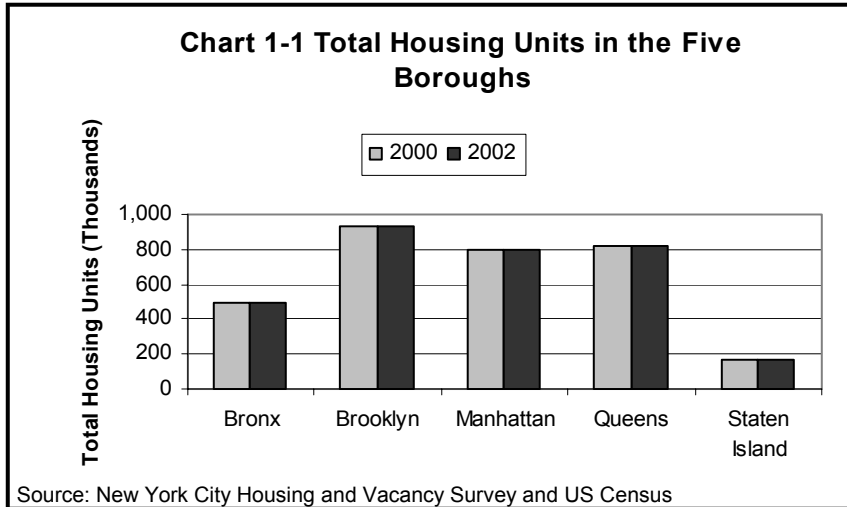


## IV. Data on New York City's Housing and Neighborhoods

### Chapter 1. Housing Stock\*



In 2002, New York City's housing stock grew to an estimated 3,208,587 units, according to the New York City Housing and Vacancy Survey (HVS).<sup>1</sup> The largest number of housing units are in Brooklyn (930,085), followed by Queens (820,704), Manhattan (798,859), the Bronx (491,006) and Staten Island (167,932) (Borough Table 1-1).

The rate of home ownership in New York City, as reported by the Housing and Vacancy Survey, was 32.7% in 2002 (Borough Table 1-2). Despite this modest increase, the home ownership rate in New York is still far below that for the United States as a whole, which was 67.9% in 2002, according to the US Census' Current Population Survey.

The highest home ownership rates are found in Staten Island and Queens; the lowest are in the Bronx and Manhattan. Among sub-borough areas, the highest home ownership rates are found in South- and Mid-Staten Island, in Queens Village and Bayside/Little Neck in Queens, and in Throgs

#### Exhibit 1-1 Highest and Lowest Home Ownership Rates, New York City Sub-borough Areas, 2002

##### Highest:

Queens	Queens Village	73.7%
Staten Island	South Shore	72.5%
Queens	Bayside/Little Neck	71.1%
Bronx	Throgs Neck/Co-op City	68.7%
Staten Island	Mid-Island	63.0%

##### Lowest:

Bronx	University Heights/Fordham	2.2%
Bronx	Mott Haven/Hunts Point	5.6%
Manhattan	Washington Heights/Inwood	7.3%
Bronx	Highbridge/South Concourse	7.5%
Bronx	Kingsbridge Heights/Mosholu	7.9%

Source: New York City Housing and Vacancy Survey

#### Borough Table 1-1 Housing Units in the Five Boroughs, 2000 and 2002

	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
<b>Total Housing Units, 2000</b>	490,659	930,866	798,144	817,250	163,993	3,200,912
<b>Total Housing Units, 2002</b>	491,006	930,085	798,859	820,704	167,932	3,208,587

Source: The 2000 statistics are from the 2000 Decennial Census and the 2002 statistics are from the New York City Housing and Vacancy Survey

<sup>1</sup>All data from the HVS are estimates based on a sample and are subject to potential sampling errors, particularly for small areas and changes over time. See Data and Methods section for details.

\*For the most part, this chapter does not contain any new data compared to the previous edition of the report. The only exceptions are Borough Tables 1-1 and 1-2, where the 1999 statistics from the HVS were replaced with 2000 statistics from the 2000 Decennial Census (for enhanced comparability with the 2002 statistics).

## Borough Table 1-2 Home Ownership Rate, 2000 and 2002

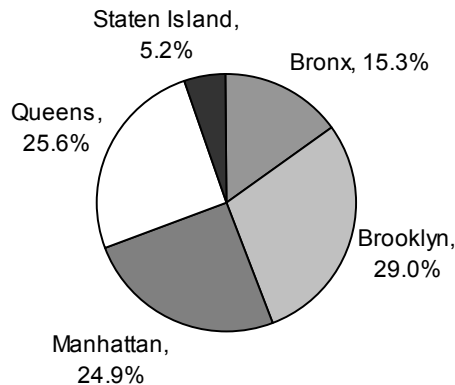
	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
<b>Home Ownership Rate, 2000</b>	19.6%	27.1%	20.1%	42.8%	63.8%	30.2%
<b>Home Ownership Rate, 2002</b>	22.5%	28.7%	22.6%	46.0%	64.6%	32.7%

Source: The 2000 statistics are from the 2000 Decennial Census and the 2002 statistics are from the New York City Housing and Vacancy Survey

Neck/Co-op City in the Bronx. The lowest home ownership rates are found in four neighborhoods in the Bronx – University Heights/Fordham, Mott Haven/Hunts Point, Highbridge/South Concourse and Kingsbridge Heights/Mosholu – and Washington Heights/Inwood in Manhattan (Exhibit 1-1).

Borough Table 1-3 demonstrates that most homeowners (64.4%) in New York City reside in conventional homes. With conventional ownership, the owner(s) hold title to the entire structure, although they may rent out part of the property to tenants.

**Chart 1-2 Distribution of Housing Units in New York City, 2002**



Source: New York City Housing and Vacancy Survey

The second most common form of home ownership is the cooperative apartment building (23.9%). Cooperative apartments are relatively specific to New York City. In cooperatives, homeowners do not own their individual units, but instead own shares in a corporation that holds title to the entire building. The ‘homeowner’ is technically a shareholder and tenant of the corporation.

In most U.S. cities, condominiums are the second most common form of home ownership. But in New York only 6.5% of owner-occupied housing units are condominiums. Condominium owners hold title to their individual units and generally share ownership of common areas of the building (Borough Table 1-3).

Mitchell-Lama cooperatives are unique to New York City and comprise 5.2% of the owner-occupied units. These buildings were constructed with subsidies from the State and City of New York. Owners must meet income requirements designed to ensure occupancy by middle-income households.

As shown in Borough Table 1-3, the distribution of these forms of home ownership vary across the five boroughs. The majority (61.1%) of homeowners in the Bronx own under the conventional form of ownership, but a substantial portion live in Mitchell-Lama co-ops (18.9%) and traditional co-ops (15.1%). More than three-quarters of Brooklyn homeowners own conventional homes, and another 15% live in co-ops. In Manhattan, co-ops comprise the majority (70.4%) of owner-occupied units, condominiums make up another 18.0%, and the conventional form of ownership is relatively rare (2.6%). Queens, like Brooklyn, is dominated by conventional ownership (75.7%) and co-ops (18.3%). In Staten Island, the vast majority (89.2%) of homeowners live in homes held in the conventional form.

The rental vacancy rate is calculated by dividing the number of vacant, available for-rent units (that are not dilapidated) by the number of renter occupied units plus vacant for-rent units

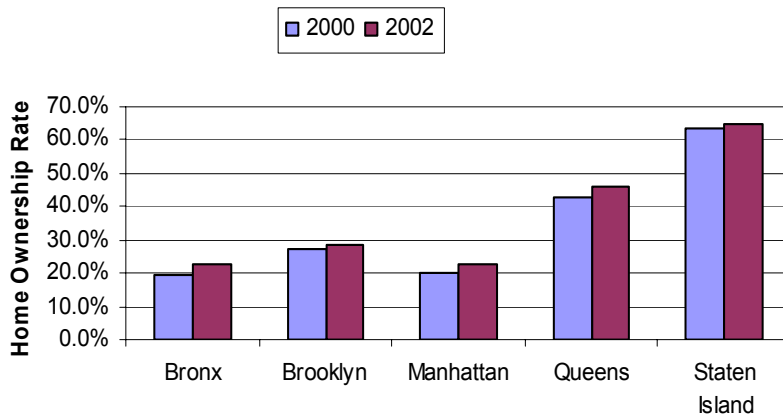
## Borough Table 1-3 Forms of Ownership, 2002

Percent of units held in:	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
<b>Conventional form</b>	61.1%	79.4%	2.6%	75.7%	89.2%	64.4%
<b>Cooperative form</b>	15.1%	15.1%	70.4%	18.3%	<i>0.9%</i>	23.9%
<b>Mitchell-Lama form</b>	18.9%	2.9%	8.9%	2.6%	0.0%	5.2%
<b>Condominium form</b>	4.9%	2.6%	18.0%	3.4%	9.9%	6.5%

*Numbers in italics should be treated with caution since they are based on a small number of observations.*

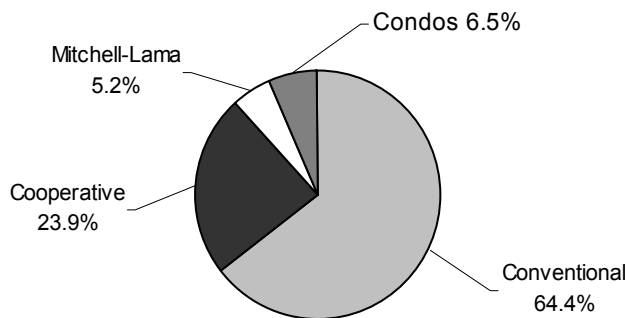
Source: New York City Housing and Vacancy Survey

**Chart 1-3 Home Ownership Rates in the Five Boroughs**



Source: NYC Housing and Vacancy Survey and US Census

**Chart 1-4 Forms of Ownership in New York City, 2002**



Source: New York City Housing and Vacancy Survey

(that are not dilapidated). This excludes housing units from “special places,” such as hospitals, jails, mental institutions, and college dormitories. By law, if the rental vacancy rate falls below 5%, the City is allowed to declare the existence of a housing emergency, which allows rent control and rent stabilization programs to continue. Therefore, the number of vacant units and rental vacancy rates are the main determinants of rent-regulation policies and programs in New York City.

According to the HVS, the rental vacancy rate was 2.9% in 2002. The highest vacancy rate was in Manhattan (3.9%), with the lowest rate in Queens (1.8%) (Borough Table 1-4).

Exhibit 1-2 shows that the highest rental vacancy rates are found in Manhattan’s Chelsea/Clinton/Midtown (6.3%) and Central Harlem (5.4%), Pelham Parkway in the Bronx (5.4%), and Brooklyn’s Bay Ridge (5.4%) and Bushwick (5.4%). The lowest rental vacancy rates are found

in three neighborhoods in Queens — Queens Village, Bayside/Little Neck, and Rego Park/Forest Hills, all with a 0.0% vacancy rate – and in Brooklyn’s Brownsville/Ocean Hill (0.1%) and Borough Park (0.5%).

Many rental units in New York City fall under one or another form of rent regulation. Rent control laws were initially enacted during World War II. Rent controlled apartments have dwindled to comprise only 2.8% of the City’s rental units. Because rent-controlled apartments generally are converted to rent stabilization or become unregulated upon vacancy, most tenants in the few remaining rent-controlled apartments have occupied their apartments since 1974 or earlier. For more

## Borough Table 1-4 Rental Vacancy Rates, 1999 and 2002

	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
<b>Rental Vacancy Rate, 1999</b>	5.0%	3.3%	2.6%	2.1%	5.8%	3.2%
<b>Rental Vacancy Rate, 2002</b>	3.3%	2.7%	3.9%	1.8%	2.4%	2.9%

Source: New York City Housing and Vacancy Survey

information on rent regulation, see the New York City Rent Guidelines Board website at [www.housingnyc.com](http://www.housingnyc.com).

As of 2002, slightly less than half (48.6%) of the rental units in New York City were rent-stabilized. Rent stabilization laws were first enacted in 1969 and provide for a less stringent form of rent regulation than rent control. Many formerly rent-controlled units are now governed by rent stabilization.

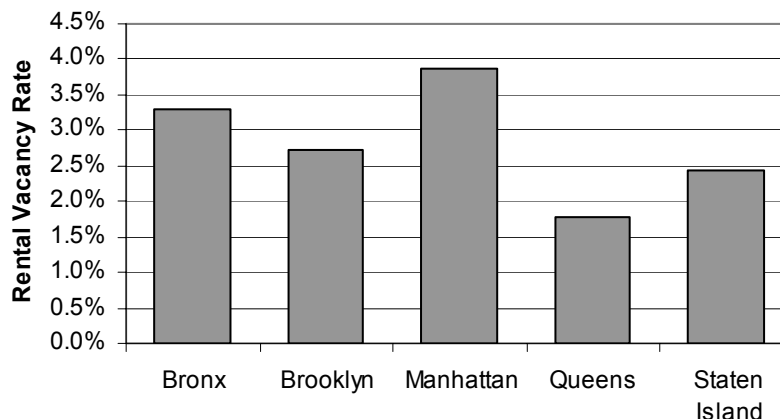
About 16.6% of the rental units in New York fall under some other type of scheme that regulates rents. These include public housing, city-owned buildings, Section 8 units, Loft Board-regulated units, and housing units constructed under various tax abatement programs.

As of 2002, just under one-third (31.9%) of the rental units in New York were not subject to any form of rent regulation. The prevalence of rent regulation varies somewhat from borough to borough, primarily because rent control and stabilization law typically exempts smaller buildings which tend to be located in certain boroughs. Staten Island is unique in that

most of its rental units (69.9%) are unregulated. The largest share of Queens' units are also unregulated (45.6%), although the percentage of rent-stabilized units in Queens is only slightly lower (42.6%). A majority of units in Manhattan (58.3%) and the Bronx (57.0%) are rent-stabilized (Borough Table 1-5).

As might be expected, vacancy rates for rent-regulated apartments are extremely low. Because rent-controlled apartments are either decontrolled or rent stabilized after the existing tenant leaves or dies, there is no vacancy rate for these apartments. Borough Table 1-6 shows that the

### Chart 1-5 Rental Vacancy Rates, 2002



Source: New York City Housing and Vacancy Survey

### Exhibit 1-2 Highest and Lowest Rental Vacancy Rates, 2002

<u>Highest:</u>		
Manhattan	Chelsea/Clinton/Midtown	6.3%
Manhattan	Central Harlem	5.4%
Bronx	Pelham Parkway	5.4%
Brooklyn	Bay Ridge	5.4%
Brooklyn	Bushwick	5.4%
<u>Lowest:</u>		
Queens	Bayside/Little Neck	0.0%
Queens	Queens Village	0.0%
Queens	Rego Park/Forest Hills	0.0%
Brooklyn	Brownsville/Ocean Hill	0.1%
Brooklyn	Borough Park	0.5%

Source: New York City Housing and Vacancy Survey

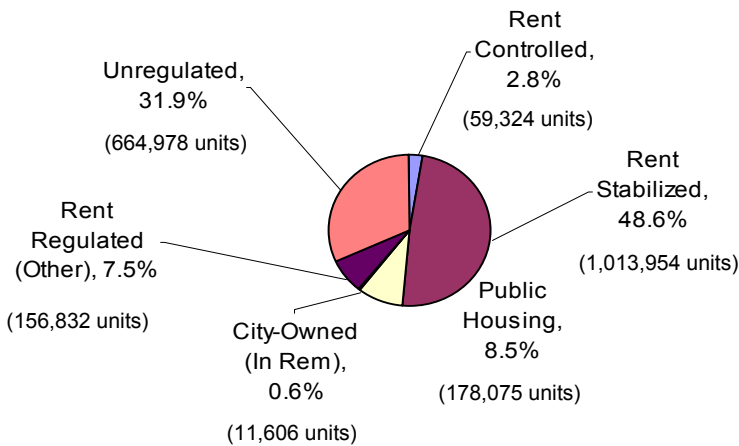
**Borough Table 1-5 Distribution of Rental Housing Stock  
by Rent Regulation Status, 2002**

	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
<b>Rent Controlled</b>	1.5%	2.5%	4.7%	2.4%	0.0%	2.8%
<b>Rent Stabilized</b>	57.0%	42.2%	58.3%	42.6%	15.4%	48.6%
<b>Public Housing</b>	11.7%	9.2%	9.6%	3.8%	5.8%	8.5%
<b>City-Owned (<i>In Rem</i>)</b>	0.3%	0.3%	1.4%	<i>0.02%</i>	<i>0.1%</i>	0.6%
<b>Rent Regulated (Other)</b>	9.0%	6.7%	8.8%	5.6%	8.9%	7.5%
<b>Unregulated Rental</b>	20.5%	39.2%	17.2%	45.6%	69.9%	31.9%
<b>Total Rental Units</b>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

*Numbers in italics should be treated with caution since they are based on a small number of observations.*

Source: New York City Housing and Vacancy Survey

**Chart 1-6 Rent Regulation Status in New York  
City, 2002**



Source: New York City Housing and Vacancy Survey

vacancy rate for rent-stabilized apartments is only 2.6%, somewhat higher than that for public housing (2.0%) and lower than the vacancy rate in the “other” rent regulated market (3.4%), which includes HUD-regulated units (Section 8 New Construction, Substantial and Moderate Rehabilitation, as well as other federally-subsidized construction and rehabilitation programs), units constructed under Article 4 of the PHFL, and Loft Board-regulated units. Unregulated rental units have the highest vacancy rates (4.0%) of the rental housing types.

**Borough Table 1-6 Rental Vacancy Rates (%)  
by Rent Regulation Status, 2002**

	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
<b>Rent Controlled</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Rent Stabilized</b>	3.2%	2.5%	2.8%	1.4%	<i>2.1%</i>	2.6%
<b>Public Housing</b>	2.2%	2.3%	<i>1.5%</i>	<i>1.3%</i>	8.2%	2.0%
<b>City-Owned (<i>In Rem</i>)</b>	0%	1.7%	2.0%	0%	0%	<i>1.8%</i>
<b>Rent Regulated (Other)</b>	<i>3.0%</i>	<i>3.9%</i>	4.2%	<i>0.8%</i>	<i>6.3%</i>	3.4%
<b>Unregulated Rental</b>	4.7%	3.1%	10.1%	2.4%	<i>1.6%</i>	4.0%

*Numbers in italics should be treated with caution since they are based on a small number of observations.*

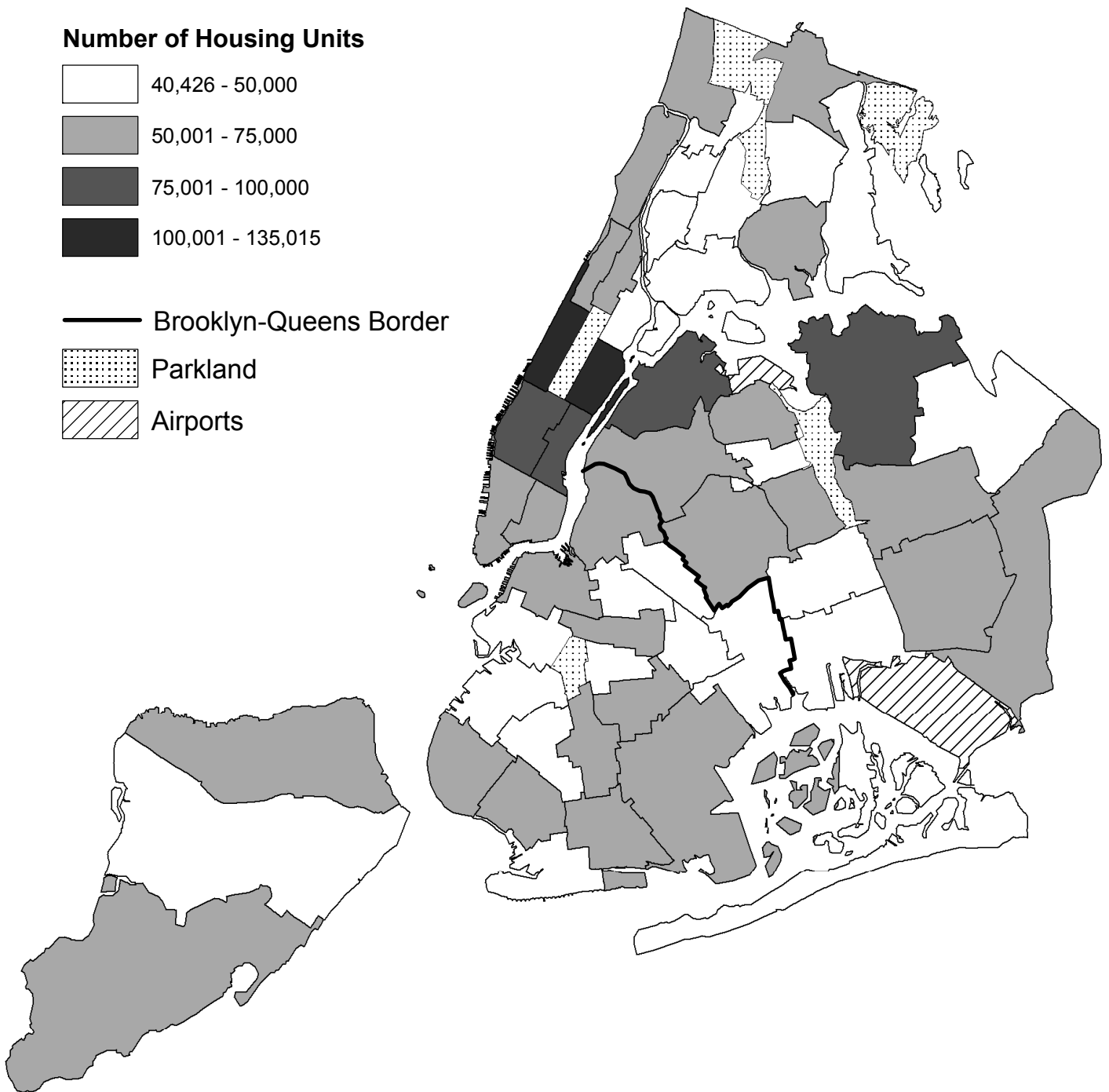
Source: New York City Housing and Vacancy Survey

## Neighborhood Table 1-1 Total Housing Units in New York City Sub-borough Areas, 2002

<b>Borough</b>	<b>Sub-borough Area</b>	<b>2002</b>
Bronx	101 Mott Haven/Hunts Point	44,125
Bronx	102 Morrisania/Belmont	49,732
Bronx	103 Highbridge/South Concourse	45,762
Bronx	104 University Heights/Fordham	44,247
Bronx	105 Kingsbridge Heights/Mosholu	45,984
Bronx	106 Riverdale/Kingsbridge	51,966
Bronx	107 Soundview/Parkchester	65,986
Bronx	108 Throgs Neck/Co-op City	49,956
Bronx	109 Pelham Parkway	41,283
Bronx	110 Williamsbridge/Baychester	51,966
Brooklyn	201 Williamsburg/Greenpoint	55,000
Brooklyn	202 Brooklyn Heights/Fort Greene	50,252
Brooklyn	203 Bedford Stuyvesant	48,313
Brooklyn	204 Bushwick	40,426
Brooklyn	205 East New York/Starrett City	48,425
Brooklyn	206 Park Slope/Carroll Gardens	47,687
Brooklyn	207 Sunset Park	46,978
Brooklyn	208 North Crown Heights/Prospect Heights	50,894
Brooklyn	209 South Crown Heights	42,457
Brooklyn	210 Bay Ridge	53,282
Brooklyn	211 Bensonhurst	66,672
Brooklyn	212 Borough Park	49,370
Brooklyn	213 Coney Island	48,173
Brooklyn	214 Flatbush	58,410
Brooklyn	215 Sheepshead Bay/Gravesend	61,460
Brooklyn	216 Brownsville/Ocean Hill	43,169
Brooklyn	217 East Flatbush	52,101
Brooklyn	218 Flatlands/Canarsie	67,017
Manhattan	301 Greenwich Village/Financial District	72,726
Manhattan	302 Lower East Side/Chinatown	74,735
Manhattan	303 Chelsea/Clinton/Midtown	76,626
Manhattan	304 Stuyvesant Town/Turtle-Bay	95,955
Manhattan	305 Upper West Side	119,679
Manhattan	306 Upper East Side	135,015
Manhattan	307 Morningside Heights/Hamilton Heights	53,317
Manhattan	308 Central Harlem	52,663
Manhattan	309 East Harlem	43,972
Manhattan	310 Washington Heights/Inwood	74,172
Queens	401 Astoria	78,229
Queens	402 Sunnyside/Woodside	50,469
Queens	403 Jackson Heights	54,549
Queens	404 Elmhurst/Corona	45,181
Queens	405 Middle Village/Ridgewood	67,062
Queens	406 Rego Park/Forest Hills	55,460
Queens	407 Flushing/Whitestone	94,387
Queens	408 Hillcrest/Fresh Meadows	59,849
Queens	409 Kew Gardens/Woodhaven	47,320
Queens	410 South Ozone Park/Howard Beach	43,037
Queens	411 Bayside/Little Neck	46,673
Queens	412 Jamaica	73,123
Queens	413 Queens Village	63,808
Queens	414 Rockaways	41,559
Staten Island	501 North Shore	62,051
Staten Island	502 Mid-Island	46,686
Staten Island	503 South Shore	59,195
<b>Total</b>	<b>New York City</b>	<b>3,208,587</b>

Source: New York City Housing and Vacancy Survey

# Map 1-1 Total Housing Units in New York City Sub-borough Areas, 2002



Source: New York City Housing and Vacancy Survey

## Neighborhood Table 1-2

### Home Ownership Rates in New York City Sub-borough Areas, 2002

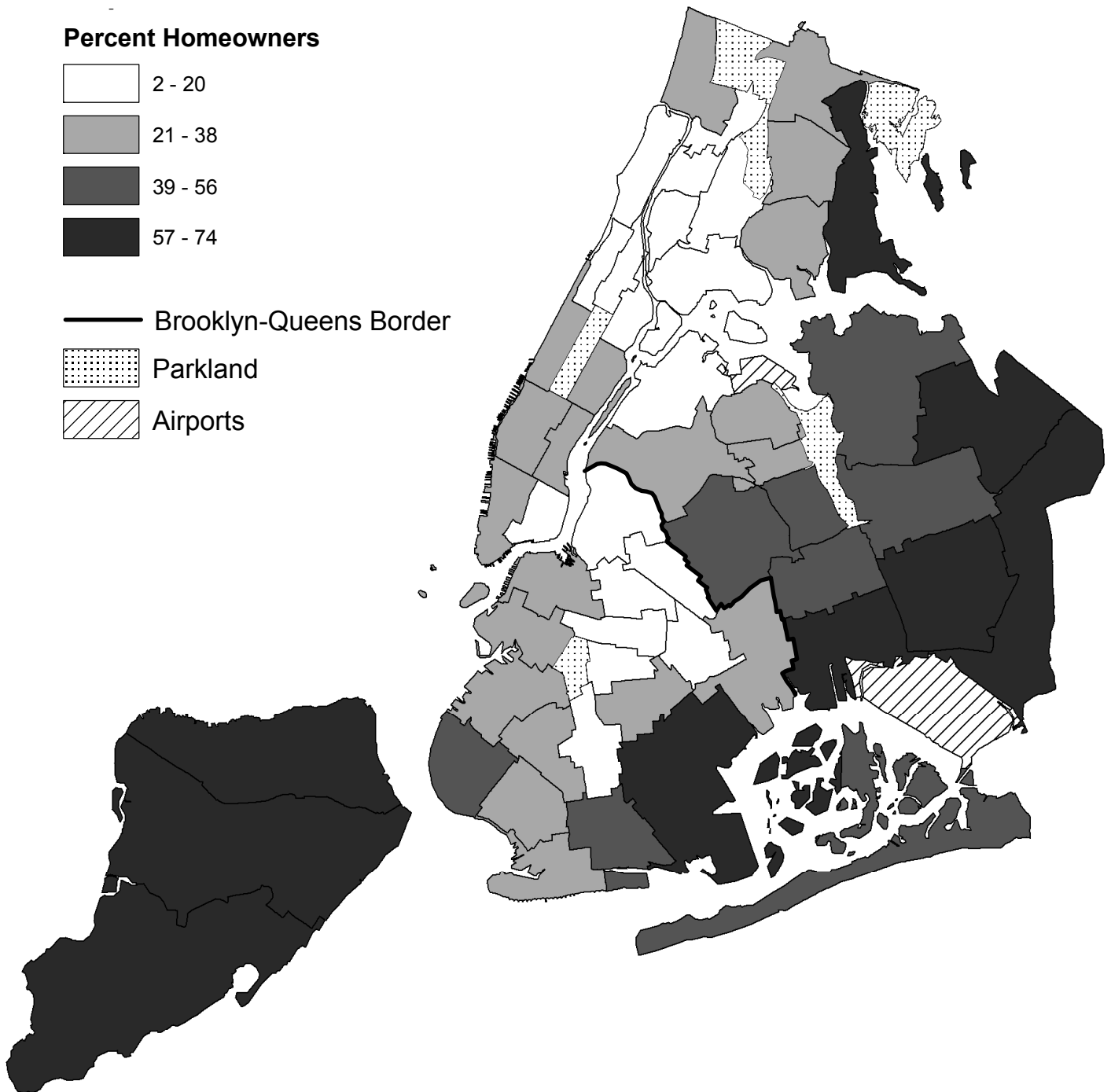
<b>Borough</b>	<b>Sub-borough Area</b>	<b>2002</b>
Bronx	101 Mott Haven/Hunts Point	5.6%
Bronx	102 Morrisania/Belmont	8.3%
Bronx	103 Highbridge/South Concourse	7.5%
Bronx	104 University Heights/Fordham	2.2%
Bronx	105 Kingsbridge Heights/Mosholu	7.9%
Bronx	106 Riverdale/Kingsbridge	32.3%
Bronx	107 Soundview/Parkchester	21.7%
Bronx	108 Throgs Neck/Co-op City	68.7%
Bronx	109 Pelham Parkway	29.4%
Bronx	110 Williamsbridge/Baychester	32.5%
Brooklyn	201 Williamsburg/Greenpoint	17.3%
Brooklyn	202 Brooklyn Heights/Fort Greene	32.2%
Brooklyn	203 Bedford Stuyvesant	18.9%
Brooklyn	204 Bushwick	13.9%
Brooklyn	205 East New York/Starrett City	23.5%
Brooklyn	206 Park Slope/Carroll Gardens	29.9%
Brooklyn	207 Sunset Park	27.3%
Brooklyn	208 North Crown Heights/Prospect Heights	18.2%
Brooklyn	209 South Crown Heights	15.3%
Brooklyn	210 Bay Ridge	39.2%
Brooklyn	211 Bensonhurst	28.7%
Brooklyn	212 Borough Park	28.6%
Brooklyn	213 Coney Island	32.4%
Brooklyn	214 Flatbush	19.9%
Brooklyn	215 Sheepshead Bay/Gravesend	42.7%
Brooklyn	216 Brownsville/Ocean Hill	19.3%
Brooklyn	217 East Flatbush	31.2%
Brooklyn	218 Flatlands/Canarsie	57.2%
Manhattan	301 Greenwich Village/Financial District	28.1%
Manhattan	302 Lower East Side/Chinatown	16.2%
Manhattan	303 Chelsea/Clinton/Midtown	24.5%
Manhattan	304 Stuyvesant Town/Turtle-Bay	27.3%
Manhattan	305 Upper West Side	29.1%
Manhattan	306 Upper East Side	33.5%
Manhattan	307 Morningside Heights/Hamilton Heights	11.3%
Manhattan	308 Central Harlem	16.1%
Manhattan	309 East Harlem	10.3%
Manhattan	310 Washington Heights/Inwood	7.3%
Queens	401 Astoria	19.2%
Queens	402 Sunnyside/Woodside	27.5%
Queens	403 Jackson Heights	36.0%
Queens	404 Elmhurst/Corona	26.0%
Queens	405 Middle Village/Ridgewood	43.6%
Queens	406 Rego Park/Forest Hills	43.8%
Queens	407 Flushing/Whitestone	49.6%
Queens	408 Hillcrest/Fresh Meadows	49.8%
Queens	409 Kew Gardens/Woodhaven	40.7%
Queens	410 South Ozone Park/Howard Beach	62.4%
Queens	411 Bayside/Little Neck	71.1%
Queens	412 Jamaica	58.5%
Queens	413 Queens Village	73.7%
Queens	414 Rockaways	42.0%
Staten Island	501 North Shore	57.9%
Staten Island	502 Mid-Island	63.0%
Staten Island	503 South Shore	72.5%
<b>Total</b>	<b>New York City</b>	<b>32.7%</b>

Source: New York City Housing and Vacancy Survey

*Numbers in italics should be treated with caution since they are based on a small number of observations.*



# Map 1-2 Home Ownership Rates, New York City Sub-borough Areas, 2002



Source: New York City Housing and Vacancy Survey

## Neighborhood Table 1-3

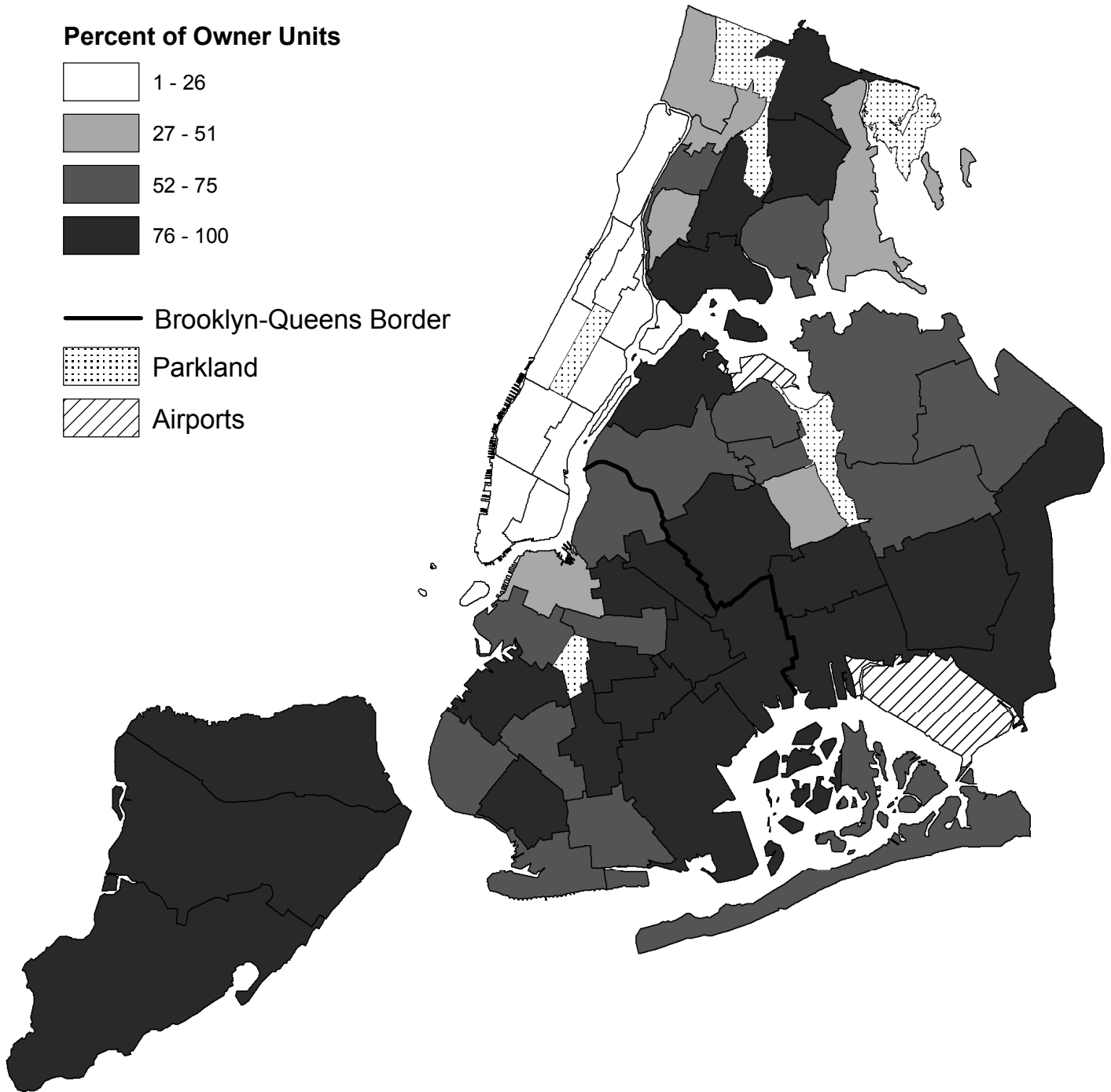
### Forms of Home Ownership in New York City Sub-borough Areas, 2002

Borough	Sub-borough Area	Conventional Homes	Cooperative Apartments	Mitchell-Lama Cooperatives	Condominiums
Bronx	101 Mott Haven/Hunts Point	76.8%	23.2%	0.0%	0.0%
Bronx	102 Morrisania/Belmont	80.5%	5.4%	14.1%	0.0%
Bronx	103 Highbridge/South Concourse	38.8%	49.8%	0.0%	11.4%
Bronx	104 University Heights/Fordham	72.5%	27.5%	0.0%	0.0%
Bronx	105 Kingsbridge Heights/Mosholu	49.0%	51.0%	0.0%	0.0%
Bronx	106 Riverdale/Kingsbridge	38.8%	48.9%	9.7%	2.6%
Bronx	107 Soundview/Parkchester	61.2%	2.6%	8.5%	27.8%
Bronx	108 Throgs Neck/Co-op City	47.7%	4.1%	46.6%	1.6%
Bronx	109 Pelham Parkway	85.5%	8.0%	6.5%	0.0%
Bronx	110 Williamsbridge/Baychester	94.2%	5.8%	0.0%	0.0%
Brooklyn	201 Williamsburg/Greenpoint	73.3%	9.3%	10.7%	6.8%
Brooklyn	202 Brooklyn Heights/Fort Greene	37.8%	47.8%	12.7%	1.7%
Brooklyn	203 Bedford Stuyvesant	96.3%	0.0%	0.0%	3.7%
Brooklyn	204 Bushwick	100.0%	0.0%	0.0%	0.0%
Brooklyn	205 East New York/Starrett City	100.0%	0.0%	0.0%	0.0%
Brooklyn	206 Park Slope/Carroll Gardens	67.3%	32.7%	0.0%	0.0%
Brooklyn	207 Sunset Park	81.6%	17.3%	0.0%	1.1%
Brooklyn	208 North Crown Heights/Prospect Heights	62.5%	31.2%	0.0%	6.3%
Brooklyn	209 South Crown Heights	90.5%	0.0%	0.0%	9.5%
Brooklyn	210 Bay Ridge	71.3%	23.4%	4.4%	0.9%
Brooklyn	211 Bensonhurst	99.0%	1.0%	0.0%	0.0%
Brooklyn	212 Borough Park	74.8%	10.5%	0.0%	14.7%
Brooklyn	213 Coney Island	52.4%	26.1%	19.3%	2.2%
Brooklyn	214 Flatbush	77.8%	22.2%	0.0%	0.0%
Brooklyn	215 Sheepshead Bay/Gravesend	63.9%	30.1%	2.8%	3.2%
Brooklyn	216 Brownsville/Ocean Hill	100.0%	0.0%	0.0%	0.0%
Brooklyn	217 East Flatbush	100.0%	0.0%	0.0%	0.0%
Brooklyn	218 Flatlands/Canarsie	95.9%	1.6%	0.0%	2.5%
Manhattan	301 Greenwich Village/Financial District	1.3%	66.9%	3.2%	28.6%
Manhattan	302 Lower East Side/Chinatown	3.3%	68.5%	24.6%	3.6%
Manhattan	303 Chelsea/Clinton/Midtown	1.4%	45.9%	18.7%	34.0%
Manhattan	304 Stuyvesant Town/Turtle-Bay	1.4%	75.7%	4.8%	18.0%
Manhattan	305 Upper West Side	2.5%	79.2%	2.4%	15.9%
Manhattan	306 Upper East Side	1.8%	76.0%	4.6%	17.5%
Manhattan	307 Morningside Heights/Hamilton Heights	4.0%	79.4%	13.6%	3.1%
Manhattan	308 Central Harlem	10.7%	68.4%	0.0%	21.0%
Manhattan	309 East Harlem	8.1%	15.5%	76.4%	0.0%
Manhattan	310 Washington Heights/Inwood	4.7%	82.6%	7.4%	5.3%
Queens	401 Astoria	76.2%	8.9%	0.0%	15.0%
Queens	402 Sunnyside/Woodside	72.7%	26.3%	0.0%	1.1%
Queens	403 Jackson Heights	67.1%	32.9%	0.0%	0.0%
Queens	404 Elmhurst/Corona	64.9%	26.6%	0.0%	8.5%
Queens	405 Middle Village/Ridgewood	94.9%	0.0%	2.8%	2.3%
Queens	406 Rego Park/Forest Hills	44.3%	54.8%	0.0%	1.0%
Queens	407 Flushing/Whitestone	63.2%	25.4%	0.0%	11.4%
Queens	408 Hillcrest/Fresh Meadows	62.6%	32.6%	0.0%	4.8%
Queens	409 Kew Gardens/Woodhaven	91.1%	8.9%	0.0%	0.0%
Queens	410 South Ozone Park/Howard Beach	90.2%	9.8%	0.0%	0.0%
Queens	411 Bayside/Little Neck	71.2%	23.8%	0.0%	5.0%
Queens	412 Jamaica	89.1%	0.9%	10.0%	0.0%
Queens	413 Queens Village	89.4%	10.6%	0.0%	0.0%
Queens	414 Rockaways	62.4%	9.4%	28.2%	0.0%
Staten Island	501 North Shore	87.4%	2.7%	0.0%	9.9%
Staten Island	502 Mid-Island	84.6%	0.0%	0.0%	15.4%
Staten Island	503 South Shore	93.8%	0.0%	0.0%	6.2%
<b>Total</b>	<b>New York City</b>	<b>64.4%</b>	<b>23.9%</b>	<b>5.2%</b>	<b>6.5%</b>

Source: New York City Housing and Vacancy Survey

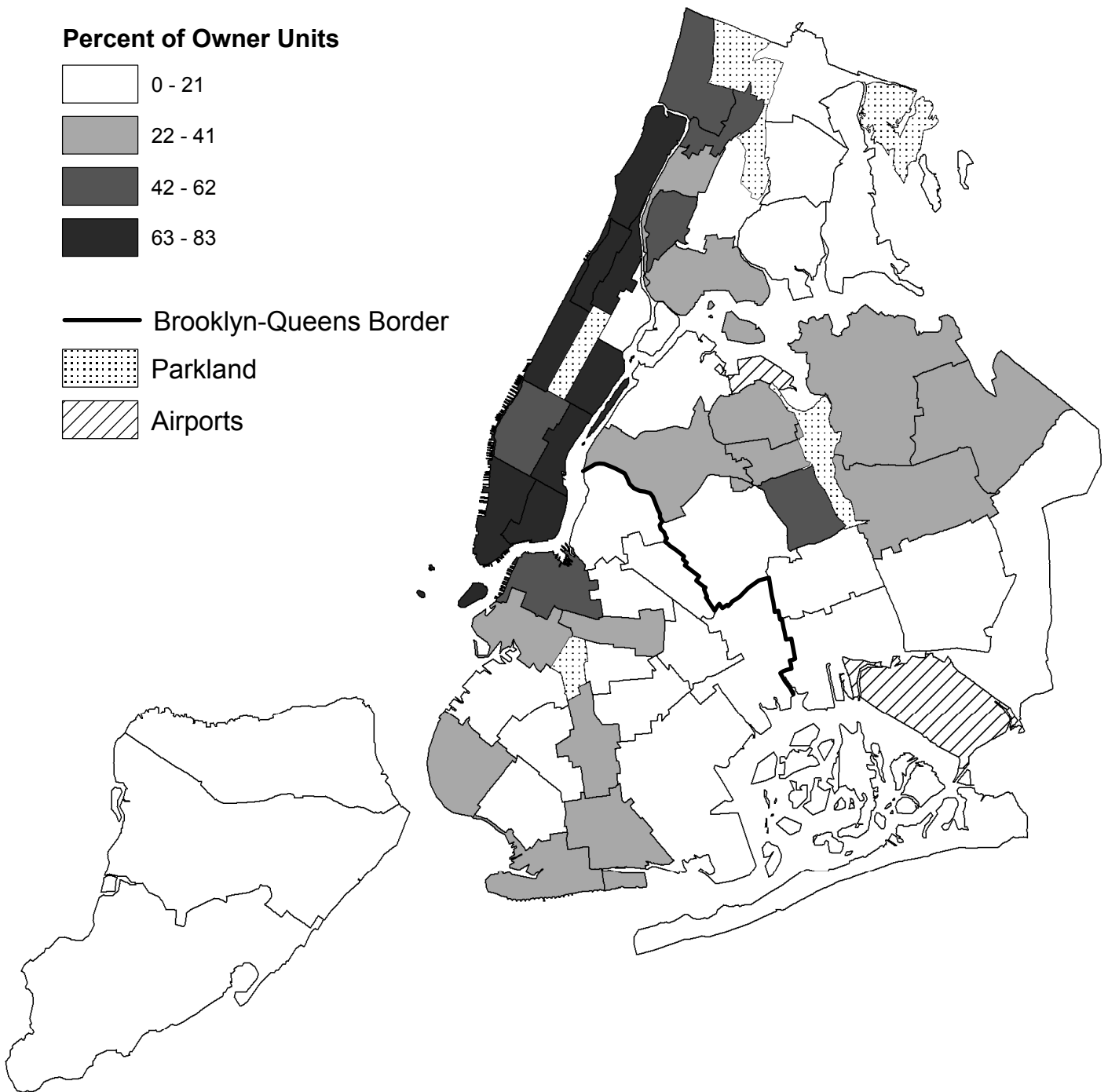
*Numbers in italics should be treated with caution since they are based on a small number of observations.*

# Map 1-3 Owner-Occupied Conventional Housing in New York City Sub-borough Areas, 2002



Source: New York City Housing and Vacancy Survey

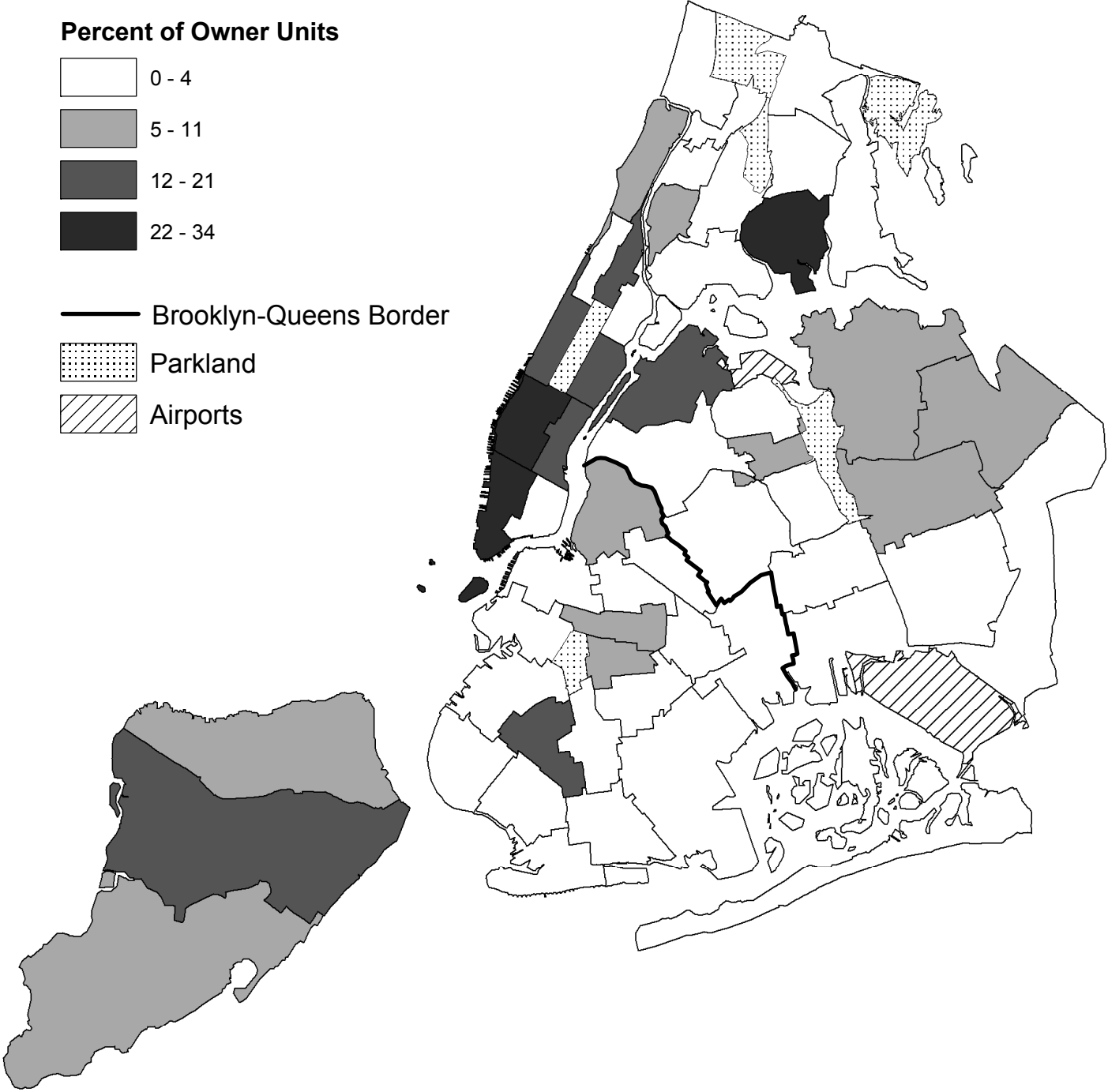
# Map 1-4 Owner-Occupied Cooperative Apartments in New York City Sub-borough Areas, 2002



Source: New York City Housing and Vacancy Survey

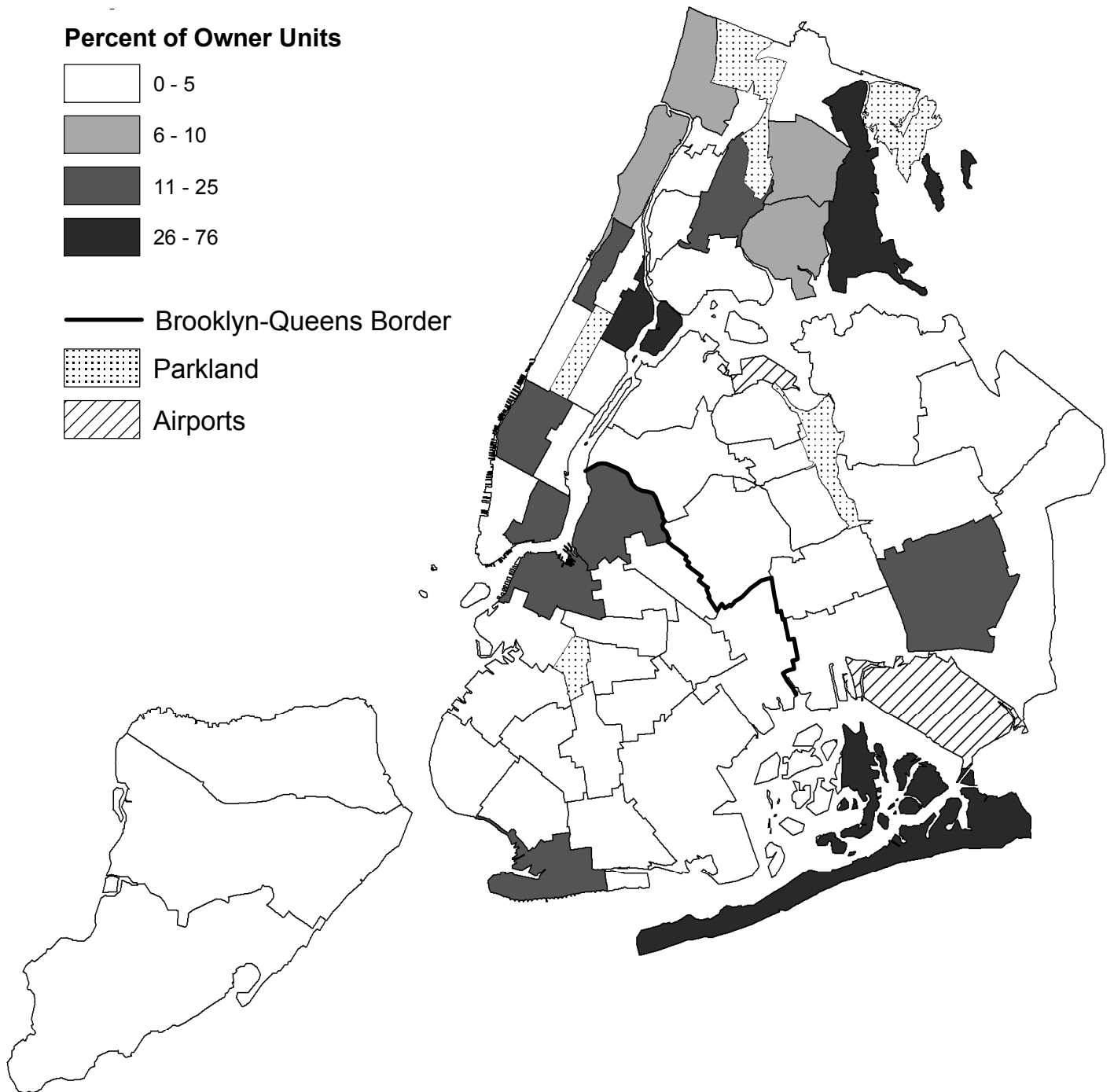
# Map 1-5

## Owner-Occupied Condominiums in New York City Sub-borough Areas, 2002



Source: New York City Housing and Vacancy Survey

# Map 1-6 Owner-Occupied Mitchell-Lama Cooperative Apartments in New York City Sub-borough Areas, 2002



Source: New York City Housing and Vacancy Survey

## Neighborhood Table 1-4 Rental Vacancy Rates, New York City Sub-borough Areas 2002

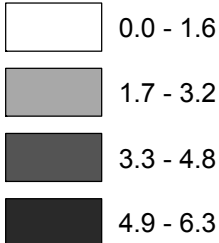
<b>Borough</b>	<b>Sub-borough Area</b>	<b>2002</b>
Bronx	101 Mott Haven/Hunts Point	2.3%
Bronx	102 Morrisania/Belmont	3.9%
Bronx	103 Highbridge/South Concourse	2.7%
Bronx	104 University Heights/Fordham	3.3%
Bronx	105 Kingsbridge Heights/Mosholu	3.6%
Bronx	106 Riverdale/Kingsbridge	2.4%
Bronx	107 Soundview/Parkchester	3.2%
Bronx	108 Throgs Neck/Co-op City	4.2%
Bronx	109 Pelham Parkway	5.4%
Bronx	110 Williamsbridge/Baychester	2.9%
Brooklyn	201 Williamsburg/Greenpoint	3.9%
Brooklyn	202 Brooklyn Heights/Fort Greene	4.7%
Brooklyn	203 Bedford Stuyvesant	2.7%
Brooklyn	204 Bushwick	5.4%
Brooklyn	205 East New York/Starrett City	1.7%
Brooklyn	206 Park Slope/Carroll Gardens	4.3%
Brooklyn	207 Sunset Park	2.1%
Brooklyn	208 North Crown Heights/Prospect Heights	3.3%
Brooklyn	209 South Crown Heights	4.0%
Brooklyn	210 Bay Ridge	5.4%
Brooklyn	211 Bensonhurst	1.9%
Brooklyn	212 Borough Park	0.5%
Brooklyn	213 Coney Island	2.5%
Brooklyn	214 Flatbush	0.9%
Brooklyn	215 Sheepshead Bay/Gravesend	1.2%
Brooklyn	216 Brownsville/Ocean Hill	0.1%
Brooklyn	217 East Flatbush	3.7%
Brooklyn	218 Flatlands/Canarsie	1.6%
Manhattan	301 Greenwich Village/Financial District	4.1%
Manhattan	302 Lower East Side/Chinatown	2.1%
Manhattan	303 Chelsea/Clinton/Midtown	6.3%
Manhattan	304 Stuyvesant Town/Turtle-Bay	4.3%
Manhattan	305 Upper West Side	4.4%
Manhattan	306 Upper East Side	4.8%
Manhattan	307 Morningside Heights/Hamilton Heights	1.7%
Manhattan	308 Central Harlem	5.4%
Manhattan	309 East Harlem	4.3%
Manhattan	310 Washington Heights/Inwood	1.4%
Queens	401 Astoria	1.9%
Queens	402 Sunnyside/Woodside	2.3%
Queens	403 Jackson Heights	0.9%
Queens	404 Elmhurst/Corona	1.1%
Queens	405 Middle Village/Ridgewood	1.6%
Queens	406 Rego Park/Forest Hills	0.0%
Queens	407 Flushing/Whitestone	3.1%
Queens	408 Hillcrest/Fresh Meadows	3.8%
Queens	409 Kew Gardens/Woodhaven	2.3%
Queens	410 South Ozone Park/Howard Beach	2.7%
Queens	411 Bayside/Little Neck	0.0%
Queens	412 Jamaica	1.9%
Queens	413 Queens Village	0.0%
Queens	414 Rockaways	0.9%
Staten Island	501 North Shore	3.1%
Staten Island	502 Mid-Island	1.1%
Staten Island	503 South Shore	2.8%
<b>Total</b>	<b>New York City</b>	<b>2.9%</b>

Source: New York City Housing and Vacancy Survey

*Numbers in italics should be treated with caution since they are based on a small number of observations.*

# Map 1-7 Rental Vacancy Rates, New York City Sub-borough Areas, 2002

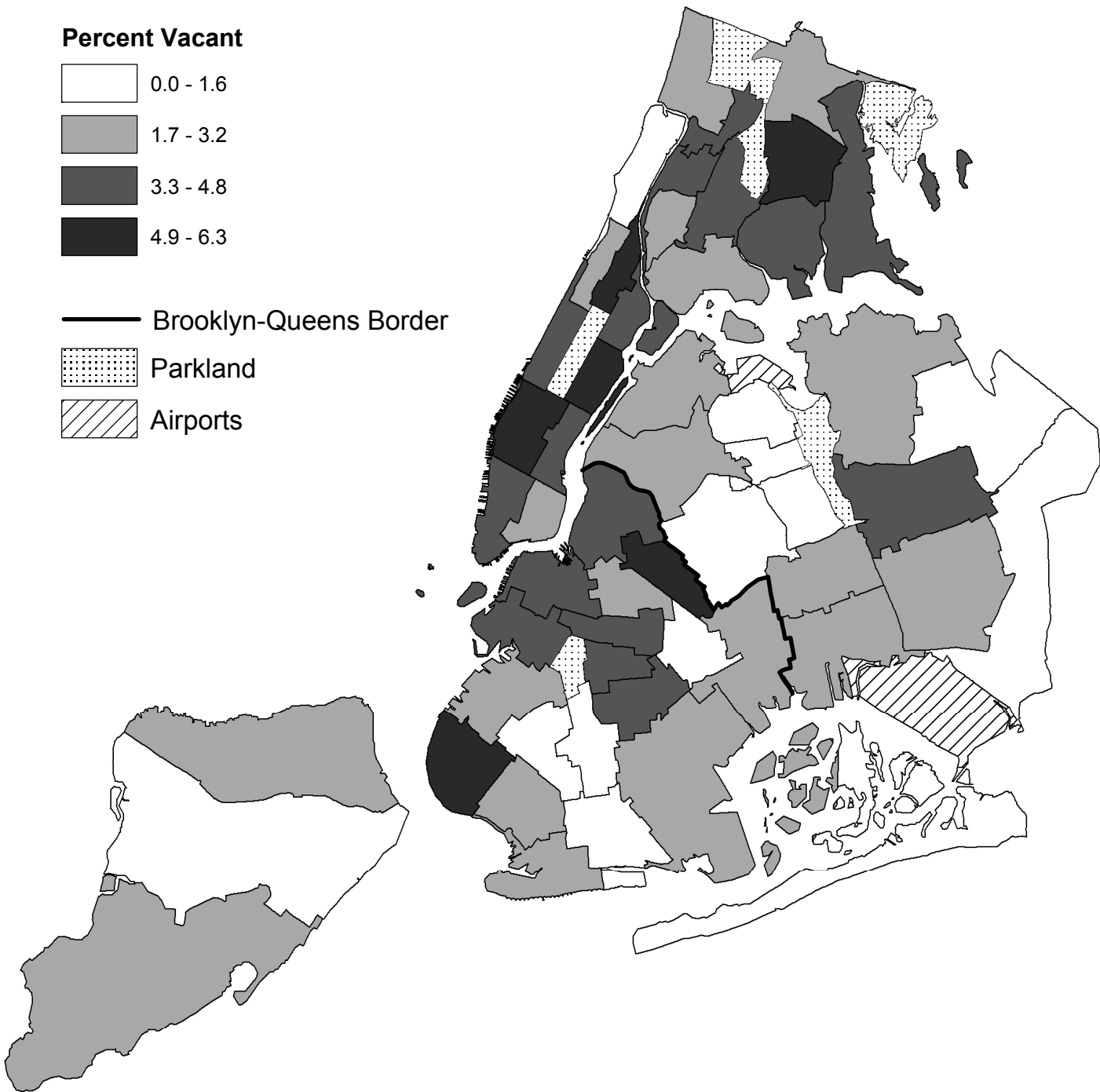
**Percent Vacant**



 Brooklyn-Queens Border

 Parkland

 Airports



Source: New York City Housing and Vacancy Survey



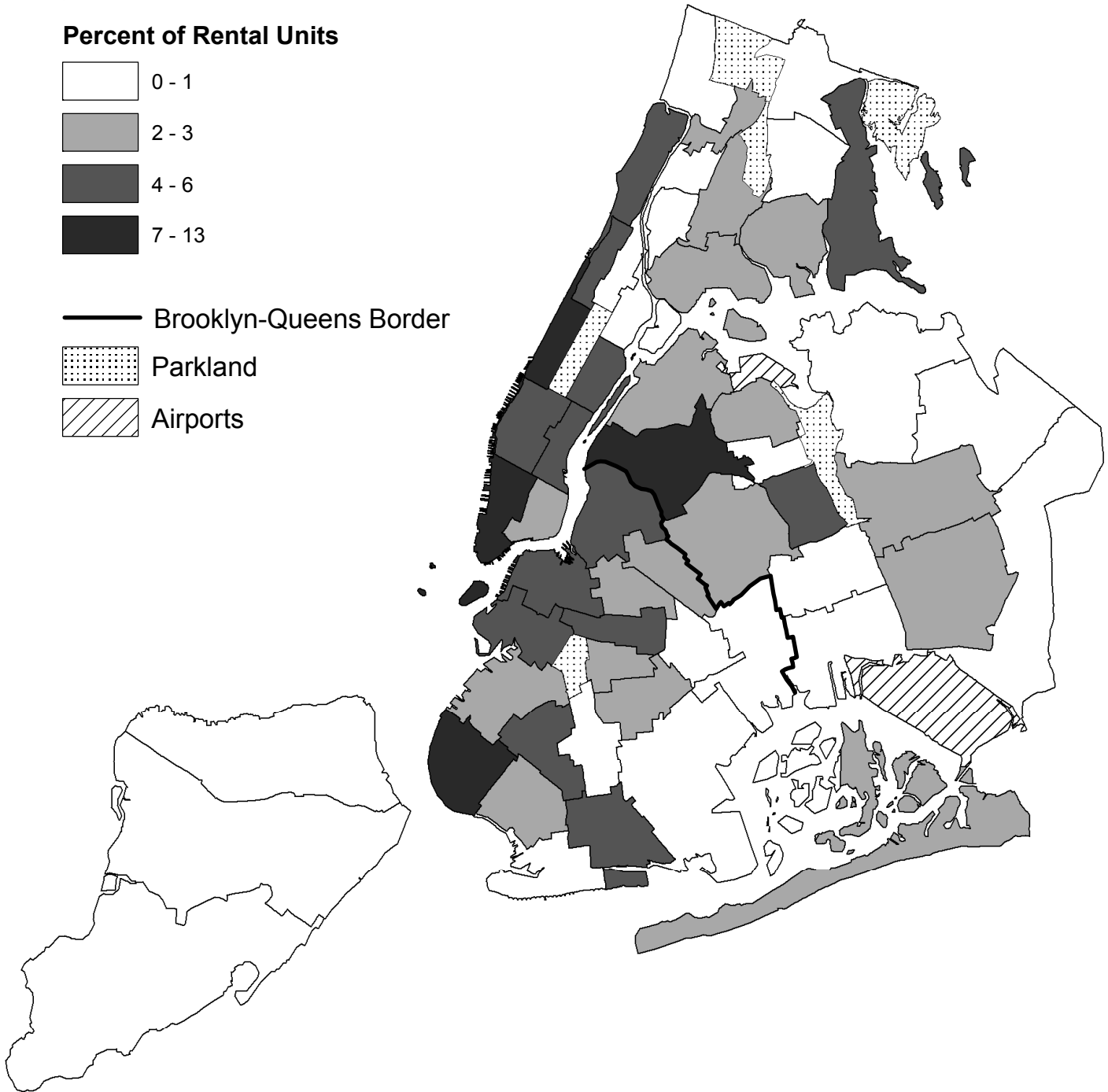
## Neighborhood Table 1-5 Rent Regulation Status in New York City Sub-borough Areas, 2002

Borough	Sub-borough Area	Rent Controlled Units	Rent Stabilized Units	Rent Regulated (Other) Units	Unregu- lated Rental Units
Bronx	101 Mott Haven/Hunts Point	1.5%	45.5%	45.4%	7.6%
Bronx	102 Morrisania/Belmont	1.4%	51.6%	33.5%	13.5%
Bronx	103 Highbridge/South Concourse	0.9%	79.4%	9.0%	10.7%
Bronx	104 University Heights/Fordham	1.0%	82.2%	13.1%	3.7%
Bronx	105 Kingsbridge Heights/Mosholu	2.0%	85.8%	3.5%	8.7%
Bronx	106 Riverdale/Kingsbridge	0.7%	70.9%	12.7%	15.8%
Bronx	107 Soundview/Parkchester	2.1%	30.4%	30.8%	36.7%
Bronx	108 Throgs Neck/Co-op City	5.7%	22.2%	24.0%	48.1%
Bronx	109 Pelham Parkway	0.7%	53.6%	18.0%	27.7%
Bronx	110 Williamsbridge/Baychester	0.9%	29.3%	17.2%	52.6%
Brooklyn	201 Williamsburg/Greenpoint	3.5%	45.6%	23.5%	27.4%
Brooklyn	202 Brooklyn Heights/Fort Greene	4.2%	39.6%	19.3%	36.9%
Brooklyn	203 Bedford Stuyvesant	2.5%	20.0%	28.7%	48.8%
Brooklyn	204 Bushwick	1.3%	41.9%	14.8%	42.0%
Brooklyn	205 East New York/Starrett City	1.0%	19.3%	37.9%	41.8%
Brooklyn	206 Park Slope/Carroll Gardens	3.5%	31.6%	12.1%	52.8%
Brooklyn	207 Sunset Park	2.9%	34.7%	2.9%	59.5%
Brooklyn	208 North Crown Heights/Prospect Heights	3.2%	50.2%	21.1%	25.5%
Brooklyn	209 South Crown Heights	1.7%	77.5%	2.3%	18.4%
Brooklyn	210 Bay Ridge	7.9%	47.7%	2.4%	42.0%
Brooklyn	211 Bensonhurst	2.5%	40.0%	3.5%	54.0%
Brooklyn	212 Borough Park	3.7%	43.9%	0.0%	52.5%
Brooklyn	213 Coney Island	0.5%	41.7%	40.9%	16.9%
Brooklyn	214 Flatbush	0.5%	74.8%	6.8%	17.9%
Brooklyn	215 Sheepshead Bay/Gravesend	4.0%	52.4%	7.3%	36.3%
Brooklyn	216 Brownsville/Ocean Hill	0.6%	23.9%	40.7%	34.8%
Brooklyn	217 East Flatbush	1.3%	49.0%	6.6%	43.0%
Brooklyn	218 Flatlands/Canarsie	0.0%	9.3%	25.9%	64.8%
Manhattan	301 Greenwich Village/Financial District	10.9%	49.6%	8.8%	30.7%
Manhattan	302 Lower East Side/Chinatown	1.3%	54.7%	38.6%	5.4%
Manhattan	303 Chelsea/Clinton/Midtown	4.9%	56.9%	12.9%	25.3%
Manhattan	304 Stuyvesant Town/Turtle-Bay	4.6%	61.0%	10.2%	24.2%
Manhattan	305 Upper West Side	7.4%	54.9%	14.5%	23.2%
Manhattan	306 Upper East Side	4.4%	55.9%	15.4%	24.3%
Manhattan	307 Morningside Heights/Hamilton Heights	5.8%	64.0%	19.8%	10.4%
Manhattan	308 Central Harlem	1.0%	61.1%	26.2%	11.7%
Manhattan	309 East Harlem	0.0%	30.4%	61.3%	8.3%
Manhattan	310 Washington Heights/Inwood	4.9%	83.5%	9.7%	1.9%
Queens	401 Astoria	2.5%	50.9%	14.9%	31.7%
Queens	402 Sunnyside/Woodside	13.1%	59.5%	1.6%	25.9%
Queens	403 Jackson Heights	2.6%	41.2%	3.1%	53.1%
Queens	404 Elmhurst/Corona	0.0%	58.8%	5.6%	35.6%
Queens	405 Middle Village/Ridgewood	1.4%	26.1%	0.0%	72.5%
Queens	406 Rego Park/Forest Hills	3.9%	64.1%	10.7%	21.3%
Queens	407 Flushing/Whitestone	1.0%	41.3%	11.3%	46.4%
Queens	408 Hillcrest/Fresh Meadows	1.3%	65.7%	10.9%	22.1%
Queens	409 Kew Gardens/Woodhaven	0.0%	34.4%	1.8%	63.8%
Queens	410 South Ozone Park/Howard Beach	0.0%	14.7%	0.0%	85.3%
Queens	411 Bayside/Little Neck	0.0%	20.6%	0.1%	79.2%
Queens	412 Jamaica	1.3%	28.2%	17.4%	53.1%
Queens	413 Queens Village	0.0%	16.6%	5.6%	77.8%
Queens	414 Rockaways	1.5%	23.2%	43.5%	31.8%
Staten Island	501 North Shore	0.0%	23.4%	26.9%	49.6%
Staten Island	502 Mid-Island	0.0%	8.0%	4.6%	87.4%
Staten Island	503 South Shore	0.0%	10.8%	6.7%	82.5%
<b>Total</b>	<b>New York City</b>	<b>2.8%</b>	<b>48.6%</b>	<b>16.6%</b>	<b>31.9%</b>

Source: New York City Housing and Vacancy Survey

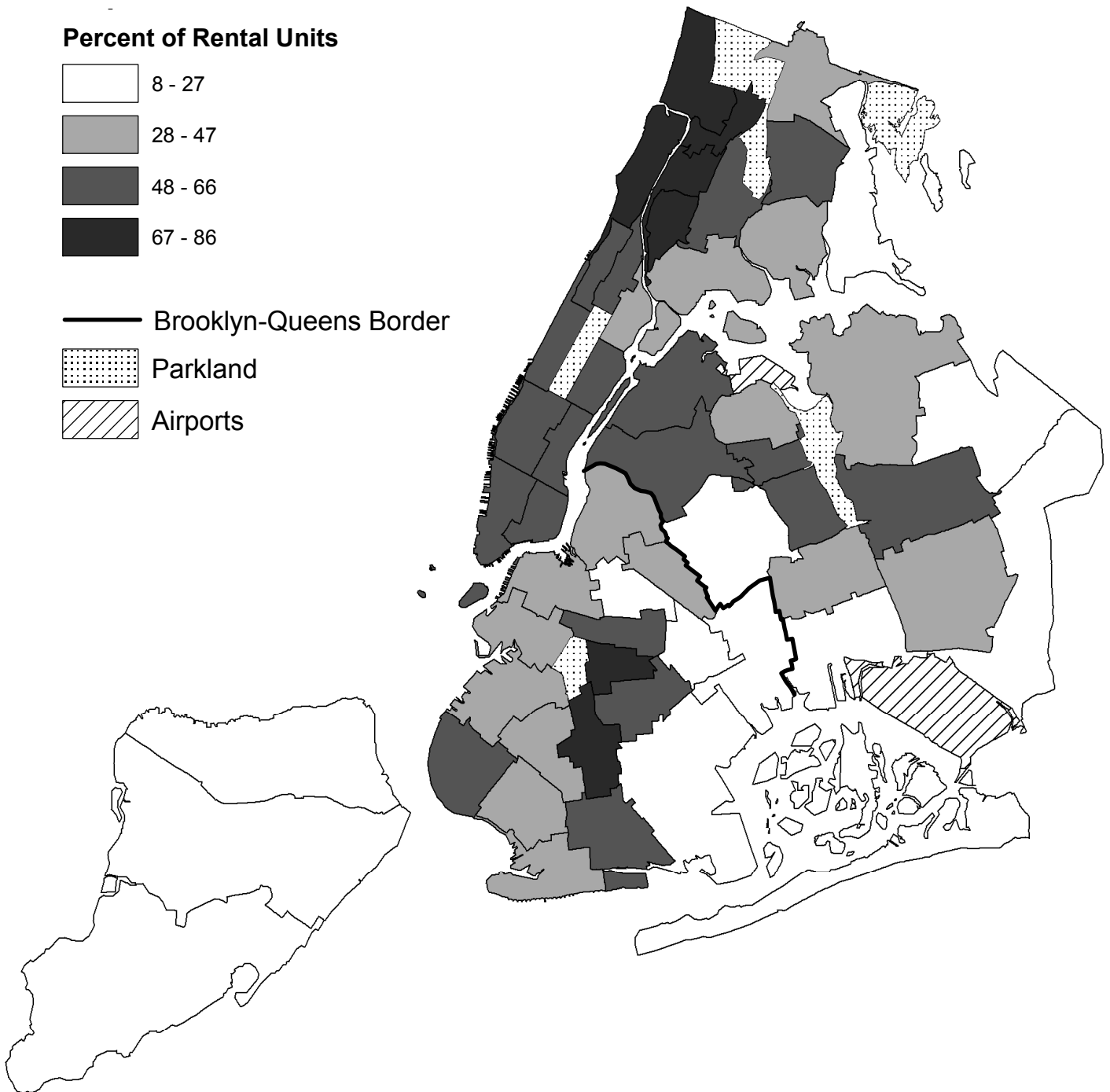
Numbers in italics should be treated with caution since they are based on a small number of observations.

# Map 1-8 Rent-Controlled Housing Units in New York City Sub-borough Areas, 2002



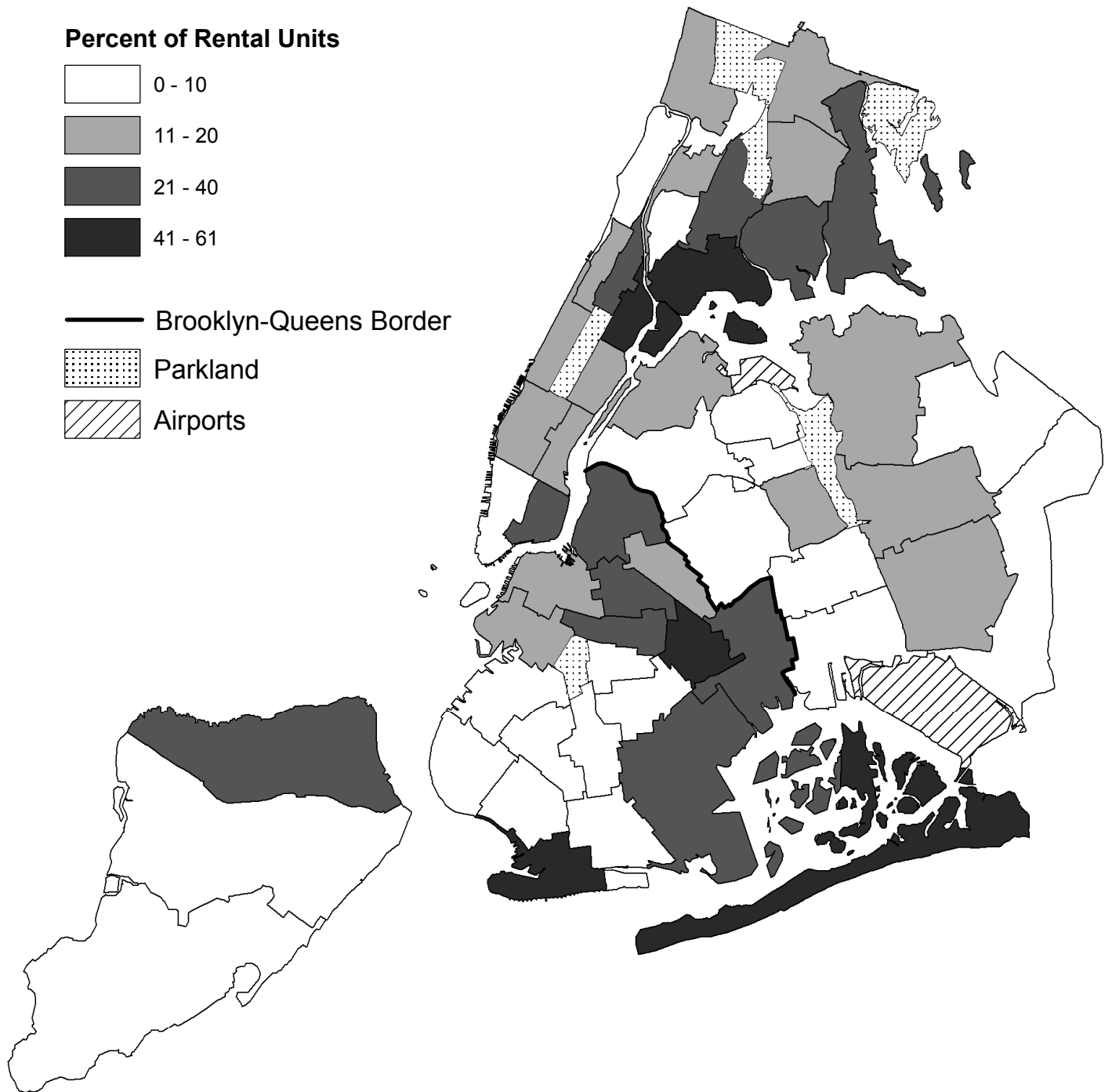
Source: New York City Housing and Vacancy Survey

# Map 1-9 Rent-Stabilized Housing Units in New York City Sub-borough Areas, 2002



Source: New York City Housing and Vacancy Survey

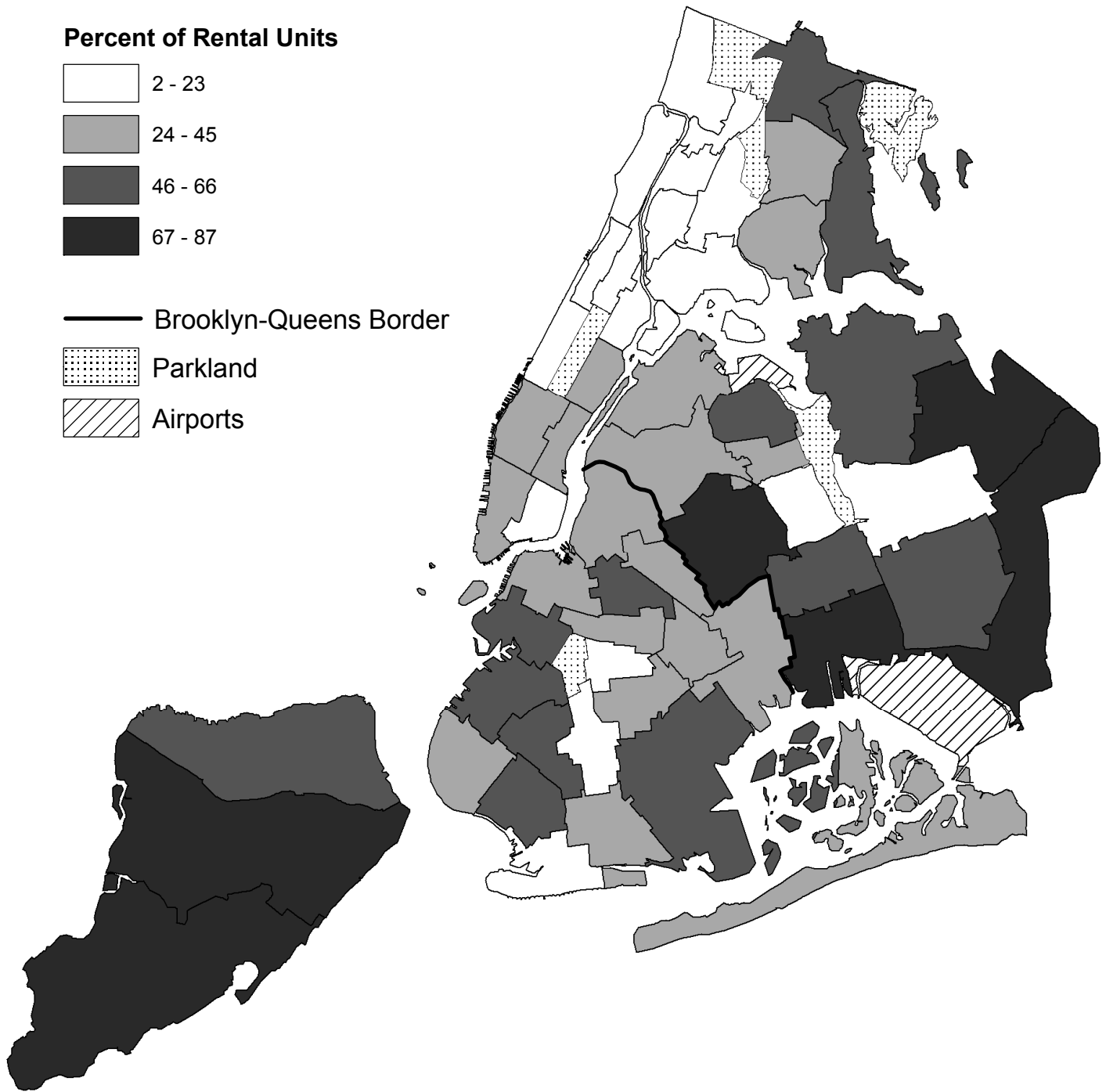
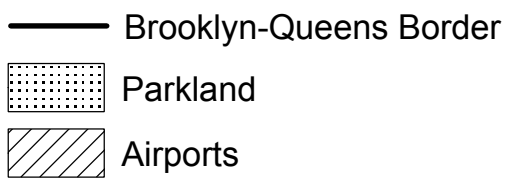
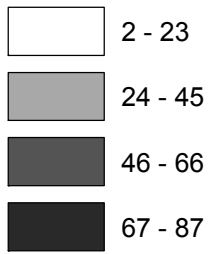
# Map 1-10 Other Rent-Regulated\* Housing Units in New York City Sub-borough Areas, 2002



Source: NYC Housing and Vacancy Survey  
\*Other regulated units include Public Housing, City-owned Housing, Section 8, Loft Board regulated Units, etc.

# Map 1-11 Unregulated Rental Housing Units in New York City Sub-borough Areas, 2002

## Percent of Rental Units



Source: NYC Housing and Vacancy Survey