

User Note

We discovered 19,480 (weighted) renter occupied units (102 sample units) that were incorrectly classified as 'rent stabilized' units, whereas these should have been classified as unregulated units. According to the NYCHVS rent regulation classification system, rent stabilized units whose tenants answered that they did not live in their unit at the time of cooperative/condominium conversion (they moved into the units after the conversion), should be classified as unregulated units, instead of rent stabilized units.

This was an error that occurred only in the 2008 NYCHVS involving the program that designates units according to their rent regulation status. We have corrected the error. This error only affects the estimate of occupied housing units in the rent stabilized and unregulated rental categories. With the correction, the total number of rent stabilized units (occupied and vacant) in the city became 1,003,767 in 2008 rather than the initial estimate of 1,023,247. Correcting the error will not affect rental vacancy rates, rents, incomes, or any other data at the City, borough, or sub-borough level, except when data are cross-classified by the two rent regulation categories mentioned above.

We have corrected the problem and posted a new public use file (for occupied units) and new Series IA and Series VIIA tables.

Below is a table for rent stabilized and unregulated units that shows original and corrected data from the 2008 NYCHVS. None of the differences cited in the table below are statistically significant.

Table of Selected Characteristics

Characteristic	Released July 2009	Revised August 2010	Difference
Total renter occupied housing units	2,081,953	2,081,953	0
Rental vacancy Rate			
Rent stabilized housing units	2.15	2.19	+.04
Pre-1947	2.36	2.38	+.02
1947 or later	1.67	1.75	+.08
Unregulated	4.75	4.63	+.12
Housing Inventory			
Rent stabilized housing units	1,023,247	1,003,767	-19,480
Pre-1947	717,472	710,751	-6,721
1947 or later	305,775	293,016	-12,759
Unregulated	772,650	792,130	+19,480
Median rental household income, total*	36,200	36,200	0
Rent Stabilized	36,000	36,000	0
Pre-1947	35,000	35,000	0
1947 or later	38,000	38,000	0
Unregulated	50,000	50,000	0
Median Gross Rent*	1,057	1,057	0
Rent Stabilized	1,030	1,025	-5
Pre-1947	1,010	1,009	-1
1947 or later	1,065	1,065	0
Unregulated	1,350	1,350	0
Median contract rent*	950	950	0
Rent Stabilized	925	923	-2
Pre-1947	900	900	0
1947 or later	985	980	-5
Unregulated	1,200	1,200	0
Median gross rent/income ratio *	31.5	31.5	0
Rent Stabilized	31.7	31.7	0
Pre-1947	31.7	31.7	0
1947 or later	31.6	31.6	0
Unregulated	31.9	31.9	0

* Medians/Percentages are computed from the public use file and may differ slightly from medians shown in tables due to topcoding. Many variables on the public use file, such as income, are topcoded, while the data shown in the tables are based on non-topcoded data.