Selected Initial Findings of the 2011 New York City Housing and Vacancy Survey

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Below are the initial findings of the 2011 New York City Housing and Vacancy Survey (HVS).

In this report, data from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade because it is very difficult to compare them in a reliable manner, principally for the following reasons:

The HVS is a sample survey and the samples for the 2011 and 2008 HVSs were drawn from two different sample frames. The 2011 HVS sample was drawn from the 2010 decennial census, while the samples for the 2008 and previous HVSs in that decade were drawn from the 2000 census. Both samples for the 2008 and 2011 HVSs were updated based on new construction, alterations and conversions. The weighting for the 2011 HVS sample used estimates based on the 2010 census, while the weighting for the samplesfor the 2008 and previous HVSs in that decade used estimates based on the 2000census.

All findings of this report are based on data from the 2011 HVS which, as we have said, is a sample survey. Findings are, thus, subject to sampling and non-sampling errors.[1] For this reason, it is generally appropriate to qualify findings by noting that they are "estimates" of the true value of the variables, which are unknown. For example, we should refer to the rental vacancy rate as the "estimated rental vacancy rate." However, it is not practical to do so in this report, since repeated use of the word "estimate" for so many figures would make the report unreasonably cumbersome.

A. Housing Inventory

1. The number of housing units in New York City was 3,352,041 in 2011, the largest housing stock in the forty-six-year period since the first HVS was conducted in 1965 (Table 1).

Since the first HVS, the Census Bureau has excluded housing units in special places. These "special places" include transient hotels and motels, prisons, dormitories, hospitals, nursing homes, and shelters.[2]

The number of rental units (occupied and vacant available) was 2,172,634, comprising 65 percent of the housing stock in 2011 (Table 1).[3]

2. Of the City's 3,352,000 housing units, 997,000 units or 30 percent were located in Brooklyn. Smaller numbers were located in Manhattan (841,000 or 25 percent) and Queens (828,000 or 25 percent). The remaining fifth was located in the Bronx (510,000 or 15 percent) and Staten Island (175,000 or 5 percent) (Table 2).

3. There were 987,000 rent-stabilized units (occupied and vacant available), comprising 45 percent of the rental stock in 2011 (Table 3).

4. Rent-controlled units numbered 38,000, or 2 percent of the rental stock in 2011 (Table 3).

5. The homeownership rate for the City as a whole was 31.9 percent in 2011—that is, almost one in three households in the City was an owner household (Table 4). The rate in Staten Island was 67.5 percent, the highest among the five boroughs, followed by 43.9 percent in Queens. Nine in ten owner-occupied units in Staten Island were conventional family housing units. The ownership rates for the Bronx, Brooklyn, and Manhattan were lower than the city-wide rate: 20.7 percent, 27.6 percent, and 24.1 percent respectively (Table 4). In Manhattan, more than nine in ten owner-occupied units were either condominium or cooperative units.

6. In 2011, the number of vacant available rental units was 68,000, while the number of vacant units available for sale was 31,000. At the same time, the number of vacant units not available for sale or rent was 164,000 in 2011, the highest since 1965, when the first HVS was conducted (Table 1).

   Of the 164,000 vacant units not available for sale or rent, 48,000 units, or 29.4 percent**,**were classified as unavailable because they were undergoing or awaiting renovation. As previous HVSs have shown, most of these unitsundergoing or awaiting renovation will be occupied or vacant and available for sale or rent by 2014, when the next HVS will be conducted (Table 8).

   At the same time, the number of units that were unavailable because of occasional, seasonal, or recreational use was 65,000 or 39.5 percent, the highest since 1978, when the Census Bureau began classifying vacant unavailable units by such reason (Table 8). Of the units in this category, more than six in ten were located in Manhattan, and about six in ten were in cooperative or condominium buildings.[4]

B. Rental Vacancies

1. The 2011 HVS reports a city-wide rental vacancy rate of 3.12 percent during the period between February and May 2011. The 2011 rental vacancy rate is, therefore, significantly lower than 5 percent (Table 5).

   Since the first HVS in 1965, the Census Bureau has applied the same definition and equation, without exception, in estimating the rental vacancy rate in New York City, using data from the HVS, as specified in the following:

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

   Starting with the first HVS in 1965, the Census Bureau has treated dilapidated vacant units as unavailable for rent and has excluded them in counting the number of vacant units available for rent and, thus, in estimating the rental vacancy rate. On the other hand, in counting the number of occupied rental units, the Census Bureau has counted all occupied rental units, whether or not they are dilapidated.

   The rental vacancy rate of 3.12 percent in 2011 was estimated using data from the 2011 HVS on each item in the above equation, as follows:

$$67{,}818 / (67{,}818 + 2{,}104{,}816) \times 100 = 3.12\%$$

   Since the HVS is a sample survey, the rental vacancy rate of 3.12 percent is subject to sampling and non-sampling errors. The results of the 2011 HVS show that the standard error of estimate (SEE)[5] of the rental vacancy rate of 3.12 percent is 0.17. This means that the chances are 95 out of 100 that the actual rental vacancy rate would vary from the estimated rental vacancy rate of 3.12 percent by no more than two standard errors, or by plus or minus 0.33 percent (1.96 x 0.17). That is to say that, given the 2011 rental vacancy rate of 3.12 percent, the chances are 95 out of 100 that the actual rental vacancy rate is between 2.79 percent and 3.45 percent ($3.12\% \pm 1.96 \times 0.17$).

2. In 2011, the vacancy rate in Staten Island was 6.65 percent. However, since the number of vacant units in the borough is small, the sampling error of this vacancy rate is likely to be large. Thus, interpretations of the rate should be done with caution. In Queens the rental vacancy rate was 3.79 percent, while in Brooklyn it was only 2.61 percent. The vacancy rate in the Bronx was 3.23 percent, while it was 2.80 percent in Manhattan in 2011 (Table 5).

3. The vacancy rate for rent-stabilized units as a whole was 2.63 percent in 2011. The availability of vacant rental units was somewhat different for rent-stabilized units in buildings built before 1947 and in buildings built in 1947 or later. The vacancy rate for pre-1947 rent-stabilized units was 2.54 percent, while it was 2.91 percent for post-1947 rent-stabilized units (Table 6).

4. The vacancy rate for private non-regulated units that were never rent-controlled or rent-stabilized, units that were decontrolled (including those in buildings with five or fewer units), and unregulated units in cooperative or condominium buildings was 4.43 percent, the highest of all major rental categories (Table 6).

5. The vacancy rate for all other rental units as a whole (including Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, Loft Board, and Municipal Loan units) was 1.40 percent, the lowest of all major rental categories (Table 6).

6. Vacant units available for low rents were extremely scarce. The rental vacancy rate in 2011 for units with asking rents of less than $800 was a mere 1.10 percent (Table 7).

   Starting with asking rents in the $800-$999 range, the availability of vacant rental units increased as the rent range increased. The vacancy rate for units with asking rents of $800-$999 was 2.58 percent; the rate for units with an asking rent level of $1,000-$1,249 was 3.61 percent (Table7).

   The rental vacancy rate moves up closer to 5.00 percent as asking rent levels go further up: it was 4.32 percent for units with an asking rent level of $1,250-$1,499 (Table 7).

7. The vacancy rate for units with asking rents of $1,500-$1,999 was 4.14 percent. The rate for units with asking rents of $2,000 or more was 4.67 percent. For units with asking rents of $2,500 or more the rate jumped to 5.26 percent, the highest among vacancy rates for all the various rent levels in the City in 2011 (Table 7).

C. Incomes

(Note: incomes are reported for 2010, while housing data are for 2011.)

1. The median annual income for <u>all households</u> (renters and owners combined) was $48,040 in 2010 (Table 9).

2. The median annual income for <u>renter</u> households was $38,500 in 2010, only 80 percent of the median income for all households (Table 9).

3. The median annual income for homeowners was $75,000, more than one-and-a-half times that of all households and almost doublethe 2010 median income of renter households (Table 9).

4. The median income of rent-controlled households was $29,000 in 2010, 75 percent of the median income of all renter households (Table 10).

5. The median income of rent-stabilized households as a whole was $37,000, slightly less than the median income of all renter households in 2010 (Table 10).

6. The median income of households in pre-1947 rent-stabilized units was $36,000 in 2010, less than the median income of all renter households and of all rent-stabilized households, while the median income of households in post-1947 rent-stabilized units was $40,000, higher than the median incomes of all renter households and of all rent-stabilized households (Table 10).

7. The median income of households in private non-regulated rental units (units which were never rent controlled or rent stabilized, units which were decontrolled, and unregulated rental units in cooperative or condominium buildings) was $52,260, which was 36 percent higher than the median 2010 income of all renter households (Table 10).

8. The median income of households in all other rental units as a whole (which includes Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, Municipal Loan, and Loft Board units) was extremely low: only $17,716, less than half of the median 2010 income of allrenter households (Table 10).

D. Rents

1. In 2011, the median monthly contract rent, which excludes tenant payments for utilities,[6] was $1,100, while the median monthly gross rent, which includes utility payments,[7] was $1,204 (Table 11).

2. The median asking rent was $1,300 in 2011. 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 is occupied. The asking rent may or may not include utilities (Table 11).

3. The median contract rent of rent-controlled units was $800, 73 percent of the median contract rent of all rental units in 2011 (Table 12).

4. The median contract rent of rent-stabilized units as whole was $1,050. However, it was $1,030 for pre-1947 rent-stabilized units, while it was $1,100 for post-1947 rent-stabilized units (Table 12).

5. The median contract rent for private, non-regulated units (units which were never rent controlled or rent stabilized, units which were decontrolled, and unregulated rental units in cooperative or condominium buildings) was $1,369, or 24 percent higher than the rent of all rental units in 2011 (Table 12).

6. On the other hand, the median contract rent for all other rental units as a whole (which includes Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, Municipal Loan, and Loft Board units) was extremely low: a mere $591, just a little more than half the rent of all rental units and the lowest among the major rental categories in 2011 (Table 12).

7. The median gross rent of rent-controlled units was $895, 74 percent of the median gross rent of all rental units in 2011 (Table 13).

8. The median gross rent of all rent-stabilized units was $1,160. The gross rent for pre-1947 rent-stabilized units was $1,150, while the rent for post-1947 rent-stabilized units was $1,200 in 2011 (Table 13).

9. The median gross rent for private non-regulated units (units which were never rent controlled or rent stabilized, units which were decontrolled, and unregulated rental units in cooperative or condominium buildings) was $1,510, or 25 percent higher than the gross rent of all units in 2011, which was $1,204 (Table 13).

10. The median gross rent of all other rental units as a whole (which includes Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, Municipal Loan, and Loft Board units) was very low, as it was for the contract rent of such units, $600, only half the rent of all rental units in 2011 (Table 13).

11. Just a little more than one in five rental units in the City had a contract rent of less than $800 in 2011, and fewer than one in ten had a contract rent of less than $500. At the same time, the contract rent of a little more than half the rental units in the City was in the $800-$1,499 range. The contract rent for the remaining 26 percentof the rental units in the City was $1,500 or more. The contract rent of one in eight rental units in the City was $2,000 or more in 2011 (Table 14).

12. About 18 percent of the rental units had a gross rent of less than $800, while a little more than half had a gross rent in the $800-$1,499 range. The gross rent of the remaining three in ten rental units in the City was $1,500 or more. The gross rent of one in seven rental units was $2,000 or more. Eight percent of rental units in the City had a gross rent of $2,500 or more in 2011 (Table 15).

E. Rent-Income Ratios (proportion of household income tenants spend for rent)

1. The median contract rent-income ratio was 30.9 percent in 2011 (Table 16). (Rent data are for the survey year of 2011, while income data are for 2010).

2. Close to three in ten of renter households in the City (29.6 percent) paid 50 percent or more of their household's income for contract rent in 2011 (Table 16).

3. The median gross rent-income ratio was 33.8 percent in the City in 2011 (Table 16).

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

4. One third of renter households in the City (33.1 percent) paid 50 percent or more of their household income for gross rent in 2011 (Table 16).

5. Among households in all major rental categories in the City, households in rent-controlled units paid the lowest proportion of their income for contract rent: 27.6 percent in 2011 (Table 17).

6. Households in rent-stabilized units as a whole paid 32.0 percent of their income for contract rent. The median contract rent-income ratio for pre-1947 units was 32.1 percent, while it was 31.4 percent for post-1947 units in 2011 (Table 17).

7. The median contract rent-income ratio for private non-regulated units (units which were never rent controlled or rent stabilized, units which were decontrolled, and unregulated rental units in cooperative or condominium buildings) in the City was 30.5 percent in 2011 (Table 17).

8. As for contract rent-income ratios, among households in all major rental categories, households in rent-controlled units paid the lowest proportion of their income for gross rent in 2011: 32.1 percent (Table 17).

9. Households in rent-stabilized units as a whole in the City paid 35.2 percent of their income for gross rent in 2011. The median gross rent-income ratio for pre-1947 units was 35.8 percent, while it was 34.0 percent for post-1947 units (Table 17).

10. Households in private non-regulated units (units which were never rent controlled or rent stabilized, units which were decontrolled, and unregulated rental units in cooperative or condominium buildings) in the City paid 33.5 percent of their income for gross rent in 2011 (Table 17).

F. Housing and Neighborhood Conditions

In 2011, housing and neighborhood conditions in the City were extremely good.

1. In 2011 practically all occupied housing units in the City were situated in structurally decent buildings. Building condition in 2011 was the best in the forty-six-year period since the first HVS was conducted in 1965.

   Of all occupied units (renter occupied and owner occupied together), a negligible 0.2 percent were in dilapidated buildings in 2011; the dilapidation rate for renter-occupied units was 0.3 percent. In other words 99.8 percent of all occupied units and 99.7 percent of renter occupied units in the City were in structurally decent buildings in 2011. The 2011 dilapidation rates were the lowest in the 46-year period since the first HVS was conducted in 1965 (Table 18).

2. Housing maintenance conditions were very good.

   The proportion of renter-occupied units with five or more of the seven maintenance deficiencies measured by the 2011 HVS was extremely low: only 4.3 percent in 2011, one of the lowest ever recorded since these conditions were first measured in 1991 (Table 18).

3. Neighborhood quality was also very good.

   a. The proportion of renter households near buildings with broken or boarded-up windows on the street was only 7.3 percent in 2011 (Table 18).

   b. The proportion of renter households that rated the quality of their neighborhood residential structures as "good" or "excellent" was very high: 70.4 percent in 2011 (Table 18).

G. Crowding(more than one person per room).

The crowding situation in the City was serious in 2011.

1. The proportion of renter households that were crowded in 2011 was 11.5 percent (Table 19).

2. The crowding situation in rent-stabilized units, particularly in pre-1947 rent-stabilized units, was much more serious, with rates of 13.9 percent and 14.7 percent respectively (Table 19).

3. Crowding situations in rent-controlled units were very rare. The number of crowded rent-controlled units was too few to report in 2011 (Table 19).

4. Crowding in private non-regulated units occurred at a rate of 10.9% (Table 19).

5. The crowding situation in all other rental units (including Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, Municipal Loan, and Loft Board units) was

not serious. Only 6.1 percent of such units were crowded, substantially lower than the rate for all renter households in 2011 (Table 19).

Technical Notes

[1] Information on the statistical reliability of data from the 2011 HVS, except for the rental vacancy rate for the City, has not yet been provided by the Census Bureau. This information is expected to be available to the public in the summer of 2012.

[2]The 2010 Census, like all decennial censuses, includes housing units in special places as long as they meet the definition of a housing unit as separate living quarters, while the HVS excludes them. For the 2010 Census, separate living quarters were those that had direct access from outside the building or through a common hall. Therefore, the number of housing units the decennial censuses report are higher than the number of housing units the HVS reports.

[3]Percents in this report are calculated based on unrounded numbers.

[4]U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

[5]The Standard Error of Estimate (SEE) is a statistical measure most commonly used to approximate sampling error. Non-sampling errors can come from many sources, including if any units were erroneously classified as occupied or vacant. However, the incidence of non-sampling errors made in estimating the rental vacancy rate is likely to be low for the HVS, since the primary purpose of the HVS is to estimate the rental vacancy rate accurately.

[6] The contract rent is the amount tenants agree to pay owners for the units they occupy, as contracted between the tenant and the owner in the lease; it includes fuel and utilities, if they are provided by the owner, without additional, separate charges to the tenant.

[7] Gross rent is the contract rent plus any additional charges for fuel and utilities paid separately by the tenant.

Table 1
Housing Inventory by Tenure and Occupancy
New York City 2011

	Housing Units[a]	
	Number[b]	**Percent**
Total housing units	3,352,041	100.0%
Total rental units	2,172,634	64.8%
Occupied	2,104,816	62.8%
Vacant, available for rent	67,818	2.0%
Total owner units	1,014,940	30.3%
Occupied	984,066	29.4%
Vacant, available for sale	30,875	0.9%
Vacant units, not available for sale or rent	164,467	4.9%

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

Notes:

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

(b) In this report, numbers may not add up to the total due to rounding.

Table 2
Total Housing Units by Borough
New York City 2011

	Housing Units	
Boroughs	**Number**	**Percent**
All	3,352,041	100.0%
Bronx	510,347	15.2%
Brooklyn	997,495	29.8%
Manhattan	840,676	25.1%
Queens	828,446	24.7%
Staten Island	175,077	5.2%

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

Table 3
Rental Housing Inventory by Rent Regulation Status
New York City 2011

	Rental Units	
	Number	**Percent**
All rental units (occupied and vacant available)	2,172,634	100.0%
Rent controlled	38,374	1.8%
Rent stabilized	986,840	45.4%
Pre-1947 stabilized	743,527	34.2%
Post-1947 stabilized	243,313	11.2%
Private non-regulated units[(a)]	849,800	39.1%
All other rental units[(b)]	297,620	13.7%

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

Notes:

(a) "Private non-regulated" consists of units that were never rent controlled or rent stabilized, units that were decontrolled (including those in buildings with five or fewer units), and unregulated rental units in cooperative or condominium buildings.

(b) "All other rental units" includes Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, Municipal Loan and Loft Board units.

Table 4
Owner-Occupied Units, Owner Units Vacant for Sale and Home Ownership Rates by Borough
New York City 2011

Borough	Number of Owner-Occupied Units	Number of Owner Units Vacant for Sale	Home Ownership Rate[a]
All	984,066	30,875	31.9%
Bronx	98,166	4,468[b]	20.7%
Brooklyn	256,130	10,433	27.6%
Manhattan	181,606	5,992	24.1%
Queens	337,775	8,946	43.9%
Staten Island	110,389	[(c)]	67.5%

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

Notes:

(a) The home ownership rate is the proportion of total occupied units (owner and renter units together) that are owner-occupied units.

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

(c) Too few units to report.

Table 5
Rental Units and Vacancy Rates by Borough
New York City 2011

	All Rental Units	Renter Occupied Units	Vacant Units Available for Rent	Net Vacancy Rate[a]
All	2,172,634	2,104,816	67,818	3.12%
Bronx	388,022	375,491	12,531	3.23%
Brooklyn	691,178	673,166	18,011	2.61%
Manhattan	587,313	570,853	16,460	2.80%
Queens	449,108	432,085	17,023	3.79%
Staten Island	57,013	53,221	[c]	6.65%[b]

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

Notes:

(a) The vacancy rate is calculated by dividing vacant available for rent units that are not dilapidated by the sum of vacant available for rent units that are not dilapidated plus renter-occupied units (dilapidated and not dilapidated).

(b) Since the number of units is small, interpret with caution. The New York City Housing and Vacancy Survey is a sample survey. Since the number of vacant units available for rent in this category is small, the sampling error of the vacancy rate is likely to be large. Thus, interpretation of the vacancy rate should be done with caution.

(c) Too few units to report.

Table 6
Vacant for Rent Units and Vacancy Rates by Rent Regulation Status
New York City 2011

	Vacant Units Available for Rent	Net Vacancy Rate[a]
All Vacant for Rent Units	67,818	3.12%
Rent Stabilized Units	25,970	2.63%
Pre-1947 Stabilized	18,879	2.54%
Post-1947 Stabilized	7,091	2.91%
Private non-regulated units[b]	37,676	4.43%
All other rental units[c]	4,172[d]	1.40%

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

Notes:
(a) The vacancy rate is calculated by dividing vacant available for rent units that are not dilapidated by the sum of vacant available for rent units that are not dilapidated plus renter-occupied units (dilapidated and not dilapidated).
(b) "Private non-regulated" consists of units that were never rent controlled or rent stabilized, units that were decontrolled (including those in buildings with five or fewer units), and unregulated rental units in cooperative or condominium buildings.
(c) "All other rental units" includes Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, Municipal Loan and Loft Board units.
(d) Since the number of units is small, interpret with caution.

Table 7
Vacant for Rent Units and Net Vacancy Rate
by Monthly Rent Level
New York City 2011

Monthly Rent Level[b]	Vacant Units Available for Rent	Net Vacancy Rate[a]
All Rental Units	67,818	3.12%
Less than $800	5,078	1.10%
$800 to $999	9,305	2.58%
$1,000 to $1, 499	28,628	3.87%
$1,000 - $1,249	17,045	3.61%
$1,250 - $1,499	11,583	4.32%
$1,500 to $1,999	12,254	4.14%
$2,000 or more	12,553	4.67%
$2,000 - $2,499	4,291[c]	3.83%
$2,500 or more	8,262	5.26%

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

Notes:

(a) The vacancy rate is calculated by dividing vacant available for rent units that are not dilapidated by the sum of vacant available for rent units that are not dilapidated plus renter-occupied units (dilapidated and not dilapidated).

(b) Asking rents for vacant units and contract rents for occupied units.

(c) Since this is a small number of units, interpret with caution.

Table 8
Vacant Units Unavailable for Rent or Sale
by Reason for Unavailability
New York City 2011

Reason Unavailable	Number of Units	Percent
All	164,467	100.0%
Dilapidated	(a)	(a)
Rented, Not Yet Occupied	7,553	4.6%
Sold, Not Yet Occupied	7,084	4.3%
Undergoing Renovation	29,087	17.8%
Awaiting Renovation	19,043	11.6%
Held for Occasional, Seasonal or Recreational Use	64,590	39.5%
Used/Converted to Non-Residential Use	(a)	(a)
In Legal Dispute	13,904	8.5%
Awaiting Conversion/ Being Converted to Coop/Condo	(a)	(a)
Held Pending Sale of Building	(a)	(a)
Owner Unable to Sell or Rent Due to Personal Problems (age, illness, etc.)	10,465	6.4%
Held for Planned Demolition	(a)	(a)
Held for Other Reasons	5,591	3.4%
Reason not reported	(a)	--

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
(a) Too few units to report.

Table 9
Median Household Incomes
New York City 2010

	Median Household Income[(a)]
All households	$48,040
All renters	$38,500
All owners	$75,000

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note: (a) Incomes are reported for 2010.

Table 10
Median Renter Household Incomes by Rent Regulation Status
New York City 2010

	Median Household Income[(a)]
All Renters	$38,500
Rent Controlled	$29,000
Rent Stabilized	$37,000
Pre-1947 Stabilized	$36,000
Post-1947-Stabilized	$40,000
Private Non-Regulated[(b)]	$52,260
All Other Rental Units[(c)]	$17,716

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

Notes:

(a) Incomes are reported for 2010.
(b) "Private non-regulated" consists of units that were never rent controlled or rent stabilized, units that were decontrolled, including those in buildings with five or fewer units, and unregulated rentals in cooperative or condominium buildings.
(c) "All other rental units" includes Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, Municipal Loan and Loft Board units.

Table 11
Median Rents, All Renter-Occupied Units
New York City 2011

	Median Monthly Rents
Median gross rent[(a)]	$1,204
Median contract rent[(b)]	$1,100
Median asking rent[(c)]	$1,300

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

(a) Gross rent is the contract rent plus any additional charges for fuel and utilities paid separately by the tenant.

(b) 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.

(c) 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. Asking rent may or may not include utilities.

Table 12
Median Contract Rent by Rent Regulation Status
New York City 2011

	Median Monthly Contract Rent
All Renters	$1,100
Rent Controlled	$800
Rent Stabilized	$1,050
Pre-1947 Stabilized	$1,030
Post-1947 Stabilized	$1,100
Private Non-Regulated[(a)]	$1,369
All Other Rental Units[(b)]	$591

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

Notes:

(a) "Private non-regulated" consists of units that were never rent-controlled or rent-stabilized, units that were decontrolled (including those in buildings with five or fewer units), and unregulated rental units in cooperative or condominium buildings.

(b) "All other rental units" includes Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, Municipal Loan and Loft Board units.

Table 13
Median Gross Rent by Rent Regulation Status
New York City 2011

	Median Monthly Gross Rent
All Renters	$1,204
Rent Controlled	$895
Rent Stabilized	$1,160
Pre-1947 Stabilized	$1,150
Post-1947-Stabilized	$1,200
Private Non-Regulated[(a)]	$1,510
All Other Rental Units[(b)]	$600

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

Notes:

(a) "Private non-regulated" consists of units that were never rent-controlled or rent-stabilized, units that were decontrolled (including those in buildings with five or fewer units), and unregulated rental units in cooperative or condominium buildings.

(b) "All other rental units" includes Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, Municipal Loan and Loft Board units.

Table 14
Distribution of Renter Occupied Housing Units by Monthly Contract Rent Level
New York City 2011

Monthly Contract Rent	Number of Renter Occupied Units	Percent
Total	2,104,816	100%
Less than $500	170,993	8.3%
$500-$799	285,950	13.9%
$500-$699	162,138	7.9%
$700-$799	123,813	6.0%
$800-$999	350,776	17.0%
$800-$899	169,491	8.2%
$900-$999	181,284	8.8%
$1,000 - $1,499	711,020	34.5%
$1,000-$1,249	454,724	22.1%
$1,250-$1,499	256,296	12.4%
$1,500 - $1,999	283,478	13.8%
$1,500-$1,749	196,909	9.6%
$1,750 - $1,999	86,569	4.2%
$2,000+	256,411	12.5%
$2,000 - $2,499	107,618	5.2%
$2,500+	148,793	7.2%
No cash rent[(a)]	46,188	

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

Note: (a) Number not included in total for calculation of percent.

Table 15
Distribution of Renter Occupied Housing Units by Monthly Gross Rent Level
New York City 2011

Monthly Gross Rent	Number of Renter Occupied Units	Percent
Total	2,104,816	100.0%
Less than $500	150,736	7.3%
$500-$799	213,124	10.4%
$500-$699	121,356	5.9%
$700-$799	91,768	4.5%
$800-$999	277,837	13.5%
$800-$899	125,888	6.1%
$900-$999	151,949	7.4%
$1000 - $1,499	783,503	38.1%
$1,000-$1,249	445,361	21.6%
$1,250-$1,499	338,141	16.4%
$1,500 - $1,999	338,238	16.4%
$1,500-$1,749	216,249	10.5%
$1,750-$1,999	121,990	5.9%
$2,000+	295,190	14.3%
$2,000 - $2,499	132,588	6.4%
$2,500+	162,602	7.9%
No cash rent[(a)]	46,188	--

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

Note: (a) Number not included in total for calculation of percent.

Table 16
Median Gross Rent/Income and Contract Rent/Income Ratios and Proportion of Renter Households Paying 50 Percent of Income or More for Each
New York City 2011

	Median Rent/ Income Ratio	Percent of Renter Households
Median **Contract** Rent/Income Ratio (proportion of income that households pay for **contract** rent) [(a)]	30.9%	
Proportion of households paying 50 percent of household income or more for **contract** rent		29.6%
Median **Gross** Rent/Income Ratio (proportion of income that households pay for **gross** rent) [(b)]	33.8%	
Proportion of households paying 50 percent of household income or more for **gross** rent		33.1%

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

Notes:

(a) 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.

(b) Gross rent is the contract rent plus any additional charges for fuel and utilities paid separately by the tenant.

Table 17
Median Contract Rent/Income and Gross Rent/Income Ratios
by Rent Regulation Status
New York City 2011

Regulatory Status	Median Contract Rent/Income Ratio	Median Gross Rent/Income Ratio
All	30.9	33.8
Rent Controlled	27.6	32.1
Rent Stabilized	32.0	35.2
Pre-1947 Stabilized	32.1	35.8
Post-1947-Stabilized	31.4	34.0
Private Non-Regulated[(a)]	30.5	33.5

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

Note:

(a) "Private non-regulated" consists of units that were never rent controlled or rent stabilized, units that were decontrolled (including those in buildings with five or fewer units), and unregulated rental units in cooperative or condominium buildings.

Table 18
Housing and Neighborhood Conditions
New York City 2011

Residential Building Condition	Number or Percent of Households
All occupied units (renter and owner units) in dilapidated buildings[a]	
Number	6,745
Percent	0.2%
Renter-occupied units in dilapidated buildings[a]	
Number	5,858
Percent	0.3%
Renter-occupied units in Buildings with no building defects	
Number	1,707,836
Percent	88.8%
Housing Unit Maintenance Conditions	
Renter-occupied units with 5 or more of 7 maintenance deficiencies[b]	76,180 4.3%
Renter-occupied units with no maintenance deficiencies[b]	719,506 41.0%
Renter-occupied units with heating breakdowns (4 or more times)	129,807 7.2%
Renter-occupied units with no heating breakdowns	1,511,211 83.3%
Neighborhood Condition	
Renter household opinion of good/excellent neighborhood quality	1,290,114 70.4%
Renter household opinion of poor neighborhood quality	105,351 5.7%
Renter households with any building with broken or boarded-up windows on same street	151,355 7.3%

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

Note: (a) A structure was rated dilapidated if it showed one or more critical defects or a combination of intermediate defects or inadequate original construction.

(b) Maintenance deficiencies include: 1) additional heating required in winter; 2) heating breakdown; 3) cracks or holes in interior walls, ceilings, or floors; 4) presence of rodents; 5) presence of broken plaster or peeling paint; 6) toilet breakdown; 7) water leakage into unit.

Table 19
Crowding Rates in Renter Occupied Units
By Rent Regulation Status
New York City 2011

Regulatory Status	Percent Crowded (>1 person per room)	Percent Severely Crowded >1.5 persons per room)
All	11.5%	4.3%
Rent-controlled	[c]	[c]
Rent-stabilized	13.9%	5.6%
Pre-1947	14.7%	5.9%
Post-1947	11.5%	4.8%
Private non-regulated[a]	10.9%	3.8%
All other rental units[b]	6.1%	1.7%

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

Notes:

(a) "Private non-regulated" consists of units that were never rent controlled or rent stabilized, units that were decontrolled (including those in buildings with five or fewer units), and unregulated rental units in cooperative or condominium buildings.
(b) "All other rental units" includes Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, Municipal Loan and Loft Board.
(c) Too few households to report.