

2017 New York City Housing and Vacancy Survey Control Status Classification Methodology

The New York City Housing and Vacancy Survey (NYCHVS) provides a range of information on the cost and quality of housing in New York City as well as the occupant population. A key feature of the NYCHVS is its classification of housing units according to various categories of tenure and regulation, which enables users to estimate characteristics of the housing inventory and population by some of the major types of housing, including rent control and rent stabilization. This information is made available for all occupied units and vacant units that are available for rent or sale.

This document provides an overview of the classification scheme used in the 2017 NYCHVS—the Control Status Recode (CSR). Below, we describe the combination of administrative and interview data employed by the Census Bureau in the coding procedure as well as the hierarchy that results in a mutually-exclusive categorization of sampled units. The table below shows the CSR categories in the 2017 NYCHVS as well as the variable codes in the Public Use File (PUF) and the frequency of each category as defined in the 2017 NYCHVS.

Control Status Recode (CSR)	Code	2017 Housing Inventory	
		Units	Percent
Not Available Vacant	04	247,977	7%
Vacant for Sale-Private Coop, Condo	07	17,389	1%
Vacant for Sale-Conventional	03	13,343	< 1%
Mitchell Lama or Article 4 Coop	86	57,064	2%
Owner Occupied Private Coop	02	261,667	8%
Owner Occupied Condo	12	108,253	3%
Owner Occupied Conventional	01	580,484	17%
<i>In Rem</i>	95	1,661	< 1%
Public Housing	05	186,175	5%
Mitchell Lama or Article 4 Rental	85	43,529	1%
Rent Controlled	90	21,751	1%
Rent Stabilized Pre 1947	30	692,687	20%
Rent Stabilized Post 1947	31	273,755	8%
Other Rental	80	936,850	27%
HUD or Other Regulated	21	26,655	1%

Other documentation on the 2017 NYCHVS is available from <https://www.census.gov/programs-surveys/nychvs.html>.

For fact sheets on rent control and rent stabilization, as well as information on changes to applicable law and relevant policies, please visit: <http://www.nyshcr.org/rent>.

The Control Status Recode is designed to reflect current disposition of units in accordance with various state laws, including Local Emergency Housing Rent Control Act of 1962, 1969 Rent Stabilization Law, 1974 Emergency Tenant Protection Act, Omnibus Housing Act of 1983, Rent Regulation Reform Acts of 1993 and 1997, Rent Acts of 2011 and 2015, articles of Private Housing Finance Law, and Real Property Tax Law. It is important to note that the NYCHVS seeks to identify units that are *subject* to rent stabilization, not only those that were registered with the New York State Homes and Community Renewal (NYSHCR). Therefore, a combination of administrative and interview data are utilized to obtain the rent stabilization status of each sampled unit in order to achieve the most complete and accurate categorization based on available data.

Administrative Data

For the 2017 NYCHVS, the Census Bureau first looked for a match of each sample unit, by address, with entries on any of several lists supplied by the survey sponsor, the New York City Department of Housing Preservation and Development (HPD). These lists included the following: units subject to rent control as well as initial and annual registrations from NYSHCR, public housing owned and managed by the New York City Housing Authority, buildings regulated by New York State or New York City under the Mitchell-Lama program, buildings held and managed by the City under the *in rem* program, units whose rents are regulated by the New York City Loft Board, buildings where rents are regulated under programs of the federal Department of Housing and Urban Development (HUD), and those regulated under Article 4 of the Private Housing Finance Law (PHFL) or under the City's Municipal Loan Program. Addresses of buildings receiving tax benefits under the J-51, 421-a, and 421-g programs during the 2017 NYCHVS survey cycle were also provided, as were administrative data on the year of construction from the New York City Department of Finance (DOF).

The NYSHCR apartment registration files included records of units classified as stabilized, temporarily exempt, permanently exempt, or vacant. For 2017, data going back to 1993 were utilized. Based on these records provided by NYSHCR, HPD identified the most recent record available for a given unit. Rent controlled units were identified by NYSHCR and provided to HPD as of May 2017.

Lists of units in public housing, State and City Mitchell Lama, and Loft-Board regulated buildings were obtained from the appropriate agencies or governing bodies. Units in properties that were HUD-regulated were identified by the HUD New York Regional Office. Units in buildings subject to Article 4, Municipal Loan Program, and *in rem* were obtained from program offices at HPD. Properties receiving a J-51, 421-a, or 421-g tax benefit were identified using data from DOF. All records were geo-coded to ensure valid Building Identification Numbers (BIN) to facilitate matching by the Census Bureau.

Hierarchy of Administrative Data Sources

The Census Bureau matched the sample units to these administrative address lists to determine an initial classification. For the most part, these administrative lists are mutually exclusive, with each unit or building appearing only on one list; however, to ensure a single classification, the Census Bureau utilized a sequential match. If a unit was found on the first list, that source was indicated; if the unit was *not* matched to the first list, the unit was checked for presence on the next list, and so on. The priority of assignment by order of list proceeded as follows:

- *In rem*
- Public Housing
- Mitchell Lama
- NYSHCR status
- HUD regulated
- Article 4
- Loft Board
- Municipal Loan Program

Classification Schema

In some cases, the 2017 NYCHVS utilized additional data on sampled units in order to classify them. This included information obtained from the NYCHVS interview as well as additional administrative data (e.g., occupancy, tenure, year householder moved into the unit, if the unit is a condo or coop, rent, number of units, year built and tax benefits). For units that did not match any of the administrative lists described above, classification was based solely on these secondary data.

Units that were Vacant, Not Available for Rent or Sale were classified as Not Available Vacant.

Units that were either Vacant, Available for Sale or Owner-Occupied were classified into one of four categories: Mitchell Lama Cooperative, Private Cooperative, Private Condominium, or Owner Conventional.

If the unit matched to the Mitchell Lama Cooperative administrative data, it was classified as such, and if not matched, it was then classified according to whether the sampled unit was in a cooperative or condominium building as Private Cooperative or Condominium, respectively. Occupied units were then further classified as Owner Occupied Private Cooperative or Owner Occupied Condo, and vacant units were classified as Vacant for Sale-Private Cooperative, Condo. If the unit was neither in a condo nor a coop building, then it was classified as Owner Occupied Conventional or Vacant for Sale-Conventional depending on vacancy status.

Units that were either Vacant, Available for Rent or Renter-Occupied were classified into one of eight categories: *In Rem*, Public Housing, Mitchell Lama Rental or Article 4, Stabilized Pre-1947, Stabilized Post-1947, Rent Controlled, Other Rental, or HUD or Other Regulated.

The following categories were determined solely based on the Census Bureau's match of sampled units to the corresponding administrative address lists following the sequence defined above in the Hierarchy of Administrative Data Sources section: *In rem*, Public Housing, Mitchell Lama Rental, HUD-regulated, Article 4 Rental, Loft Board, and Municipal Loan Program. Due to disclosure avoidance procedures, Mitchell Lama Rental and Article 4 were combined into a single CSR category, as were Loft Board, HUD-regulated, and Municipal Loan Program.

Rent controlled and rent stabilized classifications utilize multiple sources of information to identify regulatory status. For sampled units that matched administrative address data from NYSHCR, a secondary coding sequence was employed that compared the year the householder reported moving in to the unit and the unit's most recent record. In cases where the sampled unit did not match the NYSHCR administrative lists or the householder moved in after the most recent record, these units were classified as Rent Controlled, Rent Stabilized (Pre- or Post-1947), or Other Rental based on a number of characteristics obtained from the interview and administrative data., such as year built, current householder's move-in date, number of units in the building, rents, condo/coop conversion year, and receipt of eligible tax benefit.

Changes to 2017 Methodology

For the 2014, 2011, 2008, 2005, and 2002 HVSs, files compiled from NYSHCR registrations covered the preceding five-year period. However, in 2017, the files incorporated data going back to 1993 and included initial registrations as well as the status, not previously recorded, of "permanently exempt." For details on the resulting changes, please visit: <https://www2.census.gov/programs-surveys/nychvs/technical-documentation/methodology/nychvs-2017-change-in-rent-regulation.pdf>