

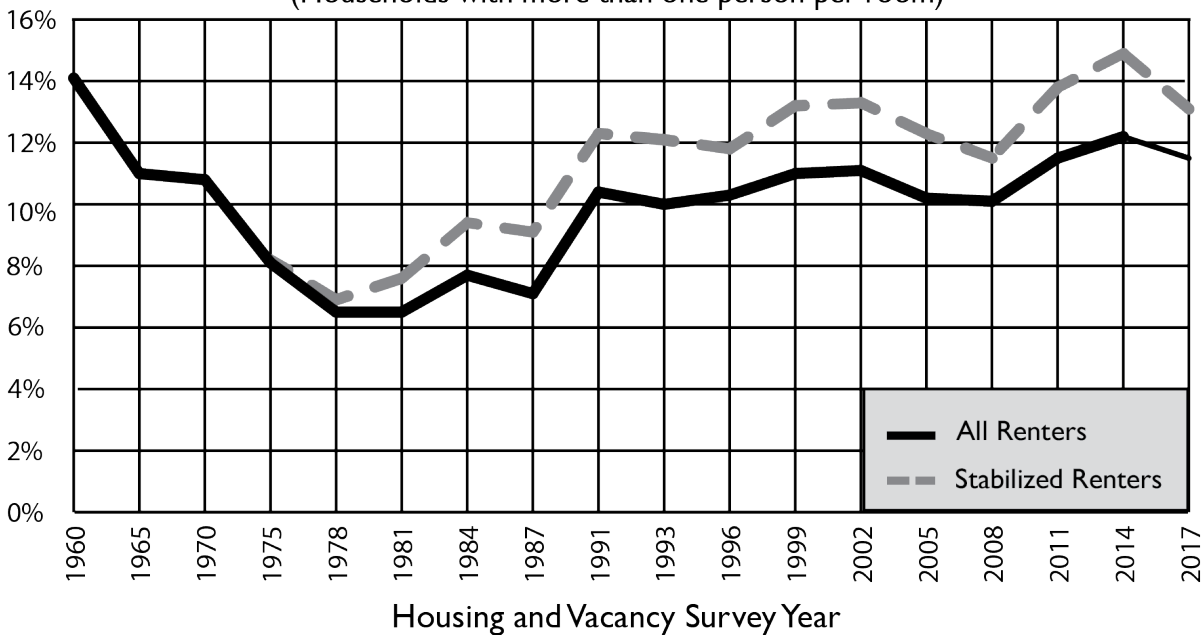
## Chart II.

### The Overcrowding Problem Today

In recent decades the triennial Housing and Vacancy Survey (HVS) has tracked the level of overcrowding in rental housing (a measure of “doubling up”). Along with vacancy rates, the level of overcrowding is a key indicator of the severity of the housing shortage and concomitant affordability problems.

#### Percent of Overcrowded Rental & Stabilized Households in New York City

(Households with more than one person per room)



The chart above shows overcrowding (defined as more than one person per room) rates found in each HVS since 1960. Rent stabilized households show more severe overcrowding levels than in all renter households, except in 1975. Overcrowding in both stabilized and all renter households has also shown a general trend of increase since the late 1970s.

Following last minute extensions of the law in 1944 and 1945, and a belated extension in 1946 (described below), the Emergency Price Control Act expired in 1947. Prior to its expiration Congress adopted the Housing and Rent Act of 1947 which preserved rent controls into 1948. This Law did not regulate units which were certified for occupancy after February 1, 1947.<sup>42</sup> Subsequent acts further extended these controls until the federal government’s involvement with rent regulation in any city was fully terminated in 1953.

<sup>42</sup> February 1, 1947 is a critical date. Until 1969 all housing built after this date was exempt from any kind of rent regulation. Generally, references to “post-war” housing are references to buildings with certificates of occupancy issued after this date. Conversely, references to “pre-war” housing are to buildings built before this date.