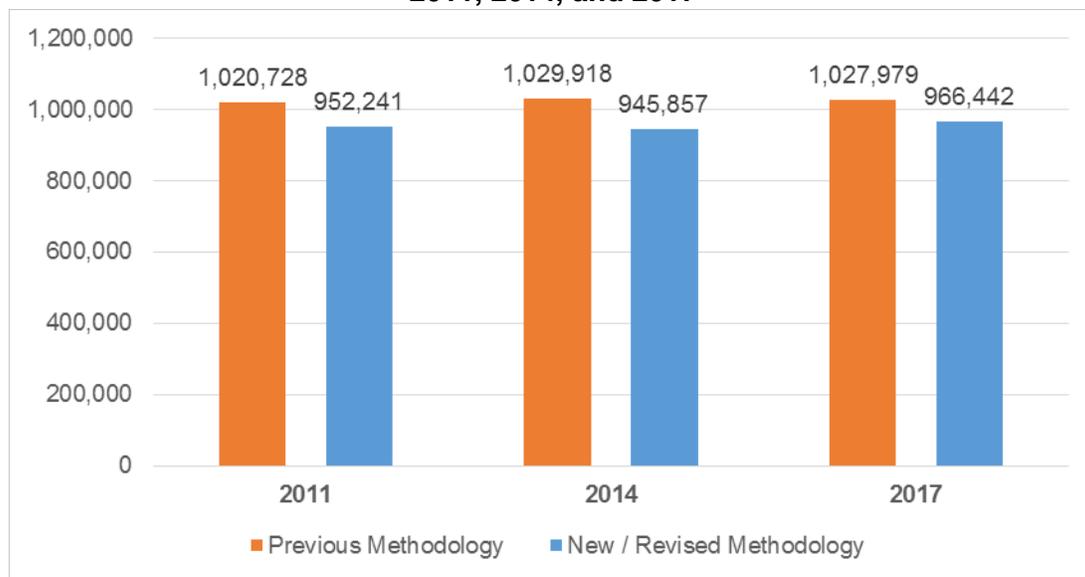


Change in the Rent Regulation Coding Methodology

For the 2017 New York City Housing and Vacancy Survey (NYCHVS), the rent regulation coding sequence was adjusted to improve the accuracy of estimates of the rent stabilized housing stock. The 2017 NYCHVS methodology incorporates additional information on 62,000 units that registered with DHCR as permanently exempt. About 47,000 of these units were deregulated in 2011 or earlier, 9,000 units were deregulated between 2012 and 2014, and about 6,000 units were deregulated between 2015 and the 2017 NYCHVS survey period.

**Estimated Count of Rent Stabilized Units,
Original and Revised Methodology:
2011, 2014, and 2017**



As the figure above shows, applying the previous methodology to the current 2017 data would produce an estimate of about 1.028 million rent stabilized units — an estimate that is statistically similar to the estimates of both 2011 and 2014. This methodology is an over-estimate of the rent stabilized stock. Conversely, if we were to apply the new and revised methodology to previous NYCHVS data, we would estimate that there were about 952,000 and 946,000 rent stabilized units in 2011 and 2014, respectively. Using the same methodology enables comparable estimates and shows no significant change in the number of rent stabilized units between 2011, 2014, and 2017.

This revised methodology is a more accurate set of estimates that account for previously decontrolled units that had previously been categorized as stabilized when they should have been classified as private, unregulated. Due to these changes in methodology, any comparisons of the rent stabilized stock or tenant population between 2017 and earlier NYCHVSs should be made with caution. For definitions and coding of rent regulation, please visit <https://www.census.gov/programs-surveys/nychvs/technical-documentation/rent-regulation-status.html>