

2021 New York City Housing and Vacancy Survey Selected Initial Findings

May 16, 2022

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How To Read This Report

This report presents findings from the 2021 New York City Housing and Vacancy Survey (NYCHVS), which was conducted by the U.S. Census Bureau on behalf of the City of New York. As such, the data are subject to both statistical quality standards and disclosure avoidance practices that determine how the findings are presented.

Like all sample surveys, the NYCHVS is subject to sampling error. All counts of units and households in this report are presented as estimates and shown with a corresponding margin of error (MOE) representing a 90 percent confidence level. This matches the U.S. Census Bureau standard of publishing MOEs and determining statistically significant differences for the American Community Survey (ACS). In this report, a 90 percent confidence interval for the estimate has a lower bound calculated by subtracting the MOE from the estimate and an upper bound calculated by adding the MOE to the estimate. This confidence interval indicates that if data on every housing unit or household were collected for that measure, 90 times out of 100 the actual value of the estimate would fall somewhere between the lower and upper bound. MOEs were calculated by multiplying the standard error of the estimate by 1.645. Some margins of error are not shown because the corresponding estimate was controlled to an independent population or housing estimate (e.g., housing units by borough); these are marked as *****.

In producing this report, statistical quality measures were applied to assess the relative amount of sampling error associated with a given estimate. This was done by calculating the coefficient of variation (CV), which is the standard error of the estimate divided by the estimate itself. In general, the NYCHVS considers an estimate that has a CV of less than 0.20 to be reliable. Estimates with a CV of 0.20 to 0.30 are presented in the table with ** next to the number to alert the reader to use caution when interpreting the estimate. Estimates that have a CV of 0.30 and higher were replaced with **.

The U.S. Census Bureau applies various safeguards to help prevent against anyone being able to trace any statistic back to a specific housing unit or respondent. These same procedures apply to the NYCHVS.

- All estimates in this report are rounded to four significant digits. This means that counts of less than ten thousand are presented as whole numbers without rounding, those in the tens of thousands are rounded to the nearest ten, those in the hundreds of thousands are rounded to the nearest hundred, and those of a million or more are rounded to the nearest thousand. Totals are rounded separately from the underlying data; therefore, rounded values may not sum to the total in a given table or across tables.
- When percentages are presented next to counts in tables, the percentages are calculated based on the rounded values, rather than the underlying data. This means that some percentages will not sum to 100 percent. Estimates of mean values for key measures, including the net rental vacancy rate, are calculated directly from the underlying data and then rounded to four significant digits (i.e., the percentage and up to two decimal places).
- In some tables, an * appears instead of an estimate. This is an indication that one or more of the estimates in the table was based on a sample size that was too small to be reported. In any table where one or more estimate had too small of a sample size to be reported, three additional estimates were suppressed. This complementary suppression ensures that no one can derive the original suppressed value.
- In rare instances, two or more estimates were combined so that the combined estimate could be shown rather than suppressing multiple values in the table.

The U.S. Census Bureau reviewed all of the 2021 NYCHVS estimates that appear in this report for unauthorized disclosure of confidential information and approved the disclosure avoidance practices applied to this release. CBDRB-FY22-199 and CBDRB-FY22-POP001-0101.

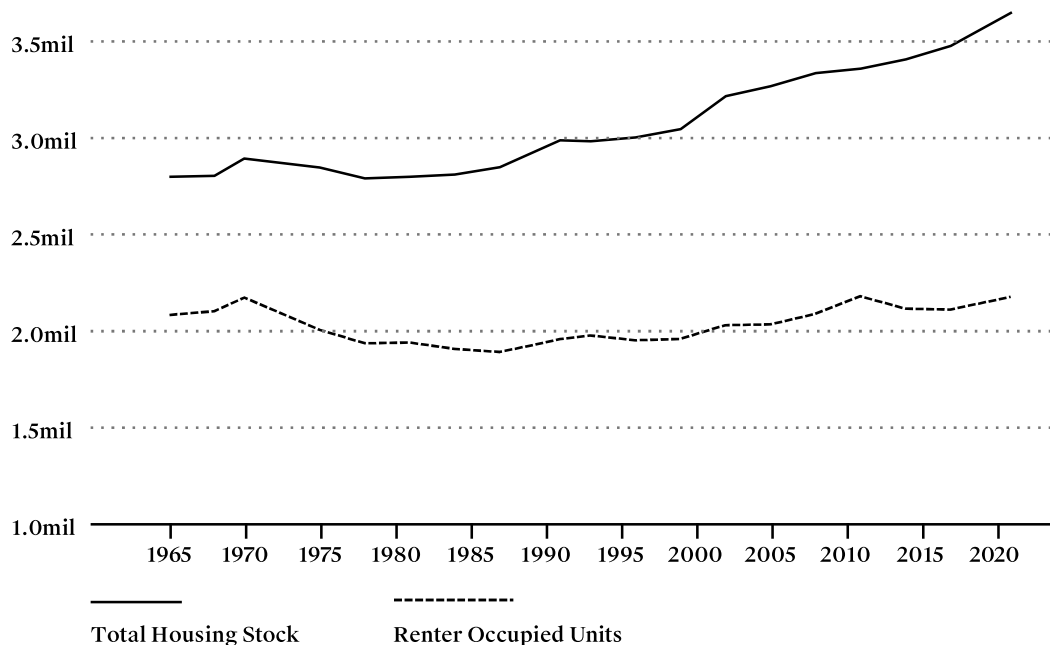
2021 New York City Housing and Vacancy Survey

Selected Initial Findings

The statutory obligation set forth in the Local Emergency Housing and Rent Control Act of 1962 (LEHRCA) requires that New York City conduct a survey and report its findings on the supply of housing accommodations in the city, the condition of such accommodations, and the continued need for the regulation of residential rents and evictions. This report presents the Selected Initial Findings of the 2021 New York City Housing and Vacancy Survey (NYCHVS) to meet these requirements.

The report is structured in four parts. The first part examines the overall supply of housing units in New York City in 2021 and net change over time, with a particular focus on rental housing, including rental costs within the occupied stock. The second part presents the official net rental vacancy rate and information on the inventory of units that were available for rent in 2021. It also presents information on the number and type of housing units that did not meet the NYCHVS definitions of occupied or vacant available (for example, units held for seasonal or occasional use as second homes) and thus were not included in the calculation of the net rental vacancy rate. The third part of the report examines the condition of rental housing in 2021 and over time. The last section provides information on the household composition and incomes of the resident population and indicators of continued need, including the prevalence of crowding, rent burden, and financial insecurity measured since the onset of the COVID-19 pandemic.

Figure 1. Total Number of Housing Units and Renter Households: 1965 – 2021



Source: New York City Housing and Vacancy Survey (NYCHVS), 1965 - 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

The Supply of Housing in New York City

The total number of housing units in New York City in 2021 was 3,644,000, a net increase of about 175,000 over the number in 2017. This was the largest housing stock for New York City in the fifty-six-years since the NYCHVS was first conducted in 1965 and continued the trend of slow, but steady, growth shown over the past few cycles of the NYCHVS. Figure 1 shows the New York City housing supply from 1965 through 2021.

Composition and Net Change

A total of 551,300 units (15 percent of the city's stock) were in The Bronx, 1,090,000 (30 percent) were in Brooklyn, 918,500 (25 percent) were in Manhattan, 900,400 (25 percent) were in Queens, and 184,000 (5 percent) were in Staten Island. This distribution of units across the five boroughs was statistically the same as in 2017, indicating relatively uniform net growth in the housing supply throughout New York City over the past few years.

In 2021, 38 percent of housing units were in buildings with fewer than six units, including 958,800 (or just over a quarter of all housing units) in buildings with only one or two units. At the other extreme, there were 772,000 units (about one fifth of the stock) in buildings with 100 or more units. Units in multiple-dwelling buildings, those with three or more residential units, comprised 74 percent of the housing stock, or 2,685,000 units.

Between 2017 and 2021, there was a substantial net increase in the number of housing units in buildings with 100 units or more by about 65,000 (9 percent) since 2017. There was a smaller absolute net increase of about 43,000 units in buildings with 6-19 units; this represented a significant relative increase of 11 percent in this segment of the housing stock. There was no significant net change among units in smaller buildings or mid-size buildings of 20-99 units.

More than 3,000,000 units or four out of every five units were in buildings built before 1974, including 2,042,000 (56 percent) in buildings built before 1947 and 974,000 (27 percent) in buildings built between 1947 and 1974. A total of 283,000 units (8 percent) were in buildings built between 1974 and 2000 and 345,300 units (9 percent) were in buildings built in 2000 or later. Just under 120,000 units were built in 2010 or later.

Although the vast majority of the New York City housing supply continued to be concentrated in older buildings, there was a substantial net increase of about 33 percent (or 85,000 housing units) in buildings built in 2000 or later. The 2021 NYCHVS also showed a net increase in the number of housing units in older buildings relative to 2017. This was the result of a combination of factors, including conversion to residential use, rehabilitation or alteration of older structures that produced additional residential units, and division of existing residential units into two or more units that collectively outpaced the loss of residential units in older buildings. There was a net increase of about 50,000 units (or 3 percent) in pre-war buildings, just over 25,000 units (3 percent) in buildings built between 1947 and 1974, and about 12,000 units (5 percent) added in buildings built between 1974 and 2000.

Tenure and Types of Housing

The stock of rental units comprised an increasingly diverse set of housing types that were grouped into five major categories for the purposes of the NYCHVS: rent controlled, rent stabilized, private unregulated, public housing, and rental units regulated in some other way.¹ Various information on these different categories of rental housing is presented throughout this report.

Rent controlled units are subject to an older form of rent regulation and are generally in pre-war buildings where the current occupant(s) or their successors have been in continuous residence since before July 1, 1971.² This stock continues to decline as units transition out of rent control when the current occupant(s) no longer reside in the unit. The 2021 NYCHVS identified just 16,400 rent-controlled units in the city, a significant decrease from 2017. Due to the small number of units in this category, the NYCHVS is able to report only a limited set of information on these units and tenants.

Table 1. Housing Units by Borough, Year Built, and Building Size: 2017 – 2021

	Housing Units							
	2017 Total			2021 Total			Net Change	
	Estimate	MOE	%	Estimate	MOE	%	Estimate	%
Borough								
Bronx	527,000	±310	15%	551,300	*****	15%	24,300	5%
Brooklyn	1,034,000	±1,450	30%	1,090,000	*****	30%	56,000	5%
Manhattan	878,200	±2,040	25%	918,500	*****	25%	40,300	5%
Queens	851,400	±1,790	25%	900,400	*****	25%	49,000	6%
Staten Island	179,000	±1,240	5%	184,000	*****	5%	5,000	3%
Year Built								
Before 1947	1,992,000	±30,370	57%	2,042,000	±26,950	56%	50,200	3%
1947-1973	946,400	±35,120	27%	974,000	±24,680	27%	27,600	3%
1974-1999	270,600	±22,530	8%	283,000	±13,790	8%	12,400	5%
2000 or later	260,100	±19,250	7%	345,300	±19,030	9%	85,200	33%
Building Size								
1-2 Units	946,600	±19,900	27%	958,800	±26,430	26%	12,200	1%
3-5 Units	389,500	±23,490	11%	417,000	±23,420	11%	27,500	7%
6-19 Units	381,000	±18,520	11%	423,700	±21,170	12%	42,700	11%
20-49 Units	539,700	±21,160	16%	557,100	±28,680	15%	17,400	3%
50-99 Units	505,400	±23,290	15%	515,400	±21,360	14%	10,000	2%
100+ Units	707,000	±28,460	20%	772,000	±20,760	21%	65,000	9%
Total	3,469,000	±3,310	100%	3,644,000	*****	100%	175,000	5%

Percentages sum to 100% for each measure within a column.

Source: New York City Housing and Vacancy Survey (NYCHVS), 2017, 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.

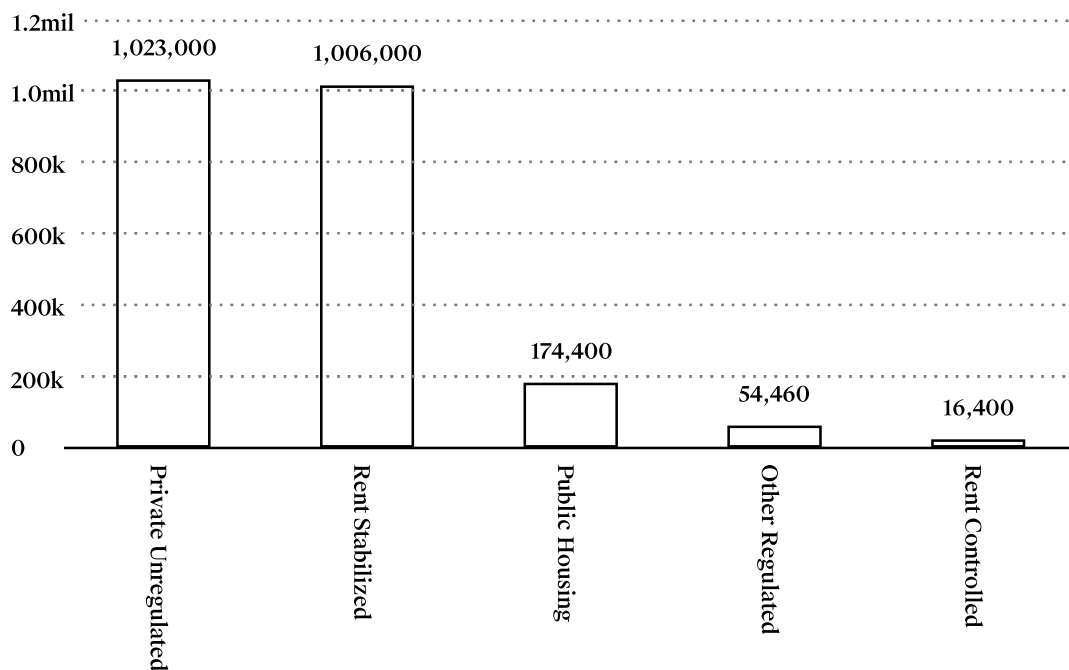
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***** A margin of error is not reported because the corresponding estimate is controlled to an independent population or housing estimate.

In 2021, there were 1,006,000 rent stabilized units.³ This is slightly higher than the number in 2017, but remained within the margin of error.⁴ Rent stabilized units represented 28 percent of the overall housing stock and 44 percent of rental units. Rent stabilization generally applies to units in buildings built before 1974 with six or more units through the Emergency Tenant Protection Act (ETPA), though other units are also subject to rent stabilization as a result of participation in affordable housing or tax incentive programs. Units may also exit rent stabilization if they met certain criteria, though legislation enacted in 2019 limited the circumstances under which housing units could be decontrolled. In 2021, the NYCHVS estimated that more than 75 percent (or 773,200 units) were subject to rent stabilization as a result of ETPA; some of these units also have participated in an affordable housing or tax benefit program requiring rent stabilization.

In 2021, there were 1,023,000 units identified as private, unregulated rental units.⁵ This represented a net increase of about 86,000 units from 936,900 in 2017. These units are commonly referred to as “market rate” because their rents are not regulated. These include units in newer buildings that were not subject to rent stabilization as a result of participation in an affordable housing or tax incentive program, units in smaller buildings where rent stabilization did not apply, and units that were previously decontrolled and not subject to rent stabilization by some other means. Private, unregulated rental units also generally included units in condominium and cooperative buildings that were renter-occupied, either as a sponsor unit rented after construction or conversion or as a sublet by the unit’s owner.

Figure 2. Rental Units by Type of Housing



Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

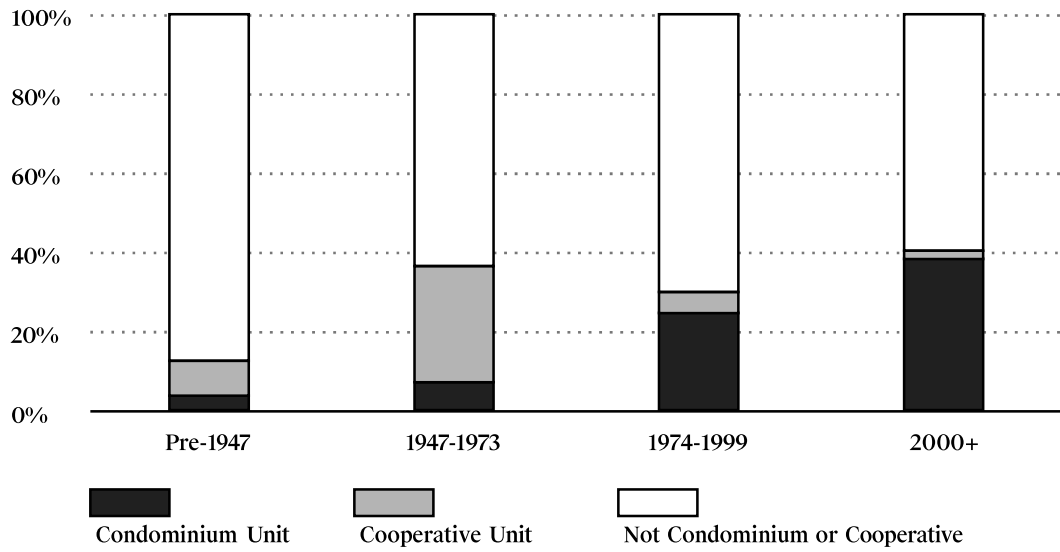
The NYCHVS identifies public housing units owned and operated by the New York City Housing Authority (NYCHA). In 2021, the NYCHVS estimated a total of 174,400 public housing units⁶ that were either renter-occupied or vacant and available for new occupants. The 2021 NYCHVS identified 54,460 units as rentals that were regulated in some other way, including both occupied and vacant and available for new occupants. This last category included rental units that were part of the Mitchell Lama program, units subject to the New York City Loft Board, *in rem* units, and other affordable housing rental units not otherwise subject to rent stabilization.⁷

In 2021, about 832,000 units (just under one in four) were in a condominium or cooperative building.⁸ The prevalence of condo or coop units varied substantially by when the building was built. A full 40 percent of units built in 2000 or later were in condominium or cooperative buildings; of these, the vast majority were condos (95 percent). Just over one third of units built in 2010 or later (about 40,000 units) were condos. In contrast, only 12 percent of housing units in pre-war buildings were condos or coops; of these, the majority were coops (about 70 percent). These estimates include buildings that were initially constructed as condos and coops as well as those that were later converted.

In 2021, there 2,171,000 renter-occupied units, a net increase of about 67,000 households relative to 2017, and 986,100 owner-occupied units,⁹ which decreased slightly (though not in a statistically meaningful way) from 1,006,000 owner-occupied units in 2017. The homeownership rate in 2021, which was calculated as the share of units occupied by the owner divided by all occupied units, was 31.2 percent. The homeownership rate in condos was 46 percent and 65 percent in coops. Condos and coops represent an important part of the rental stock. In 2021, one in three of all units in condo and coop buildings were renter-occupied (275,100 units); this represents 42 percent of occupied units in condos and coops (54 percent of condos were renter-occupied).¹⁰

Table 2 shows the tenure of occupied condo and coop units as well as the breakdown of renter- and owner-occupied units in smaller buildings that were not condos or coops. In 2021, 359,200 single-family homes (83 percent) were owner-occupied, 159,900 units in two-unit buildings (40 percent) were occupied by the owner, and 65,140 units in three- to five-unit buildings (19 percent) were occupied by the owner. Only a small share (2 percent) of larger buildings were owner-occupied.

Figure 3. Share of Units in Condo and Coop Buildings by Year Built



Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development. Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Table 2. Renter- and Owner-Occupied Units by Condo/Coop Status and Building Size

	Occupied Housing Units						Total
	Renter-Occupied			Owner-Occupied			
	Estimate	MOE	%	Estimate	MOE	%	
Condominium	136,600	±10,170	54%	116,300	±11,840	46%	252,900
Cooperative	138,500	±10,530	35%	260,700	±10,590	65%	399,200
Not Condominium or Cooperative							
Single Family Home	72,290	±11,870	17%	359,200	±19,670	83%	431,500
2-Unit Building	240,600	±20,760	60%	159,900	±14,930	40%	400,500
3-5 Unit Building	274,800	±19,330	81%	65,140	±11,560	19%	339,900
6+ Units	1,308,000	±24,430	98%	24,730	±6,491	2%	1,333,000
Citywide	2,171,000	±30,970	69%	986,100	±25,590	31%	3,157,000

Percentages sum to 100% within each row

Source: New York City Housing and Vacancy Survey (NYCHVS), 2017, 2021. US Census Bureau / NYC Dept of Housing Preservation and Development

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Unit Size

In 2021, the housing stock comprised about 200,000 studios (6 percent of the overall supply), 34 percent one-bedrooms, 34 percent two-bedrooms, and 27 percent units with three or more bedrooms. This composition shifted toward larger units between 2017 and 2021, with a net loss of about 55,000 studio apartments and a net increase of all other sizes. In 2021, the typical housing unit had four rooms while 35 percent had five rooms or more.¹¹ Table 3 shows the distribution of unit size as well as net change from 2017 to 2021.

In 2021, Manhattan had the most studios and one-bedroom units, both in terms of the absolute number (480,800 units) and share (52 percent of units in the borough were studios or one-bedrooms). Citywide, about one third of all studios and one-bedroom units were located in Manhattan. In contrast, more than 60 percent of housing units in Staten Island had three or more bedrooms (112,300 units), representing about 12 percent of all larger units in the city. Queens had a similar number of units with two bedrooms and units with three bedrooms or more, with about 300,000 units and 34 percent of each. Brooklyn had slightly fewer units with three bedrooms or more (290,000 units) and the largest number of two-bedrooms in any of the five boroughs at 390,000 (36 percent). Table 4 shows the number of bedrooms in 2021 by borough, year built, and building size.

Larger units were more common in smaller buildings, where 59 percent of units in buildings with only one or two units had three bedrooms or more. Whereas more than 50 percent of units in buildings with 20 or more units were studios or one-bedrooms. The overall distribution of units by number of bedrooms was relatively similar across buildings of different ages.

Table 3. Housing Units by Number of Bedrooms and Rooms: 2017 – 2021

	Housing Units							
	2017			2021			Net Change	
	Estimate	MOE	%	Estimate	MOE	%	Estimate	%
Number of Bedrooms								
Studio	256,000	±13,950	7%	200,500	±17,370	6%	-55,500	-22%
1 Bedroom	1,188,000	±26,000	34%	1,241,000	±32,250	34%	53,000	4%
2 Bedrooms	1,130,000	±28,250	33%	1,235,000	±36,070	34%	105,000	9%
3+ Bedrooms	895,100	±20,100	26%	967,100	±31,570	27%	72,000	8%
Number of Rooms								
1 Room	226,700	±14,410	7%	195,700	±16,190	5%	-31,000	-14%
2 Rooms	338,400	±15,240	10%	306,000	±18,840	8%	-32,400	-10%
3 Rooms	964,800	±21,410	28%	924,400	±26,330	25%	-40,400	-4%
4 Rooms	879,000	±24,550	25%	936,100	±32,170	26%	57,100	6%
5 Rooms	572,300	±19,940	16%	663,800	±31,970	18%	91,500	16%
6+ Rooms	488,000	±18,020	14%	618,100	±29,180	17%	130,100	27%
Total	3,469,000	±3,310	100%	3,644,000	*****	100%	175,000	5%

Percentages sum to 100% for each measure within a column.

Source: New York City Housing and Vacancy Survey (NYCHVS), 2017, 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.

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***** A margin of error is not reported because the corresponding estimate is controlled to an independent population or housing estimate.

Table 4. Number of Bedrooms by Borough, Year Built, and Building Size

	Housing Units									Total
	Studio and 1 Bedroom			2 Bedrooms			3+ bedrooms			
	Estimate	MOE	%	Estimate	MOE	%	Estimate	MOE	%	
Borough										
Bronx	230,500	±14,150	42%	198,500	±14,630	36%	122,300	±11,880	22%	551,300
Brooklyn	408,000	±16,920	37%	391,200	±17,500	36%	290,900	±14,650	27%	1,090,000
Manhattan	480,800	±22,270	52%	298,100	±17,570	32%	139,500	±12,170	15%	918,500
Queens	292,400	±17,250	32%	306,000	±16,500	34%	302,100	±15,910	34%	900,400
Staten Island	30,400	±6,420	17%	41,230	±7,861	22%	112,300	±8,759	61%	184,000
Year Built										
Before 1947	807,100	±31,830	40%	688,600	±25,940	34%	546,100	±24,530	27%	2,042,200
1947-1973	385,200	±19,500	40%	337,500	±18,580	35%	251,300	±19,420	26%	974,000
1974 -1999	105,500	±11,510	37%	93,690	±10,250	33%	83,790	±8,654	30%	283,000
2000 or later	144,200	±12,620	42%	115,200	±12,980	33%	85,970	±11,230	25%	345,300
Building Size										
1-2 Units	101,000	±14,410	11%	291,700	±24,410	30%	566,100	±21,660	59%	958,800
3-5 Units	119,500	±11,320	29%	166,700	±19,090	40%	130,800	±15,050	31%	417,000
6-19 Units	195,200	±14,410	46%	158,700	±12,810	37%	69,880	±9,338	16%	423,700
20-49 Units	288,900	±22,180	52%	207,200	±17,340	37%	60,930	±8,734	11%	557,100
50-99 Units	311,300	±19,420	60%	146,500	±14,710	28%	57,630	±7,075	11%	515,400
100+ Units	426,100	±19,310	55%	264,200	±15,050	34%	81,750	±9,184	11%	772,000
Citywide	1,442,000	±36,630	40%	1,235,000	±36,070	34%	967,100	±31,570	27%	3,644,000

Percentages sum to 100% within each row.

Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.

Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

** Estimate is subject to a large amount of sampling variation and is therefore either not reported or should be interpreted with caution.

Percentages indicate the share of each estimate out of the total in the right-hand column.

Accessibility

The NYCHVS has examined building and unit accessibility for those with difficulty climbing stairs for many cycles. Here, two complementary measures for the accessibility of housing units in New York City are presented: whether the unit could be reached from the sidewalk without climbing any steps or stairs and whether the building had an elevator. The third measure shown is whether one had to climb one or more flights of stairs to reach the unit, which includes units on the second floor or higher where no elevator was present.

In 2021, a total of 1,179,000 housing units (32 percent) were accessible from the sidewalk without having to climb any steps or stairs. This includes units on the first floor where no steps were required to enter the building as well as those on higher floors where there was an elevator and no steps from the sidewalk to the elevator or from the elevator to the housing unit. A larger number of units were in buildings that had an elevator (1,620,000 or 44 percent), which includes units where someone would have to climb one or more step to reach the elevator, either to enter the building or to reach the elevator from the lobby. In total, 915,800 of units (25 percent) required one or more flight of stairs to reach the unit. Table 5 shows these accessibility measures for all units by borough, year built, and building size.

Manhattan was the most accessible borough by these measures, where 49 percent (454,000 units) were accessible from the sidewalk without steps or stairs, 74 percent (683,400 units) had an elevator, and only 18 percent (163,000 units) required climbing one or more flight. The Bronx had the second highest share of accessible units, where 35 percent (190,600 units) were accessible from the sidewalk without steps or stairs, 50 percent (277,600 units) had an elevator, and 24 percent required one or more flight of stairs.

Brooklyn, Queens, and Staten Island had similar shares accessible without climbing any steps or stairs with about one in four units; however, Brooklyn had a larger share of units with an elevator, followed by Queens, and Staten Island had the smallest share where only 8 percent of units had an elevator. Staten Island, which comprised more small buildings, had the smallest share of units that required one or more flight (14 percent).

Table 5. Accessibility by Borough, Year Built, and Building Size

	Housing Units									Total
	Sidewalk to Unit Without Any Stairs			Elevator in Building			1+ Flight of Stairs			
	Estimate	MOE	%	Estimate	MOE	%	Estimate	MOE	%	
Borough										
Bronx	190,600	±14,400	35%	277,600	±11,050	50%	133,000	±11,050	24%	551,300
Brooklyn	276,600	±19,130	25%	381,100	±16,360	35%	360,100	±16,360	33%	1,090,000
Manhattan	454,000	±16,130	49%	683,400	±14,320	74%	163,000	±14,320	18%	918,500
Queens	214,600	±16,290	24%	263,900	±10,890	29%	234,600	±10,890	26%	900,400
Staten Island	43,640	±7,500	24%	13,930	±3,881	8%	25,070	±3,881	14%	184,000
Year Built										
Before 1947	410,200	±26,380	20%	588,600	±23,920	29%	712,600	±23,920	35%	2,042,000
1947-1973	440,100	±20,670	45%	651,300	±18,690	67%	104,000	±18,690	11%	974,000
1974-1999	138,700	±13,730	49%	146,400	±10,770	52%	45,380	±10,770	16%	283,000
2000 or Later	190,300	±14,250	55%	233,600	±13,700	68%	53,860	±13,700	16%	345,300
Building Size										
1-2 Units	136,800	±15,200	14%	8,294**	±3,877**	1%**	211,700	±3,877	23%	958,800
3-5 Units	64,070	±10,640	15%	8,204**	±4,035**	1%**	237,900	±4,035	26%	417,000
6-19 Units	63,330	±9,691	15%	49,870	±7,514	12%	260,400	±7,514	61%	423,700
20-49 Units	154,800	±17,850	28%	297,100	±20,550	53%	186,300	±20,550	33%	557,100
50-99 Units	249,700	±15,880	48%	488,600	±22,250	95%	17,690	±22,250	3%	515,400
100+ Units	510,700	±20,110	66%	767,700	±21,030	99%	**	**	**	772,000
Total	1,179,000	±34,270	32%	1,620,000	±22,320	44%	915,800	±26,930	25%	3,644,000

Accessibility measures are shown as percent of the number of units in the total column.

Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.

Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

** Estimate is subject to a large amount of sampling variation and is therefore either not reported or should be interpreted with caution.

Rent Levels

In 2021, the median monthly rent for all renter-occupied units was \$1,500.¹² Rent levels varied significantly by location, segment of the rental stock, and building and unit characteristics. Table 6 shows the median rent level by borough and type of rental housing. Among rent stabilized units, the median monthly rent was \$1,400 and among private, unregulated rentals it was \$1,825. In 2021, the median monthly rent was \$858 for rent controlled units, \$500 for public housing, and \$1,200 among rental units regulated in some other way. These remained statistically similar to the inflation-adjusted median rents reported in the 2017 NYCHVS. The median monthly rent was \$1,200 in The Bronx, \$1,593 in Brooklyn, \$1,898 in Manhattan, \$1,625 Queens, and \$1,545 in Staten Island.

These median values obscure variation within the renter-occupied stock. Table 7 shows the distribution of rental units within each borough, type of housing, and building size. Citywide, 19 percent of occupied rentals (422,000 units) had rents below \$900, 28 percent (601,900 units) had rents ranging from \$900 to \$1,500, 33 percent (706,500 units) had rents from \$1,500 to \$2,300, and 20 percent (440,700 units) had rents above \$2,300. Within this last highest cost segment, there were 262,800 units (12 percent) above \$2,816—the 2021 deregulation rent threshold (DRT).¹³

Public housing was concentrated at the lowest rent levels, where 74 percent of units rented for less than \$900 and almost all were below the citywide median of \$1,500. Rent controlled and rentals regulated in some other way were also concentrated in the bottom half of the rent distribution, where 39 percent of units rented for less than \$900 and 30 percent had rents between \$900 and \$1,499. Most rent stabilized units had rents in the middle of the distribution, where 36 percent had rents between \$900 and \$1,499 and 32 percent had rents between \$1,500 and \$2,299. Private unregulated rentals were concentrated at the upper end of the distribution, where 39 percent had rents between \$1,500 and \$2,299 and 30 percent rented for \$2,300 or more.

Occupied rental units in buildings with fewer than six units had the smallest shares with rents less than \$900 (9 percent), while rentals in buildings with 100 or more units had a substantial share of both the lowest-cost units (29 percent) and highest-cost units (34 percent).

The distribution of units sizes varied by rent level. Table 8 shows the distribution of bedrooms and rooms within each of the four monthly rent categories. There was a relatively even distribution of studios across all rent levels; however, among higher-rent units there were fewer one-bedrooms and more units with three bedrooms or more. The same pattern was true for the distribution of rooms within each rent level.

There was a higher share of the lowest- and highest cost units that were accessible without climbing any steps or stairs (42 percent among those with rents of less than \$900 and 41 percent among those with rents of \$2,300 or more). There was a relative even distribution of units in buildings with elevators across all rent levels. A higher share of units with rents of \$1,500 to \$2,299 were in walk-ups that required one or more flight to reach the unit (40 percent).

Table 6. Median Monthly Rent by Borough, Type of Housing

	Occupied Rental Units	
	Contract Rent	Gross Rent
	Estimate	Estimate
Borough		
Bronx	\$1,200	\$1,297
Brooklyn	\$1,593	\$1,660
Manhattan	\$1,898	\$1,995
Queens	\$1,625	\$1,750
Staten Island	\$1,545	\$1,700
Type of Rental Housing		
Rent Controlled	\$858	\$1,034
Rent Stabilized	\$1,400	\$1,547
Private Unregulated Renter	\$1,825	\$1,950
Public Housing	\$500	\$510
Other Regulated Renter	\$1,200	\$1,255
All Renters	\$1,500	\$1,650

Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.

Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Table 7. Distribution of Monthly Rent within Borough, Type of Housing, and Building Size

	Renter-Occupied Units								Total
	< \$900		\$900-\$1,499		\$1,500-\$2,299		\$2,300+		
	%	MOE	%	MOE	%	MOE	%	MOE	
Citywide	19%	± 1%	28%	± 1%	33%	± 1%	20%	± 1%	100%
Borough									
Bronx	30%	±2%	43%	±3%	23%	±2%	5%**	±2%**	407,700
Brooklyn	15%	± 1%	29%	±2%	36%	±2%	21%	±2%	721,800
Manhattan	24%	±2%	17%	±2%	22%	±2%	37%	±2%	509,700
Queens	12%	±2%	26%	±3%	47%	±3%	15%	±2%	467,300
Staten Island	17%	±5%	29%	±6%	36%	±8%	18%**	±6%**	64,510
Type of Rental Housing									
Rent Stabilized	17%	± 1%	36%	±2%	32%	±2%	15%	±2%	960,000
Private Unregulated	10%	± 1%	21%	±2%	39%	±2%	30%	±2%	968,900
Public Housing	74%	±3%	18%	±3%	7%	±2%	**	**	172,600
Rent Controlled and Other Regulated	39%	±7%	30%	±5%	20%	±4%	11%**	±5%**	69,560
Building Size									
1-2 Units	9%	±2%	28%	±4%	43%	±3%	20%	±3%	319,300
3-5 Units	8%	±2%	24%	±4%	47%	±3%	21%	±4%	286,100
6-19 Units	15%	±2%	27%	±3%	39%	±3%	20%	±3%	325,200
20-49 Units	23%	±2%	33%	±3%	31%	±3%	12%	±2%	431,200
50-99 Units	25%	±3%	34%	±4%	26%	±3%	14%	±3%	370,800
100+ Units	29%	±2%	20%	±2%	17%	±2%	34%	±2%	438,400
Total Units	422,000	±15,590	601,900	±29,080	706,500	±27,950	440,700	±23,270	2,171,000

Percentages sum to 100% within each row.

Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.

Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

** Estimate is subject to a large amount of sampling variation and is therefore either not reported or should be interpreted with caution.

Table 8. Distribution of Monthly Rent by Unit Size and Accessibility

	Renter-Occupied Units								Citywide
	< \$900		\$900-\$1,499		\$1,500-\$2,299		\$2,300+		
	Percent	MOE	Percent	MOE	Percent	MOE	Percent	MOE	
Number of Bedrooms									
Studio	7%	±2%	7%	±1%	5%	±1%	4%	±1%	6%
1 Bedroom	43%	±3%	52%	±2%	37%	±2%	33%	±3%	43%
2 Bedrooms	36%	±3%	33%	±2%	40%	±2%	36%	±3%	38%
3+ Bedrooms	14%	±2%	9%	±1%	18%	±2%	27%	±3%	17%
Number of Rooms									
1 Room	7%	±1%	6%	±1%	5%	±1%	4%	±1%	6%
2 Rooms	7%	±1%	10%	±2%	13%	±2%	13%	±2%	12%
3 Rooms	32%	±2%	36%	±2%	27%	±2%	24%	±3%	32%
4 Rooms	28%	±3%	30%	±3%	29%	±2%	29%	±3%	30%
5 Rooms	19%	±2%	15%	±2%	18%	±2%	18%	±3%	18%
6+ Rooms	7%	±1%	4%	±1%	7%	±1%	13%	±2%	8%
Accessibility									
Sidewalk to Unit Without Any Stairs	42%	±2%	26%	±3%	23%	±2%	41%	±3%	31%
Elevator in Building	5%	±1%	6%	±1%	8%	±1%	5%**	±2%**	47%
1+ Flight of Stairs	20%	±2%	31%	±2%	40%	±2%	28%	±3%	31%
Total	422,000	±15,590	601,900	±29,080	706,500	±27,950	440,700	±23,270	100%

Measures are shown as percent of total.

Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.

Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

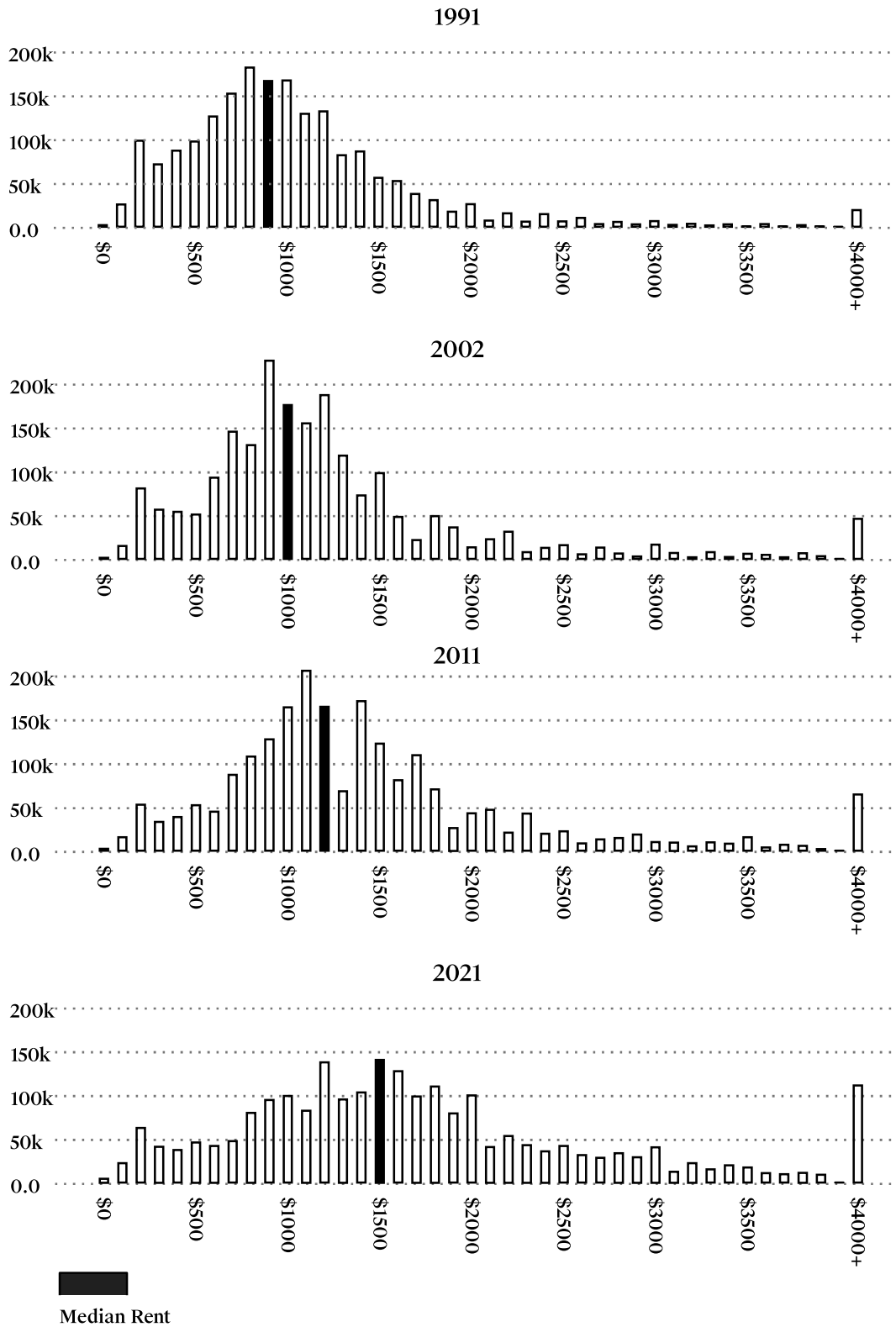
** Estimate is subject to a large amount of sampling variation and should be interpreted with caution.

Figure 4 shows the distribution of rental costs in the first NYCHVS survey cycle of each decade, from 1991 to 2021. All rents were inflation-adjusted and shown in increments of \$100 (in 2021 dollars); the black bar in each shows the median monthly rent for that survey cycle. Rents in New York City increased substantially over time, with the distribution shifting upward with each passing decade. The 2021 NYCHVS showed a marked increase in the median rent relative to a decade earlier, more variation in rents than in previous periods (indicated by a flattening of the distribution), and a sharp increase in the number of units with rents at the upper end (those that rented for \$4,000 or more).

Figure 5 summarizes the overall net change in rents from 1991 to 2021 after adjusting for inflation. During this thirty year period, New York City saw a substantial net loss of low-cost units and a net increase of higher-cost units. This was the net result of multiple factors: differences in the rents charged over time for existing units, the construction of new units at various rent levels, the additions and losses from alterations and conversions, and changes in availability (held off the market or part of the active inventory) and tenure (from renter to owner and from owner to renter).

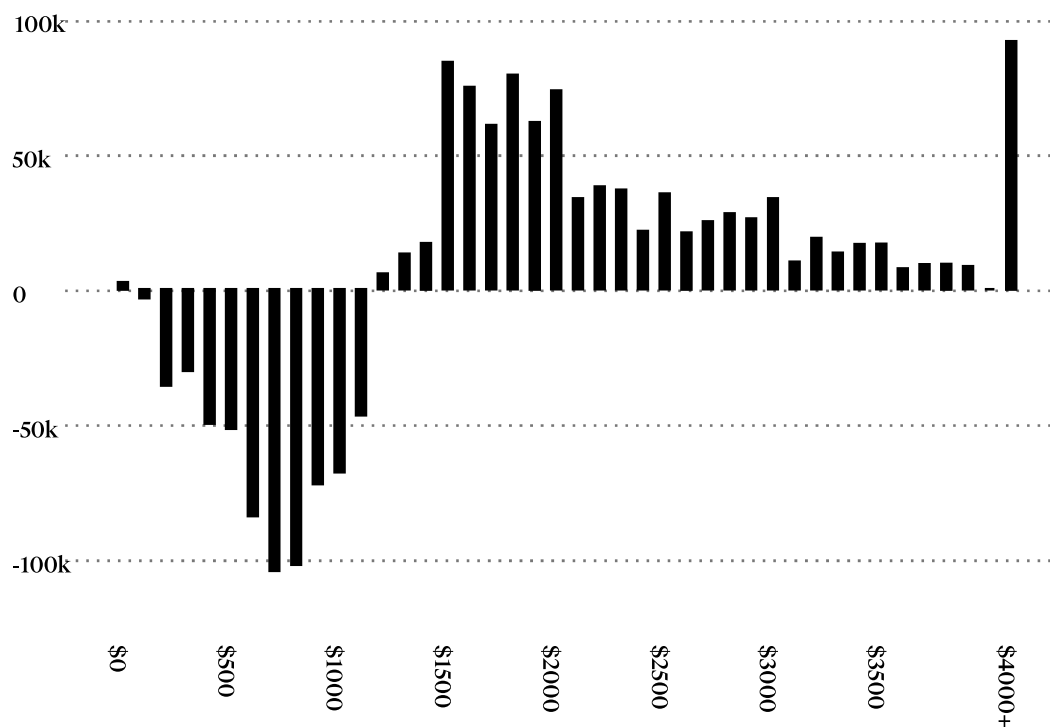
Between 2017 and 2021, there was a net loss of about 96,000 units with rents less than \$1,500 and a net increase of 107,000 units with rent of \$2,300 or more, but this is part of a larger trend over time. Figure 6 shows the supply of rental units (occupied and vacant and available for rent) in the upper quartile (\$2,300 and above) and bottom half of the rent distribution (those with rents below \$1,500) for each NYCHVS survey cycle from 1991 through 2021. All rents were inflation-adjusted and shown in 2021 dollars.

Figure 4. Distribution of Monthly Rent by Decade: 1991 - 2021
Inflation-Adjusted and Shown in 2021 Dollars



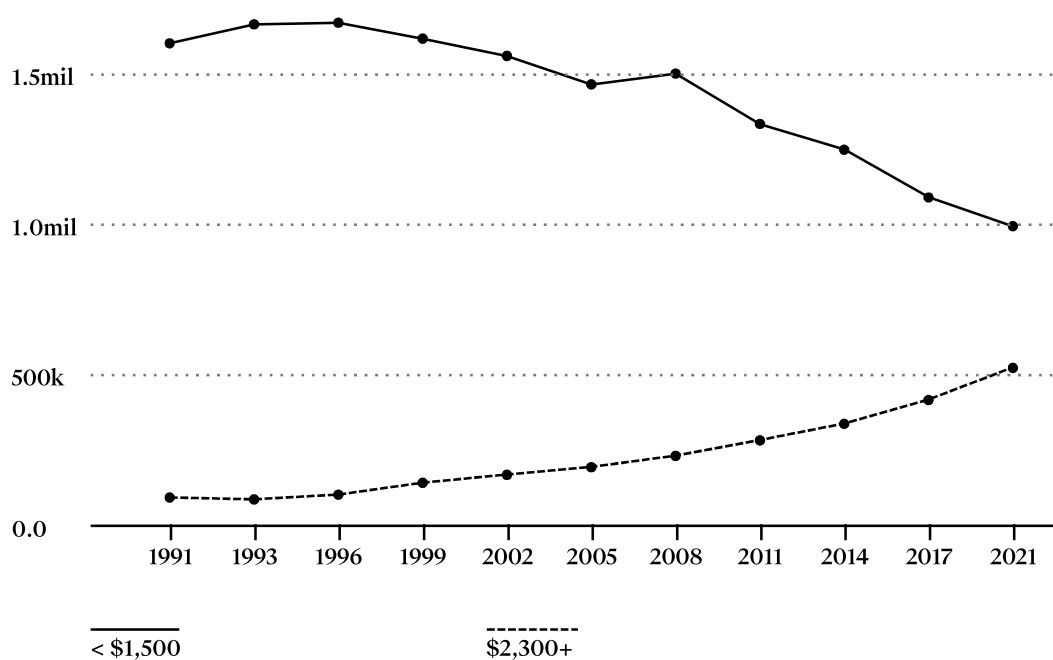
Source: New York City Housing and Vacancy Survey (NYCHVS), 1991, 2002, 2011, 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Figure 5. Net Change in Monthly Rents: 1991 - 2021
Inflation-Adjusted and Shown in 2021 Dollars



Source: New York City Housing and Vacancy Survey (NYCHVS), 1991, 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Figure 6. Number of High- and Low-Cost Units Over Time: 1991-2021
Inflation-Adjusted and Shown in 2021 Dollars



Source: New York City Housing and Vacancy Survey (NYCHVS), 1991 - 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

The Rental Inventory and Vacancies

The 2021 Net Rental Vacancy Rate

The net rental vacancy rate in 2021 for all housing accommodations in New York City was 4.54 percent. There were 103,200 units available for rent out of a total stock of 2,274,000 occupied and vacant available rental units during the survey period, which ran from February to the middle of July 2021. This was up from 3.63 percent in 2017; however, it remained below 5 percent with a margin of error of 0.44 percent.¹⁴

The net rental vacancy rate varied by segment of the rental stock, borough, and rent level, as shown in Table 9. It was 4.57 percent within the rent stabilized stock (up from 2.06 percent in 2017), 5.29 percent within the private unregulated stock (down from 6.07 percent in 2017), and 1.36 percent for public housing and rentals regulated in some other way, combined (statistically similar to 2017).¹⁵ Among the subset of rent stabilized units that were subject to regulation by direct application of the rent stabilization law, Chapter 4 of Title 26 of the Administrative Code, pursuant to the Emergency Tenant Protection Act of 1974 (generally, those in rental buildings with six or more units built before 1974), the net rental vacancy rate was 3.05 percent with a margin of error of 0.67 percent.

Manhattan had a significantly higher net rental vacancy rate than any other borough at 10.01 percent. The net rental vacancy rate was 4.15 percent for Queens and Staten Island combined,¹⁶ 2.73 in Brooklyn, and less than one percent in The Bronx.

Table 9. Net Rental Vacancy Rate by Borough, Asking Rent, and Type of Housing

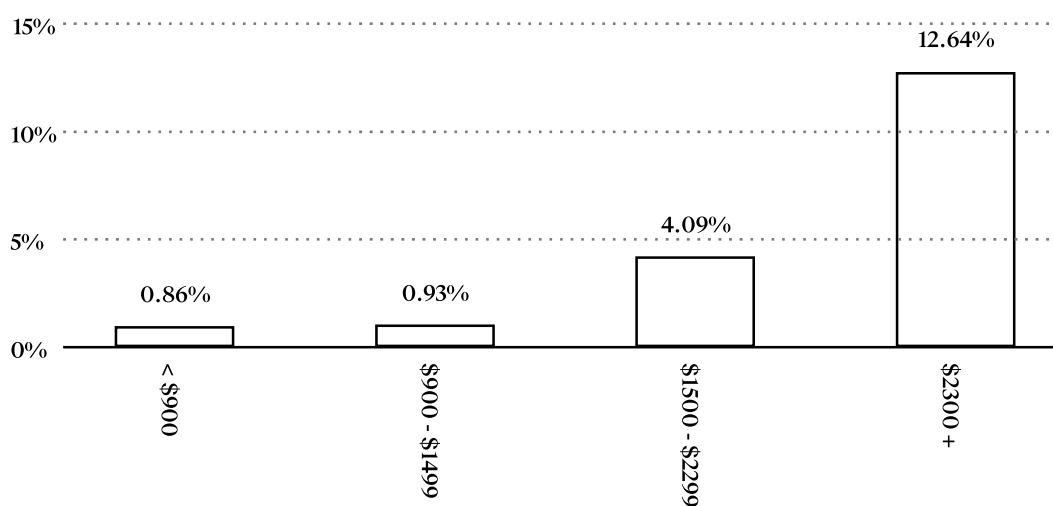
	Vacancy Rate	
	%	MOE
Citywide	4.54%	±0.44%
Borough		
Bronx	0.78%	±0.55%
Brooklyn	2.73%	±0.71%
Manhattan	10.01%	±1.43%
Queens and Staten Island	4.15%	±1.03%
Monthly Asking Rent		
< \$900	0.86%	±0.27%
\$900-\$1,499	0.93%	±0.26%
\$1,500-\$2,299	4.09%	±0.51%
\$2,300+	12.64%	±0.88%
Type of Rental Housing		
Rent Stabilized	4.57%	±0.71%
<1974, 6+ Units	3.05%	±0.67%
Private Unregulated	5.29%	±0.69%
Public Housing and Other Regulated Rental	1.36%	±1.90%
Rent Controlled	NA	NA

Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.

Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

There were stark differences in the net rental vacancy rate by rent level, as shown in Figure 7. Among units with rents of less than \$900, the net rental vacancy rate was 0.86 percent and among those with rents of \$900 to \$1,499 it was 0.93 percent. In contrast, among units with rents of \$1,500 to \$2,299 the net rental vacancy rate was 4.09 percent and among units with rents of \$2,300 or more it was 12.64 percent. In 2021, it was the high vacancy rates among higher cost units that resulted in the higher overall net rental vacancy rate. The inventory of units available for less than \$1,500 (the median rent for New York City in 2021) was extremely low.

Figure 7. Net Rental Vacancy Rate by Asking Rent



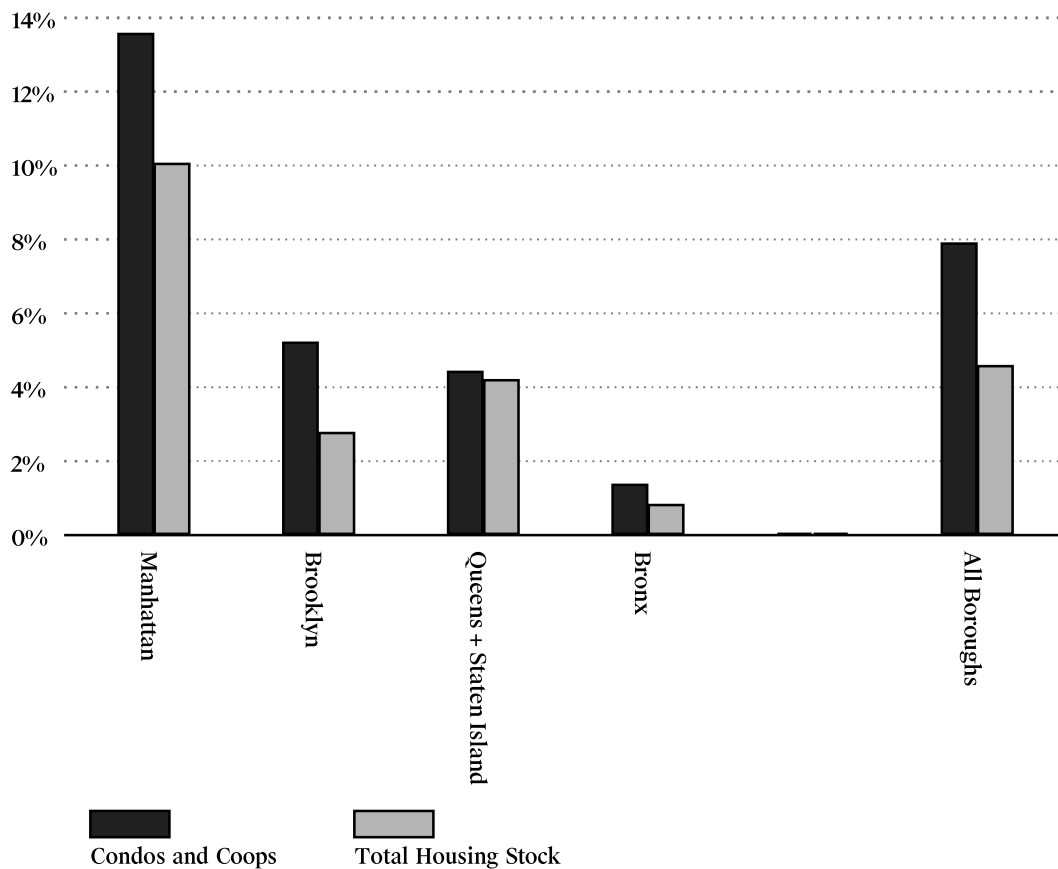
Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development. Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Rental Vacancies in Condos and Coops

Rental units in condos and coops (those that were either renter-occupied or available for rent) are not a permanent part of the rental stock, as they may either become occupied by the owner in the future; however, these units were a substantial portion on the rental stock in 2021, including units that were vacant and available for rent.

In 2021, there were 275,100 renter-occupied units in condo and coop buildings. This represented 33 percent of all units in condo and coop buildings, and 42 percent of occupied units in these buildings (54 percent of condos were renter-occupied).¹⁷ There were an additional 23,450 units that were available for rent, with a net rental vacancy rate of 7.86 percent. The median asking rent of units available for rent in condos and coops was \$3,200. Figure 8 shows the net rental vacancy rate in condos and coops along with the overall net rental vacancy rate for each borough.

Figure 8. Net Rental Vacancy Rate in Condos and Coops by Borough



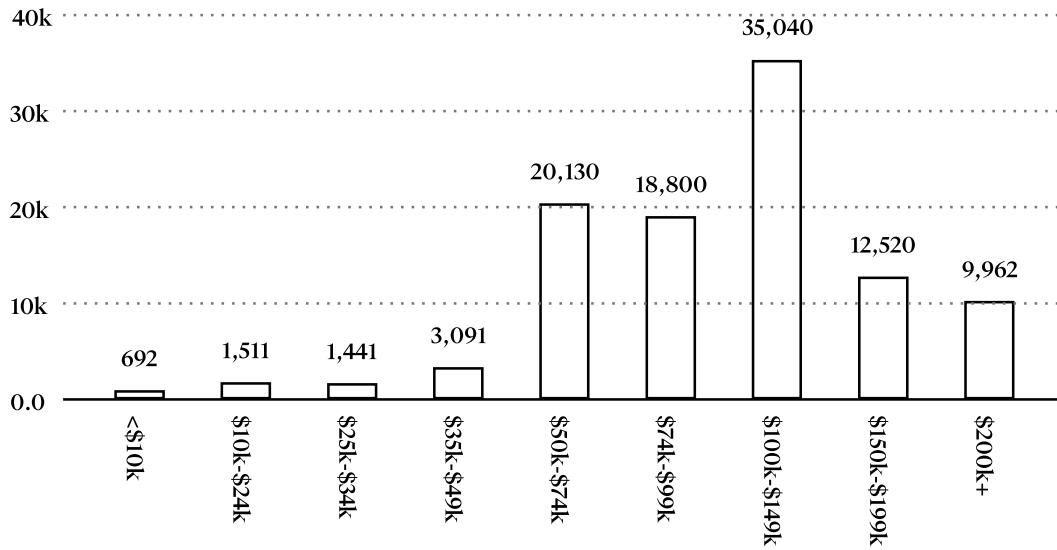
Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development. Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Affordability of the Rental Inventory

Housing affordability is generally defined as a monthly rent that is no more than 30 percent of the occupant's monthly gross household income. This definition can be applied in two ways: based on the actual ratio of rent-to-income for the current occupant and based on the maximum income that would make the unit affordable to a hypothetical occupant. Because units that are vacant and available for rent have no current occupants, the NYCHVS utilized the latter approach to define affordability.

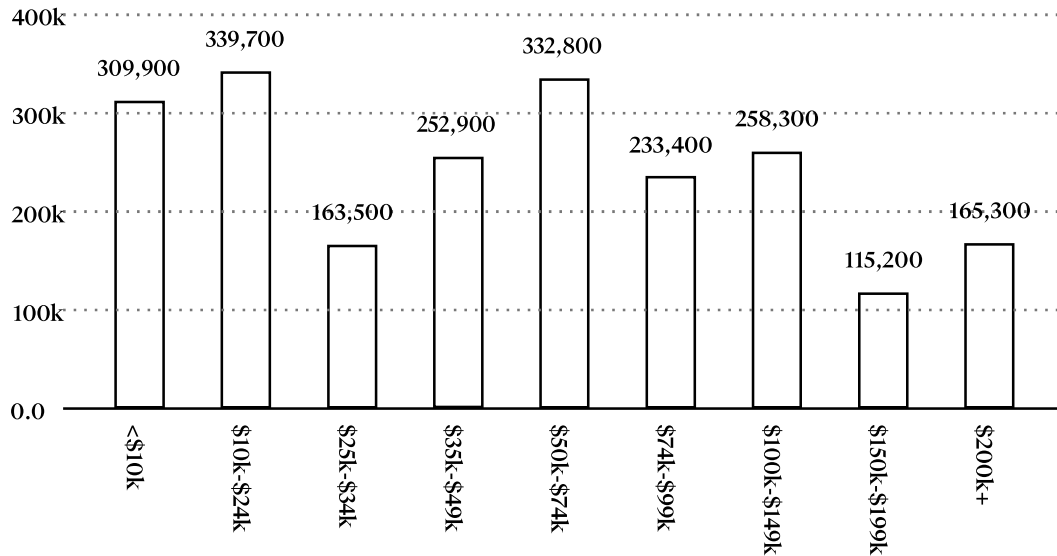
In 2021, the median asking rent for all units that were vacant and available for rent was \$2,750. This means that for the typical unit that was vacant and available for rent, a future household would have to earn at least \$110,000 (calculated as $(\$2,750 \text{ monthly rent} / 30 \text{ percent}) * 12 \text{ months}$). If this same calculation was applied to every unit that was vacant and available for rent in the 2021 NYCHVS, we can examine the distribution of household incomes that would be needed in order to afford rental units that were available in 2021. Figure 9 shows the distribution of incomes needed to afford units that were vacant and available for rent in 2021; Figure 10 shows the actual distribution of renter incomes in New York City.

Figure 9. Incomes Needed to Afford Vacant Units Available for Rent



Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Figure 10. Household Income of Renters



Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Turnover in Rental Units

Table 10 shows the number of households that were occupied in the 2021 NYCHVS that moved to their home in 2020 or 2019. Citywide, 266,500 households that were occupied in 2021 moved into their homes in 2020; an additional 263,300 households moved in 2019. In total, 17 percent of all occupied households moved to their home during this period. Of the 266,500 households that moved in 2020, 30 percent moved to a unit in Brooklyn, 29 percent moved to a unit in Manhattan, 24 percent moved to a unit in Queens, and 12 percent moved to a unit in The Bronx. Only 5 percent moved to a unit in Staten Island.

Renter households represented about 86 percent of households that moved in 2020 or 2019. Of the 2,171,000 renter households, approximately 228,600 moved into their units in 2020 (about 12 percent of renter-occupied units) and 222,300 moved in during 2019 (about 10 percent of renter-occupied units). The turnover rate, or the share of units that were vacant and became occupied in a twelve-month period,¹⁸ varied significantly by the tenure and type of housing. Of the households that moved in 2020, 49 percent moved into private, unregulated rentals, 33 percent moved into rent stabilized units. A negligible share moved into public housing or a rental regulated in some other way. In total, 14 percent of those who moved in 2020 moved into owner-occupied units.

Tenants who recently moved into their unit are often referred to as “recent movers” and serve as an indicator for the monthly rent that someone actively seeking a unit on the market may have to pay. In 2021, the typical recent mover was paying \$2,000, with an interquartile range of between \$1,500 and \$2,800. Overall, 38 percent of those who moved into their unit in 2020 had a monthly rent of \$2,300 or more compared to 29 percent of tenants with a monthly rent of \$1,500 to \$2,299, 12 percent of those paying \$900 to \$1,499 and 7.4 percent among those renting their unit for less than \$900. Tenants in public housing and rental units regulated in some other way represented less than 5 percent of recent movers.

Table 10. Turnover in Housing Units by Borough, Type of Housing, and Monthly Rent

	Occupied Households					
	Moved in 2020			Moved in 2019		
	Estimate	MOE	%	Estimate	MOE	%
Borough						
Bronx	32,180	±7,765	12%	35,560	±7,892	14%
Brooklyn	80,530	±11,980	30%	77,500	±8,838	29%
Manhattan	75,960	±10,310	29%	58,200	±11,470	22%
Queens	64,340	±9,502	24%	74,930	±11,120	28%
Staten Island	13,440	±4,330	5%	17,070	±5,427	6%
Tenure						
Renter Occupied	228,600	±19,660	86%	222,300	±19,760	84%
Owner Occupied	37,890	±8,246	14%	40,960	±7,843	16%
Type of Housing						
Rent Stabilized	88,930	±11,670	33%	75,600	±12,050	29%
Private Unregulated	131,400	±15,610	49%	136,800	±15,480	52%
Public Housing	4,654**	±1,716**	2%**	7,192	±1,816	3%
Rent Controlled and Other Regulated Rental	**	**	**	**	**	**
Owner Units	37,890	±8,246	14%	40,960	±7,843	16%
Monthly Rent						
< \$900	19,640	±5,527	7%	19,180	±5,369	7%
\$900-\$1,499	31,770	±7,230	12%	37,720	±9,666	14%
\$1,500-\$2,299	75,990	±10,600	29%	91,750	±13,230	35%
\$2,300+	101,200	±13,380	38%	73,660	±12,720	28%
Total Units	266,500	±22,760	100%	263,300	±19,640	100%

Percentages sum to 100% for each measure within a column.

Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.

Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

** Estimate is subject to a large amount of sampling variation and is therefore either not reported or should be interpreted with caution.

Turnover in Rent Stabilized Units and HSTPA

Prior to the passing of the Housing Stability and Tenant Protection Act of 2019 (HSTPA), rent stabilized units were eligible for certain rent increases at vacancy, including an as-of-right increase of up to 20 percent of the legal rent plus any increases resulting from Individual Apartment Improvements. Vacant units that reached a legal rent of \$2,816 (inclusive of these allowable increases) were eligible for decontrol.

In partnership with New York State Homes and Community Renewal (HCR), the U.S. Census Bureau matched rent registration data to rent stabilized units in the NYCHVS sample, including 74,350 that turned over between April 2020 and March 2021 (after HSTPA was enacted).¹⁹ In 2020, these units had a median legal rent of \$1,573; in 2021, the current occupants reported paying a median monthly rent of \$1,500. About 30 percent of these units (21,640) had a legal rent in 2020 above the DRT.²⁰

To assess the impact of the HSTPA reforms on this segment of the rent stabilized stock, the NYCHVS estimated what the legal rent would have been for these units that turned over in 2020 if the HSTPA reforms to rent increases and vacancy decontrol had not been enacted. Assuming no IAI in these units and a conservative vacancy increase of 19 percent, 15,670 would have had a legal rent that qualified them for vacancy decontrol; 37,040 would have remained stabilized but had a legal rent of \$1,872, an increase of about \$300 per month.

Units Not Available for Rent or Sale

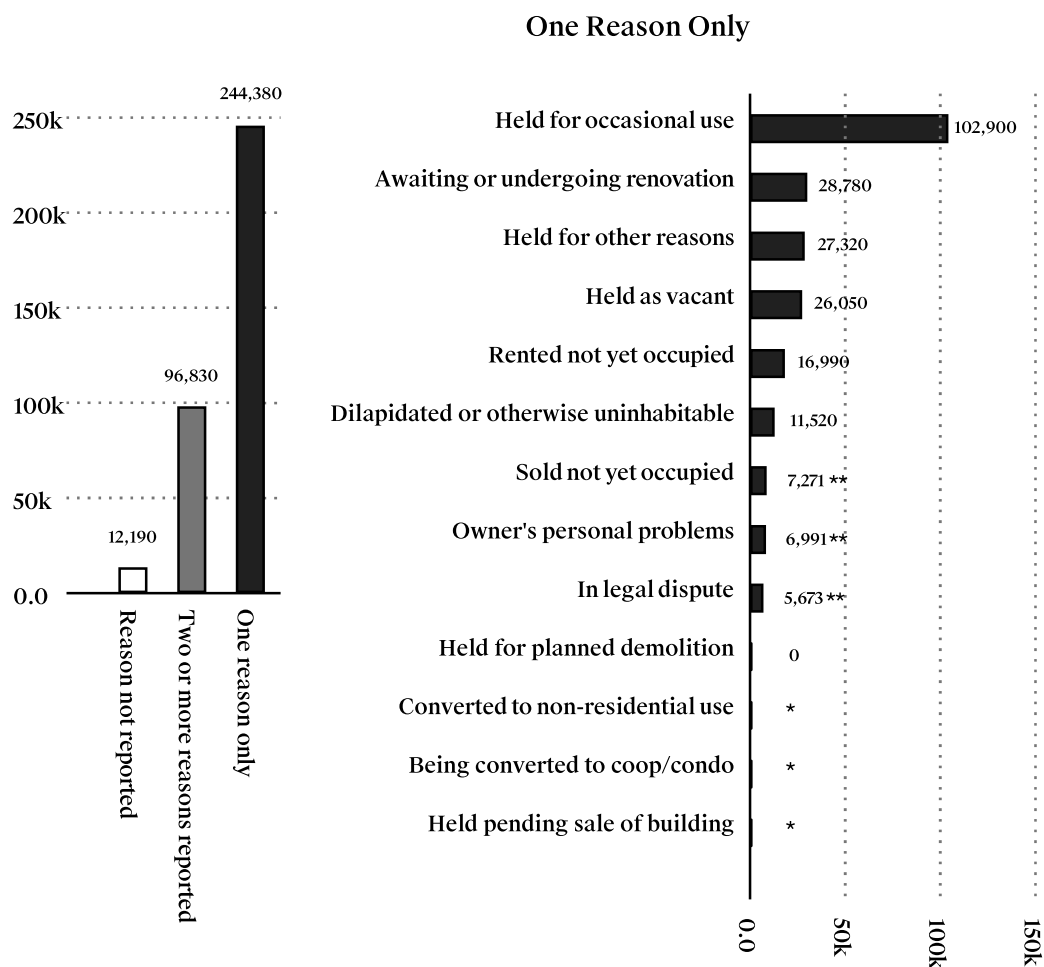
The numerator of the net rental vacancy rate calculation included all units that were not occupied and available for rent such that a new tenant could move in at the time of the survey. Units that did not meet this definition were classified as vacant and not available for rent or sale. In 2021, there were 353,400 units that were vacant but not available for one or more reason, up from 248,000 in 2017.²¹

A total of 96,830 units (27 percent) were not available for rent for two or more reasons. Of the 244,400 that were unavailable for only one reason, the most prevalent reason was that the unit was held for seasonal, recreational, or occasional use (102,900 units or 29 percent of all units not available for rent or sale), up from 74,950 in 2017. There were 28,780 units undergoing or awaiting renovation where no other reason also applied. This number would represent significantly fewer than in 2017; however, a substantial number of units with two or more reasons were awaiting or undergoing renovation. There were 27,320 units that gave a reason that could not be categorized as one of the enumerated reasons and was recorded by the NYCHVS Field Representative as “other,” a similar number to that in 2017.

Beginning in 2021, units were classified as vacant but not available for rent or sale if they were vacant for 12 months or longer. This represents a significantly longer duration of vacancy than was typical: 40 percent of units that were vacant and available for rent in the 2021 NYCHVS had been vacant for one month or less; in total, 75 percent were vacant for less than 6 months. A unit that was dormant for this period of time was an indication that that its condition or characteristics made it unrentable or unsaleable or that it was held off the market for reasons that were not disclosed during the NYCHVS interview. The NYCHVS identified 26,050 units that were held vacant where no other reason was reported. Of these, just under half (12,260 units) were identified as rental units. Figure 11 shows the count of units that were not available for rent or sale by reason.

The NYCHVS cannot distinguish between those units that would remain permanently off the market and those that would return to the active housing inventory in the future and, if so, how long before they would become renter- or owner-occupied.²² Most of the units that were vacant but not available had an unknown tenure, meaning that if they were to become occupied in the future it may be by either a tenant or owner. There were a few exceptions to this. Units that were vacant but not available because they had been rented or sold but not yet occupied may be assumed to become renter- and owner-occupied, respectively, when the new occupant moves in. Together, these categories comprised just under 25,000 units or about 7 percent of all units that were vacant but not available in 2021. The NYCHVS classified other units that were vacant but not available based on both building and unit characteristics where possible. In 2021, 42,860 of the 353,400 units that were vacant but not available were rent stabilized, 4,259 were public housing, and 4,487 were rentals that were regulated in some other way. Overall, 135,700 (38 percent) of the vacant units that were not available for rent or sale were in condominium or cooperative buildings; half of these (77,750 units) were maintained as second homes (i.e., for seasonal, recreational, or occasional use).

Figure 11. Units Not Available for Rent or Sale by Reason



Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.

Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

*Estimate is suppressed following US Census Bureau disclosure avoidance practices.

**Estimate is subject to a large amount of sampling variation and is therefore either not reported or should be interpreted with caution.

Timing of Rental Vacancy and Move-Ins

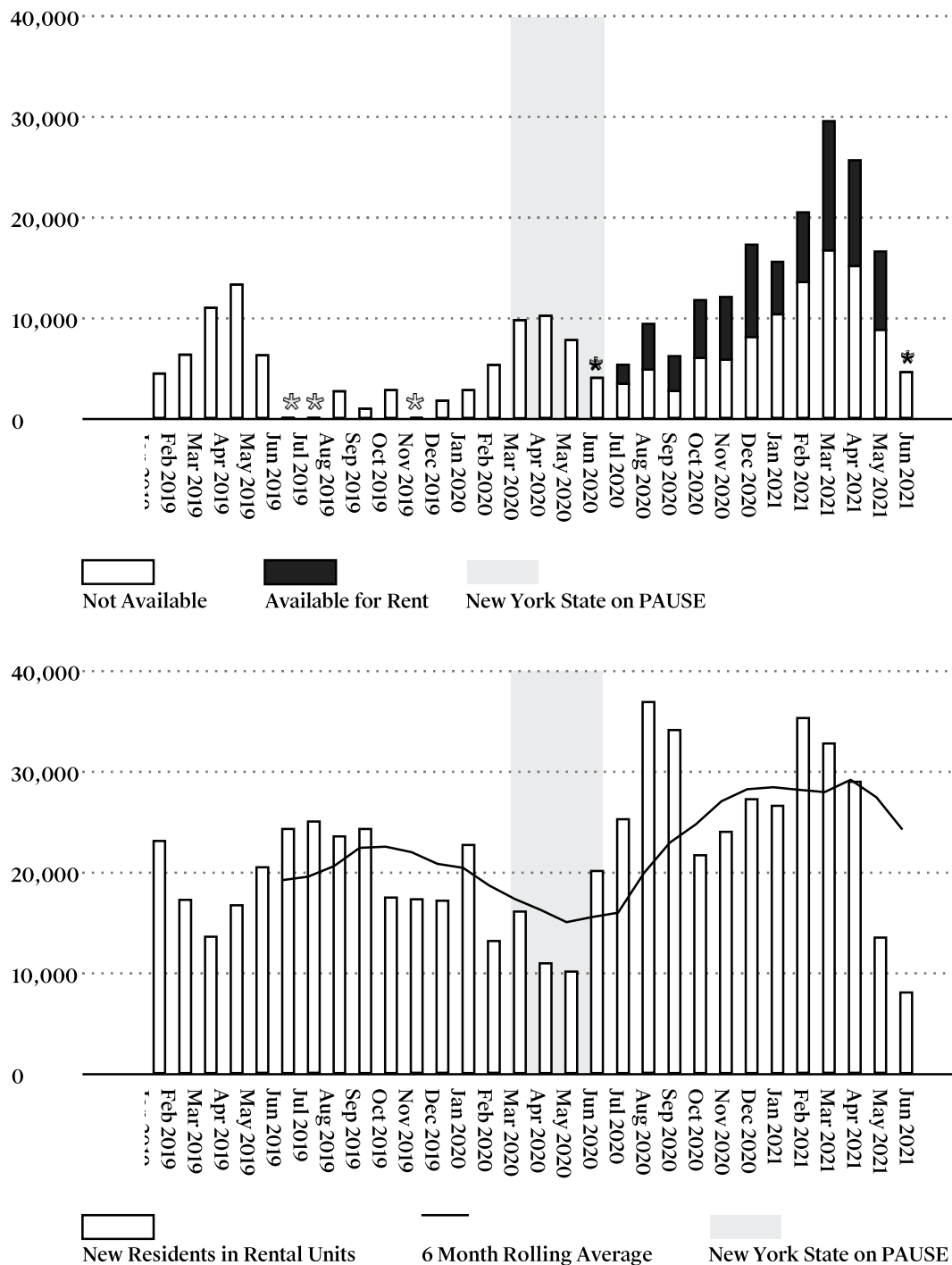
The 2021 NYCHVS collected information on the length of time units classified as vacant or renter-occupied had been vacant or renter-occupied, respectively. Such information was used in combination with the timing of interviews (from February through mid-July, 2021) to approximate rental market activity over the 30-month period from January 2019 through June 2021.²³ Figure 12 maps three types of units according to their occupancy status in the 2021 NYCHVS—vacant and available for rent, vacant but not available, and renter-occupied—onto when they became vacant (top panel) or occupied (bottom panel).²⁴

Rental turnover in any given period is both a proxy for the supply of units that were vacant and available for rent prior to move-in and an indicator of demand. During March, April, May, and the beginning of June of 2020, in the early days of the pandemic when New York State’s Policies to Assure Uniform Safety for Everyone (PAUSE) order was in effect, there were fewer renters moving than in the period either preceding or following. The number of renters moving to a new home in the months immediately following PAUSE was markedly higher, making up for the dip seen in the first three months of the pandemic. The move-in rate declined slightly, but remained at pre-pandemic levels, through January of 2021 before increasing again in the spring.

The incidence of when units classified as vacant but not available became vacant showed annual periods of “seasonal” activity in February through May in each of 2019, 2020, and 2021. Units that were classified in the 2021 NYCHVS as vacant and available for rent at the time of the interview and that had become vacant in the Spring of 2021 show a similar pattern to renters who moved in during that same general period, though the number of renter households who moved in this period overall exceeded the number of vacant units that were either available or not.

Units classified as vacant that had become vacant in July, August, or September of 2020 were vacated at a time when a large number of renters were seeking, and finding, units; yet, these units remained vacant through the time when they were interviewed in the 2021 NYCHVS. If they were among the first interviews completed during the field period, they would have been vacant for 5 to 10 months; if they were among the last interviews, they would have been vacant for 7 to 12 months. The continued vacancy of these units is thus not explained by a lack of demand.

**Figure 12. Timing of Vacancy by Availability (Top Panel)
and Rental Turnover (Bottom Panel)**



Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.

Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

*Estimate is suppressed following US Census Bureau disclosure avoidance practices.

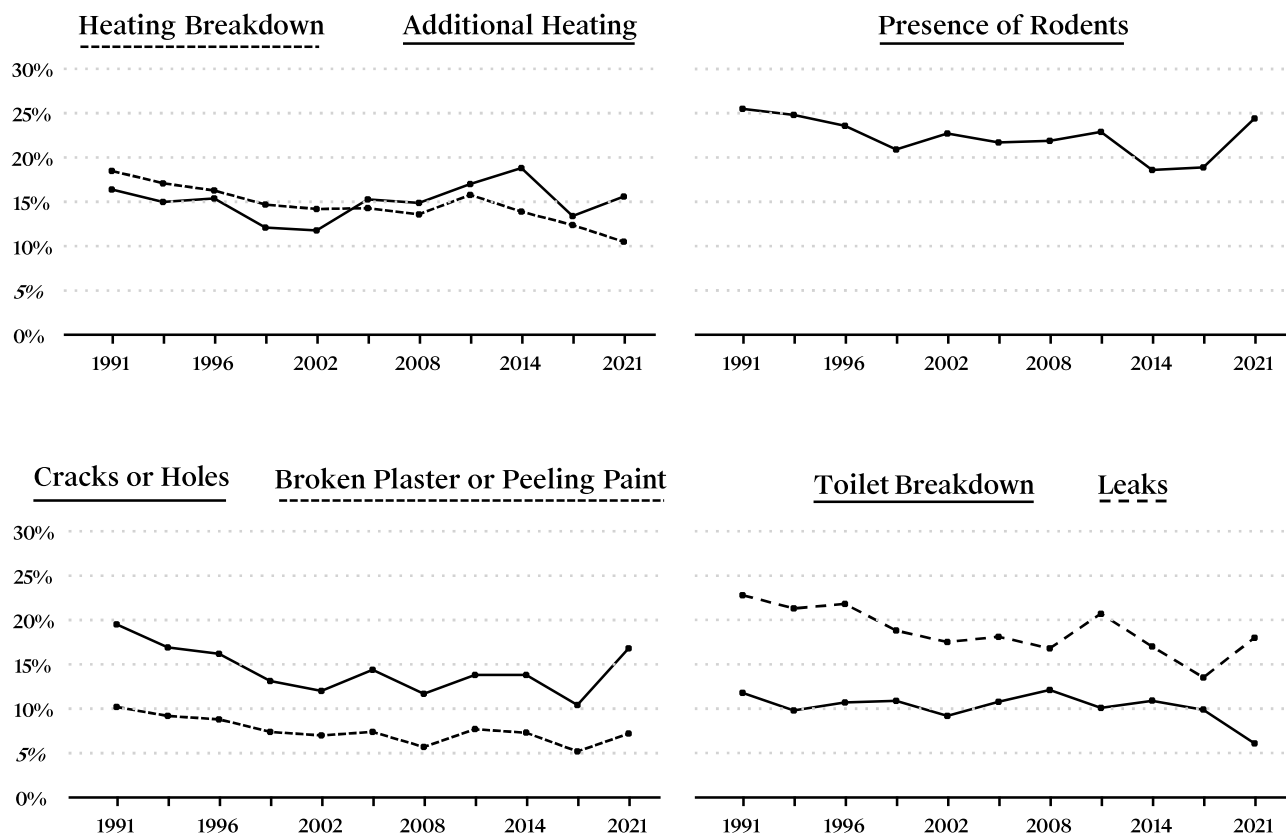
The Condition Of Rental Housing

The 2021 NYCHVS measured various dimensions of poor housing quality using a series of items on maintenance deficiencies that have been administered in some form for many survey cycles.²⁵ Additional conditions, including presence of mold and elevator breakdowns, were also measured in 2021. The prevalence of maintenance deficiencies was based on the self-report of the current occupant who was interviewed and therefore could not be collected in units that were vacant in 2021.

Maintenance Deficiencies Over Time

The 2021 NYCHVS showed a higher prevalence of most individual maintenance deficiencies relative to earlier cycles. This was true for all types of housing, including public housing, rent stabilized units, and private unregulated rentals. Heating breakdowns and non-functioning toilets were the exception to this pattern; both showed a lower prevalence in 2021 relative to earlier cycles. Figure 13 shows the trend for each item from 1991 through 2021.

Figure 13. Prevalence of Maintenance Deficiencies: 1991 - 2021



Source: New York City Housing and Vacancy Survey (NYCHVS), 1991-2021. US Census Bureau / NYC Dept of Housing Preservation and Development. Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Prevalence of Specific Conditions

Table 11 shows the prevalence of specific maintenance deficiencies for all occupied units, rent stabilized units, and private unregulated rentals. The most prevalent condition was presence of rodents in the building, with nearly one in four occupied units reporting this problem in 2021. Leaks were the next most common problem with a prevalence of 18 percent, followed by cracks or holes in the ceiling or floors (17 percent), and additional heating required during the prior winter (16 percent). Just over 10 percent reported a heating breakdown during the prior winter. The prevalence of broken plaster or peeling paint was about 7 percent and no functioning toilet for a period of six hours or more in the last year was 6 percent.

About 9 percent of units reported having mold in their unit in the year prior to the NYCHVS interview. Of the entire occupied stock, 6 percent reported an elevator breakdown; however, this includes those that had no elevator at all. Of those with an elevator in the building, 16 percent reported having a breakdown in the prior year.

Table 11. Maintenance Deficiencies in Rent Stabilized and Private Unregulated Rentals

	Occupied Housing Units								
	Total Occupied			Rent Stabilized			Private Unregulated		
	Estimate	MOE	%	Estimate	MOE	%	Estimate	MOE	%
Maintenance Deficiencies									
Presence of Rodents	766,700	±25,530	24%	316,700	±20,110	33%	178,500	±15,310	18%
Leaks	563,700	±27,800	18%	219,700	±15,890	23%	109,700	±15,520	11%
Cracks or Holes	526,600	±20,190	17%	223,200	±14,880	23%	123,600	±12,680	13%
Additional Heating	489,900	±27,150	16%	185,700	±17,240	19%	118,500	±16,080	12%
Heating Breakdown	327,900	±22,390	10%	162,800	±16,410	17%	51,800	±10,910	5%
Broken Plaster or Peeling Paint	222,900	±16,110	7%	95,390	±10,940	10%	39,250	±8,641	4%
Toilet Breakdown	189,100	±19,370	6%	83,670	±11,990	9%	40,720	±9,376	4%
Mold in Unit	280,900	±19,630	9%	134,500	±12,310	14%	51,840	±11,720	5%
Elevator Breakdown	188,400	±14,210	6%	41,680	±7,009	4%	23,020	±5,638	2%
Total	3,157,000	±22,110	100%	960,000	±30,420	100%	968,900	±28,780	100%

Maintenance deficiencies are shown as percent of total, and were not mutually exclusive.

Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.

Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Units with Three or More Housing Problems

Each of the specific maintenance deficiencies measured in the 2021 NYCHVS reflects an important aspect of the living conditions of current occupants, though some represent a more immediate threat to the health and safety of the residents. Moreover, the NYCHVS only measured the severity of the problem for select items, such as having multiple heating breakdowns for a period of six hours or more in the prior winter. Any single item, if severe enough, could indicate poor housing quality; however, having multiple deficiencies is a measure of more serious problems in the unit or building, even if all of the reported conditions are relatively minor in scope or duration. In the 2021 NYCHVS, the presence of three or more of the seven major types of problems was used to measure poor quality housing.²⁶ This index included presence of rodents in the building, leaks in the unit, cracks or holes in the ceiling, walls, or floors, heating breakdowns, additional heating used, large areas of broken plaster or peeling paint, and no functioning toilet for six or more hours. Table 12 shows the prevalence of occupied units by the count of maintenance deficiencies.

Residents in The Bronx were the most likely to have reported maintenance deficiencies, with 32 percent of occupied units reporting one or two problems and 27 percent reporting three or more problems. In contrast, 25 percent of occupied units in Staten Island reported one or two problems and 4 percent reported three or more.

The prevalence of poor housing conditions was similar in pre-war buildings and those built from 1947 to 1973. In 2021, 32 percent of occupied units in buildings built before 1947 reported one or two problems and 15 percent had three or more; among those built from 1947 to 1973, 30 percent reported one or two problems and 14 percent reported three or more. Occupied units in buildings built in 1974 to 1999 and in 2000 or later had similar prevalences with 24 percent and 25 percent, respectively, reporting one or two problems and 8 and 6 percent, respectively, reporting three or more.

Small buildings had a smaller share of units reporting three or more problems. In 2021, 6 percent of occupied units in buildings with one or two units and 9 percent in buildings with three to five units reported three or more problems. In buildings with 6 to 19 units, 17 percent of occupied units reported three or more problems. In buildings with 20 to 49 units, 25 percent reported three or more problems. In buildings with 50 to 99, 19 percent reported three or more problems and in buildings with 100 or more units, the prevalence of three or more problems was 13 percent.

In 2021, there were 371,800 renter-occupied units and 58,070 owner-occupied units that reported three or more problems. About 20 percent of rent stabilized units (25 percent of rent stabilized units in buildings built before 1974 with 6 or more units), 8 percent of private, unregulated units, 43 percent of public housing units, 23 percent of rental units regulated in some other way and rent-controlled units, combined, reported three or more problems. In comparison, 6 percent of owner-occupied units reported three or more problems.

Occupied units with rents of less than \$900 reported a similar prevalence of three or more maintenance deficiencies (27 percent) relative to those with rents of \$900 to \$1,499 (23 percent). Among units with rents between \$1,500 and \$2,299, 13 percent reported three or more problems. Among those with the highest rents of \$2,300 or more, 7 percent reported three or more. Table 13 shows the number of maintenance deficiencies by type of housing and rent.

Table 12. Number of Maintenance Deficiencies by Borough, Year Built, and Building Size

	Occupied Housing Units									
	No Maintenance Deficiencies			1-2 Maintenance Deficiencies			3+ Maintenance Deficiencies			Total
	Estimate	MOE	%	Estimate	MOE	%	Estimate	MOE	%	
Borough										
Bronx	212,200	±18,180	41%	164,800	±14,580	32%	140,700	±14,390	27%	517,500
Brooklyn	589,600	±23,840	59%	292,200	±19,390	29%	117,500	±11,410	12%	999,200
Manhattan	377,500	±19,970	56%	202,700	±13,850	30%	88,510	±9,344	13%	668,800
Queens	473,700	±22,480	59%	252,300	±18,100	31%	76,730	±10,390	10%	802,800
Staten Island	120,500	±11,080	71%	41,660	±7,062	25%	6,562**	±2,482**	4%**	168,700
Year Built										
Before 1947	935,900	±36,500	53%	569,900	±25,910	32%	273,000	±20,940	15%	1,779,000
1947-1973	482,200	±25,360	56%	253,500	±18,220	30%	119,900	±10,520	14%	855,600
1974-1999	163,500	±14,760	68%	58,930	±9,325	24%	19,120	±5,072	8%	241,500
2000 or later	192,000	±16,670	68%	71,360	±8,906	25%	17,850	±4,511	6%	281,200
Building Size										
1-2 Units	568,500	±28,850	65%	248,200	±20,190	29%	52,640	±8,498	6%	869,300
3-5 Units	217,500	±17,630	59%	119,200	±15,620	32%	32,440	±9,415	9%	369,200
6-19 Units	188,700	±16,240	51%	119,500	±11,920	32%	62,030	±10,130	17%	370,300
20-49 Units	216,300	±19,840	44%	157,000	±14,160	32%	122,200	±12,420	25%	495,500
50-99 Units	218,600	±17,150	49%	148,000	±13,370	33%	83,570	±9,413	19%	450,100
100+ Units	364,000	±21,910	60%	161,600	±14,130	27%	77,040	±8,044	13%	602,700
Citywide	1,773,000	±42,210	56%	953,600	±31,930	30%	429,900	±23,590	14%	3,157,000

Percentages sum to 100% within each row.

Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.

Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

** Estimate is subject to a large amount of sampling variation and should be interpreted with caution.

Households that did not report one or more maintenance deficiency because they did not live in the unit during that reference period and therefore for whom a count of maintenance deficiencies could not be calculated are counted in the “No Maintenance Deficiencies” column.

Table 13. Number of Maintenance Deficiencies by Type of Housing and Monthly Rent

	Occupied Housing Units									Total
	No Maintenance Deficiencies			1-2 Maintenance Deficiencies			3+ Maintenance Deficiencies			
	Estimate	MOE	%	Estimate	MOE	%	Estimate	MOE	%	
Type of Housing										
Rent Stabilized	448,900	±26,440	47%	306,300	±18,140	32%	204,700	±18,840	21%	960,000
< 1974, 6+ Units	287,400	±20,750	37%	239,500	±15,470	31%	176,300	±17,630	23%	773,200
Private Unregulated	654,900	±29,910	68%	236,100	±19,730	24%	77,890	±13,640	8%	968,900
Public Housing	35,300	±4,892	20%	63,930	±4,962	37%	73,370	±5,142	43%	172,600
Rent Controlled and Other Regulated Rental	29,290	±5,828	42%	24,410	±4,851	35%	15,860	±3,614	23%	69,560
Owner	605,100	±25,760	61%	322,900	±21,390	33%	58,070	±8,578	6%	986,100
Monthly Rent										
< \$900	180,700	±14,010	43%	128,700	±12,240	30%	112,600	±7,705	27%	422,000
\$900-\$1,499	258,900	±20,390	43%	205,400	±21,520	34%	137,600	±15,250	23%	601,900
\$1,500-\$2,299	415,900	±23,860	59%	197,900	±18,230	28%	92,690	±11,420	13%	706,500
\$2,300+	313,000	±22,480	71%	98,740	±12,320	22%	28,900	±6,919	7%	440,700
Citywide	1,773,000	±42,210	56%	953,600	±31,930	30%	429,900	±23,590	14%	3,157,000

Percentages sum to 100% within each row.

Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.

Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Households that did not report one or more maintenance deficiency because they did not live in the unit during that reference period and therefore for whom a count of maintenance deficiencies could not be calculated are counted in the “No Maintenance Deficiencies” column.

Indicators of Continuing Need

No report on the supply and condition of housing would be complete without also considering the resident population it houses. This is partly because any assessment of the housing market requires an examination of demand as well as supply, but also because the scope of the NYCHVS extends beyond a description of market conditions alone. The statutory obligation set forth in the Local Emergency Housing and Rent Control Act of 1962 (LEHRCA) and fulfilled by the NYCHVS since 1965 requires a report not only on the supply and condition of residential accommodations, but also on the continued need for the regulation of residential rents and evictions. This necessitates a consideration of the tenant population as a whole, the conditions that make it more or less likely that residents will be able to find, and retain, housing that meets their needs, and the role of rent regulation in ensuring that housing in New York City is both adequate and affordable to those it serves, now and in the future.

This section begins with a description of the tenant population, focusing on demographics, household composition, and income. It then presents data from 2021 on observed disparities in housing quality, the prevalence of residential crowding and rent burden, and measures of financial hardship and insecurity since the onset of the pandemic.

The Renter Population

In this report, data on the population is presented at the household-level. As such, all of the estimates and percentages represent the number or share of households, rather than people.²⁷ Three types of measures are presented in this report: those based on the characteristics of the householder (i.e., their race/ethnicity and nativity), those based on one or more household member (i.e., age and disability status), and measures of the household as a whole (i.e., the combined income of all household members).

Two out of every three households rented their home in 2021. Table 14 shows the distribution of the 2,171,000 renter households according to the race/ethnicity and nativity of the householder, the presence of one or more older adult, one or more co-resident child, those who lived alone, those with one or more person with a disability, and household income. Owner households are included for comparison.

Compared to households that owned their home, a larger share of renter households was headed by a person of color. Of the 2,171,000 renter households, 67 percent were headed by a person of color. About 480,000 (22 percent) were headed by a Black New Yorker, 658,000 (30 percent) were headed by a Hispanic New Yorker, just under 300,000 (14 percent) were headed by an Asian New Yorker, and 27,000 (one percent) were headed by a New Yorker who identified as another race or as two or more races. Overall, 33 percent of renter households were headed by a White New Yorker compared to 44 percent of owner households. A similar rate of renter and owner households were headed by someone who was born outside of the US—37 percent and 40 percent, respectively, but a much larger number of renter households were headed by a New Yorker who was foreign-born (813,000 renter households compared to about 400,000 owner households).

Of the 2,171,000 renter households, a smaller share had one or more older adult in the household—27 percent compared to 47 percent of owner households. A similar share had one or more co-resident child (21 and 23 percent, respectively). These were not mutually-exclusive, as a household may have had both one or more older adult as well as one or more co-resident child.

The 2021 NYCHVS showed a significant increase in the number and share of individuals living alone. Citywide, nearly 40 percent of households comprised only one person, up from 32 percent in 2017. This shift was more pronounced among renters where just under 950,000 renters (44 percent) lived alone. About one in five New York City households comprised one or more person with a disability, with statistically similar shares among renters and owners. This included households where any household member had a hearing, vision, ambulatory, cognitive, self-care, or independent-living difficulty.

The 2021 NYCHVS showed stark differences in household income by tenure. The 2021 NYCHVS measured household income for the prior calendar year (2020). For renters, the median household income was \$50,000, which was statistically the same as measured in the 2017 NYCHVS after adjusting for inflation. Owners had a median income of \$98,000, significantly higher than the median in the 2017 NYCHVS (which was \$93,820 in 2020 dollars). About 650,000 renter households (30 percent) earned less than \$25,000, about 415,000 (19 percent) earned \$25,000 up to the median household income of \$50,000, 566,000 (26 percent) earned between \$50,000 and \$99,999, and about 540,000 had incomes of \$100,000 or more (25 percent). In 2021, 50 percent of owners had a household income of \$100,000 or more.

Table 14. Household Composition and Income by Tenure

Householder Characteristics	Households						Citywide
	Renters			Owners			
	Estimate	MOE	%	Estimate	MOE	%	
Race/Ethnicity							
White Non-Hispanic	705,700	±33,740	33%	438,700	±23,640	44%	36%
Black Non-Hispanic	481,100	±22,670	22%	189,000	±17,104	19%	21%
Hispanic	658,100	±25,200	30%	152,800	±14,340	15%	26%
Asian Non-Hispanic	298,800	±22,900	14%	192,500	±13,550	20%	16%
Other or Two or More Races	27,370	±6,455	1%	13,140**	±4,616**	1%**	1%
Nativity							
Foreign-Born	813,100	±31,750	37%	396,300	±19,000	40%	38%
Household Characteristics							
1+ Older Adult	583,300	±25,370	27%	466,800	±23,790	47%	33%
1+ Child	451,800	±25,600	21%	228,400	±18,210	23%	22%
Single Person	947,000	±30,020	44%	296,700	±21,170	30%	39%
1+ Person with a Disability	441,700	±20,300	20%	217,300	±16,020	22%	21%
Household Income							
Median	\$50,000			\$98,000			\$60,550
< \$25,000	649,600	±31,040	30%	158,500	±14,700	16%	26%
\$25,000-\$49,999	416,400	±22,870	19%	109,600	±13,420	11%	17%
\$50,000-\$99,999	566,300	±26,750	26%	227,900	±17,630	23%	25%
\$100,000+	538,700	±30,880	25%	490,000	±24,850	50%	33%
Total	2,171,000	±30,970	100%	986,100	±25,590	100%	100%

Percentages sum to 100% for each measure within a column.

Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.

Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

** Estimate is subject to a large amount of sampling variation and should be interpreted with caution.

Table 15 shows these same measures for renter households who lived in specific types of units, including rent stabilized, private unregulated rentals, public housing, and all other rental units (including rent controlled and rentals regulated in some other way).

The composition of householders in rent stabilized households generally reflected the composition of the overall renter population. Within this segment of the rental stock, 32 percent of rent stabilized households were headed by a White New Yorker, 22 percent were headed by a Black New Yorker, 34 percent were headed by a Hispanic New Yorker, and 11 percent were headed by an Asian New Yorker. Private unregulated units had the larger shares of renter households headed by a White New Yorker (39 percent) or an Asian New Yorker (18 percent) and the smallest shares headed by a Black New Yorker (18 percent) or a Hispanic New Yorker (25 percent) relative to other types of rental housing. Both rent stabilized and private unregulated households had similar shares of householders that were born outside of the US, with 40 and 37 percent respectively.

In public housing, 94 percent of households were headed by a person of color while 27 percent were headed by someone who was born outside the US. About 75 percent of rent controlled and rental units regulated in some other way (these types of housing were combined due to the small number of units) were headed by a person of color. The share of these households that was headed by someone born outside of the US was statistically similar to all renters.

The composition of rent stabilized households was also similar to renters citywide in terms of the presence of one or more older adult (31 percent), one or more child (19 percent), people living alone (46 percent), and one or more person with a disability (22 percent). A significantly smaller share of private unregulated households had one or more older adult (19 percent compared to 27 percent citywide) or one or more person with a disability (13 percent compared to 20 percent citywide), but similar to citywide in terms of the share with one or more child (22 percent) and people living alone (40 percent). Public housing had a significantly higher share of households with one or more older adult (41 percent), one or more child (28 percent), and one or more person with a disability (42 percent). Rent controlled and rentals regulated in some other way had the highest share of households with one or more older adult (54 percent), likely as a result of the inclusion of rent-controlled units where, by definition, residents have largely aged in place (rent control requires that the current resident or the original tenant prior to successors be in continuous residence since before July 1, 1971).

Public housing residents had the lowest household incomes with a median of \$18,530, followed by those that were rent controlled or living in rentals regulated in some other way (\$24,000). In 2020, rent stabilized tenants had a median household income of \$47,000, which was statistically the same as the inflation-adjusted median income from the 2017 NYCHVS (which was \$48,050 measured in 2020 dollars). In 2020, private unregulated renters had a median household income of \$62,690, significantly lower than the inflation-adjusted median income from the 2017 NYCHVS (which was \$72,250 in 2020 dollars).

In 2021, two out of every three New York City households rented their home. More of these households were headed by a person of color and had a significantly lower household income than

owners. Within the renter population, there was substantial variation in demographics, household composition, and incomes. Those in public housing showed the most economic disadvantage and comprised the largest share of households with one or more child and one or more person with a disability. Households in rent-controlled units and rentals regulated in some other way had the largest share with one or more older adult and a median household income that was about half of the citywide median, though higher than those in public housing. Private unregulated renters had the lowest share of households headed by a person of color, had the smallest share with an older adult or person with a disability, and had the highest median income of any rental group. Rent stabilized tenants were similar to renters citywide on almost every measure.

Table 15. Household Composition and Income of Renters by Type of Housing

	Renter Households								
	Rent Stabilized		Private Unregulated		Public Housing		Rent Controlled, Other Regulated		Citywide
	%	MOE	%	MOE	%	MOE	%	MOE	
Householder Characteristics									
Race/Ethnicity									
White Non-Hispanic	32%	±2%	39%	±2%	5%	±1%	26%	±4%	33%
Black Non-Hispanic	22%	±2%	18%	±1%	43%	±3%	38%	±6%	22%
Hispanic	34%	±2%	25%	±2%	44%	±3%	28%	±7%	30%
Asian Non-Hispanic	11%	±1%	18%	±2%	7%	±2%	7%	±2%	14%
Other	**	**	**	**	*	*	*	*	**
Two or More Races	**	**	**	**	*	*	*	*	**
Nativity									
Foreign-Born	40%	±2%	37%	±2%	27%	2%	33%	±5%	37%
Household Characteristics									
1+ Older Adult	31%	±2%	19%	±2%	41%	±3%	54%	±6%	27%
1+ Child	19%	±2%	22%	±2%	28%	±3%	15%	±4%	21%
Single Person	46%	±2%	40%	±2%	44%	±3%	58%	±8%	44%
1+ Person with a Disability	22%	±1%	13%	±2%	42%	±4%	37%	±6%	20%
Household Income									
Median	\$47,000		\$62,960		\$18,530		\$24,000		\$50,000
< \$25,000	32%	±2%	21%	±2%	61%	±3%	52%	±11%	30%
\$25,000-\$49,999	20%	±2%	18%	±2%	25%	±2%	21%	±4%	19%
\$50,000-\$99,999	26%	±2%	29%	±2%	12%	±2%	15%	±4%	26%
\$100,000+	22%	±2%	32%	±2%	**	**	12%	±4%	25%
Total	960,000	±30,420	968,900	±28,780	172,600	±2,325	69,560	±8,018	100%

Percentages sum to 100% for each measure within a column.

Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.

Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

* Estimate is suppressed following US Census Bureau disclosure avoidance practices.

** Estimate is subject to a large amount of sampling variation and is therefore not reported.

Disparities in Housing Quality

Detailed information on the conditions of the New York City housing stock was reported earlier in this report. Here, the focus is on the population living in these conditions. Table 16 shows the prevalence of no maintenance deficiencies, one or two problems reported, and three or more problems by the race/ethnicity and nativity of the householder and by household income. The 2021 NYCHVS showed a clear disparity in housing quality by the race/ethnicity of the householder. More than half of the households headed by a White or Asian New Yorker reported none of the seven maintenance deficiencies measured in the NYCHVS (66 and 63, respectively), while 45 percent of households headed by a Black New Yorker and 47 percent of households headed by a Hispanic New Yorker reported no problems. A similarly large share of households headed by a Black or Hispanic New Yorker reported three or more problems—about 20 percent—compared to 7 percent among those headed by a White New Yorker and 8 percent among those headed by an Asian New Yorker. Households headed by someone who was born outside of the US had a similar prevalence of problems relative to all occupied households, citywide (55 percent reported no problems, 32 reported one or two deficiencies, 14 percent reported three or more).

The prevalence of three or more maintenance deficiencies decreased with increasing household income. Among those with an income of less than \$25,000, 20 percent reported three or more problems. Among those with incomes between \$25,000 and \$49,999, it was 15 percent; among those with incomes of \$50,000 to \$99,999 it was 12 percent, and among those with incomes of \$100,000 or more it was 9 percent.

Table 16. Number of Maintenance Deficiencies by Race/Ethnicity, Nativity, and Income

	Occupied Housing Units									
	No Maintenance Deficiencies			1-2 Maintenance Deficiencies			3+ Maintenance Deficiencies			Total
	Estimate	MOE	%	Estimate	MOE	%	Estimate	MOE	%	
Householder Characteristics										
Race/Ethnicity										
White Non-Hispanic	755,400	±32,570	66%	306,200	±17,920	27%	82,880	±11,180	7%	1,144,000
Black Non-Hispanic	299,900	±20,920	45%	229,700	±18,100	34%	140,500	±11,620	21%	670,100
Hispanic	383,300	±29,870	47%	262,000	±17,970	32%	165,500	±15,320	20%	810,800
Asian Non-Hispanic	310,800	±20,230	63%	143,200	±14,250	29%	37,230	±8,193	8%	491,200
Other or Two or More Races	24,300	±6,405	60%	12,520**	±5,141**	±31%**	3,739**	±2,153**	±9%**	40,510
Nativity										
Foreign-Born	663,600	±31,580	55%	381,800	±21,310	32%	163,900	±15,340	14%	1,209,000
Household Income										
< \$24,999	404,500	±26,540	50%	242,300	±18,820	30%	161,400	±13,220	20%	808,100
\$25,000-\$49,999	262,600	±25,410	50%	183,400	±19,960	35%	80,000	±10,700	15%	526,000
\$50,000-\$99,999	492,300	±30,230	62%	203,900	±15,760	26%	97,980	±12,140	12%	794,200
\$100,000+	614,100	±34,350	60%	324,100	±23,260	31%	90,570	±11,480	9%	1,029,000
Citywide	1,773,000	±42,210	56%	953,600	±31,930	30%	429,900	±23,590	14%	3,157,000

Percentages sum to 100% within each row

Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

** Estimate is subject to a large amount of sampling variation and should be interpreted with caution.

Households that did not report one or more maintenance deficiency because they did not live in the unit during that reference period and therefore for whom a count of maintenance deficiencies could not be calculated are counted in the “No Maintenance Deficiencies” column.

Residential Crowding

In 2021, 8 percent of occupied households were living in crowded conditions—defined as having more than two people per bedroom or two or more people living in a studio apartment.²⁸ The rate of overcrowding varied by the race/ethnicity and nativity of the householder, by household composition, and by income. Table 17 shows the number of households that were overcrowded in 2021 and the rate of crowding.

Households headed by a White or Black New Yorker had the lowest rate of crowding, at 5 and 6 percent, respectively. Those headed by a Hispanic or Asian New Yorker showed similarly high rates of residential crowding, at 11 and 12 percent, respectively. Households headed by someone who was born outside of the US had higher rates of crowding than the citywide rate; 12 percent (149,900 households) were crowded in 2021.

Households with one or more older adult and those with one or more person with a disability experienced a similar rate of crowding, at 6 and 7 percent, respectively. Households with one or more child, on the other hand, experienced a much higher rate of overcrowding—26 percent (174,900 households) were crowded in 2021. Crowding did not vary significantly by household income.

Table 17. Crowding by Household Composition and Income

	Occupied Households			
	Crowded			
	Estimate	MOE	%	Total
Householder Characteristics				
Race/Ethnicity				
White Non-Hispanic	57,210	±10,100	5%	1,144,000
Black Non-Hispanic	38,510	±7,753	6%	670,100
Hispanic	85,610	±9,880	11%	810,800
Asian Non-Hispanic	60,880	±10,750	12%	491,200
Other or Two or More Races	**	**	**	40,510
Nativity				
Foreign-Born	149,900	±14,220	12%	1,209,000
Household Characteristics				
1+ Older Adult	64,050	±10,030	6%	1,050,000
1+ Child	174,900	±16,150	26%	680,300
1+ Person with a Disability	45,470	±7,267	7%	659,100
Household Income				
< \$24,999	41,260	±7,872	5%	808,100
\$25,000-\$49,999	46,880	±9,172	9%	526,000
\$50,000-\$99,999	69,970	±9,772	9%	794,200
\$100,000+	87,550	±10,800	9%	1,029,000
Citywide	245,700	±20,030	8%	3,157,000

Percentages are calculated as percent of total.

Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.

Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

** Estimate is subject to a large amount of sampling variation and is therefore not reported.

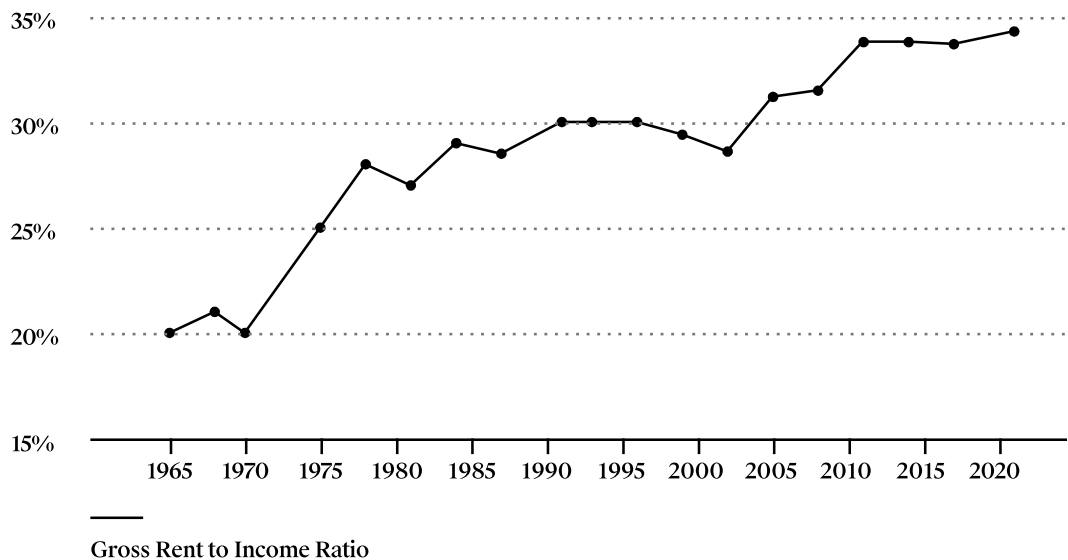
Percentages indicate the share of each estimate out of the total in the right-hand column.

Rent Burden

The 2021 NYCHVS classified households according to three levels of rent burden: severely rent burdened, defined as those who paid more than half of household income toward rent; moderately rent burdened, defined as those who paid between 30 and 50 percent of income toward rent; and not rent burdened, defined as those who paid 30 percent or less of income toward rent. The term rent burdened in this report refers to households that were either severely or moderately rent burdened (paying more than 30 percent of income toward rent). Renter households in means-tested housing, including those in public housing and those who reported having a voucher, are not included in this analysis so as to focus on households whose rents are the result of market conditions or the regulation of residential rents rather than those whose rents vary with tenant income.²⁹

In 2021, more than half of renter households (53 percent or just under 1 million households) were rent burdened; one third (32 percent or just under 600,000 households) were severely burdened. Figure 14 shows the percent of income spent on gross rent, inclusive of utilities paid by the tenant, for the typical New York City household from 1965 through 2021. The median rent-to-income ratio remained unchanged for the last four cycles of the NYCHVS, from 2011 through 2021.

Figure 14. Median Gross Rent-to-Income Ratio: 1965-2021



Source: New York City Housing and Vacancy Survey (NYCHVS), 1965 - 2021. US Census Bureau / NYC Dept of Housing Preservation and Development. Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Table 18 shows the prevalence of rent burden by household composition and income. In 2021, 36 percent of households headed by a Black or Hispanic New Yorker was severely rent burdened, compared to 28 and 29 percent, respectively, of those headed by a White or Asian New Yorker. Overall, renter households headed by a Hispanic New Yorker had the highest share of rent burden, defined as being either severely or moderately rent burdened, at 59 percent. Among those headed by someone who was born outside of the US, 32 percent was severely rent burdened and an additional 23 percent was moderately rent burdened.

Single person households, those with one or more older adult, and those with one or more person with a disability show similarly high levels of rent burden. Just over 40 percent of these households was severely rent burdened; an additional 20 percent was moderately burdened.

Among those with household incomes of less than \$25,000 who did not live in public housing or report having a voucher, a full 85 percent was severely rent burdened, and an additional 7 percent was moderately rent burdened. In comparison, 44 percent among those that earned \$25,000 to \$49,999 was severely burdened and 42 percent was moderately burdened. Households above the median income, earning \$50,000 up to \$99,999 experienced low levels of severe burden (8 percent) but one third were moderately burdened (34 percent). Among the highest earners (those with household incomes of \$100,000 or more), only a small share paid more than 30 percent of income toward rent.

Table 18. Rent Burden by Household Composition and Income

	Renter Occupied Households not in Means-Tested Housing									Total
	Severely Rent Burdened			Moderately Rent Burdened			Not Rent Burdened			
	Estimate	MOE	%	Estimate	MOE	%	Estimate	MOE	%	
Householder Characteristics										
Race/Ethnicity										
White Non-Hispanic	187,100	±16,890	28%	147,200	±14,490	22%	343,300	±25,500	51%	677,600
Black Non-Hispanic	130,700	±15,060	36%	70,380	±10,570	19%	163,600	±15,200	45%	364,680
Hispanic	190,100	±17,380	36%	119,300	±14,120	23%	216,400	±16,840	41%	525,800
Asian Non-Hispanic	82,870	±12,760	29%	56,560	±10,520	20%	142,900	±15,040	51%	282,330
Other or Two or More Races	**	**	**	6,117**	±3,233**	2%**	**	**	**	23,453
Nativity										
Foreign-Born	233,400	±21,840	32%	167,500	±17,180	23%	317,900	±23,070	44%	718,800
Household Characteristics										
1+ Older Adult	185,800	±17,490	40%	98,990	±13,760	21%	179,400	±16,470	39%	464,190
1+ Child	114,800	±14,230	30%	75,420	±10,370	20%	187,500	±16,740	50%	377,720
Single Person	343,000	±23,910	43%	186,800	±17,670	23%	276,200	±19,730	34%	806,000
1+ Person with a Disability	132,300	±14,290	42%	60,620	±10,170	19%	123,900	±13,580	39%	316,820
Household Income										
< \$24,999	393,600	±26,690	85%	30,870	±9,548	7%	38,680	±7,694	8%	463,150
\$25,000-\$49,999	154,700	±15,150	44%	145,100	±13,580	42%	48,350	±9,771	14%	348,150
\$50,000-\$99,999	44,090	±9,635	8%	182,500	±18,750	34%	306,800	±20,140	58%	533,390
\$100,000+	**	**	**	41,180	±8,349	8%	481,900	±28,450	91%	529,200
Citywide	598,600	±32,880	32%	399,600	±26,130	21%	875,700	±29,090	47%	1,873,900

Percentages sum to 100% within each row.

Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development. Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

** Estimate is subject to a large amount of sampling variation and is therefore either not reported or should be interpreted with caution.

Financial Hardship

For the first time in 2021, the NYCHVS included measures on late rental payments, alternative strategies to pay rent, food insecurity, and debt, among others. Most items asked about the prior year or, in some cases, since March 1, 2020—a reference point used to mark the beginning of the pandemic. These data provide information on how New Yorkers fared during the first 12 to 18 months of the pandemic.

Table 19 shows the prevalence of missed rent payments and alternative strategies used to pay for rent by income. A total of just under 290,000 renter households (13 percent) reported missing one or more rent payment in the last year. Of these, about 84,000 (29 percent) reported still having rent arrears at the time of the survey. This varies by income level, with 16 percent of renter households with incomes less than \$25,000 reporting one or more missed rental payment, 18 percent among those with incomes of \$25,000 to \$49,999, and 13 percent among those with incomes of \$50,000 to \$74,999. Among those with incomes of \$100,000 or more, 7 percent reported one or more missed rent payment. The subset of tenants who still owed rent at the time of the survey also varied by income, with the lowest income group experiencing the highest prevalence of rental arrears (38 percent).

The 2021 NYCHVS also collected information on the source of funds used to pay rent. This included several alternative strategies, including whether the tenant used savings, borrowed money, paid with credit, or sold something to cover rent. About 330,000 renter households (15 percent) reported using one or more of these strategies at least once in the last year. The two most common strategies were paying out of savings and borrowing money. Of those who used one or more alternative strategy, 68 percent reported paying rent out of savings (10 percent of all renter households) and 28 percent reported borrowing money to cover rent (4 percent of all renter households).

The prevalence of using an alternative strategy to pay for rent did not vary substantially across incomes groups. Among the lowest income group, 14 percent reported using one or more strategy to pay rent with 9 percent using savings and 5 percent borrowing money. Among those with incomes of \$25,000 to \$49,999, 20 percent reported using one or more alternative strategy; 13 percent reported using savings and 7 percent reported borrowing money. Among those with incomes of \$50,000 to \$74,999, 16 percent reported using an alternative strategy, with 11 percent using savings and 4 percent borrowing money—these prevalences were statistically similar to the lowest income group. Among those with incomes of \$100,000 or more, 11 percent reported using one or more alternative strategy, with 9 percent using savings and 2 percent borrowing money.

Table 20 shows these measures by level of rent burden and separately for those in means-tested housing (either living in public housing or with a voucher). The prevalence of having missed one or more rental payment increased with the severity of rent burden. Among those who were severely rent burdened, 17 percent reported missing one or more rent payment in the last year. This was similar to the rate among those with means-tested housing, where 19 percent of households reported not paying rent one or more times; however, a larger share of those who were severely burdened reported still being in arrears at the time of the survey (39 percent compared to 28 percent). Among those who

were moderately rent burdened, 12 percent missed one or more rent payment, with 21 percent still in arrears; 9 percent of households who were not rent burdened reported not paying rent one or more times, with 22 percent still in arrears.

The share of renter households who used an alternative payment strategy did not vary substantially by level of rent burden or residence in means-tested housing. Those who were severely rent burdened were slightly more likely to have paid using one or more strategy to cover rent at least once in the last year, to have used savings, and to have borrowed money to pay for rent, but these rates were statistically similar to all other groups.

Table 19. Inability to Pay Rent by Income

	Renter Households								Total
	< \$24,999		\$25,000-\$49,999		\$50,000-\$99,999		\$100,000+		
	%	MOE	%	MOE	%	MOE	%	MOE	
Citywide	30%	± 1%	19%	± 1%	26%	± 1%	25%	± 1%	100%
Missed Rental Payments									
1+ Times Last Year	16%	± 1%	18%	± 3%	13%	± 2%	7%	± 2%	289,300
Still Owed Rent at Time of Interview	38%	± 6%	27%	± 7%	26%	± 8%	**	**	84,300
Alternate Rental Payments									
1+ Alternate Payment Method	14%	± 2%	20%	± 3%	16%	± 2%	11%	± 2%	328,400
Paid out of savings	9%	± 1%	13%	± 2%	11%	± 2%	9%	± 2%	221,700
Borrowed money	5%	± 1%	7%	± 2%	4%	± 1%	2%**	± 1%**	91,200
Total Units	649,600	± 31,040	416,400	± 22,870	566,300	± 26,750	538,700	± 30,880	2,171,000

Percentages sum to 100% within each row.

Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.

Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

** Estimate is subject to a large amount of sampling variation and is therefore either not reported or should be interpreted with caution.

Table 20. Inability to Pay Rent by Level of Rent Burden

	Renter Households								
	Severely Burdened		Moderately Burdened		Not Burdened		Means-Tested Housing		Total
	%	MOE	%	MOE	%	MOE	%	MOE	
Citywide	28%	±1%	18%	±1%	40%	±1%	14%	±1%	100%
Missed Rental Payments									
1+ Times Last Year	17%	±2%	12%	±2%	9%	±1%	19%	±3%	289,300
Still Owed Rent at Time of Interview	39%	±6%	21%**	±8%**	22%**	±8%**	28%	±6%	84,300
Alternate Rental Payments									
1+ Alternate Payment Method	19%	±2%	14%	±3%	13%	±2%	15%	±2%	328,400
Paid out of savings	13%	±1%	10%	±2%	10%	±2%	7%	±1%	221,700
Borrowed money	6%	±1%	3%**	±1%**	3%	±1%	5%	±1%	91,200
Total Units	598,600	±32,880	399,600	±26,130	875,700	±29,090	297,100	±11,760	2,171,000

Percentages are calculated out of total units for each measure, except for “Still Owed Rent at Time of Interview” which is calculated out of those who missed rent 1+ times last year.

Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.

Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

** Estimate is subject to a large amount of sampling variation and should be interpreted with caution.

Table 21. Food Insecurity by Type of Housing and Income

	Occupied Households									Total
	Very Insecure			Insecure			Not Insecure			
	Estimate	MOE	%	Estimate	MOE	%	Estimate	MOE	%	
Tenure and Type of Housing										
Owner Occupied Units	13,710**	±4,991**	1%**	43,090	±8,813	4%	929,200	±26,050	94%	986,100
Renter Occupied Units	75,020	±11,180	3%	183,600	±16,380	8%	1,904,500	±43,110	88%	2,171,000
Rent Stabilized	38,250	±8,296	4%	82,010	±11,350	9%	839,700	±31,050	87%	960,000
Private Unregulated	27,500	±6,968	3%	78,600	±10,980	8%	862,800	±28,440	89%	968,900
Public Housing	9,266	±2,323	5%	22,980	±3,784	13%	140,400	±5,026	81%	172,600
Rent Controlled and Other Regulated Rental	**	**	**	**	**	**	61,600	±7,744	89%	69,560
Income										
< \$25,000	43,840	±8,359	5%	84,980	±10,240	11%	679,300	±31,220	84%	808,100
\$25,000-\$49,999	17,400	±4,549	3%	48,840	±7,784	9%	459,800	±25,720	87%	526,000
\$50,000-\$99,999	17,130	±4,876	2%	57,190	±9,969	7%	719,800	±31,630	91%	794,200
\$100,000+	12,800**	±5,536**	1%**	41,150	±9,110	4%	974,900	±38,980	95%	1,029,000
Citywide	91,170	±21,630	3%	232,200	±17,400	7%	2,833,300	±30,230	90%	3,157,000

Percentages sum to 100% within each row.

Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.

Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

** Estimate is subject to a large amount of sampling variation and is therefore either not reported or should be interpreted with caution.

The total includes households that did not report a valid value for this measure.

The food insecurity measure is an index based on six questions. Households that did not answer one or more of those questions and therefore could not be categorized as “Very Insecure” or “Insecure” are counted in the “Not Insecure” column.

In 2021, 10 percent of all households (323,400) faced food insecurity, including those that met the definition for either insecure or very insecure. Table 21 shows the prevalence of households that were food secure, insecure, or very insecure. This was more pronounced among renter-households, where 11 percent experienced some level of food insecurity, including 75,000 renter households (3 percent) that were very food insecure. Public housing residents experienced the highest rates of food insecurity, where 13 percent experienced moderate insecurity and 5 percent reported being very food insecure. A similar share of rent stabilized and private unregulated renters were food insecure, with 13 and 11 percent, respectively. Those with the lowest incomes (under \$25,000) faced the highest rate of insecurity with 16 percent overall, including 5 percent that were very insecure.

COVID-19 relief for federal student loans, which temporarily suspended loan payments, set interest rates at zero percent, and stopped collections on defaulted loans, is currently set to expire on August 31, 2022.³⁰ Estimates of the prevalence of student loans and median amounts is thus included here as a proxy for which households may have benefitted from relief since March 2020 and which may again face higher monthly costs when payments resume in the near future. It is important to note that the 2021 NYCHVS only collected information about the debt of householders, not every individual in the household; these estimates should therefore be considered a floor for the prevalence of student loan debt, rather than a representative estimate of all New Yorkers who had student loans or the total amount of student debt within a household, which may include multiple borrowers.

Table 22 shows the prevalence of householders with student debt and the median amount owed by tenure, type of rental housing, household income, rent burden, and whether one or more rent payment was missed in the last year. In 2021, about 280,000 renter households (13 percent) and just under 75,000 owner households (8 percent) were headed by someone with student debt. A smaller share of householders in public housing or in rent controlled or rentals regulated in some other way reported student debt (9 percent and 5 percent, respectively). The median amount owed was similar by tenure and across all the major types of rental housing at about \$25,000.

The prevalence of householders with student debt was lowest among those with incomes of less than \$25,000 (5 percent) and highest among those with incomes of \$100,000 or more (16 percent); the median amount owed was \$30,000 for both groups. The share of householders with student debt was similar for severely rent burdened households and those in means-tested housing (8 percent), but the median amount owed was lower for those in public housing or with a voucher (\$15,000 compared to \$30,000 among severely rent burdened renters). Of those who were moderately rent burdened, 13 percent had student debt with a median amount of \$21,000. Of those who were not rent burdened, 18 percent had student debt with a median amount of \$25,000.

Of the approximately 290,000 renter households that missed one or more rent payment in the last year, about 40,000 (14 percent) were headed by someone with student debt; the median amount owed was \$20,000.

Table 22. Student Debt by Type of Housing, Income, and Level of Rent Burden

	Occupied Households			
	Has Student Debt			Median Amount of Student Debt
	Estimate	MOE	Percent	
Tenure and Type of Housing				
Owner Occupied Units	74,410	± 11,680	8%	\$26,000
Renter Occupied Units	279,300	± 18,350	13%	\$24,000
Rent Stabilized	127,900	± 11,480	13%	\$25,000**
Private Unregulated	131,500	± 13,940	13%	\$25,000
Public Housing	16,140	± 2,972	9%	**
Rent Controlled and Other Regulated Rental	3,741**	± 1,278**	5%**	**
Income				
< \$25,000	43,960	± 9,166	5%	\$30,000
\$25,000-\$49,999	50,230	± 8,424	10%	\$18,000**
\$50,000-\$99,999	92,220	± 11,150	12%	\$20,000
\$100,000+	167,300	± 14,740	16%	\$30,000**
Rent Burden				
Severely Rent Burdened	48,550	± 10,780	8%	\$30,000**
Moderately Rent Burdened	50,840	± 8,320	13%	\$21,000
Not Rent Burdened	157,000	± 15,040	18%	\$25,000
Means-Tested Housing	22,890	± 4,111	8%	\$15,000
Missed Rental Payments				
1+ Times Last Year	41,590	± 9,284	14%	\$20,000
Citywide	353,700	± 24,250	11%	\$25,000

Percentages are calculated out of the total units for each measure.

Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.

Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

** Estimate is subject to a large amount of sampling variation and is therefore either not reported or should be interpreted with caution.

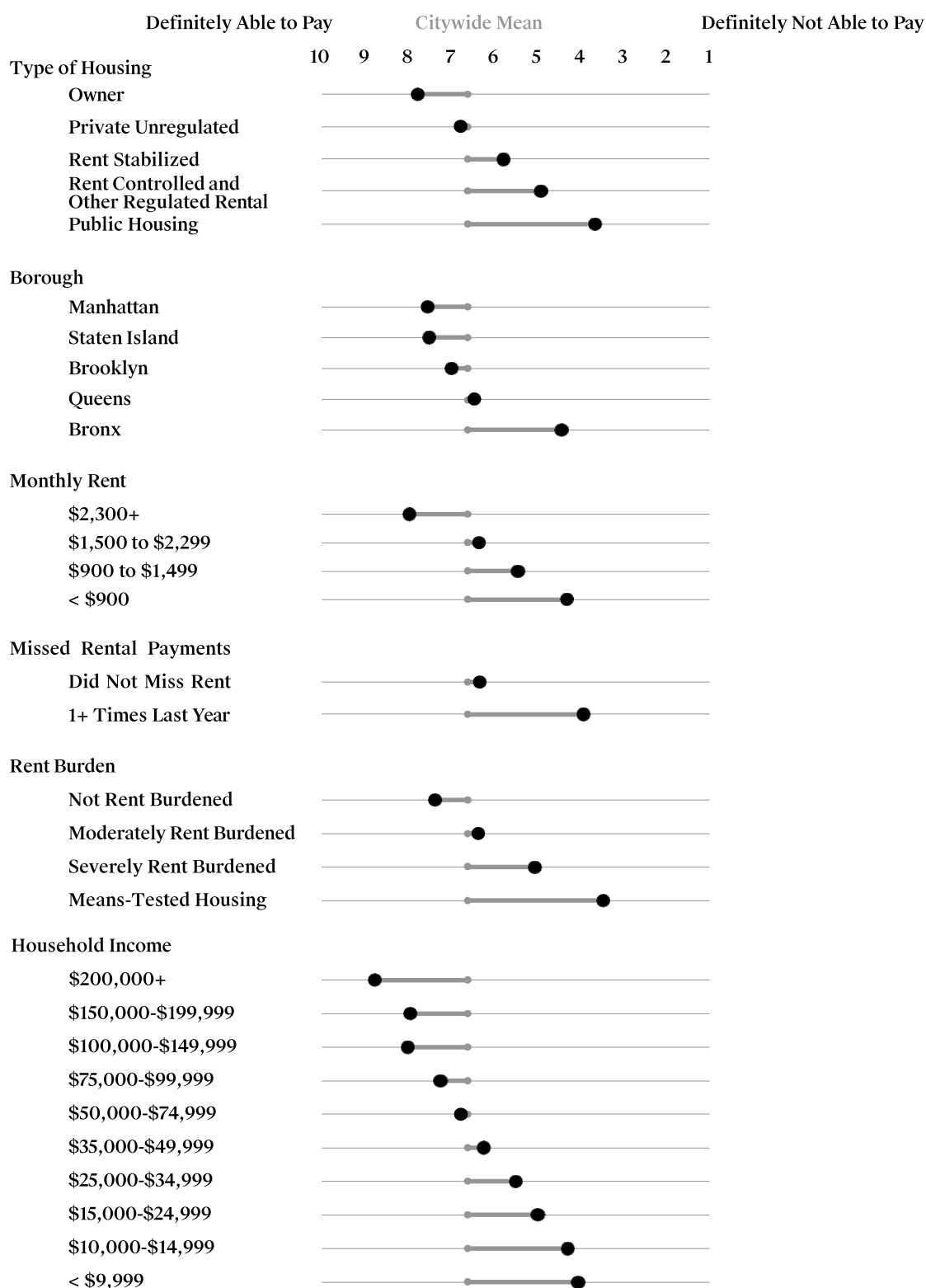
In 2021, the NYCHVS asked respondents about their perceived financial security, including how confident they were that they could cover an emergency expense of \$400. Respondents answered from one to 10, where one indicated that they definitely would not be able to cover such an expense; 10 indicated they would definitely be able to cover a \$400 emergency expense.

These responses were then averaged for all respondents within a given subset of housing units or households. Citywide, the average rating was 6.6; however, there was significant variation within the New York City population. Figure 15 shows the average rating (black dot) by type of housing, borough, monthly rent, missed rental payments, rent burden, and household income; the thick gray lines indicate the difference between the citywide average score and the average score for a given subgroup. Scores to the left of the line indicate a higher confidence in being able to cover an emergency expense of \$400; scores to the right indicate lower confidence in being able to pay such an expense.

Perceived financial insecurity tracks with other dimensions of vulnerability—tenants who delayed one or more rental payment, those with more rent burden, and those with less household income were less confident that they could cover an emergency expense of \$400. Residents of Manhattan and Staten Island had higher levels of confidence than those in Brooklyn, but residents in all three boroughs were above the citywide average. Queens was slightly below citywide, with residents of the The Bronx reporting the lowest confidence of all boroughs. Increasing rental costs tracked with increased confidence in being able to cover a \$400 emergency, with those paying \$2,300 or more reporting significantly more confidence than citywide.

Owners and tenants in private unregulated rentals were more confident than the citywide mean. Rent stabilized tenants were less confident than the citywide average, followed by rent controlled and tenants of rentals regulated in some other way, and public housing residents, who reported the lowest confidence in being able to cover an emergency expense of all housing types.

Figure 15. Confidence in Ability to Pay a \$400 Emergency Expense



Source: New York City Housing and Vacancy Survey (NYCHVS), 2021. US Census Bureau / NYC Dept of Housing Preservation and Development.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Conclusion

This report presented selected initial findings from the 2021 NYCHVS, including the supply of housing, its condition, and the continued need for the regulation of residential rents and evictions.

These findings showed both continuity and change relative to previous surveys. The overall housing supply continued to grow, but there continued to be a severe shortage of units within reach of low- and moderate-income New Yorkers. The survey found a continued net loss of the lowest cost units and a net increase of higher-cost units relative to 2017.

While the citywide net rental vacancy rate was higher than in prior cycles, it continued to be below the 5 percent threshold defined in local and state law as a condition of a housing emergency. Vacancies were concentrated among higher-cost rental units, while the inventory of units with asking rents of less than \$1,500 was extremely low, with a net rental vacancy rate of less than 1 percent.

The asking rents of units that were available for rent was significantly higher than in 2017. The median rent of a unit that was available for rent was \$2,750, which would require an income of at least \$110,000 to afford; yet, the median household income of renters in 2021 was only \$50,000.

Housing quality declined across all housing types, though it is too early to know if this was a short-term result of pandemic conditions that delayed repairs and maintenance or a more systemic shift in living conditions. Poor conditions were more prevalent among those with the lowest incomes and among households headed by a person of color. The rate of crowding was generally low, but the 2021 NYCHVS showed ongoing challenges for families with children and continuing disparities by race/ethnicity and nativity.

The share of New Yorkers who were rent burdened remained at the same high levels as recorded by the last four cycles of the NYCHVS—back to 2011. One half of renter households paid more than 30 percent of income toward rent; one third paid more than half of income toward rent, indicating severe rent burden.

In 2021, New York City renters struggled to make ends meet: 13 percent reported missing a rent payment in the last year; of those, 28 percent reported still being in arrears at the time of the survey. Since the start of the pandemic, 11 percent of renter households were food insecure.

We believe these data provide an accurate and comprehensive picture of the state of housing in New York City.

Appendix A. About the NYCHVS

The NYCHVS has been conducted by the U.S. Census Bureau, on behalf of the City of New York, since 1965, making it the longest running housing survey in the country. The 2021 NYCHVS is the 18th survey cycle and represents an important milestone in the history of the survey. For the first time since 1991, the NYCHVS underwent a redesign focused on modernizing the survey, expanding its scope, increasing language access, improving data quality, and ensuring the use value of the data for the next generation of NYCHVS users. The 2021 NYCHVS was also unique in that it was conducted one year after the outbreak of COVID-19. For decades, the NYCHVS has collected data that tell the story of our city; in 2021, this included the vital task of capturing how New Yorkers fared during the first 12 to 18 months of the pandemic. The timing of the survey also necessitated certain changes in protocol, sample design, and measurement that makes it different from the NYCHVSs that have come before and those that will be conducted in the future. (For details on data definitions used in 2021 and comparability to 2017 and earlier cycles, please see Appendix B.)

The NYCHVS is based on a statistical sample of housing units, drawn by the U.S. Census Bureau to represent the New York City housing stock and resident population. Each housing unit that participated in the NYCHVS is weighted such that it represents that individual unit (and its occupants, where appropriate) and other similar units. As has been done for many cycles of the NYCHVS, a new sample of housing units was drawn at the beginning of the decade that serves as the core sample for all of the survey cycles conducted in the ten years that follow—those drawn in 2021 serve as the core sample for the NYCHVSs conducted in 2021, 2023, 2026, and 2029. Although the NYCHVS intended to increase its overall sample size as part of the redesign, the pandemic necessitated that the 2021 NYCHVS reduce its sample size to fit within strict budget constraints and ensure that both field staff and respondents were able to follow strict public health protocols to protect the health and safety of both field representatives and the public. The 2021 NYCHVS had a sample of about 12,000 housing units and a response rate of 73.3 percent.

The NYCHVS is collected as an in-person survey³¹ where one occupant provides information on the unit, building, themselves, and anyone else who lives with them at the time of the survey. Information on the unit, building, and prior occupant(s) is collected by a knowledgeable informant for vacant units. For the first time in 2021, the NYCHVS was administered as a computer-assisted personal interview (CAPI) using laptops (prior cycles were administered on paper). The shift to CAPI afforded more complex survey logic, for example skip patterns to determine which questions should be asked based on prior answers, and loops for repeated questions across multiple household members. It also facilitated important improvements for quality assurance, including the use of consistency checks during the interview if contradictory information was entered and after the conclusion of the field period as part of data processing.

The 2021 NYCHVS questionnaire collected a substantially larger amount of information than prior NYCHVS cycles, expanding from an average of 10 minutes to about 40 minutes in interview length. Many of the items in the legacy questionnaire were updated to eliminate outdated language, improve

comprehension, and lower item non-response as well as facilitate translation into languages other than English. The revised questionnaire underwent extensive testing by both the U.S. Census Bureau and the NYCHVS team at HPD. The pandemic precluded the implementation of a planned bridge sample to evaluate how changes to the questionnaire would impact data quality and consistency with past cycles; it is therefore unknown whether differences between the 2021 NYCHVS and prior cycles is an artifact of changes to phrasing and administration or actual change of the underlying condition being measured.

The timing of the 2021 NYCHVS presented a unique opportunity to collect additional data on the conditions facing New Yorkers one year into the pandemic. In May 2020, the NYCHVS team worked to develop a topical module that collected key information on health, employment, financial stability, caregiving and remote schooling, and general well-being, focusing on the period between March 2020 and the time of the NYCHVS interview (anywhere from 12-18 months after the beginning of the pandemic). These data represent an important additional contribution of the 2021 NYCHVS, including a first look at some of these measures in the present report.

In 2021, the NYCHVS team at HPD and the U.S. Census Bureau invested substantial resources to improve language access. This included the implementation of an Advance Translation process to provide formal translations of the CAPI into seven languages—English, Spanish, Chinese (Simplified and Traditional), Russian, Bengali, and Haitian Creole. All respondent-facing materials, including the NYCHVS website, advance materials, interview materials, and close-out communications, were available in all seven languages. All U.S. Census Bureau field representatives received training on language access, including both mono- and bi-lingual staff. Additional language needs beyond these seven languages were met using U.S. Census Bureau interpreters.

The NYCHVS has always been voluntary, and any participant may decline to answer any question. Certain items, including vacancy status, are required for the interview to be considered complete and included in the final dataset. Other key measures are optional (such as demographics or rent level), but the U.S. Census Bureau allocates missing values using standard practices such that no data are missing in the analytic dataset. For other measures, only the answers provided by the respondent are available. Please see Appendix B for details on the universe of data presented. Administrative records are used to verify data collected during the interview and in some cases are used in lieu of self-report to reduce respondent burden and improve the consistency of the data. The 2021 NYCHVS expanded the use of administrative records in the sampling design, data collection, weighting, and analysis.

Technical documentation will be available on www.census.gov when the 2021 NYCHVS microdata are published later in 2022.

Appendix B: Glossary and Technical Definitions

With each survey cycle, the NYCHVS strives to improve the quality of the survey and validity of the estimates. Data users should be aware of changes between cycles that may impact comparability over time.

The 2021 NYCHVS underwent a redesign that included changes to the sample design, universe, question wording and administration, weighting, and data processing. Changes also included a transition to a computer assisted personal interview (CAPI) that allowed for consistency checks and logic that was not possible in prior cycles, which administered interviews on paper. In addition, the COVID-19 pandemic necessitated changes to the design and field operations. As a result, some measures were not collected as originally intended and the definitions of some measures were altered. Detailed documentation on the 2021 NYCHVS is forthcoming and will be made available, along with public use microdata files, later this year. The 2021 NYCHVS thus may not be directly comparable to surveys from earlier cycles or must be compared with caution.

For technical definitions used in previous NYCHVS cycles, please refer to documentation on www.census.gov, including the [glossary of terms](#) for the 2017 NYCHVS, and in official NYCHVS reports.

Housing Unit

A housing unit is an apartment, a house, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Housing units must meet both of the following qualifications: 1) separateness, meaning occupants live separately from any other occupants in the building and 2) direct access, meaning that the entrance to the living quarters must be directly from the outside of the building or through a common hall.

Similar to prior cycles, group quarters were not considered housing units and are therefore excluded from the NYCHVS. Examples include nursing homes, prisons, rectories and dormitories for students or workers. Any persons residing in such places are also not included in the survey.

Year Built

The 2021 NYCHVS used administrative data from the NYC Department of Finance matched to sampled unit addresses. This was consistent with the approach used in recent cycles of the NYCHVS.

Weighted estimates are categorized into one of four categories: Units in buildings built before 1947, built between 1947 and 1973, those built from 1974 to 1999, and those built in 2000 or later. Some additional estimates are reported for units in buildings built in 2010 or later.

Building Size

Building size indicates the total number of residential units in the building. The 2021 NYCHVS Building Size measure utilizes administrative records and FR-gathered information in addition to relying on self-report. In past cycles only self-report was used. It is possible that this produced variation in the classification of units by building size over time; thus, direct comparisons of specific

years or periods should be used with caution. Differences in measurement over time should be reduced by the practice of grouping building sizes into broad categories. This is done in several ways in this report, including: single-family home (1 unit), 2 units, 3 to 5 units, 6 to 19 units, 20 to 49 units, 50 to 99 units, or 100 units or more.

Units in Condominium or Cooperative Buildings.

The 2021 NYCHVS identified condominium (condo) and cooperative (co-op) buildings primarily using administrative data matched to the building, relying on self-report where administrative records were unavailable. Tenure in condo and co-op units is determined by self-report. Co-ops in the Mitchell-Lama program were identified based on administrative records and are reported as part of the overall co-op stock; owner-occupied Mitchell-Lama co-ops are reported as owner units, and renter-occupied Mitchell-Lama co-ops are reported as private unregulated.

In prior cycles, the condo and co-op determinations relied solely on self-report. Caution should be exercised in comparing estimates, particularly for renter-occupied condos and co-ops.

Types of Housing

The NYCHVS classifies housing units into categories, previously referred to as “Control Status Recode.” This report describes five mutually exclusive categories based on a combination of information, including administrative records matched to the unit, building, or tax lot, and information collected during the NYCHVS interview. These categories and the underlying methodology have changed over time.

Similar to prior cycles, the 2021 NYCHVS identified units as renter- or owner-occupied based on self-report information.

Owner Units.

Similar to prior cycles, in the 2021 NYCHVS an owner-occupied unit is any housing unit where one or more occupants owns the unit or, for cooperatives, owns shares in the co-op. Vacant units that are available for sale (and not available for rent) are also classified as owner units when discussing the entire housing stock. Owner units subject to government regulation are also reported as owner units in this report. This includes units identified based on administrative records for Mitchell Lama Co-op and other affordable condos, co-ops, and conventional homes in addition to self-report about the unit and occupant. In recent cycles Mitchell Lama Co-op was its own category and these other types of housing were not specifically identified and appeared as part of multiple other categories.

Rental Units.

Similar to prior cycles, in the 2021 NYCHVS an occupied rental unit is any housing unit whose occupants do not own the unit. Tenants in rental units generally pay rent to occupy the unit, but the NYCHVS categorizes non-owners who do not pay any rent as renters as well. Vacant units that are available for rent (including those also available for sale) are also classified as rental units when discussing the entire housing stock.

Rent Stabilized Units.

Similar to prior cycles, the 2021 NYCHVS identified units as subject to rent stabilization (“rent stabilized”) based on a combination of administrative records and self-report. However, the 2021 NYCHVS utilized several additional sources of administrative records and implemented additional logic to account for various recent programmatic and legislative changes. These changes supplement prior definitional changes implemented in 2017 and prior cycles.

Rent Controlled Units.

The 2021 NYCHVS identified an occupied unit as subject to rent control (“rent controlled”) based on a combination of self-report and administrative records. Unlike prior cycles, the determination of rent control status was based on information about all occupants, rather than only the respondent as was done in prior cycles.

Private Unregulated Rental.

Similar to prior cycles, the 2021 NYCHVS identified units as private unregulated rentals in distinction to other types of rental housing. Generally, units were classified as Private Unregulated Rental if the sampled unit did not meet any of the criteria that would classify a unit as Rent Controlled, Rent Stabilized, or Other Regulated. Any changes made to these other categories may result in changes to Private Unregulated.

Public Housing.

Similar to prior cycles, the 2021 NYCHVS identified units as public housing using administrative data from the New York City Housing Authority (NYCHA).

Other Regulated Renter Units.

The 2021 NYCHVS identified units as “other regulated renter” based on administrative records for Mitchell Lama rental units, affordable rental units financed by New York State or NYC HPD or HDC that were not otherwise classified as rent stabilized, units under the supervision of the NYC Loft Board, and in rem units, in addition to self-report about the unit and occupant. The 2021 NYCHVS did not identify units in Article 4 buildings, or buildings regulated solely by HUD and not a state or local housing agency. In recent cycles, in rem was its own category; Mitchell Lama rental units were combined with Article 4 buildings; and units under supervision of the loft board were combined with HUD-regulated units. These changes supplement prior definitional changes implemented in 2017 and prior cycles.

Number of 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, were 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. This is generally consistent with the definition used in previous cycles of the NYCHVS.

Number of 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.

Caution should be exercised when comparing the numbers of rooms reported to previous cycles. In 2017 and previous cycles, respondents were asked "How many rooms are in this apartment (house)? Do not count bathrooms, porches, balconies, halls, foyers, or half-rooms.", followed by "Of these rooms, how many are bedrooms?" As part of the redesigned questionnaire, however, in 2021, respondents were first asked "How many bedrooms are in your apartment (house)?", followed by "How many ROOMS are in your apartment (house)? Count each separate room. For example, living rooms, kitchens, bedrooms, and dining rooms." The changes to question order, phrasing, and emphasis were intended to ensure accuracy of the data collected. Because some respondents think about the size of their homes primarily in terms of bedrooms rather than rooms, respondents in the past may have answered the question about room number with the number of bedrooms, thus slightly lowering the number of rooms reported on average.

Accessibility

The 2021 NYCHVS uses a combination of administrative records, FR observation, and respondent self-report to categorize the accessibility of housing units in NYC, whereas prior cycles relied on self-report.

Sidewalk to Unit Without Stairs

The 2021 NYCHVS identifies units that are accessible from the sidewalk without going up stairs based on a single item recorded through FR observation, whereas prior cycles relied on self-report.

Elevator

The 2021 NYCHVS identifies units with one or more elevator based on a combination of

administrative records, FR observation, and respondent self-report, whereas prior cycles relied on self-report.

One or More Flight of Stairs to Access Unit

The 2021 NYCHVS identifies units that required going up one or more flight of stairs to access the unit based on administrative records, FR observation, and respondent self-report about floor of unit, presence of elevator, and necessity of stair use.

Net Rental Vacancy Rate

The NYCHVS estimates the net rental vacancy rate in New York City, as specified in the following:

$$\frac{\text{Number of Vacant Units that are Available for Rent that are Not Dilapidated or Otherwise Uninhabitable}}{\text{Number of Vacant Units that are Available for Rent that are Not Dilapidated or Otherwise Uninhabitable} + \text{Number of Units that are Renter-Occupied}}$$

Starting with the first NYCHVS in 1965, the Census Bureau treated dilapidated vacant units as unavailable for rent and excluded them in counting the number of vacant units available for rent and, thus, in estimating the rental vacancy rate. The Census Bureau counted all occupied rental units in the calculation of the net rental vacancy rate, whether or not they were dilapidated. In the 2021 NYCHVS, the method for identifying dilapidated units differed. Whereas in 2017, this status was assigned by the FR during data collection; in 2021, units were classified as “dilapidated or otherwise uninhabitable” in one of two ways: administrative records on code violations and vacate orders, and self-report on access to complete kitchen and bath facilities. See additional detail below in the “Vacant not available for rent or sale” section.

The citywide net rental vacancy rate was calculated using this methodology for all housing accommodations in New York City. Net rental vacancy rates are calculated for subsets of housing accommodations (e.g., within a given borough, type of housing, or rent level) following the methodology described here. See also Vacant, not Available for Rent or Sale

Vacant, Not Available for Rent or Sale

Each NYCHVS cycle since 1965 has identified certain types of units as “vacant, not available for rent or sale” and excluded these units from the calculation of the net rental vacancy rate. Units that are “not available for rent or sale” are those where a new occupant would not have been able to move into the unit at the time of the NYCHVS occupancy status determination (i.e., the date of the interview) for one or more reasons. The possible reasons for which a unit was not available for rent or sale have changed over time.

The 2021 cycle of the NYCHVS made several important changes to improve data quality and

validity of this classification, including the use of administrative records, consistency checks afforded by CAPI, and updated categories to more accurately reflect New York City housing market and conditions. The 2021 cycle categorized units into 16 categories, including units that were classified as having two or more reasons (previous cycles reported only one reason for each unit, even if more than one reason was applicable). Counts of units that were not available for rent or sale for specific reasons should not be directly compared to prior cycles for this reason.

Held for Occasional, Seasonal, or Recreational Use

Since 1981, the NYCHVS has included some version of “seasonal” or “held for occasional use” as reasons for the unit being “vacant, not available for rent or sale.” Over the last few cycles of the NYCHVS, this has become an increasingly large and diverse group of units, comprising those maintained as *pieds-a-terre*, units held for investment purposes, and those used as short-term rentals where the entire unit is occupied on a temporary basis.

Units that are maintained by one or more individuals who also has a “usual residence elsewhere” or URE represent one type of unit that was classified by the NYCHVS as “held for occasional, seasonal, or recreational use.” These cases were classified as “vacant, not available for rent or sale” regardless of whether anyone was staying in the unit at the time of the occupancy status determination (i.e., the date of the interview); however, prior cycles of the NYCHVS did not adequately capture cases where someone was staying in the unit only on a temporary basis, which may have resulted in cases being classified as “occupied” rather than “vacant.”

The 2021 NYCHVS added additional logic to the computer-assisted personal interview (CAPI) that enabled an FR to identify URE cases during the administration of an occupied interview. These cases were classified as “vacant, not available for rent or sale” and the reason was classified as “held for occasional, seasonal, or recreational use.”

During 2020 and 2021, many residents in New York City relocated during the pandemic. Some did so only on a temporary basis, staying at second homes or with family and friends. For the purposes of the 2021 NYCHVS, occupants of units that were away temporarily due to the pandemic were classified as “occupied” and FRs were instructed to attempt to interview the individual wherever they were staying (often by phone). If the FR was unable to conduct an interview with the occupant, the case was coded as a “non-interview.” In cases where it was unknown if the occupant was away only temporarily due to the pandemic, a vacant interview was conducted, treating the unit as held for seasonal, occasional, or recreational use. These units were classified as “vacant, not available for rent or sale.” This resulted in fewer cases being counted as “occupied.”

Awaiting or Undergoing Renovation

Units that were undergoing renovation at the time of the 2021 NYCHVS interview and those that were awaiting renovation were reported as a combined category of “Under Renovation.” Beginning in 1991, the NYCHVS added “awaiting renovation” and “undergoing renovation” as new, separate reasons for a unit being “vacant, not available for rent or sale.” Units that were under renovation on the date of the

interview did not meet the NYCHVS definition of “vacant, available for rent” because a new occupant was unable to move into the unit at the time of the occupancy determination.

In past cycles, “awaiting renovation” and “undergoing renovation” were recorded by the FR solely based on the respondent’s answer to the question “What are the reasons that this apartment (house) is not available for sale or rent?” This item was asked only of those units that were affirmatively identified by the respondent as not available and was the last item administered in the vacant interview. The 2021 NYCHVS added an additional question that was asked of *all* vacant units, “Is the [apartment/house] now under renovation?”

Any vacant unit that was recorded as currently under renovation was classified as “vacant, not available for rent or sale” and the reason was classified as “undergoing renovation.” Units where the renovation status was not reported by the respondent are treated as not being under renovation.

Held as Vacant

Past cycles of the NYCHVS show that the duration of vacancy, or length of time a unit has been vacant, has a bimodal distribution—the vast majority of units are vacant for only a month or two, while a smaller, but still substantial, share of units remain vacant for an extended period of time of several months or longer.

The 2021 NYCHVS classified all vacant units that were unoccupied for 12 months or longer at the time of the interview as “vacant, not available for rent” and assigned their status as “held as vacant.” This includes units where another specific reason was recorded (such as “awaiting renovation or conversion” or “owner’s personal problems”), units recorded as “vacant, not available for rent” but where the reason was recorded as “other,” and units that were recorded as “available for rent” but where the unit had not been rented for a year or more as of the date of the NYCHVS interview. Units assigned a status of “held as vacant” that also had one or more additional reason to be classified as “vacant, not available for rent” were classified as having two or more reasons. Units where the duration of vacancy was not reported by the respondent are treated as having been vacant for less than one year.

Rented, Not Yet Occupied

Units that have already been rented but where the new occupant has not yet moved in are considered vacant but not available for rent or sale. This is based on the self-report of the respondent for the vacant interview and is consistent in definition and coding from previous NYCHVS cycles.

Sold, Not Yet Occupied

Units that have already been sold but where the new occupant has not yet moved in are considered vacant but not available for rent or sale. This is based on the self-report of the respondent for the vacant interview and is consistent in definition and coding from previous NYCHVS cycles.

Dilapidated

The NYCHVS has historically identified units that were “dilapidated” based on a single item reported by Field Representatives (FRs) on whether the building was “sound,” “deteriorating,” or “dilapidated;” however, this measure has been shown to have low inter-rater reliability (i.e., independent ratings of the same building by two Field Representatives often did not produce the same result). The U.S. Census Bureau discontinued the use of this item on other surveys for this reason.

As part of the NYCHVS redesign process, HPD evaluated all FR training materials related to building observations, conducted observations of FRs during the 2017 NYCHVS cycle, reviewed standardized roof-to-cellar inspection procedures used by HPD code enforcement, and met with experts at HPD to assess if, and how, this measure could be improved. In 2019, HPD made the decision to replace items on building condition that were previously based on FR observation, including the item that was used to determine if a vacant unit was “dilapidated,” with an independent building assessment conducted by experienced HPD inspectors who would be temporarily assigned to this effort immediately following the conclusion of the field period. Due to the pandemic, this strategy was not feasible in 2021.

For the 2021 NYCHVS, vacant units were classified as “dilapidated” using a combination of administrative records on hazardous and immediately hazardous violations (B and C violations issued by HPD), emergency repairs performed by HPD, and vacate orders issued for the entire building (by HPD or DOB). These data are based on standard procedures implemented during building inspections by the City of New York and are independent of the NYCHVS. This approach provides a more precise and objective assessment of building conditions than that which was used in prior cycles; however, it is not without limitations and tends to under-report the prevalence of poor conditions for the reasons described below.

First, most code violations are initiated from a complaint through 311, but not all existing conditions are reported by current occupants. Buildings with one or more unoccupied unit have fewer occupants who could call 311 and therefore may be less likely to have a violation issued. Moreover, to issue a code violation, inspectors must be able to access the building or unit; attempts to gain entry are not always successful. HPD’s jurisdiction does not include buildings owned and operated by the New York City Housing Authority (NYCHA) or buildings with fewer than three residential units. As a result, code violation data are not fully representative of all maintenance issues in buildings in New York City or in the 2021 NYCHVS sample.

Additionally, although the U.S. Census Bureau works diligently to match NYC administrative records to the NYCHVS sample, some addresses cannot be matched due to differences in how addresses are recorded in each data system or changes in geo-identifiers over time (e.g., when tax lots are combined or split).

The 2021 NYCHVS defined vacant units as “dilapidated” if the sampled unit was matched to a building that had either a score on the Building Distress Index (BDI) of 10 or more (based on hazardous or immediately hazardous violations and billing for the Emergency Repair Program or ERP) or had a vacate order for the entire building that was active during the 2021 NYCHVS field

period. Units that could not be matched to administrative records, including buildings with only one or two units, for which the BDI is not calculated, are treated as not dilapidated. For details on the BDI, please see www.nyc.gov/hpd.

Otherwise Uninhabitable

Units that lacked access to complete bathroom and kitchen facilities were classified as “Otherwise Uninhabitable” and reported together with dilapidated. Prior to 1991, units were identified as “not available for rent or sale” if the unit lacked complete plumbing facilities. Although this criterion was dropped for several cycles of the NYCHVS, the 2021 cycle used information on complete bathroom and kitchen facilities to determine if a unit was habitable at the time of the determination.

Complete bathroom facilities include a sink, toilet, and bath or shower. These may be in the same room or located in different rooms of the housing unit. Complete kitchen facilities include running water, a cooking element, and a refrigerator. These may be in the same room or located in different rooms of the housing unit. If a unit was vacant and lacked complete bathroom facilities for the exclusive use of the occupant and did not have access to a shared bathroom and/or did not have complete kitchen facilities for the exclusive use of the occupant and did not have access to a shared kitchen facility, the unit was classified as “vacant, not available for rent or sale.” Units where complete information was not available, for example when a respondent reported “Don’t Know” or refused to provide an answer to any of the items used in this measure, were treated as having access to complete bath and kitchen facilities.

The American Housing Survey (AHS) and other reports from the U.S. Department of Housing and Urban Development (HUD) on housing quality use similar measures to identify units that are “physically inadequate”. The 2021 NYCHVS replicates these items but, unlike the definition used by HUD, units that have access to shared facilities were classified the same as those units with complete facilities for exclusive use. HUD also defines as “physically inadequate” units with at least three out of six possible maintenance deficiencies; however, the NYCHVS does not collect information on these conditions for vacant units and could not assess if additional units would meet these criteria. The NYCHVS definition identifies fewer units as unavailable for rent than it would if it used the measure used in the AHS, both because it considers access to shared facilities to be adequate and because it does not identify units that would otherwise be deemed inadequate based on maintenance deficiencies.

For disclosure avoidance purposes, “dilapidated” (either as a result of code violations or vacate order) and “otherwise uninhabitable” are combined into a single category. Because data on HPD and DOB violations and vacate orders are both available publicly through NYC Open Data, providing information separately on these measures presents an increased risk of re-identification of the building. By combining these indicators along with information on incomplete facilities, which are based on self-report, the NYCHVS is able to reduce the risk of inadvertent disclosure in future releases of NYCHVS data tables and microdata.

Owner’s Personal Problems

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. This is based on the self-report of the respondent for the vacant interview and is consistent in definition and coding from previous NYCHVS cycles.

In Legal Dispute

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. This is based on the self-report of the respondent for the vacant interview and is consistent in definition and coding from previous NYCHVS cycles.

Held for Planned Demolition

Being held for planned demolition - Includes vacant units that are being held off the market because the building they are in is scheduled to be demolished. This is based on the self-report of the respondent for the vacant interview and is consistent in definition and coding from previous NYCHVS cycles.

Converted to Non-Residential Use

Vacant units that are being converted to non-residential use or where the unit is currently used for non-residential purposes are included in this category.

Being Converted to Condo/Coop

Being converted or awaiting conversion to condominium or cooperative - Includes vacant units that were not available for rent or sale because they are in the process of being converted to a condo/coop.

Held Pending Sale of Building

Being held pending sale of building - Includes vacant units that are being held off the market until the entire building is sold.

Held for Other Reasons

Includes vacant units that are unavailable for reasons not included in any of the above categories.

Two or More Reasons

Includes vacant units that had two or more individual reasons the unit was not available for rent or sale identified. For the purpose of identifying two or more reasons, unique reasons included: Held for Occasional, Seasonal, or Recreational Use; Awaiting or Undergoing Renovation; Held as Vacant; Rented, Not Yet Occupied; Sold, Not Yet Occupied; Dilapidated or Otherwise Uninhabitable; Owners Personal Problems; In Legal Dispute; Held for Planned Demolition; Converted to Non-Residential Use; Being Converted or Awaiting Conversion to Condominium or Cooperative; Held Pending Sale of Building; and Held for Other Reasons.

Turnover Rate

The turnover rate is the share of units that were vacant and became occupied in a twelve-month period. The numerator of the turnover rate is defined as the number of households that moved into their housing unit in 2020; the denominator of the turnover rate is all occupied housing units. This allows for a consistent twelve-month period for measuring the turnover rate, as the 2021 NYCHVS field period extended from February 2021 to July 2021. Note that because the NYCHVS did not capture if a unit that became occupied in 2021 also had become occupied in 2020, the turnover rate may be considered a lower bound.

Recent Movers

Recent movers are households that moved into their housing unit between January 2019 and December 2020. The move-in date is the earliest date that any member of the household moved into the unit.

Maintenance Deficiencies

Prior cycles of the NYCHVS included not-reported values for each of the seven maintenance deficiency items used in this index; however, the 2021 NYCHVS allocated all non-reported responses to ensure complete data, using a similar methodology to that used for measures of renter and owner costs, income, and demographics.

Heating Breakdowns

The 2021 NYCHVS heating breakdown measure has changed in the following ways. Respondents who were unable to report on the presence or absence of this condition because they did not live in this unit during the reference period were not included in the prevalence of this maintenance deficiency. In addition, there were changes to question phrasing and administration, and the reference period was changed to “last winter” from “this winter” to ensure comparable reference periods across interview dates.

Additional Sources of Heat

The 2021 NYCHVS Additional Sources of Heat measure has changed in the following ways. Respondents who were unable to report on the presence or absence of this condition because they did not live in this unit during the reference period were not included in the prevalence of this maintenance deficiency. Prior cycles of the NYCHVS included not-reported values; however, the 2021 NYCHVS allocated all non-reported responses to ensure complete data, using a similar methodology to that used for measures of renter and owner costs, income, and demographics. In addition, there were changes to question phrasing and administration, and the reference period was changed to “last winter” from “this winter” to ensure comparable reference periods across interview dates.

Leaks

The 2021 NYCHVS Leaks measure has changed in the following ways. Respondents who were unable to report on the presence or absence of this condition because they did not live in this unit during the

reference period were not included in the prevalence of this maintenance deficiency. Prior cycles of the NYCHVS included not-reported values; however, the 2021 NYCHVS allocated all non-reported responses to ensure complete data, using a similar methodology to that used for measures of renter and owner costs, income, and demographics. In addition, there were changes to question phrasing and administration, and now all leaks are captured regardless of the source of the leak.

Peeling Paint

The 2021 NYCHVS Peeling Paint measure has changed in the following way. Prior cycles of the NYCHVS included not-reported values; however, the 2021 NYCHVS allocated all non-reported responses to ensure complete data, using a similar methodology to that used for measures of renter and owner costs, income, and demographics.

Cracks and Holes

The 2021 NYCHVS Cracks and Holes measure has changed in the following way. Prior cycles of the NYCHVS included not-reported values; however, the 2021 NYCHVS allocated all non-reported responses to ensure complete data, using a similar methodology to that used for measures of renter and owner costs, income, and demographics.

Presence of Rodents

The 2021 NYCHVS Rodents measure changed in the following ways. Respondents who were unable to report on the presence or absence of this condition because they did not live in this unit during the reference period were not included in the prevalence of this maintenance deficiency. Prior cycles of the NYCHVS included not-reported values; however, the 2021 NYCHVS allocated all non-reported responses to ensure complete data, using a similar methodology to that used for measures of renter and owner costs, income, and demographics.

Toilet Breakdowns

The 2021 NYCHVS Toilet Breakdowns measure changed in the following ways. Respondents who were unable to report on the presence or absence of this condition because they did not live in this unit during the reference period were not included in the prevalence of this maintenance deficiency. Prior cycles of the NYCHVS included not-reported values; however, the 2021 NYCHVS allocated all non-reported responses to ensure complete data, using a similar methodology to that used for measures of renter and owner costs, income, and demographics.

Mold

The Mold measure is new to the 2021 NYCHVS. Respondents who were unable to report on the presence or absence of this condition because they did not live in this unit during the reference period were not included in the prevalence of this maintenance deficiency.

Elevator Breakdowns

The Elevator Breakdowns measure is new to the 2021 NYCHVS. Respondents who were unable to report on the presence or absence of this condition because they did not live in this unit during the reference period or because they did not have an elevator in their building were not included in the prevalence of this maintenance deficiency.

Three or More Maintenance Deficiencies

Prior cycles of the NYCHVS included not-reported values for each of the seven maintenance deficiency items used in this index; however, excepting residents who did not live in the unit during the reference period, the 2021 NYCHVS allocated all non-reported responses to ensure complete data, using a similar methodology to that used for measures of renter and owner costs, income, and demographics. Households unable to report on all seven maintenance deficiencies were included with No Maintenance Deficiencies in this report.

Monthly Rent

The 2021 NYCHVS Monthly Rent added a reference period for information about rent amount (“last month”) and specified that it should be inclusive of any fees. Past cycles did not specify a reference period and no direction was given as to whether to include fees or not. The 2021 NYCHVS refers to this item as “monthly rent” or “contract rent;” these terms are interchangeable.

Monthly Gross Rent

The 2021 NYCHVS Gross Rent measure continues to provide a recoded amount for both Contract Rent and Utilities that were not otherwise paid as part of the rent. However, the estimation of the utility portion of this measure has changed in the following ways. In 2021 NYCHVS included updates to question phrasing and administration and added a seasonal adjustment for electricity and gas costs based on respondent reporting of summer and winter utility costs.

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 by the previous tenant or what will be paid by the future occupant. The asking rent may or may not include utilities.

Householder

The 2021 NYCHVS treats the survey respondent in occupied units as the householder or head of household. Respondents in occupied units were adults who resided in the sampled unit at the time of the interview. Where more than one adult resided in the sampled unit, US Census Bureau Field Representatives identified the person who was most knowledgeable about the unit and household.

Race/ethnicity of Householder

The NYCHVS has always reported a combined race/ethnicity recode that conforms to Federal OMB

guideline categories used in the decennial and other census surveys. The 2021 NYCHVS asked two questions that separately identified occupants of Hispanic, Latino, or Spanish origin and then identified the group that best represented their origin, while previous cycles asked only one question. The 2021 NYCHVS similarly asked a separate question about Asian heritage from the question asking about race, while previous cycles asked only one question combining them.

Nativity of Householder

The NYCHVS has always reported on nativity of the householder. The 2021 NYCHVS updated the question asking for place of birth to be open-ended and interviewer-coded, rather than a list of countries/regions presented to the respondent to select.

Households with One or More Older Adult

The NYCHVS has always defined household composition based on the age of the individual occupants. In 2021 the NYCHVS calculated actual age at the time of the survey based on birthdate and only used self-reported age for those who did not provide date of birth. For those who did not report actual date or birth or self-reported age, a follow-up question was asked if the individual was 62 or older. A household was defined as having one or more older adult if one or more household member was age 62 or older at the time of the survey.

Households One or More Child

The NYCHVS has always defined household composition based on the age of the individual occupants. In 2021 the NYCHVS calculated actual age at the time of the survey based on birthdate, and only used self-reported age for those who did not provide date of birth. For those who did not report actual date or birth or self-reported age, a follow-up question was asked if the individual was under age 18. A household was defined as having one or more child if one or more household member was under age 18 at the time of the survey.

Households with One or More Person with a Disability

The 2021 NYCHVS identified for the first time New Yorkers with a disability. The questions covered the six disability types measured in the American Community Survey: 1) Hearing difficulty: deaf or having serious difficulty hearing; 2) Vision difficulty: blind or having serious difficulty seeing, even when wearing glasses; 3) Cognitive difficulty: because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions; 4) Ambulatory difficulty: having serious difficulty walking or climbing stairs; 5) Self-care difficulty: having difficulty bathing or dressing; 6) Independent living difficulty: because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping.

Households where respondents reported one or more household member having any one or more of the six disability types are considered Households with One or More Person with a Disability.

Single-Person Household

Single-person households were identified based on the household roster completed during the interview. Those who reported no other co-resident household members (those who live with them most of the time) were classified as individuals who live alone.

Household Income

Household income is the sum of the income from all sources from all household members, including public assistance in the form of cash transfers, with missing values allocated followed standard US Census Bureau practices. The NYCHVS Income measure changed from prior years in the following ways. Questions related to income were substantially restructured in their phrasing and administration; additional sources of income were included (for example, one-time payments, public assistance cash transfers, FMLA, and worker compensation).

Crowding

The 2021 NYCHVS definition of Crowding is now measured on the ratio of persons per bedroom rather than the ratio of persons per room, as was done in prior cycles. The thresholds for “crowded” now conform to standard occupancy criteria used in subsidized housing. A household is defined as crowded if there were more than two persons per bedroom. By this definition, households with only one or two members cannot be overcrowded. Estimates should not be compared across survey cycles.

Rent Burden

Information about Contract Rent Burden in the 2021 NYCHVS has changed from prior years in the following ways. This measure was calculated using values that have not been top-coded for Income and Contract Rent, whereas prior cycles used top-coded values for both variables. See also changes to Contract Rent and Household Income for additional changes that impact this measure.

Severely and Moderately Rent Burdened

The 2021 NYCHVS categorical measure of Rent Burden is a recode of Contract Rent Burden that classifies renter-occupied households as Severely Rent Burdened (paying more than 50% of income toward rent), Moderately Rent Burdened (paying more than 30% but not more than 50% of income toward rent), and Not Rent Burdened (paying 30% or less of income toward rent), along with a separately classification renter-occupied households who reported having a voucher and those who live in public housing. This differs from prior cycles that did not factor means-tested housing assistance into any measure of rent burden. This also differs in that households that paid no rent but reported having some income were classified as Not Rent Burdened, and households that reported paying some rent but having no income were classified as Severely Rent Burdened. See also changes to Contract Rent Burden and Rental Assistance.

Rental Assistance

Information about Rental Assistance in the 2021 NYCHVS has changed from prior years in the following ways. Questionnaire phrasing and administration were changed, and answer choices were updated to reflect common rental assistance programs in NYC.

Rent Burden and Means-Tested Rental Assistance

The 2021 NYCHVS Rent Burden with Assistance is a recode of Contract Rent Burden that separately classifies renter-occupied households who reported having a voucher and those who live in public housing. This differs from prior cycles that did not factor means-tested housing assistance into any measure of rent burden. See also Contract Rent Burden and Rental Assistance.

Missed Rental Payments

The 2021 NYCHVS measured delay of rental payments for the first time. Respondents who reported paying the rent late because they did not have enough money at the time were categorized as missing rental payments 1+ time.

Still Owed Rent at Time of Interview

In the 2021 NYCHVS, respondents who reported not being able to pay rent at all or on time because of the pandemic were asked if they since caught up with their rent. Households who reporting missing 1+ rental payment (See Missed Rental Payments) were coded as still owed rent at time of interview if the reported not being caught up on rent. Respondents who were unable to or did not report on the status of their arrears at the time of the interview were not included in the prevalence of this measure.

Alternate Rental Payments

The 2021 NYCHVS measured use of alternate means to make rental payments for the first time. Respondents who reported paying rent by one or more of the following means were classified as paying using 1+ Alternate Payment Method: charged a credit card, paid out of savings, borrowed money, sold something. Respondents who were unable to or did not report on whether they had paid rent by alternate means in the last year were not included in the prevalence of this measure.

Food Insecurity

The 2021 NYCHVS measured food insecurity using the U.S. Household Food Security Survey Module: Six-Item Short Form from the USDA Economic Research Service. (<https://www.ers.usda.gov/media/8282/short2012.pdf>) Following recommended coding practices, answering “yes” to yes/no questions and “often”, “sometimes”, “almost every month”, or “some months but not every month” to frequency questions were coded as affirmative. Households with 0-1 affirmative responses were coded as Not Insecure; households with 2-4 affirmative responses were coded as Insecure; and households with 5-6 affirmative responses were coded as Very Insecure.

To capture food insecurity during the pandemic specifically, the module was administered using a reference period of March 1, 2020 to the date of the interview, rather than the last twelve months as standard. Estimates should be compared to general population estimates of food insecurity using caution.

Student debt

The 2021 NYCHVS collected information about the debt of householders, including student debt.

Householders who reported having student debt were asked for the amount owed. If they were unable to provide an amount, they were asked a series of questions designed to narrow the amount owed into categories: 1) \$0-\$9,999; 2) \$10,000-\$24,999; 3) \$25,000-\$49,999; 4) \$50,000-\$74,999; and 5) \$75,000 or more. To calculate median amounts of student debt, amount for respondents who only provided categorical responses were recoded as the mid-point of the category, e.g., \$10,000-\$24,999 was recoded as \$17,500. Respondents reporting \$75,000 or more were recoded as \$75,000.

Confidence in Ability to Pay a \$400 Emergency Expense

The 2021 NYCHVS asked respondents for the confidence in their ability to pay for an emergency expense with answers ranging from a low of 1 to a high of 10: “On a scale of 1 to 10, when 1 is definitely no and 10 is definitely yes, could you pay for an emergency expense that cost \$400 now?” Within various categories and citywide, numerical responses were summed and divided by the number of respondents to produce an average confidence for each category. Respondents who did not provide an answer were not included in this measure.

Appendix C. Technical Notes on Methodology

All estimates from the 2021 NYCHVS presented in this report were produced using the Internal Use File (IUF) prepared by the US Census Bureau. All variables in the IUF have complete values as originally recorded or allocated. The 2021 NYCHVS Public Use File (PUF) will replace outlying relatively high values with top-coded values to ensure against disclosure. Thus, certain estimates produced from the PUF may not exactly match numbers in this report. Though top codes have not yet been determined for the PUF, this may include estimates based on rent, utilities, household income, household size, bedrooms, rooms, and student debt amounts.

Throughout the report, medians are reported without MOEs. Though standard errors can be computed for medians using replicate weights, as the Central Limit Theorem does not apply to medians and margins of error are around the reported medians were generally small, they are not included here.

Standard errors used to produce the Margins of Error (MOE) reported throughout this report were calculated using the replicate weights produced by the US Census Bureau. For more information see the forthcoming 2021 NYCHVS Guide to Estimating Variance. In some circumstances as described below, MOEs for percentages or combined cells were approximated following standard procedures but excluding the covariance terms between the original estimates used to approximate the target MOEs. See, for example, Worked Examples for Approximating Standard Errors Using American Community Survey Data https://www2.census.gov/programs-surveys/acs/tech_docs/accuracy/2018_ACS_Accuracy_Document_Worked_Examples.pdf. This may result in negligible differences from the MOEs as they would have been directly calculated.

MOEs presented for percents were generally (with a few exceptions, including the net rental vacancy rate) calculated based on the standard errors for the count estimates in the numerator and denominator used to calculate the rounded percents, following this formula for the percent P, where $P = X / Y$:

$$SE(\hat{P}) = \frac{1}{\hat{Y}} \sqrt{[SE(\hat{X})]^2 - \frac{\hat{X}^2}{\hat{Y}^2} [SE(\hat{Y})]^2}$$

Some MOEs were calculated using combined standard errors from individual estimates rather than calculated directly for the estimate presented. These were calculated as follows, for the standard errors $SE(X_1)$ and $SE(X_2)$ of the combination of estimates X_1 and X_2 :

$$SE(\hat{X}_1 + \hat{X}_2) = \sqrt{[SE(\hat{X}_1)]^2 + [SE(\hat{X}_2)]^2}$$

Endnotes

1. Units are classified based on a combination of information. General definitions are provided here but for more detailed information, please see Appendix B and survey documentation available on www.census.gov.
2. HCR Fact Sheet 1: <https://hcr.ny.gov/system/files/documents/2020/11/fact-sheet-01-09-2020.pdf>
3. The count of rent stabilized and private unregulated included occupied and vacant available for rent units. For information on rent stabilized units that were vacant but not available for rent, see the section on units not available for rent or sale.
4. Past cycles did not identify units that were vacant and not available for rent that were subject to rent stabilization.
5. The count of private, unregulated rentals included occupied and vacant available for rent units.
6. The 2021 NYCHVS integrated administrative records from NYCHA into the sampling design and used control totals in the weighting procedures to accurately estimate the stock of public housing. Prior cycles of the NYCHVS did not use independent controls for the number of public housing units and therefore over-estimated their number. Comparisons should not be made between 2021 numbers and prior cycles. See <https://www1.nyc.gov/assets/nycha/downloads/pdf/nychamap.pdf--totals>.
7. The count of public housing and rental units regulated in some other way included occupied, vacant available for rent, and units that were not available for rent. This included a small portion of these types of rental housing. See the section on units not available for rent or sale.
8. The count of condo and coop units includes occupied, vacant and available for rent or sale, and those that were not available for rent or sale. This last category includes units held for occasional or seasonal use—that is, those maintained as second homes. A large share of units in condos and coops fell into this last category. See the section about units not available for rent or sale for a discussion.
9. Units that were maintained as a second home (what the NYCHVS refers to as for “occasional, seasonal, or recreational use”) were not considered occupied.
10. Buildings classified as condominiums include a portion that are “condominium rentals” or buildings where a condo unit comprises multiple rental units within. In 2021, there were about 60,000 rental units in condos that were con-rentals. Generally, these rental units are more similar to units in rental buildings, including requirements related to rent stabilization.
11. Caution should be exercised when comparing the numbers of rooms reported to previous cycles. See Appendix B for more details.
12. Asking rents for units that were vacant and available are discussed in the section on the rental inventory and vacancies.
13. HCR Fact Sheet 36: <https://hcr.ny.gov/system/files/documents/2020/11/fact-sheet-36-02-2020.pdf>

14. The NYCHVS calculation of the net rental vacancy rate is based on a sample survey and is therefore subject to both sampling and non-sampling error. To reduce the risk of non-sampling error, the US Census Bureau included every sampled unit identified as vacant in its 2021 NYCHVS reinterview operations. As measure of sampling error, the coefficient of variation (CV) for the 2021 NYCHVS vacancy rate was 0.059. This was more precise than the CV required by the agreement between the U.S. Census Bureau and the City of New York, which states that the standard error should be no more than one quarter of one percent if the actual vacancy rate was 3 percent (representing a CV of 0.083). The 2021 estimate of 4.54 percent $\pm$ 0.27 percent indicates that 90 times out of 100 the actual net rental vacancy rate for New York City would have been between 4.10 and 4.98 percent if a census of every housing unit in the city had been conducted.
15. Rent control only applies to occupied units; therefore, there was no vacancy rate for this segment of the housing stock.
16. There were too few units to report the net rental vacancy rate of Staten Island on its own. It was therefore combined with Queens so as to avoid suppression of multiple estimates. It was combined with Queens because both boroughs have high homeownership rates and comprise many small buildings.
17. Buildings classified as condominiums include a portion that are “condominium rentals” or buildings where a condo unit comprises multiple rental units within. In 2021, there were about 60,000 rental units in condos that were con-rentals. Generally, these rental units are more similar to units in rental buildings, including requirements related to rent stabilization.
18. The NYCHVS did not capture if a unit had become vacant and occupied more than once in a twelve-month period or how long it had been vacant prior to becoming occupied.
19. A total of 105,300 units that turned over between April 2020 and March 2021 and were subject to rent stabilization as of the time of the survey. Of these, 74,350 (71 percent) were registered in 2020 and matched by the US Census Bureau..
20. Some of these units may have a preferential rent and the legal rent may not be the rent that the tenant pays.
21. See Appendix B for 2021 NYCHVS technical definitions and methodology..
22. The next cycle of the NYCHVS is scheduled to collect data in 2023. The US Census Bureau will return to the same units that were sampled for the 2021 NYCHVS. Whenever possible, panel data on these units will be collected and analyzed to assess how the status of units changes over time, including those that were vacant but not available in 2021.
23. Although data are shown through June 2021, there was substantial variability in the estimates among later months due to fewer completed interviews during this period; the last quarter of estimates should be interpreted with caution.
24. This analysis was limited to only a subset of units. It does not depict all units of a given status

in each month—it does not show the number of units that were already renter-occupied prior to any given month, nor does it show units that were available for sale only or owner-occupied units that turned over during this period. Units that were available for sale only and owner-occupied units that turned over during this period were excluded because the numbers in the 2021 NYCHVS were too small to report reliably by month.

25. See Appendix B for definitions and methodology used in the 2021 NYCHVS.

26. Although the same housing problems have been measured over time, the way these data were measured changed in 2021. See Appendix B for technical documentation and methodology.

27. As part of the 2021 NYCHVS, data were collected about each individual person in the household. This information can be used to generate estimates of the population in terms of people or aggregated to describe households with one or more person with a given characteristic. Person-level weights for the 2021 NYCHVS are not yet available as of the writing of this report; therefore, estimates on the population are limited to those at the household-level.

28. By definition, those households with one or two people cannot be overcrowded.

29. Households with means-tested housing have rents that vary with income. Generally, these households pay 30 percent of income as the tenant share of rent, though the tenant share for some households with a voucher may be higher and the rent-to-income ratio based on self-reported rent and income may vary from program calculations that determine the tenant share of rent to be paid. When these households are included in the 2021 NYCHVS calculations (i.e., inclusive of all renter households), the prevalence of rent burden is similar at 55% contract, 58% gross.

30. The pause on federal student loans applies only to eligible loans. The NYCHVS did not collect information on the type of student loans and therefore may include households that were not eligible for student loan relief (e.g., those with commercial, consolidated, or private student loans).

31. Telephone interviews are used as part of non-response follow-up for hard to reach households. In 2021, any respondent who wished to complete a NYCHVS interview over the phone due to health concerns was permitted to do.

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