Income Ratio by Type of Physically Poor Condition
New York City 2005

Gross Rent/Income Ratio	All	Physically Poor Units[a]	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All[b]	2,027,626	223,777	39,161	13,806	28,900	165,228
30% or less	907,699	98,963	18,461	6,052	11,852	72,770
31% - 40%	260,686	23,809	4,239*	**	**	17,550
41% - 50%	163,001	19,744	**	**	**	15,835
51% - 70%	186,211	22,373	**	**	**	16,675
Over 70%	351,471	47,293	8,045	4,201*	7,005	34,327
Distribution						
All[c]	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
30% or less	48.6%	46.6%	50.6%	45.2%	44.4%	46.3%
31% - 40%	13.9%	11.2%	11.6%	**	**	11.2%
41% - 50%	8.7%	9.3%	8.9%*	**	**	10.1%
51% - 70%	10.0%	10.5%	**	**	14.2*	10.6%
Over 70%	18.8%	22.3%	22.0%	31.4%	26.3%	21.8%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.
b Includes units occupied by households with zero or negative incomes and households with no cash rent, which are not included in percent calculation below.
c Excludes households with zero or negative incomes and households with no cash rent.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Table 7.38
Distribution of Physically Poor Renter Occupied Units by Birthplace of Householder by Type of Physically Poor Condition New York City 2005

Birthplace Region	All Renter Occupied	Physically Poor Units[a] (Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All[b]	2,027,626	223,777 (11.0%)	39,161	13,806	28,900	165,228
USA	802,598	102,994 (12.8%)	15,947	4,875*	8,953	82,716
Puerto Rico	112,144	15,304 (13.6%)	**	**	**	14,155
Caribbean	254,543	41,643 (16.4%)	6,110	**	5,017	31,925
Latin America	161,181	24,218 (15.0%)	4,613*	**	5,610	15,306
Europe/USSR	150,014	10,628 (7.1%)	**	**	**	7,877
Asia	134,633	12,035 (8.9%)	**	**	**	8,581
Africa	29,522	4,386* (14.9%)	**	**	**	**
Other	27,900	** (11.1%*)	**	**	**	**
Distribution						
All[c]	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
USA	48.0%	48.1%	48.0%	38.0%	34.6%	50.1%
Puerto Rico	6.7%	7.1%	**	**	**	8.6%
Caribbean	15.2%	19.4%	18.4%	**	19.4%	19.3%
Latin America	9.6%	11.3%	13.9%	**	21.7%	9.3%
Europe/USSR	9.0%	5.0%	**	**	**	4.8%
Asia	8.0%	5.6%	**	**	**	5.2%
Africa	1.8%	2.0%	**	**	**	1.8%*
Other	1.7%	1.5%*	**	**	**	**

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

Notes:

a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.

b Includes units occupied by households that did not report birthplace region, which are not included in percent calculation below.

c Excludes units occupied by households that did not report birthplace region.

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

** Too few units to report.

Neighborhood Physical Condition

In addition to building structural and unit maintenance conditions, as discussed above, good housing means a decent home in a suitable neighborhood that provides a bundle of neighborhood services. When households select housing units in which they want to live, they select not only those particular housing units, but also the neighborhoods where the housing units are located. The services a neighborhood provides relate not only to

Table 7.39
All Households in Physically Poor Units
by Race/Ethnicity by Type of Physically Poor Condition
New York City 2005

Race/ Ethnicity	All Occupied Households	Physically Poor Units[a] (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All	3,037,996	240,132 (7.9%)	44,624	15,418	30,306	174,455
White	1,330,514	59,254 (4.5%)	17,352	**	5,531	36,985
Black	691,370	76,457 (11.1%)	11,196	4,272%*	8,473	61,423
Puerto Rican	289,998	33,355 (11.5%)	**	**	**	27,904
Non-Puerto Rican Hispanic	418,452	51,555 (12.3%)	9,039	4,114*	10,099	35,218
Asian	285,309	16,748 (5.9%)	**	**	**	10,793
Other	22,353	**	**	**	**	**
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
White	43.8%	24.7%	38.9%	24.7%*	18.2%	21.2%
Black	22.8%	31.8%	25.1%	27.7%	28.0%	35.2%
Puerto Rican	9.5%	13.9%	8.6%*	**	10.3%*	16.0%
Non-Puerto Rican Hispanic	13.8%	21.5%	20.3%	26.7%	33.3%	20.2%
Asian	9.4%	7.0%	**	**	**	6.2%
Other	0.7%	**	**	**	**	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Table 7.40
Number, Incidence and Distribution of All Occupied Units that are Physically Poor by Income Group by Type of Physically Poor Condition
New York City 2005

Household Income Group	All Households	Physically Poor Units[a] (% Incidence)	Type of Physically Poor Condition: Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All[b]	3,037,996	240,132 (7.9%)	44,624	15,418	30,306	174,455
< $15,000[b]	624,952	71,919 (11.5%)	14,893	4,714*	10,638	50,292
$15-24,999	380,072	39,610 (10.4)	7,493	**	4,977*	29,577
$25-39,999	472,330	40,906 (8.7%)	5,899	**	5,685	30,123
$40-49,999	263,565	19,919 (7.6%)	4,310*	**	**	14,181
$50-69,999	419,037	28,172 (6.7%)	4,928*	**	**	21,779
$70,000 +	878,040	39,604 (4.5%)	7,100	**	4,122*	28,502
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
< $15,000	20.6%	29.9%	33.4%	30.6%	35.1%	28.8%
$15-24,999	12.5%	16.5%	16.8%	**	16.4%	17.0%
$25-39,999	15.5%	17.0%	13.2%	22.0%*	18.8%	17.3%
$40-49,999	8.7%	8.3%	9.7%	**	**	8.1%
$50-69,999	13.8%	11.7%	11.0%	**	**	12.5%
$70,000 +	28.9%	16.5%	15.9%	**	13.6%	16.3%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.
b Includes units occupied by households whose incomes are zero or negative.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Table 7.41
Number, Incidence and Distribution of All Occupied Units that are Physically Poor by Household Type
New York City 2005

Regulatory Status	All Occupied Units	Number Physically Poor[a]	Percent that are Physically Poor (Incidence)	Percent of Physically Poor Renter Units
All	3,037,996	240,132	7.9%	100.0%
Single Elderly	346,323	20,664	6.0%	8.6%
Single Adult	675,584	49,649	7.3%	20.7%
Single with Minor Child(ren)	206,713	29,182	14.1%	12.2%
Elderly Household	287,949	14,204	4.9%	5.9%
Adult Household	775,782	60,743	7.8%	25.3%
Adult Household with Minor Child(ren)	745,645	65,689	8.8%	27.4%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.

Table 7.42
All Occupied Units that are Physically Poor by Birthplace of Household Head
New York City 2005

Birthplace Region	All Occupied Units	Number Physically Poor[a]	Percent that are Physically Poor (Incidence)	Percent of All Physically Poor Occupied Units
All[b]	3,037,996	240,132	7.9%	100.0%
USA	1,274,584	112,000	8.8%	48.8%
Puerto Rico	131,102	16,158	12.3%	7.0%
Caribbean	335,199	42,807	12.8%	18.6%
Latin America	212,445	24,918	11.7%	10.9%
Europe/USSR	255,538	12,367	4.8%	5.4%
Asia	212,549	13,886	6.5%	6.0%
Africa	37,636	4,386*	11.7%	1.9%
Other	42,353	**	7.3%*	1.4%*

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.
b Includes units occupied by households that did not report birthplace region.
* Since the number of units is small, interpret with caution.
** Too few units to report.

the physical condition of the neighborhood, but also to the quality of a broad combination of private and public services needed for daily living in a suitable environment. For this very reason, neighborhood quality has been one of the prime concerns of housing policy in the City and, thus, neighborhood characteristics are covered in the HVS.

However, measuring neighborhood quality in a reliable manner is very complex. There is neither a standard conceptual definition of what a suitable neighborhood is, nor are there generally accepted and usable operational standards by which to measure neighborhood quality. One of the major difficulties in measuring it stems from the subjectivity of residents' judgments about their present neighborhoods and their preferences toward alternative neighborhoods. These judgments and preferences are influenced by residents' current and previous life styles and experiences. Residents' reactions to existing as well as hypothetical neighborhoods are also influenced by their social and economic situations; and their preferences for and judgments about living environments undergo changes with changes in age, life status, and income level, among other things.

The HVS does not provide data on all important elements of neighborhood services. Instead, it collects information on two neighborhood characteristics intended to indicate the physical condition of buildings in the neighborhood of each sampled unit. The first is the presence of boarded-up buildings in the neighborhood. The Census Bureau collects data on the presence of boarded-up buildings in the following two ways: (1) the interviewer objectively notes his or her observation of the presence or absence of buildings with broken or boarded-up windows on the street where the sample unit is located; and (2) the respondent residing in the sample unit is asked to report if there are any boarded-up buildings in the neighborhood where the sample unit is located. In asking the respondent this question, the HVS does not provide a definition of "neighborhood." Instead, "neighborhood" can be defined any way the respondent wants to define it.

The second characteristic the Census Bureau collects data on is residents' rating of the physical quality of their neighborhood. The procedures used to collect these data are subjective and perception-based, since "neighborhood" is not defined. So answers relate to what the respondent perceives to be his or her neighborhood.

It is important to note that the HVS questionnaire limits the definition of neighborhood quality to a physical aspect of that quality and excludes neighborhood services, such as schools, hospitals, sanitation, and many other services provided by public or private agencies or individuals; it also excludes psychological, social, and/or socio-economic aspects of neighborhood characteristics. This narrower definition of the neighborhood's physical quality is expected to help survey interviewers and respondents understand the definition clearly, thereby making it possible for the Census Bureau to gather more reliable data on the subject. This approach also helps users interpret data in a clearer way.

Of the two sets of neighborhood physical condition characteristics collected by the Census Bureau using the three questions described above, this part of the chapter covers only data collected by the following two questions. The first is the interviewer's observation of whether or not there are boarded-up buildings on the street where the sample unit is located. Data provided by respondents on the existence of boarded-up buildings in the neighborhood where the sample unit is located are not analyzed, since it is comparatively hard to appropriately interpret the data in an analytically meaningful way due to the lack of neighborhood definition.

The second characteristic of neighborhood physical condition covered here is the resident's rating of the quality of residential structures in his or her neighborhood. Analysis of the data on these two neighborhood characteristics allows for a general judgment on, first, how many households face a situation that has the ingredients of present

neighborhood blight and potential decay in the immediate future and, second, how many households feel that they live in good neighborhoods, at least in terms of the physical residential conditions they daily observe.

Neighborhood Conditions of Occupied Units

The 2005 HVS reports that neighborhood quality improved significantly between 2002 and 2005 and was the best in the 27-year period since 1978, when the HVS started covering it. The proportion of all households near buildings with broken or boarded-up windows ("boarded-up buildings") on the same street was a mere 5.6 percent in 2005, a 2.3-percentage-point improvement from 2002 (Table 7.43).

Neighborhood quality has improved remarkably since 1978, when the proportion of renter households near boarded-up buildings was 25.4 percent. It was 17.3 percent in 1987 and 11.4 percent in 1996[5] (Table 7.43).

Table 7.43
Incidence of Units on Same Street as Building with Broken/Boarded-Up Windows, by Borough For All Occupied and Renter Occupied Units
New York City, Selected Years 1991-2005

Borough	1991	1993	1996	1999	2002	2005
Renter Occupied						
All	15.7%	13.7%	11.4%	8.8%	8.7%	6.3%
Bronx[a]	16.2%	9.1%	10.0%	6.9%	4.7%	4.7%
Brooklyn	18.0%	14.7%	16.0%	12.7%	13.7%	9.2%
Manhattan[a]	20.6%	22.0%	12.6%	11.3%	9.8%	6.8%
Queens	4.7%	5.0%	4.7%	2.4%	3.7%	2.6%
Staten Island	17.1%	9.9%	9.4%	**	6.9%*	**
All Occupied						
All	13.0%	11.5%	10.0%	7.3%	7.9%	5.6%
Bronx[a]	14.1%	8.2%	9.3%	6.4%	4.8%	5.3%
Brooklyn	16.2%	13.4%	14.8%	11.2%	13.1%	8.3%
Manhattan[a]	18.0%	19.1%	11.5%	9.4%	8.3%	6.3%
Queens	4.2%	4.8%	4.0%	2.4%	4.6%	2.7%
Staten Island	10.5%	5.7%	6.9%	3.1%	3.7%	2.8%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a Marble Hill in the Bronx (1993, 1996, 1999, 2002 and 2005); in Manhattan (1991).
* Since the number of units is small, interpret with caution.
** Too few units to report.

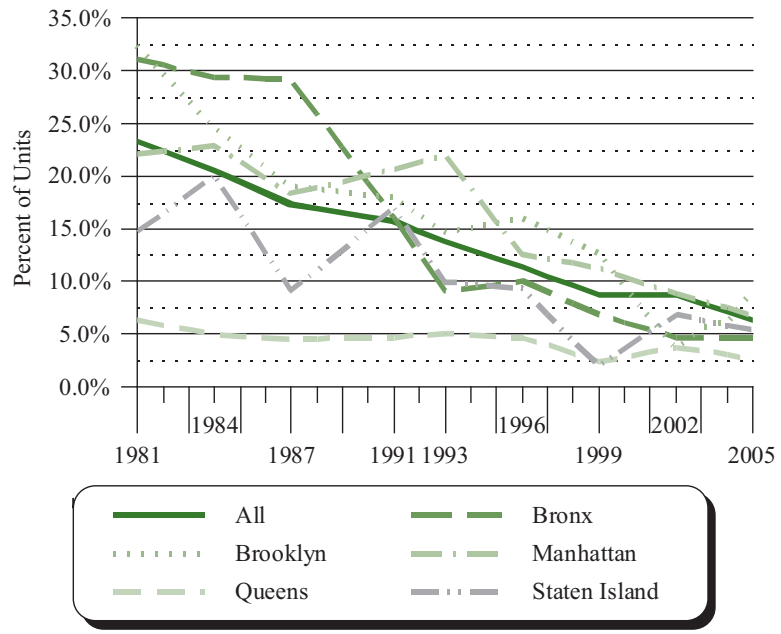
Between 2002 and 2005, neighborhood quality improved substantially in Brooklyn and in Manhattan. The proportion of renter units on streets with boarded-up buildings in the two boroughs declined by 4.5 percentage points and 3.0 percentage points to 9.2 percent and 6.8 percent respectively (Table 7.43). Neighborhood condition also improved noticeably in Queens, where the proportion of renter-occupied units on streets with boarded-up buildings declined by 1.1 percentage points to 2.6 percent. Neighborhood

5 U.S. Bureau of the Census, 1978, 1987, and 1996 New York City Housing and Vacancy Surveys.

condition in the Bronx was very good, as the proportion of renter units on streets with boarded-up buildings remained at 4.7 percent in 2005, as in 2002.

In all of the boroughs except Queens, which was always in good condition, the tremendous improvement in neighborhood physical condition for renter units achieved in the 1990s continued in the first half of the 2000s (Figure 7.7). The greatest improvement was in the Bronx, overall by 11.5 percentage points in fourteen years, from 16.2 percent in 1991 to just 4.7 percent in 2002 and 2005 (Table 7.43).

Figure 7.7
Incidence of Renter Occupied Units on Same Street as a Building with Broken/Boarded-up Windows by Borough
New York City, Selected Years 1981 - 2005

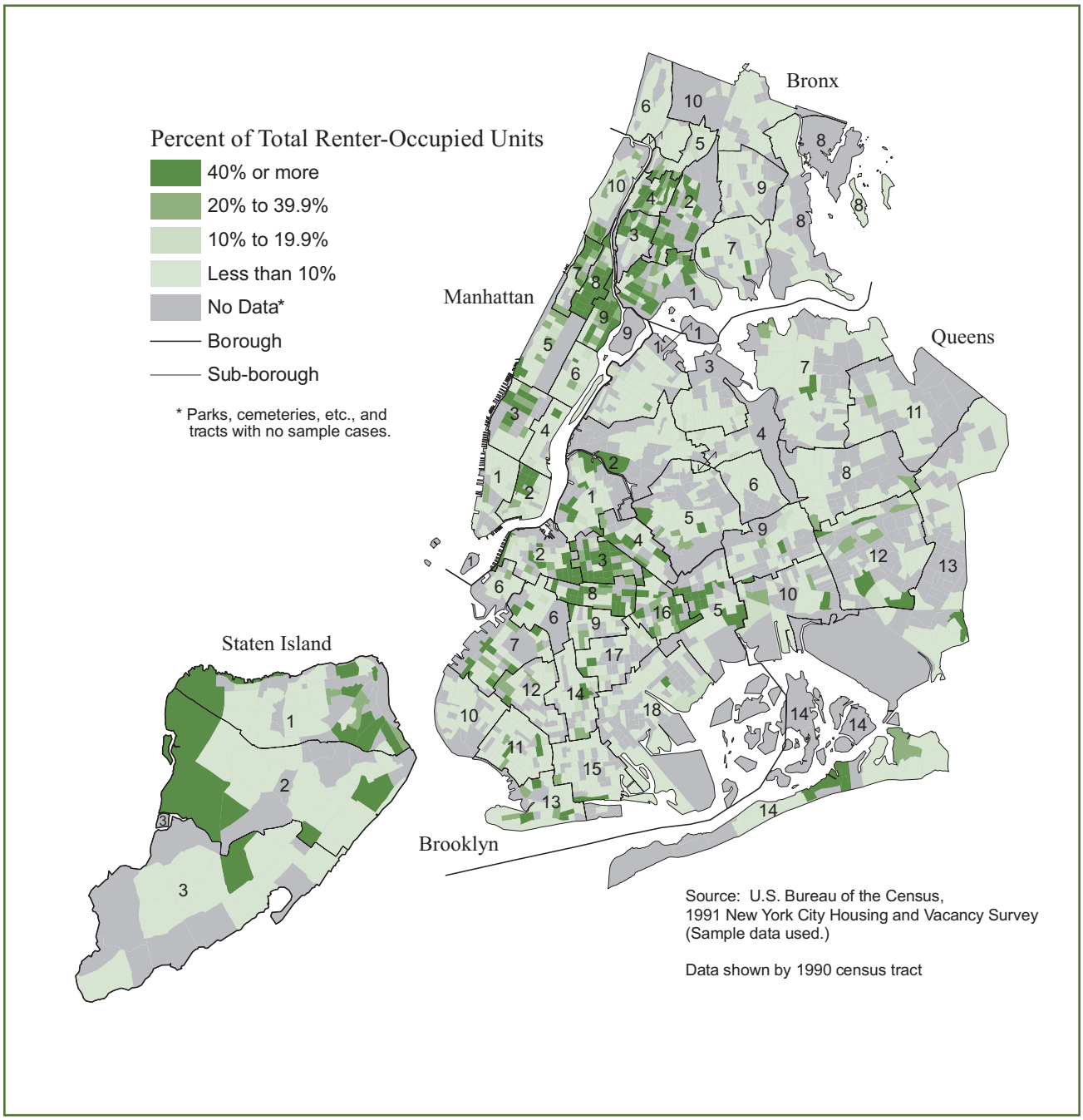


Sources: U.S. Bureau of the Census, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.

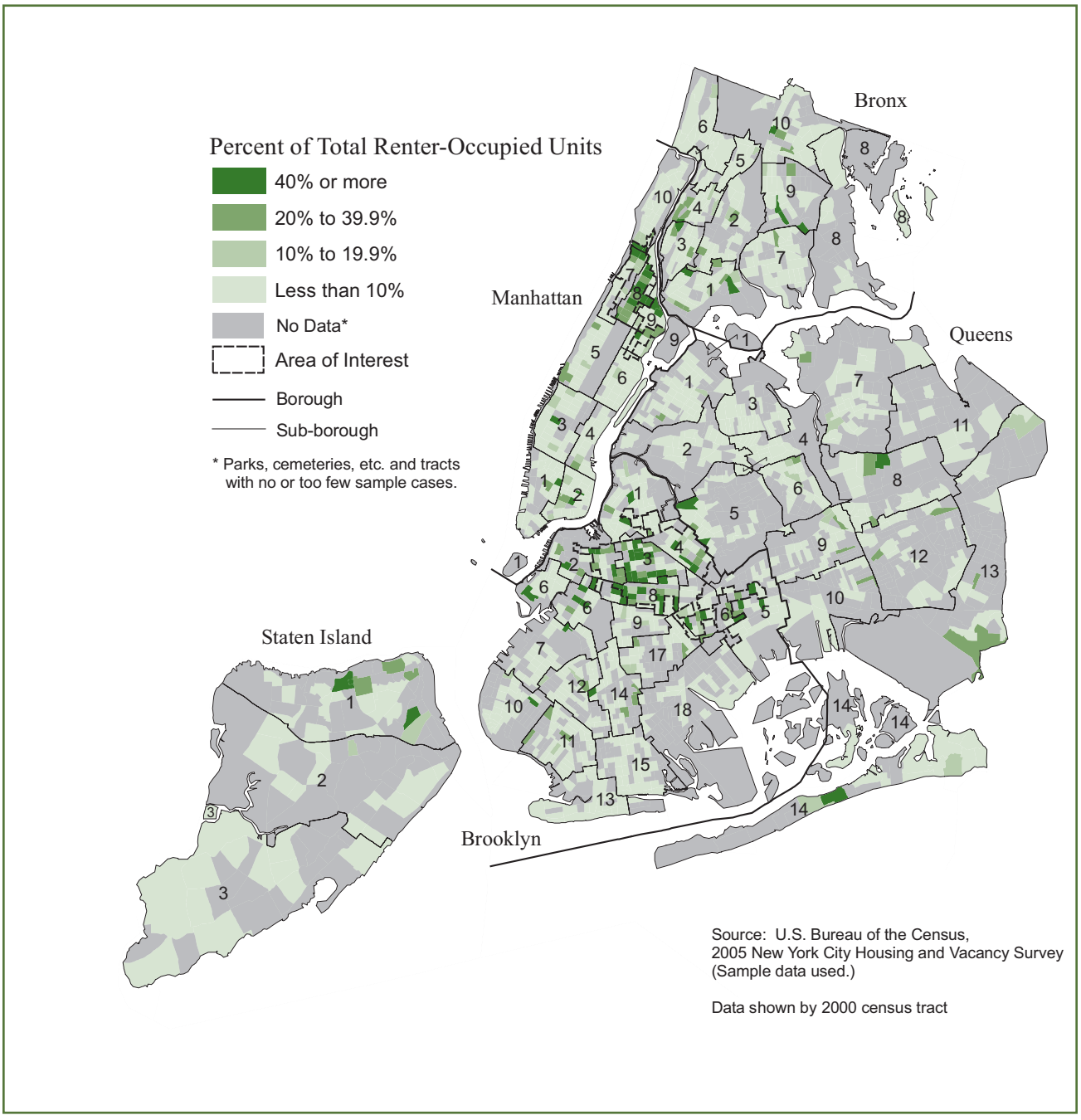
During the eight years between 1991 and 1999, neighborhood physical condition for renter units also improved remarkably in Manhattan by 9.3 percentage points, from 20.6 percent to 11.3 percent (Table 7.43). The substantial eight-year neighborhood improvement achieved in Manhattan continued in the following six years through 2005 by another 4.5 percentage points (from 11.3 percent to 6.8 percent). The improvement in two areas of the two boroughs—the South Bronx and the northern portion of Manhattan—between 1991 and 2005 is strikingly visible when the condition in the two years are geographically compared (Maps 7.7 and 7.8).

In Brooklyn, neighborhood physical condition for renter units also improved greatly by 5.3 percentage points between 1991 and 1999 (Table 7.43). Then, that eight-year improvement in the borough continued in the following six years through 2005 by another 3.5 percentage points to 9.2 percent for an overall improvement of 8.8 percent over the fourteen years. In the fourteen years between 1991 and 2005, an

Map 7.7
Percentage of Renter-Occupied Units on the Same Street as a Building with Broken or Boarded-Up Windows
New York City 1991



Map 7.8
Percentage of Renter-Occupied Units on the Sames Street as a Building with Broken or Boarded-Up Windows
New York City 2005



exceptionally impressive improvement in neighborhood condition was made in Staten Island, where the proportion of renter-occupied units on streets with boarded-up buildings declined remarkably from 17.1 percent to a negligibly low level (Figure 7.7).

Of all five boroughs in the City, Queens was the best in terms of neighborhood physical condition. The proportion of renter-occupied units on streets with boarded-up buildings was the lowest in Queens: from 4.7 percent in 1991 to 2.6 percent in 2005. The citywide improvement in neighborhood condition between 1991 and 2005 is very visible (Maps 7.7 and 7.8).

Neighborhood Conditions of Renter-Occupied Units by Rent Level

As expected, there is a clear inverse relationship between the level of rent and neighborhood condition: the higher the contract rent in a neighborhood, the better the physical condition of that neighborhood. In other words, the proportion of renter-occupied units on streets with boarded-up buildings declines as the level of contract rent increases. In 2005, of renter-occupied units with contract rents of $1-$399, 9.2 percent were on streets with boarded-up buildings (Table 7.44). The corresponding proportion for units with contract rents of $600-$699 was 7.6 percent. The proportion dropped continuously as rent increased: to 5.6 percent for units with rents of $900-$1,249 and to 4.1 percent for units with rents of $1,250 or more.

Table 7.44
Percentage of Renter Occupied Units on Same Street as a Building with Broken/Boarded-Up Windows by Contract Rent Level
New York City 2005

Contract Rent Level	Percentage on Street with a Building with Broken/Boarded-Up Windows
All	6.3%
$1 - $399	9.2%
$400 - $599	7.7%
$600 - $699	7.6%
$700 - $899	6.2%
$900 - $1,249	5.6%
$1,250 and Over	4.1%

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

Residents' Ratings of Neighborhood Physical Condition

New Yorkers' opinions about the physical condition of neighborhood residential structures in 2005 were the best in the 27-year period since 1978, when the HVS first began to measure residents' rating of the quality of their neighborhoods. This finding supports the Census Bureau's interviewers' observation of substantial improvement in neighborhood physical conditions in recent years. According to the 2005 HVS, the proportion of all households, renter and owner households together, who rated the quality of their neighborhood residential structures as "good" or "excellent" was 77.5 percent, a 1.9 percentage-point improvement from 2002 (Table 7.45).

Table 7.45
Distribution of All Households' Ratings of the Physical Condition of Residential Structures in the Neighborhood by Borough
New York City 2002 and 2005

	Rating of Physical Condition of Residential Structures in Neighborhood				
Borough	**All**	**Excellent**	**Good**	**Fair**	**Poor**
2002					
All Households	100.0%	21.1%	54.5%	20.6%	3.8%
Bronx[a]	100.0%	12.8%	45.4%	33.9%	7.8%
Brooklyn	100.0%	15.7%	57.4%	21.9%	5.1%
Manhattan[a]	100.0%	27.7%	49.8%	19.8%	2.8%
Queens	100.0%	20.9%	63.0%	14.6%	1.6%
Staten Island	100.0%	45.8%	44.8%	8.0%	*
2005					
All Households	100.0%	23.4%	54.1%	19.1%	3.4%
Bronx[a]	100.0%	14.5%	50.5%	28.7%	6.3%
Brooklyn	100.0%	17.7%	56.6%	22.1%	3.5%
Manhattan[a]	100.0%	30.4%	49.4%	16.6%	3.5%
Queens	100.0%	25.3%	58.1%	14.9%	1.7%
Staten Island	100.0%	40.5%	50.4%	7.5%	*

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

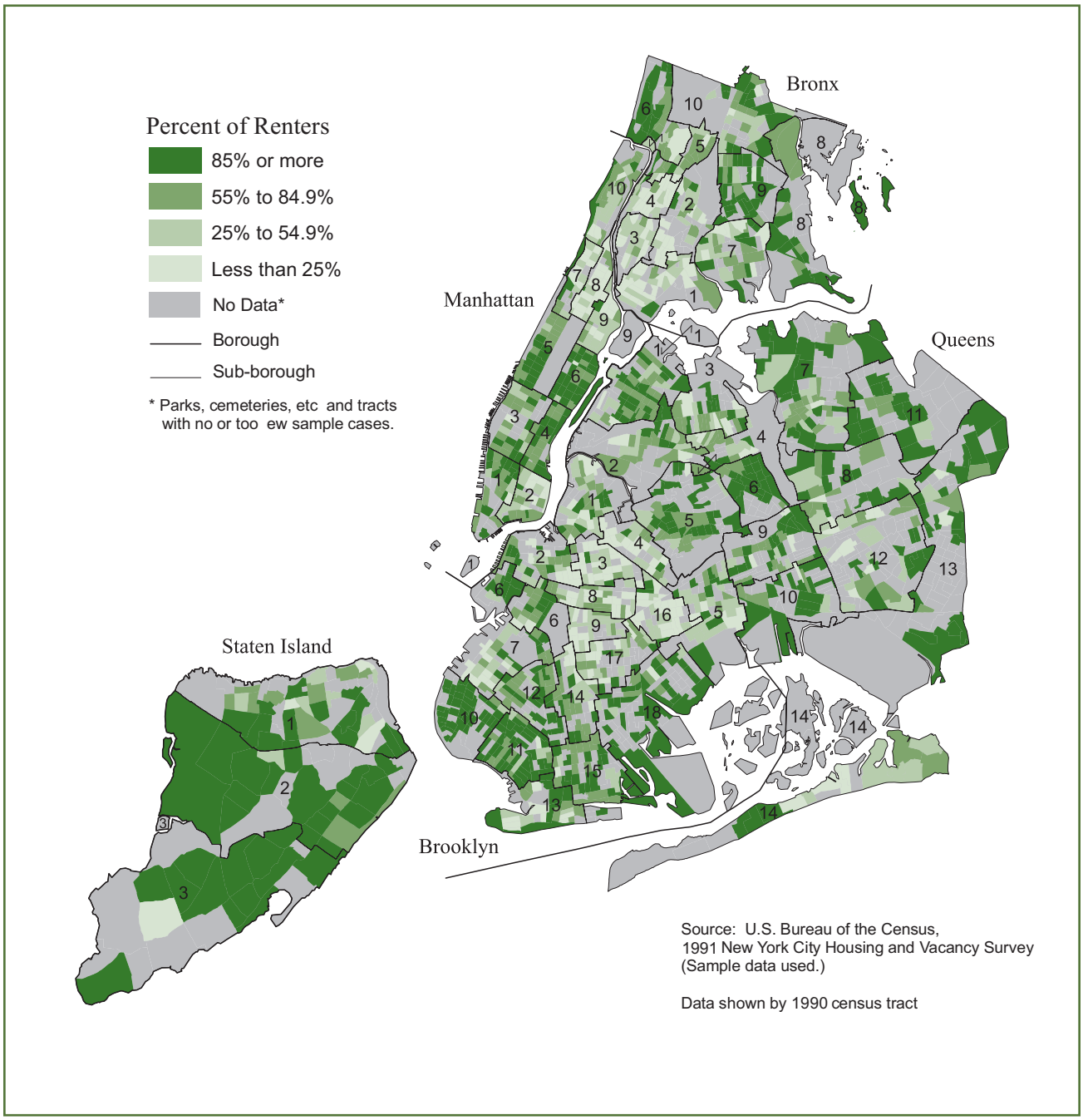
Renter households' rating of the equivalent level of such high quality was 71.3 percent in 2005, a 2.3-percentage-point improvement from 2002 and the best since 1978 (Table 7.46 and Figure 7.8). Renter households' rating of such quality has improved remarkably since 1978, when it was 56.2 percent.[6] The longer term improvement citywide between 1991 and 2005 is visible (Maps 7.9 and 7.10). (In 2005 the Census Bureau shaded tracts with 0, 1 or 2 sample cases as 'no data'. This may affect visual comparison with earlier maps.)

Between 2002 and 2005, the levels of tenants' ratings of the physical condition of their neighborhoods increased visibly in all boroughs, except Queens and Staten Island where households' opinion about their neighborhoods' physical conditions remained very high (Figure 7.9). Of renter households in the Bronx, 59.8 percent rated their neighborhood condition as either "good" or "excellent," an 8.0-percentage-point improvement from 2002, when it was 51.8 percent (Table 7.46).

The level of tenants' high rating of the condition of their neighborhoods also improved in Brooklyn and Manhattan in the three years between 2002 and 2005: by 1.7 percentage points to 69.0 percent and by 2.6 percentage points to 75.8 percent respectively (Table 7.46). Contrarily, residents' satisfaction in Staten Island and Queens declined by 2.8 percentage points to 81.5 percent and by 1.0 percentage point to 78.0 percent respectively.

6 U.S. Bureau of the Census, 1978 New York City Housing and Vacancy Survey, page 179. Wording of the question was changed slightly in 1991.

Map 7.9
Percentage of Renters Rating the Physical Condition of Residential Buildings in Their Neighborhood as "Good" or "Excellent"
New York City 1991



Map 7.10
Percentage of Renters Rating the Physical Condition of Residential Buildings in Their Neighborhood as "Good" or "Excellent"
New York City 2005

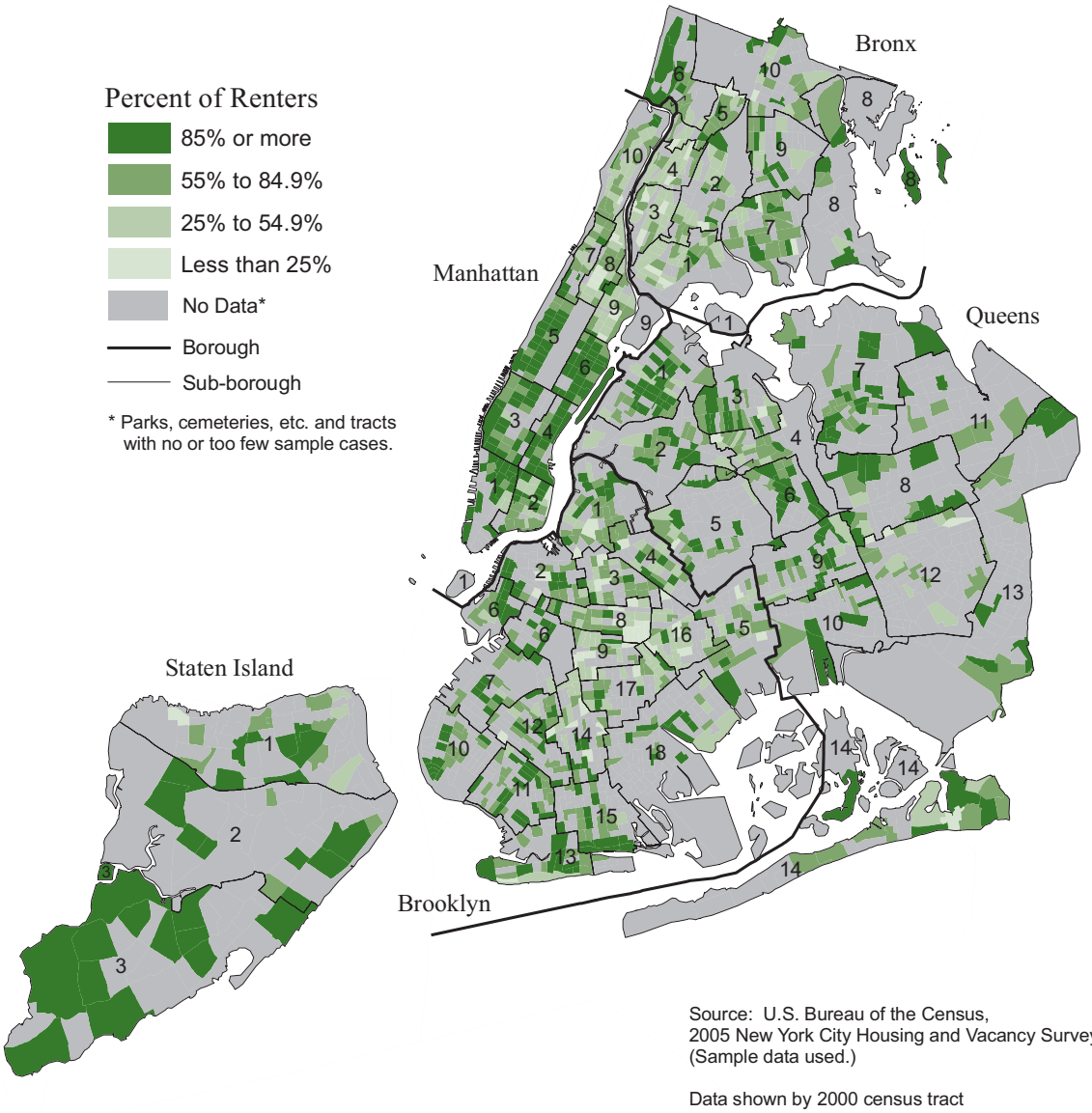
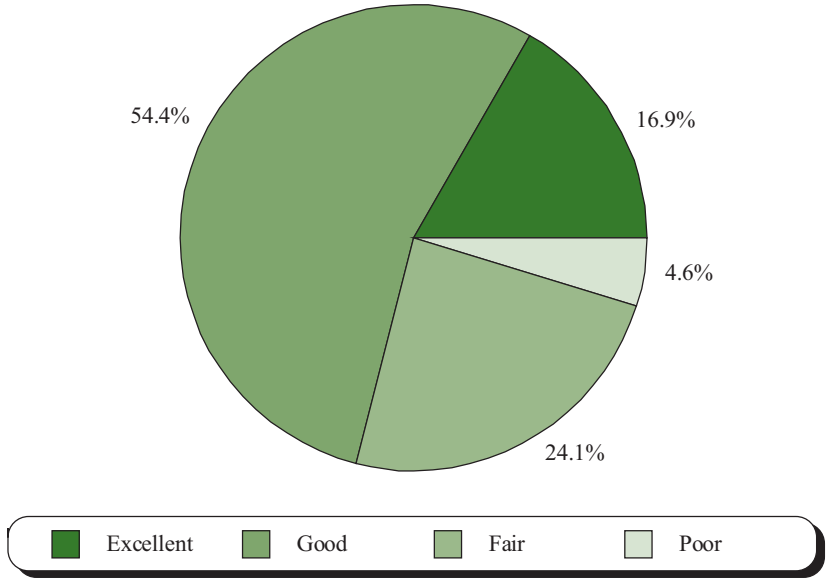
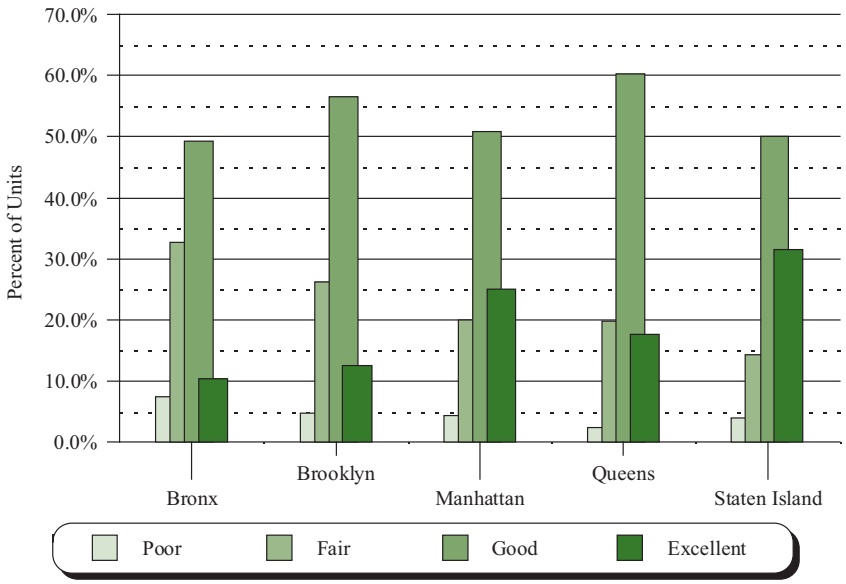


Figure 7.8
Distribution of Renter Ratings of the Physical Condition of Residential Structures in the Neighborhood
New York City 2005



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

Figure 7.9
Renter Household Ratings of Physical Condition of Residential Structures in the Neighborhood by Borough
New York City 2005



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

Table 7.46
Distribution of Renter Ratings of the Physical Condition of Residential Structures in the Neighborhood by Borough
New York City 2002 and 2005

	Rating of Physical Condition of Residential Structures in Neighborhood				
Borough	**All**	**Excellent**	**Good**	**Fair**	**Poor**
2002					
All Renter Households	100.0%	14.7%	54.3%	25.7%	5.3%
Bronx[a]	100.0%	8.8%	43.0%	38.8%	9.4%
Brooklyn	100.0%	11.1%	56.2%	26.1%	6.6%
Manhattan[a]	100.0%	21.6%	51.6%	23.3%	3.5%
Queens	100.0%	13.9%	65.1%	18.7%	2.4%
Staten Island	100.0%	32.7%	51.6%	12.7%	*
2005					
All Renter Households	100.0%	16.9%	54.4%	24.1%	4.6%
Bronx[a]	100.0%	10.4%	49.4%	32.7%	7.4%
Brooklyn	100.0%	12.5%	56.5%	26.2%	4.7%
Manhattan[a]	100.0%	25.0%	50.8%	19.9%	4.4%
Queens	100.0%	17.7%	60.3%	19.8%	2.3%
Staten Island	100.0%	31.5%	50.0%	14.4%	*

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

Residents' Rating of Neighborhood Physical Condition by Rent Level

In neighborhoods with higher rents, renters' ratings of neighborhood physical condition were also higher. This relationship was unequivocally firm throughout the rent levels, particularly for ratings of "excellent" and "poor." Of renters who paid contract rents of less than $400, only 9.2 percent rated their neighborhood's physical condition as "excellent" (Table 7.47). But ratings moved up steadily and firmly, without exception, as rent levels moved up: to 10.2 percent for renters paying $400-$599, 12.1 percent for those paying $600-$699, and 13.5 percent for those paying $700-$899. Ratings climbed to 17.7 percent for renters paying $900-$1,249 and jumped to 31.2 percent for those paying $1,250 or more.

On the other hand, the level of tenants' rating of the physical condition of their neighborhood as "poor" decreased as rent levels increased. Of tenants paying a contract rent of $1-$399, 7.5 percent rated the physical

Table 7.47
Distribution of Renter Ratings of the Physical Condition of Residential Structures in the Neighborhood by Contract Rent Level
New York City 2005

	Rating of Physical Condition of Residential Structures in Neighborhood				
Contract Rent Level	**All**	**Excellent**	**Good**	**Fair**	**Poor**
All Renter Households[a]	100.0%	16.9%	54.4%	24.1%	4.6%
$1 - $399	100.0%	9.2%	52.0%	31.3%	7.5%
$400 - $599	100.0%	10.2%	52.9%	30.7%	6.2%
$600 - $699	100.0%	12.1%	53.1%	29.1%	5.7%
$700 - $899	100.0%	13.5%	55.0%	26.4%	5.1%
$900 - $1,249	100.0%	17.7%	56.5%	21.9%	3.9%
$1,250 and Over	100.0%	31.2%	54.5%	12.8%	1.5%
Median Contract Rent	$850	$1,000	$837	$750	$700

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a Includes those who reported no cash rent.

condition of residential structures in their neighborhood as "poor" (Table 7.47). The rate decreased steadily, without exception, as the rent level increased, dwindling to 3.9 percent for renters paying rents of $900-$1,249. The number of tenants paying rents of $1,250 or more who rated their neighborhood condition as "poor" was a mere 1.5 percent.

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

Compared to interviewers' observations of the existence of buildings with broken or boarded-up windows on the streets where sample units were located, residents' ratings of the physical condition of residential structures in their neighborhoods were relatively less objective. However, according to the 2005 HVS, the data on two indicators of neighborhood condition supported each other. Specifically, of renters whose units were on streets with boarded-up buildings, 8.0 percent rated their neighborhood's physical condition as "poor," while, of renters whose units were on streets without boarded-up buildings, only 4.3 percent rated their neighborhood's physical condition as "poor" (Table 7.48). Conversely, of renters who lived on streets without boarded-up buildings, 72.5 percent rated their neighborhood's physical condition as either "good" or "excellent," while, of renters whose units were on streets with boarded-up buildings, only 55.2 percent rated their neighborhood's physical condition as either "good" or "excellent."

Table 7.48
Distribution of Renter Ratings of the Physical Condition of Residential Buildings in Renter's Neighborhood by the Presence/Absence of Buildings with Broken or Boarded-Up Windows on Renter's Street
New York City 2005

Rating of the Physical Condition of Residential Buildings in Renter's Neighborhood	Presence/Absence of Buildings with Broken or Boarded-Up Windows on Renter's Street	
	Present	Absent
All Renter Households	100.0%	100.0%
Excellent	7.9%	17.6%
Good	47.3%	54.9%
Fair	36.8%	23.2%
Poor	8.0%	4.3%

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

Housing and Neighborhood Conditions of Immigrant Households

The 2005 HVS reports that maintenance conditions for immigrant households were slightly better than those for non-immigrant households, while building conditions for immigrant households were slightly worse than those for non-immigrant households both for renter and all households (Tables 7.49 and 7.50).

At the same time, the level of immigrant households' rating of the physical condition of residential structures in the neighborhood as "good" or "excellent" was slightly lower than that of non-immigrant households (Table 7.50).

Table 7.49
Incidence of Unit, Building and Neighborhood Condition Problems
By Immigrant Status for Renter Households
New York City 2005

Condition Characteristic	All Renter Households	Immigrant Renter Households	Non-Immigrant Renter Households[b]
Total	2,027,626	635,777	995,288
Physically Poor[a]	11.0%	12.8%	12.8%
Unit Conditions			
0 Maintenance Deficiencies	43.9%	44.2%	43.1%
4+ Maintenance Deficiencies	10.8%	10.2%	11.4%
Crowding			
1.01+ persons per room	10.2%	18.6%	6.9%
1.51+ persons per room	3.7%	6.9%	2.4%
Mean household size (persons)	2.54	3.11	2.38
Building Conditions			
Dilapidated	0.7%	0.9%	0.7%
One or More Defect Types	9.1%	10.6%	8.5%
Neighborhood Conditions			
Rating Good/Excellent	71.3%	69.7%	71.9%
Rating Fair/Poor	28.7%	30.3%	28.1%
Boarded Up Buildings on Street	6.3%	5.5%	6.8%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.
b Includes householders born in U.S. or Puerto Rico.

Table 7.50
Incidence of Unit, Building and Neighborhood Condition Problems
By Immigrant Status for All Households
New York City 2005

Condition Characteristic	All Households	All Immigrant Households	All Non-Immigrant Households[b]
Total	3,037,996	933,799	1,507,180
Physically Poor[a]	7.9%	9.2%	9.2%
Unit Conditions			
0 Maintenance Deficiencies	52.2%	53.2%	51.1%
4+ Maintenance Deficiencies	7.5%	7.1%	8.0%
Crowding			
1.01+ persons per room	7.9%	14.7%	5.2%
1.51+ persons per room	2.7%	5.0%	1.7%
Mean household size (persons)	2.62	3.20	2.47
Building Conditions			
Dilapidated	0.5%	0.7%	0.5%
One or More Defect Types	7.4%	8.5%	7.0%
Neighborhood Conditions			
Rating Good/Excellent	77.5%	75.3%	78.5%
Rating Fair/Poor	22.5%	24.6%	21.6%
Boarded Up Buildings on Street	5.6%	4.9%	6.3%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.
b Includes householders born in U.S. or Puerto Rico.

Neighborhood Conditions of Owner-Occupied Housing

Based on interviewers' observation of the presence or absence of boarded-up buildings and on occupants' satisfaction, measured by their own ratings of their neighborhood's physical condition, the physical condition of owner households' neighborhoods was markedly better than was the case for renters. In 2005, of all owners, the proportion living on a street with a boarded-up building was only 4.3 percent, compared to 6.3 percent for renters (Tables 7.44 and 7.51).

At the same time, owner ratings of the physical condition of residential structures in their neighborhoods as either "good" or "excellent" were much higher than those of renters: 90.0 percent of owners rated the condition of their neighborhood as "good" (53.6 percent) or "excellent" (36.4 percent), compared to 71.3 percent of renters. The 2005 rate for owners who rated the physical condition of their neighborhood as "excellent" was also higher than the 2002 rate by 2.0 percentage points (Tables 7.47 and 7.51).

Table 7.51
Incidence of Owner Occupied Units on Same Street as Building with Broken or Boarded-Up Windows and Distribution of Owner Ratings of the Physical Condition of Residential Structures in the Neighborhood
New York City 2002 and 2005

	2002	2005
Percentage on Same Street with Broken or Boarded-Up Windows	6.3%	4.3%
Percentage Rating Physical Condition of Residential Structures in Neighborhood		
Excellent	34.4%	36.4%
Good	55.0%	53.6%
Fair	9.7%	9.1%
Poor	0.9%	0.9%

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

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

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

The City has expanded its concerted efforts to meet the increased need and demand for affordable housing and to break the cycle of abandonment. The City rehabilitated or newly constructed a total of 25,366 units through various City-funded housing programs between July 1, 2002, and June 30, 2005, the three-year period between the 2002 HVS and the 2005 HVS. Of these units, 14,977 were moderately rehabilitated and 10,389 were gut-rehabilitated or newly constructed.[7] In addition, the City made another tremendous contribution to maintaining good housing conditions and further improving neighborhood conditions by approving J-51 tax abatements in the amount of $440,482,000 for improving the physical conditions of

7 New York City Department of Housing Preservation and Development, Office of Planning and Policy, Division of Policy and Program Analysis.

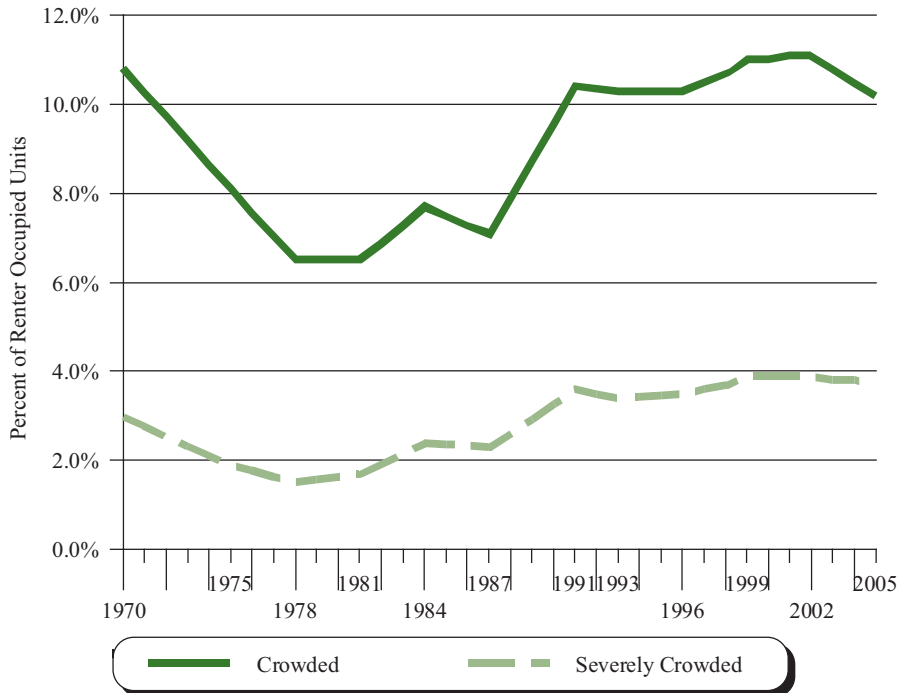
buildings containing 251,336 housing units in the City.[8] In addition, the 25,043 units newly constructed with the benefit of the 421A and 421B programs also undoubtedly contributed to further improved conditions in their neighborhoods.

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

Crowded Households

In population-dense New York City, where the number of people and households have increased faster in the 1990s and the first half of the 2000s than the housing stock, as discussed in Chapter 2, "Residential Population

Figure 7.10
Incidence of Crowding and Severe Crowding in Renter Occupied Units
New York City, Selected Years 1970 - 2005



Sources: 1970, 1975 data from Stegman, Michael A., Housing and Vacancy Report: New York City, 1991, Table 7.44, p. 266; 1978-2005 data from U.S. Bureau of the Census, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys

8 New York City Department of Housing Preservation and Development, Division of Tax Incentives.

Table 7.52
Incidence of Crowding and Severe Crowding in Renter Occupied Units
New York City, Selected Years 1960-2005

	Crowded Units (>1 Person Per Room)	Severely Crowded Units (>1.5 Persons Per Room)
Year	Percent	Percent
2005	10.2%	3.7%
2002	11.1%	3.9%
1999	11.0%	3.9%
1996	10.3%	3.5%
1993	10.3%	3.4%
1991	10.4%	3.6%
1987	7.1%	2.3%
1984	7.7%	2.4%
1981	6.5%	1.7%
1978	6.5%	1.5%
1975	8.1%	1.9%
1970	10.8%	3.0%
1965	11.0%	2.9%
1960	14.1%	4.8%

Sources: 1960-1975 data from Stegman, Michael A., *Housing and Vacancy Report: New York City, 1991*, Table 7.44, p. 266; 1978-1999 data from U.S. Bureau of the Census, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.

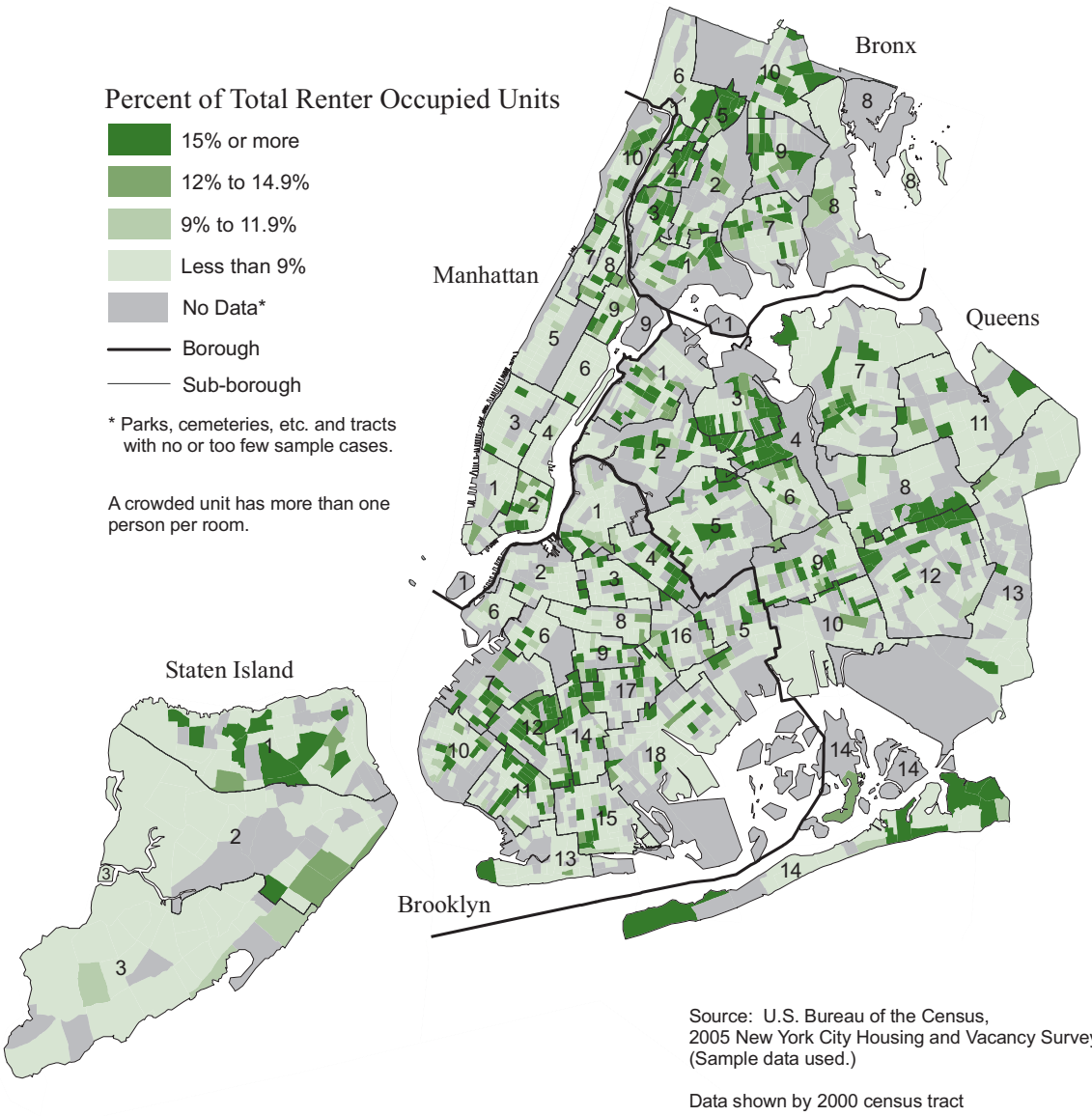
and Households," and Chapter 4, "The Housing Supply," the utilization of residential space, measured by the number of rooms in a unit in relation to the size of the household, is of central importance to each household as it seeks space satisfaction of its unique needs and preferences.

In 2005, the percentage of renter households in the City that were crowded (more than one person per room), although remaining high, was 0.9 percentage points lower than the rate in 2002. The percentage of renter households that were severely crowded (more than one-and-a-half persons per room) was 3.7 percent in 2005, compared to 3.9 percent in 2002 (Table 7.52 and Figure 7.10).

The rate of crowding for all households is always considerably lower than it is for renter households because the rate for owner households is substantially lower than the rate for renter households. For all households in 2005, 7.9 percent were crowded and 2.7 percent were severely crowded (Table 7.53).

In 2005, 13.8 percent of renter-occupied units in Queens were crowded, 0.5 percentage point lower than in 2002 (Table 7.53). However, the borough's 2005 rate was the highest of any borough in the City and 3.6 percentage points higher than the city-wide rate of 10.2 percent. The rate in the Bronx was 12.5 percent, while the 2002 rate was 13.0 percent (Map 7.11).

Map 7.11
Crowded Renter Households
New York City 2005



In Brooklyn in 2005 10.0 percent of renter households were crowded, virtually the same as the city-wide rate (Table 7.53). In Staten Island, 10.8 percent of renter households were crowded. However, the borough's 2005 rate was a 3.2-percentage-point increase from the rate three years earlier.

Table 7.53
Incidence of Crowding and Severe Crowding in All Occupied and Renter Occupied Units by Borough
New York City 1999, 2002 and 2005

All Households	Percent Crowded (>1 Person Per Room)			Percent Severely Crowded (>1.5 Persons Per Room)		
Borough	**1999**	**2002**	**2005**	**1999**	**2002**	**2005**
All	8.7%	8.6%	7.9%	3.0%	3.0%	2.7%
Bronx[a]	10.2%	11.1%	10.8%	3.5%	3.0%	3.7%
Brooklyn	9.3%	10.3%	8.1%	2.5%	3.0%	2.5%
Manhattan[a]	7.1%	5.4%	5.4%	3.3%	2.8%	2.4%
Queens	9.8%	9.3%	9.0%	3.3%	3.4%	2.9%
Staten Island	2.8%*	3.5%	4.6%	**	**	**
Renter Households	**Percent Crowded (>1 Person Per Room)**			**Percent Severely Crowded (>1.5 Persons Per Room)**		
Borough	**1999**	**2002**	**2005**	**1999**	**2002**	**2005**
All	11.0%	11.1%	10.2%	3.9%	3.9%	3.7%
Bronx[a]	12.0%	13.0%	12.5%	4.2%	3.8%	4.5%
Brooklyn	11.1%	12.6%	10.0%	3.1%	3.6%	3.3%
Manhattan[a]	8.3%	6.1%	6.1%	3.7%	3.1%	2.6%
Queens	14.2%	14.3%	13.8%	5.2%	5.6%	4.9%
Staten Island	6.2%*	7.6%	10.8%	**	**	**

Sources: U.S. Bureau of the Census, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a Marble Hill in the Bronx.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Only 6.1 percent of renter households in Manhattan were crowded, the same as in 2002. This was 4.1 percentage points lower than the city-wide rate and the lowest of any of the boroughs (Table 7.53). This low crowding rate is due to the fact that half the households in the borough are single person households (Table 7.54).

Table 7.54
Incidence of Crowding in Renter Occupied Units
by Borough by Household Size
New York City 2005

Borough	All	Household Size			
		1 Person	2 Persons	3-4 Persons	5 or More Persons
All Renter Households					
Percent Crowded	10.2%	--	4.1%	12.6%	67.0%
Percent of Households	100.0%	36.3%	27.8%	27.5%	8.4%
Percent of Crowded	100.0%	--	11.1%	34.0%	54.9%
Bronx[a]					
Percent Crowded	12.5%	--	**	14.8%	67.3%
Percent of Households	100.0%	31.9%	25.4%	32.4%	10.3%
Percent of Crowded	100.0%	--	6.1%	38.4%	55.5%
Brooklyn					
Percent Crowded	10.0%	--	2.6%	8.7%	67.3%
Percent of Households	100.0%	33.1%	27.6%	29.3%	10.0%
Percent of Crowded	100.0%	--	7.2%	25.4%	67.3%
Manhattan[a]					
Percent Crowded	6.1%	--	5.1%	12.6%	63.4%
Percent of Households	100.0%	49.5%	28.9%	17.8%	3.8%
Percent of Crowded	100.0%	--	24.2%	36.6%	39.2%
Queens					
Percent Crowded	13.8%	--	5.3%	15.6%	67.5%
Percent of Households	100.0%	27.0%	29.0%	33.6%	10.3%
Percent of Crowded	100.0%	--	11.2%	38.0%	50.7%
Staten Island					
Percent Crowded	10.8%	--	**	**	**
Percent of Households	100.0%	39.5%	24.4%	28.4%	7.6%
Percent of Crowded	100.0%	--	**	**	**

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

Sources of High Crowding Rates

Crowding is, in general, a phenomenon of large households: the greater the number of large households, the greater the number of crowded households. The 2005 HVS again confirms this phenomenon. In the City as a whole, 8.4 percent of renter households were households with five or more persons. Of these large households, 67.0 percent were crowded (Table 7.54). Looking at this phenomenon from a different perspective, 54.9 percent of crowded renter households in the City were households with five or more persons.

The percentage of crowded households by household size vividly confirms crowding as a phenomenon of large households. For renter households in 2005, only 4.1 percent of two-person households were crowded; the rate for three-person households was 5.3 percent (Table 7.55). However, the rate for four-person households was an unparalleledly high 22.7 percent, far more than twice the city-wide rate. The rate rocketed as household size increased further, soaring to 52.8 percent for five-person households and 83.2 percent for six-person households. The rate for households with seven or more persons was an unbelievably high 94.5 percent. In other words, basically all such large households are crowded. Thus, the source of the high crowding situation is definitely the large household.

Table 7.55
Incidence of Crowding and Severe Crowding
in Renter Occupied Units by Number of Persons in Household
New York City 2005

Number of Persons in Household	Percent Crowded (>1 Person Per Room)	Percent Severely Crowded (>1.5 Persons Per Room)
All	10.2%	3.7%
1	--	--
2	4.1%	4.1%
3	5.3%	1.3%
4	22.7%	4.7%
5	52.8%	17.8%
6	83.2%	18.0%
7 or More	94.5%	40.6%

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

A disproportionately larger proportion of immigrant renter households were crowded: 18.6 percent, almost two times the proportion of all renter households (Table 7.56). Again, this is attributable to the larger mean household size of 3.12 for immigrant renter households, compared to the mean household size of 2.56 for all renter households (Table 2.57).

From this, it becomes apparent that the source of such a high level of crowding in Queens was the relatively high proportion of large households in the borough. In 2005, 10.3 percent of renter households in the borough were households with five or more persons, compared to the city-wide proportion of 8.4 percent (Table 7.54). Of these large renter households in Queens, 67.5 percent were crowded. Of all crowded renter households in

Table 7.56
Number, Incidence and Distribution of Crowded Renter Households
by Immigrant Status by Borough
New York City 2005

Borough	Number of Renter Households[a]	Number of Crowded Households[a]	Percent that are Crowded (Incidence)	Percent of Crowded Renter Occupied Units[b]
All Renter Households[a]	2,027,626	206,764	10.2%	100.0%
Immigrant	635,777	118,300	18.6%	63.4%
Not Immigrant	995,288	68,333	6.9%	36.6%
Bronx	367,846	46,057	12.5%	100.0%
Immigrant	97,680	20,925	21.4%	50.1%
Not Immigrant	209,555	20,868	10.0%	49.9%
Brooklyn	621,597	62,398	10.0%	100.0%
Immigrant	225,147	38,189	17.0%	66.9%
Not Immigrant	279,483	18,879	6.8%	33.1%
Manhattan	563,589	34,570	6.1%	100.0%
Immigrant	111,977	14,303	12.8%	50.8%
Not Immigrant	311,439	13,848	4.4%	49.2%
Queens	421,726	58,012	13.8%	100.0%
Immigrant	191,079	42,458	22.2%	77.7%
Not Immigrant	161,992	12,213	7.5%	22.3%
Staten Island	52,868	5,727	10.8%	100.0%
Immigrant	9,895	*	*	*
Not Immigrant	32,818	*	*	*

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a Totals include units occupied by households that did not report immigrant status.
b Excludes units occupied by households that did not report immigrant status.
* Too few units to report.

the borough, 50.7 percent were such big households. In addition, the proportion of renter households with three to four persons in the borough was also relatively high, 33.6 percent, compared to the city-wide proportion of 27.5 percent. Of these households with three to four persons in Queens, 15.6 percent were crowded; and 38.0 percent of the crowded renter households in the borough were households with three to four persons.

In general, a much higher proportion of immigrant households are larger households of five or more persons, which, as we have said, are much more likely to be crowded (Table 7.54). In the City, 63 percent of crowded renter households are immigrant households, and immigrant renter households are more than twice as likely to be crowded as non-immigrant households (18.6 percent vs. 6.9 percent) (Table 7.56). Queens has a considerably higher proportion of immigrant households than the rest of the City, and 77.7 percent of the crowded renter households in Queens are immigrant households (Table 7.56).

Table 7.57
Incidence of Crowding and Severe Crowding in Renter Occupied Units
by Regulatory Status
New York City 1999, 2002 and 2005

	Percent Crowded (>1 Person Per Room)			Percent Severely Crowded (>1.5 Persons Per Room)		
Regulatory Status	**1999**	**2002**	**2005**	**1999**	**2002**	**2005**
All	11.0%	11.1%	10.2%	3.9%	3.9%	3.7%
Controlled	**	**	**	**	**	**
Stabilized	13.2%	13.2%	12.3%	5.3%	5.3%	5.0%
Pre-1947	13.6%	14.1%	13.4%	5.3%	5.5%	5.5%
Post-1947	11.9%	10.7%	9.5%	5.3%	4.8%	3.6%
Other Regulated[a]	6.3%	7.6%	7.1%	**	**	**
Unregulated	9.5%	10.1%	9.2%	2.6%	3.1%	3.0%
Public Housing	9.5%	7.5%	5.6%	2.1%*	**	**
In Rem	**	**	**	**	**	**

Sources: U.S. Bureau of the Census, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a Includes Mitchell-Lama, Article 4, HUD and Loft Board rent regulated units.
* Since the number of units is small, interpret with caution.
** Too few units to report.

The source of the high percentage of crowded units in the Bronx appears also to be the high proportion of large households in the borough. Of renter households there, 10.3 percent, the same as in Queens, housed five or more persons (Table 7.54). Over two-thirds (67.3 percent) of these large households were crowded, and 55.5 percent of crowded households in the borough were such large households.

On the other hand, the lower crowding rate in Manhattan appears to be the result of its extremely high proportion, 49.5 percent, of one-person households and its disproportionately low proportion of big households: a mere 3.8 percent of all renter households in the borough in 2005 (Table 7.54).

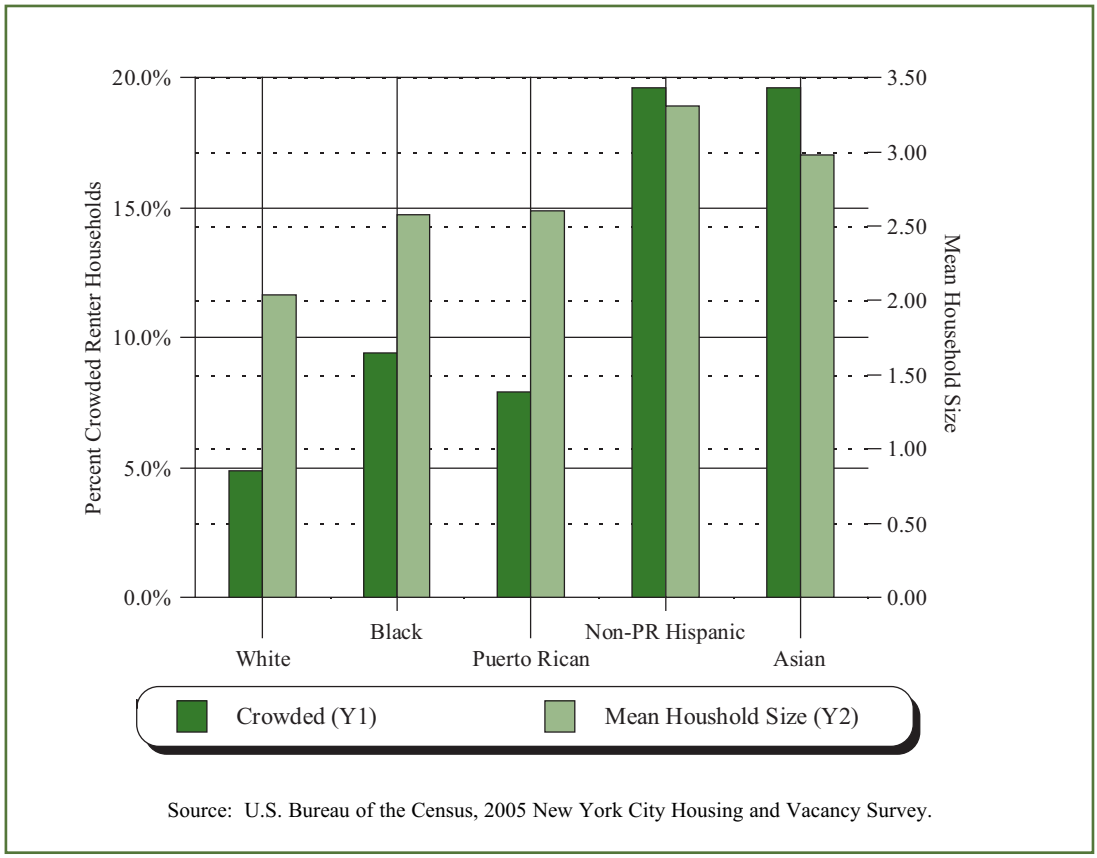
Crowding by Rent-Regulation Status

The percentage of all rent-stabilized units that were crowded was 12.3 percent, 2.1 percentage points higher than the city-wide rate (Table 7.57). The overall higher rate for rent-stabilized units was a phenomenon of the category's pre-1947 units, where the rate was 13.4 percent, compared to 9.5 percent for the category's post-1947 units in 2005. Pre-1947 units have a higher number of persons per household than post-1947 units as a result of the higher proportion of households with children (Table 2.37 and 7.59). Crowding did not exist in rent-controlled units. In Public Housing units only 5.6 percent were crowded. The rate in other-regulated units—which includes Mitchell-Lama rentals and Article 4, HUD, and Loft Board rent-regulated units—was also very low: 7.1 percent. The percentage of crowded unregulated units was 9.2 percent, 1.0 percentage point lower than the city-wide rate in 2005.

Crowding by Race and Ethnicity

In 2005 as in 2002, in terms of race and ethnicity, crowding was a phenomenon of non-Puerto Rican Hispanic and Asian renter households (Figure 7.11). For non-Puerto Rican Hispanic and Asian renters—many of them recent immigrant households, as discussed in Chapter 2, "Residential Population and Households"— an extraordinarily high 19.6 percent of households were crowded (Table 7.58). Again, the source of this high percentage of crowded units appears to be large household size. The mean household sizes of non-Puerto Rican Hispanic renters and Asian renters were 3.31 and 2.98 persons respectively, considerably larger than the city-wide average of 2.54.

Figure 7.11
Crowding and Mean Household Size in Renter Households by Race/Ethnicity
New York City 2005



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

Only 4.9 percent of white renter households were crowded, less than half the city-wide rate of 10.2 percent (Table 7.58). The rate for black renter households was 9.4 percent, lower than the city-wide rate. Meanwhile, the rate for Puerto Rican renter households was 7.9 percent, the second lowest after whites (Figure 7.11).

Table 7.58
Incidence of Crowding, Severe Crowding and Mean Household Size
of All Households and Renter Households by Race/Ethnicity
New York City 2002 and 2005

Race/Ethnicity	Crowded (> 1 person per room)		Severely Crowded (>1.5 persons per room)		Mean Household Size	
All Households	**2002**	**2005**	**2002**	**2005**	**2002**	**2005**
All	8.6%	7.9%	3.0%	2.7%	2.64	2.62
White	3.9%	3.5%	1.4%	1.4%	2.22	2.21
Black	8.8%	7.6%	2.4%	2.3%	2.75	2.71
Puerto Rican	7.5%	7.3%	1.7%	1.9%	2.75	2.70
Non-Puerto Rican Hispanic	19.4%	17.6%	8.0%	6.3%	3.31	3.35
Asian	16.7%	15.7%	5.7%	4.9%	3.39	3.18
Renter Households						
All	11.1%	10.2%	3.9%	3.7%	2.56	2.54
White	5.4%	4.9%	2.0%	2.0%	2.03	2.04
Black	10.9%	9.4%	3.1%	3.2%	2.61	2.58
Puerto Rican	8.2%	7.9%	2.0%	1.9%	2.68	2.60
Non-Puerto Rican Hispanic	21.3%	19.6%	8.9%	7.3%	3.28	3.31
Asian	21.0%	19.6%	7.8%	7.1%	3.18	2.98

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

Crowding by Household Type

The percentage of crowded adult households with minor children in renter households was 32.3 percent, more than three times higher than the city-wide average of 10.2 percent. That is to say, almost one in every three households of this type was crowded (Table 7.59). The source of this extremely high rate was the household type's extraordinarily large mean household size of 4.60, compared to 2.54 for renter households overall.

The rate of crowded households for single adult households with minor children in renter households was 8.3 percent, 1.9 percentage points lower than the overall rate for all renter households (Table 7.59). The rates for the elderly-household and adult-household types were each substantially lower than the city-wide rate.

Table 7.59
Incidence of Crowding, Severe Crowding and Mean Household Size
of All Households and Renter Households by Household Type
New York City 2002 and 2005

Household Type	Crowded (>1 person per room)		Severely Crowded (>1.5 persons per room)		Mean Household Size	
All Households	**2002**	**2005**	**2002**	**2005**	**2002**	**2005**
All	8.6%	7.9%	3.0%	2.7%	2.64	2.62
Single Elderly	--	--	--	--	1.00	1.00
Single Adult	--	--	--	--	1.00	1.00
Single with Minor Child(ren)	10.5%	7.5%	3.2%	2.4%	3.10	2.99
Elderly Household	1.9%	2.0%	1.0%*	1.2%*	2.55	2.55
Adult Household	6.1%	5.1%	3.5%	3.2%	2.77	2.73
Adult Household with Minor Child(ren)	25.0%	24.0%	7.1%	6.4%	4.62	4.64
Renter Households						
All	11.1%	10.2%	3.9%	3.7%	2.56	2.54
Single Elderly	--	--	--	--	1.00	1.00
Single Adult	--	--	--	--	1.00	1.00
Single with Minor Child(ren)	11.4%	8.3%	3.4%	2.7%	3.14	3.02
Elderly Household	3.0%*	4.2%	**	2.5%*	2.52	2.52
Adult Household	8.2%	6.7%	4.7%	4.3%	2.75	2.69
Adult Household with Minor Child(ren)	33.8%	32.3%	10.1%	9.4%	4.56	4.60

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

Crowding in Owner Households

In general, owner households were not crowded. In 2005, the rate of crowded owner households in the City was a mere 3.3 percent. However, even owner households were crowded if they were large households (Table 7.60). For five-person owner households, 11.4 percent were crowded, almost four times the city-wide rate for all owner households. For six-person owner households, the rate was 29.3 percent, and it was 49.7 percent for owner households with seven or more persons. In other words, about half of such large owner households were crowded. In short, crowding is an absolute phenomenon of larger households, whether or not the households are renter or owner households.

Table 7.60
Incidence of Crowding and Severe Crowding
in Owner Occupied Units by Number of Persons in Household
New York City 2005

Number of Persons in Household	Percent Crowded (>1 Person Per Room)	Percent Severely Crowded (>1.5 Persons Per Room)
All	3.3%	0.7%
1	--	--
2	**	**
3	**	**
4	3.2%	**
5	11.4%	**
6	29.3%	**
7 or More	49.7%	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
** Too few units to report.

A 2005 HVS Data for Sub-Borough Areas

There are 59 Community Districts (CDs) in New York City. However, because of the Census Bureau's confidentiality requirements and CD/census tract boundary incompatibility for many CDs, the Census Bureau cannot provide data for each of the 59 CDs. Therefore, as an alternative to using CDs, beginning with the 1991 HVS, the Census Bureau developed 55 sub-borough areas containing 100,000 or more persons, based on the decennial census. For the 2005 HVS, boundaries of sub-borough areas were determined by the 2000 Census tracts but were unchanged from sub-borough boundaries based on the 1990 census. Although the boundaries of the current 55 sub-borough areas do not completely conform to the City's 59 CD boundaries, they generally provide a reasonably good approximation for most CDs.[1]

The 1991 and following HVS samples were stratified by sub-borough areas to improve the statistical reliability of the data at the sub-borough level. However, the HVS is principally designed to provide statistically reliable data for New York City as a whole and for each of the five boroughs. Data for sub-borough areas are not as reliable as data for the City and the boroughs. Thus, sub-borough area data should be used with an adequate understanding of the probable statistical limitations of the data and, particularly where sample sizes remain small, sub-borough area data should be interpreted with caution.

Comparisons of sub-borough area data between two survey years should be done with great caution, since the sample size covered for housing and household characteristics for many sub-borough areas is very small, and the reliability of changes in such characteristics between survey years might, thus, be very low. For this reason, the HVS reports have never presented sub-borough area data for two or more survey years in a comparative manner.

Moreover, absolute numbers from the 2005 HVS are not comparable with absolute numbers from the 1999 and previous HVSs, since the samples and sample weights for the 2005 HVS and for previous HVSs are different. In addition, the 2005 HVS data on the number of whites, blacks, Puerto Ricans, non-Puerto Rican Hispanics, and Asians cannot be compared in a reliable manner with such data from the 2002 HVS, since the Census Bureau revised the original 2005 HVS population estimates to match the 2005 Population Estimates for the City, while it did not revise the 2002 HVS population data.[2]

All of the statistical limitations mentioned above have been taken into consideration in the sub-borough area tables presented in this report, according to the general rule described in Chapter 1, "Overview of the 2005 Housing and Vacancy Survey (HVS) and the *Housing New York City, 2005* Report."

This Appendix consists of three parts. First is a set of maps, by borough, showing the boundaries of the sub-borough areas within each borough and the names of the sub-borough areas. Second is a set of 29 tables of sub-borough area data from the survey. Last is a table that identifies, by sub-borough, the

1 The color wall map for the New York City Housing and Vacancy Survey prepared by the U.S. Bureau of the Census in 2005 shows the boundaries of the City, each of the five boroughs, each of the 59 CDs and 55 sub-borough areas, and all census tracts.

2 For further information, see Appendix E of this report.

census tracts comprising each sub-borough area. (Sub-borough boundaries are coterminous with tract boundaries. This is not true of Community District boundaries.)

Considering the usefulness and statistical limitations of sub-borough area data, this Appendix covers 29 tables of data on the most often sought population, housing, and neighborhood characteristics. The sub-borough area data tables presented here can be grouped into five categories:

1. **Population and Households:** Population (A.1), Households (A.1), Household Size (A.1), Race/Ethnicity (A.2 and A.6), Age Composition (A.3), Educational Attainment (A.4), Tenure and Ownership Rate (A.5), Household Type (A.7), Birth Region (A.8), Immigrants (A.9), Sub-Families and Secondary Individuals (Doubling-Up) (A.10).

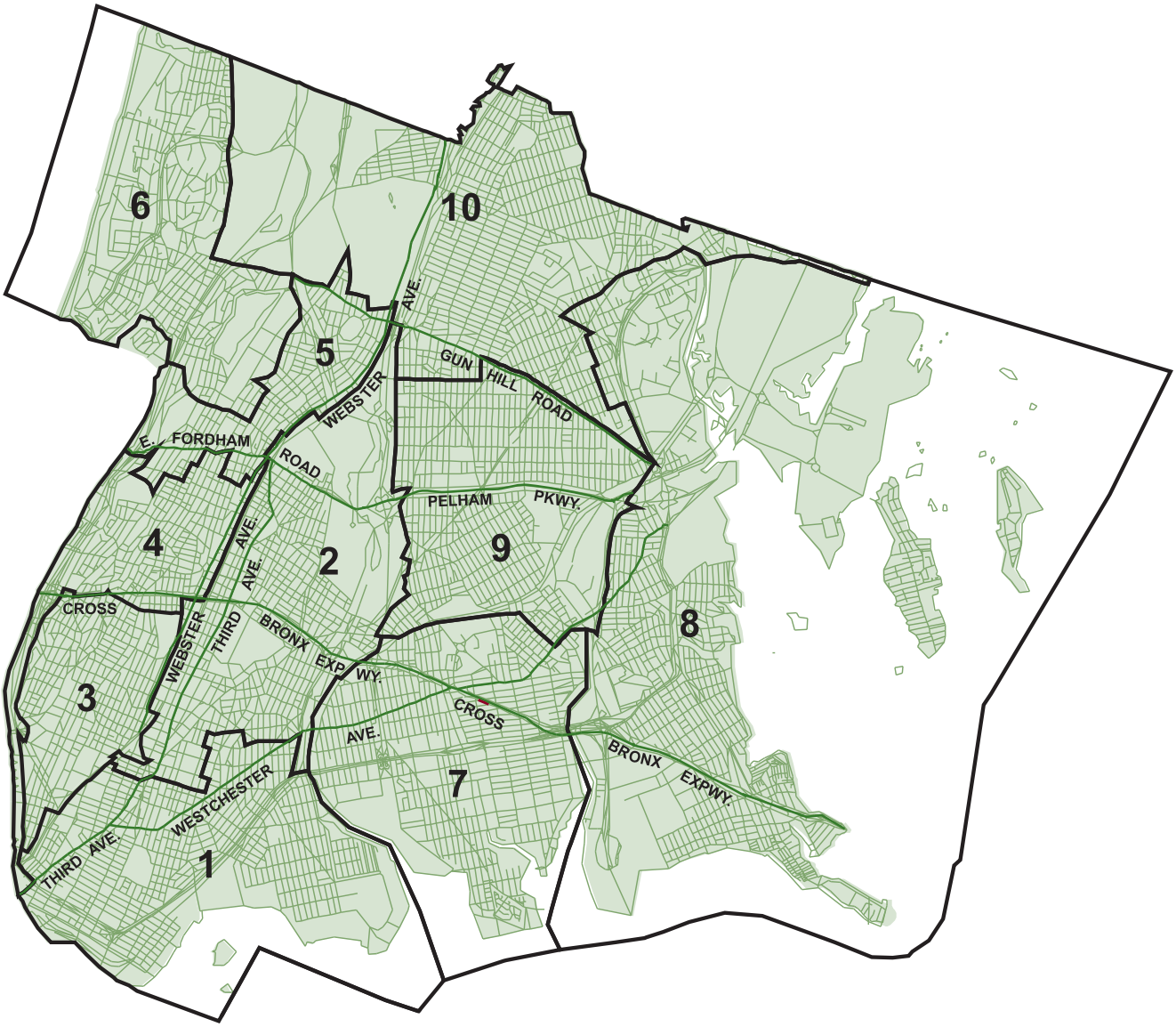
2. **Income and Public Assistance:** Median Income (A.11), Income Distribution (A.12), Poverty Rates (A.13), Public Assistance Dependency (A.13), 50% or 80% of HUD Area Median Income (A.14).

3. **Housing Inventory:** Ownership Rate (A.5), Tenure (A.15), Regulatory Status (A.16), Size of Units (A.17), Structure Class (A.18), Forms of Ownership (A.19), Estimated Home Values (A.19).

4. **Contract Rent and Gross Rent:** Median Contract Rents (A.20), Distribution of Contract Rents (A.21), Median Gross Rents (A.20), Distribution of Gross Rents (A.22), Median Gross Rent/Income Ratios (A.20), Rent Burden (A.23).

5. **Housing and Neighborhood Conditions:** Maintenance Deficiencies (A.24), Building Defects (A.25), Board-Ups (A.25 and A.26), Physically Poor Units (A.27), Neighborhood Condition Rating (A.28), Crowding (A.29), Severe Crowding (A.29).

Bronx



Sub-Borough Areas	
1) Mott Haven / Hunts Point	6) Riverdale / Kingsbridge
2) Morrisania / East Tremont	7) Soundview / Parkchester
3) Highbridge / S. Concourse	8) Throgs Neck / Co-op City
4) University Heights / Fordham	9) Pelham Parkway
5) Kingsbridge Heights / Mosholu	10) Williamsbridge / Baychester

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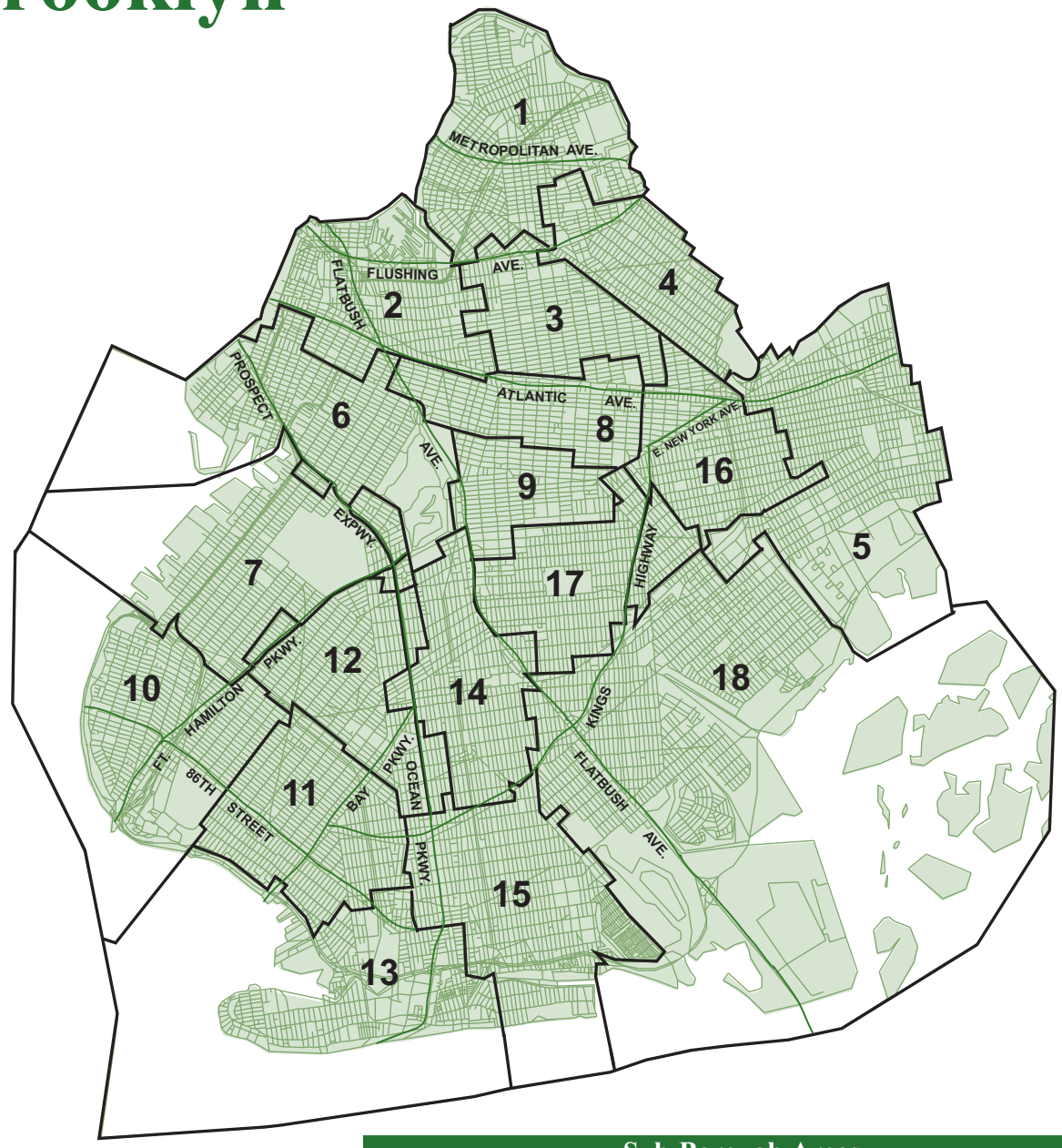
Brooklyn



Sub-Borough Areas

1) Williamsburg / Greenpoint
2) Brooklyn Heights / Fort Greene
3) Bedford Stuyvesant
4) Bushwick
5) East New York / Starrett City
6) Park Slope / Carroll Gardens
7) Sunset Park
8) North Crown Heights / Prospect Heights
9) South Crown Heights
10) Bay Ridge
11) Bensonhurst
12) Borough Park
13) Coney Island
14) Flatbush
15) Sheepshead Bay / Gravesend
16) Brownsville / Ocean Hill
17) East Flatbush
18) Flatlands / Canarsie

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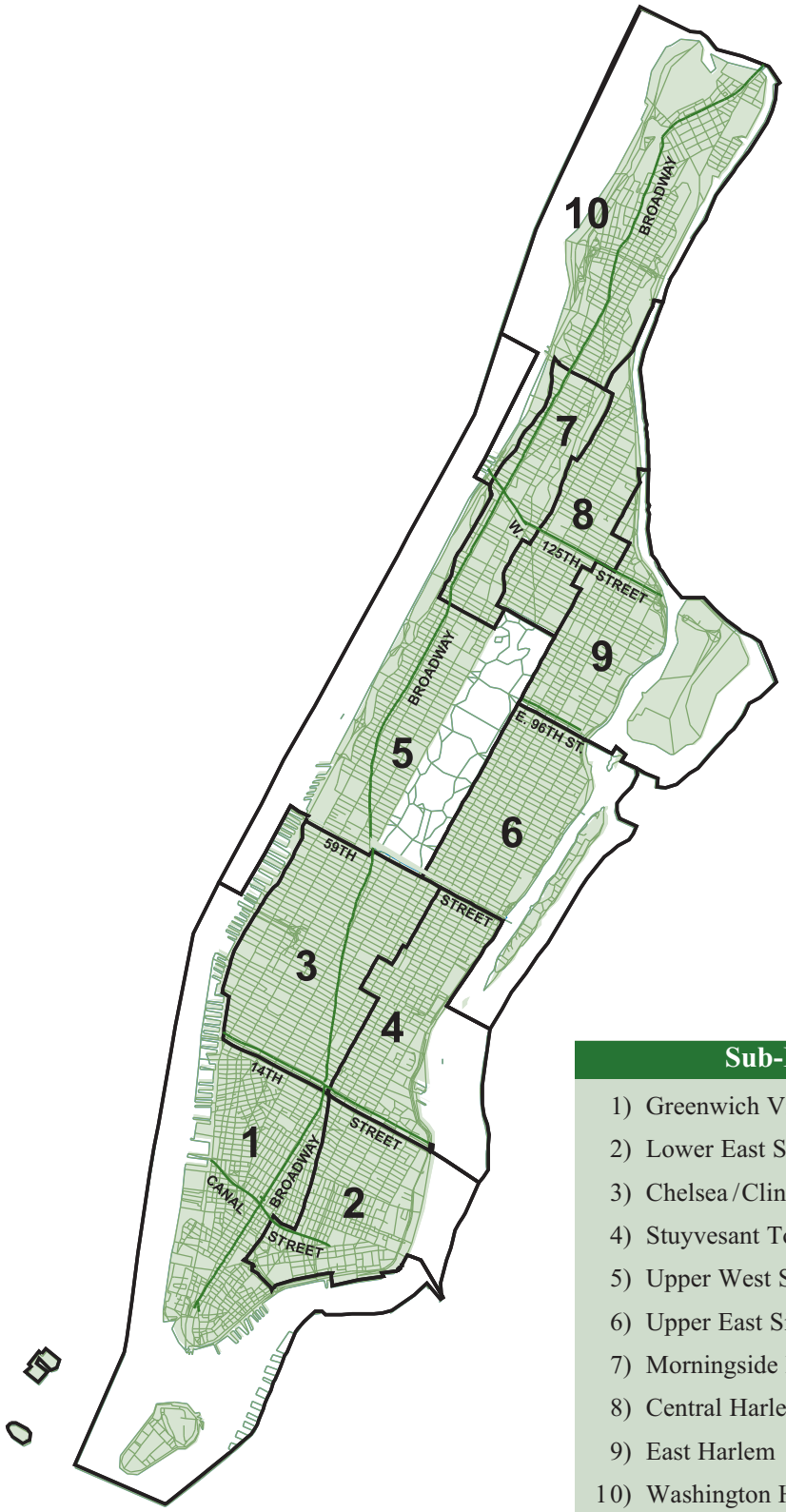
Manhattan



Sub-Borough Areas

1) Greenwich Village / Financial District
2) Lower East Side / Chinatown
3) Chelsea / Clinton / Midtown
4) Stuyvesant Town / Turtle Bay
5) Upper West Side
6) Upper East Side
7) Morningside Heights / Hamilton Heights
8) Central Harlem
9) East Harlem
10) Washington Heights / Inwood

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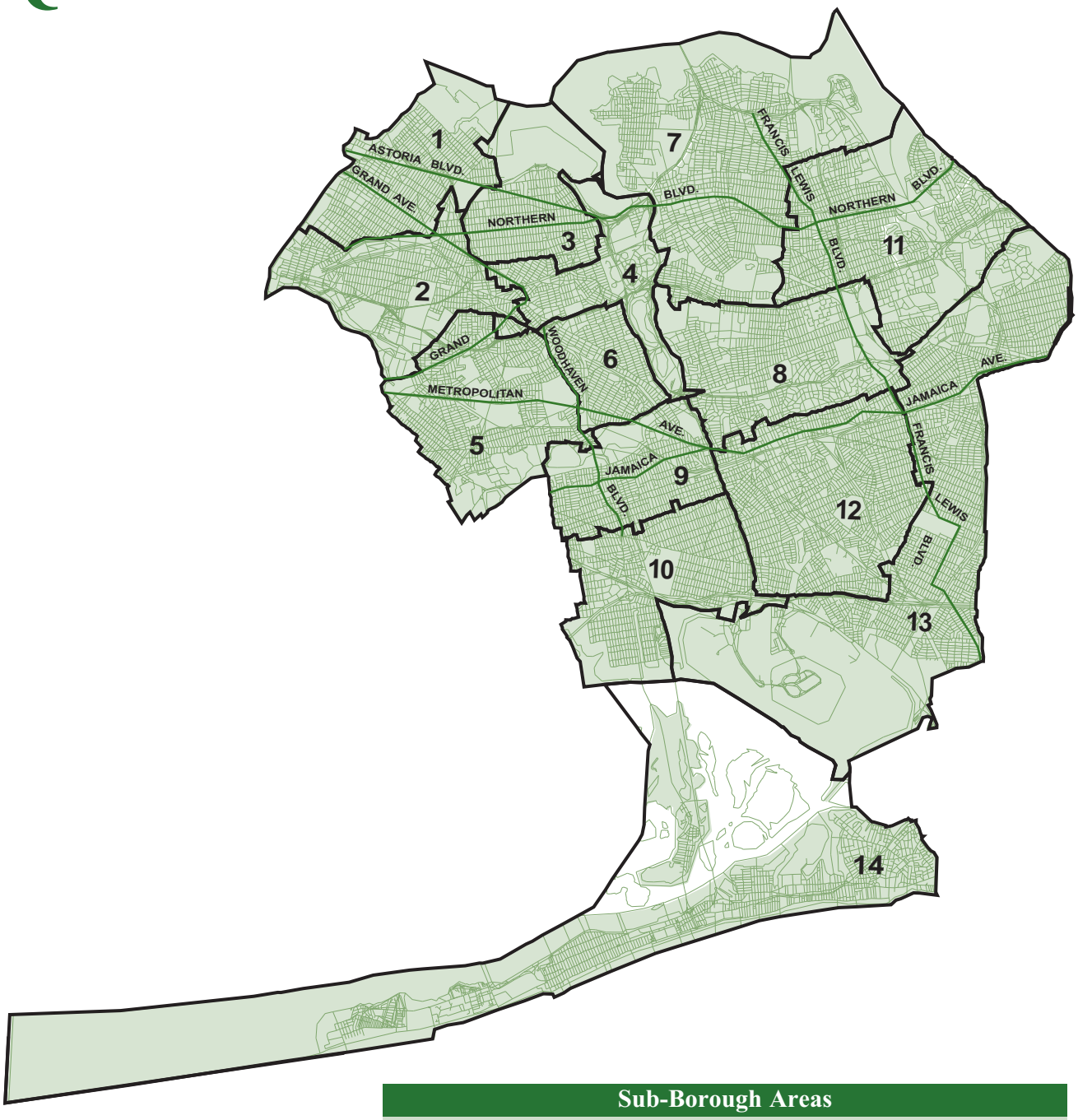
Queens



Sub-Borough Areas

1) Astoria
2) Sunnyside / Woodside
3) Jackson Heights
4) Elmhurst / Corona
5) Middle Village / Ridgewood
6) Forest Hills / Rego Park
7) Flushing / Whitestone
8) Hillcrest / Fresh Meadows
9) Kew Gardens / Woodhaven
10) Howard Beach / South Ozone Park
11) Bayside / Little Neck
12) Jamaica
13) Bellerose / Rosedale
14) Rockaways

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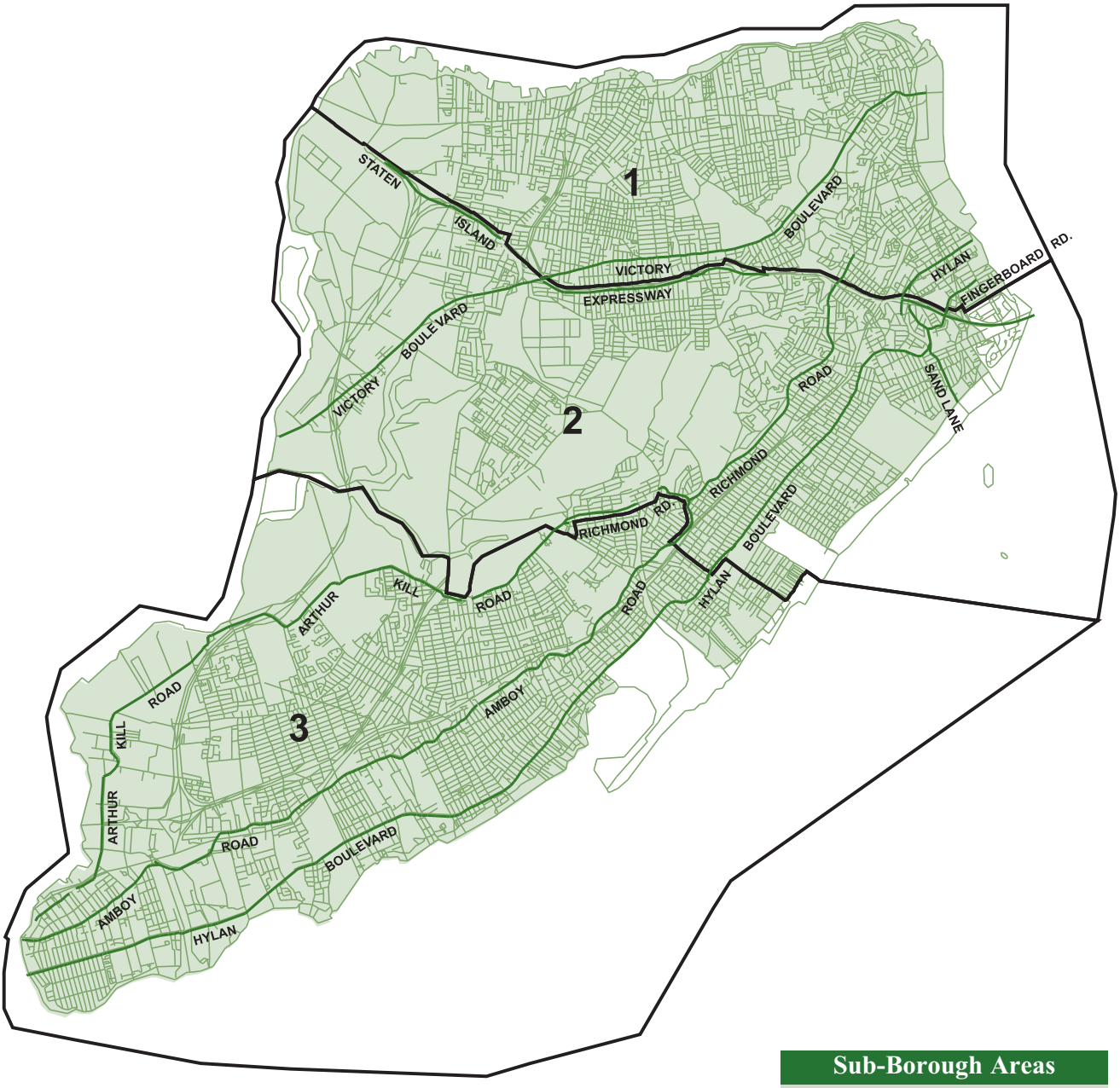
Staten Island



Sub-Borough Areas

1) North Shore
2) Mid-Island
3) South Shore

Table A.1 Number of Households, Number of Individuals and Mean Household Size by Sub-Borough, New York City 2005

Sub-Borough Area	Households	Population	Mean Size
New York City	**3,037,996**	**8,011,656**	**2.64**
Bronx	**472,246**	**1,315,377**	**2.79**
1. Mott Haven/Hunts Point	44,016	130,124	2.96
2. Morrisania/East Tremont	48,211	130,213	2.70
3. Highbridge/South Concourse	42,592	129,972	3.05
4. University Heights/Fordham	42,601	122,566	2.88
5. Kingsbridge Heights/Mosholu	44,066	120,159	2.73
6. Riverdale/Kingsbridge[a]	48,454	122,127	2.52
7. Soundview/Parkchester	63,018	187,694	2.98
8. Throgs Neck/Co-op City	48,498	123,137	2.54
9. Pelham Parkway	41,627	108,450	2.61
10. Williamsbridge/Baychester	49,164	140,934	2.87
Brooklyn	**877,552**	**2,466,503**	**2.81**
1. Williamsburg/Greenpoint	51,880	150,285	2.90
2. Brooklyn Heights/Fort Greene	45,192	103,092	2.28
3. Bedford Stuyvesant	43,929	118,531	2.70
4. Bushwick	37,218	121,924	3.28
5. East New York/Starrett City	45,861	134,193	2.93
6. Park Slope/Carroll Gardens	44,133	102,027	2.31
7. Sunset Park	43,567	135,632	3.11
8. North Crown Heights/Prospect Heights	48,372	122,099	2.52
9. South Crown Heights	39,378	113,462	2.88
10. Bay Ridge	52,666	134,365	2.55
11. Bensonhurst	63,102	180,431	2.86
12. Borough Park	46,242	158,600	3.43
13. Coney Island	46,921	110,463	2.35
14. Flatbush	55,286	162,726	2.94
15. Sheepshead Bay/Gravesend	63,362	163,692	2.58
16. Brownsville/Ocean Hill	38,743	114,402	2.95
17. East Flatbush	46,931	133,817	2.85
18. Flatlands/Canarsie	64,767	206,761	3.19
Manhattan	**737,768**	**1,536,363**	**2.08**
1. Greenwich Village/Financial District	66,994	118,361	1.77
2. Lower E. Side/Chinatown	72,570	173,821	2.40
3. Chelsea/Clinton/Midtown	74,618	127,022	1.70
4. Stuyvesant Town/Turtle Bay	85,900	151,866	1.77
5. Upper West Side	106,634	203,077	1.90
6. Upper East Side	121,209	236,151	1.95
7. Morningside Heights/Hamilton Heights	48,681	127,224	2.61
8. Central Harlem	47,221	105,821	2.24
9. East Harlem	43,109	99,083	2.30
10. Washington Heights/Inwood[a]	70,833	193,937	2.74
Queens	**786,766**	**2,228,679**	**2.83**
1. Astoria	75,934	186,322	2.45
2. Sunnyside/Woodside	47,763	127,572	2.67
3. Jackson Heights	53,233	164,262	3.09
4. Elmhurst/Corona	44,258	148,488	3.36
5. Middle Village/Ridgewood	61,326	181,561	2.96
6. Forest Hills/Rego Park	53,670	122,957	2.29
7. Flushing/Whitestone	90,372	245,366	2.72
8. Hillcrest/Fresh Meadows	57,958	157,164	2.71
9. Kew Gardens/Woodhaven	44,254	136,701	3.09
10. Howard Beach/S. Ozone Park	40,052	129,290	3.23
11. Bayside/Little Neck	45,804	124,866	2.73
12. Jamaica	70,182	209,814	2.99
13. Bellerose/Rosedale	64,461	181,437	2.81
14. Rockaways	37,499	112,878	3.01
Staten Island	**163,663**	**464,733**	**2.84**
1. North Shore	56,232	166,183	2.96
2. Mid-Island	45,944	127,552	2.78
3. South Shore	61,487	170,998	2.78

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge.

Table A.2 Number of Individuals by Race/Ethnicity by Sub-Borough, New York City 2005

Sub-Borough Area	All[b]	White	Black	Puerto Rican	Non-Puerto Rican Hispanic	Asian
New York City	**8,011,656**	**2,940,884**	**1,872,115**	**805,538**	**1,423,840**	**909,092**
Bronx	**1,315,377**	**205,064**	**405,123**	**327,162**	**333,267**	**38,807**
1. Mott Haven/Hunts Point	130,124	**	26,193	55,911	43,631	**
2. Morrisania/East Tremont	130,213	9,884	43,294	37,401	37,816	**
3. Highbridge/South Concourse	129,972	4,519*	43,089	26,396	53,651	**
4. University Heights/Fordham	122,566	**	43,254	29,723	42,028	**
5. Kingsbridge Heights/Mosholu	120,159	9,938	28,599	35,235	38,843	6,951
6. Riverdale/Kingsbridge[a]	122,127	61,178	14,814	11,552	31,019	**
7. Soundview/Parkchester	187,694	5,912	61,245	61,856	47,739	10,682
8. Throgs Neck/Co-op City	123,137	52,504	32,696	24,984	10,433	**
9. Pelham Parkway	108,450	37,395	21,187	25,221	17,347	7,055
10. Williamsbridge/Baychester	140,934	16,467	90,754	18,883	10,759	**
Brooklyn	**2,466,503**	**932,638**	**810,354**	**201,532**	**273,698**	**233,156**
1. Williamsburg/Greenpoint	150,285	100,660	6,721	20,934	18,483	**
2. Brooklyn Heights/Fort Greene	103,092	39,366	37,428	8,857	9,530	5,593
3. Bedford Stuyvesant	118,531	13,029	79,873	13,059	9,612	**
4. Bushwick	121,924	8,548	27,767	31,857	49,445	4,308*
5. East New York/Starrett City	134,193	11,898	63,916	23,545	27,063	7,381
6. Park Slope/Carroll Gardens	102,027	69,389	11,977	7,552	8,716	**
7. Sunset Park	135,632	40,413	**	18,203	29,752	44,313
8. North Crown Heights/Prospect Heights	122,099	19,871	85,728	6,337	7,716	**
9. South Crown Heights	113,462	15,977	85,949	**	6,676	**
10. Bay Ridge	134,365	91,267	**	5,292	12,485	24,434
11. Bensonhurst	180,431	96,888	**	8,718	19,979	52,736
12. Borough Park	158,600	113,674	**	5,078	20,070	18,572
13. Coney Island	110,463	77,943	15,118	4,180*	4,366*	8,358
14. Flatbush	162,726	52,186	59,354	8,622	17,490	24,475
15. Sheepshead Bay/Gravesend	163,692	117,394	7,777	5,807	11,840	20,874
16. Brownsville/Ocean Hill	114,402	**	89,135	11,102	7,329	**
17. East Flatbush	133,817	4,079*	118,527	4,443*	4,261*	**
18. Flatlands/Canarsie	206,761	57,632	116,227	14,581	8,886	8,800
Manhattan	**1,536,363**	**782,217**	**188,731**	**122,096**	**281,154**	**137,570**
1. Greenwich Village/Financial District	118,361	96,706	**	**	5,111	11,613
2. Lower E. Side/Chinatown	173,821	58,445	11,169	32,578	19,457	49,145
3. Chelsea/Clinton/Midtown	127,022	83,466	4,078*	9,310	12,382	15,790
4. Stuyvesant Town/Turtle Bay	151,866	116,297	4,097*	4,643*	9,565	15,925
5. Upper West Side	203,077	142,662	16,292	8,170	14,868	15,440
6. Upper East Side	236,151	193,726	6,953	5,692	14,328	13,590
7. Morningside Heights/Hamilton Heights	127,224	36,254	29,939	8,724	41,624	7,909
8. Central Harlem	105,821	15,694	67,767	5,340	14,376	**
9. East Harlem	99,083	10,669	33,604	32,381	19,982	**
10. Washington Heights/Inwood[a]	193,937	28,296	13,313	13,862	129,461	6,606
Queens	**2,228,679**	**714,786**	**429,532**	**116,340**	**490,590**	**468,238**
1. Astoria	186,322	93,751	11,558	12,664	39,391	28,373
2. Sunnyside/Woodside	127,572	32,684	**	6,303	45,795	40,789
3. Jackson Heights	164,262	18,708	9,653	5,673	100,149	30,080
4. Elmhurst/Corona	148,488	15,866	9,929	6,133	72,163	43,123
5. Middle Village/Ridgewood	181,561	113,755	4,133*	23,464	32,695	6,950
6. Forest Hills/Rego Park	122,957	72,910	**	5,577	13,246	26,581
7. Flushing/Whitestone	245,366	91,581	7,338	9,811	33,912	102,330
8. Hillcrest/Fresh Meadows	157,164	51,231	32,675	4,309*	18,091	50,199
9. Kew Gardens/Woodhaven	136,701	35,741	18,778	12,386	42,133	26,784
10. Howard Beach/S. Ozone Park	129,290	40,188	29,605	8,781	21,641	28,131
11. Bayside/Little Neck	124,866	69,055	**	**	8,417	41,855
12. Jamaica	209,814	**	149,530	6,130	29,276	20,850
13. Bellerose/Rosedale	181,437	33,130	104,809	**	18,867	19,289
14. Rockaways	112,878	43,122	43,438	8,388	14,813	**
Staten Island	**464,733**	**306,179**	**38,375**	**38,408**	**45,131**	**31,321**
1. North Shore	166,183	72,565	30,545	19,922	25,026	15,239
2. Mid-Island	127,552	86,974	5,964	12,002	14,737	6,761
3. South Shore	170,998	146,639	**	6,484	5,368	9,321

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

Notes:
a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge
b Includes 60,187 "Other" (Native Hawaiian, Pacific Islander, American Indian or Alaska Native and individuals of two or more races), who are too few to report at the sub-borough level. Hispanics are removed first from other race/ethnicity categories.
* Since the number of individuals is small, interpret with caution.
**Too few individuals to report.

Table A.3 Number of Individuals by Age Group by Sub-Borough, New York City 2005

Sub-Borough Area	Total	Under 18	18 - 64	65 or Over
New York City	**8,011,656**	**1,928,823**	**5,175,233**	**907,599**
Bronx	**1,315,377**	**390,800**	**803,084**	**121,493**
1. Mott Haven/Hunts Point	130,124	43,507	76,532	10,085
2. Morrisania/East Tremont	130,213	48,979	70,379	10,854
3. Highbridge/South Concourse	129,972	43,348	77,515	9,109
4. University Heights/Fordham	122,566	42,525	74,592	5,449
5. Kingsbridge Heights/Mosholu	120,159	40,291	72,732	7,136
6. Riverdale/Kingsbridge[a]	122,127	25,882	82,997	13,248
7. Soundview/Parkchester	187,694	59,535	110,089	18,069
8. Throgs Neck/Co-op City	123,137	25,465	74,426	23,246
9. Pelham Parkway	108,450	27,078	70,097	11,276
10. Williamsbridge/Baychester	140,934	34,189	93,724	13,022
Brooklyn	**2,466,503**	**645,681**	**1,541,932**	**278,890**
1. Williamsburg/Greenpoint	150,285	39,714	98,631	11,940
2. Brooklyn Heights/Fort Greene	103,092	22,787	69,696	10,609
3. Bedford Stuyvesant	118,531	32,177	68,608	17,746
4. Bushwick	121,924	36,382	77,876	7,666
5. East New York/Starrett City	134,193	45,880	74,893	13,420
6. Park Slope/Carroll Gardens	102,027	20,824	71,291	9,912
7. Sunset Park	135,632	30,378	95,791	9,463
8. North Crown Heights/Prospect Heights	122,099	35,123	78,611	8,365
9. South Crown Heights	113,462	32,907	69,471	11,084
10. Bay Ridge	134,365	27,333	89,282	17,751
11. Bensonhurst	180,431	41,027	112,064	27,341
12. Borough Park	158,600	55,269	83,896	19,435
13. Coney Island	110,463	21,529	63,744	25,190
14. Flatbush	162,726	44,187	102,110	16,429
15. Sheepshead Bay/Gravesend	163,692	37,079	99,429	27,185
16. Brownsville/Ocean Hill	114,402	34,765	68,396	11,241
17. East Flatbush	133,817	31,742	89,555	12,520
18. Flatlands/Canarsie	206,761	56,578	128,589	21,594
Manhattan	**1,536,363**	**276,820**	**1,080,002**	**179,541**
1. Greenwich Village/Financial District	118,361	14,961	90,656	12,744
2. Lower E. Side/Chinatown	173,821	27,720	121,365	24,736
3. Chelsea/Clinton/Midtown	127,022	12,607	96,234	18,180
4. Stuyvesant Town/Turtle Bay	151,866	17,601	115,240	19,026
5. Upper West Side	203,077	31,391	147,612	24,074
6. Upper East Side	236,151	39,462	166,955	29,734
7. Morningside Heights/Hamilton Heights	127,224	30,255	85,936	11,034
8. Central Harlem	105,821	29,242	66,517	10,061
9. East Harlem	99,083	23,268	64,111	11,704
10. Washington Heights/Inwood[a]	193,937	50,314	125,375	18,248
Queens	**2,228,679**	**504,177**	**1,449,877**	**274,624**
1. Astoria	186,322	38,680	127,657	19,985
2. Sunnyside/Woodside	127,572	21,606	90,918	15,049
3. Jackson Heights	164,262	34,297	112,814	17,151
4. Elmhurst/Corona	148,488	34,315	101,964	12,210
5. Middle Village/Ridgewood	181,561	49,496	115,184	16,880
6. Forest Hills/Rego Park	122,957	19,960	81,251	21,746
7. Flushing/Whitestone	245,366	44,435	163,172	37,760
8. Hillcrest/Fresh Meadows	157,164	39,636	97,292	20,236
9. Kew Gardens/Woodhaven	136,701	36,698	86,228	13,775
10. Howard Beach/S. Ozone Park	129,290	30,928	81,309	17,052
11. Bayside/Little Neck	124,866	25,853	79,646	19,367
12. Jamaica	209,814	51,835	132,332	25,648
13. Bellerose/Rosedale	181,437	39,195	116,837	25,405
14. Rockaways	112,878	37,243	63,274	12,360
Staten Island	**464,733**	**111,346**	**300,337**	**53,050**
1. North Shore	166,183	44,324	107,866	13,992
2. Mid-Island	127,552	28,962	82,751	15,839
3. South Shore	170,998	38,060	109,719	23,219

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

Table A.4 Number of Individuals 18 Years of Age and Over by Level of Educational Attainment by Sub-Borough, New York City 2005

Sub-Borough Area	All	Years of Education			
		Less than 12	12 Years	13-15 Years	16+
New York City	**6,082,832**	**1,240,836**	**1,661,249**	**1,215,660**	**1,965,088**
Bronx	**924,577**	**283,102**	**282,321**	**188,473**	**170,681**
1. Mott Haven/Hunts Point	86,617	38,684	22,476	17,030	8,426
2. Morrisania/East Tremont	81,234	37,149	26,256	10,644	7,185
3. Highbridge/South Concourse	86,624	36,255	24,566	15,059	10,744
4. University Heights/Fordham	80,041	27,856	25,523	16,018	10,645
5. Kingsbridge Heights/Mosholu	79,868	29,598	20,749	16,419	13,102
6. Riverdale/Kingsbridge[a]	96,245	18,213	23,045	17,010	37,977
7. Soundview/Parkchester	128,158	34,075	48,088	25,269	20,727
8. Throgs Neck/Co-op City	97,672	20,113	25,423	26,742	25,393
9. Pelham Parkway	81,373	16,106	26,227	17,423	21,617
10. Williamsbridge/Baychester	106,746	25,053	39,967	26,860	14,865
Brooklyn	**1,820,822**	**415,434**	**543,275**	**370,265**	**491,848**
1. Williamsburg/Greenpoint	110,571	25,461	34,254	21,292	29,565
2. Brooklyn Heights/Fort Greene	80,305	9,034	21,353	12,899	37,019
3. Bedford Stuyvesant	86,354	32,791	24,424	13,350	15,788
4. Bushwick	85,543	35,950	27,691	12,217	9,685
5. East New York/Starrett City	88,313	27,716	32,999	16,283	11,315
6. Park Slope/Carroll Gardens	81,203	10,715	12,182	7,568	50,738
7. Sunset Park	105,254	32,523	29,017	19,672	24,041
8. North Crown Heights/Prospect Heights	86,976	19,091	25,743	19,105	23,037
9. South Crown Heights	80,555	17,600	25,228	23,198	14,529
10. Bay Ridge	107,032	12,647	30,884	24,256	39,245
11. Bensonhurst	139,404	39,505	43,150	23,894	32,856
12. Borough Park	103,331	22,811	34,146	20,112	26,262
13. Coney Island	88,934	16,081	22,123	18,251	32,479
14. Flatbush	118,539	25,093	34,673	24,353	34,420
15. Sheepshead Bay/Gravesend	126,613	16,106	35,970	27,681	46,856
16. Brownsville/Ocean Hill	79,637	22,743	29,637	17,562	9,695
17. East Flatbush	102,074	28,178	27,364	27,340	19,193
18. Flatlands/Canarsie	150,183	21,388	52,438	41,233	35,124
Manhattan	**1,259,543**	**178,493**	**189,572**	**198,105**	**693,373**
1. Greenwich Village/Financial District	103,400	**	12,838	9,406	77,527
2. Lower E. Side/Chinatown	146,101	33,032	24,415	29,850	58,804
3. Chelsea/Clinton/Midtown	114,415	10,499	11,356	15,409	77,151
4. Stuyvesant Town/Turtle Bay	134,266	4,395*	11,034	20,290	98,547
5. Upper West Side	171,686	11,094	13,689	20,353	126,551
6. Upper East Side	196,689	6,893	16,496	19,831	153,470
7. Morningside Heights/Hamilton Heights	96,969	21,321	20,769	17,301	37,578
8. Central Harlem	76,579	17,264	22,960	20,433	15,922
9. East Harlem	75,815	22,872	22,389	16,336	14,218
10. Washington Heights/Inwood[a]	143,623	47,495	33,628	28,896	33,605
Queens	**1,724,502**	**325,385**	**519,433**	**360,392**	**519,291**
1. Astoria	147,643	26,449	51,268	22,205	47,720
2. Sunnyside/Woodside	105,967	25,402	31,943	21,122	27,500
3. Jackson Heights	129,965	43,496	39,736	19,934	26,800
4. Elmhurst/Corona	114,174	37,348	28,723	21,890	26,213
5. Middle Village/Ridgewood	132,065	26,323	40,102	35,886	29,753
6. Forest Hills/Rego Park	102,997	5,883	20,246	21,709	55,158
7. Flushing/Whitestone	200,932	33,676	68,253	36,189	62,814
8. Hillcrest/Fresh Meadows	117,528	11,847	30,383	24,456	50,842
9. Kew Gardens/Woodhaven	100,003	20,629	34,069	22,369	22,936
10. Howard Beach/S. Ozone Park	98,361	23,204	32,512	18,803	23,842
11. Bayside/Little Neck	99,013	12,412	21,085	19,659	45,857
12. Jamaica	157,979	30,776	58,452	36,635	32,117
13. Bellerose/Rosedale	142,242	12,525	39,470	42,117	48,130
14. Rockaways	75,635	15,415	23,192	17,419	19,609
Staten Island	**353,387**	**38,421**	**126,647**	**98,425**	**89,894**
1. North Shore	121,859	17,818	42,141	36,924	24,975
2. Mid-Island	98,590	8,513	39,803	24,121	26,154
3. South Shore	132,938	12,091	44,703	37,380	38,765

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge.
* Since the number of individuals is small, interpret with caution.
** Too few individuals to report.

Table A.5 Number of Owner Households, Number of Renter Households, and Homeownership Rate by Sub-Borough, New York City 2005

Sub-Borough Area	Number of Households		Ownership Rate (%)
	Owner	Renter	
New York City	**1,010,370**	**2,027,626**	**33.3**
Bronx	**104,400**	**367,846**	**22.1**
1. Mott Haven/Hunts Point	**	41,311	**
2. Morrisania/East Tremont	**	44,233	8.3*
3. Highbridge/South Concourse	**	39,087	8.2*
4. University Heights/Fordham	**	41,607	**
5. Kingsbridge Heights/Mosholu	**	41,180	**
6. Riverdale/Kingsbridge[a]	16,043	32,411	33.1
7. Soundview/Parkchester	15,341	47,676	24.3
8. Throgs Neck/Co-op City	31,712	16,786	65.4
9. Pelham Parkway	11,690	29,936	28.1
10. Williamsbridge/Baychester	15,545	33,619	31.6
Brooklyn	**255,955**	**621,597**	**29.2**
1. Williamsburg/Greenpoint	8,730	43,150	16.8
2. Brooklyn Heights/Fort Greene	13,177	32,016	29.2
3. Bedford Stuyvesant	9,330	34,599	21.2
4. Bushwick	5,055	32,163	13.6
5. East New York/Starrett City	9,397	36,464	20.5
6. Park Slope/Carroll Gardens	13,000	31,133	29.5
7. Sunset Park	12,213	31,354	28.0
8. North Crown Heights/Prospect Heights	9,325	39,047	19.3
9. South Crown Heights	6,217	33,162	15.8
10. Bay Ridge	20,655	32,011	39.2
11. Bensonhurst	18,841	44,261	29.9
12. Borough Park	13,932	32,310	30.1
13. Coney Island	16,323	30,598	34.8
14. Flatbush	11,702	43,584	21.2
15. Sheepshead Bay/Gravesend	26,601	36,761	42.0
16. Brownsville/Ocean Hill	7,414	31,329	19.1
17. East Flatbush	14,689	32,242	31.3
18. Flatlands/Canarsie	39,355	25,413	60.8
Manhattan	**174,179**	**563,589**	**23.6**
1. Greenwich Village/Financial District	20,292	46,702	30.3
2. Lower E. Side/Chinatown	12,597	59,974	17.4
3. Chelsea/Clinton/Midtown	18,183	56,435	24.4
4. Stuyvesant Town/Turtle Bay	25,622	60,278	29.8
5. Upper West Side	32,194	74,440	30.2
6. Upper East Side	42,310	78,899	34.9
7. Morningside Heights/Hamilton Heights	6,078	42,603	12.5
8. Central Harlem	6,511	40,710	13.8
9. East Harlem	**	39,422	8.6*
10. Washington Heights/Inwood[a]	6,704	64,129	9.5
Queens	**365,040**	**421,726**	**46.4**
1. Astoria	13,717	62,217	18.1
2. Sunnyside/Woodside	11,624	36,138	24.3
3. Jackson Heights	19,027	34,206	35.7
4. Elmhurst/Corona	9,349	34,909	21.1
5. Middle Village/Ridgewood	27,089	34,236	44.2
6. Forest Hills/Rego Park	24,418	29,252	45.5
7. Flushing/Whitestone	46,159	44,213	51.1
8. Hillcrest/Fresh Meadows	30,422	27,536	52.5
9. Kew Gardens/Woodhaven	18,654	25,600	42.2
10. Howard Beach/S. Ozone Park	25,951	14,101	64.8
11. Bayside/Little Neck	34,064	11,740	74.4
12. Jamaica	41,397	28,785	59.0
13. Bellerose/Rosedale	46,325	18,136	71.9
14. Rockaways	16,843	20,656	44.9
Staten Island	**110,795**	**52,868**	**67.7**
1. North Shore	32,678	23,554	58.1
2. Mid-Island	31,895	14,049	69.4
3. South Shore	46,222	15,264	75.2

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge
* Since the number of households is small, interpret with caution.
**Too few households to report.

Table A.6 Distribution of All Householders by Race/Ethnicity by Sub-Borough, New York City 2005

Sub-Borough Area	All[b]	White	Black	Puerto Rican	Non-Puerto Rican Hispanic	Asian
New York City	**100.0%**	**43.8**	**22.8**	**9.5**	**13.8**	**9.4**
Bronx	**100.0**	**18.5**	**31.0**	**26.0**	**21.2**	**2.8**
1. Mott Haven/Hunts Point	100.0	**	20.8	46.4	29.6	**
2. Morrisania/East Tremont	100.0	8.1*	34.0	30.2	25.3	**
3. Highbridge/South Concourse	100.0	**	34.4	21.0	37.3	**
4. University Heights/Fordham	100.0	**	35.0	27.0	30.4	**
5. Kingsbridge Heights/Mosholu	100.0	9.1*	24.2	36.8	24.6	**
6. Riverdale/Kingsbridge[a]	100.0	55.6	12.0	8.9	19.9	**
7. Soundview/Parkchester	100.0	**	34.1	35.3	21.0	5.0*
8. Throgs Neck/Co-op City	100.0	46.8	29.2	15.2	6.9*	**
9. Pelham Parkway	100.0	36.6	18.4	25.3	13.6	**
10. Williamsbridge/Baychester	100.0	13.4	64.5	13.4	6.6*	**
Brooklyn	**100.0**	**43.2**	**32.3**	**7.9**	**8.9**	**7.2**
1. Williamsburg/Greenpoint	100.0	65.6	**	14.3	12.9	**
2. Brooklyn Heights/Fort Greene	100.0	44.5	37.3	**	7.6*	**
3. Bedford Stuyvesant	100.0	9.1	72.5	11.2	**	**
4. Bushwick	100.0	8.7*	27.3	27.8	31.8	**
5. East New York/Starrett City	100.0	11.8	45.0	19.5	18.5	**
6. Park Slope/Carroll Gardens	100.0	72.4	10.1	**	7.3*	**
7. Sunset Park	100.0	44.2	**	12.0	14.6	25.7
8. North Crown Heights/Prospect Heights	100.0	19.8	67.5	**	**	**
9. South Crown Heights	100.0	14.0	74.8	**	**	**
10. Bay Ridge	100.0	74.9	**	**	8.9	11.8
11. Bensonhurst	100.0	64.3	**	**	8.2	21.4
12. Borough Park	100.0	75.3	**	**	9.0	9.9
13. Coney Island	100.0	74.1	9.3	**	**	**
14. Flatbush	100.0	38.0	35.0	6.4*	9.0	10.4
15. Sheepshead Bay/Gravesend	100.0	79.6	5.2*	**	5.3*	7.2
16. Brownsville/Ocean Hill	100.0	**	77.7	11.0	**	**
17. East Flatbush	100.0	**	88.1	**	**	**
18. Flatlands/Canarsie	100.0	33.5	51.3	5.7*	5.5*	**
Manhattan	**100.0**	**59.0**	**12.9**	**6.2**	**12.6**	**7.9**
1. Greenwich Village/Financial District	100.0	83.6	**	**	**	8.0
2. Lower E. Side/Chinatown	100.0	45.2	7.3	16.6	8.0	22.4
3. Chelsea/Clinton/Midtown	100.0	74.5	**	5.3*	6.2	9.7
4. Stuyvesant Town/Turtle Bay	100.0	78.4	3.6*	**	5.1	9.3
5. Upper West Side	100.0	72.3	8.8	3.2*	5.8	7.2
6. Upper East Side	100.0	84.7	2.7*	**	4.0	6.0
7. Morningside Heights/Hamilton Heights	100.0	32.0	30.1	**	24.5	6.5*
8. Central Harlem	100.0	12.5	71.0	**	8.7	**
9. East Harlem	100.0	16.6	36.3	27.1	17.5	**
10. Washington Heights/Inwood[a]	100.0	21.7	9.9	6.4	57.7	**
Queens	**100.0**	**39.5**	**19.5**	**5.1**	**17.3**	**18.0**
1. Astoria	100.0	58.3	6.3	5.4	18.2	11.3
2. Sunnyside/Woodside	100.0	37.1	**	6.4*	28.5	25.7
3. Jackson Heights	100.0	20.1	6.9*	**	49.8	19.3
4. Elmhurst/Corona	100.0	14.2	8.3*	**	42.2	29.7
5. Middle Village/Ridgewood	100.0	69.2	**	11.4	13.2	**
6. Forest Hills/Rego Park	100.0	65.3	**	**	9.1	16.3
7. Flushing/Whitestone	100.0	42.8	4.3*	4.3*	12.0	36.3
8. Hillcrest/Fresh Meadows	100.0	39.4	22.9	**	9.5	24.6
9. Kew Gardens/Woodhaven	100.0	34.1	13.2	8.7*	25.0	17.8
10. Howard Beach/S. Ozone Park	100.0	41.2	20.0	**	14.9	17.9
11. Bayside/Little Neck	100.0	63.2	**	**	**	27.0
12. Jamaica	100.0	**	76.5	**	10.7	7.6
13. Bellerose/Rosedale	100.0	25.2	57.6	**	6.7	7.7
14. Rockaways	100.0	40.3	37.4	8.8*	9.7*	**
Staten Island	**100.0**	**71.7**	**7.6**	**7.3**	**7.1**	**5.4**
1. North Shore	100.0	49.5	18.1	11.5	11.7	7.2
2. Mid-Island	100.0	75.4	**	7.2*	8.0*	**
3. South Shore	100.0	89.4	**	**	**	**

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

b Includes 22,353 (0.7%) "Other" householders (Native Hawaiian, Pacific Islander, American Indian or Alaska Native and individuals of two or more races), who are too few to report at the sub-borough level.

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

**Too few households to report.

Table A.7 Distribution of Households by Household Type by Sub-Borough, New York City 2005

Sub-Borough Area	All	Single			More than one Adult		
		Elderly	Adult	w. Child	Elderly	2 or More	w. Child
New York City	**100.0%**	**11.4**	**22.2**	**6.8**	**9.5**	**25.5**	**24.5**
Bronx	**100.0**	**11.4**	**20.6**	**13.2**	**7.6**	**20.5**	**26.8**
1. Mott Haven/Hunts Point	100.0	13.6	22.4	15.2	**	16.2	28.5
2. Morrisania/East Tremont	100.0	13.0	20.9	24.9	**	13.8	21.3
3. Highbridge/South Concourse	100.0	9.7	13.7	19.8	**	22.1	29.2
4. University Heights/Fordham	100.0	8.0*	23.8	15.0	**	17.8	30.7
5. Kingsbridge Heights/Mosholu	100.0	7.9*	28.6	14.1	**	15.8	30.0
6. Riverdale/Kingsbridge[a]	100.0	13.4	19.7	**	7.0*	32.6	21.5
7. Soundview/Parkchester	100.0	9.4	16.3	14.6	11.1	16.2	32.4
8. Throgs Neck/Co-op City	100.0	16.2	22.0	**	15.6	19.7	21.2
9. Pelham Parkway	100.0	10.1	20.1	8.2*	9.4*	28.3	23.9
10. Williamsbridge/Baychester	100.0	12.1	19.9	**	6.2*	24.1	28.0
Brooklyn	**100.0**	**11.8**	**19.2**	**6.8**	**9.2**	**26.3**	**26.7**
1. Williamsburg/Greenpoint	100.0	10.0	15.8	**	6.8*	36.2	27.3
2. Brooklyn Heights/Fort Greene	100.0	12.8	29.8	8.0*	**	27.4	18.0
3. Bedford Stuyvesant	100.0	13.3	22.0	11.4	11.6	18.9	22.8
4. Bushwick	100.0	**	15.7	10.7*	**	29.0	35.3
5. East New York/Starrett City	100.0	10.7	17.5	16.4	7.6*	20.1	27.6
6. Park Slope/Carroll Gardens	100.0	7.9*	30.8	**	7.0*	33.4	18.5
7. Sunset Park	100.0	8.5*	19.4	**	9.1*	31.3	28.1
8. North Crown Hgts/Pros. Hgts.	100.0	10.2	25.8	15.5	**	25.4	17.2
9. South Crown Heights	100.0	10.9	17.0	7.7*	**	22.0	35.0
10. Bay Ridge	100.0	13.6	22.1	**	10.2	27.1	24.9
11. Bensonhurst	100.0	11.6	22.9	**	12.1	21.2	30.0
12. Borough Park	100.0	17.6	9.5	**	12.2	25.2	35.2
13. Coney Island	100.0	23.0	16.6	**	18.2	18.7	19.0
14. Flatbush	100.0	10.4	13.6	6.4*	9.6	31.9	28.2
15. Sheepshead Bay/Gravesend	100.0	17.8	19.5	**	12.3	23.8	22.6
16. Brownsville/Ocean Hill	100.0	13.3	16.4	14.9	**	21.0	27.3
17. East Flatbush	100.0	**	17.6	10.9	9.4	31.9	23.9
18. Flatlands/Canarsie	100.0	8.3	14.3	**	7.5	27.9	38.5
Manhattan	**100.0**	**12.4**	**36.4**	**4.6**	**7.0**	**25.5**	**14.0**
1. Greenwich Village/Fin. Dist.	100.0	9.6	50.2	**	5.5*	24.2	10.0
2. Lower E. Side/Chinatown	100.0	12.5	29.9	**	10.4	28.8	15.2
3. Chelsea/Clinton/Midtown	100.0	12.3	46.3	**	6.1	27.1	6.2
4. Stuyvesant Town/Turtle Bay	100.0	13.9	43.1	**	6.4	26.2	8.0*
5. Upper West Side	100.0	13.0	40.4	**	6.4	25.0	13.1
6. Upper East Side	100.0	12.6	39.2	**	6.9	25.5	13.4
7. Morningside Hgts./Ham. Hgts.	100.0	11.1	21.5	10.8	7.5*	29.9	19.2
8. Central Harlem	100.0	13.5	30.6	13.6	**	18.7	19.0
9. East Harlem	100.0	14.7	28.6	10.8	**	22.7	18.0
10. Washington Heights/Inwood[a]	100.0	10.9	19.4	9.2	10.0	25.1	25.4
Queens	**100.0**	**10.2**	**15.0**	**5.3**	**12.6**	**27.5**	**29.3**
1. Astoria	100.0	9.4	21.1	5.6	11.7	30.7	21.4
2. Sunnyside/Woodside	100.0	11.2	16.5	**	10.2	34.4	25.5
3. Jackson Heights	100.0	13.5	10.2	**	11.2	28.9	32.8
4. Elmhurst/Corona	100.0	7.6*	10.4	9.1	6.9*	30.1	36.0
5. Middle Village/Ridgewood	100.0	11.0	11.5	6.7	10.8	22.7	37.3
6. Forest Hills/Rego Park	100.0	15.9	17.7	**	14.0	30.2	16.9
7. Flushing/Whitestone	100.0	10.3	14.9	**	16.0	31.2	24.7
8. Hillcrest/Fresh Meadows	100.0	13.4	14.6	**	10.3	26.2	30.6
9. Kew Gardens/Woodhaven	100.0	**	17.0	**	7.9*	23.9	42.4
10. Howard Beach/S. Ozone Park	100.0	**	12.1	**	13.4	29.0	34.3
11. Bayside/Little Neck	100.0	6.9*	14.4	**	16.2	29.5	28.9
12. Jamaica	100.0	9.3	14.5	5.0*	15.5	22.5	33.0
13. Bellerose/Rosedale	100.0	10.2	15.0	7.2	14.8	26.4	26.5
14. Rockaways	100.0	9.6*	19.2	13.0	12.7	16.6	28.9
Staten Island	**100.0**	**10.3**	**14.0**	**5.4**	**13.1**	**26.3**	**30.8**
1. North Shore	100.0	8.6	14.2	8.9	10.6	25.1	32.6
2. Mid-Island	100.0	11.2	14.7	**	14.0	26.0	31.2
3. South Shore	100.0	11.1	13.4	**	14.6	27.7	28.9

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge
* Since the number of households is small, interpret with caution.
** Too few households to report.
Household types are defined in chapter 2.

Table A.8 Distribution of Households by Birth Region of Householder (USA or Puerto Rico/Non-USA) by Sub-Borough, New York City 2005

Sub-Borough Area	All	USA	Puerto Rico/Non-USA
New York City	**100.0%**	**51.0**	**49.0**
Bronx	**100.0**	**48.7**	**51.3**
1. Mott Haven/Hunts Point	100.0	43.0	57.0
2. Morrisania/East Tremont	100.0	48.3	51.7
3. Highbridge/South Concourse	100.0	41.2	58.8
4. University Heights/Fordham	100.0	38.3	61.7
5. Kingsbridge Heights/Mosholu	100.0	38.7	61.3
6. Riverdale/Kingsbridge[a]	100.0	53.0	47.0
7. Soundview/Parkchester	100.0	53.6	46.4
8. Throgs Neck/Co-op City	100.0	71.7	28.3
9. Pelham Parkway	100.0	55.2	44.8
10. Williamsbridge/Baychester	100.0	43.8	56.2
Brooklyn	**100.0**	**46.4**	**53.6**
1. Williamsburg/Greenpoint	100.0	44.8	55.2
2. Brooklyn Heights/Fort Greene	100.0	71.6	28.4
3. Bedford Stuyvesant	100.0	63.8	36.2
4. Bushwick	100.0	41.1	58.9
5. East New York/Starrett City	100.0	41.2	58.8
6. Park Slope/Carroll Gardens	100.0	73.9	26.1
7. Sunset Park	100.0	37.7	62.3
8. North Crown Heights/Prospect Heights	100.0	59.3	40.7
9. South Crown Heights	100.0	39.4	60.6
10. Bay Ridge	100.0	57.7	42.3
11. Bensonhurst	100.0	39.0	61.0
12. Borough Park	100.0	38.1	61.9
13. Coney Island	100.0	37.7	62.3
14. Flatbush	100.0	32.7	67.3
15. Sheepshead Bay/Gravesend	100.0	38.8	61.2
16. Brownsville/Ocean Hill	100.0	55.6	44.4
17. East Flatbush	100.0	27.1	72.9
18. Flatlands/Canarsie	100.0	48.6	51.4
Manhattan	**100.0**	**64.4**	**35.6**
1. Greenwich Village/Financial District	100.0	78.2	21.8
2. Lower E. Side/Chinatown	100.0	57.3	42.7
3. Chelsea/Clinton/Midtown	100.0	72.1	27.9
4. Stuyvesant Town/Turtle Bay	100.0	72.6	27.4
5. Upper West Side	100.0	70.5	29.5
6. Upper East Side	100.0	75.6	24.4
7. Morningside Heights/Hamilton Heights	100.0	56.7	43.3
8. Central Harlem	100.0	66.8	33.2
9. East Harlem	100.0	57.9	42.1
10. Washington Heights/Inwood[a]	100.0	28.7	71.3
Queens	**100.0**	**41.3**	**58.7**
1. Astoria	100.0	38.9	61.1
2. Sunnyside/Woodside	100.0	32.7	67.3
3. Jackson Heights	100.0	22.3	77.7
4. Elmhurst/Corona	100.0	14.3	85.7
5. Middle Village/Ridgewood	100.0	54.6	45.4
6. Forest Hills/Rego Park	100.0	40.6	59.4
7. Flushing/Whitestone	100.0	37.6	62.4
8. Hillcrest/Fresh Meadows	100.0	48.6	51.4
9. Kew Gardens/Woodhaven	100.0	35.5	64.5
10. Howard Beach/S. Ozone Park	100.0	41.0	59.0
11. Bayside/Little Neck	100.0	52.3	47.7
12. Jamaica	100.0	47.7	52.3
13. Bellerose/Rosedale	100.0	47.3	52.7
14. Rockaways	100.0	64.9	35.1
Staten Island	**100.0**	**74.4**	**25.6**
1. North Shore	100.0	70.5	29.5
2. Mid-Island	100.0	69.3	30.7
3. South Shore	100.0	82.1	17.9

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

Table A.9 Percent of Householders Born in Puerto Rico or Outside the United States and Percent Who Came to U.S. as Immigrants by Sub-Borough, New York City 2005

Sub-Borough Area	Puerto Rico/Non-USA	Immigrants[b]
New York City	**49.0%**	**38.3%**
Bronx	**51.3**	**32.0**
1. Mott Haven/Hunts Point	57.0	25.1
2. Morrisania/East Tremont	51.7	26.5
3. Highbridge/South Concourse	58.8	44.3
4. University Heights/Fordham	61.7	38.9
5. Kingsbridge Heights/Mosholu	61.3	35.2
6. Riverdale/Kingsbridge[a]	47.0	34.4
7. Soundview/Parkchester	46.4	25.0
8. Throgs Neck/Co-op City	28.3	18.9
9. Pelham Parkway	44.8	32.2
10. Williamsbridge/Baychester	56.2	43.6
Brooklyn	**53.6**	**44.1**
1. Williamsburg/Greenpoint	55.2	39.5
2. Brooklyn Heights/Fort Greene	28.4	23.0
3. Bedford Stuyvesant	36.2	22.4
4. Bushwick	58.9	39.7
5. East New York/Starrett City	58.8	39.7
6. Park Slope/Carroll Gardens	26.1	19.0
7. Sunset Park	62.3	45.3
8. North Crown Heights/Prospect Heights	40.7	34.5
9. South Crown Heights	60.6	52.7
10. Bay Ridge	42.3	34.2
11. Bensonhurst	61.0	54.5
12. Borough Park	61.9	55.9
13. Coney Island	62.3	56.2
14. Flatbush	67.3	59.2
15. Sheepshead Bay/Gravesend	61.2	52.9
16. Brownsville/Ocean Hill	44.4	36.1
17. East Flatbush	72.9	68.4
18. Flatlands/Canarsie	51.4	46.9
Manhattan	**35.6**	**23.8**
1. Greenwich Village/Financial District	21.8	11.6
2. Lower E. Side/Chinatown	42.7	24.4
3. Chelsea/Clinton/Midtown	27.9	18.4
4. Stuyvesant Town/Turtle Bay	27.4	15.9
5. Upper West Side	29.5	20.1
6. Upper East Side	24.4	15.9
7. Morningside Heights/Hamilton Heights	43.3	34.0
8. Central Harlem	33.2	25.9
9. East Harlem	42.1	20.9
10. Washington Heights/Inwood[a]	71.3	55.9
Queens	**58.7**	**51.2**
1. Astoria	61.1	40.0
2. Sunnyside/Woodside	67.3	60.6
3. Jackson Heights	77.7	71.1
4. Elmhurst/Corona	85.7	80.5
5. Middle Village/Ridgewood	45.4	42.0
6. Forest Hills/Rego Park	59.4	52.0
7. Flushing/Whitestone	62.4	52.8
8. Hillcrest/Fresh Meadows	51.4	43.5
9. Kew Gardens/Woodhaven	64.5	59.3
10. Howard Beach/S. Ozone Park	59.0	54.6
11. Bayside/Little Neck	47.7	40.3
12. Jamaica	52.3	47.3
13. Bellerose/Rosedale	52.7	50.4
14. Rockaways	35.1	29.5
Staten Island	**25.6**	**20.2**
1. North Shore	29.5	22.1
2. Mid-Island	30.7	25.9
3. South Shore	17.9	14.2

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge
b Born abroad who came to U.S. as immigrants (Excludes born in Puerto Rico, a U.S. territory.)

Table A.10 Number of Sub-Families and Secondary Individuals by Sub-Borough, New York City 2005

Sub-Borough Area	Sub-Families and Secondary Individuals
New York City	**449,014**
Bronx	**48,977**
1. Mott Haven/Hunts Point	6,339
2. Morrisania/East Tremont	**
3. Highbridge/South Concourse	5,724
4. University Heights/Fordham	4,548*
5. Kingsbridge Heights/Mosholu	6,766
6. Riverdale/Kingsbridge[a]	4,158*
7. Soundview/Parkchester	5,298
8. Throgs Neck/Co-op City	5,468
9. Pelham Parkway	**
10. Williamsbridge/Baychester	4,828*
Brooklyn	**136,451**
1. Williamsburg/Greenpoint	10,183
2. Brooklyn Heights/Fort Greene	8,881
3. Bedford Stuyvesant	6,014
4. Bushwick	10,285
5. East New York/Starrett City	4,305*
6. Park Slope/Carroll Gardens	8,799
7. Sunset Park	12,881
8. North Crown Heights/Prospect Heights	8,926
9. South Crown Heights	**
10. Bay Ridge	7,285
11. Bensonhurst	8,322
12. Borough Park	6,966
13. Coney Island	4,627*
14. Flatbush	9,297
15. Sheepshead Bay/Gravesend	6,377
16. Brownsville/Ocean Hill	4,655*
17. East Flatbush	5,137
18. Flatlands/Canarsie	10,252
Manhattan	**124,131**
1. Greenwich Village/Financial District	9,164
2. Lower E. Side/Chinatown	21,615
3. Chelsea/Clinton/Midtown	12,733
4. Stuyvesant Town/Turtle Bay	17,056
5. Upper West Side	8,232
6. Upper East Side	17,203
7. Morningside Heights/Hamilton Heights	14,711
8. Central Harlem	5,217
9. East Harlem	**
10. Washington Heights/Inwood[a]	14,734
Queens	**120,675**
1. Astoria	12,641
2. Sunnyside/Woodside	8,754
3. Jackson Heights	16,518
4. Elmhurst/Corona	18,115
5. Middle Village/Ridgewood	7,512
6. Forest Hills/Rego Park	4,786*
7. Flushing/Whitestone	12,705
8. Hillcrest/Fresh Meadows	**
9. Kew Gardens/Woodhaven	4,891*
10. Howard Beach/S. Ozone Park	5,233
11. Bayside/Little Neck	5,043
12. Jamaica	8,990
13. Bellerose/Rosedale	7,730
14. Rockaways	**
Staten Island	**18,780**
1. North Shore	10,749
2. Mid-Island	4,345*
3. South Shore	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge
* Since the number is small, interpret with caution.
**Too few to report.

Table A.11 Median Household Income by Tenure by Sub-Borough Area, New York City 2005

Sub-Borough Area	All Households	Owners	Renters
New York City	**$40,000**	**$65,000**	**$32,000**
Bronx	**$27,500**	**$54,000**	**$23,000**
1. Mott Haven/Hunts Point	15,544	**	15,000
2. Morrisania/East Tremont	16,800	42,500*	15,424
3. Highbridge/South Concourse	21,280	44,000*	20,000
4. University Heights/Fordham	22,000	**	21,732
5. Kingsbridge Heights/Mosholu	24,000	**	23,000
6. Riverdale/Kingsbridge[a]	44,000	60,000	38,700
7. Soundview/Parkchester	30,432	42,000	27,000
8. Throgs Neck/Co-op City	40,700	55,000	26,000
9. Pelham Parkway	34,400	59,600	30,000
10. Williamsbridge/Baychester	31,400	50,450	30,000
Brooklyn	**$35,000**	**$62,000**	**$30,000**
1. Williamsburg/Greenpoint	35,000	41,868	31,200
2. Brooklyn Heights/Fort Greene	42,500	80,000	35,000
3. Bedford Stuyvesant	22,200	50,000	19,992
4. Bushwick	30,000	44,500	27,000
5. East New York/Starrett City	28,000	50,000	25,000
6. Park Slope/Carroll Gardens	50,000	93,000	43,000
7. Sunset Park	40,000	50,000	39,200
8. North Crown Heights/Prospect Heights	31,556	52,000	28,440
9. South Crown Heights	31,200	53,250	30,000
10. Bay Ridge	50,000	76,100	37,680
11. Bensonhurst	34,440	62,000	30,000
12. Borough Park	30,000	58,000	22,000
13. Coney Island	23,000	38,000	16,800
14. Flatbush	36,000	65,000	30,600
15. Sheepshead Bay/Gravesend	40,000	63,000	31,000
16. Brownsville/Ocean Hill	22,338	45,000	20,464
17. East Flatbush	40,000	56,000	32,000
18. Flatlands/Canarsie	58,000	74,000	31,000
Manhattan	**$50,000**	**$100,000**	**$41,527**
1. Greenwich Village/Financial District	75,000	115,000	63,500
2. Lower E. Side/Chinatown	33,000	75,000	28,716
3. Chelsea/Clinton/Midtown	54,752	87,500	48,000
4. Stuyvesant Town/Turtle Bay	76,010	110,000	68,000
5. Upper West Side	70,000	117,000	55,200
6. Upper East Side	74,700	110,000	60,000
7. Morningside Heights/Hamilton Heights	32,918	70,500	28,000
8. Central Harlem	26,000	54,000	22,540
9. East Harlem	23,000	40,000*	21,469
10. Washington Heights/Inwood[a]	30,000	71,570	28,828
Queens	**$45,000**	**$59,400**	**$36,000**
1. Astoria	38,300	38,300	37,000
2. Sunnyside/Woodside	40,000	58,884	32,000
3. Jackson Heights	35,600	44,900	31,150
4. Elmhurst/Corona	35,000	40,000	35,000
5. Middle Village/Ridgewood	47,820	61,000	38,000
6. Forest Hills/Rego Park	55,000	76,800	46,000
7. Flushing/Whitestone	45,010	58,775	31,000
8. Hillcrest/Fresh Meadows	50,000	66,000	40,000
9. Kew Gardens/Woodhaven	44,684	67,000	39,000
10. Howard Beach/S. Ozone Park	52,000	70,000	31,200
11. Bayside/Little Neck	60,000	65,600	55,000
12. Jamaica	45,000	54,400	34,000
13. Bellerose/Rosedale	50,000	60,000	32,760
14. Rockaways	35,000	68,828	25,000
Staten Island	**$60,000**	**$73,072**	**$34,200**
1. North Shore	52,500	66,900	38,000
2. Mid-Island	63,000	73,000	33,400
3. South Shore	65,000	81,600	30,500

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge
* Since the number of households covered is small, interpret with caution..

Table A.12 Distribution of All Households by Household Income Group by Sub-Borough, New York City 2005

Sub-Borough Area	All	< $10,000	$10-24,999	$25-39,999	$40-59,999	$60,000+
New York City	**100.0%**	**13.4**	**19.7**	**15.5**	**16.3**	**35.0**
Bronx	**100.0**	**21.1**	**25.3**	**16.8**	**16.4**	**20.5**
1. Mott Haven/Hunts Point	100.0	35.2	28.9	12.0	14.4	9.6
2. Morrisania/East Tremont	100.0	32.0	31.5	18.0	9.6	8.8
3. Highbridge/South Concourse	100.0	22.2	33.7	16.3	16.8	11.1
4. University Heights/Fordham	100.0	25.2	29.0	18.4	16.9	10.4
5. Kingsbridge Heights/Mosholu	100.0	22.2	28.9	16.4	17.5	15.0
6. Riverdale/Kingsbridge[a]	100.0	12.6	17.4	15.3	19.4	35.4
7. Soundview/Parkchester	100.0	17.4	24.5	15.6	17.4	25.2
8. Throgs Neck/Co-op City	100.0	15.5	16.4	17.7	18.2	32.2
9. Pelham Parkway	100.0	13.6	22.4	20.0	13.6	30.4
10. Williamsbridge/Baychester	100.0	16.9	22.0	18.6	19.2	23.3
Brooklyn	**100.0**	**15.9**	**20.6**	**17.6**	**15.8**	**30.1**
1. Williamsburg/Greenpoint	100.0	15.1	23.5	17.7	15.0	28.7
2. Brooklyn Heights/Fort Greene	100.0	13.5	15.3	16.0	18.4	36.8
3. Bedford Stuyvesant	100.0	28.5	24.4	16.6	13.4	17.2
4. Bushwick	100.0	20.3	24.4	19.7	18.5	17.1
5. East New York/Starrett City	100.0	19.4	25.3	19.9	13.3	22.1
6. Park Slope/Carroll Gardens	100.0	10.9	12.7	16.3	18.8	41.3
7. Sunset Park	100.0	11.6	18.4	16.3	24.0	29.7
8. North Crown Heights/Prospect Heights	100.0	19.2	19.0	23.1	17.2	21.4
9. South Crown Heights	100.0	15.1	23.4	23.2	14.0	24.3
10. Bay Ridge	100.0	8.8	17.2	18.1	12.3	43.6
11. Bensonhurst	100.0	12.6	21.6	19.6	17.7	28.4
12. Borough Park	100.0	17.8	27.4	13.5	14.3	27.0
13. Coney Island	100.0	26.5	25.3	14.4	11.3	22.5
14. Flatbush	100.0	12.4	21.6	19.8	14.3	32.0
15. Sheepshead Bay/Gravesend	100.0	16.3	17.7	14.9	14.8	36.3
16. Brownsville/Ocean Hill	100.0	26.2	24.9	17.5	11.4	20.0
17. East Flatbush	100.0	12.1	20.5	16.7	22.6	28.0
18. Flatlands/Canarsie	100.0	8.2	13.6	15.0	14.3	48.9
Manhattan	**100.0**	**12.5**	**16.3**	**12.2**	**14.3**	**44.7**
1. Greenwich Village/Financial District	100.0	7.9	6.4	10.6	15.2	59.9
2. Lower E. Side/Chinatown	100.0	19.3	21.1	15.4	13.1	31.1
3. Chelsea/Clinton/Midtown	100.0	9.8	15.5	12.7	13.4	48.5
4. Stuyvesant Town/Turtle Bay	100.0	7.8	10.8	8.9	10.6	61.8
5. Upper West Side	100.0	8.6	13.4	7.4	14.4	56.3
6. Upper East Side	100.0	5.9	11.3	8.2	16.4	58.1
7. Morningside Heights/Hamilton He	100.0	18.1	22.7	13.4	20.9	24.9
8. Central Harlem	100.0	19.2	28.9	17.3	14.9	19.7
9. East Harlem	100.0	24.3	26.8	20.8	12.0	16.1
10. Washington Heights/Inwood[a]	100.0	20.3	22.2	18.5	12.4	26.7
Queens	**100.0**	**8.2**	**19.5**	**16.2**	**19.0**	**37.0**
1. Astoria	100.0	12.0	22.2	17.1	21.6	27.2
2. Sunnyside/Woodside	100.0	7.6*	26.2	16.0	21.4	28.8
3. Jackson Heights	100.0	9.1	24.2	21.9	20.5	24.2
4. Elmhurst/Corona	100.0	11.1	26.6	16.7	15.6	30.1
5. Middle Village/Ridgewood	100.0	7.0	19.2	15.6	20.3	37.9
6. Forest Hills/Rego Park	100.0	**	18.2	12.1	17.2	47.1
7. Flushing/Whitestone	100.0	7.1	22.4	13.3	20.2	37.0
8. Hillcrest/Fresh Meadows	100.0	7.9	13.5	18.1	16.0	44.6
9. Kew Gardens/Woodhaven	100.0	**	19.3	15.6	24.6	35.1
10. Howard Beach/S. Ozone Park	100.0	**	15.6	15.9	17.0	46.1
11. Bayside/Little Neck	100.0	**	14.2	10.2	19.5	51.1
12. Jamaica	100.0	8.1	17.2	18.6	21.9	34.2
13. Bellerose/Rosedale	100.0	10.1	13.4	17.6	15.0	44.0
14. Rockaways	100.0	12.7	21.8	18.5	12.3	34.7
Staten Island	**100.0**	**6.7**	**14.5**	**12.8**	**15.2**	**50.7**
1. North Shore	100.0	6.1*	16.8	15.5	18.3	43.4
2. Mid-Island	100.0	**	15.9	10.8	13.5	53.9
3. South Shore	100.0	7.9	11.3	12.0	13.8	55.0

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge
* Since the number of households is small, interpret with caution.
** Too few households to report.

Table A.13 Percent of All Households in Poverty and Percent Receiving Public Assistance by Sub-Borough, New York City 2005

Sub-Borough Area	Percent Below Poverty Level	Percent Receiving Public Assistance
New York City	**17.3**	**15.5**
Bronx	**28.1**	**29.8**
1. Mott Haven/Hunts Point	46.7	52.3
2. Morrisania/East Tremont	40.0	41.5
3. Highbridge/South Concourse	35.2	36.4
4. University Heights/Fordham	37.2	34.3
5. Kingsbridge Heights/Mosholu	28.5	39.7
6. Riverdale/Kingsbridge[a]	16.3	16.2
7. Soundview/Parkchester	25.7	25.8
8. Throgs Neck/Co-op City	15.8	12.3
9. Pelham Parkway	17.2	16.0
10. Williamsbridge/Baychester	21.0	18.7
Brooklyn	**20.7**	**17.7**
1. Williamsburg/Greenpoint	24.2	15.5
2. Brooklyn Heights/Fort Greene	18.0	16.3
3. Bedford Stuyvesant	34.5	33.3
4. Bushwick	28.3	31.5
5. East New York/Starrett City	25.9	25.3
6. Park Slope/Carroll Gardens	13.3	9.7*
7. Sunset Park	14.6	11.2*
8. North Crown Heights/Prospect Heights	24.4	19.4
9. South Crown Heights	19.2	18.8
10. Bay Ridge	10.8	**
11. Bensonhurst	17.2	13.5
12. Borough Park	28.6	15.1
13. Coney Island	29.6	31.4
14. Flatbush	18.3	15.6
15. Sheepshead Bay/Gravesend	17.2	11.0
16. Brownsville/Ocean Hill	31.6	31.5
17. East Flatbush	15.9	14.3
18. Flatlands/Canarsie	11.2	10.0
Manhattan	**14.6**	**13.7**
1. Greenwich Village/Financial District	7.9	**
2. Lower E. Side/Chinatown	24.5	27.7
3. Chelsea/Clinton/Midtown	9.9	**
4. Stuyvesant Town/Turtle Bay	8.0	5.6*
5. Upper West Side	9.1	7.3
6. Upper East Side	6.5	6.0
7. Morningside Heights/Hamilton Heights	22.4	15.7
8. Central Harlem	24.0	25.7
9. East Harlem	27.1	35.1
10. Washington Heights/Inwood[a]	26.2	20.7
Queens	**11.6**	**7.9**
1. Astoria	17.2	9.9
2. Sunnyside/Woodside	12.8	**
3. Jackson Heights	11.6	12.1
4. Elmhurst/Corona	20.1	9.9*
5. Middle Village/Ridgewood	8.6	7.3*
6. Forest Hills/Rego Park	7.3*	8.2*
7. Flushing/Whitestone	9.1	4.9*
8. Hillcrest/Fresh Meadows	10.7	6.9*
9. Kew Gardens/Woodhaven	10.3	10.4
10. Howard Beach/S. Ozone Park	8.6*	**
11. Bayside/Little Neck	9.3	**
12. Jamaica	10.8	11.2
13. Bellerose/Rosedale	10.4	5.7*
14. Rockaways	17.2	12.7
Staten Island	**8.4**	**7.2**
1. North Shore	8.8	11.8
2. Mid-Island	8.2*	**
3. South Shore	8.3	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge.
* Since the number of households is small, interpret with caution.
** Too few households to report.

Table A.14 Percent of All Households with Income Less than/Equal to 50 Percent or 80 Percent of HUD Area Median Income by Sub-Borough, New York City 2005

Sub-Borough Area	50% AMI[b]	80% AMI[b]
New York City	**35.2%**	**51.8%**
Bronx	**48.2**	**67.1**
1. Mott Haven/Hunts Point	65.2	80.9
2. Morrisania/East Tremont	65.4	84.2
3. Highbridge/South Concourse	60.4	77.0
4. University Heights/Fordham	56.8	75.7
5. Kingsbridge Heights/Mosholu	54.0	72.7
6. Riverdale/Kingsbridge[a]	29.8	48.6
7. Soundview/Parkchester	43.0	64.9
8. Throgs Neck/Co-op City	33.3	50.7
9. Pelham Parkway	37.5	58.9
10. Williamsbridge/Baychester	41.4	61.0
Brooklyn	**39.6**	**57.7**
1. Williamsburg/Greenpoint	41.8	60.3
2. Brooklyn Heights/Fort Greene	28.6	47.2
3. Bedford Stuyvesant	56.8	72.9
4. Bushwick	49.8	71.3
5. East New York/Starrett City	48.5	68.1
6. Park Slope/Carroll Gardens	24.9	40.6
7. Sunset Park	34.9	55.1
8. North Crown Heights/Prospect Heights	40.7	62.6
9. South Crown Heights	42.7	68.4
10. Bay Ridge	27.0	44.9
11. Bensonhurst	39.8	57.8
12. Borough Park	48.4	66.1
13. Coney Island	52.4	67.3
14. Flatbush	39.3	57.1
15. Sheepshead Bay/Gravesend	34.9	50.7
16. Brownsville/Ocean Hill	54.9	71.8
17. East Flatbush	36.2	53.6
18. Flatlands/Canarsie	25.2	40.5
Manhattan	**29.5**	**41.8**
1. Greenwich Village/Financial District	14.5	23.9
2. Lower E. Side/Chinatown	41.3	57.8
3. Chelsea/Clinton/Midtown	25.1	37.4
4. Stuyvesant Town/Turtle Bay	18.0	26.5
5. Upper West Side	21.3	29.9
6. Upper East Side	16.3	24.3
7. Morningside Heights/Hamilton Heights	44.3	59.9
8. Central Harlem	50.7	66.0
9. East Harlem	53.4	74.7
10. Washington Heights/Inwood[a]	46.2	64.7
Queens	**30.5**	**48.4**
1. Astoria	38.1	54.0
2. Sunnyside/Woodside	35.6	53.3
3. Jackson Heights	39.1	63.6
4. Elmhurst/Corona	41.6	62.3
5. Middle Village/Ridgewood	30.2	47.3
6. Forest Hills/Rego Park	25.4	36.5
7. Flushing/Whitestone	31.5	48.2
8. Hillcrest/Fresh Meadows	24.4	41.9
9. Kew Gardens/Woodhaven	25.9	49.1
10. Howard Beach/S. Ozone Park	22.6	43.4
11. Bayside/Little Neck	21.2	33.0
12. Jamaica	28.5	47.2
13. Bellerose/Rosedale	23.7	42.9
14. Rockaways	37.7	56.4
Staten Island	**22.3**	**36.6**
1. North Shore	24.6	41.2
2. Mid-Island	21.7	36.3
3. South Shore	20.6	32.7

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

b The 2005 area median income (AMI) for the New York, NY Primary Metropolitan Statistical Area was $54,400 for a family of four. Levels are adjusted for household size and local market conditions. See Table 3.7 for more information.

Table A.15 Total of All Housing Units by Tenure by Sub-Borough, New York City 2005

Sub-Borough Area	Total Housing Units[b]	Owner	Rental
New York City	**3,260,856**	**1,031,780**	**2,092,363**
Bronx	**499,029**	**105,400**	**377,798**
1. Mott Haven/Hunts Point	46,003	**	41,697
2. Morrisania/East Tremont	52,078	**	45,164
3. Highbridge/South Concourse	45,441	**	40,627
4. University Heights/Fordham	45,480	**	43,217
5. Kingsbridge Heights/Mosholu	47,036	**	42,513
6. Riverdale/Kingsbridge[a]	50,795	16,043	33,317
7. Soundview/Parkchester	66,082	15,808	48,922
8. Throgs Neck/Co-op City	51,480	31,891	17,227
9. Pelham Parkway	42,830	11,690	30,494
10. Williamsbridge/Baychester	51,803	15,720	34,621
Brooklyn	**944,731**	**261,987**	**639,355**
1. Williamsburg/Greenpoint	54,412	9,166	43,911
2. Brooklyn Heights/Fort Greene	50,083	13,931	32,654
3. Bedford Stuyvesant	48,495	9,330	35,560
4. Bushwick	40,442	5,055	32,951
5. East New York/Starrett City	48,763	9,615	37,720
6. Park Slope/Carroll Gardens	47,782	13,000	31,539
7. Sunset Park	48,032	12,582	32,095
8. North Crown Heights/Prospect Heights	54,780	10,153	40,780
9. South Crown Heights	42,622	6,217	34,738
10. Bay Ridge	56,496	21,484	33,040
11. Bensonhurst	66,838	18,841	44,450
12. Borough Park	51,478	14,495	33,784
13. Coney Island	49,998	16,814	31,189
14. Flatbush	58,716	11,702	45,214
15. Sheepshead Bay/Gravesend	64,886	26,601	37,530
16. Brownsville/Ocean Hill	43,501	8,183	32,855
17. East Flatbush	51,196	15,070	33,378
18. Flatlands/Canarsie	66,211	39,750	25,967
Manhattan	**815,265**	**179,886**	**585,787**
1. Greenwich Village/Financial District	73,530	21,043	49,831
2. Lower E. Side/Chinatown	77,366	13,030	61,175
3. Chelsea/Clinton/Midtown	81,627	18,543	57,129
4. Stuyvesant Town/Turtle Bay	97,143	26,257	62,070
5. Upper West Side	119,220	33,474	77,753
6. Upper East Side	136,583	44,031	83,930
7. Morningside Heights/Hamilton Heights	53,178	6,253	44,561
8. Central Harlem	55,642	6,725	43,420
9. East Harlem	45,932	**	40,583
10. Washington Heights/Inwood[a]	75,044	6,704	65,333
Queens	**828,001**	**372,643**	**433,965**
1. Astoria	78,618	14,284	63,252
2. Sunnyside/Woodside	51,402	11,849	37,656
3. Jackson Heights	55,235	19,485	34,831
4. Elmhurst/Corona	46,288	9,683	35,978
5. Middle Village/Ridgewood	67,039	27,672	35,972
6. Forest Hills/Rego Park	55,547	24,636	29,830
7. Flushing/Whitestone	95,077	47,242	45,253
8. Hillcrest/Fresh Meadows	60,261	30,823	27,923
9. Kew Gardens/Woodhaven	47,903	19,136	26,816
10. Howard Beach/S. Ozone Park	41,160	25,951	14,748
11. Bayside/Little Neck	47,415	34,453	12,105
12. Jamaica	73,166	42,268	29,585
13. Bellerose/Rosedale	67,515	47,957	18,771
14. Rockaways	41,373	17,204	21,245
Staten Island	**173,830**	**111,864**	**55,458**
1. North Shore	60,467	33,015	25,833
2. Mid-Island	49,572	32,410	14,180
3. South Shore	63,791	46,438	15,445

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge
b Total also includes vacant units not available for sale or for rent. Owner is owner-occupied plus vacant for sale; rental is renter-occupied plus vacant for rent.
**Too few units to report.

Table A.16 Distribution of Renter Occupied Units by Regulatory Status by Sub-Borough, New York City, 2005

Sub-Borough Area	All	Public	Stabilized	Controlled	Other Regulated[b]	Un-Regulated
New York City	**100.0%**	**8.3**	**50.1**	**2.1**	**6.5**	**33.0**
Bronx	**100.0**	**10.3**	**59.0**	**1.1***	**11.8**	**17.9**
1. Mott Haven/Hunts Point	100.0	26.4	40.5	**	25.2	**
2. Morrisania/East Tremont	100.0	18.3	50.1	**	18.0	12.8
3. Highbridge/South Concourse	100.0	**	79.0	**	9.3*	8.1*
4. University Heights/Fordham	100.0	**	81.1	**	11.4	**
5. Kingsbridge Heights/Mosholu	100.0	**	88.8	**	**	**
6. Riverdale/Kingsbridge[a]	100.0	**	77.6	**	**	15.5
7. Soundview/Parkchester	100.0	15.8	43.0	**	13.6	26.9
8. Throgs Neck/Co-op City	100.0	**	**	**	29.6	40.9
9. Pelham Parkway	100.0	13.0*	53.1	**	**	28.8
10. Williamsbridge/Baychester	100.0	**	37.2	**	**	48.7
Brooklyn	**100.0**	**9.6**	**43.5**	**1.7**	**6.1**	**39.1**
1. Williamsburg/Greenpoint	100.0	10.5	52.6	**	9.5	25.5
2. Brooklyn Heights/Fort Greene	100.0	16.1	39.2	**	**	35.5
3. Bedford Stuyvesant	100.0	22.7	23.0	**	**	47.4
4. Bushwick	100.0	13.6	37.2	**	**	46.0
5. East New York/Starrett City	100.0	21.9	16.4	**	17.1	43.3
6. Park Slope/Carroll Gardens	100.0	11.1*	25.7	**	**	56.3
7. Sunset Park	100.0	**	38.0	**	**	56.9
8. North Crown Hgts./Prospect Hgts.	100.0	9.3*	52.6	**	8.8*	27.5
9. South Crown Heights	100.0	**	80.1	**	**	12.9
10. Bay Ridge	100.0	**	47.2	**	**	44.5
11. Bensonhurst	100.0	**	43.6	**	**	54.6
12. Borough Park	100.0	**	49.1	**	**	46.2
13. Coney Island	100.0	21.5	33.3	**	20.4	24.3
14. Flatbush	100.0	**	77.6	**	**	18.6
15. Sheepshead Bay/Gravesend	100.0	**	55.5	**	**	34.1
16. Brownsville/Ocean Hill	100.0	27.4	30.8	**	13.0	28.8
17. East Flatbush	100.0	**	45.1	**	**	47.8
18. Flatlands/Canarsie	100.0	17.9	12.2*	**	**	69.9
Manhattan	**100.0**	**9.0**	**57.6**	**4.1**	**6.5**	**22.8**
1. Greenwich Village/Financial District	100.0	**	43.4	10.5	**	40.7
2. Lower E. Side/Chinatown	100.0	25.3	44.7	**	12.2	16.6
3. Chelsea/Clinton/Midtown	100.0	**	58.0	**	**	30.2
4. Stuyvesant Town/Turtle Bay	100.0	**	58.3	**	**	34.3
5. Upper West Side	100.0	7.9	61.4	7.3	**	22.0
6. Upper East Side	100.0	**	54.7	**	**	35.4
7. Morningside Hgts./Hamilton Hgts.	100.0	9.2*	59.0	**	13.2	12.7
8. Central Harlem	100.0	9.3*	67.6	**	**	14.8
9. East Harlem	100.0	38.1	34.3	**	16.5	11.1
10. Washington Heights/Inwood[a]	100.0	**	85.4	**	5.5*	**
Queens	**100.0**	**4.0**	**46.3**	**1.3**	**2.6**	**45.7**
1. Astoria	100.0	11.4	50.8	**	**	32.7
2. Sunnyside/Woodside	100.0	**	64.8	**	**	28.9
3. Jackson Heights	100.0	**	37.8	**	**	55.3
4. Elmhurst/Corona	100.0	**	52.9	**	**	42.5
5. Middle Village/Ridgewood	100.0	**	26.8	**	**	72.0
6. Forest Hills/Rego Park	100.0	**	79.3	**	**	18.8
7. Flushing/Whitestone	100.0	**	51.3	**	**	46.9
8. Hillcrest/Fresh Meadows	100.0	**	68.3	**	**	21.4
9. Kew Gardens/Woodhaven	100.0	**	34.2	**	**	65.8
10. Howard Beach/S. Ozone Park	100.0	**	**	**	**	84.8
11. Bayside/Little Neck	100.0	**	**	**	**	86.5
12. Jamaica	100.0	**	35.6	**	**	50.2
13. Bellerose/Rosedale	100.0	**	23.4	**	**	73.6
14. Rockaways	100.0	18.5*	39.3	**	17.8*	22.9
Staten Island	**100.0**	****	**15.9**	****	**6.9***	**72.6**
1. North Shore	100.0	**	23.3	**	**	56.7
2. Mid-Island	100.0	**	**	**	**	89.5
3. South Shore	100.0	**	**	**	**	81.6

Source: U.S. Bureau of the Census 2005 New York City Housing and Vacancy Survey.
Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge
b "Other Regulated" includes HUD subsidized, Mitchell Lama rentals, Article 4, Loft Board and *in rem* units.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Table A.17 Distribution of Occupied and Vacant Available Units by Number of Bedrooms by Sub-Borough, New York City 2005

Sub-Borough Area	All	Number of Bedrooms			
		None	One	Two	Three +
New York City	**100.0%**	**6.5**	**33.3**	**33.2**	**27.0**
Bronx	**100.0**	**4.2**	**35.2**	**35.6**	**25.1**
1. Mott Haven/Hunts Point	100.0	**	40.1	32.2	26.6
2. Morrisania/East Tremont	100.0	**	29.8	43.3	21.2
3. Highbridge/South Concourse	100.0	**	40.1	35.9	18.4
4. University Heights/Fordham	100.0	**	45.6	32.3	15.7
5. Kingsbridge Heights/Mosholu	100.0	**	52.1	30.3	12.3
6. Riverdale/Kingsbridge[a]	100.0	**	40.2	32.3	22.8
7. Soundview/Parkchester	100.0	**	30.9	36.4	28.6
8. Throgs Neck/Co-op City	100.0	**	23.1	31.9	41.5
9. Pelham Parkway	100.0	**	34.3	36.6	25.5
10. Williamsbridge/Baychester	100.0	**	20.5	43.1	34.2
Brooklyn	**100.0**	**3.6**	**32.5**	**36.5**	**27.5**
1. Williamsburg/Greenpoint	100.0	**	33.3	42.8	23.0
2. Brooklyn Heights/Fort Greene	100.0	**	39.5	35.6	18.7
3. Bedford Stuyvesant	100.0	**	26.9	37.6	29.4
4. Bushwick	100.0	**	23.7	47.4	26.9
5. East New York/Starrett City	100.0	**	24.1	39.6	34.9
6. Park Slope/Carroll Gardens	100.0	**	39.8	30.6	24.5
7. Sunset Park	100.0	**	30.9	38.5	27.8
8. North Crown Heights/Prospect Heights	100.0	**	30.4	41.5	25.1
9. South Crown Heights	100.0	**	43.1	35.7	19.2
10. Bay Ridge	100.0	6.9*	39.3	30.3	23.5
11. Bensonhurst	100.0	**	34.5	39.9	23.8
12. Borough Park	100.0	**	33.4	27.2	36.1
13. Coney Island	100.0	7.0*	39.1	32.8	21.1
14. Flatbush	100.0	6.0*	40.6	35.1	18.3
15. Sheepshead Bay/Gravesend	100.0	**	29.9	34.3	32.4
16. Brownsville/Ocean Hill	100.0	**	29.3	36.9	32.8
17. East Flatbush	100.0	**	35.1	33.7	28.1
18. Flatlands/Canarsie	100.0	**	15.0	38.0	44.6
Manhattan	**100.0**	**15.1**	**42.0**	**30.0**	**12.9**
1. Greenwich Village/Financial District	100.0	21.7	44.9	24.4	9.0
2. Lower E. Side/Chinatown	100.0	11.1	42.6	33.8	12.5
3. Chelsea/Clinton/Midtown	100.0	22.1	54.6	20.1	**
4. Stuyvesant Town/Turtle Bay	100.0	20.0	49.2	24.0	6.8
5. Upper West Side	100.0	18.8	42.8	27.3	11.0
6. Upper East Side	100.0	17.4	44.3	28.5	9.8
7. Morningside Heights/Hamilton Heights	100.0	**	25.0	39.9	30.3
8. Central Harlem	100.0	11.0	36.6	34.3	18.1
9. East Harlem	100.0	8.0*	26.5	48.1	17.5
10. Washington Heights/Inwood[a]	100.0	4.2*	36.5	35.1	24.3
Queens	**100.0**	**3.7**	**28.2**	**33.6**	**34.5**
1. Astoria	100.0	**	41.9	40.7	14.5
2. Sunnyside/Woodside	100.0	6.5*	39.0	37.3	17.2
3. Jackson Heights	100.0	**	36.9	33.0	26.1
4. Elmhurst/Corona	100.0	**	34.0	37.7	22.8
5. Middle Village/Ridgewood	100.0	**	15.5	43.7	39.6
6. Forest Hills/Rego Park	100.0	8.9	43.5	26.4	21.2
7. Flushing/Whitestone	100.0	3.6*	29.0	33.7	33.7
8. Hillcrest/Fresh Meadows	100.0	**	29.0	31.2	35.7
9. Kew Gardens/Woodhaven	100.0	**	31.4	34.0	31.9
10. Howard Beach/S. Ozone Park	100.0	**	15.4	32.2	51.5
11. Bayside/Little Neck	100.0	**	18.8	32.8	47.3
12. Jamaica	100.0	5.2*	20.2	26.9	47.7
13. Bellerose/Rosedale	100.0	**	14.6	26.4	57.3
14. Rockaways	100.0	**	23.6	34.0	38.6
Staten Island	**100.0**	**2.5**	**17.5**	**22.1**	**57.9**
1. North Shore	100.0	**	15.9	33.6	46.5
2. Mid-Island	100.0	**	20.6	18.8	59.0
3. South Shore	100.0	**	16.6	13.6	67.9

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge
* Since the number of units is small, interpret with caution.
**Too few units to report

Table A.18 Distribution of Occupied and Vacant Available Units by Structure Class by Sub-Borough, New York City 2005

Sub-Borough Area	All	Old Law/ New Law	Post 1929	Other Multiple Dwellings[b]	1 or 2 Family
New York City	**100.0%**	**29.0**	**33.4**	**6.3**	**31.4**
Bronx	**100.0**	**36.1**	**39.2**	**2.5**	**22.1**
1. Mott Haven/Hunts Point	100.0	43.6	43.5	**	11.0
2. Morrisania/East Tremont	100.0	55.3	30.7	**	13.1
3. Highbridge/South Concourse	100.0	64.5	26.4	**	**
4. University Heights/Fordham	100.0	62.2	35.9	**	**
5. Kingsbridge Heights/Mosholu	100.0	54.3	37.3	**	**
6. Riverdale/Kingsbridge	100.0	21.8	61.6	**	15.7
7. Soundview/Parkchester	100.0	17.3	46.6	**	31.8
8. Throgs Neck/Co-op City	100.0	**	48.7	**	43.3
9. Pelham Parkway	100.0	22.1	36.1	**	39.5
10. Williamsbridge/Baychester	100.0	22.4	22.1	**	51.5
Brooklyn	**100.0**	**33.0**	**27.4**	**7.2**	**32.4**
1. Williamsburg/Greenpoint	100.0	62.1	21.4	6.4*	10.1
2. Brooklyn Heights/Fort Greene	100.0	26.3	33.8	26.3	13.6
3. Bedford Stuyvesant	100.0	18.0	33.4	24.9	23.7
4. Bushwick	100.0	62.5	15.1	**	19.8
5. East New York/Starrett City	100.0	21.5	39.4	**	35.5
6. Park Slope/Carroll Gardens	100.0	50.7	10.1	15.5	23.6
7. Sunset Park	100.0	40.8	11.1	11.3	36.8
8. North Crown Heights/Prospect Heights	100.0	57.7	23.2	**	14.2
9. South Crown Heights	100.0	55.4	23.7	**	18.7
10. Bay Ridge	100.0	34.5	22.0	**	40.4
11. Bensonhurst	100.0	32.3	10.8	8.5	48.5
12. Borough Park	100.0	41.3	20.3	**	31.7
13. Coney Island	100.0	8.4*	60.0	12.5	19.1
14. Flatbush	100.0	37.6	40.2	**	21.7
15. Sheepshead Bay/Gravesend	100.0	6.8*	49.7	**	42.1
16. Brownsville/Ocean Hill	100.0	25.5	43.9	**	25.9
17. East Flatbush	100.0	33.4	18.4	**	46.0
18. Flatlands/Canarsie	100.0	**	16.3	**	80.5
Manhattan	**100.0**	**43.0**	**44.0**	**12.3**	**0.7**
1. Greenwich Village/Financial District	100.0	38.2	46.7	13.6	**
2. Lower E. Side/Chinatown	100.0	46.3	45.1	8.6	**
3. Chelsea/Clinton/Midtown	100.0	32.9	44.9	22.2	**
4. Stuyvesant Town/Turtle Bay	100.0	25.8	64.1	9.6	**
5. Upper West Side	100.0	34.6	36.0	29.2	**
6. Upper East Side	100.0	43.8	49.4	5.2	**
7. Morningside Heights/Hamilton Heights	100.0	77.8	18.0	**	**
8. Central Harlem	100.0	44.7	34.7	18.2	**
9. East Harlem	100.0	29.4	68.4	**	**
10. Washington Heights/Inwood	100.0	75.9	22.1	**	**
Queens	**100.0**	**13.0**	**31.5**	**2.7**	**52.8**
1. Astoria	100.0	41.2	26.5	6.4	25.9
2. Sunnyside/Woodside	100.0	34.6	36.3	**	26.8
3. Jackson Heights	100.0	20.3	36.7	**	37.4
4. Elmhurst/Corona	100.0	8.4*	55.1	**	30.8
5. Middle Village/Ridgewood	100.0	27.5	6.9	**	62.2
6. Forest Hills/Rego Park	100.0	**	72.9	**	24.0
7. Flushing/Whitestone	100.0	7.3	40.6	**	49.5
8. Hillcrest/Fresh Meadows	100.0	**	51.6	**	44.7
9. Kew Gardens/Woodhaven	100.0	17.1	19.7	**	60.9
10. Howard Beach/S. Ozone Park	100.0	**	**	**	86.0
11. Bayside/Little Neck	100.0	**	13.5	**	84.7
12. Jamaica	100.0	**	26.3	**	68.5
13. Bellerose/Rosedale	100.0	**	7.0	**	93.0
14. Rockaways	100.0	**	48.7	**	44.9
Staten Island	**100.0**	****	**10.2**	****	**86.9**
1. North Shore	100.0	**	18.6	**	73.9
2. Mid-Island	100.0	**	7.2*	**	91.5
3. South Shore	100.0	**	**	**	95.4

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge
b "Other Multiple Dwelling" includes apartments/hotels built before 1929, commercial buildings altered to apartments, tenements used for single room occupancy, 1-2-family houses converted to rooming houses, and miscellaneous class B structures.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Table A.19 Percent of All Owner Occupied Units by Form of Ownership and Median Homeowner Estimated Home Value by Sub-Borough, New York City 2005

Sub-Borough Area	Conventional	Coop/Condo[b]	Median Estimated Value[c]
New York City	**63.0%**	**37.0%**	**$400,000**
Bronx	**65.7**	**34.3**	**300,000**
1. Mott Haven/Hunts Point	**	**	**
2. Morrisania/East Tremont	94.6*	**	300,000*
3. Highbridge/South Concourse	**	**	200,000*
4. University Heights/Fordham	**	**	**
5. Kingsbridge Heights/Mosholu	**	**	**
6. Riverdale/Kingsbridge[a]	39.7	60.3	200,000
7. Soundview/Parkchester	71.8	28.2	300,000
8. Throgs Neck/Co-op City	48.9	51.1	400,000
9. Pelham Parkway	86.0	**	360,000
10. Williamsbridge/Baychester	94.8	**	300,000
Brooklyn	**76.3**	**23.7**	**400,000**
1. Williamsburg/Greenpoint	72.7	**	500,000
2. Brooklyn Heights/Fort Greene	37.5	62.5	500,000
3. Bedford Stuyvesant	100.0	**	406,900
4. Bushwick	93.9	**	380,000
5. East New York/Starrett City	97.4	**	300,000
6. Park Slope/Carroll Gardens	65.2	34.8	700,000
7. Sunset Park	70.2	29.8*	500,000
8. North Crown Heights/Prospect Heights	52.0	48.0	400,000
9. South Crown Heights	93.0	**	400,000
10. Bay Ridge	71.1	28.9	500,000
11. Bensonhurst	95.8	**	550,000
12. Borough Park	77.3	22.7*	600,000
13. Coney Island	42.1	57.9	300,000
14. Flatbush	66.5	33.5*	475,000
15. Sheepshead Bay/Gravesend	66.7	33.3	400,000
16. Brownsville/Ocean Hill	100.0	**	350,000
17. East Flatbush	98.4	**	350,000
18. Flatlands/Canarsie	89.5	10.5	380,000
Manhattan	**3.5**	**96.5**	**600,000**
1. Greenwich Village/Financial District	**	98.4	600,000
2. Lower E. Side/Chinatown	**	93.3	450,000
3. Chelsea/Clinton/Midtown	**	97.1	500,000
4. Stuyvesant Town/Turtle Bay	**	97.6	550,000
5. Upper West Side	**	97.2	950,000
6. Upper East Side	**	98.7	650,000
7. Morningside Heights/Hamilton Heights	**	95.9	240,000
8. Central Harlem	**	79.6	300,000
9. East Harlem	**	90.3*	**
10. Washington Heights/Inwood[a]	**	93.5	290,000
Queens	**73.5**	**26.5**	**400,000**
1. Astoria	77.9	22.1*	400,000
2. Sunnyside/Woodside	69.4	30.6*	450,000
3. Jackson Heights	64.9	35.1	400,000
4. Elmhurst/Corona	57.6	42.4*	390,000
5. Middle Village/Ridgewood	94.3	**	458,000
6. Forest Hills/Rego Park	39.3	60.7	260,000
7. Flushing/Whitestone	60.5	39.5	450,000
8. Hillcrest/Fresh Meadows	59.8	40.2	400,000
9. Kew Gardens/Woodhaven	88.6	**	380,000
10. Howard Beach/S. Ozone Park	90.1	**	400,000
11. Bayside/Little Neck	66.1	33.9	500,000
12. Jamaica	85.0	15.0	300,000
13. Bellerose/Rosedale	90.0	10.0	375,000
14. Rockaways	67.6	32.4	360,000
Staten Island	**88.4**	**11.6**	**400,000**
1. North Shore	88.0	12.0*	350,000
2. Mid-Island	87.8	12.2*	400,000
3. South Shore	89.1	10.9	435,000

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge.
b Includes Mitchell Lama units
c Excludes Mitchell Lama units
* Since the number of units is small, interpret with caution.
**Too few units to report.

Table A.20 Median Contract Rent, Median Gross Rent and Median Gross Rent/Income Ratio by Sub-Borough, New York City 2005

Sub-Borough Area	Contract Rent	Gross Rent	Gross Rent/ Income Ratio
New York City	**$850**	**$920**	**31.2**
Bronx	**742**	**813**	**34.5**
1. Mott Haven/Hunts Point	495	515	30.8
2. Morrisania/East Tremont	634	716	41.1
3. Highbridge/South Concourse	743	815	45.9
4. University Heights/Fordham	665	773	35.3
5. Kingsbridge Heights/Mosholu	800	895	43.5
6. Riverdale/Kingsbridge[a]	852	931	29.2
7. Soundview/Parkchester	725	788	29.7
8. Throgs Neck/Co-op City	850	900	36.8
9. Pelham Parkway	772	863	28.8
10. Williamsbridge/Baychester	800	854	31.0
Brooklyn	**800**	**890**	**31.3**
1. Williamsburg/Greenpoint	800	881	28.4
2. Brooklyn Heights/Fort Greene	850	907	26.4
3. Bedford Stuyvesant	633	700	34.4
4. Bushwick	743	840	32.9
5. East New York/Starrett City	760	820	28.8
6. Park Slope/Carroll Gardens	1,000	1,060	29.6
7. Sunset Park	892	970	29.5
8. North Crown Heights/Prospect Heights	757	835	30.2
9. South Crown Heights	750	840	33.4
10. Bay Ridge	900	980	26.8
11. Bensonhurst	850	935	33.3
12. Borough Park	850	913	40.3
13. Coney Island	650	725	36.0
14. Flatbush	850	930	33.7
15. Sheepshead Bay/Gravesend	900	970	33.8
16. Brownsville/Ocean Hill	600	660	29.7
17. East Flatbush	800	875	32.9
18. Flatlands/Canarsie	845	932	28.3
Manhattan	**1,000**	**1,060**	**29.1**
1. Greenwich Village/Financial District	1,600	1,700	27.6
2. Lower E. Side/Chinatown	657	700	28.5
3. Chelsea/Clinton/Midtown	1,325	1,415	30.7
4. Stuyvesant Town/Turtle Bay	1,418	1,482	27.0
5. Upper West Side	1,100	1,151	25.4
6. Upper East Side	1,550	1,620	31.6
7. Morningside Heights/Hamilton Heights	825	895	30.2
8. Central Harlem	545	590	27.8
9. East Harlem	600	624	30.6
10. Washington Heights/Inwood[a]	730	817	32.0
Queens	**905**	**1,000**	**31.7**
1. Astoria	900	958	28.2
2. Sunnyside/Woodside	900	990	37.3
3. Jackson Heights	950	1,027	41.1
4. Elmhurst/Corona	950	1,030	33.8
5. Middle Village/Ridgewood	900	974	32.0
6. Forest Hills/Rego Park	980	1,042	28.0
7. Flushing/Whitestone	1,000	1,065	35.1
8. Hillcrest/Fresh Meadows	930	960	28.0
9. Kew Gardens/Woodhaven	900	995	33.3
10. Howard Beach/S. Ozone Park	975	1,060	36.7
11. Bayside/Little Neck	1,200	1,290	26.7
12. Jamaica	800	915	28.1
13. Bellerose/Rosedale	900	976	30.8
14. Rockaways	724	765	28.7
Staten Island	**800**	**917**	**28.8**
1. North Shore	825	950	27.8
2. Mid-Island	750	906	27.1
3. South Shore	750	890	38.3

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

Table A.21 Distribution of Renter Occupied Units by Contract Rent Level by Sub-Borough, New York City 2005

Sub-Borough Area	Total[b]	Less than $400	$400-$599	$600-$799	$800-$999	$1,000+
New York City	**100.0%**	**10.9**	**11.8**	**20.6**	**21.4**	**35.3**
Bronx	**100.0**	**13.6**	**16.2**	**28.4**	**23.3**	**18.6**
1. Mott Haven/Hunts Point	100.0	42.0	17.8	21.2	9.4*	9.6*
2. Morrisania/East Tremont	100.0	20.6	24.6	18.1	16.5	20.2
3. Highbridge/South Concourse	100.0	9.0*	19.2	35.1	18.8	17.9
4. University Heights/Fordham	100.0	13.8	18.7	35.1	22.3	10.0
5. Kingsbridge Heights/Mosholu	100.0	**	9.2*	36.0	36.5	15.5
6. Riverdale/Kingsbridge[a]	100.0	**	13.3	23.1	26.9	32.3
7. Soundview/Parkchester	100.0	12.8	10.1	36.3	22.6	18.2
8. Throgs Neck/Co-op City	100.0	**	**	21.3*	30.9	28.0
9. Pelham Parkway	100.0	**	15.2	29.5	28.8	20.0
10. Williamsbridge/Baychester	100.0	**	20.0	21.3	29.2	23.9
Brooklyn	**100.0**	**11.0**	**12.4**	**23.1**	**25.6**	**27.9**
1. Williamsburg/Greenpoint	100.0	10.2	22.4	15.1	14.1	38.2
2. Brooklyn Heights/Fort Greene	100.0	17.2	11.9*	14.8	19.8	36.3
3. Bedford Stuyvesant	100.0	23.2	17.3	24.2	18.0	17.3
4. Bushwick	100.0	15.5	**	33.5	23.8	18.0
5. East New York/Starrett City	100.0	17.0	11.4	24.2	25.6	21.7
6. Park Slope/Carroll Gardens	100.0	10.1*	11.8*	11.7*	12.8*	53.7
7. Sunset Park	100.0	**	**	24.5	28.1	36.0
8. North Crown Heights/Prospect Heights	100.0	15.9	17.4	18.9	24.5	23.3
9. South Crown Heights	100.0	**	12.4	40.1	33.1	**
10. Bay Ridge	100.0	**	**	18.4	31.1	39.0
11. Bensonhurst	100.0	**	**	28.4	33.7	32.2
12. Borough Park	100.0	**	**	27.9	25.2	31.5
13. Coney Island	100.0	23.4	17.2	17.1	16.1	26.3
14. Flatbush	100.0	**	8.2*	28.3	34.2	24.7
15. Sheepshead Bay/Gravesend	100.0	**	15.0	15.8	26.0	40.2
16. Brownsville/Ocean Hill	100.0	27.6	21.1	17.4	22.9	11.1*
17. East Flatbush	100.0	**	**	35.5	45.8	9.5*
18. Flatlands/Canarsie	100.0	14.0*	12.5*	17.4	22.4	33.7
Manhattan	**100.0**	**13.5**	**11.8**	**13.8**	**10.0**	**50.9**
1. Greenwich Village/Financial District	100.0	7.6*	**	10.7	**	74.0
2. Lower E. Side/Chinatown	100.0	25.4	15.9	17.9	6.4*	34.4
3. Chelsea/Clinton/Midtown	100.0	8.1	11.1	7.7	7.8	65.3
4. Stuyvesant Town/Turtle Bay	100.0	5.9*	**	**	9.3	77.6
5. Upper West Side	100.0	10.7	9.0	14.0	10.8	55.6
6. Upper East Side	100.0	**	5.6	6.2	5.2	79.0
7. Morningside Heights/Hamilton Heights	100.0	13.0	16.4	18.2	16.9	35.5
8. Central Harlem	100.0	32.4	22.8	19.4	8.0*	17.4
9. East Harlem	100.0	32.2	16.1	18.2	11.7	21.8
10. Washington Heights/Inwood[a]	100.0	10.4	19.1	27.4	21.9	21.2
Queens	**100.0**	**5.0**	**7.5**	**18.2**	**28.2**	**41.1**
1. Astoria	100.0	9.5	10.0	12.8	29.6	38.1
2. Sunnyside/Woodside	100.0	**	13.4	16.1	25.6	41.6
3. Jackson Heights	100.0	**	**	21.3	28.4	43.0
4. Elmhurst/Corona	100.0	**	**	13.6	38.7	42.1
5. Middle Village/Ridgewood	100.0	**	**	22.7	36.4	32.6
6. Forest Hills/Rego Park	100.0	**	**	18.7	27.7	46.3
7. Flushing/Whitestone	100.0	**	7.1*	12.0	22.0	54.0
8. Hillcrest/Fresh Meadows	100.0	**	13.6*	14.8	24.9	40.9
9. Kew Gardens/Woodhaven	100.0	**	**	16.4	36.1	41.1
10. Howard Beach/S. Ozone Park	100.0	**	**	**	25.6*	48.2
11. Bayside/Little Neck	100.0	**	**	**	**	79.7
12. Jamaica	100.0	**	**	34.4	26.3	28.9
13. Bellerose/Rosedale	100.0	**	**	23.4	25.2	40.4
14. Rockaways	100.0	19.5	**	30.3	22.0	16.5*
Staten Island	**100.0**	**10.0**	**7.9***	**30.2**	**26.1**	**25.9**
1. North Shore	100.0	16.9*	**	20.3	26.5	29.2
2. Mid-Island	100.0	**	**	35.9	22.6*	27.3*
3. South Shore	100.0	**	**	40.9	28.8*	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge
b Distribution excludes households paying no cash rent.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Table A.22 Distribution of Renter Occupied Units by Gross Rent Level by Sub-Borough, New York City 2005

Sub-Borough Area	Total	Less than $400	$400-$599	$600-$799	$800-$999	$1,000+
New York City	**100.0%**	**9.7**	**9.3**	**17.6**	**21.4**	**42.0**
Bronx	**100.0**	**11.9**	**12.0**	**23.5**	**26.9**	**25.7**
1. Mott Haven/Hunts Point	100.0	38.6	14.7	22.7	12.9	11.0
2. Morrisania/East Tremont	100.0	18.3	17.9	20.2	15.5	28.1
3. Highbridge/South Concourse	100.0	**	13.0	25.9	30.9	23.3
4. University Heights/Fordham	100.0	9.2*	13.1	32.0	28.3	17.4
5. Kingsbridge Heights/Mosholu	100.0	**	**	22.2	43.2	29.3
6. Riverdale/Kingsbridge[a]	100.0	**	**	17.2	30.8	38.2
7. Soundview/Parkchester	100.0	11.2	8.3*	31.6	24.5	24.3
8. Throgs Neck/Co-op City	100.0	**	**	**	35.7	32.2
9. Pelham Parkway	100.0	**	13.2*	21.6	31.3	27.4
10. Williamsbridge/Baychester	100.0	**	17.7	18.2	24.6	34.5
Brooklyn	**100.0**	**9.9**	**10.3**	**19.0**	**25.0**	**35.8**
1. Williamsburg/Greenpoint	100.0	8.0*	15.3	21.3	15.6	39.7
2. Brooklyn Heights/Fort Greene	100.0	15.2	11.0*	13.4	18.0	42.4
3. Bedford Stuyvesant	100.0	21.7	15.8	21.6	18.7	22.1
4. Bushwick	100.0	14.2	**	20.2	26.1	31.0
5. East New York/Starrett City	100.0	16.3	11.0	17.4	25.1	30.2
6. Park Slope/Carroll Gardens	100.0	10.1*	**	14.0	10.3*	57.4
7. Sunset Park	100.0	**	**	19.1	26.5	45.5
8. North Crown Heights/Prospect Heights	100.0	12.6	15.1	20.3	19.8	32.2
9. South Crown Heights	100.0	**	**	31.8	31.4	25.0
10. Bay Ridge	100.0	**	**	12.7*	31.2	46.8
11. Bensonhurst	100.0	**	**	24.6	30.7	41.8
12. Borough Park	100.0	**	**	23.4	23.3	41.4
13. Coney Island	100.0	22.8	17.8	17.1	13.6	28.7
14. Flatbush	100.0	**	**	21.7	32.4	35.9
15. Sheepshead Bay/Gravesend	100.0	**	12.5	12.7	27.1	44.7
16. Brownsville/Ocean Hill	100.0	27.6	15.3	15.4	23.4	18.3
17. East Flatbush	100.0	**	**	19.5	51.0	21.0
18. Flatlands/Canarsie	100.0	12.9*	13.1*	**	24.5	39.9
Manhattan	**100.0**	**12.2**	**9.6**	**13.9**	**10.7**	**53.6**
1. Greenwich Village/Financial District	100.0	6.9*	**	10.8	**	74.0
2. Lower E. Side/Chinatown	100.0	23.7	16.2	17.8	6.1*	36.2
3. Chelsea/Clinton/Midtown	100.0	7.5	9.0	7.8	8.7	67.0
4. Stuyvesant Town/Turtle Bay	100.0	5.3*	**	**	8.5	79.0
5. Upper West Side	100.0	10.4	6.9	12.0	12.2	58.5
6. Upper East Side	100.0	**	4.6*	5.7	5.8	80.1
7. Morningside Heights/Hamilton Heights	100.0	9.9	14.1	17.1	16.6	42.2
8. Central Harlem	100.0	30.0	20.4	21.6	**	20.7
9. East Harlem	100.0	30.0	14.9	21.2	7.8*	26.1
10. Washington Heights/Inwood[a]	100.0	7.5	10.8	28.1	27.2	26.4
Queens	**100.0**	**4.3**	**5.6**	**14.9**	**25.2**	**50.0**
1. Astoria	100.0	9.5	7.0	12.6	23.8	47.1
2. Sunnyside/Woodside	100.0	**	**	14.8	25.7	49.6
3. Jackson Heights	100.0	**	**	16.9	23.7	54.3
4. Elmhurst/Corona	100.0	**	**	13.9	27.7	55.2
5. Middle Village/Ridgewood	100.0	**	**	14.9	31.8	45.7
6. Forest Hills/Rego Park	100.0	**	**	14.9	23.2	56.8
7. Flushing/Whitestone	100.0	**	**	13.6	17.8	59.8
8. Hillcrest/Fresh Meadows	100.0	**	11.3*	**	27.6	45.9
9. Kew Gardens/Woodhaven	100.0	**	**	13.1*	33.5	49.1
10. Howard Beach/S. Ozone Park	100.0	**	**	**	26.5*	57.5
11. Bayside/Little Neck	100.0	**	**	**	**	86.1
12. Jamaica	100.0	**	**	21.8	26.8	40.9
13. Bellerose/Rosedale	100.0	**	**	19.8*	28.4	46.1
14. Rockaways	100.0	19.5	**	27.5	24.0	18.8*
Staten Island	**100.0**	**9.2**	****	**19.4**	**25.7**	**41.4**
1. North Shore	100.0	15.0*	**	**	18.9	46.5
2. Mid-Island	100.0	**	**	23.8*	26.7*	39.2
3. South Shore	100.0	**	**	25.9*	36.0	34.9

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge
* Since the number of units is small, interpret with caution.
** Too few units to report.

Table A.23 Percent of Renter Households with Gross Rent to Income Ratio of More Than 30 Percent or More Than 50 Percent by Sub-Borough, New York City 2005

Sub-Borough Area	More than 30 Percent	More than 50 Percent of Income
New York City	**51.4%**	**28.8%**
Bronx	**56.7**	**35.1**
1. Mott Haven/Hunts Point	51.4	27.9
2. Morrisania/East Tremont	65.1	45.3
3. Highbridge/South Concourse	66.4	43.8
4. University Heights/Fordham	59.6	37.9
5. Kingsbridge Heights/Mosholu	66.4	44.1
6. Riverdale/Kingsbridge[a]	45.5	24.0
7. Soundview/Parkchester	49.6	29.2
8. Throgs Neck/Co-op City	61.8	30.4
9. Pelham Parkway	46.9	26.1
10.Williamsbridge/Baychester	52.0	34.5
Brooklyn	**51.8**	**29.1**
1. Williamsburg/Greenpoint	44.0	29.9
2. Brooklyn Heights/Fort Greene	42.5	17.7
3. Bedford Stuyvesant	56.6	33.1
4. Bushwick	55.3	30.2
5. East New York/Starrett City	46.9	28.1
6. Park Slope/Carroll Gardens	48.6	18.2
7. Sunset Park	47.2	23.4
8. North Crown Heights/Prospect Heights	49.9	26.6
9. South Crown Heights	58.1	29.3
10. Bay Ridge	44.6	25.8
11. Bensonhurst	53.9	32.9
12. Borough Park	64.5	42.1
13. Coney Island	63.4	37.7
14. Flatbush	53.9	28.3
15. Sheepshead Bay/Gravesend	56.7	34.7
16. Brownsville/Ocean Hill	47.6	28.3
17. East Flatbush	52.8	28.4
18. Flatlands/Canarsie	46.1	27.1
Manhattan	**47.2**	**24.9**
1. Greenwich Village/Financial District	40.8	21.0
2. Lower E. Side/Chinatown	45.8	24.0
3. Chelsea/Clinton/Midtown	50.5	28.3
4. Stuyvesant Town/Turtle Bay	42.1	23.7
5. Upper West Side	41.1	21.1
6. Upper East Side	51.9	23.4
7. Morningside Heights/Hamilton Heights	49.2	30.0
8. Central Harlem	44.2	20.6
9. East Harlem	51.3	25.6
10. Washington Heights/Inwood[a]	53.3	31.3
Queens	**52.0**	**28.1**
1. Astoria	45.5	21.6
2. Sunnyside/Woodside	60.8	37.3
3. Jackson Heights	69.0	35.8
4. Elmhurst/Corona	54.3	34.6
5. Middle Village/Ridgewood	51.3	26.5
6. Forest Hills/Rego Park	44.2	26.1
7. Flushing/Whitestone	57.0	31.6
8. Hillcrest/Fresh Meadows	42.2	20.9
9. Kew Gardens/Woodhaven	55.5	27.5
10. Howard Beach/S. Ozone Park	58.6	27.3*
11. Bayside/Little Neck	42.4	**
12. Jamaica	45.8	22.7
13. Bellerose/Rosedale	52.6	26.5
14. Rockaways	42.9	28.1
Staten Island	**48.3**	**24.7**
1. North Shore	46.6	18.9
2. Mid-Island	43.6	27.7*
3. South Shore	55.7	31.7

Source: U.S. Bureau of the Census, 2005 York City Housing and Vacancy Survey.
Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge
* Since the number of households is small, interpret with caution.
**Too few to report.

Table A.24 Percent of Renter Occupied Units with None, Three or More, and Five or More Maintenance Deficiencies by Sub-Borough, New York City 2005

Sub-Borough Area	Number of Maintenance Deficiencies		
	None	3 or more	5 or more
New York City	**43.9%**	**19.5%**	**4.9%**
Bronx	**34.1**	**28.8**	**8.4**
1. Mott Haven/Hunts Point	47.9	18.4	**
2. Morrisania/East Tremont	30.6	34.2	12.6
3. Highbridge/South Concourse	21.3	37.3	15.0
4. University Heights/Fordham	19.1	36.0	10.0*
5. Kingsbridge Heights/Mosholu	32.5	31.1	**
6. Riverdale/Kingsbridge[a]	42.7	26.7	**
7. Soundview/Parkchester	35.6	23.0	**
8. Throgs Neck/Co-op City	61.3	**	**
9. Pelham Parkway	37.1	21.7	**
10. Williamsbridge/Baychester	34.4	35.2	13.8*
Brooklyn	**42.1**	**20.4**	**4.9**
1. Williamsburg/Greenpoint	47.6	11.7*	**
2. Brooklyn Heights/Fort Greene	39.8	24.0	**
3. Bedford Stuyvesant	38.7	26.2	**
4. Bushwick	47.6	17.6	**
5. East New York/Starrett City	40.4	16.4	**
6. Park Slope/Carroll Gardens	49.9	16.6*	**
7. Sunset Park	51.0	**	**
8. North Crown Heights/Prospect Heights	24.9	35.8	**
9. South Crown Heights	18.1	41.6	**
10. Bay Ridge	56.7	**	**
11. Bensonhurst	54.8	10.3*	**
12. Borough Park	39.0	17.7	**
13. Coney Island	62.4	13.5*	**
14. Flatbush	21.3	31.8	10.1*
15. Sheepshead Bay/Gravesend	65.4	**	**
16. Brownsville/Ocean Hill	25.3	26.3	**
17. East Flatbush	37.1	19.6	**
18. Flatlands/Canarsie	55.6	**	**
Manhattan	**41.0**	**19.7**	**4.9**
1. Greenwich Village/Financial District	39.6	23.0	**
2. Lower E. Side/Chinatown	28.0	23.6	**
3. Chelsea/Clinton/Midtown	54.2	15.0	**
4. Stuyvesant Town/Turtle Bay	53.3	7.7*	**
5. Upper West Side	56.3	13.8	**
6. Upper East Side	55.2	10.3	**
7. Morningside Heights/Hamilton Heights	30.2	23.1	**
8. Central Harlem	27.7	22.8	**
9. East Harlem	30.6	22.9	**
10. Washington Heights/Inwood[a]	20.9	38.8	11.0
Queens	**57.6**	**11.1**	**2.3**
1. Astoria	56.8	8.4	**
2. Sunnyside/Woodside	56.8	13.6*	**
3. Jackson Heights	57.0	12.0*	**
4. Elmhurst/Corona	53.9	10.9*	**
5. Middle Village/Ridgewood	59.4	12.5*	**
6. Forest Hills/Rego Park	57.6	**	**
7. Flushing/Whitestone	65.0	9.7*	**
8. Hillcrest/Fresh Meadows	54.3	13.9*	**
9. Kew Gardens/Woodhaven	60.5	**	**
10. Howard Beach/S. Ozone Park	75.0	**	**
11. Bayside/Little Neck	50.3	**	**
12. Jamaica	46.3	15.2*	**
13. Bellerose/Rosedale	56.9	**	**
14. Rockaways	59.0	**	**
Staten Island	**50.9**	**11.7**	**
1. North Shore	37.5	17.6*	**
2. Mid-Island	51.5	**	**
3. South Shore	71.4	**	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge
* Since the number of units is small, interpret with caution.
** Too few units to report.

Table A.25 Percent of Renter Occupied Units with One or More Building Defects and Percent on Same Street as Building with Broken/Boarded-Up Windows by Sub-Borough, New York City 2005

Sub-Borough Area	One or More Building Defects	Boarded-Up Windows on Same Street
New York City	**9.1%**	**6.3%**
Bronx	**11.3**	**4.7**
1. Mott Haven/Hunts Point	9.6*	7.8*
2. Morrisania/East Tremont	17.3	**
3. Highbridge/South Concourse	21.8	**
4. University Heights/Fordham	19.6	13.0
5. Kingsbridge Heights/Mosholu	**	**
6. Riverdale/Kingsbridge[a]	**	**
7. Soundview/Parkchester	**	**
8. Throgs Neck/Co-op City	**	**
9. Pelham Parkway	**	**
10. Williamsbridge/Baychester	**	**
Brooklyn	**10.6**	**9.2**
1. Williamsburg/Greenpoint	**	**
2. Brooklyn Heights/Fort Greene	**	21.0
3. Bedford Stuyvesant	13.9	36.4
4. Bushwick	12.3*	11.7*
5. East New York/Starrett City	**	8.3*
6. Park Slope/Carroll Gardens	**	**
7. Sunset Park	11.4*	**
8. North Crown Heights/Prospect Heights	24.3	35.9
9. South Crown Heights	14.2	**
10. Bay Ridge	**	**
11. Bensonhurst	9.0*	**
12. Borough Park	20.5	**
13. Coney Island	**	**
14. Flatbush	17.5	**
15. Sheepshead Bay/Gravesend	**	**
16. Brownsville/Ocean Hill	**	15.6
17. East Flatbush	**	**
18. Flatlands/Canarsie	**	**
Manhattan	**9.5**	**6.8**
1. Greenwich Village/Financial District	11.5	**
2. Lower E. Side/Chinatown	13.3	8.3
3. Chelsea/Clinton/Midtown	6.8*	**
4. Stuyvesant Town/Turtle Bay	**	**
5. Upper West Side	7.2	4.1*
6. Upper East Side	**	**
7. Morningside Heights/Hamilton Heights	14.3	9.0*
8. Central Harlem	13.7	32.1
9. East Harlem	**	10.9
10. Washington Heights/Inwood[a]	17.8	**
Queens	**4.6**	**2.6**
1. Astoria	9.3	**
2. Sunnyside/Woodside	**	**
3. Jackson Heights	**	**
4. Elmhurst/Corona	**	**
5. Middle Village/Ridgewood	**	**
6. Forest Hills/Rego Park	**	**
7. Flushing/Whitestone	**	**
8. Hillcrest/Fresh Meadows	**	**
9. Kew Gardens/Woodhaven	**	**
10. Howard Beach/S. Ozone Park	**	**
11. Bayside/Little Neck	**	**
12. Jamaica	**	**
13. Bellerose/Rosedale	**	**
14. Rockaways	**	**
Staten Island	****	****
1. North Shore	**	**
2. Mid-Island	**	**
3. South Shore	**	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge
* Since the number of units is small, interpret with caution.
** Too few units to report.

Table A.26 Percent of All Housing Units on Same Street as Buildings with Broken/Boarded-Up Windows by Sub-Borough, New York City 2005

Sub-Borough Area	Boarded Up Windows on Same Street
New York City	**5.9%**
Bronx	**5.4**
1. Mott Haven/Hunts Point	8.8
2. Morrisania/East Tremont	6.6*
3. Highbridge/South Concourse	**
4. University Heights/Fordham	15.9*
5. Kingsbridge Heights/Mosholu	**
6. Riverdale/Kingsbridge[a]	**
7. Soundview/Parkchester	**
8. Throgs Neck/Co-op City	**
9. Pelham Parkway	7.5*
10. Williamsbridge/Baychester	**
Brooklyn	**8.9**
1. Williamsburg/Greenpoint	**
2. Brooklyn Heights/Fort Greene	20.0
3. Bedford Stuyvesant	32.0
4. Bushwick	14.4
5. East New York/Starrett City	8.6
6. Park Slope/Carroll Gardens	7.8*
7. Sunset Park	**
8. North Crown Heights/Prospect Heights	33.9
9. South Crown Heights	**
10. Bay Ridge	**
11. Bensonhurst	**
12. Borough Park	**
13. Coney Island	**
14. Flatbush	5.6*
15. Sheepshead Bay/Gravesend	**
16. Brownsville/Ocean Hill	19.6
17. East Flatbush	**
18. Flatlands/Canarsie	**
Manhattan	**6.5**
1. Greenwich Village/Financial District	**
2. Lower E. Side/Chinatown	10.1
3. Chelsea/Clinton/Midtown	**
4. Stuyvesant Town/Turtle Bay	3.4*
5. Upper West Side	2.9*
6. Upper East Side	**
7. Morningside Heights/Hamilton Heights	10.3
8. Central Harlem	32.7
9. East Harlem	10.9
10. Washington Heights/Inwood[a]	5.2*
Queens	**2.8**
1. Astoria	**
2. Sunnyside/Woodside	**
3. Jackson Heights	**
4. Elmhurst/Corona	**
5. Middle Village/Ridgewood	**
6. Forest Hills/Rego Park	**
7. Flushing/Whitestone	**
8. Hillcrest/Fresh Meadows	**
9. Kew Gardens/Woodhaven	**
10. Howard Beach/S. Ozone Park	**
11. Bayside/Little Neck	**
12. Jamaica	7.9
13. Bellerose/Rosedale	4.5*
14. Rockaways	**
Staten Island	**3.1**
1. North Shore	7.3
2. Mid-Island	**
3. South Shore	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge
* Since the number of units is small, interpret with caution.
** Too few units to report

Table A.27 Percent of All Occupied Units in Physically Poor Housing by Sub-Borough, New York City 2005

Sub-Borough Area	Physically Poor[b]
New York City	**7.9%**
Bronx	**14.1**
1. Mott Haven/Hunts Point	8.5*
2. Morrisania/East Tremont	21.1
3. Highbridge/South Concourse	29.4
4. University Heights/Fordham	24.0
5. Kingsbridge Heights/Mosholu	15.5
6. Riverdale/Kingsbridge[a]	10.0
7. Soundview/Parkchester	11.0
8. Throgs Neck/Co-op City	**
9. Pelham Parkway	10.3
10. Williamsbridge/Baychester	11.9
Brooklyn	**8.5**
1. Williamsburg/Greenpoint	**
2. Brooklyn Heights/Fort Greene	9.4
3. Bedford Stuyvesant	13.1
4. Bushwick	11.7
5. East New York/Starrett City	**
6. Park Slope/Carroll Gardens	**
7. Sunset Park	**
8. North Crown Heights/Prospect Heights	12.3
9. South Crown Heights	19.8
10. Bay Ridge	**
11. Bensonhurst	**
12. Borough Park	7.5*
13. Coney Island	8.7
14. Flatbush	21.9
15. Sheepshead Bay/Gravesend	**
16. Brownsville/Ocean Hill	10.1*
17. East Flatbush	8.6
18. Flatlands/Canarsie	**
Manhattan	**8.7**
1. Greenwich Village/Financial District	6.7
2. Lower E. Side/Chinatown	11.1
3. Chelsea/Clinton/Midtown	6.7
4. Stuyvesant Town/Turtle Bay	5.1
5. Upper West Side	8.3
6. Upper East Side	2.5*
7. Morningside Heights/Hamilton Heights	9.9
8. Central Harlem	13.0
9. East Harlem	10.4
10. Washington Heights/Inwood[a]	21.2
Queens	**3.9**
1. Astoria	**
2. Sunnyside/Woodside	**
3. Jackson Heights	**
4. Elmhurst/Corona	**
5. Middle Village/Ridgewood	5.7*
6. Forest Hills/Rego Park	**
7. Flushing/Whitestone	3.9*
8. Hillcrest/Fresh Meadows	**
9. Kew Gardens/Woodhaven	**
10. Howard Beach/S. Ozone Park	**
11. Bayside/Little Neck	**
12. Jamaica	5.0*
13. Bellerose/Rosedale	**
14. Rockaways	**
Staten Island	**2.7**
1. North Shore	5.7*
2. Mid-Island	**
3. South Shore	**

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

b "Physically Poor"- a housing unit that is either in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.

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

**Too few units to report.

Table A.28 Condition of Residential Buildings in Neighborhood Rated by All Households by Sub-Borough, New York City 2005

Sub-Borough Area	All	Good or Excellent	Fair	Poor
New York City	**100.0%**	**77.5**	**19.1**	**3.4**
Bronx	**100.0**	**65.0**	**28.7**	**6.3**
1. Mott Haven/Hunts Point	100.0	52.0	39.2	8.8*
2. Morrisania/East Tremont	100.0	56.9	33.7	9.5
3. Highbridge/South Concourse	100.0	40.2	44.1	15.7
4. University Heights/Fordham	100.0	47.0	44.3	8.7*
5. Kingsbridge Heights/Mosholu	100.0	58.9	34.5	**
6. Riverdale/Kingsbridge[a]	100.0	82.8	14.3	**
7. Soundview/Parkchester	100.0	75.2	21.3	**
8. Throgs Neck/Co-op City	100.0	84.3	11.8	**
9. Pelham Parkway	100.0	78.5	20.0	**
10. Williamsbridge/Baychester	100.0	74.8	22.7	**
Brooklyn	**100.0**	**74.3**	**22.1**	**3.5**
1. Williamsburg/Greenpoint	100.0	73.8	24.9	**
2. Brooklyn Heights/Fort Greene	100.0	81.3	14.1	**
3. Bedford Stuyvesant	100.0	64.3	27.8	**
4. Bushwick	100.0	63.5	31.1	**
5. East New York/Starrett City	100.0	71.7	24.8	**
6. Park Slope/Carroll Gardens	100.0	88.9	9.8*	**
7. Sunset Park	100.0	81.2	17.6	**
8. North Crown Heights/Prospect	100.0	54.5	37.5	8.0*
9. South Crown Heights	100.0	51.6	38.2	10.2*
10. Bay Ridge	100.0	90.7	8.1*	**
11. Bensonhurst	100.0	88.0	11.1	**
12. Borough Park	100.0	84.2	14.8	**
13. Coney Island	100.0	82.5	16.3	**
14. Flatbush	100.0	64.6	28.7	6.6*
15. Sheepshead Bay/Gravesend	100.0	89.3	10.2	**
16. Brownsville/Ocean Hill	100.0	51.7	39.6	**
17. East Flatbush	100.0	64.1	33.8	**
18. Flatlands/Canarsie	100.0	83.2	16.1	**
Manhattan	**100.0**	**79.8**	**16.6**	**3.5**
1. Greenwich Village/Financial District	100.0	89.8	8.9*	**
2. Lower E. Side/Chinatown	100.0	69.3	24.2	6.5*
3. Chelsea/Clinton/Midtown	100.0	88.0	12.0	**
4. Stuyvesant Town/Turtle Bay	100.0	94.1	5.9*	**
5. Upper West Side	100.0	93.0	6.7	**
6. Upper East Side	100.0	94.3	5.0	**
7. Morningside Heights/Hamilton	100.0	73.6	22.6	**
8. Central Harlem	100.0	54.1	39.6	**
9. East Harlem	100.0	54.2	34.4	11.4*
10. Washington Heights/Inwood[a]	100.0	55.3	33.1	11.6
Queens	**100.0**	**83.3**	**14.9**	**1.7**
1. Astoria	100.0	85.4	13.2	**
2. Sunnyside/Woodside	100.0	80.9	17.2	**
3. Jackson Heights	100.0	81.0	17.6	**
4. Elmhurst/Corona	100.0	65.6	32.8	**
5. Middle Village/Ridgewood	100.0	86.5	11.8	**
6. Forest Hills/Rego Park	100.0	90.9	8.3	**
7. Flushing/Whitestone	100.0	87.7	11.5	**
8. Hillcrest/Fresh Meadows	100.0	88.4	11.2	**
9. Kew Gardens/Woodhaven	100.0	82.7	15.6	**
10. Howard Beach/S. Ozone Park	100.0	88.5	9.2*	**
11. Bayside/Little Neck	100.0	90.9	9.1*	**
12. Jamaica	100.0	65.9	28.5	5.6*
13. Bellerose/Rosedale	100.0	93.8	6.2*	**
14. Rockaways	100.0	75.2	19.4	**
Staten Island	**100.0**	**90.9**	**7.5**	**
1. North Shore	100.0	79.1	16.9	**
2. Mid-Island	100.0	97.4	**	**
3. South Shore	100.0	97.3	**	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge
* Since the number of households is small, interpret with caution.
**Too few households to report.

Table A.29 Percent of Renter Households that are Crowded or Severely Crowded by Sub-Borough, New York City 2005

Sub-Borough	Crowded[b]	Severely Crowded[b]
New York City	**10.2%**	**3.7%**
Bronx	**12.5**	**4.5**
1. Mott Haven/Hunts Point	13.3	**
2. Morrisania/East Tremont	8.2*	**
3. Highbridge/South Concourse	19.6	**
4. University Heights/Fordham	19.3	9.5*
5. Kingsbridge Heights/Mosholu	17.6	**
6. Riverdale/Kingsbridge[a]	**	**
7. Soundview/Parkchester	10.1	**
8. Throgs Neck/Co-op City	**	**
9. Pelham Parkway	14.5	**
10. Williamsbridge/Baychester	9.0*	**
Brooklyn	**10.0**	**3.3**
1. Williamsburg/Greenpoint	9.4	**
2. Brooklyn Heights/Fort Greene	**	**
3. Bedford Stuyvesant	**	**
4. Bushwick	14.6	**
5. East New York/Starrett City	**	**
6. Park Slope/Carroll Gardens	**	**
7. Sunset Park	16.7	**
8. North Crown Heights/Prospect Heights	**	**
9. South Crown Heights	14.2	**
10. Bay Ridge	9.7*	**
11. Bensonhurst	11.1	**
12. Borough Park	22.8	13.1
13. Coney Island	**	**
14. Flatbush	16.7	7.4*
15. Sheepshead Bay/Gravesend	**	**
16. Brownsville/Ocean Hill	**	**
17. East Flatbush	11.3*	**
18. Flatlands/Canarsie	**	**
Manhattan	**6.1**	**2.6**
1. Greenwich Village/Financial District	**	**
2. Lower E. Side/Chinatown	11.1	5.4*
3. Chelsea/Clinton/Midtown	**	**
4. Stuyvesant Town/Turtle Bay	**	**
5. Upper West Side	**	**
6. Upper East Side	**	**
7. Morningside Heights/Hamilton Heights	**	**
8. Central Harlem	10.6	**
9. East Harlem	**	**
10. Washington Heights/Inwood[a]	11.6	**
Queens	**13.8**	**4.9**
1. Astoria	11.2	**
2. Sunnyside/Woodside	13.6	**
3. Jackson Heights	22.0	**
4. Elmhurst/Corona	22.5	9.0*
5. Middle Village/Ridgewood	**	**
6. Forest Hills/Rego Park	**	**
7. Flushing/Whitestone	14.7	**
8. Hillcrest/Fresh Meadows	14.8	**
9. Kew Gardens/Woodhaven	13.6*	**
10. Howard Beach/S. Ozone Park	**	**
11. Bayside/Little Neck	**	**
12. Jamaica	20.4	11.2*
13. Bellerose/Rosedale	**	**
14. Rockaways	**	**
Staten Island	**10.8**	**
1. North Shore	**	**
2. Mid-Island	**	**
3. South Shore	**	**

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

b Crowded- More than 1.0 person per room. Severely crowded- More than 1.5 persons per room.

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

** Too few households to report.

CENSUS TRACTS INCLUDED IN EACH SUB-BOROUGH AREA

BRONX

1) Mott Haven/Hunts Point

5.00	11.00	15.00	17.00	23.00	25.00	27.01	27.02
31.00	33.00	35.00	37.00	39.00	41.00	43.00	47.00
49.00	65.00	67.00	69.00	71.00	73.00	75.00	77.00
79.00	81.00	83.00	85.00	87.00	89.00	91.00	97.00
99.00	105.00	115.01	115.02	119.00	121.02	127.01	127.02
129.01	129.02	131.00					

2) Morrisania/East Tremont

58.00	60.00	121.01	123.00	125.00	133.00	135.00	137.00
139.00	141.00	145.00	147.00	149.00	151.00	153.00	155.00
157.00	161.00	163.00	165.00	167.00	169.00	220.00	334.00
359.00	361.00	363.00	365.01	365.02	367.00	369.01	369.02
371.00	373.00	375.01	375.02	375.03	377.00	385.00	387.00
389.00	391.00	393.00	397.00				

3) Highbridge/South Concourse

57.00	59.01	59.02	61.00	143.00	171.00	173.00	175.00
177.00	179.00	181.00	183.00	187.00	189.00	193.00	195.00
197.00	199.00	201.00	211.00	213.02	217.02	219.00	221.00
223.00	225.00						

4) University Heights/Fordham

53.01	53.02	205.00	213.01	215.01	215.02	217.01	227.01
227.02	227.03	229.01	229.02	231.00	233.01	233.02	235.01
235.02	237.01	239.00	241.00	243.00	245.00	247.00	249.00
251.00	257.00	379.00	381.00	383.00			

5) Kingsbridge Heights/Mosholu

237.02	253.00	255.00	261.00	263.00	265.00	269.00	271.02
399.01	399.02	401.00	403.02	405.00	407.01	407.02	411.00
413.00	415.00	419.00	421.00	423.00	425.00	429.01	429.02
431.00							

6) Riverdale/Kingsbridge

267.00	271.01	273.00	277.00	279.00	281.00	283.00	285.00
287.00	289.00	293.00	295.00	297.00	301.00	307.00	317.00
319.00	323.00	329.00	333.00	339.00	341.00	343.00	345.00
351.00	403.01	409.00	309.00[1]				

7) Soundview/Parkchester

2.00	4.00	16.00	20.00	24.00	28.00	36.00	38.00
40.01	40.02	44.00	46.00	48.00	50.00	52.00	54.00
56.00	62.00	64.00	66.00	68.00	70.00	72.00	74.00
78.00	84.00	86.00	88.00	92.00	94.00	98.00	102.00
196.00	202.00	204.00	206.01	206.02	208.00	210.00	212.00
214.00	216.01	216.02	218.00				

8) Throgs Neck/Co-op City

110.00	118.00	130.00	132.00	138.00	144.00	154.00	156.00
158.00	160.00	162.00	164.00	166.00	184.00	194.00	264.00
266.01	266.02	274.00	276.00	300.00	302.00	462.01	462.02
504.00	516.00						

9) Pelham Parkway

198.00	224.01	224.02	228.00	230.00	232.00	234.00	236.00
240.00	242.00	244.00	246.00	248.00	250.00	252.00	254.00
256.00	258.00	284.00	286.00	288.00	296.00	310.00	312.00
314.00	316.00	318.00	320.00	322.00	324.00	328.00	330.00
332.00	336.00	338.00	340.00	342.00	344.00	346.00	350.00
352.00	354.00	366.00					

10) Williamsbridge/Baychester

356.00	358.00	364.00	368.00	370.00	372.00	374.00	376.00
378.00	380.00	382.00	386.00	388.00	390.00	392.00	394.00
396.00	398.00	404.00	406.00	408.00	410.00	414.00	418.00
420.00	422.00	424.00	426.00	428.00	430.00	432.00	435.00
436.00	438.00	440.00	442.00	446.00	448.00	449.01	449.02
451.01	451.02	454.00	458.00	460.00	484.00	502.00	

1 Manhattan census tract 309.00 (Marble Hill) is included in this sub-borough area of the Bronx in the public use data tape provided by the Census Bureau.

BROOKLYN

1) Williamsburg/Greenpoint

455.00	465.00	473.00	477.00	481.00	491.00	495.00	497.00
499.00	501.00	503.00	505.00	509.00	511.00	513.00	515.00
517.00	519.00	523.00	525.00	527.00	529.00	533.00	535.00
537.00	539.00	545.00	547.00	549.00	551.00	553.00	555.00
557.00	559.00	563.00	565.00	567.00	569.00	571.00	573.00
575.00	577.00	579.00	589.00	591.00	593.00		

2) Brooklyn Heights/Fort Greene

1.00	3.01	3.02	5.00	7.00	9.00	11.00	13.00
21.00	23.00	25.00	27.00	29.01	29.02	31.00	33.00
35.00	37.00	39.00	41.00	43.00	69.00	71.00	127.00
179.00	181.00	183.00	185.01	185.02	187.00	189.00	191.00
193.00	195.00	197.00	199.00	201.00	227.00	229.00	231.00
235.00	543.00						

3) Bedford Stuyvesant

233.00	237.00	239.00	241.00	243.00	245.00	249.00	251.00
253.00	255.00	257.00	259.01	259.02	261.00	263.00	265.00
267.00	269.00	273.00	275.00	277.00	279.00	281.00	283.00
285.02	287.00	289.00	291.00	293.00	295.00	375.00	377.00
379.00	383.00	385.00	387.00	507.00	531.00		

4) Bushwick

285.01	389.00	391.00	393.00	395.00	397.00	399.00	401.00
403.00	405.00	407.00	409.00	411.00	413.00	415.00	417.00
419.00	421.00	423.00	425.00	427.00	429.00	431.00	433.00
435.00	437.00	439.00	441.00	443.00	445.00	447.00	453.00
483.00	487.00	489.00	493.00				

5) East New York/Starrett City

1058.00	1070.00	1078.00	1098.00	1100.00	1102.00	1106.00	1110.00
1112.00	1114.00	1118.00	1120.00	1124.00	1140.00	1142.01	1142.02
1146.00	1148.00	1150.00	1152.00	1160.00	1162.00	1164.00	1166.00
1168.00	1170.00	1172.01	1172.02	1174.00	1176.01	1176.02	1178.00
1180.00	1182.01	1182.02	1184.00	1186.00	1188.00	1190.00	1192.00
1194.00	1196.00	1200.00	1202.00	1208.00	1210.00	1214.00	1220.00

6) Park Slope/Carroll Gardens

45.00	47.00	49.00	51.00	55.00	57.00	59.00	63.00
65.00	67.00	75.00	77.00	85.00	117.00	121.00	123.00
125.00	129.01	129.02	131.00	133.00	135.00	137.00	139.00
141.00	143.00	149.00	151.00	153.00	155.00	157.00	159.00
165.00	167.00	177.00					

7) Sunset Park

2.00	18.00	20.00	22.00	72.00	74.00	76.00	78.00
80.00	82.00	84.00	86.00	88.00	90.00	92.00	94.00
96.00	98.00	100.00	101.00	102.00	104.00	106.00	108.00
110.00	112.00	118.00	120.00	122.00	145.00	147.00	169.00
171.00	173.00	175.00	500.00	502.01	502.02	504.00	

8) North Crown Heights/Prospect Heights

161.00	163.00	203.00	205.00	207.00	215.00	217.00	219.00
221.00	223.00	225.00	247.00	271.01	271.02	297.00	299.00
307.00	309.00	311.00	313.00	315.00	317.01	317.02	337.00
339.00	341.00	343.00	345.00	347.00	349.00	351.00	353.00
357.00	359.00	381.00					

9) South Crown Heights

213.00	319.00	321.00	323.00	325.00	327.00	329.00	331.00
333.00	335.00	355.00	796.00	798.00	800.00	802.00	804.00
806.00	810.00	812.00	820.00	822.00	874.01	874.02	876.00
878.00	880.00						

10) Bay Ridge

30.00	32.00	34.00	36.00	38.00	40.00	42.00	46.00
50.00	52.01	52.02	54.00	56.01	56.02	58.00	60.00
62.00	64.00	66.00	68.00	70.00	124.00	128.01	128.02
130.00	132.00	134.00	136.00	138.00	140.00	142.00	144.00
146.00	148.00	150.00	154.00	156.00	158.00	160.00	162.00
164.00	194.00	196.00	198.00	200.00	202.00	204.00	206.00
208.00	210.00	212.00					

11) Bensonhurst

168.00	170.00	172.00	174.00	176.00	178.00	180.00	182.00
184.00	186.00	188.00	190.00	248.00	250.00	252.00	254.00
256.00	258.00	260.00	262.00	264.00	266.00	268.00	270.00
272.00	274.00	276.00	278.00	280.00	282.00	284.00	286.00
288.00	290.00	292.00	294.00	296.00	298.00	300.00	302.00
304.00	400.00	402.00	404.00	406.00	408.00	410.00	412.00
424.00	426.00	428.00	430.00	432.00	434.00	436.00	

12) Borough Park

114.00	116.00	192.00	214.00	216.00	218.00	220.00	222.00
224.00	226.00	228.00	230.00	232.00	234.00	236.00	238.00
240.00	242.00	244.00	246.00	438.00	440.00	442.00	444.00
446.00	448.00	450.00	452.00	454.00	462.02	464.00	468.00
470.00	472.00	474.00	476.00	478.00	484.00	486.00	488.00
490.00	492.00	494.00	496.00	498.00			

13) Coney Island

306.00	308.00	314.00	320.00	326.00	328.00	330.00	336.00
340.00	342.00	348.01	348.02	350.00	352.00	354.00	356.00
360.01	360.02	362.00	364.00	366.00	370.00	374.00	382.00
386.00	398.00	610.01	610.02				

14) Flatbush

456.00	458.00	460.01	460.02	462.01	480.00	482.00	506.00
508.00	510.00	512.00	514.00	516.00	518.00	520.00	522.00
524.00	526.00	528.00	530.00	532.00	534.00	536.00	538.00
540.00	542.00	544.00	546.00	748.00	750.00	752.00	754.00
756.00	758.00	760.00	762.00	764.00	766.00	770.00	772.00
774.00	786.00	788.00					

15) Sheepshead Bay/Gravesend

388.00	390.00	392.00	394.00	396.00	414.01	414.02	416.00
418.00	420.00	422.00	548.00	550.00	552.00	554.00	556.00
558.00	560.00	562.00	564.00	566.00	568.00	570.00	572.00
574.00	576.00	578.00	580.00	582.00	584.00	586.00	588.00
590.00	592.00	594.01	594.02	596.00	598.00	600.00	606.00
608.00	612.00	614.00	616.00	618.00	622.00	626.00	628.00
632.00	638.00	642.00					

16) Brownsville/Ocean Hill

301.00 303.00 361.00 363.00 365.01 365.02 367.00 369.00
371.00 373.00 892.00 894.00 896.00 898.00 900.00 902.00
904.00 906.00 908.00 910.00 912.00 914.00 916.00 918.00
920.00 922.00 1122.00 1126.00 1128.00 1130.00 1132.00 1134.00
1136.00 1138.00 1154.00 1156.00 1158.00

17) East Flatbush

780.00 782.00 784.00 790.00 792.00 794.00 814.00 816.00
818.00 824.00 826.00 828.00 830.00 832.00 834.00 836.00
838.00 840.00 842.00 846.00 848.00 850.00 852.00 854.00
856.00 858.00 860.00 862.00 864.00 866.00 868.00 870.00
872.00 882.00 884.00 886.00 888.00 890.00 928.00 930.00
934.00 936.00 938.00 940.00 942.00

18) Flatlands/Canarsie

636.00 640.00 644.00 646.00 648.00 650.00 652.00 654.00
656.00 658.00 660.00 662.00 666.00 670.00 672.00 674.00
676.00 678.00 680.00 682.00 686.00 688.00 690.00 692.00
696.00 698.00 700.00 702.01 702.02 702.03 706.00 720.00
722.00 724.00 726.00 728.00 730.00 732.00 734.00 736.00
738.00 740.00 742.00 744.00 746.00 776.00 844.00 944.01
944.02 950.00 954.00 956.00 958.00 960.00 962.00 964.00
966.00 968.00 970.00 974.00 982.00 984.00 986.00 988.00
990.00 992.00 994.00 996.00 998.00 1004.00 1006.00 1008.00
1010.00 1012.00 1014.00 1016.00 1018.00 1020.00 1022.00
1024.00 1026.00 1028.00 1034.00

MANHATTAN

1) Greenwich Village/Financial District

1.00	5.00	7.00	9.00	13.00	15.01	15.02	21.00
31.00	33.00	39.00	41.00	43.00	45.00	47.00	49.00
51.00	53.00	55.01	55.02	57.00	59.00	61.00	63.00
65.00	67.00	69.00	71.00	73.00	75.00	77.00	79.00
317.01	317.02	319.00					

2) Lower East Side/Chinatown

2.01	2.02	6.00	8.00	10.01	10.02	12.00	14.01
14.02	16.00	18.00	20.00	22.01	22.02	24.00	25.00
26.01	26.02	27.00	28.00	29.00	30.01	30.02	32.00
34.00	36.01	36.02	38.00	40.00	42.00		

3) Chelsea/Clinton/Midtown

52.00	54.00	56.00	58.00	74.00	76.00	81.00	83.00
84.00	87.00	89.00	91.00	93.00	94.00	95.00	96.00
97.00	99.00	101.00	102.00	103.00	104.00	109.00	111.00
112.01	112.02	113.00	115.00	117.00	119.00	121.00	125.00
127.00	129.00	131.00	133.00	135.00	137.00	139.00	

4) Stuyvesant Town/Turtle Bay

44.01	44.02	48.00	50.00	60.00	62.00	64.00	66.00
68.00	70.00	72.00	78.00	80.00	82.00	86.00	88.00
90.00	92.00	98.00	100.00	106.01	108.00	112.03	

5) Upper West Side

143.00	145.00	147.00	149.00	151.00	153.00	155.00	157.00
159.00	161.00	163.00	165.00	167.00	169.00	171.00	173.00
175.00	177.00	179.00	181.00	183.00	185.00	187.00	189.00
191.00	315.00						

6) Upper East Side

106.02	110.00	114.01	114.02	116.00	118.00	120.00	122.00
124.00	126.00	128.00	130.00	132.00	134.00	136.00	138.00
140.00	142.00	144.01	144.02	146.01	146.02	148.01	148.02
150.01	150.02	152.00	154.00	156.01	158.01	160.01	238.00

7) Morningside/Hamilton Hgts.

193.00 195.00 197.01 199.00 201.01 203.00 205.00 207.01
209.01 211.00 213.01 217.01 219.00 221.01 223.01 223.02
225.00 227.01 229.00 231.01 233.00 235.01 237.00

8) Central Harlem

186.00 190.00 197.02 200.00 201.02 206.00 207.02 208.00
209.02 212.00 213.02 214.00 216.00 217.02 218.00 220.00
221.02 222.00 224.00 226.00 227.02 228.00 230.00 231.02
232.00 234.00 235.02 236.00 243.02

9) East Harlem

156.02 158.02 160.02 162.00 164.00 166.00 168.00 170.00
172.01 172.02 174.01 174.02 178.00 180.00 182.00 184.00
188.00 192.00 194.00 196.00 198.00 202.00 204.00 210.00
240.00

10) Washington Heights/Inwood

239.00 241.00 243.01 245.00 247.00 249.00 251.00 253.00
255.00 261.00 263.00 265.00 267.00 269.00 271.00 273.00
275.00 277.00 279.00 281.00 283.00 285.00 287.00 289.00
291.00 293.00 295.00 297.00 301.00 303.00 307.00 311.00
313.00

QUEENS

1) Astoria

1.00[2] 25.00 27.00 29.00 31.00 35.00 37.00 39.00
41.00 43.00 45.00 47.00 49.00 51.00 53.00 55.00
57.00 59.00 61.00 63.00 65.00 67.00 69.00 71.00
73.00 75.00 77.00 79.00 81.00 83.00 87.00 91.00
95.00 97.00 99.00 101.00 103.00 105.00 107.00 111.00
113.00 115.00 117.00 119.00 121.00 123.00 135.00 137.00
141.00 143.00 145.00 147.00 149.00 151.00 153.00 155.00
157.00 159.00 161.00 163.00 299.00 317.00

2 Bronx census tract 1.00 (Rikers Island) is included in this sub-borough area of Queens. However, no residential units are included in the tract.

2) Sunnyside/Woodside

1.00	7.00	19.00	169.00	171.00	179.00	181.00	183.00
185.00	187.00	189.00	191.00	197.00	205.01	205.02	219.00
229.00	235.00	243.00	245.00	247.00	249.00	251.00	253.00
255.00	257.00	259.00	261.00	263.00	265.00	293.00	295.00
297.00	479.00	483.00	485.00	489.00			

3) Jackson Heights

273.00	275.00	277.00	279.00	281.00	283.00	285.00	287.00
289.00	291.00	309.01	309.02	327.00	329.00	331.00	337.00
339.00	347.00	351.00	353.00	355.00	361.00	363.00	365.00
367.00	369.00	371.00	373.00	375.00	377.00	379.00	381.00
401.00	403.00	405.00	407.00	409.00			

4) Elmhurst/Corona

267.00	269.00	271.00	383.00	399.00	411.00	413.00	415.00
427.00	437.00	439.00	443.00	455.00	457.00	459.00	461.00
463.00	465.00	467.00	469.00	471.00	473.00	475.00	481.00
499.00	683.00						

5) Middle Village/Ridgewood

493.01	493.02	495.00	497.00	505.00	507.00	511.00	513.00
515.00	517.00	521.00	525.00	527.00	529.00	535.00	539.00
545.00	547.00	549.00	551.00	553.00	555.00	557.00	559.00
561.00	565.00	567.00	577.00	579.00	581.00	583.00	585.00
587.00	589.00	591.00	593.00	595.00	599.00	601.00	603.00
607.00	613.00	619.00	621.00	623.00	625.00	627.00	629.00
633.01	633.02	635.00	637.00	639.00	655.00	657.01	657.02
659.00	661.00	663.00	665.00	667.00	669.00	671.01	671.02
677.00	679.00						

6) Forest Hills/Rego Park

645.00	687.00	693.00	695.00	697.01	697.02	703.00	707.00
709.00	711.00	713.01	713.02	717.00	719.00	721.00	725.00
727.00	729.00	731.00	733.00	735.00	737.00	739.00	741.00
743.00	745.00	747.00	757.00	769.01	769.02	771.00	

7) Flushing/Whitestone

797.00	799.00	803.01	803.02	837.00	845.00	851.00	853.00
855.00	857.00	859.00	861.00	863.00	865.00	867.00	871.00
875.00	889.01	889.02	907.00	919.00	925.00	929.00	939.00
945.00	947.00	973.00	981.00	987.00	991.00	997.01	997.02
999.00	1017.00	1029.00	1033.00	1039.00	1047.00	1059.00	1141.00
1147.00	1151.00	1155.00	1157.00	1159.00	1161.00	1163.00	1167.00
1171.00	1175.00	1185.00	1187.00	1189.00	1191.00	1193.00	1195.00
1199.00	1201.00	1203.00	1205.00	1207.00	1211.00	1215.00	

8) Hillcrest/Fresh Meadows

214.00	220.01	220.02	230.00	232.00	236.00	448.00	450.00
452.00	454.00	456.00	458.00	464.00	466.00	472.00	476.00
478.00	492.00	779.01	779.02	779.03	779.04	779.05	793.00
809.00	1223.00	1227.01	1227.02	1241.00	1247.00	1257.00	1265.00
1267.00	1273.00	1275.00	1283.00	1333.00	1339.00	1341.00	1347.00

9) Kew Gardens/Woodhaven

2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00
18.00	20.00	22.00	24.00	26.00	28.00	30.00	32.00
34.00	36.00	38.00	40.01	42.00	52.00	108.00	110.00
112.00	114.00	116.00	118.00	120.00	122.00	124.00	126.01
126.02	128.00	130.00	132.00	134.00	136.00	138.00	140.00
142.01	142.02	144.00	148.00	150.00	152.00	154.00	156.00
216.00	641.01	641.02	773.00	775.00			

10) Howard Beach/South Ozone Park

40.02	44.01	44.02	50.00	54.00	58.00	62.00	86.00
88.00	94.00	96.00	98.00	100.00	102.00	104.00	106.00
158.00	164.00	166.00	168.00	170.00	172.00	174.00	176.00
178.00	180.00	814.00	818.00	838.00	840.00	846.01	846.02
864.00	884.00	892.00					

11) Bayside/Little Neck

1081.01	1081.02	1083.00	1091.00	1097.00	1099.00	1113.00	1123.00
1129.00	1133.00	1139.00	1181.00	1291.01	1291.02	1319.00	1367.00
1377.00	1385.01	1385.02	1399.00	1403.00	1409.01	1409.02	1417.01
1417.02	1429.00	1435.00	1441.00	1447.00	1451.01	1451.02	1459.00
1463.00	1467.00	1471.00	1479.00	1483.00	1507.01	1507.02	1529.01
1529.02							

12) Jamaica

182.00 184.01 184.02 186.00 188.00 190.00 192.00 194.01
194.02 196.00 198.00 202.00 204.00 206.00 208.00 212.00
238.00 240.00 244.00 246.00 248.00 250.00 252.00 258.00
260.00 262.00 264.00 266.00 270.00 272.00 274.00 276.00
278.00 280.00 282.00 284.00 288.00 292.00 330.00 334.01
334.02 352.00 366.00 368.00 376.00 384.00 394.00 398.00
400.00 402.00 404.00 410.00 414.00 420.00 422.00 426.00
432.00 434.00 440.00 442.00 446.01 446.02 460.00 462.00
468.00 470.00 480.00 482.00 484.00 500.00 502.01 502.02
504.00 506.00 508.00 510.00 518.00 520.00 522.00 524.00
526.00 528.00 530.00 768.00 788.00 790.00 792.00

13) Bellerose/Rosedale

304.00 320.00 328.00 358.00 496.00 512.00 516.00 532.00
534.00 536.00 538.00 540.00 542.00 548.00 552.00 554.00
556.00 558.00 560.00 562.00 564.00 566.00 568.00 578.00
580.00 588.00 590.00 592.00 594.00 596.00 598.00 600.00
602.00 604.00 606.00 608.00 610.00 612.00 614.00 616.01
616.02 618.00 620.00 624.00 626.00 630.00 632.00 638.00
646.00 650.00 654.00 656.00 660.00 664.00 680.00 682.00
690.00 694.00 716.00 766.00 1301.00 1551.01 1551.02 1567.00
1571.01 1571.02 1579.01 1579.02 1579.03 1617.00 1621.00

14) Rockaways

916.01 916.02 918.00 922.00 928.00 934.00 938.00 942.01
942.02 942.03 952.00 962.00 964.00 972.01 972.02 992.00
998.00 1008.00 1010.01 1010.02 1032.01 1032.02 1072.01 1072.02

STATEN ISLAND

1) North Shore

3.00 6.00 7.00 8.00 9.00 11.00 15.00 17.00
20.01 21.00 27.00 29.00 33.00 36.00 39.00 40.00
47.00 59.00 65.00 75.00 77.00 81.00 89.00 91.00
97.00 105.00 121.00 125.00 133.01 133.02 141.00 147.00
151.00 169.01 187.01 189.01 197.00 201.00 207.00 213.00
219.00 223.00 231.00 239.00 247.00 251.00 303.01 303.02
319.01 319.02 323.00

2) Mid-Island

18.00	20.02	50.00	64.00	70.00	74.00	96.01	96.02
112.01	112.02	114.01	114.02	122.00	128.04	134.00	169.02
173.00	177.00	179.00	185.00	187.02	189.02	273.01	273.02
277.02	277.03	277.04	279.00	291.02	291.03	291.04	

3) South Shore

128.03	132.01	132.03	132.04	138.00	146.03	146.04	146.05
146.06	154.00	156.01	156.02	156.03	170.05	170.06	170.07
170.08	170.09	170.10	176.00	196.00	208.01	208.03	208.04
226.00	236.00	244.00	248.00				

B 2005 New York City Housing and Vacancy Survey Glossary

The following definitions were prepared by the U.S. Bureau of the Census to describe characterisics of individuals, households and housing units available from the 2005 New York City Housing and Vacancy Survey. Some data items described in this report were created by combining or recoding HVS data items listed below.

Additional Heating Required. Additional heating refers to households that reported using additional sources of heat to supplement their regular system, because the regular system, though functioning, did not provide enough heat during the winter prior to the time of interview. Additional sources of heat, such as kitchen stoves, fireplaces, or portable heaters, may have been used only in the mornings or on extra cold days. Electric blankets, heating pads, or hot water bottles are not considered additional sources of heat.

Age. Age classification is based on the age reported as of that person's last birthday. Children under 1 year of age are classified as 1 year old.

Asking Rent. See Monthly Asking Rent.

Average Hours Worked in 2004. This item refers to the number of hours per week in 2004 typically spent at work. Hours spent at work include any kind of leave for which the subject is paid as usual.

Bedrooms. The number of bedrooms in the housing unit is the count of rooms used mainly for sleeping, even if also used for other purposes. Rooms reserved for sleeping, such as guest rooms, even though used infrequently, are counted as bedrooms. On the other hand, rooms used mainly for other purposes, even though used also for sleeping, such as a living room with a sleep sofa, are not considered bedrooms. A housing unit consisting of only one room, such as a one-room efficiency apartment, is classified by definition as having no bedroom.

Broken Plaster or Peeling Paint. The data refer to whether or not the household reported broken plaster or peeling paint on the interior ceilings or walls of the unit. If the condition existed, additional data show whether the area(s) are larger than 8½ inches by 11 inches.

Buildings with Broken or Boarded-Up Windows. There are two items on the NYCHVS questionnaire regarding broken/boarded-up windows; data are provided separately for each. One of the items is an observation item marked by the field representative. This item concerns buildings with broken or boarded up windows on the same street (both sides within the same block) as the sample unit. The second item is asked of the household respondent and concerns buildings with broken or boarded-up windows in the neighborhood, which would encompass the area the respondent considers his/her neighborhood.

Condition. The following items on building condition were determined by observation by the field representative as he/she approached the building containing the sample unit and walked inside. More than one problem may have been observed for each condition item. The category "Unable to Observe"

includes situations in which interviewing may have taken place at night, and the field representative could not see well enough to observe a particular condition.

1. External Walls

    - Missing bricks, siding, or other outside wall material includes units in buildings with defects that can only be corrected by extensive repairs to siding, shingles, boards, brick, concrete, or stucco. Data exclude units in buildings with materials missing temporarily due to repair/construction.

    - Sloping or bulging outside walls include units in buildings with indications of continuous neglect or serious damage to the structure. Data exclude units in buildings with slanting downspouts, sagging shutters, or uneven terrain.

    - Major cracks in outside walls include units in buildings with major open holes or cracks that could allow wind or water to enter the building.

    - Loose or hanging cornice, roofing, or other material includes buildings with loose trim or roofing material defects. A cornice is a horizontal molding along the top of a wall or building.

2. Windows

    - Broken or missing windows include units in buildings with missing or broken window panes.

    - Rotted/loose window frames/sashes include units in buildings with loose/missing putty, rotted wood, and gaps or cracks where water could penetrate.

    - Boarded-up windows include units in buildings with windows covered with wood, metal, etc. to protect against weather or entry.

3. Stairways (interior and exterior)

    - Loose, broken, or missing stair railings include units in buildings with any railings that are not secured tightly enough to use with complete confidence.

    - Loose, broken, or missing steps include units in buildings with any loose, broken, or missing steps.

    - No interior steps or stairways include units in buildings without interior stairways, but which may have exterior steps/stairways.

    - No exterior steps or stairways include units in buildings without exterior steps/stairways, but which may have interior steps/stairways.

4. Floors

    - Sagging or sloping floors include units in buildings with sagging/sloping floors due to excessive wear, age, or possible structural damage.

- Slanted or shifted doorsills or door frames include units in buildings with slanted or shifting doorsills or frames that may be separating from the door.

- Deep wear in floor causing depressions includes units in buildings with defects that are due to advanced age or excessive use causing depressions in the floor.

- Holes or missing flooring includes units in buildings with defects that may be due to rotten or broken wood, faulty masonry, or rodent damage.

5. Overall Condition of Building

- Building condition is classified as sound, deteriorating, or dilapidated. In the tabulations, deteriorating and sound are combined into the category "not dilapidated," based on the presence of observed defects. Sound buildings have no defects or slight defects only, such as cracked window panes or missing paint. Deteriorating buildings show a lack of proper upkeep that cannot be corrected by normal maintenance. One or more intermediate defects, such as rotted or loose window frames or broken or missing interior stair risers, would cause a building to be classified as "deteriorating." Dilapidated buildings do not provide safe and adequate shelter to the occupants. A structure was rated dilapidated if it showed one or more critical defects or a combination of intermediate defects or inadequate original construction.

Condominium. A condominium is a building or development with individually owned apartments or houses. The owner has his/her own deed, and very likely, his/her own mortgage on the unit. The owner also holds a common or joint ownership in all common areas and facilities that serve the project – land, roofs, hallways, entrance elevators, etc. The condominium status question is separate from the tenure question; therefore, condominium units can be classified as both owner-occupied (or vacant-for-sale) or renter-occupied (or vacant-for-rent).

Condominium/Cooperative Conversion. The data are based on whether the householder lived in the unit and paid cash rent at the same time the building became a cooperative or condominium. If the householder reported yes to living in the unit and paying cash rent at the time of the conversion, data are available on whether or not the conversion was done through a non-eviction plan.

> Non-eviction Plan Conversion. Rental apartments can be converted to condominiums or cooperatives through either an "eviction" plan or a "non-eviction" plan. A "non-eviction" plan allows persons who occupied an apartment at the time it became a condominium or cooperative to continue to occupy and rent the apartment without purchasing it. Tenants may not be evicted if they do not buy their unit. Data for this item are limited to renter occupied condominiums and cooperatives.

Contract Rent. See Monthly Contract Rent.

Control Status (Rent Regulation Status). Control status definitions were prepared by the New York City Department of Housing Preservation and Development, Division of Housing Policy Analysis and Statistical Research. They can be found in Appendix C.

Cooperative. A cooperative is a building or development that is owned by its shareholders and is organized as a corporation. It may also be called a stock cooperative or co-op. Ownership of shares in the

corporation entitles each shareholder to hold the lease for one or more apartments (houses). If the person or persons owning the cooperative shares also occupies the unit, the cooperative unit is considered owner-occupied. The cooperative status question is separate from the tenure question; therefore, cooperative units can also be classified as renter-occupied (or vacant-for-rent) or owner-occupied (or vacant-for-sale).

Cracks/Holes in Interior Walls or Ceilings. This item is based on the respondent's report of cracks or holes in interior walls, or ceilings of the unit. Cracks may have been due to any of the following reasons: damage by rats or mice, rotten wood, faulty masonry, or normal building settling. Included are cracks or holes that do not go all the way through to the next room, housing unit, or to the outdoors. Hairline cracks (cracks appearing in the walls or ceiling that aren't large enough to insert a finger nail file) and small holes caused by nails or thumbtacks are not included.

Down payment. Money paid in advance or at the time of settlement or closing as partial or full payment of the purchase price is the down payment. Down payment can also be thought of as the buyer's interest or initial equity in the apartment (house). In the case of Mitchell-Lama cooperatives, the purchase price and the down payment may be identical. The down payment data are limited to units acquired in 2000 or later, and do not include closing costs.

Duration of Vacancy. The time periods shown represent the time the last occupants vacated the unit to the day of the first attempt at interviewing. For newly constructed units, the time refers to the date that the unit is ready for occupancy to the day of the first interviewing attempt. A unit is considered vacant until occupied, regardless of the date on a lease, rental payment, or property settlement.

Education Level. Educational level applies only to progress in "regular" school. Such schools include graded public, private, and parochial elementary and high schools (both junior and senior high), colleges, universities, and professional schools, whether day schools or night schools. Thus, regular schooling is that which may advance a person toward an elementary school certificate, high school diploma, or a college, university, or professional school degree.

Schooling in other than regular schools is counted only if the credits obtained are regarded as transferable to a school in the regular school system. For education received in an ungraded or foreign school, the equivalent grade level in the American school system is estimated. Data are limited to persons 15 years or older.

Employment. See Labor Force Status.

Exterminator Service. Exterminator service is a service provided by a company or individual using chemicals or sprays to control rodents or pests. Data were collected on the frequency of the service described below:

(1) Regularly - Service is provided on any regular interval such as weekly or monthly.

(2) Only when needed - Service is provided on an "as needed basis."

(3) Irregularly - Service is seldom provided for rodent infestation, or the respondent knows there is service but not how often.

(4) Not at all - Service is never provided.

(5) Don't know - Respondent does not know if service is provided.

Fire and Liability Insurance. Data are available for the following:

(1) Whether the property is covered by fire and liability insurance, and if the premium is paid separately.

(2) The annual cost of the insurance for 2004 if it was paid separately from the mortgage or cooperative/condominium maintenance fee.

(3) Whether the fire and liability insurance covers personal possessions.

Floor of Unit. This item shows on which story in a building the sample unit is located. For units that occupy multiple stories, the lowest floor occupied was used. For homes that include a basement and a main floor, the main or first floor was used.

Gross Rent. See Monthly Gross Rent.

Health Insurance. A two-part question asked of the household survey respondent beginning in 2005: the first part determined if the respondent had health insurance; the second part asked the respondent to select which type. Health Insurance is a means for persons to help pay for all or part of their medical care; it can be provided by their place of employment, provided by the government, or purchased privately.

Heating Equipment Breakdown. Breakdowns or failures in heating systems refer to households that reported a heating equipment breakdown that lasted six consecutive hours or longer during the winter prior to the time of the survey. Heating equipment is considered unusable if it cannot be used for the purposes intended; the breakdown may be caused by broken pipes, electrical or gas parts out of order, or downed power lines.

Holes in Floors. This item is based on respondent's report of holes in floors. It refers to holes inside the unit that may have been due to any of the following reasons: damage by rats or mice, rotten wood, faulty masonry, or normal building settling. The holes need not go through the floor to be included. Excluded are very small holes caused by nails or similar objects.

Hours Worked Last Week. This item refers to the actual number of hours worked (including overtime), not the usual or required hours. Excluded from the number of hours worked are lunch breaks and sick or vacation leave. If two jobs were worked, the total number of hours worked at both jobs is included.

Household Composition. Three main categories are presented. Each category consists of these components: with no other household members, with no children under 18, and with other adults and children under 18.

Married Couple. Each household in this category consists of the householder and spouse, and may include other persons, all of whom may or may not be related to the householder.

Female Householder. This category includes households with female householders with no spouse present. These householders may be widowed, divorced, separated, or never married. Other related or unrelated people may also live in the household.

Male Householder. This category includes households with male householders with no spouse present. These householders may be widowed, divorced, separated, or never married. Other related or unrelated people may also live in the household.

Household Members Under Age 6 and Under Age 18. These items include all members of the household (other than the householder and his/her spouse) regardless of their relationship to the householder, who fall into these age groups.

Householder (Reference Person). The householder (reference person) is the household member or one of the household members who owns or rents the sample unit. If no household member owns or rents the sample unit, the first person listed is designated as the householder (reference person). The term reference person is used in the questionnaire but is replaced by the term householder in the final data presentations.

Households Below Specific Income Level. The specified income level statistics presented are derived from an updated poverty level index used in the March Current Population Survey supplement. This index is based on a definition originated by the Social Security Administration in 1964 and subsequently modified by a Federal Interagency Committee in 1969. This index, as applied to the NYCHVS, provides a range of income cutoffs or "poverty thresholds" adjusted to take into account such factors as size of family unit, age of householder, and number of children. These thresholds are shown in the chart at the end of this glossary.

Housing Unit. A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from others in the building and have direct access from the outside of the building or through a common hall. For vacant units, the same criteria are applied for the intended occupants.

Immigration Status. Indicates whether a householder not born in the USA came here as an immigrant, and if so, when; or if the householder was born in the USA outside New York City, when he/she moved to New York City.

Income of Households. Household income is the income of all members of the household 15 years or older regardless of whether they are related to the householder or not. The data represent income for the calendar year 2004 and are the sum of the amounts for each of the following sources:

(1) Wage and salary income includes total income from wages, salary, tips, bonuses, commissions and leave before all deductions.

(2) Net income from own farm or nonfarm business, proprietorship, or partnership includes the total money receipts for goods sold or services rendered minus business expenses. Business expenses include rent, utilities, employee pay, business taxes, cost of goods, and depreciation on buildings/equipment, etc. Salary is not an expense; it is part of income from the business.

(3) Interest or dividends, net rental or royalty income, or income from estates and trusts includes the following items:

- Interest - money received or credited to a savings account, bonds, or savings certificates. Interest accruing to retirement accounts that cannot be withdrawn in the near future is excluded.

- Dividends - payments made by corporations and mutual funds to shareholders.

- Net rental income - includes income from tenants/roomers/boarders and rent received less expenses of paying for and maintaining the property.

- Net royalty income - gross income from mineral, gas, or oil rights, patents, trademarks, literary works, formulas, etc. less deductions. Deductions against gross royalties are made for depletion, depreciation, office expenses, interest, taxes, and similar items.

- Estates and trusts - periodic payment received from these entities.

(4) Social Security or railroad retirement income includes Social Security and railroad retirement payments. Some persons receiving these payments have Medicare deducted. However, for this survey, the Medicare deduction is counted as income and included in this item. If recipients are under age 15, the allotment is reported for the person to whom the check is sent (if the person is age 15 or over).

(5) Income from government programs includes the following:

- Supplemental Security Income (SSI) - payments received from a program run by the Social Security Administration for low income, elderly, or disabled persons. Payment may come from the federal government, state, or local welfare office. It is not Social Security income.

- Temporary Assistance for Needy Families (TANF, formerly AFDC) - payments received through a welfare program administered by the state or local government to families with dependent children.

- Safety Net - payments received through a program that is a form of public assistance for low income households with no dependent children. (Formerly known as Home Relief)

- Shelter Allowance - payments that help to defray all or part of the cost for shelter. These may be paid directly to the recipient or to the landlord. Amount is reported for the person to whom issued.

(6) Income from retirement, survivor, or disability pensions (but not Social Security) includes the following:

- Private pensions - payments received from a former employer, labor union, etc. A survivor is also eligible as a beneficiary.

- Government employee pensions - monthly payments to former employees and survivors paid by federal, state, or local agencies, or the Armed Forces.

- Disability pensions - payments resulting from some severe or permanent injury, illness, or disability. The payment can be from a government agency or private organization.

- Annuities - periodic payments as a return on an investment such as life insurance.

- IRA and Keogh Plans - payments from retirement accounts received by persons aged 59½ years old or older, or by disabled persons.

(7) Income from veteran's payments, unemployment compensation, child support, alimony, or regular contribution from other sources includes the following:

- Veteran's payments - periodic payments to disabled veterans, survivors of deceased veterans, living expense stipends paid during education/training, and annual refunds paid on GI life insurance policies.

- Unemployment compensation - payments from state unemployment insurance funds, railroad unemployment benefits, labor union strike funds, and supplemental payments from companies to help replace wages during work layoffs. It also includes supplemental payments to persons who had exhausted their state payments.

  Also included are payments for training, transportation, and/or subsistence by persons undergoing classroom training provided through the Job Training Partnership Act through state or local governments.

- Child support - payment for support of children not living with one parent as a result of divorce or legal separation. Payment may also be made through a court system.

- Alimony - payment received after a divorce or legal separation.

- Other sources - financial assistance from private charitable organizations such as the Red Cross or a church, any contributions from persons not living in the household, scholarships or fellowships received by students for which no work or service is required, and anything else not mentioned.

Income of Persons. The data reflect total income from all sources for all persons 15 years old or older during calendar year 2004. See Income of Households for a description of the various income sources.

Income of Primary Individuals. The data represent total income from all sources during calendar year 2004 for householders who live alone. See Income of Households for a description of each income source.

Industry Code. See Type of Industry and Occupation Code.

Kitchen Facilities. A housing unit has complete kitchen facilities if it has a sink with piped water, a range or cookstove, and a refrigerator. All facilities must be located in the unit although they do not need to be in the same room. Kitchen facilities are for exclusive use if they are only used by the occupants of the unit. In the case of vacant units, the same criteria was used in determining complete kitchen facilities and their exclusive use, but the criteria was applied to the intended occupants. Kitchen facilities are considered to be functioning if they work at all, even if imperfectly.

Labor Force Status. All persons 15 years and older are classified into one of two major labor force groups. The groups are described below:

(1) In the Labor Force. Persons are classified as in the labor force if they are employed, unemployed, or in the Armed Forces the week prior to interview.

  (a) Employed/Armed Forces. Employed persons comprise (1) all individuals who, during the

week prior to interview, did any work at all as paid employees or in their own business or profession, or who worked as unpaid workers for 15 hours or more a week in a business operated by a member of the family and (2) all those who had jobs but were not working because of illness, bad weather, vacation, or labor-management dispute, or because they were taking time off for personal reasons, whether or not they were seeking other jobs. Each employed person was counted only once. Those persons who held more than one job were counted in the job at which they worked the greatest number of hours during the week prior to interview. If they worked an equal number of hours at more than one job, they were counted at the job they held the longest.

(b) Unemployed. Unemployed persons are those individuals who, during the week prior to interview, had no employment but were available for work, and (1) had engaged in any specific job seeking activity within the past 4 weeks such as registering at a public or private employment office, meeting with prospective employers, checking with friends or relatives, placing or answering advertisements, writing letters of application, or being on a union or professional register; (2) were waiting to be called back to a job from which they had been laid off; or (3) were waiting to report to a new wage or salary job within 30 days.

(2) Not in Labor Force. The category "not in the labor force" includes the following:

- Persons who reported doing unpaid work in a family business for less than 15 hours a week.
- Persons who reported being temporarily absent (for any reason other than a layoff) from working in a family business without pay.
- Persons who reported not working the week prior to interview, and one of the following situations existed:

  a. The person responded "no" to being temporarily absent from a job.

  b. The person responded "no" to looking for work for the last four weeks, or the person did not report whether he/she was looking for work.

Length of Lease. A lease is defined as a contract granting use or occupation during a specified period in exchange for rent. The length of lease is from the time the lease originated, not from the time of the interview. The data are limited to households paying cash rent.

Looking for Work During the Last Four Weeks. The data represent whether or not individuals who did not work last week or were not on temporary absence or layoff tried to get a job or start a business during the last four weeks prior to interview. Examples of seeking work include: placing or answering advertisements for help, writing letters/resumes, consulting an employment agency, exploring the possibilities of starting a business or practice, and checking with a union or other workers organization.

Maintenance Deficiencies. See Number of 1987 and 2005 Maintenance Deficiencies.

Monthly Asking Rent. The asking rent for vacant for-rent housing units is the rent asked for the unit at

the time of interview which may differ from the rent paid at the time the unit was occupied. The asking rent may or may not include utilities.

Monthly Condominium or Cooperative Maintenance Fees. This question applies only to owner occupied condominiums or cooperatives. Some or all of the following may be included in condominium or cooperative maintenance fees: real estate taxes; fire insurance; other hazard insurance; payments on the underlying building mortgage; salaries of maintenance employees; heating expenses; utilities; and reserves for major repairs, maintenance, etc.

Monthly Contract Rent. Monthly contract rent is the rent agreed to or contracted for, even if furnishings, utilities, or services are included. Rental units occupied without payment of cash rent are classified as either "no cash rent," or "occupied rent free."

Monthly Gross Rent. Monthly gross rent is the monthly contract rent plus the monthly cost of utilities, (electricity, gas, and water and sewer) and other fuels (oil, coal, kerosene, wood, etc.) if these items are paid by the renter in addition to rent. Use of this measure eliminates differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rent payment.

Monthly Mortgage or Loan Payment. This is the amount paid to the lender or lenders for the mortgage(s) or loan(s) outstanding on the apartment (house). It includes payments for principal and interest, real estate taxes, fire and liability insurance, and mortgage insurance, if they are part of the mortgage payment.

Monthly Out-of-Pocket Rent. The total amount of rent NOT paid by a government housing subsidy program. For public assistance recipients, this includes funds from the basic grant (non-shelter allowance). "Out-of-pocket" also includes payments or help with rent from outside, non-government program sources such as per diem reimbursement, or help from parents, friends, or a church.

Mortgage Interest Rate. The rate of interest on the most recent home loan - asked only at owner-occupied units with a mortgage. This is a new question for 2005.

Mortgage Status. This item refers to whether there is a mortgage or similar loan outstanding on the apartment (house), or whether it is owned free and clear. A mortgage or similar debt refers to all forms of debt where the property is pledged as security for payment of debt, including home equity loans. A home equity loan is a mortgage in which a line of credit is established allowing the owner to borrow against equity in the unit. It may be placed on a property that already has a first or second mortgage, or it may be placed on a property that is owned free and clear. Owners of cooperatives technically do not have mortgages, but the loans they have taken to finance the purchase of shares in the cooperative are considered "similar loans" for the purpose of this survey.

Most Recent Place Lived 6 Months or More. Data are presented for the place that the householder lived continuously for at least six months before moving to his/her current residence.

Neighborhood Rating. The data presented are based on the respondent's overall opinion of the physical condition of the residential structures in his/her neighborhood.

Nonrelative. A nonrelative of the householder is any person in the household that is not related to the householder (reference person) by blood, marriage, or adoption. Roomers, boarders, lodgers, partners,

resident employees, wards, and foster children are included in this category.

Number of 1987 and 2005 Maintenance Deficiencies. The data for these items consist of a count of all households answering affirmatively to the specific maintenance deficiency items collected in 1987 and 2005. To be counted in one of the five 1987 deficiency categories, all of the following items had to be reported: heating equipment breakdown (one or more times), additional heating required, rodent infestation, cracks/holes in the walls, ceilings or floors, and broken plaster/peeling paint larger than 8½ x 11 inches. Beginning in 1991, the list was expanded to include toilet breakdowns and water leaks from outside the unit. Data are presented separately for the 5 deficiency items on the 1987 survey and the 7 deficiency items on the 2005 survey.

Number of Persons. All persons occupying the housing unit are counted. These persons include not only occupants related to the householder but also any lodgers, roomers, boarders, partners, wards, foster children, resident employees, and any others who share the housing unit of the householder.

Number of Stories in Building. This item refers to the number of floors in the building. Basement apartments are counted as a floor only if occupied.

Number of Units in Building. In determining the number of housing units in a building, all units (both occupied and vacant) are counted. A building is classified as a separate building if it has either open space on all sides or is separated from other structures by dividing walls that extend from ground to roof. Data from this item represent the number of housing units located in buildings of a specified size, not the number of residential buildings.

Number of Weeks Worked in 2004. This refers to the number of weeks worked during the last year in which the subject spent one or more hours at work. This number should include weeks spent on paid leave; such as paid sick leave, paid vacation, or military service. Weeks spent on unpaid leave or layoff are not included.

Occupancy Status Before Acquisition. The data are limited to owner occupied units and refer to the status prior to the householder's acquisition of the apartment (house). The categories are as follows:

- Owned and Occupied by Another Household - The unit was purchased from the previous owner.
- Rented by Reference Person - The unit was rented by the reference person before the purchase occurred.
- Rented by Another Household - The unit was occupied and rented by another household before it was purchased.
- Never Previously Occupied - The unit was newly constructed or gut rehabilitated and the current occupants are the first occupants.
- Don't Know - The respondent does not know the previous situation of the unit.

Occupation Codes. See Type of Industry and Occupation Code.

Owner in Building. The owner need not live in the sample unit to be considered as living in the building.

Ownership Status. The categories for homeowner units (occupied and vacant) are:

Homeowner (Conventional). Privately owned houses or buildings that are NOT part of a cooperative or condominium building or development. This category includes owner-occupied single-family houses, living quarters in partially-commercial buildings (such as a doctor's office and living quarters together in one building), and all other types of owner-occupied units which are not in cooperatives and condominiums.

Mitchell-Lama Coop. The units were constructed under the New York State or New York City Mitchell-Lama cooperative program. The purpose of the program is to enable moderate and middle-income families to secure decent affordable housing through limited equity cooperative ownership. The mechanisms employed to keep both the initial down payment and monthly carrying charges within the means of middle-income families, to which the program is restricted, are: tax exemption, state or city provided low interest mortgages, and limited developer profit. In certain instances, federal subsidies are combined with the state and local measures to achieve the program's objectives.

Private Coop/Condo. Privately owned cooperative or condominium units which were not constructed under the New York State or New York City Mitchell-Lama program. A portion of the units in this category may have benefitted from some other type of government assistance (e.g., J-51, 421A).

Passenger Elevator in Building. This item refers to the presence of an elevator in the building in working or non-working order. Excluded are elevators used only for freight. In the tabulations, data are shown by the number of housing units in structures with two or more stories which have one or more passenger elevators on the same floor as the sample unit.

Persons from Homeless Situation. This item refers to whether a person has come from a homeless situation before moving into his/her current residence. This may be a shelter, a transitional center, or a "homeless" hotel. A person is not considered to be homeless if they are able to afford shelter, live with someone to save money, a child living with parents, or staying with friends while looking for a place to live. The data are limited to persons coming from a homeless situation within the past 5 years. This item also asks whether those persons were in a homeless situation for financial reasons, or for other reasons such as substance abuse, emotional or mental problems, or personal preference.

Persons Per Room. Persons per room is computed for each occupied housing unit by dividing the number of persons in the unit by the number of rooms in the unit. The data refer, therefore, to the number of housing units having the specified ratio of persons per room. See Rooms for a description of what constitutes a room.

Place of Birth. This item refers to where the householder and his/her parents were born. The householder was asked to select from the following categories: New York City; U.S., outside New York City; Puerto Rico; Dominican Republic; Caribbean (other than Puerto Rico or Dominican Republic); Mexico; Central America, South America; Canada; Europe; Russia/Successor States to the Soviet Union (Ukraine, Georgia, etc.); China, Hong Kong, Taiwan; Korea; India; Pakistan, Bangladesh; Philippines; Southeast Asia (Burma, Cambodia, Laos, Malaysia, Singapore, Thailand, Vietnam); Other Asia; Africa; and all other countries.

Plumbing Facilities. A housing unit has complete plumbing facilities if it has hot and cold piped water, a flush toilet, and a bathtub or shower. All facilities need not be located in the same room, but they all must

be in the unit. Complete plumbing facilities are for exclusive use if they are used only by the occupants of the unit. For vacant units, the same criteria were used in determining complete plumbing facilities and their exclusive use, but the criteria were applied to the intended occupants.

Poverty Level. See Households Below Specific Income Level.

Presence of Mice and Rats. The data refer to whether the household reported seeing mice or rats or signs/traces of their presence inside the house or building during the last three months. Signs/traces of mice and rats include droppings, holes in the wall, or torn food containers.

Primary Individual. A householder who lives alone.

Primary Reason for Not Looking for Work. Data are limited to individuals 15 years or older. Data are presented for the main reason individuals (who did not look for work during the last four weeks) are not seeking work based on the following categories:

(1) Believes no work is available in line of work or area.
(2) Could not find any work.
(3) Lacks necessary schooling, training, skills, or experience.
(4) Employers think too young or too old.
(5) Other personal handicap in finding a job.
(6) Can't arrange child care.
(7) Family responsibilities.
(8) In school or other training.
(9) Ill health or physical disability
(10) Retired.
(11) Other.
(12) Don't know.

Public Assistance or Welfare Payments. This item refers to anyone in the household, regardless of their age or relationship to the householder, who receives public assistance payments from such sources as: Temporary Assistance for Needy Families or Family Assistance (TANF, formerly AFDC); Safety Net (formerly Home Relief); Supplemental Security Income; etc. A brief description of these sources is presented in part 5 of the Income of Households definition.

Purchase Price. The purchase price refers to the price of the house and lot or apartment at the time the property was acquired. Closing costs are excluded from the purchase price. The data are limited to households that acquired their units in 2000 or later.

Race. The concept of race as used by the Census Bureau does not denote a clear-cut scientific definition of biological stock. Race was determined for each person in the household on the basis of a question that asked for the respondent's identification of a person's race in one or more of the following categories:

(1) White
(2) Black or African American
(3) American Indian or Alaska Native
(4) Chinese

(5) Filipino
(6) Korean
(7) Vietnamese
(8) Asian Indian, Pakistani, Bangladeshi
(9) Other Asian
(10) Native Hawaiian
(11) Other Pacific Islander

Beginning with the 1993 NYCHVS, all persons who reported their race as "other" were allocated to one of the major race categories, as were persons not reporting race. Beginning in 2002, respondents were able to report multiple races. Thus, use caution when comparing racial data across surveys. For a further explanation of these differences see the section, Relationship to Previous NYCHVS surveys that starts in the Overview.

Real Estate Taxes. Two questions were asked pertaining to real estate taxes. Excluded are payments on delinquent taxes due from prior years. Data are available for the following:

(1) Whether the real estate taxes are paid separately.
(2) The amount of real estate taxes paid in 2004.

Reason Householder Moved From Previous Residence. These data are shown for units where the householder moved into the sample unit in 2002 or later. The categories refer to reasons causing the move from the previous residence. The reasons are described below:

EMPLOYMENT

Job Transfer/New Job - Householder moved due to taking a new job or was transferred to are by employer.

Retirement - Householder moved after retirement.

Looking for Work - Householder moved because it seemed to be a good area to find a job.

Commuting Reasons - Householder moved because this unit is closer to place of employment or the commute is more efficient or improved than previous residence.

To Attend School - Householder moved to attend school in another area.

Other Financial/Employment Reason - Householder moved for some other job related reason.

FAMILY

Needed Larger House or Apartment - Householder moved because more space was needed.

Widowed - Householder moved because husband/wife passed away.

Separated/Divorced - Householder moved due to separation or divorce.

Newly Married - Householder moved because of marriage.

Moved to Be With or Closer to Relatives - Householder moved to live with or closer to other relatives.

Family Decreased (except widowed/separated/divorced) - Householder moved because family size shrank, such as grown children leaving home.

Wanted to Establish Separate Household - Householder moved to be "on one's own."

Other Family Reasons - Householder moved due to another family reason.

NEIGHBORHOOD

Neighborhood Overcrowded - Householder moved because previous neighborhood was too crowded.

Change in Racial or Ethnic Composition of Neighborhood - Householder moved because people of different ethnic groups moved into previous neighborhood.

Wanted This Neighborhood/Better Neighborhood Services - Householder moved because there are better services and/or facilities in this neighborhood, or wanted this particular neighborhood.

Crime or Safety Concerns - Householder moved because this neighborhood has less crime, or former neighborhood had too much crime.

Other Neighborhood Reason - Householder moved due to other neighborhood reason.

HOUSING

Wanted to Own Residence - Householder wanted to own unit.

Wanted to Rent Residence - Householder wanted to rent unit.

Wanted Less Expensive Residence/Difficulty Paying Rent or Mortgage - Householder moved because previous residence was too costly.

Wanted Better Quality Residence - Householder moved because this is a higher quality residence. This may be due to better structural quality or better services such as maintenance or security.

Evicted - Householder was evicted from previous residence.

Poor Building Condition/Services - Householder moved because previous residence was not properly maintained, or in poor structural condition.

Harassment by Landlord - Householder moved because landlord at previous residence damage

the unit/building, threatened, or took other actions to get the resident to move out.

Needed Housing Accessible for Persons with Mobility Impairments - The householder moved to this unit because he/she or another household member required housing that was accessible for persons with physical disabilities that impaired mobility. (New category in 1996.)

Other Housing Reason - Householder moved because of some other problem with previous residence or amenities of current residence.

OTHER

Displaced by Urban Renewal, Highway Construction, or Other Public Activity - Householder moved because of government action such as road construction.

Displaced by Private Action (Other than Eviction) - Householder moved because of private action (other than eviction) such as conversion of a building to cooperative or condominium units.

Schools - Householder moved because there are better schools in this neighborhood.

Natural Disaster/Fire - Householder moved because last residence was damaged by fire or a natural disaster.

Any Other - Householder moved for any other reason not listed above.

Reasons Vacant Unit Not Available. Data are presented for the reason that the vacant unit is not available for sale or for rent according to the following categories:

- Rented, not yet occupied - If money rent has been paid or a lease signed, but the renter has not moved in, the vacant unit is included in this category.
- Sold, not yet occupied - If the unit has recently been sold, but the new owner has not yet moved in, the vacant unit is included in this category.
- Unit or building is undergoing renovation - Includes vacant units which are being renovated, or the building is being renovated.
- Unit or building is awaiting renovation - Also includes vacant units held off the market until other units in the building can be vacated so that the whole building can be renovated.
- Being converted to nonresidential purposes - Vacant units that will be converted to nonresidential use are included in this category.
- There is a legal dispute involving the unit - Includes vacant units wherein the terms of a will, a lawsuit, settlement of an estate, or some other legal matter places the unit in limbo.
- Being converted or awaiting conversion to condominium or cooperative - Includes vacant units that are not available for rent or sale because they are in the process of being converted to a condo/coop.

- Held for occasional, seasonal, or recreational use - Includes vacant units which are held for weekend or other occasional use throughout the year. Units belonging to a corporation for occasional use by an employee are also included in this category.

- The owner cannot rent or sell at this time due to personal problems - Includes vacant units that are unavailable for occupancy because of some personal problem of the owner such as age or illness.

- Being held pending sale of building - Includes vacant units that are being held until the entire building is sold.

- Being held for planned demolition - Includes vacant units in a building that the owner plans to demolish once the unit is vacated.

- Held for other reasons - Includes vacant units that are unavailable for reasons not included in any of the above categories.

Reference Person. See Householder.

Relationship. Relationships are determined by how each household member is related to the householder. Persons are classified as relatives of the householder if they are related to him/her by blood, marriage, or adoption. Unrelated household members could include a roomer/boarder, foster child, unmarried partner, housemate/roommate, or other nonrelative.

Rent. See Monthly Asking Rent, Monthly Contract Rent, Monthly Gross Rent, or Monthly Out-of-Pocket Rent.

Rent as Percent of Income. This is the percentage of a household's average monthly income represented by the monthly rental expense. Contract Rent as a percent of Income uses the monthly contract rent as the numerator. Gross Rent as a percent of Income uses the monthly gross rent as the numerator. Calculations are not done for households that do not pay rent, have no income, or report a net income loss.

Rent Regulation Status (see Control Status). The final rent regulation status definitions were prepared by the New York City Department of Housing Preservation and Development, Division of Housing Policy Analysis and Statistical Research. They were the basis of the regulatory status categories used in this document and can be found in Appendix C.

Rent Regulation Status (Respondent Reported). This is the rent regulation status as reported by the respondent. Status is categorized as follows: 1) under rent control, 2) rent stabilization, 3) neither, and 4) respondent doesn't know. The response to this question is NOT used in determining rent regulation status (see definition of Rent Regulation Status).

Rent Subsidy. This refers to whether the Federal, state, or local government pays part of the householder's rent either to a member of the household or directly to the landlord under the following programs:

- Under the Federal Section 8 certificate or voucher program, the government pays part of the rent for low income families and individuals. The tenants pay approximately 30 percent of their household income for rent, and the Section 8 program pays the difference between the tenant's payment and a fair market rent.

- The Public Assistance Grant is made up of the Basic Grant and Shelter Allowance. The Shelter Allowance is meant to be used for the payment of rent. If the rent is higher than the Shelter Allowance, the tenant must pay the remainder of the rent with the Basic Grant.

- A Senior Citizen Rent Increase Exemption (SCRIE) is for people aged 62 and above living in rent controlled, rent stabilized, or Mitchell-Lama units. For tenants with incomes below a threshold amount, the city pays the difference in monthly rent resulting from increases that raise rent to more than one-third of income.

- Any other federal, state, or city housing subsidy program.

Rooms. Rooms counted include whole rooms used for living purposes, such as living rooms, dining rooms, bedrooms, kitchens, finished attic or basement rooms, recreation rooms, permanently enclosed porches that are suitable for year-round use, and lodger's rooms. Also included are rooms used for offices by a person living in the unit.

A partially divided room, such as a dinette next to a kitchen or living room, is a separate room only if there is a partition from floor to ceiling, but not if the partition consists only of shelves or cabinets.

Not included in the count of rooms are bathrooms, halls, foyers or vestibules, balconies, closets, alcoves, pantries, strip or pullman kitchens, laundry or furnace rooms, unfinished attics or basements, other unfinished space used for storage, open porches, trailers used only as bedrooms, and offices used only by persons not living in the unit.

If a room is used by occupants of more than one unit, the room is included with the unit from which it is most easily reached.

Senior Citizen Carrying Charge Increase Exemption. Data are limited to households with persons age 62 or over living in cooperatives. The City of New York will pay the difference between one-third of income and an increase in the carrying charge that raises it above that amount in households where the householder or spouse is age 62 or over with incomes less than a threshold amount. This program is intended for residents of Mitchell-Lama cooperatives.

Single Room Occupancy (SRO) Unit. A rental unit consisting of one or two rooms, which does not provide its occupants with exclusive use of a complete kitchen and/or complete bath. For example, the SRO may have a shared bath, or a partially-equipped kitchen.

Spanish/Hispanic Origin. This classification refers to whether each person occupying the housing unit is of Spanish or Hispanic origin. The following categories are identified as Spanish/Hispanic: Puerto Rican, Dominican, Cuban, South/Central American, Mexican/Mexican-American/Chicano, and Other Spanish/Hispanic.

Special Place. These are different types of living quarters that are excluded from the survey. Examples include nursing homes, prisons, rectories and dormitories. Thus, any persons residing in such places are also not included in the survey. Note that prior to 2000, "rooming/boarding houses" were special places, but are now housing units.

SRO Flag. This flag designates units that were found on the Single Room Occupancy (SRO) sample frame.

Structure Classification. New York City structure class definitions are prepared by the New York City Department of Housing Preservation and Development, Division of Housing Policy Analysis and Statistical Research.

The New York State Multiple Dwelling Law (MDL) assigns a structure class designation to all "multiple dwellings," that is, all buildings that have three or more residential dwelling units. A "class A" multiple dwelling is used, as a rule, for permanent residence purposes. A "class B" multiple dwelling is used, as a rule, transiently, as the more or less temporary home of individuals or families who are lodged without meals. In addition, the Multiple Dwelling Law distinguishes between: a) "tenements," which are pre-1929 residential structures built originally as residential buildings, b) "post-1929 multiple dwellings" which are residential structures built after 1929, c) "converted dwellings" which are multiple dwellings that have been converted from structures that were originally 1-2 family dwellings, and d) "altered dwellings" which are multiple dwellings that have been altered from structures that were used for commercial or other non-residential purposes.

The structure class categories used for the 2005 New York City Housing and Vacancy Survey are based on the Multiple Dwelling Law and are defined as follows:

Old Law Tenement (built before 1901) - A "class A" multiple dwelling constructed before 1901 and subject to the regulations of the Tenement House Acts of 1867 and 1879. These buildings were usually designed to fit the maximum number of rooms on the standard 25' x 100' lot, with "railroad flat" floor plans, having rooms lined up like cars on a train. These plans offered little light or ventilation for interior rooms. Most of the buildings were six stories or less, with four apartments per floor. There were minimum standards regarding ventilation, fire escapes, sanitation, and basement units.

New Law Tenement (built 1901-1929) - A "class A" multiple dwelling constructed between 1901 and 1929 and subject to new standards for ventilation, sanitation, and fire safety contained in the Tenement House Act of 1901. Distinguished from the Old Law Tenement in terms of reduction of hazardous conditions and improved access to light and air. Typically, these structures were larger than Old Law Tenements, built on lots at least 40 feet wide, with courtyards or double sized air shafts to meet the enhanced ventilation standards.

Multiple Dwelling Built After 1929 (including public housing) - A "class A" multiple dwelling constructed after 1929 and subject to the regulations of the Multiple Dwelling Law of 1929. This law codified standards for high rise apartments, whether for tenements or luxury buildings. This law made "mechanical ventilation" an acceptable substitute for windows in corridors and baths, increased height and bulk limits, and legitimated the double-loaded corridor, in which a series of apartments open onto an interior hallway with no windows.

Apartment Hotel Built Before 1929 - A "class A" multiple dwelling constructed before 1929 that has hotel-type amenities such as a front desk, maid service, or linen service.

One-two Family Dwelling Converted to Apartments - A "class A" multiple dwelling that was converted from a dwelling that previously had fewer than three residential units.

Non-residential Building Altered to Apartments - A "class A" multiple dwelling that was altered from a non-residential building that previously had no residential units.

Tenement Building Used for Single Room Occupancy - A "class A" multiple dwelling with units that are being used for single room occupancy pursuant to section 248 of the Multiple Dwelling Law. Section 248 specifies the conditions under which "class A" multiple dwellings may be used for single room occupancy. Single room occupancy is the occupancy by one or two persons of a single room, or of two or more rooms which are joined together, separated from all other rooms within an apartment in a multiple dwelling, so that the occupant(s) reside separately and independently of the other occupant(s) of the same apartment. When a "class A" multiple dwelling is used wholly or in part for a single room occupancy, it remains a "class A" multiple dwelling.

One-two Family Dwelling Converted to Rooming House - A "class B" multiple dwelling that was converted from a dwelling that previously had fewer than three residential units. A rooming house is a multiple dwelling, other than a hotel, having fewer than thirty sleeping rooms and in which persons either individually or as families are housed for hire or otherwise with or without meals.

Miscellaneous Class B Structure - This includes all other "class B" multiple dwellings such as old law and new law residential apartment buildings converted for single room occupancy, but not pursuant to section 248 of the Multiple Dwelling Law; lodging houses; rooming houses; hotels; and commercial buildings altered for residential single room occupancy use. A lodging house is a multiple dwelling, other than a hotel, a rooming house, or a furnished rooming house, in which persons are housed for hire for a single night, or for less than a week at one time, or any part of which is let for any person to sleep in for any term less than a week. An inn with fewer that thirty sleeping rooms is a rooming house. A hotel is an inn having thirty or more sleeping rooms.

One-two Family House. A "private dwelling" in any building or structure designed and occupied exclusively for residence purposes by not more that two families. A building designed and occupied exclusively by one family is a "single-family private dwelling." One designed for and occupied exclusively by two families is a "two-family private dwelling." Private dwellings also include a series of one-family or two-family dwelling units, each of which faces or is accessible to a legal street or public thoroughfare.

Sub-borough Areas. Sub-borough areas are groups of census tracts containing at least 100,000 population. The tract composition of each area was determined by the New York City Department of Housing Preservation and Development and was based on Census Bureau requirements that no sub-borough area have less than 100,000 population. The boundaries of sub-borough areas may often approximate community district boundaries. However, sub-borough areas are not the same as community districts.

Temporarily Absent or on Layoff. Data on temporarily absent are presented for persons who reported not working the week prior to interview. Data are shown separately for persons reporting an official layoff or furlough and those reporting absence because of vacation, temporary illness, or involvement in a labor dispute, etc.

Tenure. A housing unit is owner-occupied if the owner or co-owner lives in the unit, even if it is mortgaged at the time of the interview. A cooperative or condominium unit is owner-occupied only if the owner or co-owner lives in it at the time of the interviewer's visit. All other occupied housing units are classified as renter-

occupied including housing units rented for cash rent and those occupied without payment of cash rent.

Toilet Breakdowns. Based on respondent's report of whether there was a time in the three month period preceding the survey when all the toilets in the apartment (house) were not working for six consecutive hours.

Type of Business/Industry Activity. Data are presented that reflect the main business/industry activity conducted by a firm. The categories are as follows:

- Manufacturing - the making, processing, or assembly of products.
- Wholesale trade - the buying of goods from a manufacturer and the selling to large users such as retail stores, hotel chains, hospitals, etc.
- Retail trade - the selling of products directly to consumers; all restaurants and taverns are also included here.
- Other - includes construction firms, government agencies, and service industries. Examples of service industries are hotels, repair shops, laundries, hair salons, advertising agencies, and stock brokerages.

Type of Heating Fuel. Four types of heating fuels were reported. Electricity is generally supplied by means of above or underground electric power lines. Utility gas is piped through underground pipes from a central system to serve the neighborhood. Fuel oil is heating oil, normally supplied by truck to a storage tank for use by the heating system. Other fuels include coal, kerosene, wood, etc.

Type of Industry and Occupation Code. Codes for type of industry and occupation are based on Census 2000 definitions at the four digit level. (2002 and earlier codes were three digit.)

Type of Schedule. These codes are assigned during clerical editing of the questionnaires and may be used in computer editing to assign tenure and vacancy status if these items are not reported. (This item appears on the Microdata File only.)

Type of Worker. Type of worker consists of the following categories:

1. Private Wage and Salary Worker - FOR PROFIT company, business, or individual for wages, salary, or commission. This classification also includes compensation by tips, piece rates, or pay "in kind," if received from a non-governmental source, regardless of whether the source is a large corporation or a single individual.

2. Private Wage and Salary Worker - NOT-FOR-PROFIT, tax exempt, or charitable organization. This category includes:

    - Employees of churches, unions, YMCAs, political parties, professional associations, non-profit hospitals, and similar organizations.
    - Persons who work for condominium and cooperative associations, other cooperative businesses, mutual and fraternal insurance companies, mutual savings banks, and credit unions.

- Employees of foreign governments, the United Nations, or other formal international organizations controlled by foreign governments.

3. Government Worker - federal

4. Government Worker - state, local (city, borough, etc.) - these categories include:

   - Employees of public schools, government-owned bus lines, and government-owned utilities (by level of government).

   - Persons elected to paid offices.

   - Civilian and active duty members of the Armed Forces.

5. Self-employed in own incorporated/unincorporated business or professional practice.

   - Own business, incorporated, refers to people who own all or most of the stock in a privately held corporation, and consider themselves self-employed.

   - Own businesses, unincorporated, refers to work for profit or fees in the person's own business, shop, office, etc. It does not include managers or other executives hired to run a business, salespersons on commission, or corporate officers. This category includes sole proprietorships and partnerships, but the company cannot be incorporated.

6. Working without pay in a family business.

   Persons who received no monetary compensation for their work in a family business are included in this category. In addition, persons who receive room and board as pay for work in a family business are also included here.

Utilities and Fuels. Data on amounts paid for the utility items (electricity, gas, water, and sewer) and the fuel items (oil, coal, kerosene, wood, etc.) are shown if they are used and paid separately from the rent or any condominium or maintenance fees. Amounts for electricity and gas are monthly; water and sewer, and other fuel costs are yearly.

The gas, water and sewer utility items, and fuel items used in the monthly gross rent tabulation are all two-part questions: 1) Is the item paid separately (from the rent or any condominium or maintenance fees), and 2) If it is paid separately, what is the cost (amount). However, information on electricity is asked in a three part question: 1) Is electricity paid separately (from the rent or any condominium or maintenance fees), 2) if it is paid separately, what is the cost (amount), and 3) if it is combined with the gas payment and respondent cannot give separate estimates of gas and electricity costs.

Vacancy Status. Data on the status of vacant units are presented in the following categories:

- Vacant for rent - Includes vacant units that are for rent only; both for rent or for sale; unsold vacant units offered for rent in condominium or cooperative buildings; individually owned units offered for rent during an extended absence by the owner; and vacant units in a building offered for sale and the sample unit is offered for rent.

- Vacant for sale - Includes only vacant units for sale to the general public.

- Not available for rent or for sale - Includes vacant units not available for rent or for sale. See "Reason Vacant Unit Not Available" for a description of the reasons.

Value. Value is the respondent's estimate of how much the apartment or house/lot would sell for if it were for sale. Any nonresidential portions of the property are excluded from the estimate.

Water Leakage. The data refer to units where water has leaked into the unit other than from the unit's fixtures backing up or overflowing. Units with situations such as leaks through the ceilings or roof, or closed windows are included here.

Wheelchair Accessibility. A series of items were added in 1996 to determine if the building and sample unit were wheelchair-accessible. The field representative determined by observation or measurement if the street entry and inner lobby (width at least 32"), elevator (door width 36", cab depth 51"), and unit entrance (width 32") were accessible. Additionally, each respondent living in a building with an elevator was asked if the elevator could be reached without using steps, and, all respondents were asked whether the unit could be reached from the sidewalk outside, without using any steps.

Worked Last Week. Last week refers to the full calendar week, Sunday through Saturday before the interview. The following activities are counted as work: paid work; work for meals; lodging, supplies, etc.; work for piece rates, commissions, or tips; work in the person's own business or professional practice; work without pay in a family business; active military duty; and any part-time job such as babysitting. Work excludes work around a person's own house, unpaid babysitting, volunteer work, and school work.

Worker's Occupation Code. Codes for type of occupation are based on Census 2000 definitions at the four digit level (codes for 2002 and earlier were three digits).

Year Acquired. The year the apartment (house) was acquired is the year the householder acquired the apartment (house) outright or began making payments on the mortgage or similar loan. The year the apartment (house) was acquired is not the year the mortgage or similar loan was paid off.

Year Building Built. Data on year built were obtained from records provided by the New York City Department of Housing Preservation and Development. Each sample unit was coded via computer based on this information.

Year Last Worked. The data represent the most recent year in which the person did any work at all, not necessarily the year the person last worked full-time.

Year Moved In. Data are presented for the year in which the householder moved into the sample unit; that is, the date of the latest move. If the householder moved out of the unit but returned later, the data refer to the date he/she moved back.

Year Moved to New York City. If householder was born outside of New York City, reports the year he/she moved to New York City. (See Immigration Status)

Year Moved to U.S. If householder was born outside of the U.S., reports the year he/she moved to the U.S. (See Immigration Status)

Poverty Thresholds for 2004, by Size of Family and Number of Related Children Under 18 Years

Size of Family Unit	Weighted Average Threshold	Related Children Under 18 Years								
		None	One	Two	Three	Four	Five	Six	Seven	Eight or More
One person (unrelated individual)	$9,645									
Under 65 years	9,827	$9,827								
65 years and over	9,060	9,060								
Two persons	12,334									
Householder under 65 years	12,714	12,649	$13,020							
Householder 65 years and over	11,430	11,418	12,971							
Three persons	15,067	14,776	15,205	$15,219						
Four persons	19,307	19,484	19,803	19,157	$19,223					
Five persons	22,831	23,497	23,838	23,108	22,543	$22,199				
Six persons	25,788	27,025	27,133	26,573	26,037	25,241	$24,768			
Seven persons	29,236	31,096	31,290	30,621	30,154	29,285	28,271	$27,159		
Eight persons	32,641	34,778	35,086	34,454	33,901	33,115	32,119	31,082	$30,818	
Nine persons or more	39,048	41,836	42,039	41,480	41,010	40,240	39,179	38,220	37,983	$36,520

Source: U.S. Census Bureau.

C

Definitions of Rent Regulation Status

Prepared by New York City Department of Housing Preservation and Development
Division of Housing Policy Analysis and Statistical Research

For purposes of the HVS, the Census Bureau draws a scientifically selected sample of New York City housing units from among all those possible; i.e., the sample frame. The 2005 New York City Housing and Vacancy Survey (HVS) used a sample taken from a sample frame based primarily on Census 2000 and updated for new construction. The 1991, 1993, 1996, and 1999 HVSs were based on a sample taken originally from the 1990 Census. The five HVSs from 1975 to 1987 used a sample originally drawn from the 1970 Census. Each rental unit in the sample must be assigned a rent regulation status. The following describes both the two-phase coding procedure applied to determine rent regulation status in the 2005 HVS, and brief definitions of these rent regulation status categories under current law and regulations.

The following two-phase coding procedure allowed the U.S. Census Bureau to assign a regulation status to each rental unit selected for the new sample.

First Phase - Address Lists

The Census Bureau first looks for a match of each apartment name and/or building address of a sample unit with any of several address lists supplied by HPD. These lists are obtained from the administrative records of the various federal, state and city agencies responsible for rent regulation. They are geo-coded (to identify valid, duplicate and alias addresses) and prepared in a format that the Census Bureau can use. These lists include the following: the computerized rent and building registration files from the New York State Division of Housing and Community Renewal (DHCR) for rent stabilized and rent controlled units, all the public housing units owned and managed by the New York City Housing Authority, buildings regulated by New York State or New York City under the Mitchell-Lama program, buildings held and managed by the City under the *in rem* program, units whose rents are regulated by the New York City Loft Board, units in buildings whose rents are regulated under programs of the federal Department of Housing and Urban Development (HUD), and those regulated under Article 4 of the Private Housing Finance Law (PHFL).

The largest of these lists contains the records for rent stabilized and rent controlled units. Under the Omnibus Housing Act of 1983, administration of rent control and rent stabilization in New York City became the responsibility of the New York State Division of Housing and Community Renewal (DHCR). In April 1984, owners of rent controlled units in buildings of six or more units were required to register these units and provide information on their tenantry and unit characteristics to DHCR. Owners of rent stabilized units are required to file registrations annually.

However, relying exclusively on DHCR administrative records of rent controlled and rent stabilized units to determine regulation status may be problematic for a number of reasons. First, although the Omnibus Housing Act of 1983 required owners with rent controlled and rent stabilized apartments to register with the DHCR, 100 percent compliance by owners is unlikely, and the Rent Regulation Reform Act of 1993 substantially eased penalties for failing to register in a given year, so it is unlikely that all owners of stabilized units do register their buildings and units annually. Owners of buildings with rent-controlled units are not required to register those units annually.

Second, the Rent Regulation Reform Acts of 1993 and 1997 provided owners with certain terms and conditions related to vacancy, monthly rent levels and leaseholder incomes that allowed them to decontrol both rent controlled and rent stabilized units. This meant that annual registration information could be over-ridden by subsequent decontrol on the part of the owner.

Third, rent controlled units can be passed to a next generation of close relatives or domestic partners who have shared the unit for a period of years with the original leaseholder. These "succession rights" need to be taken into consideration in coding the rent regulation status of a unit.

For the 2005 HVS, HPD compiled as complete a list of rent controlled and rent stabilized units as possible by integrating several address list files provided by the state DHCR. HPD obtained from DHCR and merged the annual rent regulation files covering the five-year period, 1999 through 2003, and selected the most recent registration status available for each unit. These files include rent stabilized, rent controlled and exempt (no longer regulated) units registered with DHCR. HPD also obtained from DHCR records of units known to be rent controlled because building owners had requested an increase in the unit's Maximum Base Rent in the 2000-2001 and/or 2002-2003 cycles. DHCR also provided data on units decontrolled (mostly stabilized) as of December 2004 as a result of a request by the owner under the rent level and leaseholder income decontrol provisions of the 1993 or 1997 Rent Regulation Reform Acts. All of these data files were used by HPD to select the most recent available rent regulation status (controlled, stabilized or exempt) for a unit based on records provided by DHCR. These were provided to the Census Bureau for its coding of regulatory status through subsequent procedures.

Second phase - Supplementary Information

For units with no match on any of the publicly regulated address lists, and for units matching the rent controlled or rent stabilized lists, the Census Bureau then applies a further algorithm to incorporate the major definitional criteria covered in the Local Emergency Rent Control Act of 1962, the 1969 Rent Stabilization Law, the 1974 Emergency Tenant Protection Act, the Omnibus Housing Act of 1983 and the Rent Regulation Acts of 1993 and 1997. This phase determines whether a unit 1) should have been listed as controlled or stabilized but was not, or, 2) was at one point controlled or stabilized but should not have been by the time of the HVS interview; and 3) if identified as rent stabilized, should be coded as pre-1947 or post-1947, since this information does not appear on the DHCR files. For example, this supplementary procedure identifies units registered as controlled in 1984 that changed tenancy since then but for which no change in registration was filed, or units in cooperative or condominium buildings that were regulated at the time of a prior registration but changed tenancy since conversion, and exempt units whose owners have not registered them as exempt. The criteria include age of building, number of units in the building, move-in date of the current tenant, whether the building receives a 421-a or J-51 tax reduction benefit, whether the building is a cooperative or a condominium, whether the tenant moved in after date of coop/condo conversion, and if the contract rent level is greater than $2,000.

Below are descriptions of the rent control and rent stabilization categories, followed by descriptions of the other rent regulation categories covered in the HVS.

Controlled

Controlled units are subject to the provisions of the Rent Control Law and Regulations, which have jurisdiction over some occupied private rental units. All increases in rent are set and must be approved by the state DHCR. The following units are classified as rent controlled: units in buildings with three or more

units constructed before February 1, 1947, where the tenant moved in before July 1, 1971 or units substantially rehabilitated prior to January 1, 1976 under the provisions of J-51, which were initially occupied by the current tenant prior to January 1, 1976; units in buildings with one or two units constructed before February 1, 1947 which were initially occupied by the current tenant prior to April 1953. Some controlled units may remain in buildings converted to cooperatives or condominiums.

In addition, the rents of units in rental buildings built under the Municipal Loan Program, Article 8 of the PHFL, are under statutory rent control, though not under the Maximum Base Rent system. If a Municipal Loan was taken out before 1984 and is still outstanding, its rents are regulated by DHCR upon HPD's recommendation. If an outstanding loan was taken out after 1984, its rents are regulated by HPD. When the Municipal Loan is paid off, if built before1974 and the building contains six or more units, its units continue to be regulated; if built after 1974, or the building has fewer than six units, the units become deregulated. Municipal Loan units are covered in the second phase of the HVS coding procedure where they are treated similarly to "Other Regulated."

Under law, all rent controlled apartments that are voluntarily vacated after June 30, 1971 are no longer subject to the jurisdiction of the Rent Control Law. If the unit is in a building with fewer than six units, it becomes decontrolled; if the unit is in a building with six units or more, it becomes rent stabilized.

Stabilized

The stabilized category is divided into two parts: units built pre-1947 and units built in or post-1947.

Pre-1947 Stabilized

The following units are classified as pre-1947 stabilized units: units in buildings with six or more units constructed before February 1, 1947 where the current tenant moved in on or after July 1, 1971; units that had been rent controlled but were decontrolled prior to July 1, 1971 under the luxury decontrol provisions of city rent regulations unless the current tenant moved in after the effective date of a cooperative or condominium conversion (if any).

In buildings that contained six or more units at the time stabilization went into effect, which were converted to five or fewer units at a later date, units would remain stabilized. If a landlord failed to properly register one of these units as stabilized, the DHCR does not correct it, and thus, it would be inaccurately coded as "other" for the purposes of this survey.

Post-1947 Stabilized

The following units were classified as post-1947 stabilized: units in buildings with six or more units which were constructed between 1947 and 1973 or after 1974 if the units received a 421-a or J-51 conversion tax abatement that is still in effect (some previously tax-abated units are no longer rent stabilized after the expiration of tax benefits) and the current tenant moved in prior to a cooperative or condominium conversion (if any); units in buildings occupied prior to 1974 under the Mitchell-Lama program which have been "bought out" of the program. In addition, some housing units subject to regulation by virtue of various governmental supervision or tax benefit programs are subject to rent regulatory status pursuant to Section 2521.1(k) of the Rent Stabilization Code.

Public Housing

Rental units in structures owned and managed by the New York City Housing Authority are classified as Public Housing. Only households with specified low- or moderate-income levels may qualify as tenants. The Authority regulates terms and conditions of occupancy. Private housing leased by the Authority is not classified here as Public Housing.

Mitchell-Lama Rental

Rental units in buildings constructed under the provisions of Article 2 of the PHFL are classified as Mitchell-Lama Rental. Units in the sample are coded by the Census Bureau based on administrative records from the state and city agencies (DHCR and HPD) that are responsible for supervising these developments.

The Mitchell-Lama program is primarily housing for moderate and middle-income tenants; therefore, occupancy is restricted to households meeting certain income limitations. The mechanisms employed to keep rents at affordable levels include tax exemption, state- or city-provided low interest mortgages, and limitations of return on equity. In certain instances, federal subsidy programs are combined with the state and local assistance measures to achieve the program's objectives. Rents are directly regulated; adjustments are based on changes in operating costs, debt structure, and profitability in the particular project and must be approved by the appropriate state or city agency. Certain Mitchell-Lama projects were refinanced under 223F, National Housing Act, and rents are regulated by the U.S. Department of Housing and Urban Development (HUD).

All Other Rental Housing

This is a single residual category in tables of HVS data prepared by the Census Bureau. It encompasses all units excluded from the control status classifications described above. It includes the following categories which can be isolated separately when using HVS microdata files prepared by the Census Bureau for the HVS.

(a) Not Regulated

Units with no current governmental restrictions or regulation on rents or rental conditions or type of tenancy. This category is made up of the following units:

(i) Units regulated in the past and deregulated under the provisions of vacancy decontrol. For the most part these units are in buildings with five or fewer units built before 1947.

(ii) Cooperative or condominium units that are renter occupied by tenants who moved into them after the buildings were converted to cooperatives or condominiums.

(iii) Units that were never subject to government rent regulation. Units in this category are mainly located in structures of fewer than six units that were completed on or after February 1, 1947, or in rental buildings constructed after January 1, 1974 which did not receive 421-a tax abatements, or are in buildings originally constructed as cooperatives or condominiums.

(iv) Units that were deregulated by the order of the DHCR because of monthly contract rent of $2,000 or more and annual tenant income of $175,000 or more, under provisions of the Rent Regulation Act of 1997. These units were identified from a list of such units since program inception in 1993 provided by the DHCR.

(v) Units whose tenants took occupancy in 1994 or later, if the rent is $2,000 or more and the building is not currently under the 421-a or J-51 program.

(b) *In Rem*

In Rem includes units located in structures owned by the City of New York as a result of an *in rem* proceeding initiated by the city after the owner failed to pay tax on the property for 3 or more years for 1- and 2-family dwellings, or one or more years for a multiple dwelling. Though many of these units in multiple dwellings had previously been subject to either rent control or rent stabilization, they are exempt from both regulatory systems during the period of city ownership.

(c) HUD Federal Subsidy

Unit is in a building that received a subsidy through a federal program which requires HUD to regulate rents in the building. These programs include Section 8 New Construction, Substantial and Moderate Rehabilitation as well as other subsidized construction and rehabilitation programs. They do not include units in buildings that receive federal mortgage guarantees; nor, because the HUD lists used for the HVSs were organized by building, not unit, do they include units whose tenants receive Section 8 existing certificates or rent vouchers unless the entire building is receiving federal subsidy. Moreover, some units that receive subsidies from more than one government source may be listed under another control category such as Mitchell-Lama. Thus, the HVSs data on HUD Federal Subsidy should not be used to study units or occupants of units participating in these programs.

(d) Article 4

Unit is in a building which was constructed under Article 4 of the PHFL and which is still covered by the provisions of the article. This program built limited-profit rental buildings for occupancy by households with moderate incomes.

(e) Loft Board Regulated Buildings

Unit is located in a building originally intended as commercial loft space, is occupied as rented residential space and has its rents regulated by the New York City Loft Board (as indicated by Loft Board records).

(f) "Other Regulated" as a category in tables in the published comprehensive report includes HUD-regulated, Article 4 and New York City Loft Board-regulated units, described above. In tables where Mitchell-Lama or *in rem* units are not categorized separately, they may also be included in "Other Regulated."

Definition of Program Status Input

This variable is only used as part of a control status recode programming sequence that identifies the rent regulation status of a unit. For reasons of confidentiality, units in buildings receiving benefits from more than one program are only listed for one program by the Census Bureau. Thus, the variable does not give complete data for all programs and should not be used to study characteristics of units in the various programs. Definitions of programs used in this control status recode are the same as those described above, with the addition of the following two programs:

421-a

Unit is in a building that receives or received 421-a tax benefits from the City of New York. This program provides real estate tax exemptions and abatements to newly constructed units. Because of constraints placed on the data for reasons of confidentiality, the Census Bureau may not list as receiving 421-a tax benefits some units that do receive 421-a tax benefits but also receive benefits under other programs. Therefore, HVS data on 421-a should not be used to study the size, effects, or beneficiaries of the 421-a tax abatement program.

J-51

Unit is in a building that receives or received J-51 tax benefits from the City of New York, based on most recent available expiration date. This program provides real estate tax exemptions and abatements to existing residential buildings that are renovated or rehabilitated in ways conforming to the requirements of the statute. It also provides these benefits to residential buildings that were converted from commercial structures. The HVS data on J-51 should not be used to study size, effects, or beneficiaries of the J-51 tax abatement program because, for reasons of confidentiality, some units receiving J-51 benefits as well as other benefits are not listed as receiving J-51 benefits by the Census Bureau.

D

2005 New York City Housing and Vacancy Survey: Sample Design, Estimation Procedure, Accuracy Statement and Topcoding

Prepared by the U.S. Census Bureau

I. SAMPLE DESIGN

The City of New York is required by law periodically to conduct a survey to determine if rent regulations should be continued. A primary tool in this decision is the *"vacant available for rent"* rate, which is defined as the ratio of the vacant available for rent units to the total number of renter occupied and vacant available for rent units for the entire city. The New York City Housing and Vacancy Survey (NYCHVS) measures rental and homeowner vacancy rates, as well as various household and person characteristics. The design requires the standard error of the estimate of the vacant available for rent rate for the entire city be no more than one-fourth of 1 percent, if the actual rate was 3 percent.

A. Sampling Frames

The 2005 NYCHVS sample consists of housing units selected from the following three sampling frames:

1. Housing units included in the 2000 Census

2. Housing units constructed since the 2000 Census

3. Housing units in structures owned by New York City (IN REM). These types of housing units were oversampled to ensure a large enough sample for analysis of this subuniverse. Note that these housing units are also part of the 2000 Census frame.

The NYCHVS sample includes only housing units. The principal exclusions were living quarters classified as:

- Transient hotels,
- Commercial and mission lodging houses,
- Inmate living quarters in institutions,
- Quarters for the military on military installations, and
- Other large group quarters not meeting the definition of a housing unit.

Also, generally excluded were housing units in special places. These included housing units located on the grounds of institutions (both civilian and military). Residential hotels and motels, however, were included in the survey.

B. Sample Selection

Within each NYCHVS sampling frame, we selected clusters (groups of housing units) of generally four housing units, with the exception of IN REM units where we selected clusters of size five. For all frames except the IN REM frame, the housing units were consecutive units. For the IN REM frame, we selected a systematic sample of housing units within each sample building.

1. Housing Units Included in the 2000 Census

   Within this frame, we sorted housing units by (a) borough, (b) sub-borough, (c) percent renter occupied in the block, (d) tract, (e) block number, (f) basic street address, and (g) unit designation. We selected a systematic sample of housing units across all boroughs. This frame included IN REM units.

2. Housing Units Constructed Since the 2000 Census

   We selected units in this frame from Certificates of Occupancy (C of Os) issued between January 2000 and November 2004. We dropped all housing units that were also on the 2000 census frame from this sample. We sorted the housing units by borough and date (i.e., year and month) of issue and selected a systematic sample of housing units within each borough. We listed each structure that contained a sample housing unit and then identified the designated sample unit in the order in which the unit appeared on these listings.

3. Housing Units in Structures Owned by New York City (IN REM)

   This frame consisted of units in structures owned by New York City as of November 2004. The City owned these units because the owner failed to pay the real estate tax and/or other charges on the property. We selected a probability proportional to size sample of in rem buildings first, then selected sample units within buildings. In this procedure, each building is assigned a probability of selection based on the expected number of housing units in the building. This probability is in direct proportion to this expected number of units. Thus, a building with 8 units has twice the probability of selection as a building that has 4 units. Buildings are sampled using these probabilities.

   First, we sorted the buildings by:

   (1) Borough, and

   (2) Size of the Building (number of units)

We selected a systematic sample of buildings, then, after listing the individual units in each building, we selected a systematic sample of units within each sample building.

C. Sample Size

The total number of sample housing units selected for the 2005 NYCHVS was 18,516. The table below provides the total number of sampled housing units by borough.

Borough	Number of Housing Units
Bronx	2,826
Brooklyn	5,241
Manhattan	4,949
Queens	4,540
Staten Island	960
Total	18,516

Of these housing units, 726 interviews were not obtained because, for occupied housing units, the occupants

- refused to be interviewed,
- were not at home after repeated visits,
- or were unavailable for some other reason.

For vacant units, an interview wasn't obtained if no informed respondent could be found after repeated visits. These 726 noninterviews are known as type-A noninterviews. There were an additional 956 units, known as type-C noninterviews, that were not interviewed because they no longer exist or are uninhabitable. This classification produced a 96 percent overall response rate (18,516-956-726)/(18,516-956) = (16,834/17,560).

The sample housing units were visited between January and June 2005 by field representatives (FRs) hired and trained for this task. The FRs visited each sample address and completed a questionnaire for both occupied and vacant units. In addition, for evaluation purposes, the occupancy status of all vacant units and a sample of occupied units was independently determined in a reinterview. An independent third interview reconciled any differences.

II. ESTIMATION PROCEDURE

To compute estimates of housing unit and person characteristics based on the data we collected for the 2005 NYCHVS, we calculated sample weights for each housing unit and person record. The final weight for each housing unit equals the product of the following weight and adjustments:

1. Base Weight

   We determined a base weight as the reciprocal of the probability of selecting the unit. Because IN REM sample units and a few census sample units were eligible for selection from both the 2000 Census and the IN REM frames, we adjusted the basic weights of these units to reflect the fact that they had multiple chances of selection.

2. Nonresponse Adjustment

   We adjusted the base weight of each interviewed housing unit to account for the 726 eligible units that did not respond (type-A noninterviews).

3. Ratio Adjustments

   We adjusted the sampling weights using a three-stage housing unit ratio estimation procedure to do the following:

   - to account for known sampling variability in the 2000 Census frame,
   - to account for known sampling variability in the IN REM frame,
   - to bring the sample estimates of housing units into close agreement with estimates derived from independent sources, and
   - to account for housing unit undercoverage.

We used the same procedure to determine weights for estimating person characteristics, but added a ratio adjustment to adjust for person undercoverage within households.

A. Nonresponse Adjustment

We applied a noninterview adjustment factor to all interviewed housing units to account for type-A noninterviews using a factor equal to the following ratio:

$$\frac{\text{(weighted count of interviewed units) + (weighted count of Type A noninterviews)}}{\text{(weighted count of interviewed units)}}$$

We computed the factor separately for old construction and new construction housing units as follows:

Old Construction

1. For sample housing units selected from the 2000 Census frame, we computed the noninterview adjustment factor separately by borough using the characteristics below. We used 2002 NYCHVS data where available to determine the tenure and characteristics cell of a unit. If the 2002 NYCHVS data were not available, we used 2005 NYCHVS data.

   a. For renter-occupied units HUs, we used

      Monthly rent
      - < $100
      - $100-$199
      - $200-$299
      - $300-$399
      - $400-$499
      - $500-$599
      - $600-$699
      - $700-$999
      - ≥$1,000

      Number of Rooms
      - 1, 2, 3, 4+, or
      - 1-2, 3, 4, 5+ or
      - 1-3, 4, 5, 6+

   b. For owner-occupied units HUs, we used

      Value
      - < $25,000
      - $25,000-$49,999
      - $50,000-$74,999
      - $75,000-$99,999
      - $100,000-$149,999
      - $150,000-$199,999
      - $200,000-$249,999
      - $250,000-$299,999
      - $300,000-$399,999
      - $400,000-$499,999
      - $500,000

Number of Rooms

- 1-4, 5, 6, 7+ or
- 1-3, 4, 5, 6+ or
- 1-3, 4, 5-6, 7+ or
- 1-4, 5, 6, 7+ or
- 1-5, 6, 7, 8+ or
- 1-5, 6-7, 8, 9+

c. For vacant units, we used

Vacancy status

- renter occupied/vacant for rent,
- owner occupied/vacant for sale,
- vacant/unavailable or vacancy status unknown.

2. We computed the factor for IN REM units separately by borough.

New Construction

For new construction units, we computed the factor separately using segment number range and borough.

B. Ratio Estimate Factors

For each ratio estimation procedure, we computed factors for ratio estimate cells and applied the factors to the appropriate units in the corresponding cell. The factors were equal to the following ratio:

The denominators of the ratios equals the sum of the weights of housing units (or

$$\frac{\text{Independent Estimate of the Number of HUs (persons) for the cell}}{\text{NYCHVS Sample Estimate of the Number of HUs (persons) for the cell}}$$

persons) with all previous factors applied.

1. 2000 Census Ratio Estimate Factor

This procedure adjusted for differences between the 2000 Census counts and the corresponding sample counts. We adjusted the weights of all NYCHVS sample units selected from the 2000 Census frame. We computed the factors separately by borough using the following 2000 Census characteristics:

- For renter-occupied housing units, we used

  (a) *Subborough* (Bronx(10), Brooklyn (18), Manhattan (10), Queens (14), Staten Island (3))

  (b) *Number of Persons in the Housing Units* (1, 2, 3-4, 5 or more)

  (c) *Race of the Householder* (White, Black, All Remaining Races)

- For owner-occupied housing units, we used

  (a) *Subborough* (Bronx(10), Brooklyn (18), Manhattan (10), Queens (14), Staten Island (3))

  (b) *Number of Persons in the Housing Units* (1, 2, 3-4, 5 or more)

- For vacant housing units, we used *vacancy status* (vacant for rent; vacant for sale; rented/sold; seasonal; migrant; other.)

2. IN REM Ratio Estimate Factor

This procedure adjusts for known sampling variability in the IN REM sample selection. We adjusted the weights of all sample units selected from the IN REM frame by borough (5 cells). We used the total number of units in each borough in the IN REM frame as control totals.

3. 2005 Housing Unit Ratio Estimate Factor

This procedure adjusted the 2005 NYCHVS sample estimate for housing unit undercoverage by controlling the sample estimate to independent estimates of 2005 total housing units. The control totals were derived from 2000 Census housing unit totals. We applied this ratio estimation procedure to all interviewed housing units. We calculated the ratio estimate factor for each of the boroughs (5 cells). The independent estimates were 2000 Census counts of the total number of housing units in each of the boroughs at the time of the 2005 survey.

4. 2005 Person Ratio Estimate Factor

This additional adjustment accounted for sampling variability and known coverage deficiencies for persons within interviewed households. This ratio estimation assumes that reference persons, spouses or unmarried partners are always picked up during the interview and only persons other

than a reference person, spouse or unmarried partner could be missed in households. We computed this factor within each borough by age, race and sex (80 cells).

- The numerator of the ratio equaled the independent estimate of 2005 total persons for the cell minus the NYCHVS sample estimate of reference persons and spouses or unmarried partners. The independent estimates were projected based on 2000 Census person totals.

- The denominator of the ratio equaled the NYCHVS sample estimate of persons other than reference persons, spouses or unmarried partners for the cell. The person ratio estimate factor was applied only to the persons other than reference persons, spouses, or unmarried partners.

The ratio estimation procedures, as well as the overall estimation procedure, reduced the sampling error for most statistics below what would have been obtained by simply weighting the sample by the base weight.

III. SAMPLING AND NONSAMPLING ERRORS

Since the statistics produced from this survey are estimates derived from a sample, they will differ from the "true values" being estimated. There are two types of errors which cause estimates based on a sample survey to differ from the true value - sampling error and nonsampling error.

A. Nonsampling Errors

If every housing unit in New York City were interviewed, the estimates of housing unit characteristics would still differ from the true value (for example, the median contract rent). In this instance, the difference is due solely to nonsampling errors. We attribute nonsampling errors in sample surveys to many sources:

- deficiencies in the sampling frame (i.e., not all housing units are covered),
- inability to pick up all persons within sample households,
- inability to obtain information about all cases in the sample,
- definitional difficulties,
- differences in the interpretation of questions,
- inability or unwillingness to provide correct information on the part of the respondents, and
- mistakes in recording, coding or keying the data obtained.

There are also other errors of collection, response, processing, coverage, and estimation for missing data.

In the 2005 NYCHVS, we missed about five percent of the housing units in the five boroughs covered by the survey. Overall, we missed about eight percent of the people in sample households. This within-household undercoverage varied by age, race, sex, and borough. It ranged from about a 27-percent overcoverage of White females between 15-24 in Manhattan to a 60-percent undercoverage of Other males between 15-24 in Staten Island. The following table gives the undercoverage of the various race-sex groups for the city as a whole:

Race-Sex Group	Undercoverage
White & Other Females	6%
White & Other Males	9%
African American Females	5%
African American Males	11%

We adjusted for this undercoverage through the housing unit and person ratio estimate factors previously described. Measures of other errors for this survey are not available. However, we believe some of the important response and most of the operational errors were detected and corrected during the Bureau's review of the data for reasonableness and consistency.

B. Sampling Errors

Sampling error is a measure of how estimates from a sample vary from the actual value. NOTE: By the term "actual value" we mean the value we would have gotten had all housing units been interviewed, under the same conditions, rather than only a sample.

The formulas in Tables 1 through 6, citywide and for each borough which can be found toward the end of this document, allow you to compute a range of error such that there is a known probability of being correct if you say the actual value is within the range. The error formulas are approximations to the errors. They indicate the order of magnitude of the errors rather than the actual errors for any specific characteristic. To construct the range, add and subtract the error computed from the formulas to the estimate. A table of the Standard Errors of the Estimates for selected NYCHVS items is posted at the Census Bureau's website at http://www.census.gov.

The letter "A" in the formula represents the weighted sample estimate you derive from the file.

The letter "Z" determines the probability the actual value is within the range you compute. The larger the value of Z, the larger the range, and the higher the odds

the actual value will be in the range. The following values of Z are most commonly used.

Value of Z	Meaning
1.00	There is a 67-percent chance you'll be correct if you say the actual value is in the range you compute.
1.64	There is a 90-percent chance you'll be correct if you say the actual value is in the range you compute.
1.96	There is a 95-percent chance you'll be correct if you say the actual value is in the range you compute.
2.58	There is a 99-percent chance you'll be correct if you say the actual value is in the range you compute.

Note that if Z = 1.00, the formula computes the standard error. Ranges of 90 and 95-percent are commonly used. The range of error is also referred to as the confidence interval since there is a certain level of confidence the actual value is within the interval. You can compute a standard error and confidence interval for data from the HVS that are total numbers, percents, differences, medians, or means using formulas from Tables 1-6 as shown in the following examples.

Sets of standard errors have been computed for New York City as a whole and for each of the five boroughs. Table 1 contains the set for New York City and Tables 2 through 6 for each of the boroughs. The tables are divided into two major sections. The upper portion contains three formulas that apply to housing units. The lower portion contains seven formulas that apply to persons. Tables 7A and 7B contain a description of which formula to use for estimates pertaining to housing units. Table 7A specifically pertains to the second of the three formulas. Table 7B specifically pertains to the third of the three formulas. The first formula is used for any item not listed in either Table 7A or 7B. The first column in Tables 7A and 7B lists the characteristic for which the tables are to be applied. The second column lists the applicable subgroups (e.g. total occupied, vacant for rent, etc). If the estimate of interest matches to both the first and second column of either table, use the corresponding formula. If no match is found, use the first formula.

1. Totals

   According to the 2005 HVS, there are 17,759 vacant-for-rent units in Brooklyn. To compute a 90-percent confidence interval, you would use the first formula in Table 3 and you would compute the error as follows:

$$Z \times \sqrt{(264.79 \times A) - (0.000253 \times A^2)}$$

$$1.64 \times \sqrt{(264.79 \times 17{,}759) - (0.000253 \times 17{,}759^2)} = 3{,}526$$

Thus there is a 90-percent chance you'll be correct if you conclude the actual number of vacant-for-rent units in Brooklyn is 17,759 plus or minus 3,526 or in the range 14,233 to 21,285.

If the estimate involves two characteristics from Tables 1 through 6, use the formula with the larger first number under the square root.

2. Percents

The formula (not shown in a table) for computing the error of any percent derived from the data is the following:

$$Z \times Y \times \sqrt{\frac{264.79 \times P \times (100-P)}{B}}$$

where:

Z: defines the confidence the range will include the actual value,

Y: is the number from the last column of Tables 1 through 6 (chosen based on the characteristics represented in the numerator and denominator),

P: is the percent you calculate, and

B: is the denominator of the percent.

For example, there are 636,271 occupied home owner conventional housing units in New York City and 135,187, or 21.25 percent, were built between 1947 and 1969. Using Table 1 for New York City, together with Tables 7A and 7B, you choose the value of Y = 1 because the characteristic is not included in 7A or 7B. (While year-built is in 7B, the subgroup owner occupied units is not). To compute a 90-percent confidence interval you would plug the following numbers into the above formula:

$$1.64 \times 1.000 \times \sqrt{\frac{264.79 \times 21.25 \times 78.75}{636{,}271}} = 1.4$$

Thus, if you say that the actual percentage of owners in buildings built between 1947 and 1969 is between 19.9 percent and 22.6 percent, there is a 90-percent chance you'll be correct.

3. Differences

People often ask whether two numbers are actually different. If the range of error for the difference doesn't include zero, the numbers are different. As a general rule, if the confidence intervals don't overlap, they're different. To compute the range of error of the difference use the following formula:

$$\sqrt{(\text{error on first number})^2 + (\text{error on second number})^2}$$

This formula is quite accurate for (a) the difference between estimates of the same item in two different areas or (b) the difference between separate and uncorrelated items in the same area. If there is a high positive correlation between the two items, the formula will overestimate the error. If there is a high negative correlation, the formula will underestimate the error. The following illustration shows how to compute the error of a difference.

There are 10,832 vacant-for-rent units in New York City with 3 to 5 units in the building and 4,287 vacant-for-rent units with 6 to 9 units in the building. The respective errors for a 90-percent confidence interval are 2,773 and 1,746. The error for a 90-percent confidence interval for the 6,545 difference is the following:

$$\sqrt{(2{,}773)^2 + (1{,}746)^2} = 3{,}277$$

Thus, there is a 90-percent chance you'll be correct if you say the actual difference between vacant-for-rent units in 3 to 5 unit buildings vs. 6 to 9 unit buildings in New York City is between 3,268 and 9,822.

4. Medians

The median is the value 50-percent of the way through the distribution. Thus, 50-percent of the total falls below and 50-percent falls above the median. Note that the median presented in this example is the true median (i.e., computed by SAS) not an approximation. You can construct a confidence interval around the median by computing the standard error on a 50-percent characteristic and then translating that into an interval for the characteristic.

a. Using the error formula for percents, above, compute the error of 50-percent. The total number of housing units from the distribution is the denominator in the formula. Subtract the "not applicable" category from the total.

b. Calculate the confidence interval for the true median by adding and subtracting the width of the interval containing the median times the standard error on the 50-percent characteristic divided by the proportion of units in the interval containing the median, to the median.

The probability you will be correct if you conclude that the actual median is within the interval depends on the value of Z in the error of percent formula. The following example shows how to compute a 90-percent confidence interval.

For example, the median value for all occupied housing units in New York City is $400,000. The number of occupied housing units in the distribution of value of units is presented below.

Distribution of Value of Units

Value	Number of HUs	Percent	Cumulative
Less Than $25,000	38,216	3.78	3.8
$25,000-$49,999	8,786	0.87	4.7
$50,000-$74,999	18,040	1.79	6.4
$75,000-$99,999	16,336	1.62	8.1
$100,000-$149,999	35,868	3.55	11.6
$150,000-$199,999	41,293	4.09	15.7
$200,000-$249,999	60,109	5.95	21.6
$250,000-$299,999	61,024	6.04	27.7
$300,000-$349,999	95,929	9.49	37.2
$350,000-$399,999	96,176	9.52	46.7
$400,000-$499,999	168,557	16.68	63.4
$500,000-$599,999	125,326	12.40	75.8
$600,000-$699,999	76,440	7.57	83.3
$700,000-$799,999	43,541	4.31	87.7
$800,000-$999,999	47,496	4.70	92.4
$1,000,000 or more	77,233	7.64	100.0
Not Applicable	2,027,626		
TOTAL	3,037,996		

The error on a 50-percent characteristic based on 1,010,370 (3,037,996 minus the "not applicable" number) housing units is calculated as illustrated below. *Since the median value is the endpoint of an interval, calculate the average of the errors for the interval containing the median and the interval above the interval containing the median.*

$$1.64 \times 1.0000 \times \sqrt{\frac{264.79 \times 50 \times 50}{1{,}010{,}370}} = 1.33$$

$$(499{,}999.5 - 399{,}999.5) \times \frac{1.33}{16.68} = 7{,}974$$

$$(399{,}999.5 - 349{,}999.5) \times \frac{1.33}{9.52} = 6{,}985$$

$$\frac{7{,}974 + 6{,}985}{2} = 7{,}479$$

where:

- 499,999.5-399,999.5 is the width of the interval that contains the median and 399,999.5-349,999.5 is the width of the interval above the interval containing the median.
- 1.33 is the error for a 90-percent confidence interval for the 50-percent characteristic
- 16.68 is the percent of cases that fall in the interval containing the median and 9.52 is the percent of cases that fall in the interval above the interval containing the median.

The 90-percent confidence interval for the median ($400,000) is:

$$\$400{,}000 \pm \$7{,}479$$

Thus, there is a 90-percent chance that you will be correct if you conclude that the actual median value for all occupied housing units in New York City is between $392,521 and $407,479.

5. Means

The mean and the median usually differ. The mean is usually higher because it is influenced more heavily than the median by very large values. Use the following formula to estimate the error of the mean:

$$Z \times Y \times \sqrt{\frac{\left[\sum_{i=1}^{n} p_i x_i^2 - \left(\sum_{i=1}^{n} p_i x_i\right)^2\right]}{c}} \times 264.79$$

where:

Y: is the number from the last column of Tables 1 through 6.

For housing unit characteristics, review Tables 7A and 7B. If both the characteristic and the subgroup match to any listed in either table, use the corresponding value for Y (the second listed for a match to Table 7A, the third for a match to Table 7B). If no match is found, use the first vlaue of Y, that is 1.00.

Z: defines the confidence the range will include the actual value

p_i: is the proportion of total households or persons from a distribution in the i^{th} interval

x_i: is the midpoint of the i^{th} interval (NOTE: The midpoint of the open-ended interval is 1.5 times the lower limit)

c: is the total number of households or persons in the distribution (NOTE: Subtract the number of "not applicable" from the total to get c)

n: is the total number of intervals in the distribution

For example, the mean (or average) value of all occupied housing units in New York City was $491,756 (compared to a median of $400,000). The distribution from which the mean was computed is given below.

Value	Number of HUs	p_i	x_i
Less Than $25,000	38,216	.0378	$12,500
$25,000-$49,999	8,786	.0087	$37,500
$50,000-$74,999	18,040	.0179	$62,500
$75,000-$99,999	16,336	.0162	$87,500
$100,000-$149,999	35,868	.0355	$125,000
$150,000-$199,999	41,293	.0409	$175,000
$200,000-$249,999	60,109	.0595	$225,000
$250,000-$299,999	61,024	.0604	$275,000
$300,000-$349,999	95,929	.0949	$325,000
$350,000-$399,999	96,176	.0952	$375,000
$400,000-$499,999	168,557	.1668	$450,000
$500,000-$599,999	125,326	.1240	$550,000
$600,000-$699,999	76,440	.0757	$650,000
$700,000-$799,999	43,541	.0431	$750,000
$800,000-$999,999	47,496	.0470	$900,000
$1,000,000 Or More	77,233	.0764	$1,500,000
Not Applicable	2,027,626	-----	
Total	3,037,996	1.000	

Plugging the numbers in the above formula, the error for a 90-percent confidence interval on the mean income is computed as follows:

$$1.64 \times 1.000 \times \sqrt{\frac{370{,}588{,}736{,}985 - (493{,}226)^2}{1{,}010{,}370}} \times 264.79 = \$9{,}473$$

Thus, there is a 90-percent chance of being correct if you say the mean value of all occupied housing units in New York City was between $482,283 and $501,229.

Table 1: Errors for New York City

	Publication Estimates The error is the larger of:	Percentages Value of Y for Percent Formula
Errors on Housing Units		
Housing Unit Characteristics Not Listed in Tables 7A or 7B	$Z \times \sqrt{264.79 \times A - .000075 \times A^2}$ *or* $Z \times 265$	1.000
Housing Unit Characteristics[1] Listed in Table 7A	$Z \times \sqrt{463.92 \times A - .000131 A^2}$ *or* $Z \times 464$	1.324
Housing Unit Characteristics[2] Listed in Table 7B	$Z \times \sqrt{626.87 \times A - .000176 \times A^2}$ *or* $Z \times 627$	1.539
Errors on Persons		
Characteristics of Persons Not Listed Below	$Z \times \sqrt{273.98 \times A - .000035 \times A^2}$ *or* $Z \times 274$	1.014
	NOTE: For any of the person characteristics listed below that are cross-tabbed by Borough and Sub-borough use the formula for the specific characteristic listed below. Don't use the formulas listed below for cross-tabs of characteristics of persons listed below {e.g., Age by sex (males under 25), Age by Race (African Americans under 25), or sex by race (white females)}. Use the formula above (Characteristics of Persons Not Listed Below).	
Whites and other Races and Ethnicity	$Z \times \sqrt{661.53 \times A - .000109 \times A^2}$ *or* $Z \times 662$	1.575
Males	$Z \times \sqrt{661.53 \times A - .000176 \times A^2}$ *or* $Z \times 662$	1.575
Females	$Z \times \sqrt{661.53 \times A - .000159 \times A^2}$ *or* $Z \times 662$	1.575
Persons under 25 yrs. old	$Z \times \sqrt{521.06 \times A - .000066 \times A^2}$ *or* $Z \times 521$	1.398
African Americans	$Z \times \sqrt{1{,}405.55 \times A - .000757 \times A^2}$ *or* $Z \times 1{,}406$	2.296
Borough and Sub-borough[3]	$x \sqrt{1{,}405.55 \times A - .000178 \times A^2}$ *or* $Z \times 1{,}406$	2.296

[1]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7A. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[2]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7B. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[3] Exclude total population in households. Use the formula for "Characteristics of Persons Not Listed Below" for these person characteristics.

Table 2: Errors for Bronx

	Publication Estimates	Percentages
	The error is the larger of:	Value of Y for Percent Formula
Errors on Housing Units		
Housing Unit Characteristics Not Listed in Tables 7A or 7B	$Z \times \sqrt{264.79 \times A - .000490 \times A^2}$ *or* $Z \times 265$	1.000
Housing Unit Characteristics[1] Listed in Table 7A	$Z \times \sqrt{463.92 \times A - .000858 A^2}$ *or* $Z \times 464$	1.324
Housing Unit Characteristics[2] Listed in Table 7B	$Z \times \sqrt{626.87 \times A - .001159 \times A^2}$ *or* $Z \times 627$	1.539
Errors on Persons		
Characteristics of Persons Not Listed Below	$Z \times \sqrt{273.98 \times A - .000208 \times A^2}$ *or* $Z \times 274$	1.014
	NOTE: For any of the person characteristics listed below that are cross-tabbed by Borough and Sub-borough use the formula for the specific characteristic listed below. Don't use the formulas listed below for cross-tabs of characteristics of persons listed below {e.g., Age by sex (males under 25), Age by Race (African Americans under 25), or sex by race (white females)}. Use the formula above (Characteristics of Persons Not Listed Below).	
Whites and other Races and Ethnicity	$Z \times \sqrt{661.53 \times A - .000725 \times A^2}$ *or* $Z \times 662$	1.575
Males	$Z \times \sqrt{661.53 \times A - .001082 \times A^2}$ *or* $Z \times 662$	1.575
Females	$Z \times \sqrt{661.53 \times A - .000939 \times A^2}$ *or* $Z \times 662$	1.575
Persons under 25 yrs. old	$Z \times \sqrt{521.06 \times A - .000396 \times A^2}$ *or* $Z \times 521$	1.398
African Americans	$Z \times \sqrt{1,405.55 \times A - .003488 \times A^2}$ *or* $Z \times 1,406$	2.296
Sub-borough and Borough[3]	$Z \times \sqrt{1,405.55 \times A - .001068 \times A^2}$ *or* $Z \times 1,406$	2.296

[1]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7A. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[2]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7B. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[3] Exclude total population in households. Use the formula for "Characteristics of Persons Not Listed Below" for these person characteristics.

Table 3: Errors for Brooklyn

	Publication Estimates	Percentages
	The error is the larger of:	Value of Y for Percent Formula
Errors on Housing Units		
Housing Unit Characteristics Not Listed in Tables 7A or 7B	$Z \times \sqrt{264.79 \times A - .000253 \times A^2}$ *or* $Z \times 265$	1.000
Housing Unit Characteristics[1] Listed in Table 7A	$Z \times \sqrt{463.92 \times A - .000442 A^2}$ *or* $Z \times 464$	1.324
Housing Unit Characteristics[2] Listed in Table 7B	$Z \times \sqrt{626.87 \times A - .000598 \times A^2}$ *or* $Z \times 627$	1.539
Errors on Persons		
Characteristics of Persons Not Listed Below	$Z \times \sqrt{273.98 \times A - .000113 \times A^2}$ *or* $Z \times 274$	1.014
	NOTE: For any of the person characteristics listed below that are cross-tabbed by Borough and Sub-borough use the formula for the specific characteristic listed below. Don't use the formulas listed below for cross-tabs of characteristics of persons listed below {e.g., Age by sex (males under 25), Age by Race (African Americans under 25), or sex by race (white females)}. Use the formula above (Characteristics of Persons Not Listed Below).	
Whites and other Races and Ethnicity	$Z \times \sqrt{661.53 \times A - .000406 \times A^2}$ *or* $Z \times 662$	1.575
Males	$Z \times \sqrt{661.53 \times A - .000579 \times A^2}$ *or* $Z \times 662$	1.575
Females	$Z \times \sqrt{661.53 \times A - .000514 \times A^2}$ *or* $Z \times 662$	1.575
Persons under 25 yrs. old	$Z \times \sqrt{521.06 \times A - .000214 \times A^2}$ *or* $Z \times 521$	1.398
African Americans	$Z \times \sqrt{1{,}405.55 \times A - .001752 \times A^2}$ *or* $Z \times 1{,}406$	2.296
Sub-borough and Borough[3]	$Z \times \sqrt{1{,}405.55 \times A - .000578 \times A^2}$ *or* $Z \times 1{,}406$	2.296

[1]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7A. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[2]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7B. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[3] Exclude total population in households. Use the formula for "Characteristics of Persons Not Listed Below" for these person characteristics.

Table 4: Errors for Manhattan

	Publication Estimates The error is the larger of:	Percentages Value of Y for Percent Formula
Errors on Housing Units		
Housing Unit Characteristics Not Listed in Tables 7A or 7B	$Z \times \sqrt{264.79 \times A - .000301 \times A^2}$ *or* $Z \times 265$	1.000
Housing Unit Characteristics[1] Listed in Table 7A	$Z \times \sqrt{463.92 \times A - .000527 A^2}$ *or* $Z \times 464$	1.324
Housing Unit Characteristics[2] Listed in Table 7B	$Z \times \sqrt{626.87 \times A - .000712 \times A^2}$ *or* $Z \times 627$	1.539
Errors on Persons		
Characteristics of Persons Not Listed Below	$Z \times \sqrt{273.98 A - .000183x A^2}$ *or* $Z \times 274$	1.014
	NOTE: For any of the person characteristics listed below that are cross-tabbed by Borough and Sub-borough use the formula for the specific characteristic listed below. Don't use the formulas listed below for cross-tabs of characteristics of persons listed below {e.g., Age by sex (males under 25), Age by Race (African Americans under 25), or sex by race (white females)}. Use the formula above (Characteristics of Persons Not Listed Below).	
Whites and other Races and Ethnicity	$Z \times \sqrt{661.53 \times A - .000504 \times A^2}$ *or* $Z \times 662$	1.575
Males	$Z \times \sqrt{661.53 \times A - .000929 \times A^2}$ *or* $Z \times 662$	1.575
Females	$Z \times \sqrt{661.53 \times A - .000839 \times A^2}$ *or* $Z \times 662$	1.575
Persons under 25 yrs. old	$Z \times \sqrt{521.06 \times A - .000347 \times A^2}$ *or* $Z \times 52$	1.398
African Americans	$Z \times \sqrt{1,405.55 A - .007493 \times A^2}$ *or* $Z \times 1,406$	2.296
Sub-borough and Borough [3]	$Z \times \sqrt{1,405.55 \times A - .000937 \times A^2}$ *or* $Z \times 1,406$	2.296

[1]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7A. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[2]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7B. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[3] Exclude total population in households. Use the formula for "Characteristics of Persons Not Listed Below" for these person characteristics.

Table 5: Errors for Queens

	Publication Estimates The error is the larger of:	Percentages Value of Y for Percent Formula
Errors on Housing Units		
Housing Unit Characteristics Not Listed in Tables 7A or 7B	$Z \times \sqrt{264.79 \times A - .000296 \times A^2}$ *or* $Z \times 265$	1.000
Housing Unit Characteristics[1] Listed in Table 7A	$Z \times \sqrt{463.92 \times A - .000518 A^2}$ *or* $Z \times 464$	1.324
Housing Unit Characteristics[2] Listed in Table 7B	$Z \times \sqrt{626.87 \times A - .000701 \times A^2}$ *or* $Z \times 627$	1.539
Errors on Persons		
Characteristics of Persons Not Listed Below	$Z \times \sqrt{273.98 \times A - .000124 \times A^2}$ *or* $Z \times 274$	1.014
	NOTE: For any of the person characteristics listed below that are cross-tabbed by Borough and Sub-borough use the formula for the specific characteristic listed below. Don't use the formulas listed below for cross-tabs of characteristics of persons listed below {e.g., Age by sex (males under 25), Age by Race (African Americans under 25), or sex by race (white females)}. Use the formula above (Characteristics of Persons Not Listed Below).	
Whites and other Races and Ethnicity	$Z \times \sqrt{661.53 \times A - .000372 \times A^2}$ *or* $Z \times 662$	1.575
Males	$Z \times \sqrt{661.53 \times A - .000619 \times A^2}$ *or* $Z \times 662$	1.575
Females	$Z \times \sqrt{661.53 \times A - .000582 \times A^2}$ *or* $Z \times 662$	1.575
Persons under 25 yrs. old	$Z \times \sqrt{521.06 \times A - .000236 \times A^2}$ *or* $Z \times 521$	1.398
African Americans	$Z \times \sqrt{1405.55 \times A - .003302 \times A^2}$ *or* $Z \times 1406$	2.296
Sub-borough and Borough [3]	$Z \times \sqrt{1405.55 \times A - .000637 \times A^2}$ *or* $Z \times 1406$	2.296

[1]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7A. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[2]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7B. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[3] Exclude total population in households. Use the formula for "Characteristics of Persons Not Listed Below" for these person characteristics.

Table 6: Errors for Staten Island

	Publication Estimates The error is the larger of:	Percentages Value of Y for Percent Formula
Errors on Housing Units		
Housing Unit Characteristics Not Listed in Tables 7A or 7B	$Z \times \sqrt{264.79 \times A - .001402 \times A^2}$ *or* $Z \times 265$	1.000
Housing Unit Characteristics[1] Listed in Table 7A	$Z \times \sqrt{463.92 \times A - .002456 A^2}$ *or* $Z \times 464$	1.324
Housing Unit Characteristics[2] Listed in Table 7B	$Z \times \sqrt{626.87 \times A - .003318 \times A^2}$ *or* $Z \times 627$	1.539
Errors on Persons		
Characteristics of Persons Not Listed Below	$Z \times \sqrt{273.98 \times A - .000601 \times A^2}$ *or* $Z \times 274$	1.014
	NOTE: For any of the person characteristics listed below that are cross-tabbed by Borough and Sub-borough use the formula for the specific characteristic listed below. Don't use the formulas listed below for cross-tabs of characteristics of persons listed below {e.g., Age by sex (males under 25), Age by Race (African Americans under 25), or sex by race (white females)}. Use the formula above (Characteristics of Persons Not Listed Below).	
Whites and other Races and Ethnicity	$Z \times \sqrt{661.53 \times A - .001582 \times A^2}$ *or* $Z \times 662$	1.575
Males	$Z \times \sqrt{661.53 \times A - .002988 \times A^2}$ *or* $Z \times 662$	1.575
Females	$Z \times \sqrt{661.53 \times A - .002818 \times A^2}$ *or* $Z \times 662$	1.575
Persons under 25 yrs. old	$Z \times \sqrt{521.06 \times A - .001142 \times A^2}$ *or* $Z \times 521$	1.398
African Americans	$Z \times \sqrt{1{,}405.55 \times A - .036998 \times A^2}$ *or* $Z \times 1{,}406$	2.296
Sub-borough and Borough [3]	$Z \times \sqrt{1{,}405.55 \times A - .003082 \times A^2}$ *or* $Z \times 1{,}406$	2.296

[1]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7A. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[2]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7B. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[3] Exclude total population in households. Use the formula for "Characteristics of Persons Not Listed Below" for these person characteristics.

Table 7A: Housing Unit Characteristics Associated with the Second of Three Error Formulas

For characteristics and subgroups matching to Table 7A, use the second of the three housing unit error formulas.

Characteristics	Applicable Subgroups
• Race and Ethnicity of Householder (White, non-Hispanic and Black, non-Hispanic)	Total Housing Units
• Borough Totals	Renter Occupied (Stabilized, Mitchell Lama, Public Housing) and Owner Occupied (Condominiums and Total Cooperatives)
• Sub-borough of Staten Island Totals	Total Housing Units, Total Occupied Housing Units, Total Rental Housing Units and Total Occupied Rental Housing Units
• Contract Rent < $300	Total Housing Units and Total Occupied Housing Units
• Wheel Chair Accessibility	All subgroups except Renter Occupied - Controlled and Owner Occupied - Conventional
• Floor Unit is on (except basement)	
• Access from Sidewalk to Elevator/Unit without using Stairs	
• Households Not Receiving Part of Monthly Rent from Government Programs	
• Condition of Building External Walls, Windows, Stairways, and Floors of Building	Total Occupied and Total Renter Occupied
• Number of Building Condition Problems 1-4	

Table 7B: Housing Unit Characteristics Associated with the Third of Three Error Formulas

For characteristics and subgroups matching to Table 7B, use the third of the three housing unit error formulas.

Characteristics	Applicable Subgroups
• Sub-borough Totals (All Boroughs Except Staten Island)	Total Housing Units, Total Occupied Housing Units, Total Rental Housing Units and Total Occupied Rental Housing Units
• Structure Classification - Multiple dwelling units	Total Housing Units and Total Occupied Housing Units
• Structure Classification - One or 2 family house	Total Housing Units
• Rent Control Status	Total Rental Housing Units and Total Occupied Rental Housing Units
• Year Building Built	Total Occupied and Total Renter Occupied
• Number of Stories in Building	
• Number of Units in Building	
• Presence of Owner in Building	
• Elevator in Building with 2 or more stories	
• State/City Assisted Cooperatives	Total Owner Housing Units and Total Occupied Owner Housing Units
• Private Cooperatives	
• Private Condominiums	

TOPCODING

To ensure the confidentiality of the data on the microdata files, all financial characteristics that are not calculated variables have been topcoded. The number of cases that need to be topcoded for each characteristic is equal to either ½ of 1 percent of the total universe, or 3 percent of all reporting cases, whichever is less. In addition, age was topcoded to 90 years, stories in structure and floor of unit were topcoded at 21 floors, and units in structure was topcoded at 100 units.

For each characteristic, the value which meets one of the two criteria above was determined and became the topcode value. The mean value for all cases falling above the topcode value was calculated and was then assigned to each individual case. For example, in 2005 approximately ½ of 1 percent of the renter occupied units had a contract rent above $3,500. The mean contract rent for these cases was calculated to be $4,785. This rent was assigned to each case falling above the topcode.

For calculated variables such as contract rent per room, contract rent as a percent of income, gross rent per room, and gross rent as a percent of income, cases with values above the topcode amounts are included in the not computed category.

A list of the items topcoded, the topcode amount, and the mean value above the topcode that was assigned are shown in the following:

	2005		2002	
Item	**Topcode Value***	**Mean Value Above Topcode**	**Topcode Value***	**Mean Value Above Topcode**
Age	90 years	N/A	90 years	N/A
Asking Rent	$3,950	$5,846	$2,500	$6,502
Down Payment	$345,000	$663,728	$230,000	$594,673
Monthly Condominium or Maintenance Fees	$2,500	N/A	$2,500	N/A
Monthly Contract Rent	$3,500	$4,785	$3,500	$4,573
Monthly Cost of Electricity	$350	$466	$290	$383
Monthly Cost of Gas	$525	$710	$400	$568
Monthly Cost of Gas and Electricity Combined	$420	$425	$300	$445
Monthly Mortgage Payment	$3,400	$5,514	$2,900	$4,485
Number of Stories/Floor of Unit	21	N/A	21	N/A
Units in Structure	100	N/A	100	N/A
Personal Income From:** Wages, Salary, Commissions, etc.	$240,000	$536,640	$210,000	$416,973

Item	2005		2002	
	Topcode Value*	Mean Value Above Topcode	Topcode Value*	Mean Value Above Topcode
Farm or Nonfarm Business, etc.	$250,000	$1,080,571	$275,000	$690,662
Interest, Dividends, Royalties, etc.	$50,000	$135,700	$80,000	$163,356
Social Security or Railroad Retirement	$21,400	$29,328	$19,000	$22,901
SSI, AFDC, Home Relief, or other Public Assistance Payments	$14,000	$17,156	$11,800	$14,687
Retirements, Survivor, or Disability Pensions	$59,000	$76,940	$48,000	$65,042
VA Payments, Unemployment, Child Support, Alimony, or Other Income Sources	$29,000	$100,317	$20,000	$56,256
Purchase Price	$900,000	$1,582,653	$800,000	$1,674,807
Value	$1,400,000	$2,571,545	$950,000	$1,957,402
Year Built	1990	N/A	1990	N/A
Yearly Cost of Other Fuels	$4,800	$5,586	$3,850	$5,029
Yearly Cost of Water and Sewer	$2,000	$3,408	$896	$912
Fire and Liability Insurance**	$3,120	$6,873	$2,500	$4,979
Real Estate Taxes**	$7,500	N/A	$7,500	N/A
Current Interest Rate	8.9%	10.38%	N/A	N/A
Monthly Gross Rent	$3,500	$4,648	$3,500	$4,520

* Data represents values above which topcoding begins.
** Cost is for the year prior to the survey year.

E Comparison of Population Estimates in the 2002 and 2005 New York City Housing and Vacancy Surveys

Prepared by the U.S. Census Bureau

The New York City Housing and Vacancy Survey (NYCHVS) is a comprehensive survey that collects and produces data on the quality and quantity of housing in the City and the demographic, social, and economic characteristics of the people in those housing units. Public officials, private organizations, and individual researchers use the information from the survey to develop, analyze, and evaluate policies and programs.

The 2005 NYCHVS data are generally comparable to the 2002 NYCHVS data. However, included in the large amount of information from the survey are counts and characteristics of the population by race and ethnicity. Over the last several surveys, questions have been raised as to the consistency of the race and ethnicity estimates within each survey and from one survey to the next. To properly use and understand these data from the NYCHVS requires knowledge of the methodology and techniques used by the Census Bureau to collect, process, and present the data. That information is provided in detail in the form of questions and answers below beginning with options on how to best use the race and ethnicity data from the 2002 and 2005 NYCHVS.

1. What are the options for using population data by race and Hispanic origin from the NYCHVS and from other sources?

Response: (a) Population data from the 2002 and 2005 NYCHVS can be used to measure population levels for individual race groups and by Hispanic origin, as well as to make comparisons between groups for a particular survey year. (b) For comparisons of characteristics by race and Hispanic origin between survey years, users are encouraged to use percentages, means, and medians rather than absolute numbers. (c) To compare population levels by race and Hispanic origin yearly over time, users should consider the annual population estimates produced as part of the Census Bureau's Population Estimates Program found at www.census.gov/popest/estimates.php.

2. How was the 2002 and 2005 NYCHVS sample determined?

Response: The sample for the 2002 and 2005 surveys consisted of housing unit addresses selected from three different sources.

- Housing units included in Census 2000 selected from the Census 2000 address file.
- Housing units built since Census 2000 selected from New York City Certificates of Occupancy (C of O). For the 2002 NYCHVS, the selection was based on C of O issued between January 2000 and November 2001; and for 2005, those issued between December 2001 and October 2004. Housing unit addresses that were in both the Census and on the C of O lists were dropped from the latter.

- Housing units in structures owned by New York City as a result of real estate tax delinquency or failure to pay other charges or fees (known as in rem units). Since all units on the in rem list were also in the census or on the C of O list, the weighting of these units was adjusted to reflect the additional chance of selection.

The sample for the 2002 NYCHVS was 18,293 housing units of which 17,157 were completed interviews. For 2005, there were 18,516 sample units and 16,834 completed interviews.

3. How was the population data collected in the NYCHVS?

Response: Census Bureau field representatives visited every 2002 and 2005 NYCVHS sample address to collect information about each housing unit in the sample and, if the sample unit was occupied, about the people living in the unit. A household roster was developed and demographic characteristics (age, sex, race, Hispanic origin), as well as economic and social characteristics, were collected for each member of the household.

4. How were population estimates developed for the NYCHVS?

Response: To compute population estimates, sample weights were calculated for each person in the household based on a multi-stage process.

- Base weight – the base weight for each person was the reciprocal of the probability of selecting the housing unit for the NYCHVS sample. For example, Census 2000 counted 3,200,912 housing units in New York City. Since the sample size for the 2005 survey was 18,516, the probability of selection was approximately 1/173, and the base weight approximately 173.

- Nonresponse adjustment – The base weight was adjusted to account for household noninterviews resulting from respondent refusals, the inability to locate a knowledgeable respondent after repeated tries, or incomplete interviews.

- Ratio adjustments – Several ratio adjustments were applied in the weighting process including ratio adjusting to independently developed control estimates of population and housing units. For example, if the independent control estimate for the White population in Manhattan was 1,000,000, while the survey estimate was 995,000, the weight for selected people in the household would be adjusted by 1,000,000/995,000, or 1.0050.[1]

The final weight for each person equaled the product of the base weight and all adjustments.

5. Why does the NYCHVS adjust population estimates to independently developed controls?

Response: The Census Bureau has used independently developed population controls as part of the weighting process for the NYCHVS since the 1975 survey (housing unit controls have been used since the 1991 NYCHVS). The Census Bureau develops these independent estimates as a byproduct of its Population Estimates Program that provides annual estimates of population and housing units for the United States, states, counties, and other geographic areas (this program is undertaken by the Bureau's Population Division). The population controls applied in the NYCHVS are by borough, age, race, and

1 The NYCHVS controlled for age and sex as well as for selected race groups. This example does not include age or sex in order to provide a simple, straightforward example of how the factors are applied.

sex. They were originally developed beginning with Census 2000 population totals and then adding or subtracting the demographic components of population change such as births, deaths, and net domestic and international migration[2]. Controls are used in the NYCHVS, as they are for most other demographic surveys, for several reasons:

- They insure that survey estimates of total population equal a "known" total, and that there is a certain amount of consistency between different surveys for the estimates being controlled.

- They correct for known coverage errors that are common to all household surveys. Research has shown that surveys tend to miss a substantial number of people within households.

- They eliminate the variance for the survey estimates being controlled, and reduce the variances of survey estimates that are correlated with the controlled estimates.

Items that are not controlled to independent estimates (such as income, educational attainment, etc.) are more subject to sampling variability. Using independent estimates for certain characteristics does not have any direct effect on other survey estimates.

6. Can using independently developed population controls have differential effects on population estimates by race and Hispanic origin?

Response: Yes, using population controls can have differential effects on estimates of race and Hispanic origin depending on which groups are being controlled as opposed to which groups are of interest. The 2002 and 2005 NYCHVS used population controls for the following race groups: White, Black, and a catchall All Other Races group.[3] No controls were available by Hispanic origin.[4]

An example may be illustrative. Assume Blacks, Hispanics, and All Other Races were undercounted at a higher rate than Whites in the 2005 NYCHVS. The ratio estimate adjustment for Blacks and All Other Races would be larger than the adjustment for Whites. Also assume that more Hispanics answered that they were White in the race question than answered that they were Black or any other race. Since there were no controls specifically for Hispanics, more Hispanics would receive the lower adjustment factor for Whites than the higher factor for Blacks or All Other Races. As a result, the adjustment factors applied to Hispanics would not adequately adjust for the actual undercount of Hispanics in the survey. Additionally, different sub-groups within the Hispanic group, for example, Puerto Ricans, might have been over or undercounted at different rates than other sub-groups. This would affect whether or not the adjustment factors applied to these groups were appropriate.

2 For more detailed information on the methodology used to produce population estimates go to www.census.gov/popest/estimates/php.

3 In the text of this document, the terms White, Black, and Asian refer to all Whites, all Blacks, or all Asians regardless of their Hispanic origin. The terms White, non-Hispanic; Black, non-Hispanic; and Asian, non-Hispanic are used when Hispanics are not included in the group. People of more than one race are included in the All Other Race category.

4 People of Hispanic origin may be any race.

7. Can using independently developed population controls have differential effects on population estimates by race and Hispanic origin across surveys (2002 and 2005)?

Response: Yes, population controls can have differential effects on the estimates of race and Hispanic origin across surveys depending on the coverage rates for each of the groups being controlled as opposed to the groups of interest. Another example may be useful. Assume that Blacks, Hispanics, and All Other Races were undercounted at the same rate in both the 2002 and 2005 NYCHVS, and that more Hispanics answered White to the race question in both years. Now assume that overall Whites were overcounted in the 2002 survey (their adjustment factor would be less than 1.0) and undercounted in the 2005 survey (their adjustment factor would be greater than 1.0). Since there were no controls specifically for Hispanics, more Hispanics would receive the adjustment factor for Whites in both 2002 and 2005 than for the other groups. Once again the adjustment factors applied to Hispanics would not adequately reflect the situation as it actually existed.

8. What impact did the independent controls have on the 2002 and 2005 NYCHVS population estimates of race and ethnicity?

Response: It is difficult to separate out the effects of each of the steps in the weighting process, but the overall effect of the weighting can be observed.

The unweighted results of the 2002 and 2005 NYCHVS showed a count of people as follows:

	2002		2005	
	Number	**Percent**	**Number**	**Percent**
Total	38,950	100.0	37,740	100.0
White, alone[5]	22,156	56.9	21,018	55.7
Black, alone[5]	11,817	30.3	11,084	29.4
All other races[5]	4,977	12.8	5,638	14.9
Hispanic[5]	10,456	26.8	10,694	28.3
Puerto Rican	3,780	9.7	3,820	10.1
Not Hispanic	28,494	73.2	27,046	71.7

[5] The term ”alone” in this table refers to people of a single race. The category All Other Races includes people of more than one race. Hispanics may be any race.

As noted earlier, although the sample size for the 2005 NYCHVS was larger than for the 2002 survey, the number of completed interviews was less. The table above shows that the smaller number of completed interviews resulted in a smaller number of people with complete data records. The table also shows a decrease in the number and percentage of respondents reporting White and Black and an increase in those reporting Hispanic origin and Puerto Rican. The proportional increase in Hispanics was greater than the increase in Puerto Ricans. An important point from this table is that more respondents in the survey reported themselves and other household members as Hispanic and as Puerto Rican in the 2005 survey than in the 2002 survey.

The weighted estimates from the two surveys were as follows:

	2002		2005	
	Number	Percent	Number	Percen
Total	7,944,577	100.0	8,011,655	100.0
White, alone	4,519,893	56.9	4,555,359	56.9
Black, alone	2,365,266	29.8	2,315,734	28.9
All other races	1,059,419	13.3	1,140,563	14.2
Hispanic	2,087,496	26.3	2,229,378	27.8
Puerto Rican	742,342	9.3	805,538	10.1
Nonhispanic	5,857,081	73.7	5,782,277	72.2

There are a number of different ways to look at the two tables above. One shows that the change in the proportion of Blacks and Hispanics between 2002 and 2005 was the same using weighted estimates as it was using unweighted data, while the change in the proportion of Puerto Ricans was 0.4 percentage points greater using the weighted estimates. Another shows that the weighting decreased the proportion of Hispanics in both 2002 and 2005 by 0.5 percentage points, while at the same time the proportion of Puerto Ricans decreased by 0.4 percentage points in 2002, but was not affected by the weighting in 2005.

9. Are there other factors that make it difficult to compare population estimates of race and Hispanic origin from the 2002 and 2005 NYCHVS?

Response: Yes, New York City challenged the Census Bureau's annual population estimates developed for the Population Estimates Program in 2003, 2004, and 2005, and in each case the City's challenge was accepted and the estimates revised. The revised estimates resulted in an additional 29,393 people in 2003; 64,259 in 2004; and 70,642 in 2005. In addition, each time a revision occurred, the Census Bureau recalculated earlier annual population estimates back to Census 2000.

The independently developed population controls used in weighting the 2005 NYCHVS reflected all of the challenges through 2005 as well as any other revisions that occurred between 2002 and 2005. The 2002 NYCHVS population results have not been reweighted to reflect any revisions to the annual independent population estimates that occurred after the release of the survey data.

10. Review the change in the White, non-Hispanic population and provide any additional data that may support the White, non-Hispanic population increase in the City, and particularly clarify the order of magnitude of the increase.

Response: Table 1 shows results from the 2002 and 2005 NYCHVS. The estimates of the White, non-Hispanic population did not change between the two years (they are not statistically different at the 90-percent confidence level). Table 2 provides estimates from the Census Bureau's Population Estimates Program (prepared by the Bureau's Population Division), and shows a small increase in the White, non Hispanic population of 12,339 between 2002 and 2005, consistent with the NYCHVS results. The estimates from the Population Estimates Program are for the population in housing units and are comparable to the data collected in the NYCHVS.

The two tables also show that the total White population (both Hispanic and non-Hispanic) from the Population Estimates Program increased by 61,225 in the three-year period compared to 35,466 in the NYCHVS (the difference between the 2002 and 2005 total White population in the NYCHVS is not statistically significant).

It is difficult to compare race data with the American Community Survey (ACS) because those answering 'Some Other Race' in the ACS are not allocated to the major race categories as they are in the NYCHVS. Table 3 shows that in 2005 the ACS reported that 1,355,266 persons in New York City classified themselves as Some Other Race, compared to 938,665 in 2002. The estimate of the total White population decreased 174,717, from 3,673,929 to 3,499,212 from 2002 to 2005. Since this change is largely the result of the large increase in the number of Some Other Race responses, these data must be interpreted with caution.

11. Review the Black, non-Hispanic population decrease with data on the change in the number of Black, non-Hispanics from other data sources and determine the reasonableness of the change the 2005 NYCHVS shows.

Response: The NYCHVS results in Table 1 show a decrease of 102,722 in the number of Black, non-Hispanics between 2002 and 2005. Table 2, from the Population Estimates Program, shows a decrease in the Black-non Hispanic population of 14,896 and a decrease of 19,752 in the total Black population (including Hispanics). Table 2 provides the latest series of population estimates reflecting all challenges to the estimates. For example, when the Census Bureau accepted New York City's challenge to the 2005 population estimates, annual population estimates data from 2001 to 2004 were all revised.

From 2002 to 2005, the ACS estimate of the total Black population decreased by 110,526, from 2,122,488 to 2,011,962, while the NYCHVS showed an apparent decline of 49,532 in total Black population (Tables 1 and 3). The difference of 49,532 from the NYCHVS is not statistically significant.

Table 1. Population Estimates for New York City by Race and Hispanic Origin from the New York City Housing and Vacancy Survey: 2002 and 2005

Race and Hispanic Origin	2002 NYCHVS	2005 NYCHVS	Difference 2005 vs 2002	Percent Distribution	
				2002	2005
Total	7,944,577	8,011,655	67,078	100.0	100.0
White, not Hispanic	2,926,867	2,940,884	14,017	36.8	36.7
Black, not Hispanic	1,974,837	1,872,115	(102,722)	24.9	23.4
Puerto Rican	742,342	805,538	63,196	9.3	10.1
Other Hispanic	1,345,154	1,423,840	78,686	16.9	17.8
American Indian & Alaska Native, not Hispanic	15,059	17,495	2,436	0.2	0.2
Asian, not Hispanic	902,640	909,092	6,452	11.4	11.3
Native Hawaiian, Other Pacific Islander, not Hispanic	7,284	4,671	(2,613)	0.1	0.1
Two or more races	30,394	38,020	7,626	0.4	0.5
Hispanic	2,087,496	2,229,378	141,882	26.3	27.8
Not Hispanic	5,857,081	5,782,277	(74,804)	73.7	72.2
White alone	4,519,893	4,555,359	35,466	56.9	56.9
Black alone	2,365,266	2,315,734	(49,532)	29.8	28.9
American Indian & Alaska Native, alone	48,092	83,153	35,061	0.6	1.0
Asian alone	930,030	930,934	904	11.7	11.6
Native Hawaiian, Other Pacific Islander, alone	17,887	36,145	18,258	0.2	0.5
Two or more races	63,409	90,331	26,922	0.8	1.1

Table 2. Population Estimates for New York City by Race and Hispanic Origin from the Population Estimates Program: 2002 and 2005

Race and Hispanic Origin	2002	2005	Difference 2005 vs. 2002	Percent Distribution	
				2002	2005
Total	8,106,876	8,213,839	106,963	100.0	100.0
Total, not Hispanic	5,885,621	5,946,924	61,303	72.6	72.4
White, not Hispanic	2,878,996	2,891,335	12,339	35.5	35.2
Black, not Hispanic	2,017,499	2,002,603	(14,896)	24.9	24.4
American Indian & Alaska Native, not Hispanic	20,808	20,326	(482)	0.3	0.2
Asian, not Hispanic	876,547	937,665	61,118	10.8	11.4
Native Hawaiian, Other Pacific Islander, not Hispanic	4,355	4,818	463	0.1	0.1
Two or more races, not Hispanic	87,416	90,177	2,761	1.1	1.1
Total, Hispanic	2,221,255	2,266,915	45,660	27.4	27.6
White, Hispanic	1,723,980	1,772,866	48,886	21.3	21.6
Black, Hispanic	389,416	384,560	(4,856)	4.8	4.7
American Indian & Alaska Native, Hispanic	35,744	35,844	100	0.4	0.4
Asian, Hispanic	14,789	15,095	306	0.2	0.2
Native Hawaiian, Other Pacific Islander, Hispanic	7,818	7,939	121	0.1	0.1
Two or more races, Hispanic	49,508	50,611	1,103	0.6	0.6
White, alone	4,602,976	4,664,201	61,225	56.8	56.8
Black, alone	2,406,915	2,387,163	(19,752)	29.7	29.1
American Indian & Alaska Native, alone	56,552	56,170	(382)	0.7	0.7
Asian, alone	891,336	952,760	61,424	11.0	11.6
Native Hawaiian, Other Pacific Islander, alone	12,173	12,757	584	0.2	0.2
Two or more races	136,924	140,788	3,864	1.7	1.7

Table 3. Population Estimates for New York City by Race and Hispanic Origin from the American Community Survey: 2002 and 2005

Race and Hispanic Origin	2002 ACS	2005 ACS	Difference 2005 vs 2002	Percent Distribution (excluding those reporting 'some other race')	
				2002	2005
Total	7,901,867	7,956,113	54,246	100.0	100.0
White, alone	3,673,929	3,499,212	(174,717)	52.8	53.0
Black, alone	2,122,488	2,011,962	(110,526)	30.5	30.5
American Indian & Alaska Native, alone	30,177	33,088	2,911	0.4	0.5
Asian, alone	890,803	922,978	32,175	12.8	14.0
Native Hawaiian, Other Pacific Islander, alone	2,954	3,105	151	0.0	0.0
Some other race, alone	938,665	1,355,266	416,601	(X)	(X)
Two or more races	242,851	130,502	(112,349)	3.5	2.0
Hispanic	2,238,201	2,221,906	(16,295)	28.3	27.9
Puerto Rican	863,189	787,046	(76,143)	10.9	9.9
Non-Hispanic	5,663,666	5,734,207	70,541	71.7	72.1

(X) Not used in the computation of percents.

Although the change is not statistically significant, we would like to see more consistency from NYCHVS to NYCHVS and between the NYCHVS and other surveys. One reason for inconsistencies can be attributed to the fact that the NYCHVS does not control estimates for Hispanic persons. The independently developed population controls used for weighting the NYCHVS are by three race categories only—White, Black, and All Other Races. However, even if the 2002 and 2005 data used controls based on both race and ethnicity, there still would be problems comparing data, since the Bureau's independent population estimates for New York City were challenged and revised three times between 2002 and 2005. Population data from the 2005 NYCHVS reflect these revisions while those from the 2002 survey do not. The 2002 NYCHVS data reflect the best estimates that we had at the time at the time of the survey.

12. Review the Puerto Rican population increase with data from other sources and explain the causes of such an apparent increase.

Response: The NYCHVS shows an increase of 63,196 in Puerto Ricans between 2002 and 2005, from 742,342 to 805,538 (Table 1). This compares to a decrease of 76,143, from 863,189 to 787,046 in the ACS (Table 3). There is no readily apparent explanation for this divergence. However, a review of unallocated and unweighted NYCHVS data from the 2002 and 2005 NYCHVS also shows an increase between the two years indicating that the increase in the NYCHVS reflects actual reporting and was not unduly affected by the weighting and editing of the data.

The Census Bureau's Population Estimates Program does not produce independent estimates specifically for Puerto Ricans. According to the latest annual independently produced population estimates for all Hispanics, their number increased by 45,660, from 2,221,255 in 2002 to 2,266,915 in 2005. This compares to an increase in Hispanics of 141,882 for the NYCHVS, from 2,087,496 in 2002 to 2,229,378 in 2005 (Tables 1 and 2). The ACS showed a decline of 16,295 Hispanic persons from 2002 to 2005.

As mentioned, we do not control NYCHVS results by Hispanic origin. Our population controls by race are for White, Black, and All Other Races. We believe that controlling survey estimates for Hispanics would lead to more consistent data from survey to survey and we will explore this possibility. However this would not totally solve the comparability problem, since data are frequently being challenged/revised, and since population controls for Puerto Ricans are not available.

13. Review the Asian, non-Hispanic population increase with data from other sources and determine the causes of such a small apparent increase in the Asian, non-Hispanic population from the 2002 and 2005 NYCHVS.

Response: The Population Estimates Program showed an increase of 61,118 non-Hispanic Asians, which is likely the best estimate of change between 2002 and 2005 (Table 2). The NYCHVS showed no statistical difference in the number of non-Hispanic Asians in the three-year period (Table 1). As discussed earlier, we do not control the NYCHVS survey estimates for the Asian population. The controls used for weighting are by White, Black, and All Other Races. Asians would be part of the All Other Race group. Lack of independent controls for Asians is probably part of the reason for the inconsistency between the NYCHVS and the Population Estimates Program. Variations of coverage from survey to survey will affect results, particularly for characteristics not controlled. Also, keep in mind that the latest annual population estimates reflect all challenges to date, while the survey results for 2002 do not reflect any challenge results. This may be another cause of the difference between the survey results and the population estimates. The ACS showed an increase of 32,175 the total number of Asians (Hispanic and Non Hispanic) from 2002 to 2005.

14. How are the ACS race and ethnicity data collected? Provide findings on the differences in the ACS and the NYCHVS race and ethnicity data collection methods.

Response: Race and ethnicity are self identification items in both the ACS and the NYCHVS. However, there are significant differences in data collection between the ACS and the NYCHVS. Most significant is the mode of collection. The ACS uses three modes of data collection: mailout/mailback, computer assisted telephone interviewing (CATI), and computer assisted personal interviewing (CAPI). Research shows, that for some items respondents answers differ by mode of collection. In 2005, approximately 56 percent of the interviews for New York City were by mail, 14 percent were CATI, and 31 percent were CAPI. The NYCHVS is strictly a personal interview survey.

Although similar in wording, the race and ethnicity questions differ between the surveys. The ACS allowed for more racial distinctions in its race question (15) than the NYCHVS (12). The ACS allowed respondents to report "Some Other Race" and then provide a written description of that race. If possible, this description was then coded into one of the other race categories. Those responses that were not coded were left as Some Other Race. In the 2005 ACS, 1,355,266 people in the City were classified in this category. The NYCHVS also allowed a response of Some Other Race, but all of these responses were allocated to one of the other major race categories.

The ACS Hispanic origin question allowed for five response options including a Not Hispanic option and an Other Hispanic write in option. The Other Hispanic category was coded if possible to one of the other categories. The NYCHVS allowed for seven response options including Not Hispanic and Other Hispanic. The Other Hispanic category allowed for a write in response, but this response was not coded.

15. Provide a comparison of the following NYCHVS population changes with changes in the Census Bureau's annual population estimates for New York City and the causes of the discrepancies in the changes between the two data sources for:

a. The level of the White, non-Hispanic population increase shown by the 2005 NYCHVS
b. The level of the Black, non-Hispanic population decrease shown by the 2005 NYCHVS
c. The level of the Puerto Rican population increase shown by the 2005 NYCHVS
d. The level of the Asian, non-Hispanic population increase shown by the 2005 HVS

Response: See Tables 1, 2, and 3 for a variety of comparisons (note - we did not include a table on estimates from the Current Population Survey (CPS), because comparisons of race from 2002 to 2005 are nearly impossible, since the CPS did not allow for multiple race entries until 2003, while the 2002 NYCHVS allowed the reporting of multiple races. In addition, the 2002 CPS estimates are weighted based on the 1990 census, while the 2005 estimates are weighted based on the 2000 decennial census.)

One reason for the difference in the estimates is that the population controls used for the NYCHVS for weighting are by race only—White, Black, and All Other Races. There are no controls for Hispanics. Variations of coverage from survey to survey will affect results, since different groups of the population have different coverage rates. The independent population estimates from the Population Estimates Program are not the result of any survey, but are based on a variety of data sources (see link below for a description of the methodology). Also contributing to the inconsistency is the fact the 2002 NYCHVS results do not reflect any challenge results since that date.

16. Are the data collection methods the Census Bureau applied in collecting race and ethnicity data for the annual population estimates and the NYCHVS for the City the same or very similar? If not, please explain the differences.

Response: No, the annual independent population estimates from the Population Estimates Program are not the result of a survey. They are estimates prepared using a variety of data sources. To produce borough and city totals, the NYCHVS results are controlled to these independent estimates. All demographic surveys are controlled to independent population and/or housing unit estimates. For a description of the methodology and sources of information used to develop the annual population estimates, go to http://www.census.gov/popest/estimates/php.

17. What changes in procedures could the Census Bureau implement that would preclude the need for and the impact of recurring challenges and revisions to the annual population estimates?

Response: We are not familiar enough with the details of the Population Estimates Program to offer suggestions on how challenges can be prevented. However, this question will be passed on to the appropriate staff in the Population Division.

18. The fact that there are no independent population controls for Hispanics is a substantial problem, especially applied to the NYC environment. Can the Census Bureau begin planning to include independent population controls for Hispanics, with a sub-category for Puerto Ricans for the 2011 NYCHVS?

Response: One possible improvement in the way we use the independent population controls, is to control the NYCHVS data for Hispanics. This would likely make the overall estimate for this group more consistent from survey to survey. However, this would not directly help with our estimates of Puerto Ricans or other sub-groups. There are no controls currently available for Puerto Ricans thus it will not be possible to control for this sub-category in 2011.

19. Would reweighting the 2002 data make the race and ethnicity data more comparable to the 2005 NYCHVS data?

Response: Reweighting the 2002 data could slightly improve the consistency between the 2002 and 2005 data, but would likely have no significant overall effect. In addition, reweighting the 2002 survey data for population would likely start a chain reaction resulting in the reweighting of housing unit data for 2002 and possibly population and housing unit data for 2005. In addition, it would set a precedent for calls to reweight future NYCHVS data whenever challenges to the annual independent population estimates on which NYCHVS controls are based were accepted. Finally, if we did reweight 2002 NYCHVS data, we would have two sets of population and housing unit estimates in the public domain. This would cause unnecessary confusion in the user community, and undoubtedly cause some to call into question the validity of NYCHVS results.

20. Is there anything that can be done to make estimates of race and ethnicity more comparable between 2005 and 2008 NYCHVS?

Response: As mentioned, one possible improvement for comparing estimates of race and ethnicity between 2008 and future surveys would be to control the population by Hispanic origin in addition to race, beginning with the 2008 NYCHVS. This would likely lead to more consistent estimates for this group between surveys. However, there are no controls available for Hispanic sub-groups, such as Puerto Ricans. Therefore this group will be subject to more sampling variability than other groups where controls are available for the foreseeable future. We can also begin exploring the possibility of controlling for other large race groups such as Asians.

F

New York City Housing and Vacancy Survey Questionnaire 2005

OMB No. 0607-0757: Approval Expires 09/30/2005

Form **H-100**
(2-19-2004)

U.S. DEPARTMENT OF COMMERCE
Economics and Statistics Administration
U.S. CENSUS BUREAU
ACTING AS COLLECTING AGENT FOR
NEW YORK CITY

NEW YORK CITY HOUSING AND VACANCY SURVEY QUESTIONNAIRE
2005

NOTICE – Your answers will be held in strict confidence and will be seen only by persons sworn to uphold the confidentiality of Census Bureau information.

A. NAME | CODE

B. DATE OF INTERVIEW ___ \ ___ \ **2005**

C. RECORD OF VISITS *(Additional space on page 24)*

Date	Time	Remarks
	a.m. p.m.	
	a.m. p.m.	
	a.m. p.m.	
	a.m. p.m.	

Fill items D through J by observing the condition of the building containing the sample unit as you approach it and walk inside. – Mark (X) all that apply in D through G.

D. EXTERNAL WALLS
001 1 ☐ Missing bricks, siding, or other outside wall material
002 2 ☐ Sloping or bulging outside walls
003 3 ☐ Major cracks in outside walls
004 4 ☐ Loose or hanging cornice, roofing, or other material
005 5 ☐ None of these problems with walls
006 6 ☐ Unable to observe walls

E. WINDOWS
007 1 ☐ Broken or missing windows
008 2 ☐ Rotted/loose window frames/sashes
009 3 ☐ Boarded-up windows
010 4 ☐ None of these problems with windows
011 5 ☐ Unable to observe windows

F. STAIRWAYS (exterior and interior)
012 1 ☐ Loose, broken, or missing stair railings
013 2 ☐ Loose, broken, or missing steps
014 3 ☐ None of these problems with stairways
015 4 ☐ No interior steps or stairways
016 5 ☐ No exterior steps or stairways
035 6 ☐ Unable to observe stairways

G. FLOORS
017 1 ☐ Sagging or sloping floors
018 2 ☐ Slanted or shifted doorsills or door frames
019 3 ☐ Deep wear in floors causing depressions
020 4 ☐ Holes or missing flooring
021 5 ☐ None of these problems with floors
022 6 ☐ Unable to observe floors

H. CONDITION
023 1 ☐ Dilapidated – *Go to I*
☐ Not dilapidated –
→ If not dilapidated
2 ☐ Sound
3 ☐ Deteriorating

I. Are there any buildings with broken or boarded-up windows on this street? – *Include sample unit building*
024 1 ☐ Yes 2 ☐ No

J. WHEELCHAIR ACCESSIBILITY
1. Street entry and inner lobby entry (width 32")
036 1 ☐ Accessible 2 ☐ Inaccessible 3 ☐ Unable to observe building entrance

2. Elevator (door width 36", cab depth 51")
037 1 ☐ Accessible 2 ☐ Inaccessible 3 ☐ Unable to observe elevator 4 ☐ No elevator

3. Residential unit entrance (width 32")
038 1 ☐ Accessible 2 ☐ Inaccessible 3 ☐ Unable to observe residential unit entrance

K. OCCUPANCY STATUS
025 1 ☐ Occupied 2 ☐ Vacant

L. RESPONDENT
Name

Occupied unit – *Go to M*

Vacant unit – *Mark (X) one*
030 1 ☐ Superintendent
2 ☐ Rental office/agent
3 ☐ Real estate agent/broker
4 ☐ Owner
5 ☐ Other – *Specify*
} *SKIP to question 58 on page 20*

Ask –
M. How many people live or stay here?
Include anyone without a usual home elsewhere.
032 ___ – *SKIP to question 1 on page 2.*

Always mark (X) one box. If an interview is not taken, explain why in the "Notes" area on page 22.

N. SAMPLE UNIT
033 01 ☐ Questionnaire complete

Questionnaire not complete
02 ☐ Refused
03 ☐ No one home
04 ☐ Temporarily absent – 1 month or longer
05 ☐ Other – *Explain in "Notes" area on page 22*
06 ☐ Demolished
07 ☐ Condemned
08 ☐ Nonresidential
09 ☐ Merged with another unit – *Give address below*
10 ☐ Unit damaged by fire
11 ☐ Building boarded up
12 ☐ List procedure applied
13 ☐ No such address (house number/street)
14 ☐ Other – *Explain in "Notes" area on page 22*

Complete after an occupied unit interview.
O. FORM TYPE
034 1 ☐ One form only 2 ☐ First of two forms

OFFICE USE ONLY

026	TS	027	A	028	B

U S C E N S U S B U R E A U

Place a check mark (✓) in ☐ beside the respondent.

1. HOUSEHOLD ROSTER

a. What are the names of all persons living or staying here? Start with the ADULT who owns or rents this apartment (house). *(Enter that name on line 1 below.)*

- ***Include anyone staying here with no other home***
- ***Include anyone who usually lives here but is temporarily away traveling or at school***
- ***Include lodgers, boarders, babies, etc.***

b. Is . . . male or female?

c. How old is . . . ? *(Enter whole years ONLY.)*

01 ☐ **PERSON 1 – Reference Person** (owner/renter)		
a. Last name		
First name	**b.** Sex 1 ☐ Male 2 ☐ Female	**c.** Age
02 ☐ **PERSON 2**		
a. Last name		
First name	**b.** Sex 1 ☐ Male 2 ☐ Female	**c.** Age
03 ☐ **PERSON 3**		
a. Last name		
First name	**b.** Sex 1 ☐ Male 2 ☐ Female	**c.** Age
04 ☐ **PERSON 4**		
a. Last name		
First name	**b.** Sex 1 ☐ Male 2 ☐ Female	**c.** Age
05 ☐ **PERSON 5**		
a. Last name		
First name	**b.** Sex 1 ☐ Male 2 ☐ Female	**c.** Age
06 ☐ **PERSON 6**		
a. Last name		
First name	**b.** Sex 1 ☐ Male 2 ☐ Female	**c.** Age
07 ☐ **PERSON 7**		
a. Last name		
First name	**b.** Sex 1 ☐ Male 2 ☐ Female	**c.** Age

Use continuation form for additional persons.

Section I – OCCUPIED UNITS

d. How is . . . related to . . . *(reference person) (person on Line 1)***?** *Show Flashcard I and enter the appropriate code in the box below.*	**e. Is . . . of Spanish or Hispanic origin?** *(If Yes, read the categories and mark the appropriate box, otherwise mark "No.")*	**f. What is . . .'s race? Select one or more categories from the flashcard.** *Show Flashcard II and mark (X) all that apply, OR box 12 only and print race.*	**These next two questions may seem like ones I asked before, but I must ask them to double check.** *(Don't ask for persons under 15)* **g. Does . . . have a spouse or unmarried partner in the household?**	**h. Does . . . have a parent in the household?**
R Reference person	1 ☐ No 2 ☐ Puerto Rican 3 ☐ Dominican 4 ☐ Cuban 5 ☐ South/Central American 6 ☐ Mexican-American, Mexican, Chicano 7 ☐ Other Spanish/Hispanic	01 ☐ 07 ☐ 02 ☐ 08 ☐ 03 ☐ 09 ☐ 04 ☐ 10 ☐ 05 ☐ 11 ☐ 06 ☐ 12 ☐ __________	*If yes, enter person number of spouse or partner; otherwise mark "No."* ☐☐ ☐ No ☐ Under 15	*If yes, enter person number(s) of parent(s); otherwise mark "No."* ☐☐ ☐☐ ☐ No
☐	1 ☐ No 2 ☐ Puerto Rican 3 ☐ Dominican 4 ☐ Cuban 5 ☐ South/Central American 6 ☐ Mexican-American, Mexican, Chicano 7 ☐ Other Spanish/Hispanic	01 ☐ 07 ☐ 02 ☐ 08 ☐ 03 ☐ 09 ☐ 04 ☐ 10 ☐ 05 ☐ 11 ☐ 06 ☐ 12 ☐ __________	*If yes, enter person number of spouse or partner; otherwise mark "No."* ☐☐ ☐ No ☐ Under 15	*If yes, enter person number(s) of parent(s); otherwise mark "No."* ☐☐ ☐☐ ☐ No
☐	1 ☐ No 2 ☐ Puerto Rican 3 ☐ Dominican 4 ☐ Cuban 5 ☐ South/Central American 6 ☐ Mexican-American, Mexican, Chicano 7 ☐ Other Spanish/Hispanic	01 ☐ 07 ☐ 02 ☐ 08 ☐ 03 ☐ 09 ☐ 04 ☐ 10 ☐ 05 ☐ 11 ☐ 06 ☐ 12 ☐ __________	*If yes, enter person number of spouse or partner; otherwise mark "No."* ☐☐ ☐ No ☐ Under 15	*If yes, enter person number(s) of parent(s); otherwise mark "No."* ☐☐ ☐☐ ☐ No
☐	1 ☐ No 2 ☐ Puerto Rican 3 ☐ Dominican 4 ☐ Cuban 5 ☐ South/Central American 6 ☐ Mexican-American, Mexican, Chicano 7 ☐ Other Spanish/Hispanic	01 ☐ 07 ☐ 02 ☐ 08 ☐ 03 ☐ 09 ☐ 04 ☐ 10 ☐ 05 ☐ 11 ☐ 06 ☐ 12 ☐ __________	*If yes, enter person number of spouse or partner; otherwise mark "No."* ☐☐ ☐ No ☐ Under 15	*If yes, enter person number(s) of parent(s); otherwise mark "No."* ☐☐ ☐☐ ☐ No
☐	1 ☐ No 2 ☐ Puerto Rican 3 ☐ Dominican 4 ☐ Cuban 5 ☐ South/Central American 6 ☐ Mexican-American, Mexican, Chicano 7 ☐ Other Spanish/Hispanic	01 ☐ 07 ☐ 02 ☐ 08 ☐ 03 ☐ 09 ☐ 04 ☐ 10 ☐ 05 ☐ 11 ☐ 06 ☐ 12 ☐ __________	*If yes, enter person number of spouse or partner; otherwise mark "No."* ☐☐ ☐ No ☐ Under 15	*If yes, enter person number(s) of parent(s); otherwise mark "No."* ☐☐ ☐☐ ☐ No
☐	1 ☐ No 2 ☐ Puerto Rican 3 ☐ Dominican 4 ☐ Cuban 5 ☐ South/Central American 6 ☐ Mexican-American, Mexican, Chicano 7 ☐ Other Spanish/Hispanic	01 ☐ 07 ☐ 02 ☐ 08 ☐ 03 ☐ 09 ☐ 04 ☐ 10 ☐ 05 ☐ 11 ☐ 06 ☐ 12 ☐ __________	*If yes, enter person number of spouse or partner; otherwise mark "No."* ☐☐ ☐ No ☐ Under 15	*If yes, enter person number(s) of parent(s); otherwise mark "No."* ☐☐ ☐☐ ☐ No
☐	1 ☐ No 2 ☐ Puerto Rican 3 ☐ Dominican 4 ☐ Cuban 5 ☐ South/Central American 6 ☐ Mexican-American, Mexican, Chicano 7 ☐ Other Spanish/Hispanic	01 ☐ 07 ☐ 02 ☐ 08 ☐ 03 ☐ 09 ☐ 04 ☐ 10 ☐ 05 ☐ 11 ☐ 06 ☐ 12 ☐ __________	*If yes, enter person number of spouse or partner; otherwise mark "No."* ☐☐ ☐ No ☐ Under 15	*If yes, enter person number(s) of parent(s); otherwise mark "No."* ☐☐ ☐☐ ☐ No

Section I – OCCUPIED UNITS – Continued

2a. Is there anyone now living in this apartment (house) that came here within the past five years from a homeless situation such as a shelter, transitional center or hotel?

050 1 ☐ Yes – *Go to 2b*
2 ☐ No – *SKIP to 3*

b. Who are they? *(Fill in the persons who answered "yes" to 2a above)*

Refer to the roster, page 2, and enter the person number(s) starting in box 055.

055	056	057	058	059	060
1	1	1	1	1	1
2	2	2	2	2	2

061	062	063	064	065	066
1	1	1	1	1	1
2	2	2	2	2	2

c. Was . . . in the homeless situation mainly because he/she could not afford his/her own apartment (house) or mainly for other reasons?

Affordability – *Circle "1" next to person number in 2b.*
Other reason – *Circle "2" next to person number in 2b.*

The following questions (3 through 11c) refer to the reference person (the person listed on line 1).

3. Where was the most recent place . . . *(reference person)* **lived for six months or more before moving into this apartment (house)?**

(Show Flashcard III to respondent and have him/her select an answer. Then mark (X) the appropriate box.)

NOTE – *If the respondent indicates that the reference person has always lived in the SAME unit that he/she currently lives in, don't mark (X) box 01 unless you are certain. Many people may feel as though they have lived in a unit forever, but it's rare. The reference person had to live there since birth. Be sure to probe.*

IN NEW YORK CITY, SAME BUILDING

051 01 ☐ Always lived in this unit
02 ☐ Another unit in the same building

IN NEW YORK CITY, OTHER BUILDING

03 ☐ Bronx
04 ☐ Brooklyn
05 ☐ Manhattan
06 ☐ Queens
07 ☐ Staten Island

Which sub-borough did . . . *(reference person)* **live in?** *Refer to the maps in your job aid.*

068 ☐☐ Sub-borough

00 ☐ Don't know

OUTSIDE OF NEW YORK CITY

08 ☐ NY, NJ, Connecticut
09 ☐ Other State
10 ☐ Puerto Rico
11 ☐ Dominican Republic
12 ☐ Caribbean (other than Puerto Rico or Dominican Republic)
13 ☐ Mexico
14 ☐ Central America, South America
15 ☐ Canada
16 ☐ Europe
17 ☐ Russia/Successor States to Soviet Union (Ukraine, Georgia, etc.)
18 ☐ China, Hong Kong, Taiwan
19 ☐ Korea
20 ☐ India
21 ☐ Pakistan, Bangladesh
22 ☐ Philippines
23 ☐ Southeast Asia (Burma, Cambodia, Laos, Malaysia, Singapore, Thailand, Vietnam)
24 ☐ Other Asia
25 ☐ Africa
26 ☐ All other countries – *Specify* ↙

_____

4a. In what year did . . . *(reference person)* **move into this apartment (house)?**

052 Year ☐☐☐☐
If 1971 – *Ask 4b*
If any other year – *SKIP to 5*

b. *Ask only if reference person moved here in 1971* **Did . .** *(reference person)* **move here on or after July 1, 1971?**

053 1 ☐ Yes, on or after July 1 in 1971
2 ☐ No, before July 1 in 1971

5. Are you the first occupant(s) of this apartment (house) since its construction, gut rehabilitation, or creation through conversion?

054 1 ☐ Yes, first occupants
2 ☐ No, previously occupied
3 ☐ Don't know

CHECK ITEM A

REFER TO QUESTION 4a ABOVE

☐ Moved here 2002 or later – *GO to question 6 on page 4*
☐ Moved here 2001 or earlier – *SKIP to question 7 on page 5*

Section I – OCCUPIED UNITS – Continued

6. What is the main reason . . . *(reference person)* **moved from his/her previous residence?**

Mark (X) ONLY one box.

110

EMPLOYMENT

01 ☐ Job transfer/new job
02 ☐ Retirement
03 ☐ Looking for work
04 ☐ Commuting reasons
05 ☐ To attend school
06 ☐ Other financial/employment reason

FAMILY

07 ☐ Needed larger house or apartment
08 ☐ Widowed
09 ☐ Separated/divorced
10 ☐ Newly married
11 ☐ Moved to be with or closer to relatives
12 ☐ Family decreased (except widowed/ separated/divorced)
13 ☐ Wanted to establish separate household
14 ☐ Other family reason

NEIGHBORHOOD

15 Neighborhood overcrowded
16 ☐ Change in racial or ethnic composition of neighborhood
17 ☐ Wanted this neighborhood/better neighborhood services
18 ☐ Crime or safety concerns
19 ☐ Other neighborhood reason

HOUSING

20 ☐ Wanted to own residence
21 ☐ Wanted to rent residence
22 ☐ Wanted less expensive residence/difficulty paying rent or mortgage
23 ☐ Wanted better quality residence
24 ☐ Evicted
25 ☐ Poor building condition/services
26 ☐ Harassment by landlord
27 ☐ Needed housing accessible for persons with mobility impairments
28 ☐ Other housing reason

OTHER

29 ☐ Displaced by urban renewal, highway construction, or other public activity
30 ☐ Displaced by private action (other than eviction)
31 ☐ Schools
32 ☐ Natural disaster/fire
33 ☐ Any other – *Specify* ↙

_____

Notes

Section I – OCCUPIED UNITS – Continued

7. Place of birth

SHOW Flashcard III to respondent.

Where was →

	a. . . . *(reference person)* **born?**	**b. . . .'s** *(reference person's)* **father born?**	**c. . . .'s** *(reference person's)* **mother born?**
07. New York City (responses 01-07 on card)	111 07 ☐	112 07 ☐	113 07 ☐
09. U.S., Outside New York City (response 08 or 09 on card)	09 ☐	09 ☐	09 ☐
10. Puerto Rico	10 ☐	10 ☐	10 ☐
11. Dominican Republic	11 ☐	11 ☐	11 ☐
12. Caribbean (other than Puerto Rico or Dominican Republic)	12 ☐	12 ☐	12 ☐
13. Mexico	13 ☐	13 ☐	13 ☐
14. Central America, South America	14 ☐	14 ☐	14 ☐
15. Canada	15 ☐	15 ☐	15 ☐
16. Europe	16 ☐	16 ☐	16 ☐
17. Russia/Successor States to Soviet Union (Ukraine, Georgia, etc.)	17 ☐	17 ☐	17 ☐
18. China, Hong Kong, Taiwan	18 ☐	18 ☐	18 ☐
19. Korea	19 ☐	19 ☐	19 ☐
20. India	20 ☐	20 ☐	20 ☐
21. Pakistan, Bangladesh	21 ☐	21 ☐	21 ☐
22. Philippines	22 ☐	22 ☐	22 ☐
23. Southeast Asia (Burma, Cambodia, Laos, Malaysia, Singapore, Thailand, Vietnam)	23 ☐	23 ☐	23 ☐
24. Other Asia	24 ☐	24 ☐	24 ☐
25. Africa	25 ☐	25 ☐	25 ☐
26. All other countries	26 ☐	26 ☐	26 ☐

Mark (X) box 07 above for categories 01-07 on Flashcard III. Mark (X) box 09 for categories 08 and 09. Categories 10-26 match exactly as shown on Flashcard III

8. Is this apartment (house) part of a condominium or cooperative building or development?

A condominium is a building or development with individually owned apartments or houses having commonly owned areas and grounds. A cooperative or "co-op" is a building or development that is owned by its shareholders.

114
1 ☐ No
2 ☐ Yes, a condominium
3 ☐ Yes, a cooperative
4 ☐ Don't know

9a. Is this apartment (house) owned or being bought by . . . *(reference person)* **or someone else in this household?**

115
1 ☐ Yes, owned or being bought – *SKIP to 11a*
0 ☐ No – *GO to 9b*

b. Does . . . *(reference person)* **or someone else in this household own cooperative shares for this apartment (house)?**

129
1 ☐ Yes – *SKIP to 11a*
2 ☐ No
3 ☐ Don't know
} *GO to 9c*

c. Does . . . *(reference person)* **pay cash rent for this apartment (house) or does he/she occupy it rent free?**

116
2 ☐ Pay cash rent – *GO to Check Item B*
3 ☐ Occupy rent free – *SKIP to 20*

CHECK ITEM B

REFER TO QUESTION 8 ABOVE

☐ Condominium (box 2 marked)
☐ Cooperative (box 3 marked)
} *GO to 10a*
☐ All other renter occupied (box 1 or 4 marked) – *SKIP to 20*

10a. Did . . . *(reference person)* **live here and pay cash rent at the time this building became a condominium or cooperative?**

117
1 ☐ Yes
2 ☐ No
3 ☐ Don't know

b. When this apartment (house) became a condominium or cooperative was it done through a non-eviction plan?

Under a non-eviction plan, tenants can NOT be evicted for NOT buying their unit.

118
1 ☐ Yes
2 ☐ No
3 ☐ Don't know
} *SKIP to 20*

Section I – OCCUPIED UNITS – Continued

11a. **In what year did . . .** *(reference person)* **acquire this apartment (house)?**

119 Year ☐☐☐☐

b. **Before . . .** *(reference person)* **acquired this apartment (house) was it owned and occupied by another household, rented by . . .** *(reference person)***, rented by another household, or never previously occupied?**

120
1 ☐ Owned and occupied by another household
2 ☐ Rented by reference person
3 ☐ Rented by another household
4 ☐ Never previously occupied
5 ☐ Don't know

c. **Before . . .** *(reference person)* **acquired this apartment (house) was it part of a condominium or cooperative building or development?**

121
1 ☐ Yes
2 ☐ No
3 ☐ Don't know

CHECK ITEM C *REFER TO QUESTION 11a ABOVE*

☐ Acquired 2000 or later – *GO to 12a*
☐ Acquired 1999 or earlier – *SKIP to 13*

12a. **What was the purchase price for this apartment (house)?**

122 $ _____ . 00

123 0 ☐ Don't know

b. **What was the down payment for this apartment (house)?**

124 $ _____ . 00

125 0 ☐ Don't know

13. **What is the value of this apartment (house), that is, in your opinion, how much would it currently sell for if it were on the market?**

126 $ _____ . 00

14. **Is there a mortgage, home equity loan, or similar loan on this apartment (house) or is this apartment (house) owned free and clear?**

127
1 ☐ Mortgage, home equity, or similar loan
2 ☐ Owned free and clear – *SKIP to Check Item D*

15a. **What are the current monthly mortgage or loan payments? Include payments on first, second, home equity loan, and any other mortgages.**

128 $ _____ . 00 Per month

b. **When did the most recent mortgage or loan originate?**

133 Month ☐☐ 134 Year ☐☐☐☐

c. **What is the current interest rate on the most recent mortgage or loan?**

135 ☐☐ . ☐☐ %

CHECK ITEM D *REFER TO QUESTION 8 ON PAGE 5*

☐ Condominium (box 2 marked)
☐ Cooperative (box 3 marked) } *GO to 16*
☐ All other owner occupied (box 1 or 4 marked) – *SKIP to 18a*

16. **What are the monthly condominium or co-op maintenance fees for this apartment (house)? Exclude payments for any mortgages (loans) on this unit.**

130 $ _____ . 00

CHECK ITEM E *REFER TO QUESTION 1c ON PAGE 2 FOR EACH PERSON*

☐ With any household member age 62 or over – *GO to 17*
☐ No household member age 62 or over – *SKIP to 18a*

17. **Is any household member receiving a Senior Citizen Carrying Charge Increase Exemption as part of the SCRIE program?**
(Senior Citizen Rent Increase Exemption)

140
1 ☐ Yes
2 ☐ No
3 ☐ Don't know

18a. **Is the fire and liability insurance premium for this apartment (house) paid separately?**
(Separately means not included in the mortgage or loan payment or the condominium or co-op maintenance fee.)

141
1 ☐ Yes –*GO to 18b*
2 ☐ No, included in mortgage or loan payment – *SKIP to 18c*
3 ☐ No insurance – *SKIP to 19a*

b. **What was the cost of fire and liability insurance for 2004?**

142 $ _____ . 00

c. **Does the fire and liability insurance for this apartment (house) also cover personal possessions?**

143
1 ☐ Yes
2 ☐ No
3 ☐ Don't know

Section I – OCCUPIED UNITS – Continued

19a. Are the real estate taxes for this apartment (house) paid separately?

(Separately means not included in the mortgage or loan payment or the condominium or co-op maintenance fee.)

144
1 ☐ Yes – *GO to 19b*
2 ☐ No, included in mortgage or loan payment
3 ☐ No, included in condominium or maintenance fee
} *SKIP to 20*

b. What were the real estate taxes for 2004?

145 $ _____ . 00

NOTE – Questions 20–22a, 23a and 23b pertain to the building. Be certain to mark (X) the same box in each question for all forms within the same building.

20. How many units are in this building?

If the respondent doesn't know, canvass the building and count the units.

146
01 ☐ 1 unit without business
02 ☐ 1 unit with business
03 ☐ 2 units without business
04 ☐ 2 units with business
05 ☐ 3 units
06 ☐ 4 units
07 ☐ 5 units
08 ☐ 6 to 9 units
09 ☐ 10 to 12 units
10 ☐ 13 to 19 units
11 ☐ 20 to 49 units
12 ☐ 50 to 99 units
13 ☐ 100 to 199 units
14 ☐ 200 or more units

If owner occupied, mark "Yes" without asking.

21. Does the owner of this building live in this building?

147
1 ☐ Yes
2 ☐ No
3 ☐ Don't know

22a. How many stories are in this building?

Count the basement if there are people living in it.

148
01 ☐ One – *SKIP to 23c*
02 ☐ Two
03 ☐ Three
04 ☐ Four
05 ☐ Five
06 ☐ 6 to 10
07 ☐ 11 to 20
08 ☐ 21 to 40
09 ☐ 41 or more

b. On what floor is this unit?

Enter the 2-digit floor number or mark (X) box "0" if basement unit. Enter the lowest floor number if on more than one floor.

0 ☐ Basement

172 ☐☐ Floor

23a. Is there a passenger elevator in this building?

149
1 ☐ Yes
2 ☐ No – *SKIP to 23c*

b. Is it possible to go from the sidewalk to a passenger elevator without going up or down any steps or stairs?

173
1 ☐ Yes
2 ☐ No
3 ☐ Don't know

c. Is it possible to go from the sidewalk to this unit without going up or down any steps or stairs?

171
1 ☐ Yes
2 ☐ No
3 ☐ Don't know

24a. How many rooms are in this apartment (house)? Do not count bathrooms, porches, balconies, halls, foyers, or half-rooms.

150
1 ☐ One – *SKIP to 25a*
2 ☐ Two
3 ☐ Three
4 ☐ Four
5 ☐ Five
6 ☐ Six
7 ☐ Seven
8 ☐ Eight or more

b. Of these rooms, how many are bedrooms?

151
01 ☐ None
02 ☐ One
03 ☐ Two
04 ☐ Three
05 ☐ Four
06 ☐ Five
07 ☐ Six
08 ☐ Seven
09 ☐ Eight or more

Section I – OCCUPIED UNITS – Continued

25a. **Does this apartment (house) have complete plumbing facilities; that is, hot and cold piped water, a flush toilet, and a bathtub or shower?**

152
0 ☐ Yes, has complete plumbing facilities – *Go to 25b*
1 ☐ No, has some but not all facilities in this apartment (house) – *SKIP to 25c*
2 ☐ No plumbing facilities in this apartment (house) – *SKIP to 26a*

b. **Are these facilities for the exclusive use of this household or are they also for use by another household?**

153
3 ☐ For the exclusive use of this household
4 ☐ Also for use by another household

c. **Was there any time in the last three months when all the toilets in this apartment (house) were not working for six consecutive hours?**

154
1 ☐ Yes
2 ☐ No
3 ☐ No toilet in this apartment (house)

26a. **Does this apartment (house) have complete kitchen facilities? Complete kitchen facilities include a sink with piped water, a range or cookstove, and a refrigerator.**

155
0 ☐ Yes has complete kitchen facilities – *GO to 26b*
1 ☐ No, has some but not all facilities in this apartment (house) – *SKIP to 26c*
2 ☐ No kitchen facilities in this apartment (house), but facilities available in building } *SKIP to 27*
3 ☐ No kitchen facilities in this building

b. **Are these facilities for the exclusive use of this household or are they also for use by another household?**

156
4 ☐ For the exclusive use of this household
5 ☐ Also for use by another household

c. **Are all the kitchen facilities in your apartment (house) functioning?**

157
1 ☐ Yes, all are functioning
2 ☐ No, one or more is not working at all

27. **How is this apartment (house) heated – by fuel oil, utility gas, electricity, or with some other fuel?**

158
1 ☐ Fuel oil
2 ☐ Utility gas
3 ☐ Electricity
4 ☐ Other fuel (including CON ED steam)
5 ☐ Don't know

28. **I have some questions about utility costs.**

a. **(1) Do you pay for your own electricity?**

159
1 ☐ Yes – *GO to 28a(2)*
2 ☐ Yes, but combined with gas – *Ask for separate estimates; if not possible SKIP to 28c*
3 ☐ No, included in rent, condominium or other fee – *SKIP to 28b(1)*

(2) What is the average MONTHLY cost?

160 $ _____ . 00

b. **(1) Do you pay for your own gas?**

161
1 ☐ Yes – *GO to 28b(2)*
2 ☐ No, included in rent, condominium or other fee } *SKIP to 28d(1)*
3 ☐ No, gas not used

(2) What is the average MONTHLY cost?

162 $ _____ . 00

IMPORTANT – *SKIP 28c unless the respondent cannot provide separate estimates for electricity and gas, and pays a combined bill. If separate estimates are available, fill 28a(2) and 28b(2), leave 28c blank, and SKIP to 28d(1).*

c. **What is your combined average electricity and gas payment each month?**

163 $ _____ . 00 } *Fill this ONLY when separate estimates cannot be given.*

d. **(1) Do you pay your own water and sewer charges?**

164
1 ☐ Yes – *GO to 28d(2)*
2 ☐ No, included in rent, condominium or other fee or no charge – *SKIP to 28e(1)*

(2) What is the total YEARLY cost?

165 $ _____ . 00

e. **(1) Do you pay for your own oil, coal, kerosene, wood, steam, etc.?**

166
1 ☐ Yes – *GO to 28e(2)*
2 ☐ No, included in rent, condominium or other fee } *SKIP to Check Item F*
3 ☐ No, these fuels not used

(2) What is the total YEARLY cost?

167 $ _____ . 00

Section I – OCCUPIED UNITS – Continued

CHECK ITEM F *REFER TO QUESTION 9 ON PAGE 5*

☐ Owner occupied (question 9a, box 1 marked)
☐ Owns co-op shares (question 9b, box 1 marked)
☐ Occupy rent free (question 9c, box 3 marked)
} *SKIP to 32a*
☐ Pay cash rent (question 9c, box 2 marked) – *GO to 29*

29. What is the length of the lease on this apartment (house) – – that is, the total time from when the lease began until it will expire?

181
1 ☐ Less than 1 year
2 ☐ 1 year
3 ☐ More than 1 but less than 2 years
4 ☐ 2 years
5 ☐ More than 2 years
6 ☐ No lease
7 ☐ Don't know

30a. What is the MONTHLY rent?

(If rent is paid other than monthly, refer to the manual on how to convert it.)

182 $ _____ . 00 Per month

b. Is this apartment (house) under Rent Control or Rent Stabilization?

183
1 ☐ Under Rent Control
2 ☐ Under Rent Stabilization
3 ☐ Neither of the above
4 ☐ Don't know

31a. Is any part of the monthly rent for this apartment (house) paid by any of the following government programs, either to a member of this household or directly to the landlord?

For each item below – If "Yes" marked, ask: "Since?"

(1) Federal Section 8 certificate or voucher program

541 1 ☐ Yes → **Since** Year ____ – *Go to 31a(2)*
00001 ☐ No
00004 ☐ Don't know } *Go to 31a(2)*

(2) Public assistance shelter allowance program

542 1 ☐ Yes → **Since** Year ____ – *Go to 31a(3)*
00001 ☐ No
00004 ☐ Don't know } *Go to 31a(3)*

(3) Senior Citizen Rent Increase Exemption (SCRIE)

184 1 ☐ Yes → **Since** Year ____ – *Go to 31a(4)*
00001 ☐ No
00004 ☐ Don't know } *Go to 31a(4)*

(4) Another Federal housing subsidy program

543 1 ☐ Yes → **Since** Year ____ – *Go to 31a(5)*
00001 ☐ No
00004 ☐ Don't know } *Go to 31a(5)*

(5) Another state or city housing subsidy program

544 1 ☐ Yes → **Since** Year ____ – *Go to 31b*
00001 ☐ No
00004 ☐ Don't know } *Go to 31b*

b. Of the *(amount from 30a)* **rent you reported, how much is paid out of pocket by this household?**

(Out of pocket means the money your household pays for rent over and above any shelter allowance or other government housing subsidy.)

547 $ _____ . 00
0 ☐ None

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Section I – OCCUPIED UNITS – Continued

32a. **Now, I would like to ask you some questions about the condition of this housing unit.**

At any time during this winter was there a breakdown in your heating equipment; that is, was it completely unusable for 6 consecutive hours or longer?

185 0 ☐ Yes – *GO to 32b*
1 ☐ No – *SKIP to 33*

b. **How many times did that happen?**

186 2 ☐ One
3 ☐ Two
4 ☐ Three
5 ☐ Four or more times

33. **During this winter when your regular heating system was working, did you, at any time, have to use additional sources of heat because your regular system did not provide enough heat? Additional sources may be the kitchen stove, a fireplace, or a portable heater.**

187 1 ☐ Yes
2 ☐ No

34a. **At any time in the last 90 days have you seen any mice or rats or signs of mice or rats in this building?**

188 1 ☐ Yes
2 ☐ No

b. **Is this building serviced by an exterminator regularly, only when needed, irregularly, or not at all?**

189 1 ☐ Regularly
2 ☐ Only when needed
3 ☐ Irregularly
4 ☐ Not at all
5 ☐ Don't know

35a. **Does this apartment (house) have open cracks or holes in the interior walls or ceiling? Do not include hairline cracks.**

190 1 ☐ Yes
2 ☐ No

b. **Does this apartment (house) have holes in the floors?**

191 1 ☐ Yes
2 ☐ No

36a. **Is there any broken plaster or peeling paint on the ceiling or inside walls?**

192 0 ☐ Yes – *GO to 36b*
1 ☐ No – *SKIP to 37*

b. **Is the area of broken plaster or peeling paint larger than 8½ inches by 11 inches?**

Show unfolded flashcard.

193 2 ☐ Yes
3 ☐ No

37. **Has water leaked into your apartment (house) in the last 12 months, excluding leaks resulting from your own plumbing fixtures backing up or overflowing?**

194 1 ☐ Yes
2 ☐ No

We are also interested in the condition of your neighborhood.

38. **Are there any boarded up buildings in this neighborhood?**

195 1 ☐ Yes
2 ☐ No

39. **How would you rate the physical condition of the residential structures in this NEIGHBORHOOD – would you say they are on the whole excellent, good, fair, or poor?**

196 1 ☐ Excellent
2 ☐ Good
3 ☐ Fair
4 ☐ Poor

Now in order to better understand the housing situation in the city, we need to learn something about the income, employment, and education level of each household member.

Notes

Continue with questions for each person on page 12.

Notes

Section I – OCCUPIED UNITS – Continued

CHECK ITEM G *Ask questions 40a–50 of ALL household members age 15 and above. Refer to question 1c on page 2 for each person's age.*	**40a. Did . . . work at any time last week?**	**b. How many hours did . . . work last week at all jobs?** *(Subtract time off; add overtime or extra hours worked)*	**41. Was . . . TEMPORARILY absent or on layoff from a job last week?**	**42. Has . . . been doing anything to find work during the last four weeks?**
601 1 ☐ 15 years or older – *Ask questions 40a–50* 2 ☐ Under 15 – *SKIP to Check Item H on page 18*	201 1 ☐ Yes – Full or part-time (includes helping without pay in family business) 2 ☐ No – Did not work (or did only own housework, school work, or volunteer work) – *SKIP to 41*	211 ☐☐ Hours – *SKIP to 45a*	221 1 ☐ Yes, on layoff 2 ☐ Yes, on vacation, temporary illness, labor dispute, etc. – *SKIP to 45a* 3 ☐ No	231 1 ☐ Yes – *SKIP to 44* 2 ☐ No
602 1 ☐ 15 years or older – *Ask questions 40a–50* 2 ☐ Under 15 – *SKIP to Check Item H on page 18*	202 1 ☐ Yes – Full or part-time (includes helping without pay in family business) 2 ☐ No – Did not work (or did only own housework, school work, or volunteer work) – *SKIP to 41*	212 ☐☐ Hours – *SKIP to 45a*	222 1 ☐ Yes, on layoff 2 ☐ Yes, on vacation, temporary illness, labor dispute, etc. – *SKIP to 45a* 3 ☐ No	232 1 ☐ Yes – *SKIP to 44* 2 ☐ No
603 1 ☐ 15 years or older – *Ask questions 40a–50* 2 ☐ Under 15 – *SKIP to Check Item H on page 18*	203 1 ☐ Yes – Full or part-time (includes helping without pay in family business) 2 ☐ No – Did not work (or did only own housework, school work, or volunteer work) – *SKIP to 41*	213 ☐☐ Hours – *SKIP to 45a*	223 1 ☐ Yes, on layoff 2 ☐ Yes, on vacation, temporary illness, labor dispute, etc. – *SKIP to 45a* 3 ☐ No	233 1 ☐ Yes – *SKIP to 44* 2 ☐ No
604 1 ☐ 15 years or older – *Ask questions 40a–50* 2 ☐ Under 15 – *SKIP to Check Item H on page 18*	204 1 ☐ Yes – Full or part-time (includes helping without pay in family business) 2 ☐ No – Did not work (or did only own housework, school work, or volunteer work) – *SKIP to 41*	214 ☐☐ Hours – *SKIP to 45a*	224 1 ☐ Yes, on layoff 2 ☐ Yes, on vacation, temporary illness, labor dispute, etc. – *SKIP to 45a* 3 ☐ No	234 1 ☐ Yes – *SKIP to 44* 2 ☐ No
605 1 ☐ 15 years or older – *Ask questions 40a–50* 2 ☐ Under 15 – *SKIP to Check Item H on page 18*	205 1 ☐ Yes – Full or part-time (includes helping without pay in family business) 2 ☐ No – Did not work (or did only own housework, school work, or volunteer work) – *SKIP to 41*	215 ☐☐ Hours – *SKIP to 45a*	225 1 ☐ Yes, on layoff 2 ☐ Yes, on vacation, temporary illness, labor dispute, etc. – *SKIP to 45a* 3 ☐ No	235 1 ☐ Yes – *SKIP to 44* 2 ☐ No
606 1 ☐ 15 years or older – *Ask questions 40a–50* 2 ☐ Under 15 – *SKIP to Check Item H on page 18*	206 1 ☐ Yes – Full or part-time (includes helping without pay in family business) 2 ☐ No – Did not work (or did only own housework, school work, or volunteer work) – *SKIP to 41*	216 ☐☐ Hours – *SKIP to 45a*	226 1 ☐ Yes, on layoff 2 ☐ Yes, on vacation, temporary illness, labor dispute, etc. – *SKIP to 45a* 3 ☐ No	236 1 ☐ Yes – *SKIP to 44* 2 ☐ No
607 1 ☐ 15 years or older – *Ask questions 40a–50* 2 ☐ Under 15 – *SKIP to Check Item H on page 18*	207 1 ☐ Yes – Full or part-time (includes helping without pay in family business) 2 ☐ No – Did not work (or did only own housework, school work, or volunteer work) – *SKIP to 41*	217 ☐☐ Hours – *SKIP to 45a*	227 1 ☐ Yes, on layoff 2 ☐ Yes, on vacation, temporary illness, labor dispute, etc. – *SKIP to 45a* 3 ☐ No	237 1 ☐ Yes – *SKIP to 44* 2 ☐ No

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Section I – OCCUPIED UNITS – Continued

43. What is the main reason . . . is not looking for work?	**44. When did . . . last work at his/her job or business?**	**The following questions ask about the job worked last week.** *If . . . had more than one job, describe the one . . . worked the most hours. If . . . didn't work, refer to the most recent job since 2000.*		
		45a. For whom did . . . work? *Print the name of the company, employer, business, or branch of armed services if on active duty.*	**b. What kind of business or industry is this?** *For example: hospital, newspaper publishing, garment manufacturing, stock brokerage.*	**c. Is this mainly manufacturing, wholesale trade, retail trade, or something else?**
Show Flashcard IV and enter the code. ↙ 631	241 1 ☐ 2005 2 ☐ 2004 3 ☐ 2000–2003 } *GO to 45a* 4 ☐ 1999 or earlier 5 ☐ Never worked } *SKIP to 49b*		*Describe the main activity at location where employed.* ↙	251 1 ☐ Manufacturing 2 ☐ Wholesale trade 3 ☐ Retail trade 4 ☐ Other (service, construction, government, etc.)
Show Flashcard IV and enter the code. ↙ 632	242 1 ☐ 2005 2 ☐ 2004 3 ☐ 2000–2003 } *GO to 45a* 4 ☐ 1999 or earlier 5 ☐ Never worked } *SKIP to 49b*		*Describe the main activity at location where employed.* ↙	252 1 ☐ Manufacturing 2 ☐ Wholesale trade 3 ☐ Retail trade 4 ☐ Other (service, construction, government, etc.)
Show Flashcard IV and enter the code. ↙ 633	243 1 ☐ 2005 2 ☐ 2004 3 ☐ 2000–2003 } *GO to 45a* 4 ☐ 1999 or earlier 5 ☐ Never worked } *SKIP to 49b*		*Describe the main activity at location where employed.* ↙	253 1 ☐ Manufacturing 2 ☐ Wholesale trade 3 ☐ Retail trade 4 ☐ Other (service, construction, government, etc.)
Show Flashcard IV and enter the code. ↙ 634	244 1 ☐ 2005 2 ☐ 2004 3 ☐ 2000–2003 } *GO to 45a* 4 ☐ 1999 or earlier 5 ☐ Never worked } *SKIP to 49b*		*Describe the main activity at location where employed.* ↙	254 1 ☐ Manufacturing 2 ☐ Wholesale trade 3 ☐ Retail trade 4 ☐ Other (service, construction, government, etc.)
Show Flashcard IV and enter the code. ↙ 635	245 1 ☐ 2005 2 ☐ 2004 3 ☐ 2000–2003 } *GO to 45a* 4 ☐ 1999 or earlier 5 ☐ Never worked } *SKIP to 49b*		*Describe the main activity at location where employed.* ↙	255 1 ☐ Manufacturing 2 ☐ Wholesale trade 3 ☐ Retail trade 4 ☐ Other (service, construction, government, etc.)
Show Flashcard IV and enter the code. ↙ 636	246 1 ☐ 2005 2 ☐ 2004 3 ☐ 2000–2003 } *GO to 45a* 4 ☐ 1999 or earlier 5 ☐ Never worked } *SKIP to 49b*		*Describe the main activity at location where employed.* ↙	256 1 ☐ Manufacturing 2 ☐ Wholesale trade 3 ☐ Retail trade 4 ☐ Other (service, construction, government, etc.)
Show Flashcard IV and enter the code. ↙ 637	247 1 ☐ 2005 2 ☐ 2004 3 ☐ 2000–2003 } *GO to 45a* 4 ☐ 1999 or earlier 5 ☐ Never worked } *SKIP to 49b*		*Describe the main activity at location where employed.* ↙	257 1 ☐ Manufacturing 2 ☐ Wholesale trade 3 ☐ Retail trade 4 ☐ Other (service, construction, government, etc.)

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Section I – OCCUPIED UNITS – Continued			
46a. What kind of work was . . . doing, that is what's his/her occupation? *For example: registered nurse, personnel manager, seamstress, stockbroker.*	**b. What are . . .'s usual activities at this job?** *For example: patient care, directing hiring policies, stitching pants, selling stock.*	**OFFICE USE ONLY** Industry	 Occupation
		261 Code	271 Code
		262 Code	272 Code
		263 Code	273 Code
		264 Code	274 Code
		265 Code	275 Code
		266 Code	276 Code
		267 Code	277 Code

Section I – OCCUPIED UNITS – Continued		
47. What type of business or organization does . . . work at? *Read all categories unless the answer is apparent from the information given in question 45, then mark (X) the appropriate box.*	**48a. How many weeks did . . . work in 2004?** *Count paid vacation, paid sick leave, and military service.*	**b. How many hours did . . . usually work each week in 2004?**
281 1 ☐ Private FOR PROFIT company, business, or individual for wages, salary, or commission 2 ☐ Private NOT-FOR-PROFIT, tax-exempt, or charitable organization 3 ☐ Government – Federal 4 ☐ Government – State or local (city, borough, etc.) 5 ☐ Self-employed in own incorporated or unincorporated business or professional practice 6 ☐ Working without pay in family business	291 ☐☐ Weeks or 00 ☐ None –*SKIP to 49b*	301 ☐☐ Hours
282 1 ☐ Private FOR PROFIT company, business, or individual for wages, salary, or commission 2 ☐ Private NOT-FOR-PROFIT, tax-exempt, or charitable organization 3 ☐ Government – Federal 4 ☐ Government – State or local (city, borough, etc.) 5 ☐ Self-employed in own incorporated or unincorporated business or professional practice 6 ☐ Working without pay in family business	292 ☐☐ Weeks or 00 ☐ None –*SKIP to 49b*	302 ☐☐ Hours
283 1 ☐ Private FOR PROFIT company, business, or individual for wages, salary, or commission 2 ☐ Private NOT-FOR-PROFIT, tax-exempt, or charitable organization 3 ☐ Government – Federal 4 ☐ Government – State or local (city, borough, etc.) 5 ☐ Self-employed in own incorporated or unincorporated business or professional practice 6 ☐ Working without pay in family business	293 ☐☐ Weeks or 00 ☐ None –*SKIP to 49b*	303 ☐☐ Hours
284 1 ☐ Private FOR PROFIT company, business, or individual for wages, salary, or commission 2 ☐ Private NOT-FOR-PROFIT, tax-exempt, or charitable organization 3 ☐ Government – Federal 4 ☐ Government – State or local (city, borough, etc.) 5 ☐ Self-employed in own incorporated or unincorporated business or professional practice 6 ☐ Working without pay in family business	294 ☐☐ Weeks or 00 ☐ None –*SKIP to 49b*	304 ☐☐ Hours
285 1 ☐ Private FOR PROFIT company, business, or individual for wages, salary, or commission 2 ☐ Private NOT-FOR-PROFIT, tax-exempt, or charitable organization 3 ☐ Government – Federal 4 ☐ Government – State or local (city, borough, etc.) 5 ☐ Self-employed in own incorporated or unincorporated business or professional practice 6 ☐ Working without pay in family business	295 ☐☐ Weeks or 00 ☐ None –*SKIP to 49b*	305 ☐☐ Hours
286 1 ☐ Private FOR PROFIT company, business, or individual for wages, salary, or commission 2 ☐ Private NOT-FOR-PROFIT, tax-exempt, or charitable organization 3 ☐ Government – Federal 4 ☐ Government – State or local (city, borough, etc.) 5 ☐ Self-employed in own incorporated or unincorporated business or professional practice 6 ☐ Working without pay in family business	296 ☐☐ Weeks or 00 ☐ None –*SKIP to 49b*	306 ☐☐ Hours
287 1 ☐ Private FOR PROFIT company, business, or individual for wages, salary, or commission 2 ☐ Private NOT-FOR-PROFIT, tax-exempt, or charitable organization 3 ☐ Government – Federal 4 ☐ Government – State or local (city, borough, etc.) 5 ☐ Self-employed in own incorporated or unincorporated business or professional practice 6 ☐ Working without pay in family business	297 ☐☐ Weeks or 00 ☐ None –*SKIP to 49b*	307 ☐☐ Hours

Section I – OCCUPIED UNITS – Continued

The following questions are about income received during 2004? *If an exact amount is not known, accept a best estimate. If there was a net loss in b or c, mark the "Loss" box and enter the dollar amount of the loss.*

49a. Did . . . earn income from wages, salary, commissions, bonuses, or tips?	**b. Did . . . earn any income from (his/her) own farm or nonfarm business, proprietorship, or partnership?**	**c. Did . . . receive any interest, dividends, net rental or royalty income, or income from estates and trusts? Include even small amounts credited to an account.**
☐ Yes – **How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items** ↙ 311 $ _____ . 00 Annual amount – Dollars 312 1 ☐ No	☐ Yes – **How much? Report net income after business expenses** ↙ 331 $ _____ . 00 Annual amount – Dollars 332 1 ☐ No 2 ☐ Loss	☐ Yes – **How much?** ↙ 351 $ _____ . 00 Annual amount – Dollars 352 1 ☐ No 2 ☐ Loss
☐ Yes – **How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items** ↙ 313 $ _____ . 00 Annual amount – Dollars 314 1 ☐ No	☐ Yes – **How much? Report net income after business expenses** ↙ 333 $ _____ . 00 Annual amount – Dollars 334 1 ☐ No 2 ☐ Loss	☐ Yes – **How much?** ↙ 353 $ _____ . 00 Annual amount – Dollars 354 1 ☐ No 2 ☐ Loss
☐ Yes – **How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items** ↙ 315 $ _____ . 00 Annual amount – Dollars 316 1 ☐ No	☐ Yes – **How much? Report net income after business expenses** ↙ 335 $ _____ . 00 Annual amount – Dollars 336 1 ☐ No 2 ☐ Loss	☐ Yes – **How much?** ↙ 355 $ _____ . 00 Annual amount – Dollars 356 1 ☐ No 2 ☐ Loss
☐ Yes – **How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items** ↙ 317 $ _____ . 00 Annual amount – Dollars 318 1 ☐ No	☐ Yes – **How much? Report net income after business expenses** ↙ 337 $ _____ . 00 Annual amount – Dollars 338 1 ☐ No 2 ☐ Loss	☐ Yes – **How much?** ↙ 357 $ _____ . 00 Annual amount – Dollars 358 1 ☐ No 2 ☐ Loss
☐ Yes – **How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items** ↙ 319 $ _____ . 00 Annual amount – Dollars 320 1 ☐ No	☐ Yes – **How much? Report net income after business expenses** ↙ 339 $ _____ . 00 Annual amount – Dollars 340 1 ☐ No 2 ☐ Loss	☐ Yes – **How much?** ↙ 359 $ _____ . 00 Annual amount – Dollars 360 1 ☐ No 2 ☐ Loss
☐ Yes – **How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items** ↙ 321 $ _____ . 00 Annual amount – Dollars 322 1 ☐ No	☐ Yes – **How much? Report net income after business expenses** ↙ 341 $ _____ . 00 Annual amount – Dollars 342 1 ☐ No 2 ☐ Loss	☐ Yes – **How much?** ↙ 361 $ _____ . 00 Annual amount – Dollars 362 1 ☐ No 2 ☐ Loss
☐ Yes – **How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items** ↙ 323 $ _____ . 00 Annual amount – Dollars 324 1 ☐ No	☐ Yes – **How much? Report net income after business expenses** ↙ 343 $ _____ . 00 Annual amount – Dollars 344 1 ☐ No 2 ☐ Loss	☐ Yes – **How much?** ↙ 363 $ _____ . 00 Annual amount – Dollars 364 1 ☐ No 2 ☐ Loss

Section I – OCCUPIED UNITS – Continued		
49d. Did . . . receive any Social Security or Railroad Retirement payments? Include payments as a retired worker, dependent, or disabled worker.	**e. Did . . . receive any income from government programs for Supplemental Security Income (SSI), Temporary Assistance for Needy Famlies (TANF), Home Relief, Safety Net, or any other public assistance or public welfare payments, including shelter allowance?**	**f. Did . . . receive any income from retirement, survivor, or disability pensions? Include payments from companies, unions, Federal, State, or local governments and the U.S. military. Do NOT include Social Security.**
☐ Yes – **How much?** ↙ 371 $ _____ . 00 Annual amount – Dollars 372 1 ☐ No	☐ Yes – **How much?** ↙ 391 $ _____ . 00 Annual amount – Dollars 392 1 ☐ No	☐ Yes – **How much?** ↙ 411 $ _____ . 00 Annual amount – Dollars 412 1 ☐ No
☐ Yes – **How much?** ↙ 373 $ _____ . 00 Annual amount – Dollars 374 1 ☐ No	☐ Yes – **How much?** ↙ 393 $ _____ . 00 Annual amount – Dollars 394 1 ☐ No	☐ Yes – **How much?** ↙ 413 $ _____ . 00 Annual amount – Dollars 414 1 ☐ No
☐ Yes – **How much?** ↙ 375 $ _____ . 00 Annual amount – Dollars 376 1 ☐ No	☐ Yes – **How much?** ↙ 395 $ _____ . 00 Annual amount – Dollars 396 1 ☐ No	☐ Yes – **How much?** ↙ 415 $ _____ . 00 Annual amount – Dollars 416 1 ☐ No
☐ Yes – **How much?** ↙ 377 $ _____ . 00 Annual amount – Dollars 378 1 ☐ No	☐ Yes – **How much?** ↙ 397 $ _____ . 00 Annual amount – Dollars 398 1 ☐ No	☐ Yes – **How much?** ↙ 417 $ _____ . 00 Annual amount – Dollars 418 1 ☐ No
☐ Yes – **How much?** ↙ 379 $ _____ . 00 Annual amount – Dollars 380 1 ☐ No	☐ Yes – **How much?** ↙ 399 $ _____ . 00 Annual amount – Dollars 400 1 ☐ No	☐ Yes – **How much?** ↙ 419 $ _____ . 00 Annual amount – Dollars 420 1 ☐ No
☐ Yes – **How much?** ↙ 381 $ _____ . 00 Annual amount – Dollars 382 1 ☐ No	☐ Yes – **How much?** ↙ 401 $ _____ . 00 Annual amount – Dollars 402 1 ☐ No	☐ Yes – **How much?** ↙ 421 $ _____ . 00 Annual amount – Dollars 422 1 ☐ No
☐ Yes – **How much?** ↙ 383 $ _____ . 00 Annual amount – Dollars 384 1 ☐ No	☐ Yes – **How much?** ↙ 403 $ _____ . 00 Annual amount – Dollars 404 1 ☐ No	☐ Yes – **How much?** ↙ 423 $ _____ . 00 Annual amount – Dollars 424 1 ☐ No

Section I – OCCUPIED UNITS – Continued

49g. Did . . . receive any income from Veterans' (VA) payments, unemployment compensation, child support, alimony, or any other regular source of income? **Do NOT include lump-sum payments such as money from an inheritance or the sale of a home.**	**50. How much school has . . . completed?**	**CHECK ITEM H** Is this the last person listed?
☐ Yes – **How much?** ↙ 431 $ _____ . 00 Annual amount – Dollars 432 1☐ No	471 01 ☐ No school completed 02 ☐ Up to 6th grade 03 ☐ 7th or 8th grade 04 ☐ 9th, 10th, 11th, or 12th grade but no H.S. diploma 05 ☐ H.S. diploma 06 ☐ Some college but no degree 07 ☐ Associate degree 08 ☐ College graduate 09 ☐ Some graduate/ professional training 10 ☐ Graduate/ professional degree	☐ Yes – *GO to 51* ☐ No – *Return to Check Item G on page 12 for the next person*
☐ Yes – **How much?** ↙ 433 $ _____ . 00 Annual amount – Dollars 434 1☐ No	472 01 ☐ No school completed 02 ☐ Up to 6th grade 03 ☐ 7th or 8th grade 04 ☐ 9th, 10th, 11th, or 12th grade but no H.S. diploma 05 ☐ H.S. diploma 06 ☐ Some college but no degree 07 ☐ Associate degree 08 ☐ College graduate 09 ☐ Some graduate/ professional training 10 ☐ Graduate/ professional degree	☐ Yes – *GO to 51* ☐ No – *Return to Check Item G on page 12 for the next person*
☐ Yes – **How much?** ↙ 435 $ _____ . 00 Annual amount – Dollars 436 1☐ No	473 01 ☐ No school completed 02 ☐ Up to 6th grade 03 ☐ 7th or 8th grade 04 ☐ 9th, 10th, 11th, or 12th grade but no H.S. diploma 05 ☐ H.S. diploma 06 ☐ Some college but no degree 07 ☐ Associate degree 08 ☐ College graduate 09 ☐ Some graduate/ professional training 10 ☐ Graduate/ professional degree	☐ Yes – *GO to 51* ☐ No – *Return to Check Item G on page 12 for the next person*
☐ Yes – **How much?** ↙ 437 $ _____ . 00 Annual amount – Dollars 438 1☐ No	474 01 No school completed 02 ☐ Up to 6th grade 03 ☐ 7th or 8th grade 04 ☐ 9th, 10th, 11th, or 12th grade but no H.S. diploma 05 ☐ H.S. diploma 06 ☐ Some college but no degree 07 ☐ Associate degree 08 ☐ College graduate 09 ☐ Some graduate/ professional training 10 ☐ Graduate/ professional degree	☐ Yes – *GO to 51* ☐ No – *Return to Check Item G on page 12 for the next person*
☐ Yes – **How much?** ↙ 439 $ _____ . 00 Annual amount – Dollars 440 1☐ No	475 01 ☐ No school completed 02 ☐ Up to 6th grade 03 ☐ 7th or 8th grade 04 ☐ 9th, 10th, 11th, or 12th grade but no H.S. diploma 05 ☐ H.S. diploma 06 ☐ Some college but no degree 07 ☐ Associate degree 08 ☐ College graduate 09 ☐ Some graduate/ professional training 10 ☐ Graduate/ professional degree	☐ Yes – *GO to 51* ☐ No – *Return to Check Item G on page 12 for the next person*
☐ Yes – **How much?** ↙ 441 $ _____ . 00 Annual amount – Dollars 442 1☐ No	476 01 ☐ No school completed 02 ☐ Up to 6th grade 03 ☐ 7th or 8th grade 04 ☐ 9th, 10th, 11th, or 12th grade but no H.S. diploma 05 ☐ H.S. diploma 06 ☐ Some college but no degree 07 ☐ Associate degree 08 ☐ College graduate 09 ☐ Some graduate/ professional training 10 ☐ Graduate/ professional degree	☐ Yes – *GO to 51* ☐ No – *Return to Check Item G on page 12 for the next person*
☐ Yes – **How much?** ↙ 443 $ _____ . 00 Annual amount – Dollars 444 1☐ No	477 01 ☐ No school completed 02 ☐ Up to 6th grade 03 ☐ 7th or 8th grade 04 ☐ 9th, 10th, 11th, or 12th grade but no H.S. diploma 05 ☐ H.S. diploma 06 ☐ Some college but no degree 07 ☐ Associate degree 08 ☐ College graduate 09 ☐ Some graduate/ professional training 10 ☐ Graduate/ professional degree	☐ Yes – *GO to 51* ☐ No – *Return to Check Item G on page 12 for the next person*

FORM H-100 (2-19-2004)

Section I – OCCUPIED UNITS – Continued

51. Does anyone in this household (including children under age 15) receive public assistance or welfare payments from any of the following?

a. Temporary Assistance for Needy Families (TANF), or Family Assistance (previously called AFDC) — 548 — 1 ☐ Yes 2 ☐ No 3 ☐ Don't know

b. Safety Net, also called Home Relief — 549 — 1 ☐ Yes 2 ☐ No 3 ☐ Don't know

c. Supplemental Security Income (SSI), including aid to the blind or disabled — 550 — 1 ☐ Yes 2 ☐ No 3 ☐ Don't know

d. Other – *Specify* _____ — 551 — 1 ☐ Yes 2 ☐ No 3 ☐ Don't know

52a. Does anyone in this household smoke (or use tobacco) on a daily basis?

570 — 1 ☐ Yes – **How many people?** ☐☐ Persons
002 ☐ No
003 ☐ Don't know

b. How often are you around people who are smoking in the workplace? *(read responses)*

571 —
1 ☐ All of the time
2 ☐ Most of the time
3 ☐ Only occasionally
4 ☐ Never
5 ☐ Doesn't work
6 ☐ Don't know

53a. Are you covered by health insurance or some other kind of health care plan? *(Include health insurance obtained through employment or purchased directly as well as government programs such as Medicare or Medicaid that help pay medical bills.)*

572 —
1 ☐ Yes – *Go to 53b*
2 ☐ No – *SKIP to 54*
3 ☐ Don't know – *Go to 53b*

b. What kind of health insurance or health care coverage do you have? *(If there is more than one kind, just say which one is used the most.)*

573 —
1 ☐ Private health insurance plan from employer or workplace
2 ☐ Private health insurance plan purchased directly
3 ☐ Medicare
4 ☐ Family Health Plus or Medicaid
5 ☐ US Military, CHAMPUS, TriCare, or the Veterans Administration (VA)
6 ☐ Single service plan (dental, vision, prescription, etc.)
7 ☐ Some other plan
8 ☐ None
9 ☐ Don't know

54. Would you say that, in general, your health is excellent, very good, good, fair, or poor?

574 —
1 ☐ Excellent
2 ☐ Very good
3 ☐ Good
4 ☐ Fair
5 ☐ Poor
6 ☐ Don't know

55. Is there a telephone in this apartment (house)? Do not count cellular phones, or any phone line that is used only for a computer or fax machine?

575 —
1 ☐ Yes
2 ☐ No
3 ☐ Don't know

CHECK ITEM I

REFER TO QUESTION 7a ON PAGE 5 FOR THE REFERENCE PERSON

☐ Born in New York City *(box 07 marked) – SKIP to closing statement below.*
☐ Born in U.S. outside New York City *(box 09 marked) – SKIP to 57*
☐ Born outside U.S. *(box 10–26 marked) – Go to 56a*

56a. Did . . . *(reference person)* **move to the United States as an immigrant?**

560 — 1 ☐ Yes 2 ☐ No

b. In what year did . . . *(reference person)* **move to the United States?**

561 — ☐☐☐☐

57. In what year did . . . *(reference person)* **move to New York City?** *(most recent move if more than one)*

562 — ☐☐☐☐ *– Go to closing statement below.*

CLOSING STATEMENT

Thank you for answering the survey questions. Before I turn it in, I'll review this form to make certain I didn't skip anything. If I did, it would be easier to call you back rather than return here. Would you please give me your phone number in case I need to follow-up.

029 — Area code ☐☐☐ Number ☐☐☐ – ☐☐☐☐

END INTERVIEW . Fill items N and O on the front cover.

Section II – VACANT UNITS

58. **If this apartment (house) is occupied, will it be the first occupancy since its construction, gut rehabilitation, or creation through conversion?**

518
1 ☐ Yes, first occupancy
2 ☐ No, previously occupied
3 ☐ Don't know

NOTE – Questions 59–61a, 62a and 62b pertain to the building. Be certain to mark (X) the same box for each form in the same building.

59. **How many units are in this building?**

If the respondent doesn't know, canvass the building and count the units.

519
01 ☐ 1 unit without business
02 ☐ 1 unit with business
03 ☐ 2 units without business
04 ☐ 2 units with business
05 ☐ 3 units
06 ☐ 4 units
07 ☐ 5 units
08 ☐ 6 to 9 units
09 ☐ 10 to 12 units
10 ☐ 13 to 19 units
11 ☐ 20 to 49 units
12 ☐ 50 to 99 units
13 ☐ 100 to 199 units
14 ☐ 200 or more units

60. **Does the owner of this building live in this building?**

520
1 ☐ Yes
2 ☐ No
3 ☐ Don't know

61a. **How many stories are in this building?**

Count the basement if there are people living in it.

521
01 ☐ One – *SKIP to 62c*
02 ☐ Two
03 ☐ Three
04 ☐ Four
05 ☐ Five
06 ☐ 6 to 10
07 ☐ 11 to 20
08 ☐ 21 to 40
09 ☐ 41 or more

b. **On what floor number is this unit?**

Enter the 2-digit floor number or mark (X) box "0" if basement unit. Enter the lowest floor number if on more than one floor.

0 ☐ Basement

554 ☐☐ Floor

62a. **Is there a passenger elevator in this building?**

522
1 ☐ Yes
2 ☐ No – *SKIP to 62c*

b. **Is it possible to go from the sidewalk to a passenger elevator without going up or down any steps or stairs?**

553
1 ☐ Yes
2 ☐ No
3 ☐ Don't know

c. **Is it possible to go from the sidewalk to this unit without going up or down any steps or stairs?**

555
1 ☐ Yes
2 ☐ No
3 ☐ Don't know

63a. **How many rooms are in this apartment (house)? Do not count bathrooms, porches, balconies, halls, foyers, or half-rooms.**

523
1 ☐ One – *SKIP to 64a*
2 ☐ Two
3 ☐ Three
4 ☐ Four
5 ☐ Five
6 ☐ Six
7 ☐ Seven
8 ☐ Eight or more

b. **Of these rooms, how many are bedrooms?**

524
01 ☐ None
02 ☐ One
03 ☐ Two
04 ☐ Three
05 ☐ Four
06 ☐ Five
07 ☐ Six
08 ☐ Seven
09 ☐ Eight or more

Notes

Section II – VACANT UNITS – Continued

64a. Does this apartment (house) have complete plumbing facilities; that is, hot and cold piped water, a flush toilet, and a bathtub or shower?

525
- 0 ☐ Yes, has complete plumbing facilities – *GO to 64b*
- 1 ☐ No, has some but not all facilities in this apartment (house)
- 2 ☐ No plumbing facilities in this apartment (house)

SKIP to 65a

b. Are these facilities for the exclusive use of the intended occupants of this apartment (house) or are they also intended for use by the occupants of another apartment (house)?

526
- 3 ☐ For the exclusive use of the intended occupants of this apartment (house)
- 4 ☐ Also intended for use by the occupants of another apartment (house)

65a. Does this apartment (house) have complete kitchen facilities? Complete kitchen facilities include a sink with piped water, a range or cookstove, and a refrigerator.

527
- 0 ☐ Yes, has complete kitchen facilities – *GO to 65b*
- 1 ☐ No, has some but not all facilities in this apartment (house)
- 2 ☐ No kitchen facilities in this apartment (house), but facilities available in building
- 3 ☐ No kitchen facilities in this building

SKIP to 66

b. Are these facilities for the exclusive use of the intended occupants of this apartment (house) or are they also intended for use by the occupants of another apartment (house)?

528
- 4 ☐ For the exclusive use of the intended occupants of this apartment (house)
- 5 ☐ Also intended for use by the occupants of another apartment (house)

66. How is this apartment (house) heated – by fuel oil, utility gas, electricity, or with some other fuel?

529
- 1 ☐ Fuel oil
- 2 ☐ Utility gas
- 3 ☐ Electricity
- 4 ☐ Other fuel (including CON ED steam)
- 5 ☐ Don't know

67. Is this apartment (house) part of a condominium or cooperative building or development?

A condominium is a building or development with individually owned apartments or houses having commonly owned areas and grounds. A cooperative or co-op is a building or development that is owned by its shareholders.

530
- 1 ☐ No
- 2 ☐ Yes, a condominium
- 3 ☐ Yes, a cooperative
- 4 ☐ Don't know

68. How long has this apartment (house) been vacant?

531
- 1 ☐ Less than 1 month
- 2 ☐ 1 up to 2 months
- 3 ☐ 2 up to 3 months
- 4 ☐ 3 up to 6 months
- 5 ☐ 6 up to 12 months
- 6 ☐ 1 year or more

69a. Before this apartment (house) became vacant was it owner or renter occupied?

532
- 1 ☐ Owner occupied
- 2 ☐ Renter occupied
- 3 ☐ Never previously occupied
- 4 ☐ Don't know

b. Before this apartment (house) became vacant was it part of a condominium or cooperative building or development?

533
- 1 ☐ No
- 2 ☐ Yes, a condominium
- 3 ☐ Yes, a cooperative
- 4 ☐ Don't know

Notes

Section II – VACANT UNITS – Continued

70. Is this apartment (house) –

534
1 ☐ Available for rent? – *SKIP to 72*
2 ☐ Available for sale only? – *SKIP to closing statement below.*
3 ☐ Not available for rent or sale? – *GO to 71*

71. What are the reasons that this apartment (house) is not available for sale or rent?

List all reasons mentioned, and then be sure to mark (X) ONLY one box for the primary reason.

_____
_____
_____
_____
_____
_____
_____
_____
_____

535
01 ☐ Rented, not yet occupied
02 ☐ Sold, not yet occupied
03 ☐ Unit or building is undergoing renovation
04 ☐ Unit or building is awaiting renovation
05 ☐ Being converted to nonresidential purposes
06 ☐ There is a legal dispute involving the unit
07 ☐ Being converted or awaiting conversion to condominium or cooperative
08 ☐ Held for occasional, seasonal, or recreational use
09 ☐ The owner cannot rent or sell at this time due to personal problems (e.g. age or illness)
10 ☐ Being held pending sale of building
11 ☐ Being held for planned demolition
12 ☐ Held for other reasons – *Specify* _____

SKIP to closing statement below.

72. What is the MONTHLY asking rent?

(If rent is paid other than monthly, refer to the manual on how to convert it.)

INTERVIEWER: If the respondent indicates that the monthly rent for the vacant unit is based upon the income of the tenant – ask for a rent range such as $700–$800. Then enter the midpoint of the range; in this case $750.

536 $ _____ . 00 Per month

CLOSING STATEMENT

Thank you for answering the survey questions. Before I turn it in, I'll review this form to make certain I didn't skip anything. If I did, it would be easier to call you back rather than return here. Would you please give me your phone number in case I need to follow-up.

029 Area code ☐☐☐ Number ☐☐☐ – ☐☐☐☐

END INTERVIEW. Fill item N on the front cover.

Notes

NOTES

C. RECORD OF VISITS *(Continued from page 1)*

Date	Time	Remarks
	a.m. p.m.	
	a.m. p.m.	
	a.m. p.m.	
	a.m. p.m.	
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FORM H-100 (2-19-2004)

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