

NEW YORK CITY HOUSING AND VACANCY SURVEY:

1987, 1984, 1981, 1978

(Longitudinal)

TECHNICAL DOCUMENTATION

This documentation consists of the following materials:

Attachment 1	Abstract
Attachment 2	1987 Record Layout
Attachment 3	1984 Record Layout
Attachment 4	1981 Record Layout
Attachment 5	1978 Record Layout
Attachment 6	1987 Source and Reliability Statement
Attachment 7	1984 Source and Reliability Statement
Attachment 8	1981 Source and Reliability Statement
Attachment 9	1978 Source and Reliability Statement
Attachment 10	1987 Notes and Definitions
Attachment 11	1984 Notes and Definitions
Attachment 12	1981 Notes and Definitions
Attachment 13	1978 Notes and Definitions

NOTE

Questions about the **documentation** should be directed to Data User Services Division, Data Access and Use Staff, Bureau of the Census, Washington, D.C. 20233. Phone: (301) 763-2074.

Questions about the **tape** should be directed to Data User Services Division, Customer Services (Tapes), Bureau of the Census, Washington, D.C. 20233. Phone: (301) 763-4100.

Questions about the **subject matter** should be directed to Housing and Household Economic Statistics Division, Financial and Market Characteristics Branch, Bureau of the Census, Washington, D.C. 20233. Phone: (301) 763-8165.

ATTACHMENT 1

ABSTRACT

*New York City Housing and Vacancy Survey: 1987,
1984, 1981, 1978 (longitudinal) [machine-readable data file]
/prepared by the Bureau of the Census. – Washington: The
Bureau [producer and distributor], 1989.*

Type of File:

Microdata.

Universe Description

All housing units in New York City.

Subject-Matter Description:

The file provides estimates on the characteristics of housing units and their occupants for 1987, 1984, 1981, and 1978. Data are presented on the occupancy status, the year structure was built, whether owner or renter occupied, and the condominium status of the unit. Additional data focus on the number of stories, units, and rooms in the structure; the type of heating fuel; plumbing facilities; the existence of cracks or holes in walls or floors; and the occurrence of heating equipment breakdowns. Also available are statistics on household income, the need for public assistance or welfare payments, contract rent amount, rent subsidy needs, the purchase price of the home, monthly mortgage payments, routine maintenance fees, and real estate taxes.

Data for vacant units provide information on the number of stories and rooms, the presence of an elevator, the types of plumbing and kitchen facilities, and the principal type of heating fuel. In addition, estimates are presented on the duration of vacancy, the occupancy status before vacant, whether condominium or cooperative before vacant, the reason the building is not for sale or for rent, and, if for rent or for sale, the asking rent or sales price.

Geographic Coverage

New York City and its five boroughs: Bronx, Brooklyn, Manhattan, Queens, and Richmond.

Technical Description

File Structure: Longitudinal

File Size:

File 1 (1987): 16,578 logical records; record length is 324 characters.
File 2 (1984): 16,355 logical records; record length is 270 characters.
File 3 (1981): 16,308 logical records; record length is 270 characters.
File 4 (1978): 16,252 logical records; record length is 270 characters.

Reference Materials:

New York City Housing and Vacancy Survey: 1987, 1984, 1981, 1978 (longitudinal) Technical Documentation. The documentation includes this abstract, and a record layout and a Source and Reliability Statement for each file. One copy accompanies each file order. It is available separately for \$5 from Data User Services Division, Customer Services (Order Desk), Bureau of the Census, Washington, D.C. 20233.

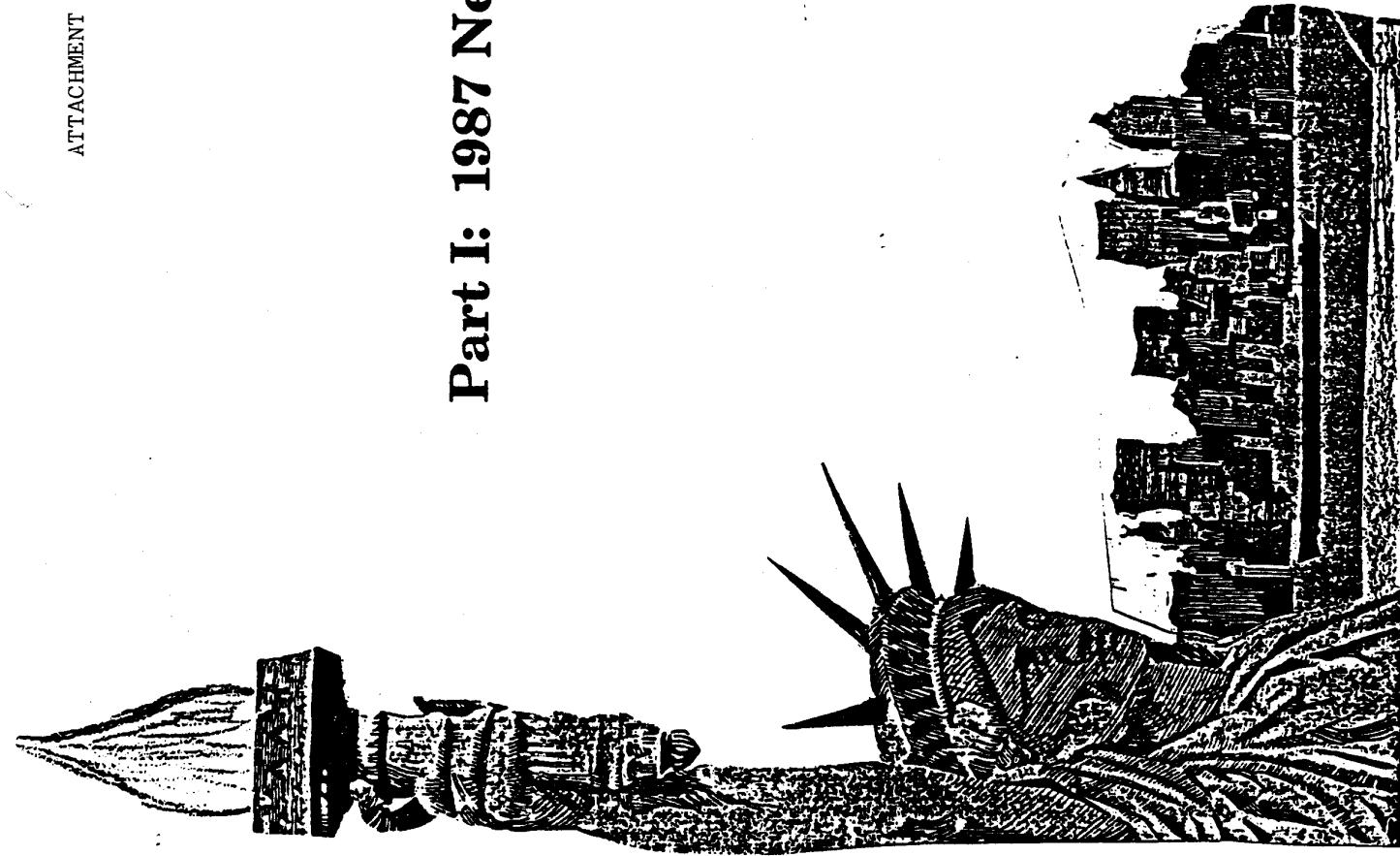
Related Printed Reports:

U.S. Bureau of the Census. Special Housing Studies, 1987 *New York City Housing and Vacancy Survey*. The printed report contains informational notes and definitions about the survey and costs \$14. For information on the availability of the report contact Housing and Household Economic Statistics Division, Bureau of the Census, Washington, D.C. 20233. Phone: (301) 763-8165.

File Availability

The file may be ordered from Data User Services Division using the Customer Services order form for tapes on the following page. The tape is available with the following technical options at the price listed.

	<u>Reels</u>	<u>Cost</u>
9 track, 1600 bpi (EBCDIC or ASCII)	2	\$350
Reel 1 contains files 1 and 2		
Reel 2 contains files 3 and 4		
9 track, 6250 bpi (EBCDIC or ASCII)	1	\$175
Single reel contains all 4 files		



Part I: 1987 New York City Housing
And
Vacancy Survey

TAPE SPECIFICATIONS:
9 TRACK
1600 BITS PER INCH
ODD PARITY
EBCDIC
ANSI STANDARD LABELS
324 CHARACTER RECORD
BLOCKING FACTOR OF 30

1987 NEW YORK CITY HOUSING AND VACANCY SURVEY
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NONINTERVIEW UNITS

Borough	57
Type of Schedule	57
Year Identifier	57
Linkage Identifier	57

1987 RECORD LAYOUT
OCCUPIED UNITS
(Pages 1 - 41)

PAGE 1

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION
		LOCATION WORD DIGIT CHARACTER

Record Type

ALL OCCUPIED UNITS
Borough

Label

- 1 = Bronx
2 = Brooklyn
3 = Manhattan
4 = Queens
5 = Richmond

1 1 1
1 2 2

1987 RECORD LAYOUT

PAGE 2

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION		
			WORD	DIGIT	CHARACTER
H	Condition	1 = Dilapidated 2 = Sound 3 = Deteriorating 4 = Not reported		1	3
J	Occupancy Status	1 = Occupied		1	4
I	Boarded Up Buildings (Observation)	1 = Yes, boarded up 2 = No, not boarded up 3 = Not reported		1	5
TS	Type of Schedule	01 = Owner occupied-regular 02 = Owner occupied-cooperative 05 = Renter occupied-old construction (before April 1970) 06 = Renter occupied-Public housing 07 = Renter occupied-other 08 = Renter occupied-new construction (after April 1970) 13 = Owner occupied-condominium		1	6
	SRO Flag	0,blank = Not in SRO sample frame 1 = In SRO sample frame		2	8

1987 RECORD LAYOUT

PAGE 3

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	
			WORD	PIGIT
				CHARACTER

3	Date Reference Person Moved In	Year 01 = (Last two digits of year)	2	3-4	9-10
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•
•
•
87 = (Last two digits of year)

Blank	2	5-6	11-12
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1987 RECORD LAYOUT

PAGE 4

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	IGHT	CHARACTER
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Previous Occupancy

- 1 = Yes, new when moved in
 2 = No, previously occupied
 3 = Not reported
 4 = Not applicable (moved in 1983 or earlier)

Most Recent Place Reference Person
Lived for 6 Months or More

- 01 = Always lived in this unit
 02 = Other unit in same building
 03 = Same borough, but other building
 04 = Bronx
 05 = Brooklyn
 06 = Manhattan
 07 = Queens
 08 = Staten Island
 09 = NY, NJ, Connecticut
 10 = Other State
 11 = Puerto Rico
 12 = Dominican Republic
 13 = Caribbean (other than Puerto Rico and Dominican Republic)
 14 = Mexico, Central America, South America
 15 = China, Hong Kong, Taiwan
 16 = Korea
 17 = India
 18 = Philippines
 19 = Other Asia
 20 = Europe
 21 = All other countries
 22 = Not reported

1987 RECORD LAYOUT

PAGE 5

OCCUPIED UNITS

ITEM NO.		ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	
				WORD	DIGIT
					CHARACTER
11a		Place of Birth (Reference Person)	a. Reference Person's Birthplace	3	4-5
			10 = U.S. 11 = Puerto Rico 12 = Dominican Republic 13 = Caribbean (other than Puerto Rico and Dominican Republic) 14 = Mexico, Central America, South America 15 = China, Hong Kong, Taiwan 16 = Korea 17 = India 18 = Philippines 19 = Other Asia 20 = Europe 21 = All other countries 22 = Not reported		16-17
11b		Place of Birth (Reference Person's Father)	b. Reference Person's Father	3	4
			10 = U.S. 11 = Puerto Rico 12 = Dominican Republic 13 = Caribbean (other than Puerto Rico and Dominican Republic) 14 = Mexico, Central America, South America 15 = China, Hong Kong, Taiwan 16 = Korea 17 = India 18 = Philippines 19 = Other Asia 20 = Europe 21 = All other countries 22 = Not reported		18-19

1987 RECORD LAYOUT

PAGE 6

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

- 11c Place of Birth
(Reference Person's Mother)
- | | | | |
|---|---|-----|-------|
| 10 = U.S. | 4 | 2-3 | 20-21 |
| 11 = Puerto Rico | | | |
| 12 = Dominican Republic | | | |
| 13 = Caribbean (other than Puerto Rico
and Dominican Republic) | | | |
| 14 = Mexico, Central America, South America | | | |
| 15 = China, Hong Kong, Taiwan | | | |
| 16 = Korea | | | |
| 17 = India | | | |
| 18 = Philippines | | | |
| 19 = Other Asia | | | |
| 20 = Europe | | | |
| 21 = All other countries | | | |
| 22 = Not reported | | | |
- 12 Hispanic or Spanish Origin
- | | | | |
|---------------------------------|---|---|----|
| 1 = Yes, Hispanic or Spanish | 4 | 4 | 22 |
| 2 = No, not Hispanic or Spanish | | | |
| 3 = Not reported | | | |
- 13 Race of Reference Person
- | | | | |
|---|---|---|----|
| 1 = White | 4 | 5 | 23 |
| 2 = Black | | | |
| 3 = Asian or Pacific Islander | | | |
| 4 = American Indian, Alaskan, or Eskimo | | | |
| 5 = Other | | | |
| 6 = Not reported | | | |
- 14 Condominium or Cooperative Status
- | | | | |
|--|---|---|----|
| 1 = No, not condominium or cooperative | 4 | 4 | 24 |
| 2 = Yes, a condominium | | | |
| 3 = Yes, a cooperative | | | |
| 4 = Don't know | | | |
| 5 = Not reported | | | |

OCCUPIED UNITS

ITEM NO.		ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	RIGHT	CHARACTER
----------	--	-----------	-----------------------------	----------	------	-------	-----------

15 a, b Tenure

1 = Yes, owned or being bought

2 = Pay cash rent

3 = Occupy rent free

25

Dent

Year Built

1 = 1984 or later

2 = 1970 to 1983

3 = 1947 to 1969

4 = 1946 or earlier

5 = Not reported

26

27

28

29

30

31

29

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01 = 1 unit without business

02 = 1 unit with business

03 = 2 units without business

04 = 2 units with business

05 = 3 to 5 units

06 = 6 to 9 units

07 = 10 to 12 units

08 = 13 to 19 units

09 = 20 to 49 units

10 = 50 to 99 units

11 = 100 to 199 units

12 = 200 or more units

13 = Not reported

Owner in Structure

29

31

1 = Yes

2 = No

3 = Not reported

31

1987 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	ITEM ID CODES AND DESCRIPTION	LOCATION	WORD	BIT II	CHARACTER
----------	-----------	-------------------------------	----------	------	--------	-----------

30 Stories in Structure

- 1 = 1 story
 2 = 2 stories
 3 = 3 stories
 4 = 4 stories
 5 = 5 stories
 6 = 6 stories
 7 = 7 or more stories
 8 = Not reported

31 Elevator

- 1 = Yes
 2 = No

32

6 2 32

32a Rodes

- 1 = 1 rodes
 2 = 2 rodes
 3 = 3 rodes
 4 = 4 rodes
 5 = 5 rodes
 6 = 6 rodes
 7 = 7 rodes
 8 = 8 or more rodes
 9 = Not reported

6 4 34

6 4 34

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

32b Bedrooms

35-16 5-6

- 01 = No bedrooms
 02 = 1 bedrooms
 03 = 2 bedrooms
 04 = 3 bedrooms
 05 = 4 bedrooms
 06 = 5 bedrooms
 07 = 6 bedrooms
 08 = 7 bedrooms
 09 = 8 or more bedrooms
 10 = Not reported

33 a, b Plumbing Facilities

37

- 1 = No, have some but not all facilities
 in this apartment (house)
 2 = No plumbing facilities in this
 apartment (house)
 3 = Yes, For the exclusive use of this
 household
 4 = Yes, Also for use by another household
 5 = Not reported

34 a, b Kitchen Facilities

38

- 1 = No, have some but not all facilities
 in this apartment (house)
 2 = No kitchen facilities in this
 apartment (house), but facilities
 available in building
 3 = No kitchen facilities in this building
 4 = Yes, For the exclusive use of this household
 5 = Yes, Also for use by another household
 6 = Not reported

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
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1987 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

36b
(1)

Gas

Paid Separately

- 1 = Yes
- 2 = No, included in rent, condominium or other fee
- 3 = No, gas not used
- 4 = Not reported

(2)

Monthly Cost (those paying separately)

001 = (Dollar amount)

8 5 47

8 5 48-50

400

401 = \$401 or more

998 = Not reported

999 = Not applicable (included in rent, condo or other fee, gas not used, gas and electric combined, or paid separately, not reported)

36c

Combined Gas/Electricity

001 = (Monthly dollar amount)

9 3-5 51-53

400

401 = \$401 or more

998 = Not reported or not applicable

1987 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
OCCUPIED UNITS						

Paid Separately

1 = Yes

2 = No, included in rent, condominium or
other fee or no charge
3 = Not reported

Water and Sewer

(1)

54

Yearly Cost (those paying separately)
001 = (Dollar amount)

(2)

800

801 = \$801 or more

998 = Not reported

999 = Not applicable (included in rent, condo
or other fee, no charge, or paid
separately, not reported)

9 6 54

55-57

10

1-3

55-57

1987 RECORD LAYOUT

PAGE 13

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION		
			WORD	DIGIT	CHARACTER
36e	Other Fuels	Paid Separately 1 = Yes 2 = No, included in rent, condominium or other fee 3 = No, these fuels not used 4 = Not reported	10	4	58
(1)			11	1-2	
(2)		Yearly Cost (those paying separately) 00001 = (Dollar amount)	10	5-6	59-62
			11	1-2	
		5000 5001 = \$5001 or more			
		9998 = Not reported			
		9999 = Not applicable (included in rent, condo or other fee, these fuels not used, or paid separately, not reported)			
48	Total Household Income	000000 = Not reported 000001 = No income or loss 000002 = (Dollar amount)	11	3-6	63-68
			12	1-2	
		100000 100001 = \$100,001 or more			
49	Public Assistance or Welfare Payments	1 = Yes 2 = No 3 = Not reported	12	3	69
			12	4-6	70-72
		Blank			

1987 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VNL ID CODES AND DESCRIPTION	LOCATION			CHARACTER
			WORD	WORD	DIGIT	

RENTER OCCUPIED UNITS

<u>Monthly Rent</u>	1-3	1-4	73-76
0001 = Not reported			
0002 = Not applicable (occupied rent free or owner occupied)			
0003 = (Dollar amount)			

1500 **1501 = 11501 or more**

Government Assistance

	1	3	5	7
1 = Yes				
2 = No				
3 = Don't know				
4 = Not reported				
5 = Not applicable (owner occupied or household member(s) receives public assistance or welfare payments)				

Rent Subsidy in Addition to Shelter Allowance

78 6

2 = No
3 = Don't know
4 = Not reported
5 = Not applicable (owner occupied or no household member(s) receives public assistance or welfare payments)

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION ITEM NO.	LOCATION ITEM NO.	CHARACTER ITEM NO.
----------	-----------	-----------------------------	----------------------	----------------------	-----------------------

40 Senior Citizens Rent Increase
Exception

- 1 = Yes
- 2 = No
- 3 = Don't know
- 4 = Not reported
- 5 = Not applicable (household member(s) less than 62, owner occupied, or occupied rent free)

79

Respondent Rent Control Status

39

- 1 = Under Rent Control
- 2 = Under Rent Stabilization
- 3 = (No code 3 on document)
- 4 = Neither of the above
- 5 = Don't know
- 6 = Not reported
- 7 = Not applicable (occupied rent free or owner occupied)

60

14 1 1

1987 RECORD LAYOUT

PAGE 16

OCCUPIED UNITS

ITEM NO.		ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION WORD	LOCATION IGHT	CHARACTER
OCCUPIED UNITS						
41 a, b	Heating Equipment Breakdown		1 = No breakdown of 6 hours or more 2 = 1 time 3 = 2 times 4 = 3 times 5 = 4 or more times 6 = Not reported 7 = Not applicable (owner occupied)	14	3	81
42	Additional Sources of Heat		1 = Yes 2 = No 3 = Not reported 4 = Not applicable (owner occupied)	14	4	82
43a	Rodents		1 = Yes 2 = No 3 = Not reported 4 = Not applicable (owner occupied)	14	5	83
43b	Exterminator Service		1 = Regularly 2 = Only when needed 3 = Irregularly 4 = Not at all 5 = Don't know 6 = Not reported 7 = Not applicable (owner occupied)	14	6	84

1987 RECORD LAYOUT

PAGE 17

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
OCCUPIED UNITS						
44a	Crocks or Holes	1 = Yes 2 = No 3 = Not reported 4 = Not applicable (owner occupied)		15	1	85
44b	Holes in Floor	1 = Yes 2 = No 3 = Not reported 4 = Not applicable (owner occupied)		15	2	86
45 a, b	Areas of Broken Plaster or Peeling Paint	1 = No areas 2 = Area larger than questionnaire 3 = Area smaller than questionnaire 4 = Not reported 5 = Not applicable (owner occupied)		15	3	87

1987 RECORD LAYOUT

OCCUPIED UNITS

ITEM NO.	ITEM NAME	W/M/D	LOCATION	WORD	DIGIT	OWNER

Boarded Up Structures in Neighborhood

- 1 = Yes, boarded up structures
- 2 = No, boarded up structures
- 3 = Not reported
- 4 = Not applicable (owner occupied)

Neighborhood Rating

1 = Excellent
2 = Good
3 = Fair
4 = Poor
5 = Not reported
6 = Not applicable (owner occupied)

Length of Lease	15	6	90
1 = 1 year			
2 = 2 years			
3 = 3 years or more			
4 = No lease			
5 = Don't know			
6 = Not reported			
7 = Not applicable (occupied rent free or owner occupied)			

11 1-3 91-93

OCCUPIED UNITS

ITEM NO.		ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
17b		Occupancy Status Before Acquisition	1 = Owned and occupied by another household 2 = Rented by reference person 3 = Rented by another household 4 = Never previously occupied 5 = Don't know 6 = Not reported 7 = Not applicable (renter occupied or occupied rent free)	17	5	101	
17c		Condominium or Cooperative Status Before Acquisition	1 = Yes 2 = No 3 = Don't know 4 = Not reported 5 = Not applicable (renter occupied or occupied rent free)	17	6	102	
18a		Purchase Price	0000001 = Don't know 0000002 = (Dollar amount)	18	1-6	103-109	
			0400000 0400001 = \$400,001 or more 9999998 = Not reported 9999999 = Not applicable (renter occupied, occupied rent free, or acquired 1981 or earlier)	19	19	1-6	110-113
			Blank		19	2-5	110-113
18b		Down Payment	0000001 = Don't know 0000002 = (Dollar amount)	19	6	1-6	114-120
			0150000 0150001 = \$150,001 or more 9999998 = Not reported 9999999 = Not applicable (renter occupied, occupied rent free, or acquired 1981 or earlier)	20			

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
OCCUPIED UNITS						
19	Blank			21	1-4	121-124
	Value	0000001 = Don't know 0000002 = (Dollar amount)		21	5-6	125-131
				22	1-5	
20	Mortgage Status	0999999 0999991 = \$900,001 or more 9999998 = Not reported 9999999 = Not applicable (renter occupied or occupied rent free)		22	6	132
		1 = Mortgage or similar loan 2 = Owned free and clear 3 = Not reported 4 = Not applicable (renter occupied or occupied rent free)				
21	Monthly Mortgage Payments	00001 = Not reported 00002 = Not applicable (renter occupied, occupied rent free, or owned free and clear) 00003 = (Dollar amount)		23	1-5	133-137
		02800 02801 = \$2801 or more				

1987 RECORD LAYOUT

PAGE 22

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

220	Monthly Condominium or Maintenance Fees (Recode)	01 = Less than \$100 02 = \$100 to \$149 03 = \$150 to \$199 04 = \$200 to \$249 05 = \$250 to \$299 06 = \$300 to \$349 07 = \$350 to \$399 08 = \$400 to \$449 09 = \$450 to \$499 10 = \$500 to \$549 11 = \$550 to \$599 12 = \$600 to \$649 13 = \$650 to \$699 14 = \$700 to \$749 15 = \$750 to \$799 16 = \$800 to \$849 17 = \$850 to \$899 18 = \$900 to \$949 19 = \$950 to \$999 20 = \$1000 to \$1099 21 = \$1100 to \$1199 22 = \$1200 to \$1299 23 = \$1300 to \$1399 24 = \$1400 to \$1499 25 = \$1500 to \$1599 26 = \$1600 to \$1699 27 = \$1700 to \$1799 28 = \$1800 to \$1899 29 = \$1900 to \$1999 30 = \$2000 or more 31 = Not reported 32 = Not applicable		23	6	138-139
-----	--	---	--	----	---	---------

1987 RECORD LAYOUT

PAGE 23

OCCUPIED UNITS

		ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
22b	Routine Maintenance Fees During 1986		0001 = Don't know 0002 = (Dollar amount)		24	2-5	140-143
			5000				
			5001 = \$5001 or more				
			9998 = Not reported				
			9999 = Not applicable (renter occupied, occupied rent free, or owner occupied-conventional)				
23	Senior Citizen Carrying Charge Increase Exemption				24	6	144
			1 = Yes				
			2 = No				
			3 = Don't know				
			4 = Not reported				
			5 = Not applicable (renter occupied, occupied rent free, owner occupied-conventional, or household member(s) less than 62)				
24	1986 - Routine Maintenance Fees				25	1-4	145-148
			0001 = Not a one or two family house				
			0002 = Don't know				
			0003 = (Dollar amount)				
			9000				
			9001 = \$9001 or more				
			9998 = Not reported				
			9999 = Not applicable (renter occupied, occupied rent free, a condo/coop unit, or more than two unit building)				

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION WORD : DIGIT	CHARACTER
25a	Fire and Liability Paid Separately	1 = Yes 2 = No, included in mortgage or loan payment 3 = Not reported 4 = Not applicable (renter occupied, occupied rent free, or a condo/coop unit)	25	5
25b	1986 Fire and Liability Costs	00001 = Not reported 00002 = Not applicable (renter occupied, occupied rent free, a condo or coop unit, or included in mortgage or loan payment) 00003 = (Dollar amount) . . . 01800 01801 = \$1801 or more	25 26	6 1-4
25c	Fire and Liability Coverage on Personal Items	1 = Yes 2 = No 3 = Don't know 4 = Not reported 5 = Not applicable (renter occupied, occupied rent free, or a condo/coop unit)	26	5-6
26a	Real Estate Taxes Paid Separately	1 = Yes 2 = No, included in mortgage or loan payment 3 = No, included in condominium or maintenance fee 4 = Not reported 5 = Not applicable (renter occupied or occupied rent free)	27	2

OCCUPIED UNITS

: ITEM NO.	: ITEM NAME	: VALID CODES AND DESCRIPTION	: LOCATION	: WORD	: DIGIT	: CHARACTER
------------	-------------	-------------------------------	------------	--------	---------	-------------

26b 1986 Real Estate Taxes (Recode)

	27	3-4	159-160
01 = Less than \$100			
02 = \$100 to \$149			
03 = \$150 to \$199			
04 = \$200 to \$249			
05 = \$250 to \$299			
06 = \$300 to \$349			
07 = \$350 to \$399			
08 = \$400 to \$449			
09 = \$450 to \$499			
10 = \$500 to \$549			
11 = \$550 to \$599			
12 = \$600 to \$649			
13 = \$650 to \$699			
14 = \$700 to \$749			
15 = \$750 to \$799			
16 = \$800 to \$849			
17 = \$850 to \$899			
18 = \$900 to \$949			
19 = \$950 to \$999			
20 = \$1000 to \$1099			
21 = \$1100 to \$1199			
22 = \$1200 to \$1299			
23 = \$1300 to \$1399			
24 = \$1400 to \$1499			
25 = \$1500 to \$1599			
26 = \$1600 to \$1699			
27 = \$1700 to \$1799			
28 = \$1800 to \$1899			
29 = \$1900 to \$1999			
30 = \$2000 or more			
31 = Not reported			
32 = Not applicable			

1987 RECORD LAYOUT

PAGE 26

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID COMES FILE DESCRIPTION			CHARACTER
		LOCATION	WORD	DIGIT	
Blank				27	5
Year Identifier	1 = 1987			27	6
Linkage Identifier		000001-025000 = Linked records 025001-050000 = Unlinked records	28	1-6	163-168

1987 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	CHARACTER
			WORD	DIGIT

6a Reference Person in Previous Residence

1 = Yes, and respondent is reference person
 2 = Yes, but respondent is not reference person
 3 = No, not reference person in previous residence

4 = Not reported

5 = Not applicable (moved in 1983 or earlier)

6b Respondent Header of Previous Residence

1 = Yes

2 = No

3 = Not reported

4 = Not applicable (moved in 1983 or earlier or item 6a is 1 or 3)

7 Previous Residence: Number of Rooms01 = One
02 = Two
03 = Three
04 = Four
05 = Five

06 = Six

07 = Seven

08 = Eight or more

09 = Not reported

10 = Not applicable (moved in 1983 or earlier, item 6a is 3, or item 6b is 2)

29 3 171

29 4 172

29 5-6 173-174

1987 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	POSITION	CHARACTER
----------	-----------	-----------------------------	----------	------	----------	-----------

8 Previous Residence: Number of
Persons

- 01 = One
- 02 = Two
- 03 = Three
- 04 = Four
- 05 = Five
- 06 = Six
- 07 = Seven
- 08 = Eight or more
- 09 = Not reported
- 10 = Not applicable (moved in 1983 or earlier, item 6e is
3, or item 6b is 2)

9 a, b Previous Residence: Tenure

- 1 = Owner occupied-condo or coop
- 2 = Owner occupied-condominium
- 3 = Owner occupied-cooperative
- 4 = Rented for cash
- 5 = Occupied without payment of cash rent
- 6 = Not reported
- 7 = Not applicable (moved in 1983 or earlier, item 6e is
3, or item 6b is 2)

30 1-2 173-176

17

1967 RECORD LAYOUT

OCCUPIED UNITS

PAGE 30

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	WORD	CHARACTER
10a	Previous Residence: Contract Rent	0001 = Not reported 0002 = Not applicable (moved in 1963 or earlier, owner occupied, no cash rent, item 6a is 3, or item 6b is 2) 0003 = (Dollar amount)	30	4-6	176-181	
		1500	31	1		
		1501 = \$1501 or more				
10b (1)	Previous Residence: Items Paid in Addition to Rent - Electricity	1 = Yes 2 = No 3 = Not reported 4 = Not applicable (moved in 1963 or earlier, owner occupied, no cash rent, item 6a is 3, or item 6b is 2)	31	2	182	
		1 = Yes	31	3	183	
		2 = No				
		3 = Not reported				
		4 = Not applicable (moved in 1963 or earlier, owner occupied, no cash rent, item 6a is 3, or item 6b is 2)				
10b (2)	Gas					
		1 = Yes	31	4	184	
		2 = No				
		3 = Not reported				
		4 = Not applicable (moved in 1963 or earlier, owner occupied, no cash rent, item 6a is 3, or item 6b is 2)				
10b (3)	Water and Sewer					
		1 = Yes	31	4	184	
		2 = No				
		3 = Not reported				
		4 = Not applicable (moved in 1963 or earlier, owner occupied, no cash rent, item 6a is 3, or item 6b is 2)				
10b (4)	Oil, Coal, Kerosene, Wood, etc.	1 = Yes 2 = No 3 = Not reported 4 = Not applicable (moved in 1963 or earlier, owner occupied, no cash rent, item 6a is 3, or item 6b is 2)	31	5	185	

1987 RECORD LAYOUT

PAGE 31

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	UNIT	CHARACTER
----------	-----------	-----------------------------	----------	------	------	-----------

Blank

PERSONS CHARACTERISTICS
Relationship to Reference Person

- 1 = Reference person
- 2 = Reference person's spouse
- 3 = Son or daughter
- 4 = Other relative
- 5 = Boarder
- 6 = Housemate, roommate, partner, or friend
- 7 = Employee
- 8 = Other nonrelative
- 9 = Not reported

32 1 187

1 (c) Sex

1 (d) Age

- 1 = Male
- 2 = Female
- 3 = Not reported

32 1 188

- 00 = Not reported
- 01 = (age at time of interview)

32 3-4 189-190

90 = 90 years or more

(The above 3 items are repeated once for each person in the housing unit, up to a maximum of 15 total repeats.
The number of repetitions is equal to the value of the item-name NUMBER-OF-PERSONS.)

Persons 2-18

32	3	191-
41	6	246

1987 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

Number of Persons in Housing Unit

01 = 1 person	42	1-2	247-248
02 = 2 persons			
.			
15 = 15 persons or more	42	3-4	249-250

Blank

RECORDS AND CODED ITEMS
Control Status Recode

- 01 = Owner occupied - regular
- 02 = Owner occupied - coop
- 05 = Renter occupied - public
- 06 = Other renter
- 12 = Owner occupied condo
- 30 = Stabilized (pre 1947)
- 31 = Stabilized (1947 or later)
- 40 = Recontrolled
- 80 = Other renter
- 85 = Mitchell Lane assisted - renter
- 86 = Mitchell Lane assisted - coop/condo
- 90 = Controlled
- 91 = Controlled (hotel)
- 95 = In Reg

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

**Structure Class (75) Recode (Used
for Series I and II Tabulations)**

01 = Old law tenement (built pre 1901)
 02 = New law tenement (built 1901-1929)
 03 = Multiple built after 1929 (including
 public housing)
 04 = Apartment hotel (built before 1929)
 05 = One or two family converted to apartments
 06 = Tenement building used for single-room
 occupancy
 07 = One or two family converted to rooming
 house
 08 = Miscellaneous Class B Structures
 09 = Not reported
 10 = Not found
 11 = Data not available
 12 = One or two-family house

233-754

1987 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

Code Box A Structure Class (87) Record

- 00 = 1 or 2 units or structure class not found
 01 = Old law
 02 = New law
 03 = Old law, SRO
 04 = New law, SRO
 05 = Hereafter erected Class A
 06 = Hereafter erected existing Class A
 07 = Heretofore converted Class A
 08 = Hereafter converted Class A
 09 = Joint artists in residence
 10 = Converted old law
 11 = Converted new law
 12 = Lodging house
 13 = Y type building
 14 = Hereafter erected B
 15 = Heretofore erected existing B
 16 = Heretofore converted B
 17 = Hereafter converted B
 18 = Converted altered B commercial
 19 = Not found
 20 = New construction Class B
 21 = Data not available
 22 = Converted altered A commercial
 23 = Not reported

00 = 1 or 2 units or structure class not found

01 = Old law

02 = New law

03 = Old law, SRO

04 = New law, SRO

05 = Hereafter erected Class A

06 = Hereafter erected existing Class A

07 = Heretofore converted Class A

08 = Hereafter converted Class A

09 = Joint artists in residence

10 = Converted old law

11 = Converted new law

12 = Lodging house

13 = Y type building

14 = Hereafter erected B

15 = Heretofore erected existing B

16 = Heretofore converted B

17 = Hereafter converted B

18 = Converted altered B commercial

19 = Not found

20 = New construction Class B

21 = Data not available

22 = Converted altered A commercial

23 = Not reported

1987 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION
WORD	DIGIT	CHARACTER	

Code Box B Publicly Assisted Code

00	55,85,86	Not publicly assisted unit	43	5-6	257-258
01	= Article 8a				
02	= HIP				
03	= NHS				
04	= PLP				
05	= Section 202- New Construction				
06	= Section 202 - Rehabilitation				
07	= Section 235				
08	= Section 312				
09	= Section 8- New Construction				
10	= Section 8 - Moderate Rehab				
11	= Section 8 - Substantial Rehab				
12	= SHIP				
13	= SWEAT				
14	= Nehemiah				
15	= New York City Partnership				
41	= PLP and Section 8 - Moderate Rehab				
59	= Section 202 - New Construction and Section 8 - New Construction				

1987 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

**Race and Puerto Rican Birth
or Parentage of Householder
Recode**

- 1 = White, non-Puerto Rican
- 2 = Black, non-Puerto Rican
- 3 = Puerto Rican
- 4 = Asian or Pacific Islander
- 5 = American Indian, Aleut, or Eskimo
- 6 = Other races
- 7 = Not reported

Condition of Unit Recode

- 1 = Not dilapidated
- 2 = Dilapidated
- 3 = Condition not reported

**Households Below Specified
Income Level Recode**

- 1 = Households below 100% of income level
- 2 = Households below 125% of income level
- 3 = Households above or equal to 125% of income level
- 4 = Not computed

**Number of Maintenance
Deficiencies Recode**

- 01 = None
- 02 = 1 deficiency
- 03 = 2 deficiencies
- 04 = 3 deficiencies
- 05 = 4 deficiencies
- 06 = 5 deficiencies
- 07 = Any item not reported

260

44 1 1 259

44

261

44

262

44

263

1987 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION
WORD	DIGIT	LOCATION
		CHARACTER

Blank

Gross Kent Per Ross Flag

1 = Good record account
 2 = Not reported or Not computed (rent greater than \$1500)
 3 = Not applicable (owner occupied or occupied rent free)

264

265

Gross Rent Per Room Recode

0001 = Doller enant

45 234-268

1500 = Highest dollar amount

CCU 1336

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

Monthly Gross Rent Flag

1 = Good record account

2 = Not reported or not computed
 3 = Not applicable (owner occupied or
 occupied rent free)

Monthly Gross Rent Recode

Total amount = 0000

1500
1501 = \$1501 or more

Monthly Cost of Water and Sewer Flug

I = Good record amount

J = Not applicable (included in rent, condo
or other fee, no charge, or paid
separately, not reported)

Monthly Cost of Water and
Sewer. Recode

01 = [ollar amount]
..

\$y = \text{Highest dollar amount}

1987 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

**Monthly Contract Rent Per
Room Flag**

- 1 = Good recode amount
- 2 = Not reported or not computed (rent greater than \$1500)
- 3 = Not applicable (owner occupied or occupied rent free)

**Monthly Contract Rent Per
Room Recode**

0001 = Dollar amount
..
..

1500 = Highest dollar amount

**Gross Rent as Percent of
Income flag**

- 1 = Good recode amount
- 2 = Not reported or not computed (income loss, income greater than \$100,000, or gross rent greater than \$1500)
- 3 = Not applicable (owner occupied or occupied rent free)

**Gross Rent as Percent of
Income Recode**

001 = Percent amount
..
..

100 = Percent amount

Blank

47 2 278

47 3-6 279-282

48 1 283

48 2-4 284-286

48 5-6 287-288

1987 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

Contract Rent as Percent of
Income flag

- 1 = Good recode amount
 2 = Not reported or not computed (income less, income greater than \$100,000, or rent greater than \$1500)
 3 = Not applicable (owner occupied or occupied rent free)

Contract Rent as Percent of
Income Recode

- 001 = Percent amount
 ...
 ...
 ...
 100 = Percent amount
 101 = 101 percent or more

Monthly Cost of Other
Fuels Flag

- 1 = Good recode amount
 2 = Not reported or not computed (yearly cost of other fuels greater than \$5000)
 3 = Not applicable (included in rent, condo or other fee, these fuels not used, or paid separately, not reported)

Monthly Cost of Other
Fuels Recode

- 001 = Dollar amount
 ...
 ...
 ...
 999 = Highest dollar amount

1987 RECORD LAYOUT

OCCUPIED UNITS

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ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WEIGHT	CHARACTER
----------	-----------	-----------------------------	----------	--------	-----------

Persons Per Room Flag 1 = Good recode value
 2 = Not reported

Persons Per Room Recode 0.00 = Ratio amount
 ..
 ..
 ..
 ..
 ..

2.00 = Ratio amount
 2.01 = 2.01 ratio or score
 00 = Not reported

Code Box Sub-Borough Area
 01
 ..
 ..
 ..
 ..
 ..

Code Box Household Weight
 01
 ..
 ..
 ..
 ..

Persons Weight 31 3-6
 32 1-2
 ..
 ..
 ..

Bleak 32 3-4 309-312
 ..
 ..
 ..

Household Weight 33 3-4 315-318
 ..
 ..
 ..

Sequence Number

1987 RECORD LAYOUT
VACANT UNITS
(Pages 42-55)

PAGE 42

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

Record Type

Borough

Label

2 = Vacant

- 1 = Bronx
- 2 = Brooklyn
- 3 = Manhattan
- 4 = Queens
- 5 = Richmond

1987 RECORD LAYOUT

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VACANT UNITS

	ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
--	----------	-----------	-----------------------------	----------	------	-------	-----------

H Condition

1	= Dilapidated
2	= Sound
3	= Deteriorating
4	= Not reported

J Occupancy Status

2	= Vacant
4	

**I Boarded Up Buildings
(Observation)**

1	= Yes, boarded up
2	= No, not boarded up
3	= Not reported

T5 Type of Schedule

03	= Vacant for sole
04	= Not available vacants
09	= Vacant for rent-old construction (before April 1970)
10	= Vacant for rent-public housing
11	= Vacant for rent-other
12	= Vacant for rent-new construction (after April 1970)

SRO flag

0	= Blank = Not in SRO sample frame
1	= In SRO sample frame

1987 RECORD LAYOUT

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VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION WORD	LOCATION WORD	CHARACTER
----------	-----------	-----------------------------	------------------	------------------	-----------

- 52 Year Built
- 1 = 1984 or later
 2 = 1970 to 1983
 3 = 1947 to 1969
 4 = 1946 or earlier
 5 = Not reported

- 53 Previous Occupancy
- 1 = Yes, new
 2 = No, previously occupied
 3 = Not reported

- 54 Units in Structure
- D1 = 1 unit without business
 D2 = 1 unit with business
 D3 = 2 units without business
 D4 = 2 units with business
 D5 = 3 to 5 units
 D6 = 6 to 9 units
 D7 = 10 to 12 units
 D8 = 13 to 19 units
 D9 = 20 to 49 units
 D10 = 50 to 99 units
 D11 = 100 to 199 units
 D12 = 200 or more units
 D13 = Not reported

Blank

3 1-3 1-4
13-14

1987 RECORD LAYOUT

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VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION		
			WORD	DIGIT	CHARACTER
VACANT UNITS					

55 Owner in Structure

- 1 = Yes
2 = No
3 = Not reported

56 Stories in Structure

- 1 = 1 story
2 = 2 stories
3 = 3 stories
4 = 4 stories
5 = 5 stories
6 = 6 stories
7 = 7 or more stories
8 = Not reported

3 4 15

3 4 16

1987 RECORD LAYOUT

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VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION			CHARACTER
			WORD	DIGIT		

Elevator 57

Yes = 1
No = 2

Pages 584

1 = 1 room	4 = 4 rooms	7 = 7 rooms	9 = Not rep.
2 = 2 rooms	5 = 5 rooms		
3 = 3 rooms	6 = 6 rooms		
		8 = 8 or so	
			9 = Not rep.

18

Bed rooms

11-28

01 = No bedroom
 02 = 1 bedroom
 03 = 2 bedrooms
 04 = 3 bedrooms
 05 = 4 bedrooms
 06 = 5 bedrooms
 07 = 6 bedrooms
 08 = 7 bedrooms
 09 = 8 or more
 10 = Not reported

三

1987 RECORD LAYOUT

PAGE 47

VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	NIGHT	CHARACTER
59a, b	Plumbing Facilities	1 = No, have same but not all facilities in this apartment (house) 2 = No plumbing facilities in this apartment (house) 3 = Yes, For the exclusive use of the intended occupants of this apartment (house) 4 = Yes, Also intended for use by the occupants of another apartment (house) 5 = Not reported	4	3	21
60a, b	Kitchen Facilities	1 = No, have same but not all facilities in this apartment (house) 2 = No kitchen facilities in this apartment (house), but facilities available in building 3 = No kitchen facilities in this building 4 = Yes, For the exclusive use of the intended occupants of this apartment (house) 5 = Yes, Also intended for use by the occupants of another apartment (house) 6 = Not reported	4	4	22

1987 RECORD LAYOUT

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VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WEED	DIGIT	CHARACTER
VACANT UNITS						

61 Heating Fuel

- 1 = Fuel oil
 2 = Utility gas
 3 = Electricity
 4 = Other fuel
 5 = Don't know
 6 = Not reported

63 Duration of Vacancy

- 1 = Less than 1 month
 2 = 1 up to 2 months
 3 = 2 up to 3 months
 4 = 3 up to 6 months
 5 = 6 up to 12 months
 6 = 1 year or more
 7 = Not reported

4 5 23

4 6 24

4 5 25-26

Blank

1987 RECORD LAYOUT

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VACANT UNITS

ITEM NO.		ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	MR&I	IGHT	CHARACTER
VACANT UNITS							

62 Condominium or Cooperative
Status

- 1 = No
- 2 = Yes, a condominium
- 3 = Yes, a cooperative
- 4 = Don't know
- 5 = Not reported

64a Occupancy Status Before Vacant

- 1 = Owner occupied
- 2 = Renter occupied
- 3 = Never previously occupied
- 4 = Don't know
- 5 = Not reported

64b Condominium or Cooperative
Apartment Before Vacant

- 1 = No
- 2 = Yes, a condominium
- 3 = Yes, a cooperative
- 4 = Don't know
- 5 = Not reported

3 3 3 27

5 5 4 28

5 5 4 29

1987 RECORD LAYOUT

PAGE 50

VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
VACANT UNITS						

65 a, b Vacancy Status

- 1 = No, seasonal use only
- 2 = Available for rent
- 3 = Available for sale only
- 4 = Not available for rent or sale

66 Reason Not for Sale or Rent

- 1 = Rented, not yet occupied
- 2 = Sold, not yet occupied
- 3 = Undergoing renovation
- 4 = Being converted to nonresidential use
- 5 = Legal dispute
- 6 = Awaiting conversion to condominium
or cooperative
- 7 = Held for occasional use
- 8 = Held for other reasons
- 9 = Not applicable (seasonal use only, available
for rent, or available for sale only)

67 Asking Rent

- | Monthly Rent | 6 | 2-5 | 32-35 |
|---|---|-----|-------|
| 0001 = Not reported | | | |
| 0002 = Not applicable (seasonal use only,
available for sale only, or not
available for rent or sale) | | | |
| 0003 = (Dollar amount) | | | |
| . | . | . | . |
| . | . | . | . |
| 1500 | | | |
| 1501 = \$1501 or more | | | |

1987 RECORD LAYOUT

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VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

68 Monthly Condominium or Maintenance
Fees

01 = Less than \$100
 02 = \$100 to \$149
 03 = \$150 to \$199
 04 = \$200 to \$249
 05 = \$250 to \$299
 06 = \$300 to \$349
 07 = \$350 to \$399
 08 = \$400 to \$449
 09 = \$450 to \$499
 10 = \$500 to \$549
 11 = \$550 to \$599
 12 = \$600 to \$649
 13 = \$650 to \$699
 14 = \$700 to \$749
 15 = \$750 to \$799
 16 = \$800 to \$849
 17 = \$850 to \$899
 18 = \$900 to \$949
 19 = \$950 to \$999
 20 = \$1000 to \$1099
 21 = \$1100 to \$1199
 22 = \$1200 to \$1299
 23 = \$1300 to \$1399
 24 = \$1400 to \$1499
 25 = \$1500 to \$1599
 26 = \$1600 to \$1699
 27 = \$1700 to \$1799
 28 = \$1800 to \$1899
 29 = \$1900 to \$1999
 30 = \$2000 or more
 31 = Don't know
 32 = Not reported
 33 = Not applicable

6 6
 7 1
 36-37

1987 RECORD LAYOUT

VACANT UNITS

卷之三

Asking Price

0000001 = Don't know
0000002 = (Dollar amount)

0300000
0300001 = \$300,001 or more
9999998 = Not reported
9999999 = Not applicable (i.e.
available for rent or sale)

三

RECODES AND CODED ITEMS

03 = account for sole-regulator

04 = Not available vacant

05 = Vacant for rent-public housing

Other vacant for rent

07 = Vacant for sale-1000

17 Vacant for sale - £90000

17 = Vacant for sale (see 18a)

卷之三

40 = Vacant for rent-controlled

80 = Other vacant for rent

85 = Mitchell Lane assisted - renter

86 = Mitchell

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1987 RECORD LAYOUT

PAGE 53

VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION
	VACANT UNITS	

Structure Class (75) Recode (Used
for Series I and II Tabulations)

01 = Old tenement (built pre 1901)

02 = New tenement (built 1901-1929)

03 = Multiple built after 1929 (including
public housing)

04 = Apartment hotel (built before 1929)

05 = One or two family converted to apartments

06 = Tenement building used for single-family
occupancy

07 = One or two family converted to rooming
house

08 = Miscellaneous Class B Structure

09 = Not reported

10 = Not found

11 = Data not available

12 = One or two-family house

LOCATION

WORD

DIGIT

CHARACTER

9

3-4

51-52

1987 RECORD LAYOUT

Page 54

VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

Code Box A Structure Class (87) Recode

- 00 = 1 or 2 units or structure class not found
 01 = Old law
 02 = New law
 03 = Old law, SRO
 04 = New law, SRO
 05 = Hereafter erected Class A
 06 = Hereafter erected existing Class A
 07 = Heretofore converted Class A
 08 = Heretofore converted Class A
 09 = Joint artists in residence
 10 = Converted old law
 11 = Converted new law
 12 = Lodging house
 13 = Y type building
 14 = Hereafter erected B
 15 = Heretofore erected existing B
 16 = Heretofore converted B
 17 = Hereafter converted B
 18 = Converted altered B commercial
 19 = Not found
 20 = New construction Class B
 21 = Data not available
 22 = Converted altered A commercial
 23 = Not reported

Condition of Unit Recode

- 1 = Not dilapidated
 2 = Dilapidated
 3 = Condition not reported

10 1

55

1987 RECORD LAYOUT

Page 55

VACANT UNITS

ITEM NO.			ITEM NAME		VALID COMES AND DESCRIPTION		LOCATION		
							WORD	DIGIT	CHARACTER

Code Box B Publicly Assisted Code

00-55,85,86 = Not publicly assisted unit
 01 = Article 8a
 02 = HIP
 03 = NHS
 04 = PLP
 05 = Section 202- New Construction
 06 = Section 202 - Rehabilitation
 07 = Section 235
 08 = Section 312
 09 = Section 8- New Construction
 10 = Section 8 - Moderate Rehab
 11 = Section 8 - Substantial Rehab
 12 = SHIP
 13 = SWEAT
 14 = Nehemiah
 15 = New York City Partnership
 41 = PLP and Section 8 - Moderate Rehab
 59 = Section 202 - New Construction and Section 8 -
 New Construction

Blank

10 4-5 58-59

VACANT UNITS

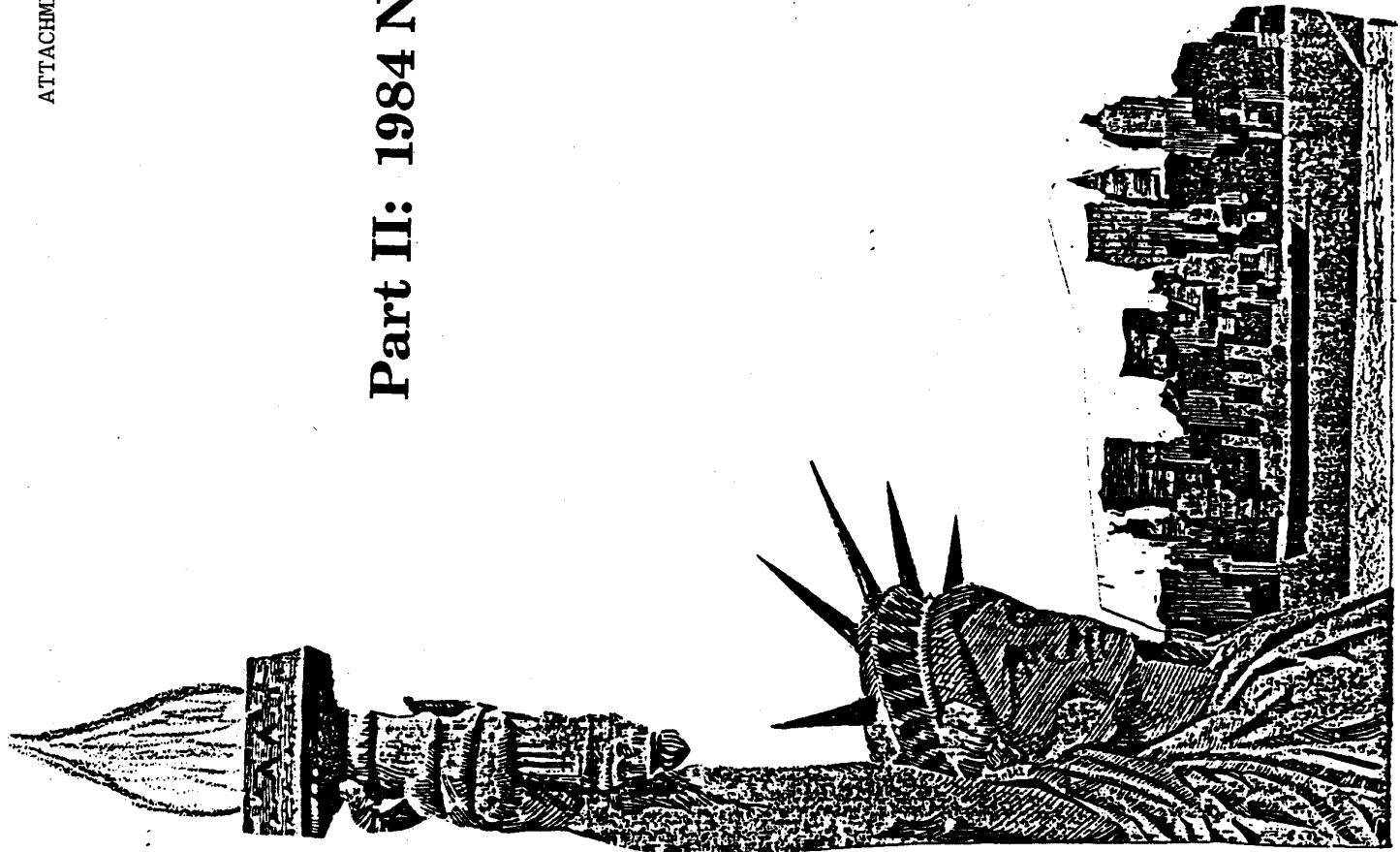
ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION
			WORD DIGIT CHARACTER
	Monthly Asking Rent Per Room Recode	1 = Good receive amount 2 = Not reported or not computed (asking rent greater than \$150) 3 = Not applicable (seasonal use only, available for sale only, or not available for rent or sale)	10 6 60
	Monthly Asking Rent Per Room Recode	0001 = Dollar amount 1500 = Highest dollar amount	11 1-4 61-64
	Code Box (CD)	01 . . . 18 00 = Not reported	11 5-6 65-68
	Sub-borough Area		
	Blank		12 1-6 67-72
	Household Weight		13 1-6 73-78
	Sequence Number		14 1-6 79-84
	Blank		15- 1- 85-161
	Year Identifier	1 = 1987	27 6 162
	Linkage Identifier	000001-050000 = Linked records 025001-050000 = Unlinked records	28 1-6 163-168
	Blank		29- 1- 169-324
			30 6

1987 RECORD LAYOUT
NONINTERVIEW UNITS
(Page 57)

Page 57

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
Record Type						
	Borough	J = Noninterview Units		1	1	1
		1 = Bronx		1	2	2
		2 = Brooklyn				
		3 = Manhattan				
		4 = Queens				
		5 = Richmond				
	Blank			1	3-5	3-5
TS						
	Type of Schedule	50 = Noninterview		1	6	6-7
				2	1	
Sequence Number						
				2	2-6	8-13
				3	1	
	Blank					
				3-	2-	14-161
	Year Identifier	1 = 1987		27	5	
	Linkage Identifier	000001-025000 = Linked records 025001-050000 = Unlinked records		27	6	162
	Blank			28	1-6	143-168
				29-	1-	169-174
				54	6	

Part II: 1984 New York City Housing
And
Vacancy Survey



TAPE SPECIFICATIONS:

9 TRACK
1600 BITS PER INCH
ODD PARITY
EBCDIC
ANSI STANDARD LABELS
270 CHARACTER RECORD
BLOCKING FACTOR OF 30

1984 NEW YORK CITY HOUSING AND VACANCY SURVEY
INDEX OF ITEMS

<u>Item Name</u>	<u>Page</u>	<u>Item Name</u>	<u>Page</u>
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Condition	2	Down Payment	14
Occupancy Status	2	Carrying Charges	15
Race	2	Total Household Income	15
Type of Schedule	2	Public Assistance	15
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Previous Occupancy	4	Additional Sources of Heat	16
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Place of Birth (Reference Person's Father)	5	Exterminator Service	16
Place of Birth (Reference Person's Mother)	6	Cracks or Holes	17
Ethnic Origin	6	Holes in Floor	17
Tenure	7	Areas of Broken Plaster or Peeling Paint	17
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Bedrooms	9	Respondent Member of Previous Residence	21
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Privacy-Bedroom to Bathroom	9	Previous Residence: Number of Persons	22
Heating Fuel	9	Previous Residence: Tenure	22
Contract Rent	10	Previous Residence: Contract Rent	23
Electricity	10	Previous Residence: Items Paid in Addition to Rent	24
Gas	11	Electricity	24
Combined Gas/Electricity	11	Gas	24
Water	12	Water	24
Other Fuels	13	Oil, Coal, Kerosene, Wood, etc.	24
Respondent Rent Control Status	13	Carrying Charge Increase Exemption	25

OCCUPIED UNITS - CONTINUED

1984 NEW YORK CITY HOUSING AND VACANCY SURVEY
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II

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Race and Puerto Rican Birth or Percentage of Householder Recode	27
Structure Class Recode	28
Condition R27	28
Households Below Specified Income Level Recode	29
Number of Maintenance Deficiencies Recode	29
Gross Rent Per Room Flag	30
Gross Rent Per Room Recode	30
Monthly Gross Rent Flag	31
Monthly Gross Rent Recode	31
Monthly Cost of Water Flag	31
Monthly Cost of Water Recode	31
Monthly Contract Rent Per Room Flag	32
Monthly Contract Rent Per Room Recode	32
Gross Rent as Percent of Income Flag	32
Gross Rent as Percent of Income Recode	32
Contract Rent as Percent of Income Flag	33
Contract Rent as Percent of Income Recode	33
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Monthly Cost of Other Fuels Recode	33
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Persons Per Room Recode	34
<u>VACANT UNITS</u>	
Persons Weight	34
Household Weight	34
Year Identifier	35
Linkage Identifier	35
Borough	36
Condition	37
Occupancy Status	37
Type of Schedule	37
Year Built	37
Previous Occupancy	38
Units in Structure	38
Owner in Structure	39
Stories in Structure	39
Elevator	39
Rooms	39
Bedrooms	40
Privacy-Bedroom to Room	40
Privacy-Bedroom to Bathroom	40
Heating Fuel	41
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Vacancy Status	41

1984 NEW YORK CITY HOUSING AND VACANCY SURVEY
INDEX OF ITEMS

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Structure Class Recode	44
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Monthly Contract Rent Per Room Recode	45
Monthly Contract Rent Per Room Flag	45
Household Weight	45
Year Identifier	46
Linkage Identifier	46

NONINTERVIEW UNITS

Borough	47
Type of Schedule	47
Year Identifier	47
Linkage Identifier	47

1984 RECORD LAYOUT
OCCUPIED UNITS
(Pages 1 - 35)

PAGE 1

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION
----------	-----------	-----------------------------

Record Type

Label	All Occupied Units
	Borough

1 = Occupied Unit

- 1 = Bronx
- 2 = Brooklyn
- 3 = Manhattan
- 4 = Queens
- 5 = Richmond

ITEM NO. WORD LOCATION WORD DIGIT CHARACTER

1984 RECORD LAYOUT

PAGE 2

OCCUPIED UNITS

	ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	WORD DIGIT	CHARACTER
H	Condition		1 = Dilapidated 2 = Sound 3 = Deteriorating 4 = Not reported	1	3	3	
J	Occupancy Status		1 = Occupied	1	4	4	
K	Race		1 = White 2 = Black or Negro 3 = Other 4 = Not reported	1	5	5	
	Code Box (TS)	Type of Schedule	01 = Owner occupied-regular 02 = Owner occupied-coop/condo 05,08 = Renter Occupied-regular 06 = Renter occupied-public	1	6	6-7	
		Blank		2	1		
				2	2-5	8-11	

1984 RECORD LAYOUT

PAGE 3

OCCUPIED UNITS

ITEM NO.				ITEM NAME		VALID CODES AND DESCRIPTION	
OCCUPIED UNITS							

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
3	Date Moved In	<u>Year</u>		2	6	12-13
		01 = (Last two digits of year)		3	1	
		.				
		84 = (Last two digits of year)				

Blank

14-15

2-3

14-15

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

4 Previous Occupancy

- 1 = Yes, new when moved in
- 2 = No, previously occupied
- 3 = Not reported
- 4 = Not applicable (moved in 1982 or earlier)

2 Previous Residence 5 Years Ago

- In New York City
- 01 = Always lived in this unit
 - 02 = Other unit in same building
 - 03 = Same borough, but other building
 - 04 = Other borough

3 4 16

Outside New York City

- 05 = New York, Conn., New Jersey
- 06 = Ala., Ga., Miss.
- 07 = All other states
- 08 = Puerto Rico
- 09 = Other country
- 10 = Not reported

3 5-6 17-18

1984 RECORD LAYOUT

PAGE 5

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

11a Place of Birth

Reference Person's Birthplace

1 = U.S. or Other
2 = Puerto Rico
3 = Not reported

11b Place of Birth

Reference Person's Father

1 = U.S. or Other
2 = Puerto Rico
3 = Not reported

4 1 19

4

4

4 1 19

1984 RECORD LAYOUT

PAGE 6

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
11c	Place of Birth		4	3	21	

Reference Person's Mother

- 1 = U.S. or Other
- 2 = Puerto Rico
- 3 = Not reported

11c Place of Birth

Ethnic Origin

- 10 = Mexican American
- 11 = Chicano
- 12 = Mexican
- 13 = Mexicano
- 14 = Puerto Rican
- 15 = Cuban
- 16 = Central or South American
- 17 = Other Spanish
- 20 = Other
- 21 = Not reported

11c Place of Birth

22-23

11c Place of Birth

4-5

21

1984 RECORD LAYOUT

PAGE 7

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
OCCUPIED UNITS						

24

1 = Conventional

2 = Cooperative or condominium

3 = Cash rent

4 = Rent free

25

1 = 1981 or later

2 = 1970 to 1980

3 = 1960 to 1969

4 = 1967 or 1959

5 = 1946 or earlier

6 = Not reported

26

01 = 1-2 units without business

02 = 1-2 units with business

03 = 3-5 units

04 = 6-9 units

05 = 10-12 units

06 = 13-19 units

07 = 20-49 units

08 = 50-99 units

09 = 100-199 units

10 = 200 or more units

11 = Not reported

28

5

4

28

1 = Yes

2 = No

3 = Not reported

26-27

01 = 1-2 units without business

02 = 1-2 units with business

03 = 3-5 units

04 = 6-9 units

05 = 10-12 units

06 = 13-19 units

07 = 20-49 units

08 = 50-99 units

09 = 100-199 units

10 = 200 or more units

11 = Not reported

01 = Yes

02 = No

03 = Not reported

17

01 = Yes

02 = No

03 = Not reported

1984 RECORD LAYOUT

PAGE 8

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
18	Stories in Structure	1 = 1 story 2 = 2 stories 3 = 3 stories 4 = 4 stories 5 = 5 stories 6 = 6 stories 7 = 7 or more stories 8 = Not reported		5	5	29
	Blank			5	6	30
19	Elevator	1 = Yes 2 = No		6	1	31
	Blank			6	2	32
20a	Rooms	1 = 1 room 2 = 2 rooms 3 = 3 rooms 4 = 4 rooms 5 = 5 rooms 6 = 6 rooms 7 = 7 rooms 8 = 8 or more rooms 9 = Not reported		6	3	33

1984 RECORD LAYOUT

PAGE 9

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION		CHARACTER
			WORD	WORD	
20b	Bedrooms	01 = No bedroom 02 = 1 bedroom 03 = 2 bedrooms 04 = 3 bedrooms 05 = 4 bedrooms 06 = 5 bedrooms 07 = 6 bedrooms 08 = 7 bedrooms 09 = 8 or more bedrooms 10 = Not reported	6	4-5	34-35
21a	Privacy-Bedroom to Room	1 = Yes, necessary to pass through bedroom 2 = No, not necessary to pass through bedroom 3 = Not reported 4 = Not applicable (no bedroom in unit or bedrooms not reported)	6	6	36
21b	Privacy-Bedroom to Bathroom	1 = Yes, necessary to pass through bedroom 2 = No, not necessary to pass through bedroom 3 = Not reported 4 = Not applicable (no bedroom in unit or bedrooms not reported)	7	1	37
22	Heating Fuel	1 = Fuel oil 2 = Utility gas 3 = Electricity 4 = All other 5 = Don't know 6 = Not reported	7	2	38

1984 RECORD LAYOUT

PAGE 10

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION			LOCATION	WORD	DIGIT	CHARACTER
		WORD	DIGIT	CHARACTER				
Blank					7		3-6	39-44
					8		1-2	

RENTER OCCUPIED-FOR CASH RENT

Contract Rent

Monthly Rent

0001 = Not reported

0002 = Not a license

no costs from

BÖHLER GUMMI

— 2 —

— 2 —

1500

三

Electricity
Paid Separately

1 = YAC

1 = Yes
2 = No - included in count

2 = Not reported

4 - Not compliant

הנִזְמָנָן בְּבֵין

ג' יון גתמוּן אַבְיוֹן

Monthly Cost (those paying separately)

001 = (Null or omitted)

200

201 = \$201 or more

998 = Not reported

**at applicable (owner occupied,
no cash rent, included in rent,
gas and electric combined, or paid
separately, not reported)**

OCCUPIED UNITS

MANUFACTURES AND RECEIPTION

LITERATE NAME _____

24b (1) **6as** Paid Separately

1 = Yes

2 = No, included in rent
3 = No, does not include

DRAFT 100, 405 NOT 355

Not reported

5 = Not applicable (owner occupied or no cash rent)

(2) Monthly Cost (those paying separately)

001 = (Total count)

2

100

01 = \$401 or more

998 = Not reported
 999 = Not applicable (owner occupied, no cash rent, included in rent, gas not used, gas and electric combined, or paid separately, not reentered)

Combined Gas/Electricity

001 = {Month} as month

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1

400
401 = \$401 or more
998 = Not reported or not there

1984 RECORD LAYOUT

PAGE 12

OCCUPIED UNITS

ITEM NO.		ITEM NAME	WID CODES AND DESCRIPTION	LOCATION	WORD	UNIT	CHARACTER
246	(1)	Water Paid Separately	1 = Yes 2 = No, included in rent or no charge 3 = Not reported 4 = Not applicable (owner occupied or no cash rent)	11	1	1	61
(2)		Yearly Cost (those paying separately)	001 = (Dollar amount)	11	2-4	62-64	

1 = Yes
2 = No, included in rent or no charge
3 = Not reported
4 = Not applicable (owner occupied
or no cash rent)

001 = (Dollar amount)

000
001 = \$801 or more
998 = Not reported
999 = Not applicable (owner occupied, no cash
rent, included in rent or no charge,
or paid separately, not reported)

1984 RECORD LAYOUT

PAGE 13

OCCUPIED UNITS

		ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION WORD	LOCATION DIGIT	CHARACTER
OCCUPIED UNITS							
24e	(1)	Other Fuels Paid Separately		1 = Yes 2 = No, included in rent or these fuels not used 3 = Not reported 4 = Not applicable (owner occupied or no cash rent)	11	5	65
					12	1-3	66-69
	(2)	Yearly Cost (those paying separately)		0001 = (Dollar amount) 5000 5001 = \$5001 or more 9998 = Not reported 9999 = Not applicable (owner occupied, no cash rent, included in rent, these fuels not used, or paid separately, not reported)	11	6	
					12	1-3	
25		Respondent Rent Control Status		1 = Under rent control 2 = Under rent stabilization 3 = (No code 3 can appear) 4 = None of the above 5 = Don't know 6 = Not reported 7 = Not applicable (owner occupied or no cash rent)	12	4	70

1984 RECORD LAYOUT

PAGE 14

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION			CHARACTER
			WORD	DIGIT		
26	Senior Citizen Rent Increase Exemption	1 = Yes 2 = No 3 = Don't know 4 = Not reported 5 = Not applicable (household member(s) less than 62; owner occupied, or no cash rent)		12	5	71
27	Down Payment	01 = Less than \$1,000 02 = \$1,000 to \$1,499 03 = \$1,500 to \$1,999 04 = \$2,000 to \$2,999 05 = \$3,000 to \$3,999 06 = \$4,000 to \$9,999 07 = \$10,000 to \$24,999 08 = \$25,000 to \$49,999 09 = \$50,000 or more 10 = Not reported 11 = Not applicable (owner occupied-conventional or renter occupied)	12	6	72-73	

1984 RECORD LAYOUT

PAGE 15

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
			13			
28	Carrying Charges	01 = Less than \$150 02 = \$150 to \$199 03 = \$200 to \$299 04 = \$300 to \$399 05 = \$400 to \$499 06 = \$500 to \$749 07 = \$750 to \$999 08 = \$1000 or more 09 = Not reported 10 = Not applicable (owner occupied-conventional or renter occupied)				

ALL OCCUPIED UNITS

30	Total Household Income	000001 = No income or loss 000002 = Dollar amount 075000 = \$75,000 or more 000000 = Not reported	13	4-6	76-81
31	Public Assistance	1 = Yes 2 = No 3 = Not reported	14	4	82

OCCUPIED UNITS

		ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	IGHT	CHARACTER
RENTER OCCUPIED								
32	Heating Equipment Breakdown			1 = No breakdown of 6 hours or more 2 = 1 time 3 = 2 times 4 = 3 times 5 = 4 or more times 6 = Not reported 7 = Not applicable (owner occupied)	14	5	83	
33	Additional Sources of Heat			1 = Yes 2 = No 3 = Not reported 4 = Not applicable (owner occupied)	14	6	84	
34a	Rodents			1 = Yes 2 = No 3 = Not reported 4 = Not applicable (owner occupied)	15	1	85	
34b	Exterminator Service			1 = Regularly 2 = Only when needed 3 = Irregularly 4 = Not at all 5 = Don't know 6 = Not reported 7 = Not applicable (owner occupied)	15	2	86	

1984 RECORD LAYOUT

PAGE 17

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION		CHARACTER
			WORD	POSITION	
35a	Crocks or Holes	1 = Yes 2 = No 3 = Not reported 4 = Not applicable (owner occupied)	15	3	87
35b	Holes in Floor	1 = Yes 2 = No 3 = Not reported 4 = Not applicable (owner occupied)	15	4	88
36	Areas of Broken Plaster or Peeling Paint	1 = No areas 2 = Area larger than questionnaire 3 = Area smaller than questionnaire 4 = Not reported 5 = Not applicable (owner occupied)	15	5	89

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
PERSONS CHARACTERISTICS						

Relationship to Reference Person

- 1 = Reference person
 2 = Reference person's spouse
 3 = Child
 4 = Other relative
 5 = Nonrelative
 6 = Not reported
- 1(b) Relationship to Reference Person

- 1 = Male
 2 = Female
 3 = Not reported
- 1(c) Sex

- 01 = Age at time of interview
 .
 .
 .
 90 = 90 years or more
- 1(d) Age

(The above 3 items are repeated once for each person in the housing unit, up to a maximum of 15 total repeats.
 The number of repetitions is equal to the value of the item 'NUMBER OF PERSONS'.)

Persons 2-15

16-	4-	94-149
25	5	

1984 RECORD LAYOUT

PAGE 19

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
	Number of Persons in Housing Unit	01 = 1 person 02 = 2 persons . . 15 = 15 persons or more	25 26	6 1	150-151	
	Boarded Up Buildings on Street (Observation)	1 = Yes 2 = No 3 = Not reported	26	2	152	
I	Blank					

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
5	Reason for Moving					
	<u>EMPLOYMENT</u>			26	4-5	154-155
	01 = Job transfer					
	02 = Entered or left U.S. Armed Forces					
	03 = Retirement					
	04 = New job or looking for work					
	05 = Commuting reasons					
	06 = To attend school					
	07 = Other					
	<u>FAMILY</u>					
	08 = Needed larger house or apartment					
	09 = Widowed					
	10 = Separated					
	11 = Divorced					
	12 = Moved to be closer to relatives					
	13 = Newly married					
	14 = Family increased					
	15 = Family decreased					
	16 = Wanted to establish own household					
	17 = Other					
	<u>OTHER</u>					
	18 = Neighborhood over crowded					
	19 = Change in racial or ethnic composition of neighborhood					
	20 = Wanted better neighborhood					
	21 = Wanted to own residence					
	22 = Lower rent or less expensive house					
	23 = Wanted better house construction, or other public activity					
	24 = Displaced by urban renewal, highway					
	25 = Displaced by private action					
	26 = Schools					
	27 = Wanted to rent residence					
	28 = Wanted residence with more conveniences					
	29 = Natural disaster					
	30 = Wanted change of climate					
	31 = Other					
	32 = Not reported					
	33 = Not applicable (moved in 1982 or earlier)					

1984 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.		ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORK	DIGIT	CHARACTER
6a	Reference Person in Previous Residence		1 = Yes, and respondent is reference person 2 = Yes, but respondent is not reference person 3 = No, not reference person in previous residence 4 = Not reported 5 = Not applicable (moved in 1982 or earlier)	24	6	156	
6b	Respondent Member of Previous Residence		1 = Yes 2 = No 3 = Not reported 4 = Not applicable (moved in 1982 or earlier or item 6a is 1 or 3)	27	1	157	
7	Previous Residence: Number of Rooms		01 = One 02 = Two 03 = Three 04 = Four 05 = Five 06 = Six 07 = Seven 08 = Eight or more 09 = Not reported 10 = Not applicable (moved in 1982 or earlier, item 6a is 3, or item 6b is 2)	27	2	158	159-160
	Blank						

1984 RECORD LAYOUT

PAGE 22

OCCUPIED UNITS

ITEM NO.	ITEM NAME	WID CODES AND DESCRIPTION	LOCATION	WORD	FIGIT	CHARACTER
8	Previous Residence: Number of Persons	01 = One 02 = Two 03 = Three 04 = Four 05 = Five 06 = Six 07 = Seven 08 = Eight or more 09 = Not reported 10 = Not applicable (moved in 1982 or earlier, item 6a is 3, or item 6b is 2)	27	5-6	161-162	
9a,b	Previous Residence: Tenure	1 = Conventional 2 = Cooperative 3 = Condominium 4 = Cash rent 5 = No cash rent 6 = Not reported 7 = Not applicable (moved in 1982 or earlier, item 6a is 3, or item 6b is 2)	28	1	163	

Blank

28 2 164

1984 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.		ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
OCCUPIED UNITS							
10a		Previous Residence: Contract Rent	0001 = Not reported 0002 = Not applicable (moved in 1982 or earlier, owner occupied, no cash rent, item 6c is 3, or item 6b is 2) 0003 = Dollar amount	20	3-6	165-168	
			1500				
			1501 = \$1501 or more				

1984 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	1 DIGIT	CHARACTER
108						
(1)	Previous Residence: Items Paid in Addition to Rent - Electricity	1 = Yes 2 = No 3 = Not reported 4 = Not applicable (moved in 1982 or earlier, item 6a is 3, or item 6b is 2)	29	1	169	
(2)	Gas	1 = Yes 2 = No 3 = Not reported 4 = Not applicable (moved in 1982 or earlier, item 6a is 3, or item 6b is 2)	29	2	170	
(3)	Water	1 = Yes 2 = No 3 = Not reported 4 = Not applicable (moved in 1982 or earlier, item 6a is 3, or item 6b is 2)	29	3	171	
(4)	Oil, Coal, Kerosene, Wood, etc.	1 = Yes 2 = No 3 = Not reported 4 = Not applicable (moved in 1982 or earlier, item 6a is 3, or item 6b is 2)	29	4	172	

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID COMES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

29 Carrying Charge Increase Exemption

1 = Yes

2 = No

3 = Don't know

4 = Not reported

5 = Not applicable (household member(s)
less than 62, other than owner
occupied coop/condo)

29

5

173

37 Boarded Up Structures in Neighborhood

1 = Yes, boarded up structures

2 = No boarded up structures

3 = Not reported

4 = Not applicable (owner occupied)

29

6

174

1984 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION		
			WORD	DIGIT	CHARACTER
38	Neighborhood Rating	1 = Excellent 2 = Good 3 = Fair 4 = Poor 5 = Not reported 6 = Not applicable (owner occupied)	30	1	175
	Blank		30	2	176
14	Length of Lease	1 = 1 year 2 = 2 years 3 = 3 years or more 4 = No lease 5 = Don't know 6 = Not reported 7 = Not applicable (owner occupied)	30	3	177

1984 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.				ITEM NAME		VALID CODES AND DESCRIPTION		LOCATION		
								WORD	BYTE	CHARACTER

Control Status Recode

- 01 = Owner occupied - regular
- 02 = Owner occupied - coop/condo
- 03 = Renter occupied - public
- 06 = All Other renter
- 30 = Stabilized (pre 1947)
- 31 = Stabilized (1947 or later)
- 40 = Decontrolled
- 80 = All Other renter
- 85 = State/City assisted - renter
- 86 = State/City assisted - coop/condo
- 90 = Controlled
- 91 = Controlled (hotel)
- 95 = In Rem

Race and Puerto Rican Birth
or Percentage of Householder
Recode

- 1 = White, non-Puerto Rican
- 2 = Black or Negro, non-Puerto Rican
- 3 = Puerto Rican
- 4 = Other races
- 5 = Not reported

30

6

180

1984 RECORD LAYOUT

PAGE 28

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID COMES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

Structure Class Recode

- 01 = Old low tenement (built pre 1901)
- 02 = New low tenement (built 1901-1929)
- 03 = Multiple built after 1929 (including public housing)
- 04 = Apartment hotel (built before 1929)
- 05 = One or two family converted to apartments
- 06 = Tenement building used for single-room occupancy
- 07 = One or two family converted to rooming house
- 08 = Miscellaneous Class B Structure
- 09 = Not reported
- 10 = Not found
- 11 = Data not available
- 12 = One or two-family house

Blank

J1 1-2 181-182

Condition R27

J1 3 183

J1 4 184

- 1 = Not dilapidated
- 2 = Dilapidated
- 3 = Condition not reported

1984 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	BYTE	CHARACTER
OCCUPIED UNITS						

**Households Below Specified
Income Level Recode**

- 1 = Households below 100% of income level
 2 = Households below 125% of income level
 3 = Households above or equal to 125% of
 income level
 4 = Not computed

31 5 185

**Number of Maintenance
Deficiencies Recode**

- 01 = None
 02 = 1 deficiency
 03 = 2 deficiencies
 04 = 3 deficiencies
 05 = 4 deficiencies
 06 = 5 deficiencies
 07 = Any item not reported

31 5 186-187

Blank

32 2 188

1984 RECORD LAYOUT

PAGE 30

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

Gross Rent Per Room Flag

- 1 = Good recode amount
 2 = Not reported or not computed (rent greater than \$1500)
 J = Not applicable (owner occupied or no cash rent.)

32 3 189

Gross Rent Per Room Recode

- 0001 = Dollar amount
 ..
 ..
 ..
 1500 = Highest dollar amount

32 3 1 4-6 190-193

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	CHARACTER	WORD	CHARACTER	WORD	CHARACTER
OCCUPIED UNITS									
	Monthly Gross Rent Flag	1 = Good recode amount 2 = Not reported or not computed (rent greater than \$1500) 3 = Not applicable (owner occupied or no cash rent)		33		2-3		194-195	
	Monthly Gross Rent Recode	0000 = Dollar amount 1500 = Highest dollar amount		33		4-6		196-199	
	Monthly Cost of Water Flag	1 = Good recode amount 2 = Not reported 3 = Not applicable (owner occupied, no cash rent, included in rent or no charge, or paid separately, not reported)		34		2		200	
	Monthly Cost of Water Recode	01 = Dollar amount 99 =Highest dollar amount		34		3-4		201-202	

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
OCCUPIED UNITS						

Monthly Contract Rent Per
Room Flag

- 1 = Good recode amount
 2 = Not reported or not computed (rent greater than \$1500)
 3 = Not applicable (owner occupied or no cash rent)

Monthly Contract Rent Per
Room Recode

- 0001 = Dollar amount
 ..
 ..
 ..
 1500 = Highest dollar amount

Gross Rent as Percent of
Income Flag

- 1 = Good recode amount
 2 = Not reported or not computed (income loss or rent greater than \$1500)
 3 = Not applicable (owner occupied or no cash rent)

Gross Rent as Percent of
Income Recode

- 001 = Percent amount
 ..
 ..
 100 = Percent amount
 101 = 101 percent or more

34 5 203

34 6 204-207

35 1-3

35 4 208

35 5-6 209-211

36 1

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION
----------	-----------	-----------------------------	----------

Contract Rent as Percent of

Income Flag

- 1 = Good recode amount
- 2 = Not reported or not computed (income loss or rent greater than \$1500)
- 3 = Not applicable (owner occupied or no cash rent)

Contract Rent as Percent of

Income Recode

- 001 = Percent amount
- ...
...
- 100 = Percent amount
- 101 = 101 percent or more

Monthly Cost of Other
Fuels Flag

- 1 = Good recode amount
- 2 = Not reported
- 3 = Not applicable (owner occupied, no cash rent, included in rent, these fuels not used, or paid separately, not reported)

Monthly Cost of Other
Fuels Recode

- 001 = Dollar amount
- ...
...
- 999 = Highest dollar amount

1984 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
OCCUPIED UNITS						
	Persons Per Room Flag	1 = Good recode value 2 = Not reported		37	4	220
	Persons Per Room Recode	0.00 = Ratio amount 2.00 = Ratio amount 2.01 = 2.01 ratio or more		37	5-6	221-223
	Persons Weight			38	2-6	224-229
	Blank			39	1	
	Household Weight			40	2-6	230-235
	Sequence Number			41	1	236-241
				42	2-6	242-247

1964 RECORD LAYOUT

CENSUS UNITS

PAGE 35

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION		
		LOCATION	WORD	CHARACTER
Blank		42	2-3	248-249
Year Identifier	2 = 1964	42	4	250
Linkage Identifier	000001-050000 = Linked records 025001-050000 = Unlinked records	42	5-6	251-256
Blank		43-	5-	257-270
		45	6	

1984 RECORD LAYOUT
VACANT UNITS
(Pages 36-46)

PAGE 36

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

Record Type

2 = Vacant Units

Borough

- 1 = Bronx
- 2 = Brooklyn
- 3 = Manhattan
- 4 = Queens
- 5 = Richmond

1984 RECORD LAYOUT

PAGE 37

VACANT UNITS

ITEM NO.		ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
H	Condition		1 = Dilapidated 2 = Sound 3 = Deteriorating 4 = Not reported		1	3	J
J	Occupancy Status		2 = Vacant		1	4	4
		Blank			1	5	5
					1	6	6
					2	1	7
	Code Box (TS)	Type of Schedule	03 = Vacant for sale 04 = Not available vacants 09 = Vacant for rent - regular 10,12 = Vacant for rent-Public housing				
		Blank			2	2-5	8-11

1984 RECORD LAYOUT

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VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
39 Year Built						
		1 = 1981 or later		2		
		2 = 1970 to 1980				
		3 = 1960 to 1969				
		4 = 1947 to 1959				
		5 = 1946 or earlier				
		6 = Not reported				
40 Previous Occupancy						
		1 = Yes, new		3		
		2 = No, previously occupied				
		3 = Not reported				
41 Units in Structure						
		01 = 1-2 units without business		3		
		02 = 1-2 units with business				
		03 = 3 to 5 units				
		04 = 6 to 9 units				
		05 = 10 to 12 units				
		06 = 13 to 19 units				
		07 = 20 to 49 units				
		08 = 50 to 99 units				
		09 = 100 to 199 units				
		10 = 200 or more units				
		11 = Not reported				

VACANT UNITS

ITEM NO.		ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION WORD	DIGIT	CHARACTER	
42	Owner in Structure		1 = Yes 2 = No 3 = Not reported	3	4	16	
43	Stories in Structure		1 = 1 story 2 = 2 stories 3 = 3 stories 4 = 4 stories 5 = 5 stories 6 = 6 stories 7 = 7 or more stories 8 = Not reported	3	5	17	
44	Elevator		1 = Yes 2 = No	4	1	19.	
45a	Rooms		1 = 1 room 2 = 2 rooms 3 = 3 rooms 4 = 4 rooms 5 = 5 rooms 6 = 6 rooms 7 = 7 rooms 8 = 8 or more rooms 9 = Not reported	3	6	18	

1984 RECORD LAYOUT

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VACANT UNITS

ITEM NO.		ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
45b	Bedrooms			4	3-4	21-22	
		01 = No bedrooms					
		02 = 1 bedroom					
		03 = 2 bedrooms					
		04 = 3 bedrooms					
		05 = 4 bedrooms					
		06 = 5 bedrooms					
		07 = 6 bedrooms					
		08 = 7 bedrooms					
		09 = 8 or more bedrooms					
		10 = Not reported					
46a	Privacy-Bedroom to Room			4	5	23	
		1 = Yes, necessary to pass through bedroom					
		2 = No, not necessary to pass through bedroom					
		3 = Not reported					
		4 = Not applicable (no bedroom in unit or bedrooms not reported)					
46b	Privacy-Bedroom to Bathroom			4	6	24	
		1 = Yes, necessary to pass through bedroom					
		2 = No, not necessary to pass through bedroom					
		3 = Not reported					
		4 = Not applicable (no bedroom in unit or bedrooms not reported)					

VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	NIGHT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

47 Heating Fuel

1 = Fuel oil	5	5
2 = Utility gas		1
3 = Electricity		
4 = All Other		
5 = Don't know		
6 = Not reported		

Blank

48 Duration of Vacancy

1 = Less than 1 month	6	6
2 = 1 up to 2 months		1
3 = 2 up to 3 months		
4 = 3 up to 6 months		
5 = 6 up to 12 months		
6 = 1 year or more		
7 = Not reported		

49 Vacancy Status

1 = Seasonal use	6	6
2 = Available for rent		2
3 = Available for sale (conventional)		
4 = Available for sale (coop/condo)		
5 = Rented-not yet occupied		
6 = Sold-not yet occupied		
7 = Held for occasional use		
8 = (Code 8 cannot appear)		
9 = Held for other reasons		

1984 RECORD LAYOUT

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VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
50	Monthly Contract Rent	0001 = Not reported 0002 = Not applicable (other available for rent) 0003 = Dollar amount 1500 1501 = \$1501 or more		6	3-6	33-36

Blank

Down Payment

51	01 = Less than \$1,000 02 = \$1,000 to \$1,499 03 = \$1,500 to \$1,999 04 = \$2,000 to \$2,999 05 = \$3,000 to \$3,999 06 = \$4,000 to \$9,999 07 = \$10,000 to \$24,999 08 = \$25,000 to \$49,999 09 = \$50,000 or more 10 = Not reported 11 = Not applicable (other than vacant for sale coop/condo)	7	3-4	39-40
----	--	---	-----	-------

1984 RECORD LAYOUT

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VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	BIT	CHARACTER
52	Carrying Charges	01 = Less than \$150 02 = \$150 to \$199 03 = \$200 to \$299 04 = \$300 to \$399 05 = \$400 to \$499 06 = \$500 to \$749 07 = \$750 to \$999 08 = \$1000 or more 09 = Not reported 10 = Not applicable (other than vacant for sale coop/condo)		7	5-6	41-42

1 Boarded Up Buildings on Street
(Observation)

- 1 = Yes, boarded up
 2 = No, not boarded up
 3 = Not reported

Control Status Recode

- 03 = Vacant for sale-regular
 04 = Not available vacants
 05 = Vacant for rent - public housing
 07 = Vacant for sale - coop/condo
 39 = Stabilized (pre 1947)
 31 = Stabilized (1947 or later)
 40 = Decontrolled
 80 = All other renter
 85 = State/City assisted - renter
 86 = State/City assisted - coop/condo
 90 = Controlled
 91 = Controlled (hotel)
 95 = In Rem

1984 RECORD LAYOUT

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VACANT UNITS

ITEM NO.	ITEM NAME	VACANT UNITS	ITEM CODES AND DESCRIPTION	LOCATION	WORD	WORD DIGIT	CHARACTER
----------	-----------	--------------	----------------------------	----------	------	------------	-----------

Structure Class Recode

- 01 = Old law tenement (built pre 1901)
- 02 = New law tenement (built 1901-1929)
- 03 = Multiple built after 1929 (including public housing)
- 04 = Apartment hotel (built before 1929)
- 05 = One or two family converted to apartments
- 06 = Tenement building used for single-room occupancy
- 07 = One or two family converted to rooming house
- 08 = Miscellaneous Class B Structure
- 09 = Not reported
- 10 = Not found
- 11 = Data not available
- 12 = One or two-family house

Blank

8 6 48

Condition of Unit Recode 27

- 1 = Not dilapidated
- 2 = Dilapidated
- 3 = Condition not reported

9 1 49

1984 RECORD LAYOUT

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VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION			CHARACTER
			WORD	DIGIT	WORD	
VACANT UNITS						
1	Monthly Contract Rent Per Room Recode	0001 = Dollar amount 1500 = Highest dollar amount	9	2-5	50-53	54
2	Monthly Contract Rent Per Room Flag	1 = Good recode amount 2 = Not reported or not computed (rent greater than \$1500) 3 = Not applicable (owner occupied or no cash rent)	9	6	54	
3	Blank		10	1-6	55-60	
4	Household Weight (2 implied decimal places)		11	1-6	61-66	
5	Sequence Number		12	1-6	67-72	

1984 RECORD LAYOUT

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VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION		CHARACTER
			WORD	WIGIT	
Blank			13-	1-	73-249
			42	3	
Year Identifier	2 = 1984		42	4	250
Linkage Identifier					
	000001-025000 = Linked records		42	5-6	251-256
	025001-050000 = Unlinked records		43	1-4	
Blank			43-	5-	257-270
			45	6	

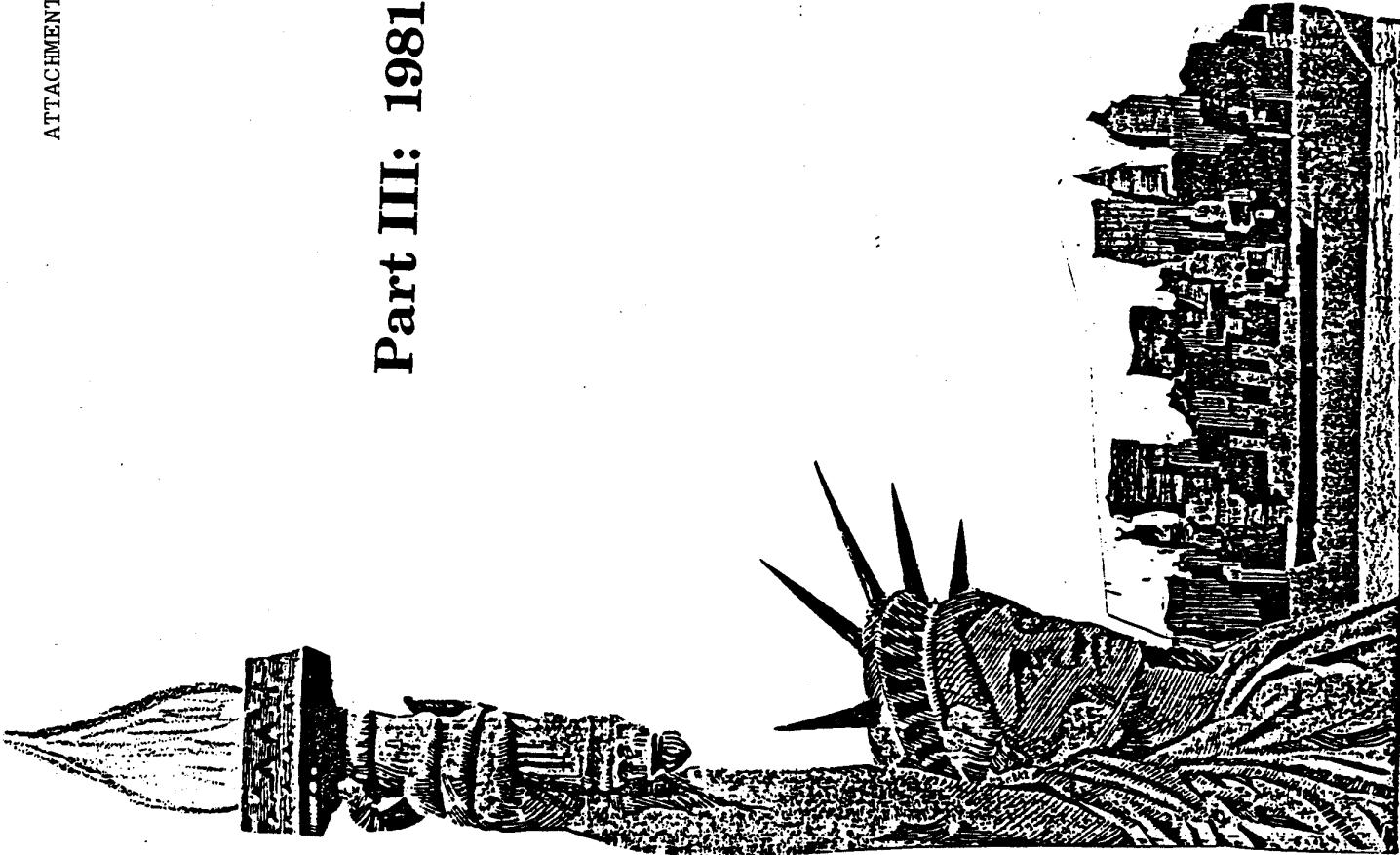
1984 RECORD LAYOUT
NONINTERVIEW UNITS
(Page 47)

PAGE 47

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
Record Type						
	Borough	3 = Noninterview Units	1	1	1	1
		1 = Bronx	1	2	2	
		2 = Brooklyn				
		3 = Manhattan				
		4 = Queens				
		5 = Richmond				
	Blank		1	3-5	3-5	
TS Type of Schedule						
		50 = Noninterview	1	6	6-7	
	Sequence Number		2	1		
			2	2-6	8-13	
			3	1		
	Blank		3-	2-	14-249	
			42	3		
	Year Identifier	2 = 1984	42	4	250	
Linkage Identifier						
		000001-025000 = Linked records	42	5-6	251-256	
		025001-050000 = Unlinked records	43	1-4		
	Blank		43-	5-	257-270	
			45	6	-	

Part III: 1981 New York City Housing And

Vacancy Survey



TAPE SPECIFICATIONS:

9 TRACK
1600 BITS PER INCH
ODD PARITY
EBCDIC
ANSI STANDARD LABELS
270 CHARACTER RECORD
BLOCKING FACTOR OF 30

1981 NEW YORK CITY HOUSING AND VACANCY SURVEY
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1981 NEW YORK CITY HOUSING AND VACANCY SURVEY
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<u>OCCUPIED UNITS - CONTINUED</u>			
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1981 NEW YORK CITY HOUSING AND VACANCY SURVEY
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Year Identifier	47
Linkage Identifier	47

1981 RECORD LAYOUT
OCCUPIED UNITS
(Pages 1 - 35)

PAGE 1

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION

Record Type

ALL OCCUPIED UNITS
Borough

1 = Occupied Unit

- 1 = Bronx
- 2 = Brooklyn
- 3 = Manhattan
- 4 = Queens
- 5 = Richmond

LOCATION
WORD DIGIT
CHARACTER

1981 RECORD LAYOUT

PAGE 2

OCCUPIED UNITS

ITEM NO.		ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
OCCUPIED UNITS							
H	Condition		1 = Dilapidated 2 = Sound 3 = Deteriorating 4 = Not reported		1	3	3
I	Occupancy Status		1 = Occupied		1	4	4
K	Race		1 = White 2 = Black or Negro 3 = Other 4 = Not reported		1	5	5
Code Box (TS)		Type of Schedule			1	6	6-7
					2	1	
			05,08 = Renter Occupied-regular				
			06 = Renter Occupied-public				
					2	2-5	8-11
					Blank		

1981 RECORD LAYOUT

PAGE 3

OCCUPIED UNITS

ITEM NO.		ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
OCCUPIED UNITS							
3		Date Moved In	Year 01 = (Last two digits of year)	2	6	12-13	
			01 = (Last two digits of year)	3	1		
			01 = (Last two digits of year)	3	2-3	14-15	
			Blank				

1981 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

4 Previous Occupancy

- 1 = Yes, new when moved in
- 2 = No, previously occupied
- 3 = Not reported
- 4 = Not applicable (moved in 1979 or earlier)

3 4 16

2 Previous Residence 5 Years Ago

- In New York City
- 01 = Always lived in this unit
 - 02 = Other unit in same building
 - 03 = Same borough, but other building
 - 04 = Other borough

3 5-6 17-18

Outside New York City

- 05 = New York, Conn., New Jersey
- 06 = Ala., Ga., Miss.
- 07 = All other states
- 08 = Puerto Rico
- 09 = Other country
- 10 = Not reported

1981 RECORD LAYOUT

PAGE 5

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION			CHARACTER
			WORD	DIGIT	CHARACTER	
11a	Place of Birth	Reference Person's Birthplace	4	1	19	
		1 = U.S. or Other 2 = Puerto Rico 3 = Not reported				
11b	Place of Birth	Reference Person's Father	4	2	20	
		1 = U.S. or Other 2 = Puerto Rico 3 = Not reported				

1981 RECORD LAYOUT

PAGE 6

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER

Reference Person's Mother

- 1 = U.S. or Other
2 = Puerto Rico
3 = Not reported**

Place of Birth

Ethnic Origin

4 4-5 22-23

1

208

60

50

6

6

1981 RECORD LAYOUT

PAGE 7

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTERS
OCCUPIED UNITS						

13b,c Tenure 1 = Conventional
 2 = Cooperative or condominium
 3 = Cash rent
 4 = Rent free15 Year Built 1 = 1978 or later
 2 = 1970 to 1977
 3 = 1960 to 1969
 4 = 1947 or 1959
 5 = 1946 or earlier
 6 = Not reported16 Units in Structure 01 = 1-2 units without business
 02 = 1-2 units with business
 03 = 3-5 units
 04 = 6-9 units
 05 = 10-12 units
 06 = 13-19 units
 07 = 20-49 units
 08 = 50-99 units
 09 = 100-199 units
 10 = 200 or more units
 11 = Not reported17 Owner in Structure 1 = Yes
 2 = No
 3 = Not reported

28

OCCUPIED UNITS

ITEM NO.		ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
OCCUPIED UNITS							
18		Stories in Structure	1 = 1 story 2 = 2 stories 3 = 3 stories 4 = 4 stories 5 = 5 stories 6 = 6 stories 7 = 7 or more stories 8 = Not reported		5	5	29
		Blank			5	6	30
19		Elevator	1 = Yes 2 = No		6	1	31
		Blank			6	2	32
20a		Rooms	1 = 1 room 2 = 2 rooms 3 = 3 rooms 4 = 4 rooms 5 = 5 rooms 6 = 6 rooms 7 = 7 rooms 8 = 8 or more rooms 9 = Not reported		6	3	33

1981 RECORD LAYOUT

PAGE 9

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION		CHARACTER
			WORD	DIGIT	
20b	Bedrooms	01 = No bedroom 02 = 1 bedroom 03 = 2 bedrooms 04 = 3 bedrooms 05 = 4 bedrooms 06 = 5 bedrooms 07 = 6 bedrooms 08 = 7 bedrooms 09 = 8 or more bedrooms 10 = Not reported	6	4-5	34-35
21a	Privacy-Bedroom to Room	1 = Yes, necessary to pass through bedroom 2 = No, not necessary to pass through bedroom 3 = Not reported 4 = Not applicable (no bedroom in unit or bedrooms not reported)	6	6	36
21b	Privacy-Bedroom to Bathroom	1 = Yes, necessary to pass through bedroom 2 = No, not necessary to pass through bedroom 3 = Not reported 4 = Not applicable (no bedroom in unit or bedrooms not reported)	7	1	37
22	Heating fuel	1 = Fuel oil 2 = Utility gas 3 = Electricity 4 = All other 5 = Don't know 6 = Not reported	7	2	38

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

Blank

RENTER OCCUPIED-FOR CASH RENT

23

Contract Rent

Monthly Rent

- 0001 = Not reported
 0002 = Not applicable (owner occupied or no cash rent)
 0003 = Dollar amount
 ..
 ..
 1500
 1501 = \$1501 or more

Blank

7
83-6
1-2

39-44

49

Electricity
Paid Separately24a
(1)

- 1 = Yes
 2 = No, included in rent
 3 = Not reported
 4 = Not applicable (owner occupied or no cash rent)

(2) Monthly Cost (those paying separately)

001 = (Dollar amount)
 ..
 200
 201 = \$201 or more
 998 = Not reported
 999 = Not applicable (owner occupied, no cash rent, included in rent, gas and electric combined, or paid separately, not reported)

9
9
1
1
51-53

1981 RECORD LAYOUT

OCCUPIED UNITS

PAGE 11

		ITEM NO.		ITEM NAME		VALID CODES AND DESCRIPTION		LOCATION		WORD : DIGIT : CHARACTER	
OCCUPIED UNITS											
24b	(1)	Gas Paid Separately		1 = Yes 2 = No, included in rent 3 = No, gas not used 4 = Not reported 5 = Not applicable (owner occupied or no cash rent)		1	9	6	54		
	(2)	Monthly Cost (those paying separately)		001 = (Dollar amount)		10	1-3	55-57			
				400 401 = \$401 or more 998 = Not reported 999 = Not applicable (owner occupied, no cash rent, included in rent, gas not used, gas and electric combined, or paid separately, not reported)							
24c		Combined Gas/Electricity		001 = (Monthly dollar amount)		10	4-6	58-60			
				400 401 = \$401 or more 998 = Not reported or not there							

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION
----------	-----------	-----------------------------	----------

24d
 (1) Water
 Paid Separately

- 1 = Yes
- 2 = No, included in rent or no charge
- 3 = Not reported
- 4 = Not applicable (owner occupied or no cash rent)

(2) Yearly Cost (those paying
 separately)

- | | | | |
|-----|--|--|--|
| 800 | | | |
| 801 | = \$801 or more | | |
| 998 | = Not reported | | |
| 999 | = Not applicable (owner occupied, no cash rent, included in rent or no charge, or paid separately, not reported) | | |
- 11 2-4 62-64

1981 RECORD LAYOUT

OCCUPIED UNITS

PAGE 13

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION WORD	CHARACTER DIGIT
24e (1)	Other Fuels Paid Separately	1 = Yes 2 = No, included in rent or these fuels not used 3 = Not reported 4 = Not applicable (owner occupied or no cash rent)	11	5
(2)	Yearly Cost (those paying Separately)	0001 = (Dollar amount) 5000 5001 = \$5001 or more 9998 = Not reported 9999 = Not applicable (owner occupied, no cash rent, included in rent, these fuels not used, or paid separately, not reported)	11 12	6 1-3
25	Respondent Rent Control Status	1 = Under rent control 2 = Under rent stabilization 3 = (No code 3 can appear) 4 = None of the above 5 = Don't know 6 = Not reported 7 = Not applicable (owner occupied or no cash rent)	12	4

1981 RECORD LAYOUT

PAGE 14

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	UNIT	CHARACTER
26	Senior Citizen Rent Increase Exemption	1 = Yes 2 = No 3 = Don't know 4 = Not reported 5 = Not applicable (household member(s) less than 62, owner occupied, or no cash rent)		12	5	71

OWNER OCCUPIED-COOP/COND

Blank

12 6
 13 1

72-73

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION		
			WORD	DIGIT	CHARACTER
28	Carrying Charges	01 = Less than \$150 02 = \$150 to \$199 03 = \$200 to \$299 04 = \$300 to \$399 05 = \$400 to \$499 06 = \$500 to \$749 07 = \$750 to \$999 08 = \$1000 or more 09 = Not reported 10 = Not applicable (owner occupied- conventional or renter occupied)	13	2-3	74-75
30	Total Household Income	000001 = No income or loss 000002 = [dollar amount] 075000 = \$75,000 or more 000000 = Not reported	13 14	4-6 1-3	76-81
31	Public Assistance	1 = Yes 2 = No 3 = Not reported	14	4	82

1981 RECORD LAYOUT

PAGE 16

OCCUPIED UNITS

	ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
ENTER OCCUPIED							
32	Heating Equipment Breakdown	1 = No breakdown of 6 hours or more 2 = 1 time 3 = 2 times 4 = 3 times 5 = 4 or more times 6 = Not reported 7 = Not applicable (owner occupied)	14	5	83		
33	Additional Sources of Heat	1 = Yes 2 = No 3 = Not reported 4 = Not applicable (owner occupied)	14	6	84		
34a	Rodents	1 = Yes 2 = No 3 = Not reported 4 = Not applicable (owner occupied)	15	1	85		
34b	Exterminator Service	1 = Regularly 2 = Only when needed 3 = Irregularly 4 = Not at all 5 = Don't know 6 = Not reported 7 = Not applicable (owner occupied)	15	2	86		

1981 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID COMES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
35a	Cracks or Holes	1 = Yes 2 = No 3 = Not reported 4 = Not applicable (owner occupied)	15	3	87	
35b	Holes in Floor	1 = Yes 2 = No 3 = Not reported 4 = Not applicable (owner occupied)	15	4	88	
36	Areas of Broken Plaster or Peeling Paint	1 = No areas 2 = Area larger than questionnaire 3 = Area smaller than questionnaire 4 = Not reported 5 = Not applicable (owner occupied)	15	5	89	

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	WORD	WORD	WORD	WORD	CHARACTER
<u>PERSONS CHARACTERISTICS</u>									
1(b)	Relationship to Reference Person	1 = Reference person 2 = Reference person's spouse 3 = Child 4 = Other relative 5 = Nonrelative 6 = Not reported			15	6	90		
1(c)	Sex	1 = Male 2 = Female 3 = Not reported		16	1	91			
1(d)	Age	01 = Age at time of interview · · · 90 = 90 years or more		16	2-3	92-93			

(The above 3 items are repeated once for each person in the housing unit, up to a maximum of 15 total repeats.
 The number of repetitions is equal to the value of the item 'NUMBER OF PERSONS'.)

Persons 2-15

16-	4-
25	5

94-149

1981 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	BIT	CHARACTER
	Number of Persons in Housing Unit	01 = 1 person 02 = 2 persons 15 = 15 persons or more	25 26	6 1	150-151	
	Blank		26	2	152	
J	Boarded Up Buildings on Street (Observation)	1 = Yes 2 = No 3 = Not reported	26	3	153	

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION		
			WORD	DIGIT	CHARACTER
Reason for Moving					
5					
EMPLOYMENT					
01	Job transfer		26	4-5	154-155
02	Entered or left U.S. Armed Forces				
03	Retirement				
04	New job or looking for work				
05	Commuting reasons				
06	To attend school				
07	Other				
FAMILY					
08	Needed larger house or apartment				
09	Widowed				
10	Separated				
11	Divorced				
12	Moved to be closer to relatives				
13	Newly married				
14	Family increased				
15	Family decreased				
16	Wanted to establish own household				
17	Other				
OTHER					
18	Neighborhood overcrowded				
19	Change in racial or ethnic composition of neighborhood				
20	Wanted better neighborhood				
21	Wanted to own residence				
22	Lower rent or less expensive house				
23	Wanted better house				
24	Displaced by urban renewal, highway construction, or other public activity				
25	Displaced by private action				
26	Schools				
27	Wanted to rent residence				
28	Wanted residence with more conveniences				
29	Natural disaster				
30	Wanted change of climate				
31	Other				
32	Not reported				
33	Not applicable (moved in 1979 or earlier)				

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
6a	Reference Person in Previous Residence	1 = Yes, and respondent is reference person 2 = Yes, but respondent is not reference person 3 = No, not reference person in previous residence 4 = Not reported 5 = Not applicable (moved in 1979 or earlier)	156	26	6	
6b	Respondent Member of Previous Residence	1 = Yes 2 = No 3 = Not reported 4 = Not applicable (moved in 1979 or earlier or item 6a is 1 or 3)	157	27	1	
	Blank			27	2	158
7	Previous Residence: Number of Rooms	01 = One 02 = Two 03 = Three 04 = Four 05 = Five 06 = Six 07 = Seven 08 = Eight or more 09 = Not reported 10 = Not applicable (moved in 1979 or earlier, item 6a is 3, or item 6b is 2)	159-160	27	3-4	

1981 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
OCCUPIED UNITS						

8	Previous Residence: Number of Persons	01 = One 02 = Two 03 = Three 04 = Four 05 = Five 06 = Six 07 = Seven 08 = Eight or more 09 = Not reported 10 = Not applicable (moved in 1979 or earlier, item 6a is 3, or item 6b is 2)	27	5-6	161-162
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9a,b	Previous Residence: Tenure	1 = Conventional 2 = Cooperative 3 = Condominium 4 = Cash rent 5 = No cash rent 6 = Not reported 7 = Not applicable (moved in 1979 or earlier, item 6a is 3, or item 6b is 2)	28	1	163
Blank					

28 2 164

1981 RECORD LAYOUT

PAGE 23

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION			CHARACTER
			WORD	DIGIT	CHARACTER	
10a	Previous Residence; Contract Rent	0001 = Not reported 0002 = Not applicable (moved in 1979 or earlier, owner occupied, no cash rent, item 6a is 3, or item 6b is 2) 0003 = Dollar amount . 1500 1501 = \$1501 or more	28	3-6	145-168	

1981 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
10b Previous Residence: Items Paid in Addition to Rent - Electricity						
(1)		1 = Yes 2 = No 3 = Not reported 4 = Not applicable (moved in 1979 or earlier, item 6a is 3, or item 6b is 2)	29	1	169	
(2)	Gas	1 = Yes 2 = No 3 = Not reported 4 = Not applicable (moved in 1979 or earlier, item 6a is 3, or item 6b is 2)	29	2	170	
(3)	Water	1 = Yes 2 = No 3 = Not reported 4 = Not applicable (moved in 1979 or earlier, item 6a is 3, or item 6b is 2)	29	3	171	
(4)	Oil, Coal, Kerosene, Wood, etc.	1 = Yes 2 = No 3 = Not reported 4 = Not applicable (moved in 1979 or earlier, item 6a is 3, or item 6b is 2)	29	4	172	

1981 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION		
			WORD	DIGIT	CHARACTER
OCCUPIED UNITS					

29 Carrying Charge Increase Exemption

- 1 = Yes
- 2 = No
- 3 = Don't know
- 4 = Not reported
- 5 = Not applicable (household member(s) less than 62, other than owner occupied coop/condo)

37 Boarded Up Structures in Neighborhood

- 1 = Yes, boarded up structures
- 2 = No boarded up structures
- 3 = Not reported
- 4 = Not applicable (owner occupied)

29

173

29

5

173

29

6

174

1981 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.		ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
38	Neighborhood Rating		1 = Excellent 2 = Good 3 = Fair 4 = Poor 5 = Not reported 6 = Not applicable (owner occupied)	30	1	175	
14	Length of Lease		1 = 1 year 2 = 2 years 3 = 3 years or more 4 = No lease 5 = Don't know 6 = Not reported 7 = Not applicable (owner occupied)	30	3	177	Blank

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	RIGHT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

Control Status Recode

01 = Owner occupied - regular
 02 = Owner occupied - coop/condo
 05 = Renter occupied - public
 06 = All Other renter
 30 = Stabilized (pre 1947)
 31 = Stabilized (1947 or later)
 40 = Decontrolled
 80 = All Other renter
 85 = State/City assisted - renter
 86 = State/City assisted - coop/condo
 90 = Controlled
 91 = Controlled (hotel)
 95 = In Rem

Race and Puerto Rican Birth
or Percentage of Householder
Recode

1 = White, non-Puerto Rican
 2 = Black or Negro, non-Puerto Rican
 3 = Puerto Rican
 4 = Other races
 5 = Not reported

30 6 180

1981 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION WORD	WORD DIGIT	CHARACTER
Structure Class Recode					
		01 = Old law tenement (built pre 1901)			
		02 = New law tenement (built 1901-1929)			
		03 = Multiple built after 1929 (including public housing)			
		04 = Apartment hotel (built before 1929)			
		05 = One or two family converted to apartments			
		06 = Tenement building used for single-room occupancy			
		07 = One or two family converted to rooming house			
		08 = Miscellaneous Class B Structure			
		09 = Not reported			
		10 = Not found			
		11 = Data not available			
		12 = One or two-family house			

Condition Berichte

1 = Dilapidated
2 = Sound
3 = Deteriorating
4 = Not reported

Condition B27

1 = Rat dilapidated
2 = Dilapidated
3 = Condition not reported

1981 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

Households Below Specified Income Level Recode

1 = Households below 100% of income level
 2 = Households below 125% of income level
 3 = Households above or equal to 125% of income level
 4 = Not computed

Number of Maintenance Deficiencies Recode

01 = None
 02 = 1 deficiency
 03 = 2 deficiencies
 04 = 3 deficiencies
 05 = 4 deficiencies
 06 = 5 deficiencies
 07 = Any item not reported

Blank

31 6 186-187
 32 1

31 5 185

32 2 188

1981 RECORD LAYOUT

PAGE 30

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	HIGH	CHARACTER
OCCUPIED UNITS						

Gross Rent Per Room Flag

- 1 = Good recode amount
- 2 = Not reported or not computed (rent greater than \$1500)
- 3 = Not applicable (owner occupied or no cash rent)

ITEM NO. 189

Gross Rent Per Room Recode

0001 = Dollar amount
..
..
1500 = Highest dollar amount

ITEM NO. 189

ITEM NO. 189

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

Monthly Gross Rent Flag	1 = Good record amount	33	2-3	194-195
	2 = Not reported or not computed (rent greater than \$1500)			
	3 = Not applicable (owner occupied or no cash rent)			

Monthly Gross Rent Recode **0000 = Dollar amount**

1500 = Highest dollar amount

Monthly Cost of Water Flag

1 = Good record about
 2 = Not reported
 3 = Not applicable (owner occupied,
 no cash rent, included in rent
 or no charge, or paid separately,
 not reported)

Monthly Cost of Water Recode

01 = Dollar amount

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER

. Monthly Contract Rent Per Room Flag	34	5	203
1 = Good record amount			
2 = Not reported or not computed (rent greater than \$1500)			
3 = Not applicable (owner occupied or no cash rent)			

Monthly Contract Rent Per Room Recode 00001 = Dollar amount
" 34 6 204-207
" 35 1-3

1500 =Highest dollar amount

Gross Rent as Percent of Income Flag

- 1 = Good record about
- 2 = Not reported or not computed (income loss or rent greater than \$1500)
- 3 = Not applicable (owner occupied or no cash rent)

Gross Rent as Percent of Income Recode	001 = Percent amount ... 35 36	35	5-6	209-211
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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION WORD	LOCATION DIGIT	CHARACTER
OCCUPIED UNITS					
			36	2	212
		1 = Good recode amount 2 = Not reported or not computed (income loss or rent greater than \$1500) 3 = Not applicable (owner occupied or no cash rent)			
			36	3-5	213-215
		001 = Percent amount 100 = Percent amount 101 = 101 percent or more			
			36	6	216
		1 = Good recode amount 2 = Not reported 3 = Not applicable (owner occupied, no cash rent, included in rent, these fuels not used, or paid separately, not reported)			
			37	1-3	217-219
		001 = Dollar amount 999 = Highest dollar amount			

1981 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION		
			WORD	DIGIT	CHARACTER
Persons Per Room Flag	1 = Good record value 2 = Not reported		37	4	220
Persons Per Room Recode	0.00 = Ratio amount 2.00 = Ratio amount 2.01 = 2.01 ratio or more		37	5-6	221-223
			38	1	
Persons Weight			38	2-6	224-229
Blank			39	1	
			40	1	230-235
Household Weight			40	2-6	236-241
Sequence Number			41	1	242-247
			42	1	

1981 RECORD LAYOUT

OCCUPIED UNITS

PAGE 35

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORK	BIGIT	CHARACTER
Blank			42	2-3	248-249	
Year Identifier		3 = 1931	42	4	250	
Linkage Identifier		000001-025000 = Linked records 025001-050000 = Unlinked records	42 43	5-6 1-4	251-256	
Blank			43- 45	5- 6	257-270	

6

1981 RECORD LAYOUT
VACANT UNITS
(Pages 36-46)

PAGE 36

ITEM NO.	ITEM NAME	VALID COMES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

Record Type 2 = Vacant Units

Borough

- 1 = Bronx
- 2 = Brooklyn
- 3 = Manhattan
- 4 = Queens
- 5 = Richmond

1	1	1	1
1	2	2	2

1981 RECORD LAYOUT

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VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

H Condition

1 = Dilapidated
 2 = Sound
 3 = Deteriorating
 4 = Not reported

I Occupancy Status

2 = Vacant

Blank

Code Box
(TS) Type of Schedule

03 = Vacant for sale
 04 = Not available vacants
 09 = Vacant for rent - regular
 10 = Vacant for rent-Public housing
 12 = Vacant for rent-new construction

Blank

1 3 3
 1 4 4
 1 5 5

1 3 3

1 4 4

1 5 5

1 6 6-7

2 1

2 2-5 8-11

VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER

39 Year Built

1 = 1978 or later
 2 = 1970 to 1977
 3 = 1960 to 1969
 4 = 1947 to 1939
 5 = 1946 or earlier
 6 = Not reported

40 Previous Occupancy

1 = Yes, new
 2 = No, previously occupied
 3 = Not reported

41 Units in Structure

01 = 1-2 units without business
 02 = 1-2 units with business
 03 = 3 to 5 units
 04 = 6 to 9 units
 05 = 10 to 12 units
 06 = 13 to 19 units
 07 = 20 to 49 units
 08 = 50 to 99 units
 09 = 100 to 199 units
 10 = 200 or more units
 11 = Not reported

VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
42	Owner in Structure	1 = Yes 2 = No 3 = Not reported		3	4	16
43	Stories in Structure	1 = 1 story 2 = 2 stories 3 = 3 stories 4 = 4 stories 5 = 5 stories 6 = 6 stories 7 = 7 or more stories 8 = Not reported		3	5	17
	Blank			3	6	18
44	Elevator	1 = Yes 2 = No		4	1	19
45a	Rooms	1 = 1 room 2 = 2 rooms 3 = 3 rooms 4 = 4 rooms 5 = 5 rooms 6 = 6 rooms 7 = 7 rooms 8 = 8 or more rooms 9 = Not reported		4	2	20

VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
VACANT UNITS						

45b **Bedrooms** 4 3-4 21-22

- 01 = No bedrooms
- 02 = 1 bedroom
- 03 = 2 bedrooms
- 04 = 3 bedrooms
- 05 = 4 bedrooms
- 06 = 5 bedrooms
- 07 = 6 bedrooms
- 08 = 7 bedrooms
- 09 = 8 or more bedrooms
- 10 = Not reported

46a **Privacy-Bedroom to Room** 4 5 23

- 1 = Yes, necessary to pass through bedroom
- 2 = No, not necessary to pass through bedroom
- 3 = Not reported
- 4 = Not applicable (no bedroom in unit or bedrooms not reported)

46b **Privacy-Bedroom to Bathroom** 4 6 24

- 1 = Yes, necessary to pass through bedroom
- 2 = No, not necessary to pass through bedroom
- 3 = Not reported
- 4 = Not applicable (no bedroom in unit or bedrooms not reported)

1981 RECORD LAYOUT

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VACANT UNITS

ITEM NO.		ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
VACANT UNITS							
47	Heating Fuel		1 = Fuel oil 2 = Utility gas 3 = Electricity 4 = All Other 5 = Don't Know 6 = Not reported		5	1	25
	Blank				5	2-6	26-30
48	Duration of Vacancy		1 = Less than 1 month 2 = 1 up to 2 months 3 = 2 up to 3 months 4 = 3 up to 6 months 5 = 6 up to 12 months 6 = 1 year or more 7 = Not reported		6	1	31
49	Vacancy Status		1 = Seasonal use 2 = Available for rent 3 = Available for sale (conventional) 4 = Available for sale (coop/condo) 5 = Rented-not yet occupied 6 = Sold-not yet occupied 7 = Held for occasional use 8 = (Code 8 cannot appear) 9 = Held for other reasons		6	2	32

1981 RECORD LAYOUT

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VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION WORD	DIGIT	CHARACTER
50	Monthly Contract Rent	0001 = Not reported 0002 = Not applicable (other available for rent) 0003 = Dollar amount	6	3-6	J3-J6
	1500	1501 = \$1501 or more	7	1-2	37-38
	Blank		7	3-4	39-40
	Blank				

1981 RECORD LAYOUT

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VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
52	Carrying Charges			7	5-6	41-42

- 01 = Less than \$150
- 02 = \$150 to \$199
- 03 = \$200 to \$299
- 04 = \$300 to \$399
- 05 = \$400 to \$499
- 06 = \$500 to \$749
- 07 = \$750 to \$999
- 08 = \$1000 or more
- 09 = Not reported
- 10 = Not applicable (other than vacant for sale coop/condo)

J
Boarded Up Buildings on Street
(Observation)

- 1 = Yes, boarded up
- 2 = No, not boarded up
- 3 = Not reported

Control Status Recode

- 03 = Vacant for sale-regular
- 04 = Not available vacants
- 05 = Vacant for rent - public housing
- 07 = Vacant for sale - coop/condo
- 30 = Stabilized (pre 1947)
- 31 = Stabilized (1947 or later)
- 40 = Decontrolled
- 80 = Never regulated
- 85 = State/City assisted - renter
- 86 = State/City assisted - coop/condo
- 90 = Controlled
- 91 = Controlled (hotel)
- 95 = In Reg.

1981 RECORD LAYOUT

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VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION		
			WORD	DIGIT	CHARACTER

Structure Class Recode

- 01 = Old law tenement (built pre 1901)
 02 = New law tenement (built 1901-1929)
 03 = Multiple built after 1929 (including
 public housing)
 04 = Apartment hotel (built before 1929)
 05 = One or two family converted to apartments
 06 = Tenement building used for single-room
 occupancy
 07 = One or two family converted to rooming
 house
 08 = Miscellaneous Class B Structure
 09 = Not reported
 10 = Not found
 11 = Data not available
 12 = One or two-family house

Condition

- 1 = Dilapidated
 2 = Sound
 3 = Deteriorating
 4 = Not reported

Condition of Unit Recode 27

- 1 = Not dilapidated
 2 = Dilapidated
 3 = Condition not reported

0 6 4B

9 1 49

1981 RECORD LAYOUT

VACANT UNITS

PAGE 45

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
VACANT UNITS						
	Monthly Contract Rent Per Room Recode	0001 = Dollar amount 1500 = Highest dollar amount	9	2-5	50-53	54
	Monthly Contract Rent Per Room Flag	1 = Good recode amount 2 = Not reported or not computed (rent greater than \$1500) 3 = Not applicable (owner occupied or no cash rent)	9	6	54	
	Blank		10	1-6	55-60	
	Household Weight (2 implied decimal places)		11	1-6	61-66	
	Sequence Number		12	1-6	67-72	

1981 RECORD LAYOUT

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VARIANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	CHARACTER
			WORD	DIGIT
Blank			13- 42	1- 3
			73-249	
Year Identifier	J = 1981		41	4
			250	
Linkage Identifier		000001-025000 = Linked records 025001-050000 = Unlinked records	42 43	5-6 1-4
Blank			251-256	
			43- 45	5- 6
			257-270	

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION
			WORD DIGIT CHARACTER

Record Type

3 = Noninterview units

Label

- 1 = Bronx
- 2 = Brooklyn
- 3 = Manhattan
- 4 = Queens
- 5 = Richmond

Blank

TS

50 = Noninterview

Sequence Number

1 3-5 3-5
2 6 6-7

Blank

2 2-6 8-13
3 1 1

Blank

3- 2- 14-249
42 3

42 4 250

Linkage Identifier

000001-025000 = Linked records
025001-050000 = Unlinked records
42 5-6
43 1-4
Blank

43- 5-
45 6
Blank

- f. Year Acquired. The year the apartment (house) was acquired is the year the reference person acquired the apartment (house) outright or began making payments on the mortgage or other loan. The year the apartment (house) was acquired is not the year the mortgage or loan was paid off.
- g. Occupancy Status Before Acquisition. This item refers to the occupancy status of the apartment (house) before the reference person acquired it. The data in the tables indicate whether the unit was owner occupied by another household; rented by the reference person; rented by another household; or never previously occupied.
- h. Condominium/Cooperative Status Before Acquisition. This item refers to whether the apartment (house) was part of a condominium or cooperative before the reference person acquired it.
- i. Plumbing Facilities. A housing unit has complete plumbing facilities if it has hot and cold piped water, a flush toilet, and a bathtub or shower. All facilities need not be located in the same room, but they all must be in the unit. Complete plumbing facilities are for exclusive use if they are used only by the occupants of the unit.
- j. Kitchen Facilities. A housing unit has complete kitchen facilities if it has a sink with piped water, a range or cookstove, and a refrigerator. All facilities must be located in the unit, although they do not need to be in the same room. Kitchen facilities are for exclusive use if they are only used by the occupants of the unit.
- k. Rent Subsidy. This refers to whether the Federal, State, or local government pays part of the reference person's rent. If the household is receiving public assistance or welfare payments, this item refers to any rent subsidy over and above the shelter allowance. Payment may go directly to the landlord on behalf of the reference person, or it may go directly to the reference person with the restriction that the money must be used to pay for housing. Section 8 and the "housing voucher" federal programs are examples of rent subsidy programs.

1. Financial Data for Owner Occupied Units. The following financial data for owner occupied units are new items available only on the 1987 NYC-HVS microdata file.
 - o Purchase Price - This item is limited to housing units acquired in 1982 or later. The purchase price does not include closing costs.
 - o Down Payment - This is the money paid in advance or at the time of settlement or closing as partial or full payment of the purchase price. Down payment can also be thought of as the buyer's interest or initial equity in the apartment (house). In the case of Mitchell-Lama cooperatives, the purchase price and the down payment may be identical. The down payment data is also limited to units acquired 1982 or later and it does not include closing costs.
 - o Value - This is the respondents estimate of what the apartment (house) would sell for if it were for sale on today's market under ordinary conditions.
 - o Mortgage Status - This item refers to whether there is a mortgage or similar loan outstanding on the apartment (house), or whether it is owned free and clear. Owners of cooperatives technically may not have mortgages, but the loans they have taken to finance the purchase of shares in the cooperative are considered "similar loans" for the purpose of this survey.
 - o Monthly Mortgage Payments - This is the amount paid to the lender or lenders for the mortgage(s) or loan(s) outstanding on the apartment (house). It includes payments for principal and interest, real estate taxes, and fire and liability insurance if they are part of the mortgage payment.
 - o Routine Maintenance During 1986 - Routine maintenance includes: painting of interior rooms, exterior painting of the structure (if one- or two-family house); minor repairs to the plumbing, heating, cooling or electrical system; repairs to balconies, fences, gutters, decks, or patios; removal of trees or shrubs; termite inspection or pest control; and cost of service contracts on the heating, cooling, plumbing, and electrical equipment. The amount reported was for calendar year 1986.

- o 1986 Fire and Liability Insurance - This is the amount due in 1986 for fire and liability insurance premiums.
- o 1986 Real Estate Taxes - This is the amount of real estate taxes payable in 1986. It does not include any payments for previous years or advance taxes for future years. This amount appears on the file in recoded intervals.
- o Utility and Fuel Costs - The costs for the four utility and fuel items -- electricity; gas; water and sewer; and oil, coal, kerosene, wood, etc. -- are shown if they are used and are paid separately from any condominium or maintenance fees.

VI. Estimates of the Population in Households (Excluding Households in Special Places (Series VII))

The primary purpose of the New York City Housing and Vacancy Survey is to measure, with a high degree of accuracy the rental vacancy rates in the City, and to count and describe the quantity and quality of the City's housing. The field procedures used in the survey were developed to insure that these goals are met. The primary purpose of the survey is not to provide a count of the City's population. Therefore, to increase the accuracy of population estimates from the survey, the survey results are adjusted using independent estimates of each borough's population provided by the Bureau of the Census's Population Division. These adjusted figures appear only in Series VII. The Persons and Persons Per Room distributions that appear in Series IA and IB are based on unadjusted data.

The independent population estimates were developed by taking revised borough estimates for July 1, 1984, as a base and using a variation of the Administrative Records method to estimate the population change from July 1, 1984 to July 1, 1985. These estimates, as of July 1, 1985, were extrapolated forward to February 1, 1987. The Administrative Records method is a component procedure that uses Federal income tax data to measure the net intercounty migration of the household population under 65 years old, reported resident birth and death statistics to estimate net natural change, data on Medicare enrollees to estimate the population 65 years old and over, and estimates of the number of inmates of institutions, college students in dormitories and other persons in group quarters. A detailed description of the Administrative Records method is in the Bureau of the Census, Current Population Reports Series P-25, No. 699. For the 1987 NYC-HVS an additional adjustment was made for persons in group quarters and persons in housing units in special places.

In extrapolating from July 1, 1985 to February 1, 1987 the assumption is that the rate of change that took place between April 1, 1980 and July 1, 1985 continued at the same level through February 1, 1987. This may or may not have occurred. A similar procedure was used in the 1984 NYC-HVS. When the final 1984 population estimates were available, they showed significant changes from the 1984 extrapolated estimates in some areas.

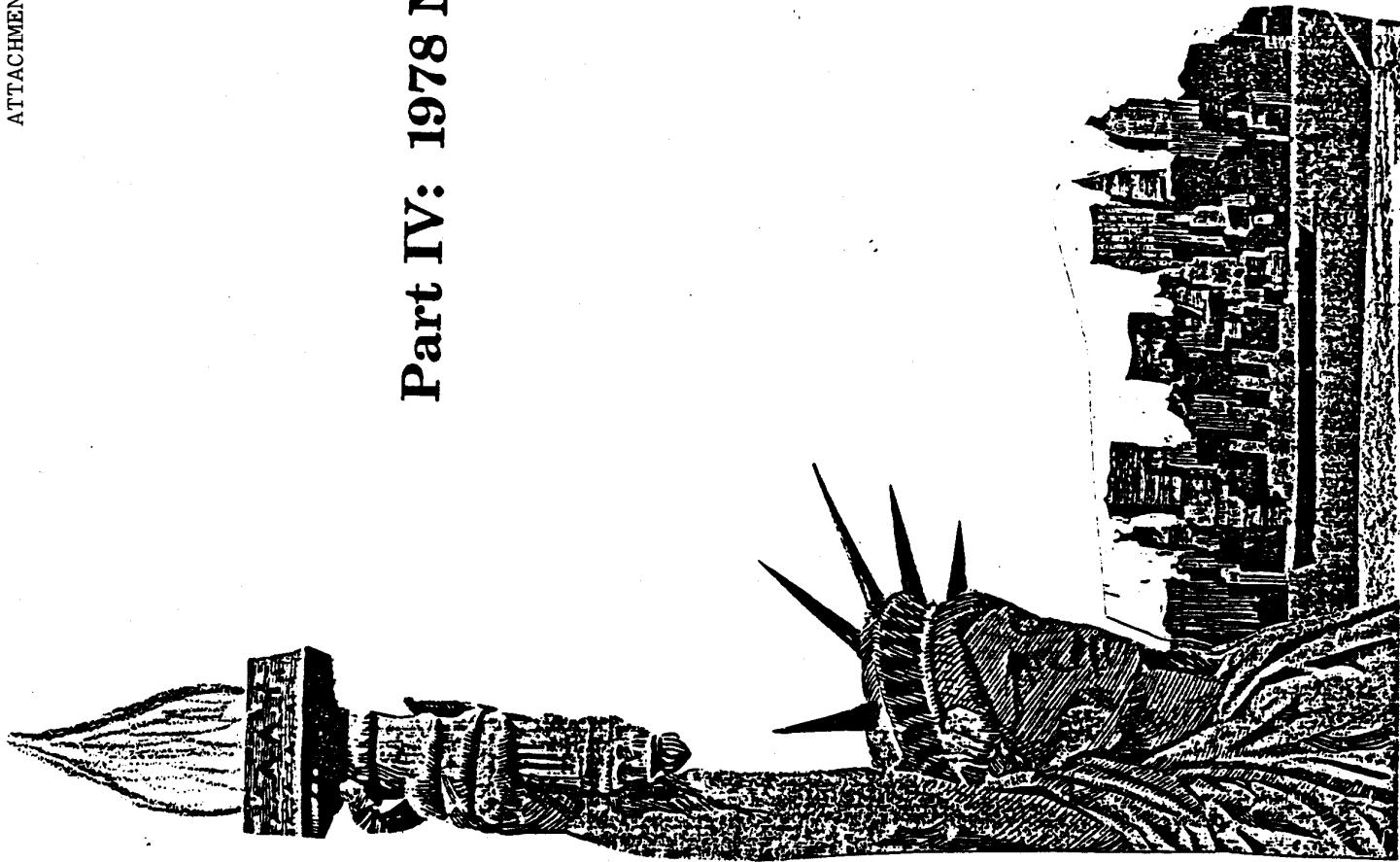
VII. Sub-borough Areas

Sub-borough Areas are groups of Census tracts, containing at least 100,000 population. The tract composition of each area was determined by the City of New York, Department of Housing Preservation and Development and was based on Census Bureau requirements that no sub-borough area can be identified with less than 100,000 population. In some cases the boundaries of sub-borough areas may closely approximate community district boundaries. However, sub-borough areas are not the same as community districts. A list of the Census Tracts that comprise each sub-borough area is available by contacting the Housing Division, Bureau of the Census, Washington, D.C., 20233.

Part IV: 1978 New York City Housing
And
Vacancy Survey

TAPE SPECIFICATIONS:

9 TRACK
1600 BITS PER INCH
ODD PARITY
EBCDIC
ANSI STANDARD LABELS
270 CHARACTER RECORD
BLOCKING FACTOR OF 30



1978 NEW YORK CITY HOUSING AND VACANCY SURVEY
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1978 NEW YORK CITY HOUSING AND VACANCY SURVEY
INDEX OF ITEMS

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1978 NEW YORK CITY HOUSING AND VACANCY SURVEY
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NONINTERVIEW UNITS

Borough	49
Type Schedule	49
Year Identifier	49
Linkage Identifier	49

1978 RECORD LAYOUT
OCCUPIED UNITS
(Pages 1 - 36)

PAGE 1

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION

Record Type

ALL OCCUPIED UNITS
Borough

Label

1 = Occupied Unit

1 WORD

1 = Bronx

1 LOCATION

2 = Brooklyn

1 WORD

3 = Manhattan

1 DIGIT

4 = Queens

1 CHARACTER

5 = Richmond

1 CHARACTER

1978 RECORD LAYOUT

OCCUPIED UNITS

PAGE 2

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
H	Condition	1 = Dilapidated 2 = Sound 3 = Deteriorating 4 = Not reported	1	3	3	
I	Occupancy Status	1 = Occupied	1	4	4	
J	Race	1 = White 2 = Black or Negro 3 = Other 4 = Not reported	1	5	5	
Code Box (TS)	Type of Schedule	01 = Owner occupied-regular 02 = Owner occupied-coop/condo 03 = Renter Occupied-needs GS 06 = Renter occupied-public 07 = Renter occupied-SRO 08 = Renter occupied-new construction	1	6	6	6-7

8-11
2-5
2

Blank

1978 RECORD LAYOUT

PAGE 3

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION
----------	-----------	-----------------------------

LOCATION

CHARACTER

WORD

DIGIT

3 Date Moved In Year
 01 = (Last two digits of year)

78 = (Last two digits of year)

3 2-3 6 1 12-13
Blank 14-15

1978 RECORD LAYOUT

PAGE 4

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD : DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	--------------	-----------

4 Previous Occupancy

- 1 = Yes, new when moved in
- 2 = No, previously occupied
- 3 = Not reported
- 4 = Not applicable (moved in 1976 or earlier)

2 Previous Residence 5 Years Ago

In New York City

- 01 = Always lived in this unit
- 02 = Other unit in same building
- 03 = Some borough, but other building
- 04 = Other borough

Outside New York City

- 05 = New York, Conn., New Jersey
- 06 = Ala., Ga., Miss.
- 07 = All other states
- 08 = Puerto Rico
- 09 = Other country
- 10 = Not reported

3 5-6 17-18

1970 RECORD LAYOUT

PAGE 5

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION
<u>OCCUPIED UNITS</u>		

11a Place of Birth

Head's Birthplace

- 1 = U.S. or Other
- 2 = Puerto Rico
- 3 = Not reported

11b Place of Birth

Head's Father

- 1 = U.S. or Other
- 2 = Puerto Rico
- 3 = Not reported

11c Location

WORDDIGITCHARACTER

4

1

19

4

2

20

1978 RECORD LAYOUT

PAGE 6

OCCUPIED UNITS

ITEM NO.		ITEM NAME		VALID CODES AND DESCRIPTION		LOCATION	
				WORD	DIGIT	CHARACTER	
11c	Place of Birth	Head's Mother		4	3	3	21
		1 = U.S. or Other					
		2 = Puerto Rico					
		3 = Not reported					
12	Ethnic Origin	10 = Mexican American		4	4-5	4-5	22-23
		11 = Chicano					
		12 = Mexican					
		13 = Mexicano					
		14 = Puerto Rican					
		15 = Cuban					
		16 = Central or South American					
		17 = Other Spanish					
		20 = Other					
		21 = Not reported					

1978 RECORD LAYOUT

PAGE 7

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION
----------	-----------	-----------------------------

13b,c Tenure

- 1 = Conventional
- 2 = Cooperative or condominium
- 3 = Cash rent
- 4 = Rent free

14 Year Built

- 1 = 1975 to 1978
- 2 = 1970 to 1974
- 3 = 1960 to 1969
- 4 = 1947 or 1939
- 5 = 1946 or earlier
- 6 = Not reported

15 Units in Structure

- 01 = 1-2 units without business
- 02 = 1-2 units with business
- 03 = 3-5 units
- 04 = 6-9 units
- 05 = 10-12 units
- 06 = 13-19 units
- 07 = 20-49 units
- 08 = 50-99 units
- 09 = 100-199 units
- 10 = 200 or more units
- 11 = Not reported

16 Owner in Structure

- 1 = Yes
- 2 = No
- 3 = Not reported
- 4 = Not applicable (13 or more units in structure or units not reported)

5 4

28

1978 RECORD LAYOUT

PAGE 8

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION		CHARACTER
			WORD	DIGIT	
17	Stories in Structure	1 = 1 story 2 = 2 stories 3 = 3 stories 4 = 4 stories 5 = 5 stories 6 = 6 stories 7 = 7 or more stories 8 = Not reported	5	5	29
	Blank		5	6	30
18	Elevator	1 = Yes 2 = No	6	1	31
	Blank		6	2	32
19a	Rooms	1 = 1 room 2 = 2 rooms 3 = 3 rooms 4 = 4 rooms 5 = 5 rooms 6 = 6 rooms 7 = 7 rooms 8 = 8 or more rooms 9 = Not reported	6	3	33

1978 RECORD LAYOUT

PAGE 9

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION			CHARACTER
			WORD	DIGIT	WORD	
19b	Bedrooms			6	4-5	34-35
		01 = No bedroom 02 = 1 bedroom 03 = 2 bedrooms 04 = 3 bedrooms 05 = 4 bedrooms 06 = 5 bedrooms 07 = 6 bedrooms 08 = 7 bedrooms 09 = 8 or more bedrooms 10 = Not reported				
20a	Privacy-Bedroom to Room		1 = Yes, necessary to pass through bedroom 2 = No, not necessary to pass through bedroom 3 = Not reported 4 = Not applicable (no bedroom in unit or bedrooms not reported)	6	6	36
20b	Privacy-Bedroom to Bathroom		1 = Yes, necessary to pass through bedroom 2 = No, not necessary to pass through bedroom 3 = Not reported 4 = Not applicable (no bedroom in unit or bedrooms not reported)	7	1	37
21	Heating Fuel		1 = Fuel oil 2 = Utility gas 3 = Electricity 4 = All other 5 = Don't know 6 = Not reported	7	2	38

1978 RECORD LAYOUT

PAGE 10

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION WORD	DIGIT	CHARACTER
OCCUPIED UNITS					
22	Cooking Equipment	1 = None 2 = Exclusive use 3 = Also used by other household 4 = Not reported	7	3	39
23	Bathroom	1 = Yes 2 = No 3 = Not reported	7	4	40
24	Water	1 = Hot and cold piped water 2 = Cold piped water only 3 = No piped water 4 = Not reported	7	5	41
25	Bathtub or Shower	1 = None 2 = Exclusive use 3 = Also used by another household 4 = Not reported	7	6	42
26	Flush Toilet	1 = None 2 = Exclusive use 3 = Also used by another household 4 = Not reported	8	1	43

1978 RECORD LAYOUT

PAGE 11

OCCUPIED UNITS

ITEM NO.		ITEM NAME	VALID CODES AND DESCRIPTION		LOCATION	WORD	DIGIT	CHARACTER
		Blank				8	2	44

RENTER OCCUPIED-FOR CASH RENT

27

Contract Rent

Monthly Rent

- 0001 = Not reported
- 0002 = Not applicable (owner occupied or no cash rent)
- 0003 = Dollar amount
- ..
- ..
- 1500
- 1501 = \$1501 or more

Blank

8 3-6 45-48

9 1-2 49-50

Electricity
Paid Separately

- 1 = Yes
- 2 = No, included in rent
- 3 = Not reported
- 4 = Not applicable (owner occupied or no cash rent)

9 3 51

(2) Monthly Cost (those paying
separately)

9 4-6 52-54

- 200
- 201 = \$201 or more
- 998 = Not reported
- 999 = Not applicable (owner occupied, no cash rent, included in rent, gas and electric combined, or paid separately, not reported)

1978 RECORD LAYOUT

PAGE 12

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	CHARACTER
			WORD	DIGIT

28b
 (1) **Gas** Paid Separately
 1 = Yes
 2 = No, included in rent
 3 = No, gas not used
 4 = Not reported
 5 = Not applicable (owner occupied
 or no cash rent)

(2) Monthly Cost (those paying
 separately)

001 = (Dollar amount)
 .
 .
 .
 400
 401 = \$401 or more
 998 = Not reported
 999 = Not applicable (owner occupied, no cash
 rent, included in rent, gas not used,
 gas and electric combined, or paid
 separately, not reported)

28c Combined Gas/Electricity

001 = (Monthly dollar amount)
 .
 .
 .
 400
 401 = \$401 or more
 998 = Not reported or not there

10 1 56-58
 11 1 5-6 1
 59-61

1978 RECORD LAYOUT

PAGE 13

OCCUPIED UNITS

ITEM NO.		ITEM NAME	VALID CODES AND DESCRIPTION		LOCATION	
			WORD	CHARACTER	WORD	CHARACTER
28d	(1)	Water Paid Separately	1 = Yes 2 = No, included in rent or no charge 3 = Not reported 4 = Not applicable (owner occupied or no cash rent)		11	2

28d
(1)Water
Paid Separately

- 1 = Yes
- 2 = No, included in rent or no charge
- 3 = Not reported
- 4 = Not applicable (owner occupied
or no cash rent)

(2) Yearly Cost (those paying
separately)001 = (Dollar amount)
11 3-5 63-65

800

801 = \$801 or more

998 = Not reported

999 = Not applicable (owner occupied, no cash
rent, included in rent or no charge,
or paid separately, not reported)

1978 RECORD LAYOUT

PAGE 14

OCCUPIED UNITS

ITEM NO.				ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
OCCUPIED UNITS									
28e (1)	Other Fuels Paid Separately	1 = Yes 2 = No, included in rent or these fuels not used 3 = Not reported 4 = Not applicable (owner occupied or no cash rent)	11	6	66				
(2)	Yearly Cost (those paying separately)	0001 = (Dollar amount)	12	1-4	67-70				
		5000 5001 = \$5001 or more 9998 = Not reported 9999 = Not applicable (owner occupied, no cash rent, included in rent, these fuels not used, or paid separately, not reported)							
29	Respondent Rent Control Status	1 = Under rent control 2 = Under rent stabilization 3 = (No code 3 can appear) 4 = None of the above 5 = Don't know 6 = Not reported 7 = Not applicable (owner occupied or no cash rent)	12	5	71				

1978 RECORD LAYOUT

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OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID COMES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

30 Senior Citizen Rent Increase
Exception

1 = Yes

2 = No

3 = Don't know

4 = Not reported

5 = Not applicable (head less than
62, age of head not reported,
owner occupied or no cash rent.)

OWNER OCCUPIED-COOP/CONDO

31 Down Payment

01 = Less than \$1,000	13	1-2	73-74
02 = \$1,000 to \$1,499			
03 = \$1,500 to \$1,999			
04 = \$2,000 to \$2,999			
05 = \$3,000 to \$3,999			
06 = \$4,000 to \$9,999			
07 = \$10,000 to \$24,999			
08 = \$25,000 to \$49,999			
09 = \$50,000 or more			
10 = Not reported			
11 = Not applicable (owner occupied-conventional or renter occupied)			

1978 RECORD LAYOUT

PAGE 16

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

32 Carrying Charges

01 = Less than \$150
 02 = \$150 to \$199
 03 = \$200 to \$299
 04 = \$300 to \$399
 05 = \$400 to \$499
 06 = \$500 to \$749
 07 = \$750 to \$999
 08 = \$1000 or more
 09 = Not reported
 10 = Not applicable (owner occupied-conventional or renter occupied)

ALL OCCUPIED UNITS

34 Total Family Income

000001 = No income or loss
 000002 = Dollar amount
 ...
 ...
 075000 = \$75,000 or more
 000000 = Not reported

35 Public Assistance

1 = Yes
 2 = No
 3 = Not reported

1978 RECORD LAYOUT

PAGE 17

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION WORD	LOCATION DIGIT	CHARACTER
----------	-----------	-----------------------------	---------------	----------------	-----------

RENTER OCCUPIED

36 Heating Equipment Breakdown

- 1 = No breakdown of 6 hours or more
 2 = 1 time
 3 = 2 times
 4 = 3 times
 5 = 4 or more times
 6 = Not reported
 7 = Not applicable (owner occupied)

37 Additional Sources of Heat

- 1 = Yes
 2 = No
 3 = Not reported
 4 = Not applicable (owner occupied)

38a Rodents

- 1 = Yes
 2 = No
 3 = Not reported
 4 = Not applicable (owner occupied)

38b Exterminator Service

- 1 = Regularly
 2 = Only when needed
 3 = Irregularly
 4 = Not at all
 5 = Don't know
 6 = Not reported
 7 = Not applicable (owner occupied)

- 14 6 84

- 15 1 85

- 15 2 86

- 15 3 87

1978 RECORD LAYOUT

SOCIETE MUSÉO

PAGE 18

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
39a	Cracks or Holes	1 = Yes 2 = No 3 = Not reported 4 = Not applicable (owner occupied)	15	4	88	
39b	Holes in Floor	1 = Yes 2 = No 3 = Not reported 4 = Not applicable (owner occupied)	15	5	89	
40	Areas of Broken Plaster or Peeling Paint	1 = No areas 2 = Area larger than questionnaire 3 = Area smaller than questionnaire 4 = Not reported 5 = Not applicable (owner occupied)	15	6	90	

1978 RECORD LAYOUT

PAGE 19

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

PERSONS CHARACTERISTICSRelationship to Head

- 1 = Head of household
- 2 = Wife of head
- 3 = Child
- 4 = Other relative
- 5 = Nonrelative
- 6 = Not reported

1(b)

1(c)

- 1 = Male
- 2 = Female
- 3 = Not reported

1(d)

1(e)

- 01 = Age at time of interview

1(f)

1(g)

1(h)

- 90 = 90 years or more
- 00 = Not reported

1(i)

1(j)

1(k)

1(l)

1(m)

1(n)

1(o)

1(p)

1(q)

1(r)

1(s)

1(t)

1(u)

1(v)

1(w)

1(x)

1(y)

1(z)

1(aa)

1(bb)

1(cc)

1(dd)

1(ee)

1(ff)

1(gg)

1(hh)

1(ii)

1(jj)

1(nn)

1(pp)

1(rr)

1(ss)

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1(vv)

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1(gg)

1(ii)

1(jj)

1(nn)

1(pp)

1(rr)

1(ss)

1(tt)

1(uu)

1(vv)

1(ww)

1(xx)

1(yy)

1(zz)

Persons 2-15
 16-
 25
 5-
 6
 95-150

(The above 3 items are repeated once for each person in the housing unit, up to a maximum of 15 total repeats.
 The number of repetitions is equal to the value of the item "NUMBER OF PERSONS".)

1978 RECORD LAYOUT

PAGE 20

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

Number of Persons in Housing Unit

01 = 1 person
 02 = 2 persons
 .
 .
 .
 15 = 15 persons or more

Control Status Recode

01 = Owner occupied - regular
 02 = Owner occupied - coop/condo
 05 = Renter occupied - public
 06 = 1,2 Rooms - no facilities
 30 = Stabilized (pre 1947)
 31 = Stabilized (1947 or later)
 40 = Uncontrolled
 80 = Never regulated and publicly aided
 90 = Controlled
 91 = Controlled (hotel)

Race and Puerto Rican Birth
or Parentage of Head Recode

1 = White, non-Puerto Rican
 2 = Black or Negro, non-Puerto Rican
 3 = Puerto Rican
 4 = Other races
 5 = Not reported

26 1-2 151-152

26 3-4 153-154

26 5 155

DRAFTED

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
	Structure Class Recode					
	01 = Old law tenement (built pre 1901)	26		6		156-157
	02 = New law tenement (built 1901-1929)	27		1		
	03 = Multiple built after 1929 (including public housing)					
	04 = Apartment hotel (built before 1929)					
	05 = One or two family converted to apartments					
	06 = Tenement building used for single-room occupancy					
	07 = One or two family converted to rooming house					
	08 = Miscellaneous Class B Structure					
	09 = Not reported					
	10 = Not found					
	11 = Data not available					
	12 = One or two-family house					
	Complete Bathrooms Recode					
	1 = One or more complete bathrooms	27		2		158
	2 = Not complete-bathtub or shower and flush toilet for exclusive use					
	3 = Not complete-no bathtub or shower for exclusive use					
	4 = Not complete-no flush toilet for exclusive use					
	5 = Not complete-no bathtub, shower or flush toilet for exclusive use					
	6 = Not reported					
	Condition and Plumbing Facilities Recode					
	1 = With all plumbing facilities - Not dilapidated	27		3		159
	2 = With all plumbing facilities - Dilapidated					
	3 = Lacking some or all facilities - Not dilapidated					
	4 = Lacking some or all facilities - Dilapidated					
	5 = Not reported					

1978 RECORD LAYOUT

PAGE 22

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

**Households Below Specified
Income Level Recode**

- 1 = Households below 100% of income level
 2 = Households below 125% of income level
 3 = Households above or equal to 125% of
income level
 4 = Not computed

**Number of Maintenance
Deficiencies Recode**

- 01 = None
 02 = 1 deficiency
 03 = 2 deficiencies
 04 = 3 deficiencies
 05 = 4 deficiencies
 06 = 5 deficiencies
 07 = Any item not reported

Housing Deprived Families Recode

- 1 = Deprived-Physically inadequate
 2 = Deprived-Overcrowded
 3 = Deprived-High rent burden
 4 = Not deprived
 5 = Not reported

27 4 160

27 5-6 161-162

28 1 163

1978 RECORD LAYOUT

PAGE 23

OCCUPIED UNITS

VALID CODES				DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
ITEM NO.	ITEM NAME							

Gross Rent Per Room Flag

- 1 = Good recode amount
- 2 = Not reported or not computed (rent greater than \$1500)
- 3 = Not applicable (owner occupied or no cash rent)

28 2 164

Gross Rent Per Room Recode

0001 = Dollar amount

23 3-6 165-168

1500 = Highest dollar amount

1978 RECORD LAYOUT

PAGE 24

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

Monthly Gross Rent Flag

- 1 = Good recode amount
 2 = Not reported or not computed (rent greater than \$1500)
 3 = Not applicable (owner occupied or no cash rent)

Monthly Gross Rent Recode

0000 = Dollar amount

..

..

1500 = Highest dollar amount

Monthly Cost of Water Flag

- 1 = Good recode amount
 2 = Not reported
 3 = Not applicable (owner occupied, no cash rent, included in rent or no charge, or paid separately, not reported)

Monthly Cost of Water Recode

01 = Dollar amount

..

..

99 =Highest dollar amount

Monthly Cost of Water Recode

30 1-2 175-176

1978 RECORD LAYOUT

PAGE 25

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
OCCUPIED UNITS						

**Monthly Contract Rent Per
Room Flag**

- 1 = Good recode amount
- 2 = Not reported or not computed (rent greater than \$1500)
- 3 = Not applicable (owner occupied or no cash rent)

**Monthly Contract Rent Per
Room Recode**

- 0001 = Dollar amount
- ..
- ..
- ..
- 1500 =Highest dollar amount

**Gross Rent as Percent of
Income Flag**

- 1 = Good recode amount
- 2 = Not reported or not computed (income loss or rent greater than \$1500)
- 3 = Not applicable (owner occupied or no cash rent)

**Gross Rent as Percent of
Income Recode**

- 001 = Percent amount
- ..
- ..
- ..
- 100 = Percent amount
- 101 = 101 percent or more

30 3 177

30 3 1

31 4-6 178-181

31 2 182

197E RECORD LAYOUT

PAGE 26

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	NRD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	-----	-------	-----------

Contract Rent as Percent of
Income Flag

- 1 = Good recode amount
- 2 = Not reported or not computed (income loss or rent greater than \$1500)
- 3 = Not applicable (owner occupied or no cash rent)

Contract Rent as Percent of
Income Recode

- 001 = Percent amount
- ...
...
...
- 100 = Percent amount
- 101 = 101 percent or more

Monthly Cost of Other
Fuels Flag

- 1 = Good recode amount
- 2 = Not reported
- 3 = Not applicable (owner occupied, no cash rent, included in rent, these fuels not used, or paid separately, not reported)

Monthly Cost of Other
Fuels Recode

- 001 = Dollar amount
- ...
...
...
- 999 = Highest dollar amount

31	6	186
----	---	-----

32	1-3	187-189
----	-----	---------

32	4	190
----	---	-----

32	5-6	191-193
----	-----	---------

1978 RECORD LAYOUT

PAGE 27

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION WORD	LOCATION DIGIT	CHARACTER
----------	-----------	-----------------------------	------------------	-------------------	-----------

Persons Per Room Flag 1 = Good recode value
 2 = Not reported

Persons Per Room Recode 0.00 = Ratio amount

::

::

2.00 = Ratio amount
 2.01 = 2.01 ratio or more

Persons Weight

33 2 194

33 3-5 195-197

Blank

34 6 198-209

Household Weight

35 6 210-215

36 1-5

Sequence Number

36 6 216-221

37 1-5

1978 RECORD LAYOUT

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VNID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	----------------------------	----------	------	-------	-----------

K Boarded Up Buildings on Street
 (Observation)

- 1 = Yes
- 2 = No
- 3 = Not reported

37 6 222

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION WORD	LOCATION DIGIT	CHARACTER
----------	-----------	-----------------------------	---------------	----------------	-----------

5 Reason for Moving

EMPLOYMENT

- 01 = Job transfer
- 02 = Entered or left U.S. Armed Forces
- 03 = Retirement
- 04 = New job or looking for work
- 05 = Commuting reasons
- 06 = To attend school
- 07 = Other

FAMILY

- 08 = Needed larger house or apartment
- 09 = Widowed
- 10 = Separated
- 11 = Divorced
- 12 = Moved to be closer to relatives
- 13 = Newly married
- 14 = Family increased
- 15 = Family decreased
- 16 = Wanted to establish own household
- 17 = Other

OTHER

- 18 = Neighborhood overcrowded
- 19 = Change in racial or ethnic composition of neighborhood
- 20 = Wanted better neighborhood
- 21 = Wanted to own residence
- 22 = Lower rent or less expensive house
- 23 = Wanted better house
- 24 = Displaced by urban renewal, highway construction, or other public activity
- 25 = Displaced by private action
- 26 = Schools
- 27 = Wanted to rent residence
- 28 = Wanted residence with more conveniences
- 29 = Natural disaster
- 30 = Wanted change of climate
- 31 = Other
- 32 = Not reported
- 33 = Not applicable (moved in 1976 or earlier)

38 1-2 223-224

1978 RECORD LAYOUT

PAGE 30

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION		
			WORD	SEGMENT	CHARACTER
6a	Head of Household in Previous Residence	1 = Yes, and respondent is Head 2 = Yes, but respondent is not Head 3 = No, not Head in previous residence 4 = Not reported 5 = Not applicable (moved in 1976 or earlier)	38	3	225
6b	Respondent Member of Previous Residence	1 = Yes 2 = No 3 = Not reported 4 = Not applicable (moved in 1976 or earlier or item 6a is 1 or 3)	38	4	226
7	Previous Residence: Number of Rooms	01 = One 02 = Two 03 = Three 04 = Four 05 = Five 06 = Six 07 = Seven 08 = Eight or more 09 = Not reported 10 = Not applicable (moved in 1976 or earlier, item 6a is 3, or item 6b is 2)	38	5-6	227-228

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

8 Previous Residence: Number of Persons

01 = One

02 = Two

03 = Three

04 = Four

05 = Five

06 = Six

07 = Seven

08 = Eight or more

09 = Not reported

10 = Not applicable (moved in 1976 or earlier,
item 6a is 3, or item 6b is 2)

9a,b Previous Residence: Tenure

1 = Conventional

2 = Cooperative

3 = Condominium

4 = Cash rent

5 = No cash rent

6 = Not reported

7 = Not applicable (moved in 1976 or earlier,
item 6a is 3, or item 6b is 2)

39 1-2 229-230

39 3 231

1978 RECORD LAYOUT

PAGE 32

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

10a Previous Residence: Contract Rent

0001 = Not reported
0002 = Not applicable (moved in 1976 or earlier,
owner occupied, no cash rent,
item 6a is 3, or item 6b is 2)
0003 = Dollar amount

1500
1501 = \$1501 or more

39 4-6 232-235
40 1

1978 RECORD LAYOUT

PAGE 33

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
OCCUPIED UNITS						
106 (1)	Previous Residence: Items Paid in Addition to Rent - Electricity	1 = Yes 2 = No 3 = Not reported 4 = Not applicable (moved in 1976 or earlier, item 6a is 3, or item 6b is 2)	40	2	236	
(2)	Gas	1 = Yes 2 = No 3 = Not reported 4 = Not applicable (moved in 1976 or earlier, item 6a is 3, or item 6b is 2)	40	3	237	
(3)	Water	1 = Yes 2 = No 3 = Not reported 4 = Not applicable (moved in 1976 or earlier, item 6a is 3, or item 6b is 2)	40	4	238	
(4)	Oil, Coal, Kerosene, Wood, etc.	1 = Yes 2 = No 3 = Not reported 4 = Not applicable (moved in 1976 or earlier, item 6a is 3, or item 6b is 2)	40	5	239	

1978 RECORD LAYOUT

PAGE 34

OCCUPIED UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

33 Carrying Charge Increase Exception

- 1 = Yes
 2 = No
 3 = Don't know
 4 = Not reported
 5 = Not applicable (Head less than 62, age of Head not reported, other than owner occupied coop/condo)

41 Boarded Up Structures in Neighborhood

- 1 = Yes, boarded up structures
 2 = No boarded up structures
 3 = Not reported
 4 = Not applicable (owner occupied)

40

41

41

41

241

1978 RECORD LAYOUT

OCCUPIED UNITS

PAGE 35

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

41 Neighborhood Rating 41 2 242

1 = Excellent

2 = Good

3 = Fair

4 = Poor

5 = Not reported

6 = Not applicable (owner occupied)

1975 RECORD LAYOUT

SUPPLIED UNITS

ITEM NO. : ITEM NAME : VALID CODES AND DESCRIPTION

PAGE 36

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION		
			WORD	DIGIT	CHARACTER
Blank				41	3-4
				42	1-3
Year Identifier	4 = 1978		42	4	250
Linkage Identifier		000001-025000 = Linked records 025001-150000 = Unlinked records	42	5-6	251-256
Blank			43	1-4	
				43-	5-
				45	6

1978 RECORD LAYOUT
VACANT UNITS
(Pages 37-40)

PAGE 37

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION

Record Type	2 = Vacant Units	1	1	1
Borough	1 = Bronx	1	2	2
	2 = Brooklyn			
	3 = Manhattan			
	4 = Queens			
	5 = Richmond			

1978 RECORD LAYOUT

VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

Condition	1	3	3	3
1 = Dilapidated				
2 = Sound				
3 = Deteriorating				
4 = Not reported				

Occupancy Status **2 = Vacant**

Blank

Blank 2 7-E 8-11

PAGE 38

1978 RECORD LAYOUT

PAGE 39

VACANT UNITS

ITEM NO.		ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
VACANT UNITS							

- 43 Year Built**
- 1 = 1975 to 1978
 - 2 = 1970 to 1974
 - 3 = 1960 to 1969
 - 4 = 1947 to 1959
 - 5 = 1946 or earlier
 - 6 = Not reported

- 44 Previous Occupancy**
- 1 = Yes, new
 - 2 = No, previously occupied
 - 3 = Not reported

- 45 Units in Structure**
- 2
 - 6
 - 12

- 01 = 1-2 units without business
- 02 = 1-2 units with business
- 03 = 3 to 5 units
- 04 = 6 to 9 units
- 05 = 10 to 12 units
- 06 = 13 to 19 units
- 07 = 20 to 49 units
- 08 = 50 to 99 units
- 09 = 100 to 199 units
- 10 = 200 or more units
- 11 = Not reported

14-15

3

2-3

13

VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION WORD	WORD DIGIT	CHARACTER
	VACANT UNITS				

46 Owner in Structure

1 = Yes
 2 = No
 3 = Not reported

47 Stories in Structure

1 = 1 story
 2 = 2 stories
 3 = 3 stories
 4 = 4 stories
 5 = 5 stories
 6 = 6 stories
 7 = 7 or more stories
 8 = Not reported

Blank

3 4 16

Elevator

3 5 17

Roofs

3 6 18

48

4 1 19

49

4 2 20

1 = 1 room
 2 = 2 rooms
 3 = 3 rooms
 4 = 4 rooms
 5 = 5 rooms
 6 = 6 rooms
 7 = 7 rooms
 8 = 8 or more rooms
 9 = Not reported

VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION		CHARACTER
			WORD	DIGIT	

49b **Bedrooms**

- 01 = No bedroom
 02 = 1 bedroom
 03 = 2 bedrooms
 04 = 3 bedrooms
 05 = 4 bedrooms
 06 = 5 bedrooms
 07 = 6 bedrooms
 08 = 7 bedrooms
 09 = 8 or more bedrooms
 10 = Not reported

4 3-4 21-22

50a **Privacy-Bedrooms to Room**

- 1 = Yes, necessary to pass through bedroom
 2 = No, not necessary to pass through bedroom
 3 = Not reported
 4 = Not applicable (no bedroom in unit or bedrooms not reported)

4 5 23

50b **Privacy-Bedrooms to Bathrooms**

- 1 = Yes, necessary to pass through bathroom
 2 = No, not necessary to pass through bathroom
 3 = Not reported
 4 = Not applicable (no bedroom in unit or bedrooms not reported)

4 6 24

1978 RECORD LAYOUT

PAGE 42

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION		CHARACTER
			WORD	DIGIT	
51	Heating Fuel	1 = Fuel oil 2 = Utility gas 3 = Electricity 4 = All Other 5 = Don't know 6 = Not reported	5	1	25
52	Cooking Equipment	1 = None 2 = Exclusive use 3 = Also used by other household 4 = Not reported	5	2	26
53	Bathroom	1 = Yes 2 = No 3 = Not reported	5	3	27
54	Water	1 = Hot and cold piped water 2 = Cold piped water only 3 = No piped water 4 = Not reported	5	4	28
55	Bathtub or Shower	1 = None 2 = Exclusive use 3 = Also used by another household 4 = Not reported	5	5	29
56	Flush Toilet	1 = None 2 = Exclusive use 3 = Also used by another household 4 = Not reported	5	6	30

1978 RECORD LAYOUT

PAGE 43

VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
VACANT UNITS						

57 Duration of Vacancy

- 1 = Less than 1 month
- 2 = 1 up to 2 months
- 3 = 2 up to 3 months
- 4 = 3 up to 6 months
- 5 = 6 up to 12 months
- 6 = 1 year or more
- 7 = Not reported

58 Vacancy Status

- 1 = Seasonal use
- 2 = Available for rent
- 3 = Available for sale (conventional)
- 4 = Available for sale (coop/condo)
- 5 = Rented-not yet occupied
- 6 = Sold-not yet occupied
- 7 = Held for occasional use
- 8 = (Code 8 cannot appear)
- 9 = Held for other reasons

59

31

6

1

32

1978 RECORD LAYOUT

PAGE 44

VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
VACANT UNITS						
59	Monthly Contract Rent	0001 = Not reported 0002 = Not applicable (other available for rent) 0003 = Dollar amount	6	3-6	33-36	
		1500				
		1501 = \$1501 or more				
	Blank		7	1-2	37-38	
60	Down Payment	01 = Less than \$1,000 02 = \$1,000 to \$1,999 03 = \$1,500 to \$1,999 04 = \$2,000 to \$2,999 05 = \$3,000 to \$3,999 06 = \$4,000 to \$9,999 07 = \$10,000 to \$24,999 08 = \$25,000 to \$49,999 09 = \$50,000 or more 10 = Not reported 11 = Not applicable (other than vacant for sale coop/condo)	7	3-4	39-40	

1978 RECORD LAYOUT

PAGE 45

VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
VACANT UNITS						

61 Carrying Charges

- 01 = Less than \$150
- 02 = \$150 to \$199
- 03 = \$200 to \$299
- 04 = \$300 to \$399
- 05 = \$400 to \$499
- 06 = \$500 to \$749
- 07 = \$750 to \$999
- 08 = \$1000 or more
- 09 = Not reported
- 10 = Not applicable (other than vacant for sale coop/condo)

Control Status Recode

- 03 = Vacant for sale-regular
- 04 = Not available vacants
- 05 = Vacant for rent - public housing
- 06 = 1,2 rooms - no facilities
- 07 = Vacant for sale - coop/condo
- 30 = Stabilized (pre 1947)
- 31 = Stabilized (1947 or later)
- 40 = Uncontrolled
- 80 = Never regulated and publicly aided
- 90 = Controlled
- 91 = Controlled (hotel)

8 1-2 43-44

1978 RECORD LAYOUT

PAGE 46

VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
----------	-----------	-----------------------------	----------	------	-------	-----------

Structure Class Recode

- 01 = Old law tenement (built pre 1901)
- 02 = New law tenement (built 1901-1929)
- 03 = Multiple built after 1929 (including public housing)
- 04 = Apartment hotel (built before 1929)
- 05 = One or two family converted to apartments
- 06 = Tenement building used for single-room occupancy
- 07 = One or two family converted to rooming house
- 08 = Miscellaneous Class B Structure
- 09 = Not reported
- 10 = Not found
- 11 = Data not available
- 12 = One or two-family house

Complete Bathrooms Recode

- 1 = One or more complete bathrooms
- 2 = Not complete-bathtub or shower and flush toilet for exclusive use
- 3 = Not complete-no bathtub or shower for exclusive use
- 4 = Not complete-no flush toilet for exclusive use
- 5 = Not complete-no bathtub, shower or flush toilet for exclusive use
- 6 = Not reported

Condition and Plumbing Facilities
Recode

- 1 = With all plumbing facilities - Not dilapidated
- 2 = With all plumbing facilities - Dilapidated
- 3 = Lacking some or all facilities - Not dilapidated
- 4 = Lacking some or all facilities - Dilapidated
- 5 = Not reported

1978 RECORD LAYOUT

PAGE 47

VACANT UNITS

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
	VACANT UNITS					

Monthly Contract Rent Per
Room Recode

0001 = Dollar amount

..

..

..

1500 = Highest dollar amount

Monthly Contract Rent Per
Room Flag

1 = Good recode amount

2 = Not reported or not computed (rent
greater than \$1500)3 = Not applicable (owner occupied or
no cash rent.)

Blank

9 1-4 49-52

Household Weight (2 implied
decimal places)

9 5 53

9 5 1-5

10 6 54-59

11 6 60-65

12 6 66-71

12 6 72

K
Boarded Up Buildings on Street
(Observation)

1 = Yes, boarded up
2 = No, not boarded up
3 = Not reported

1978 RECORD LAYOUT

VACANT UNITS

PAGE 48

ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
Blank				13 42	1- 3	73-249
Year Identifier		4 = 1978		42	4	250
Linkage Identifier		000001-025000 = Linked records 025001-050000 = Unlinked records		42 43	5-6 1-4	251-256
Blank				43- 45	5- 6	257-270

1978 RECORD LAYOUT
NONINTERVIEW UNITS
(Page 49)

PAGE 49

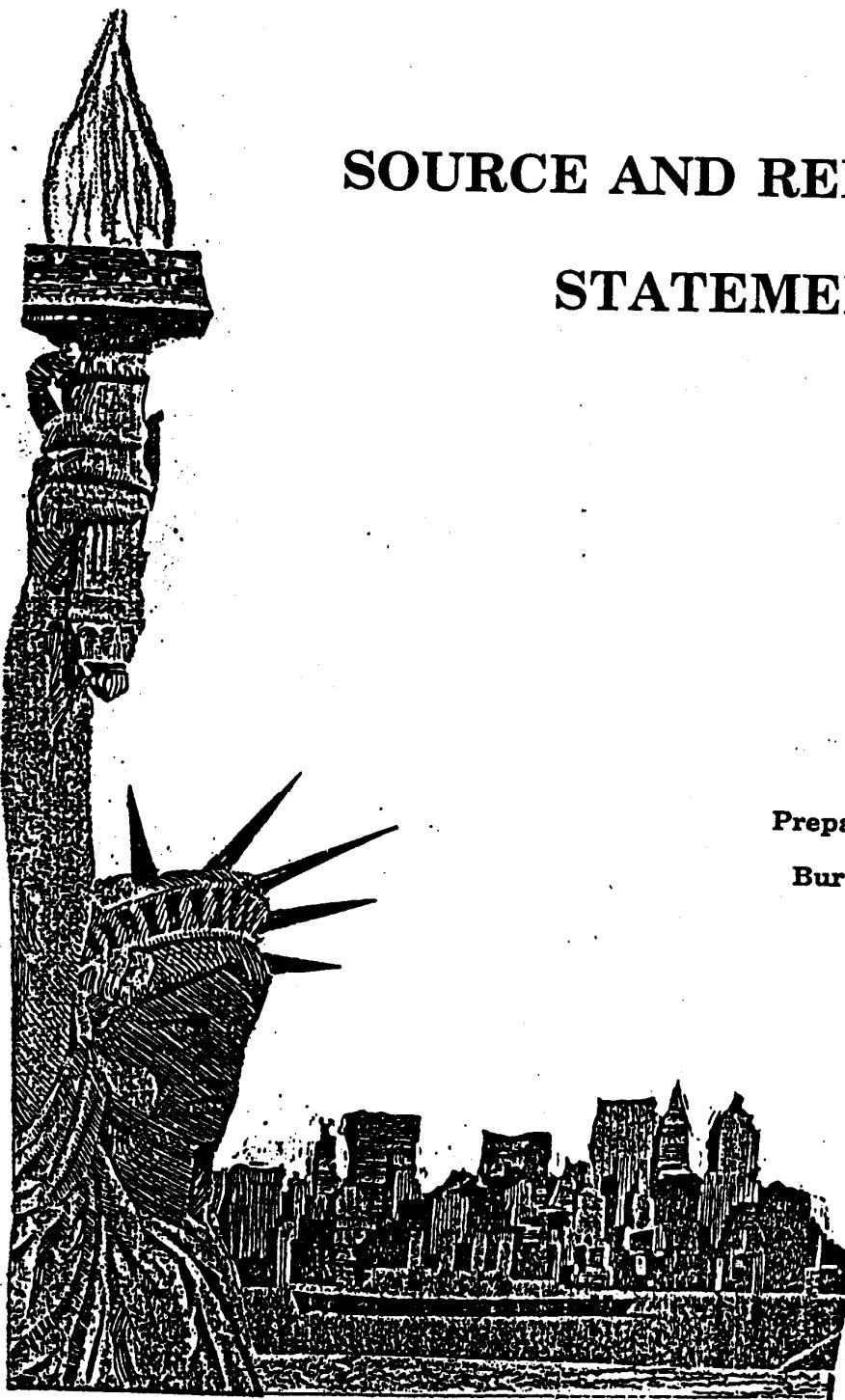
ITEM NO.	ITEM NAME	VALID CODES AND DESCRIPTION	LOCATION	WORD	DIGIT	CHARACTER
Record Type						
	Borough		1	1	1	1
	1 = Bronx		1	2	2	
	2 = Brooklyn					
	3 = Manhattan					
	4 = Queens					
	5 = Richmond					
TS						
	Type of Schedule	50 = Noninterview	1	6	6-7	
Sequence Number						
	Blank		2	2-6	8-13	
	Blank		3	1		
	Blank		42	3	2-	14-249
Year Identifier						
	Blank	4 = 1978	42	4	250	
Linkage Identifier						
	Blank	0000001-0250000 = Linked records	42	5-6	251-256	
	Blank	0250001-0500000 = Unlinked records	43	1-4		
	Blank		43-	5-	257-270	
	Blank		45	6		

1987 NEW YORK CITY HOUSING AND VACANCY SURVEY

SOURCE AND RELIABILITY STATEMENT

Prepared By:

Bureau of the Census



Attachment

**1987 NEW YORK CITY HOUSING AND VACANCY SURVEY
SAMPLE DESIGN, ESTIMATION PROCEDURE AND RELIABILITY STATEMENT**

The purpose of the 1987 New York City Housing and Vacancy Survey was to measure certain vacancy rates, as well as various household and person characteristics. New York City is required by law to periodically conduct such an investigation in order to determine if rent controls should be continued. The actual enumeration occurred between January and March of 1987.

Sample Design

New York City's prime consideration is the "vacant available for rent" rate (the ratio of the vacant available for rent units to the total number of renter occupied and vacant available for rent units) for the entire city. The design required that the standard error of the estimate of the "vacant available for rent" rate for the entire city be no more than one-fourth of one percent, if the actual rate were three percent.

The survey included only housing units. The principal exclusions were living quarters classified as transient hotels, commercial and mission lodging houses, inmate living quarters in institutions, quarters for the military on military installations, and other large group quarters not meeting the definition of a housing unit. Also generally excluded were housing units in special places, such as regular housing units located on the grounds of institutions and military installations, with the exception of residential hotels and motels. Housing units for which a Certificate of Occupancy was issued for the first time after November 1986 were also excluded.

The sample was selected from four sample frames. All housing units in existence and included in the 1970 census ("old construction") comprised the first frame. Within this frame, the housing units were further classified for purposes of this survey into five strata, with each stratum consisting of housing units from one and only one borough.

The second frame consisted of all housing units constructed since the 1970 census ("new construction"). Housing units in this frame were considered to be within the scope of the survey if a Certificate of Occupancy had been issued for the structure not later than November 1986. Within this frame, the sample housing units were again obtained by sampling separately from each of the five boroughs in New York City.

The third frame was a list of units constructed since the 1970 census under supervision of the New York State Urban Development Corporation. These units were not issued Certificates of Occupancy from the City of New York.

The fourth frame consisted of a list of addresses involved in the city's J-51 Tax Exemption and Tax Abatement Program. These addresses were of two types. The first of these was a list of commercial-use structures with upper floors rented for residential use. Since this practice was illegal at the time of the 1970 census, these units had not been included in the 1970 census frame. The second was a list of addresses that were special places at the time of the 1970 census but were residential at the time of the 1987 New York City Housing and Vacancy Survey. Within the third and fourth frame, sample housing units were again obtained by sampling separately from each of the five boroughs.

Within each frame and borough, clusters ("segments") of four housing units were selected. Each housing unit had a probability of selection equal to 1 in 167. Table 1 gives the initially obtained distribution of sample sizes by old and new construction and by borough.

Table 1--SIZE OF SAMPLE SELECTED,
1987 NEW YORK CITY HOUSING AND VACANCY SURVEY¹

Borough	Old ² Construction	New ³ Construction	Total
Bronx	3,048	264	3,312
Brooklyn	5,416	255	5,671
Manhattan	4,403	412	4,815
Queens	4,244	222	4,466
Richmond	540	252	792
Total	17,651	1,405	19,056

¹The numbers refer to the sample as initially selected, before deletions caused by out of scope units, duplication of serial numbers, demolitions, merger, duplication of units in the two frames, multiple Certificates of Occupancy for the same structure, conversion to nonresidential use, occupancy as group quarters, etc.

²These counts include units from the first and fourth sampling frames discussed previously.

³These counts include units from the second and third frames.

The sample housing units were visited in January, February, and March 1987 by a group of interviewers hired and trained for this task. The interviewers visited each sample address and completed a questionnaire, whether the unit was occupied or vacant, if it qualified as being within the scope of the survey. In addition, for evaluation purposes, all vacant units were independently reinterviewed with regard to occupancy status. Differences were reconciled by an independent third interview.

Estimation Procedure

The procedure employed in estimating housing unit characteristics consists of three parts as follows: 1) inflating the sample results by the reciprocal of the probability of selection; 2) adjusting the sample results to account for noninterviews (of which there were 817); and 3) utilizing known housing unit totals from the 1970 census in order to adjust the estimates in a manner that increases their precision. Persons characteristics are similarly estimated, with an additional ratio adjustment employing independently estimated borough population totals that further increase their precision.

Reliability of the Estimates

The statistics that this survey produced are estimates derived from a sample, and hence are apt to differ somewhat from the actual values being estimated. This occurs because there are two types of errors possible in an estimate based on a sample survey - sampling error and nonsampling error.

Nonsampling Errors: Let us suppose that a comparable complete coverage survey was conducted; that is, an interview is attempted for every housing unit in New York City. Chances are, we would still not correctly estimate every parameter (for example, the rental vacancy rate) under consideration. In this instance the difference is due solely to nonsampling errors. Nonsampling errors occur also in sample surveys and can be attributed to many sources: inability to obtain information about all cases in the sample, definitional difficulties, differences in the interpretation of questions, inability or unwillingness to provide correct information on the part of the respondents, mistakes in recording or coding the data obtained, and other errors of collection, response, processing, coverage, and estimation for missing data. Explicit measures of these errors are generally not available. However, it is believed that some of the important response and most of the operational errors were detected and corrected in the course of the Bureau's review of the data for reasonableness and consistency.

Sampling Errors: The particular sample used in the 1987 New York City Housing and Vacancy Survey is one of a large number of all possible probability samples of the same size that could have been selected using the same sample design. Estimates derived from the different

samples would differ from each other. The expected deviation of a sample result from the average of all possible samples is called the sampling error. The exact sampling error is unknown; however, guides to the potential size of the sampling error are provided by the standard error of the estimate.

The standard error of a survey estimate attempts to provide a measure of this variation among the estimates from the possible samples, and thus is a measure of the precision with which an estimate from a particular sample approximates the average result of all possible samples.

The standard errors that were calculated for this survey also partially measure the effect of variable nonsampling errors but do not measure any systematic biases in the data. Obviously, the accuracy of a survey result depends upon both the sampling and variable nonsampling errors measured by the standard error, and the bias and other types of nonsampling error not measured by the standard error. For particular estimates, the total error, which depends upon the joint effect of the sampling and nonsampling errors, may considerably exceed the calculated standard error.

The estimate and its associated standard error may be used to construct a confidence interval; that is, an interval having a prescribed probability that it would include the average result of all possible samples. The chances are about 95 out of 100 (95 percent) that the interval from two standard errors below the estimate to two standard errors above the estimate would include the average value of all possible samples. Of course, any particular 95 percent confidence interval may or may not contain the average value of all possible samples. But for a particular sample, one can say with 95 percent confidence that the average of all possible samples is included in the constructed interval. Also frequently used is the 99 percent confidence interval, which is obtained by constructing a 2-1/2 standard error interval (plus or minus).

Tables 2 through 7 present approximate standard errors for the statistics based on the sample that was used. To provide standard errors applicable to the wide variety of statistics produced, a number of approximations and generalizations have been used. Hence, the standard errors presented in these tables provide a general order of magnitude rather than the exact standard error for any specific item.

Included in Tables 2 through 7 are estimates of standard errors for estimates of zero and zero percent. These estimates of standard errors are considered as overestimates of the true standard errors and should be used primarily for construction of confidence intervals for characteristics when an estimate of zero is obtained.

The several tables of standard errors are applicable to different entities. Tables 2 and 3 contain standard errors of various types of housing unit characteristics only, while Tables 4 through 7 refer to person characteristics only. The standard errors shown in Tables

4 and 6 are applicable to persons having a certain household characteristic only (such as the number of people living in a renter housing unit). The standard errors appearing in Tables 5 and 7 are applicable to persons having a particular household characteristic and a specific person characteristic (such as the number of males living in a renter housing unit) or having a certain person characteristic only (such as the number of males). It may happen that a standard error of a percentage is sought where the numerator of the percentage is of one type (e.g., Table 7) and the denominator is of the other type (e.g., Table 6). In this event, use the table that corresponds with the numerator (here, it is Table 7).

The standard errors for estimated numbers or percents not shown in these tables may be approximated by linear interpolation.

Standard Error of a Median

The sampling variability of an estimated median depends upon the form as well as on the size of the distribution from which the median is determined. An approximate method for measuring the reliability of the estimated median is to determine an interval about the estimated median so that there is a stated degree of confidence that the average median from all possible samples lies within the interval. The following procedure may be used to estimate confidence limits of a median based on sample data:

1. From the appropriate standard error table (Table 3 for a housing unit characteristic and Tables 6 or 7 for a person characteristic) determine the standard error of a 50 percent characteristic, using the appropriate base.
2. Add to and subtract from 50 percent, the standard error determined in step 1.
3. Using the distribution of the characteristics, determine the confidence interval corresponding to the two points established in step 2. To find the lower endpoint of the confidence interval, it is necessary to know into which interval of the distribution the lower percentage limit falls. Similarly, to find the upper endpoint of the confidence interval, it is necessary to know into which interval of the distribution the upper percentage limit falls. Note that these two distribution intervals could be different, although this will not happen very often.

A two-standard-error confidence interval may be determined by finding the values corresponding to 50 percent plus and minus twice the standard error determined in step 1. For about 95 out of 100 possible samples, the average median from all possible samples would lie between these two values.

The standard error for the median is then estimated by subtracting the lower limit of the 95 percent confidence interval from the upper limit of the 95 percent confidence interval and dividing the difference by four.

Standard Error of a Difference or Comparison Between Two Estimates

The standard errors shown in these tables are not directly applicable to differences between two sample estimates. The standard error of an estimated difference between two figures may be approximated as the square root of the sum of the squares of the standard error of each estimate. This formula will represent the actual standard error quite accurately for the difference between estimates of the same characteristic in two different areas or for the difference between separate and uncorrelated characteristics in the same area. If, however, there is a high positive correlation between the two characteristics, the formula will overestimate the true standard error. For a difference between two sample estimates, one of which represents a subclass of the other, the tables can be used directly with the difference considered as a sample estimate.

Standard Error Tables for Housing and Person Characteristics

Table 2--STANDARD ERROR FOR ESTIMATED NUMBER
OF TOTAL HOUSING UNITS

Size of Estimate	:	Standard Error
0	:	240
500	:	350
1,000	:	490
2,500	:	780
5,000	:	1,110
10,000	:	1,560
25,000	:	2,470
50,000	:	3,480
75,000	:	4,260
100,000	:	4,910
150,000	:	5,990
250,000	:	7,680
500,000	:	10,650
1,000,000	:	14,480
1,500,000	:	16,980
2,000,000	:	18,700
2,800,000	:	20,290
3,000,000	:	20,500

Table 3.--STANDARD ERROR FOR ESTIMATED PERCENTAGE OF TOTAL HOUSING UNITS AND FOR ESTIMATED VACANCY RATES

Base of Percentage or Vacancy Rate	Estimated Percentage or Vacancy Rate (Percent)													
	0 or 100	1 or 99	2 or 98	3 or 97	4 or 96	5 or 95	6 or 94	7 or 93	8 or 92	9 or 91	10 or 90	20 or 80	35 or 65	50
2,500	8.9	8.9	8.9	8.9	8.9	8.9	8.9	8.9	8.9	8.9	9.4	12.5	14.9	15.6
5,000	4.7	4.7	4.7	4.7	4.7	4.8	5.3	5.6	6.0	6.3	6.6	8.8	10.5	11.1
10,000	2.4	2.4	2.4	2.7	3.1	3.4	3.7	4.0	4.2	4.5	4.7	6.3	7.5	7.8
25,000	1.0	1.0	1.4	1.7	1.9	2.2	2.3	2.5	2.7	2.8	3.0	4.0	4.7	4.9
50,000	0.5	0.7	1.0	1.2	1.4	1.5	1.7	1.8	1.9	2.0	2.1	2.8	3.3	3.5
75,000	0.3	0.6	0.8	1.0	1.1	1.2	1.4	1.5	1.5	1.6	1.7	2.3	2.7	2.9
100,000	0.2	0.5	0.7	0.8	1.0	1.1	1.2	1.3	1.3	1.4	1.5	2.0	2.4	2.5
150,000	0.2	0.4	0.6	0.7	0.8	0.9	1.0	1.0	1.1	1.2	1.2	1.6	1.9	2.0
250,000	0.10	0.3	0.4	0.5	0.6	0.7	0.7	0.8	0.8	0.9	0.9	1.3	1.5	1.6
500,000	0.05	0.2	0.3	0.4	0.4	0.5	0.5	0.6	0.6	0.6	0.7	0.9	1.1	1.1
1,000,000	0.02	0.2	0.2	0.3	0.3	0.3	0.4	0.4	0.4	0.4	0.5	0.6	0.7	0.8
2,000,000	0.01	0.11	0.2	0.2	0.2	0.2	0.3	0.3	0.3	0.3	0.3	0.4	0.5	0.6
2,800,000	0.01	0.09	0.13	0.2	0.2	0.2	0.2	0.2	0.3	0.3	0.3	0.4	0.4	0.5
3,000,000	0.01	0.09	0.13	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.3	0.4	0.4	0.5

1 The base of each percentage or vacancy rate is the number of housing units (in the denominator) to which the percentage or vacancy rate applies. Standard errors are presented to the nearest one-tenth of one percentage point except when the standard error is less than fifteen-hundredths of one percentage point; in those cases, the standard error is shown to the nearest one-hundredth of one percentage point.

Table 4.--STANDARD ERROR FOR
ESTIMATED NUMBER OF
PERSONS HAVING A CERTAIN
HOUSEHOLD CHARACTERISTIC
ONLY

Size of Estimate	Standard Error	¹
0	660	
5,000	1,820	
10,000	2,580	
25,000	4,070	
50,000	5,740	
100,000	8,090	
250,000	12,660	
500,000	17,570	
1,000,000	23,880	
2,000,000	30,840	
3,000,000	33,800	
4,000,000	33,840	
5,000,000	30,960	
7,026,474	0 ²	

Table 5.--STANDARD ERROR FOR
ESTIMATED NUMBER OF
PERSONS HAVING A PAR-
TICULAR HOUSEHOLD CHAR-
ACTERISTIC AND A SPECIFIC
PERSON CHARACTERISTIC OR
HAVING A CERTAIN PERSON
CHARACTERISTIC ONLY

Size of Estimate	Standard Error	¹
0	290	
5,000	1,210	
10,000	1,710	
25,000	2,700	
50,000	3,810	
100,000	5,360	
250,000	8,340	
500,000	11,480	
1,000,000	15,280	
2,000,000	18,620	
3,000,000	18,440	
4,000,000	14,600	
7,026,474	0 ²	

- 1 Examples of characteristics to be used in conjunction with the standard errors from Table 4 are total persons, persons living in renter housing units, persons living in housing units with a Black householder, persons living in renter occupied condominiums and persons living in the Bronx with a Puerto Rican householder.
- Examples of characteristics to be used in conjunction with the standard errors from Table 5 are number of males living in housing units with a White householder, number of males aged 25 to 34 years, number of females living in renter housing units that are controlled, number of females living in Brooklyn, and number of females living in Manhattan aged 65 to 74 years.
- 2 The estimated total number of people in New York City is 7,026,474. This estimate corresponds to the universe of this survey as described on page 1. This total was independently estimated by beginning with the 1980 census and employing certain statistical techniques not subject to sampling error. However, the estimation procedure is subject to nonsampling error. Therefore, the estimate of 7,026,474 has no standard error but is subject to nonsampling error.

Table 6.--STANDARD ERROR FOR ESTIMATED PERCENTAGE OF PERSONS HAVING A CERTAIN HOUSEHOLD CHARACTERISTIC ONLY¹

Base of Percentage	Estimated percentage								
	0 or 100	1 or 99	2 or 98	5 or 95	10 or 90	20 or 80	35 or 65	50	
5,000	11.7	11.7	11.7	11.7	11.7	14.6	17.4	18.2	
10,000	6.2	6.2	6.2	6.2	7.7	10.3	12.3	12.9	
25,000	2.6	2.6	2.6	3.6	4.9	6.5	7.8	8.2	
50,000	1.3	1.3	1.6	2.5	3.5	4.6	5.5	5.8	
100,000	0.7	0.8	1.1	1.8	2.4	3.3	3.9	4.1	
250,000	0.3	0.5	0.7	1.1	1.5	2.1	2.5	2.6	
500,000	0.13	0.4	0.5	0.8	1.1	1.5	1.7	1.8	
1,000,000	0.07	0.3	0.4	0.6	0.8	1.0	1.2	1.3	
2,000,000	0.03	0.2	0.3	0.4	0.5	0.7	0.9	0.9	
3,000,000	0.02	0.1	0.2	0.3	0.4	0.6	0.7	0.7	
7,026,474	0.01	0.10	0.14	0.2	0.3	0.4	0.5	0.5	

1 The base for each percentage is the number of people having a certain household characteristic only.

Table 7.--STANDARD ERROR FOR ESTIMATED PERCENTAGE OF PERSONS HAVING A PARTICULAR HOUSEHOLD CHARACTERISTIC AND A SPECIFIC PERSON CHARACTERISTIC OR HAVING A CERTAIN PERSON CHARACTERISTIC ONLY¹

Base of Percentage	Estimated percentage								
	0 or 100	1 or 99	2 or 98	5 or 95	10 or 90	20 or 80	35 or 65	50	
5,000	5.5	5.5	5.5	5.5	7.3	9.7	11.6	12.1	
10,000	2.9	2.9	2.9	3.7	5.1	6.9	8.2	8.6	
25,000	1.2	1.2	1.5	2.4	3.3	4.3	5.2	5.4	
50,000	0.6	0.8	1.1	1.7	2.3	3.1	3.7	3.8	
100,000	0.3	0.5	0.8	1.2	1.6	2.2	2.6	2.7	
250,000	0.12	0.3	0.5	0.7	1.0	1.4	1.6	1.7	
500,000	0.06	0.2	0.3	0.5	0.7	1.0	1.2	1.2	
1,000,000	0.03	0.2	0.2	0.4	0.5	0.7	0.8	0.9	
2,000,000	0.01	0.12	0.2	0.3	0.4	0.5	0.6	0.6	
3,000,000	0.01	0.10	0.14	0.2	0.3	0.4	0.5	0.5	
7,026,474	0.01	0.06	0.09	0.14	0.2	0.3	0.3	0.3	

1 Table 7 corresponds to table 6 and is to be used in the same manner, but is applicable to percentages of persons having a particular household characteristic and a specific person characteristic or having a certain person characteristic only.

Examples of Estimating Standard Errors

Example A: In the tables presenting the survey data, Table 14 of Series IIA shows 13,476 vacant-for-rent units in Brooklyn. Table 2 above indicates, by linear interpolation, an approximate standard error of 1,771 for the estimated 13,476 vacant-for-rent units in Brooklyn. Therefore, a 95 percent confidence interval is from 9,934 to 17,018 and one can say with 95 percent confidence that the average of all possible samples is included in this interval.

Example B: Table 17 of Series IIA shows 16,620 vacant-for-rent units with 10 to 49 units in structure and 11,113 vacant-for-rent units with 50 or more units in structure. Table 2 above indicates, by linear interpolation, approximate standard errors of 1,962 for the estimated 16,620 vacant-for-rent units with 10 to 49 units in structure and 1,628 for the estimated 11,113 vacant-for-rent units with 50 or more units in structure. The standard error of the estimated difference of $16,620 - 11,113 = 5,507$ units is about $(1,962)^2 + (1,628)^2 = 2,549$ units. The 95 percent confidence interval for this difference is 409 to 10,605 and since positive and negative values are not included we conclude with 95 percent confidence that there are more vacant-for-rent units with 10 to 49 units in structure than vacant-for-rent units with more than 50 units in structure.

Example C: A computation based on the figures of Series IIA, Table 16, indicates that 9.8 percent of the 46,932 vacant-for-rent units that reported the year the structure was built have been built in or since 1970. Table 3 above indicates, by linear interpolation, an approximate standard error of 2.2 percent for the estimated 9.8 percent.

Example D: Table 32 of Series IIA shows \$469.37 as the estimated median monthly asking rent for vacant-for-rent units. This table also shows that the base of this median equals 42,990, after subtracting out the not-reported and the no-cash rents.

1. Table 3 indicates, by linear interpolation, an approximate standard error of 3.9 percent for the estimated 50 percent using the 42,990 base.
2. To obtain a 95-percent confidence interval on the estimated median, initially add to and subtract from 50 percent twice the standard error determined in step 1. This yields percentage limits of 42.2 and 57.8.
3. From the distribution of units from Table 32 of Series IIA, the interval from \$400 to \$449 contains the 42.2 percent derived in step 2. The number of units falling

below this interval is 15,951 or 37.1 percent, and 4,089 units or 9.5 percent fall within the interval. By linear interpolation, the lower limit of the 95-percent confidence interval is found to be about:

$$\frac{\$400 + (\$449 - \$399) (42.2 \text{ percent} - 37.1 \text{ percent})}{9.5 \text{ percent}} = \$426.84$$

Similarly, the interval from \$500 to \$599 contains the 57.8 percent derived in step 2. The number of housing units falling below this interval is 23,794 or 55.3 percent and 5,556 housing units or 12.9 percent fall within the interval. By linear interpolation, the upper limit of the 95-percent confidence interval is found to be about:

$$\frac{\$500 + (\$599 - \$499) (57.8 \text{ percent} - 55.3 \text{ percent})}{12.9 \text{ percent}} = \$519.38$$

Thus, the 95-percent confidence interval ranges from \$426.84 to \$519.38. The standard error for the median is approximately equal to $(\$519.38 - \$426.84)/4 = \$23.14$

Example E: Table 32 of Series IA shows \$363.02 as the estimated median monthly contract rent for renter-occupied units. This table also shows that the base of this median equals 1,805,188, after subtracting out the not-reported and the no-cash rents.

1. Table 3 indicates, by linear interpolation, an approximate standard error of 0.6 percent for the estimated 50 percent using the base.
2. To obtain a 95-percent confidence interval on the estimated median, initially add to and subtract from 50 percent twice the standard error determined in step 1. This yields percentage limits of 48.8 and 51.2.
3. From the distribution of units from Table 32 of Series IA, the interval from \$350 - \$399 contains the 48.8 percent derived in step 2. The number of units falling below this interval is 846,199 or 46.9 percent and 216,549 or 12.0 percent fall within this interval. By linear interpolation, the lower limit of the 95-percent confidence interval is found to be about:

$$\frac{\$350 + (\$399 - \$349) (48.8 \text{ percent} - 46.9 \text{ percent})}{12.0 \text{ percent}} = \$357.92$$

Similarly, the interval from \$350 to \$399 contains the 51.2 percent derived in step 2. The number of housing units falling below this interval is 846,199 or 46.9 percent and 216,549 or 12.0 percent fall within this interval. By linear interpolation, the upper limit of the 95-percent confidence interval is found to be about:

$$\frac{\$350 + (\$399 - \$349) \text{ (51.2 percent - 46.9 percent)}}{12.0 \text{ percent}} = \$367.92$$

Thus, the 95-percent confidence interval ranges from \$357.92 to \$367.92. The standard error of the median is approximately equal to

$$(\$367.92 - \$357.92)/4 = \$2.50$$

The difference between the median monthly asking rent (see example D) and the median monthly contract rent is \$469.37 - \$363.02 = \$106.35. The approximate standard error of this difference is $\sqrt{(\$23.14)^2 + (\$2.50)^2} = \$23.27$. Since the difference between the two medians (\$106.35) is more than twice the standard error of this difference (\$46.54), we conclude with 95 percent confidence that the median monthly asking rent is actually greater than the median monthly contract rent.

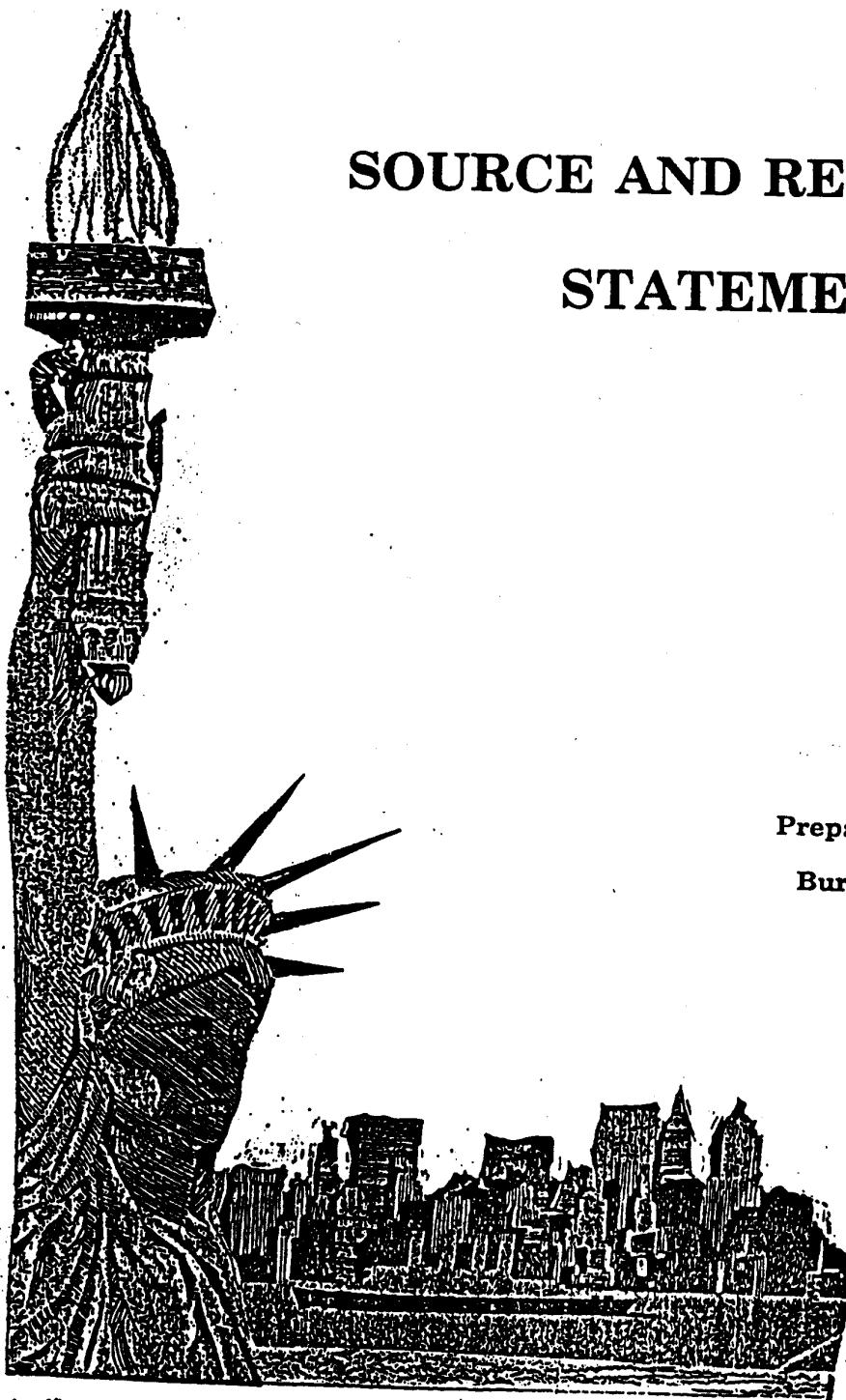
Example F: A computation based on the figures of Series VII, Table 30, indicates that 45.0 percent of the 4,529,514 persons living in renter units who reported (or had reported) sex are males. A standard error of 0.4 percent is obtained by linear interpolation in Table 7 (the table that corresponds to the numerator, that is, the number of males living in a renter unit).

1984 NEW YORK CITY HOUSING AND VACANCY SURVEY

SOURCE AND RELIABILITY STATEMENT

Prepared By:

Bureau of the Census



**1984 NEW YORK CITY HOUSING AND VACANCY SURVEY
SAMPLE DESIGN, ESTIMATION PROCEDURE AND RELIABILITY STATEMENT**

The purpose of the 1984 New York City Vacancy Survey was to measure certain vacancy rates, as well as various household and person characteristics. New York City is required by law to periodically conduct such an investigation in order to determine if rent controls should be continued. The actual enumeration occurred between February and April of 1984.

Sample Design

New York City's prime consideration is the "vacant available for rent" rate (the ratio of the vacant available for rent units to the total number of renter occupied and vacant available for rent units) for the entire city. The design required that the standard error of the estimate of the "vacant available for rent" rate for the entire city be no more than one-fourth of one percent, if the actual rate were three percent.

The survey included only housing units. The principal exclusions were living quarters classified as transient hotels, commercial and mission lodging houses, inmate living quarters in institutions, quarters for the military on military installations, and other large group quarters not meeting the definition of a housing unit. Also generally excluded were housing units in special places, such as regular housing units located on the grounds of institutions and military installations, with the exception of residential hotels and motels. Housing units for which a Certificate of Occupancy was issued for the first time after December 1983 were also excluded.

The sample was selected from four sample frames. All housing units in existence and included in the 1970 census ("old construction") comprised the first frame. Within this frame, the housing units were further classified for purposes of this survey into five strata, with each stratum consisting of housing units from one and only one borough.

The second frame consisted of all housing units constructed since the 1970 census ("new construction"). Housing units in this frame were considered to be within the scope of the survey if a Certificate of Occupancy had been issued for the structure not later than December 1983. Within this frame, the sample housing units were again obtained by sampling separately from each of the five boroughs in New York City.

The third frame was a list of units constructed since the 1970 census under supervision of the New York State Urban Development Corporation. These units were not issued Certificates of Occupancy from the City of New York.

The fourth frame consisted of a list of addresses involved in the city's J-51 Tax Exemption and Tax Abatement Program. These addresses were of two types. The first of these was a list of commercial-use structures with upper floors rented for residential use. Since this practice was illegal at the time of the 1970 census, these units had not been included in the 1970 census frame.

The second was a list of addresses that were special places at the time of the 1970 census but were residential at the time of the 1984 New York City Housing and Vacancy Survey. Within the third and fourth frame, sample housing units were again obtained by sampling separately from each of the five boroughs.

Within each frame and borough, clusters ("segments") of four housing units were selected. Each housing unit had a probability of selection equal to 1 in 167. Table 1 gives the initially obtained distribution of sample sizes by old and new construction and by borough.

Table 1.--SIZE OF SAMPLE SELECTED, 1984 NEW YORK CITY HOUSING AND VACANCY SURVEY 1/

Borough	Old 2/ Construction	New 3/ Construction	Total
Bronx	3,048	252	3,300
Brooklyn	5,416	221	5,637
Manhattan	4,391	376	4,767
Queens	4,244	194	4,438
Richmond	540	200	740
Total	17,639	1,243	18,882

- 1/ The numbers refer to the sample as initially selected, before deletions caused by out of scope units, duplication of serial numbers, demolitions, merger, duplication of units in the two frames, multiple Certificates of Occupancy for the same structure, conversion to nonresidential use, occupancy as group quarters, etc.
- 2/ These counts include units from the first and fourth sampling frames discussed previously.
- 3/ These counts include units from the second and third frames.

The sample housing units were visited in February, March, and April, 1984 by a group of interviewers hired and trained for this task. The interviewers visited each sample address and completed a questionnaire, whether the unit was occupied or vacant, if it qualified as being within the scope of the survey. In addition, for evaluation purposes, all vacant units were independently reinterviewed with regard to occupancy status. Differences were reconciled by an independent third interview.

Estimation Procedure

The procedure employed in estimating housing unit characteristics consists of three parts as follows: 1) inflating the sample results by the reciprocal of the probability of selection; 2) adjusting the sample results to account for

noninterviews (of which there were 1,135) and 3) utilizing known housing unit totals from the 1970 census in order to adjust the estimates in a manner that increases their precision. Persons characteristics are similarly estimated, with an additional ratio adjustment employing independently estimated borough population totals that further increase their precision.

Reliability of the Estimates

The statistics that this survey produced are estimates derived from a sample, and hence, are apt to differ somewhat from the actual values being estimated. This occurs because there are two types of errors possible in an estimate based on a sample survey - sampling error and nonsampling error.

Nonsampling Errors: Let us suppose that a comparable complete coverage survey was conducted, that is, an interview is attempted for every housing unit in New York City. Chances are, we would still not correctly estimate every parameter (for example, the rental vacancy rate) under consideration. In this instance the difference is due solely to nonsampling errors. Nonsampling errors occur also in sample surveys and can be attributed to many sources: inability to obtain information about all cases in the sample, definitional difficulties, differences in the interpretation of questions, inability or unwillingness to provide correct information on the part of the respondents, mistakes in recording or coding the data obtained, and other errors of collection, response, processing, coverage, and estimation for missing data. Explicit measures of these errors are generally not available. However, it is believed that some of the important response and most of the operational errors were detected and corrected in the course of the Bureau's review of the data for reasonableness and consistency.

Sampling Errors: The particular sample used in the 1984 New York City Vacancy Survey is one of a large number of all possible probability samples of the same size that could have been selected using the same sample design. Estimates derived from the different samples would differ from each other. The expected deviation of a sample result from the average of all possible samples is called the sampling error. The exact sampling error is unknown, however, guides to the potential size of the sampling error are provided by the standard error of the estimate.

The standard error of a survey estimate attempts to provide a measure of this variation among the estimates from the possible samples, and thus is a measure of the precision with which an estimate from a particular sample approximates the average result of all possible samples.

The standard errors that were calculated for this survey also partially measure the effect of variable nonsampling errors but do not measure any systematic biases in the data. Obviously, the accuracy of a survey result depends upon both the sampling and variable nonsampling errors measured by the standard error, and the bias and other types of nonsampling error not measured by the standard error. For particular estimates, the total error, which depends upon the joint effect of the sampling and nonsampling errors, may considerably exceed the calculated standard error.

The estimate and its associated standard error may be used to construct a confidence interval, that is, an interval having a prescribed probability that it would include the average result of all possible samples. The chances are about 95 out of 100 (95 percent) that the interval from two standard errors below the estimate to two standard errors above the estimate would include the average value of all possible samples. Of course, any particular 95 percent confidence interval may or may not contain the average value of all possible samples. But for a particular sample, one can say with 95 percent confidence that the average of all possible samples is included in the constructed interval. Also frequently used are 68 percent and 99 percent confidence intervals, which are obtained by constructing a one standard error interval (plus or minus) and a $2\frac{1}{2}$ standard error interval.

Tables 2 through 7 present approximate standard errors for the statistics based on the sample that was used. To provide standard errors applicable to the wide variety of statistics produced, a number of approximations and generalizations have been used. Hence, the standard errors presented in these tables provide a general order of magnitude rather than the exact standard error for any specific item.

Included in Tables 2 through 7 are estimates of standard errors for estimates of zero and zero percent. These estimates of standard errors are considered as overestimates of the true standard errors and should be used primarily for construction of confidence intervals for characteristics when an estimate of zero is obtained.

The several tables of standard errors are applicable to different entities. Tables 2 and 3 contain standard errors of various types of housing unit characteristics only, while Tables 4 through 7 refer to person characteristics only. The standard errors shown in Tables 4 and 6 are applicable to persons having a certain household characteristic only (such as the number of people living in a renter housing unit). The standard errors appearing in Tables 5 and 7 are applicable to persons having a particular household characteristic and a specific person characteristic (such as the number of males living in a renter housing unit) or having a certain person characteristic only (such as the number of males). It may happen that a standard error of a percentage is sought where the numerator of the percentage is of one type (e.g., Table 7) and the denominator is of the other type (e.g., Table 6). In this event, use the table that corresponds with the numerator (here, it is Table 7).

The standard errors for estimated numbers or percents not shown in these tables may be approximated by linear interpolation.

Standard Error of a Median:

The sampling variability of an estimated median depends upon the form as well as on the size of the distribution from which the median is determined. The following procedure may be used to estimate the standard error of a median based on sample data: (1) from the appropriate standard error table (Table 3 for a housing unit characteristic and Tables 6 or 7 for a person characteristic) determine the standard error of a 50 percent characteristic, using the appropriate base; (2) calculate the length of the interval in which the median lies (subtract the smaller endpoint from the larger endpoint and add one); (3) determine the percentage of the base falling in the interval containing the

median; and (4) multiply the standard error of the 50 percent characteristic calculated in (1) by the interval length computed in (2) and divide by the percentage of the base determined in (3). This result obtained in step (4) is the approximate standard error of the estimated median. As described earlier, the standard error can now be used to construct a confidence interval about the estimated median such that there is a stated degree of confidence that the average median from all possible samples lies within the interval.

Standard Error of a Difference or Comparison Between Two Estimates

The standard errors shown in these tables are not directly applicable to differences between two sample estimates. The standard error of an estimated difference between two figures may be approximated as the square root of the sum of the squares of the standard error of each estimate. This formula will represent the actual standard error quite accurately for the difference between estimates of the same characteristic in two different areas or for the difference between separate and uncorrelated characteristics in the same area. If, however, there is a high positive correlation between the two characteristics, the formula will overestimate the true standard error. For a difference between two sample estimates, one of which represents a subclass of the other, the tables can be used directly with the difference considered as a sample estimate.

Standard Error Tables for Housing and Person Characteristics

Table 2.--STANDARD ERROR FOR ESTIMATED
NUMBER OF TOTAL HOUSING UNITS
(68 chances out of 100)

Size of Estimate	Standard Error
0	260
500	360
1,000	510
2,500	810
5,000	1,140
10,000	1,620
25,000	2,550
50,000	3,600
75,000	4,400
100,000	5,060
150,000	6,170
250,000	7,880
500,000	10,830
1,000,000	14,380
1,500,000	16,400
2,000,000	17,420
2,800,000	17,350
3,000,000	17,020

Table 3.—STANDARD ERROR FOR ESTIMATED PERCENTAGE OF TOTAL HOUSING UNITS
AND FOR ESTIMATED VACANCY RATES¹

Base of Percentage or Vacancy Rate	Estimated Percentage or Vacancy Rate (Percent)													
	0 or 100	1 or 99	2 or 98	3 or 97	4 or 96	5 or 95	6 or 94	7 or 93	8 or 92	9 or 91	10 or 90	20 or 80	35 or 65	50
2,500	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.7	12.9	15.1	16.2
5,000	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	6.6	9.2	10.9	11.1
10,000	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	4.9	7.7	8.1	8.1
25,000	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.9	3.1	4.1	5.1
50,000	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	2.0	2.1	2.2	3.6
75,000	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	1.6	1.7	1.8	3.0
100,000	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	1.3	1.4	1.5	2.6
150,000	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	1.1	1.1	1.3	2.1
250,000	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.9	0.9	1.3	1.6
500,000	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.6	0.6	0.9	1.1
1,000,000	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.4	0.4	0.5	1.1
2,000,000	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.3	0.3	0.5	0.8
2,800,000	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.2	0.2	0.5	0.6
3,000,000	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.1	0.1	0.5	0.5
											0.4	0.4	0.4	0.5

¹ The base of each percentage or vacancy rate is the number of housing units (in the denominator) to which the percentage or vacancy rate applies. Standard errors are presented to the nearest one-tenth of one percentage point except when the standard error is less than fifteen-hundredths of one percentage point; in those cases, the standard error is shown to the nearest one-hundredth of one percentage point.

**Table 4.--STANDARD ERROR FOR
ESTIMATED NUMBER OF
PERSONS HAVING A CERTAIN
HOUSEHOLD CHARACTERISTIC
ONLY**

(68 chances out of 100)

Size of Estimate	Standard Error
0	700
5,000	1,870
10,000	2,650
25,000	4,180
50,000	5,900
100,000	8,310
250,000	12,970
500,000	17,950
1,000,000	24,240
2,000,000	30,800
3,000,000	32,910
4,000,000	31,480
5,000,000	25,920
6,950,000	0 ¹

**Table 5.--STANDARD ERROR FOR
ESTIMATED NUMBER OF
PERSONS HAVING A PAR-
TICULAR HOUSEHOLD CHAR-
ACTERISTIC AND A SPECIFIC
PERSON CHARACTERISTIC OR
HAVING A CERTAIN PERSON
CHARACTERISTIC ONLY**

(68 chances out of 100)

Size of Estimate	Standard Error
0	260
5,000	1,130
10,000	1,600
25,000	2,530
50,000	3,570
100,000	5,010
250,000	7,790
500,000	10,700
1,000,000	14,170
2,000,000	16,990
3,000,000	16,250
4,000,000	11,250
6,950,000	0 ¹

¹The estimated total number of people in New York City is 6,949,895. This estimate corresponds to the universe of this survey as described on page 1. This total was independently estimated by beginning with the 1980 census and employing certain statistical techniques not subject to sampling error. However, the estimation procedure is subject to nonsampling error. Therefore, the estimate of 6,949,895 has no standard error but is subject to nonsampling error.

Table 6.--STANDARD ERROR FOR ESTIMATED PERCENTAGE OF PERSONS HAVING A CERTAIN HOUSEHOLD CHARACTERISTIC ONLY¹

(68 chances out of 100)

Base of Percentage	Estimated percentage								
	0 or 100	1 or 99	2 or 98	5 or 95	10 or 90	20 or 80	35 or 65	50	
5,000	12.3	12.3	12.3	12.3	12.3	15.0	17.9	18.7	
10,000	6.6	6.6	6.6	6.6	7.9	10.6	12.6	13.2	
25,000	2.7	2.7	2.7	3.6	5.0	6.7	8.0	8.4	
50,000	1.4	1.4	1.7	2.6	3.6	4.7	5.6	5.9	
100,000	0.7	0.8	1.2	1.8	2.5	3.3	4.0	4.2	
250,000	0.3	0.5	0.7	1.2	1.6	2.1	2.5	2.6	
500,000	0.14	0.4	0.5	0.8	1.1	1.5	1.8	1.9	
1,000,000	0.07	0.3	0.4	0.6	0.8	1.1	1.3	1.3	
2,000,000	0.04	0.2	0.3	0.4	0.6	0.7	0.9	0.9	
3,000,000	0.02	0.2	0.2	0.3	0.5	0.6	0.7	0.8	
6,950,000	0.01	0.10	0.14	0.2	0.3	0.4	0.5	0.5	

¹ The base for each percentage is the number of people having a certain household characteristic only.

Table 7.--STANDARD ERROR FOR ESTIMATED PERCENTAGE OF PERSONS HAVING A PARTICULAR HOUSEHOLD CHARACTERISTIC AND A SPECIFIC PERSON CHARACTERISTIC OR HAVING A CERTAIN PERSON CHARACTERISTIC ONLY¹

(68 chances out of 100)

Base of Percentage	Estimated percentage								
	0 or 100	1 or 99	2 or 98	5 or 95	10 or 90	20 or 80	35 or 65	50	
5,000	4.9	4.9	4.9	4.9	6.8	9.1	10.8	11.3	
10,000	2.5	2.5	2.5	3.5	4.8	6.4	7.6	8.0	
25,000	1.0	1.0	1.4	2.2	3.0	4.1	4.8	5.1	
50,000	0.5	0.7	1.0	1.6	2.2	2.9	3.4	3.6	
100,000	0.3	0.5	0.7	1.1	1.5	2.0	2.4	2.5	
250,000	0.10	0.3	0.4	0.7	1.0	1.3	1.5	1.6	
500,000	0.05	0.2	0.3	0.5	0.7	0.9	1.1	1.1	
1,000,000	0.03	0.2	0.2	0.3	0.5	0.6	0.8	0.8	
2,000,000	0.01	0.11	0.2	0.2	0.3	0.5	0.5	0.6	
3,000,000	0.01	0.09	0.13	0.2	0.3	0.4	0.4	0.5	
6,950,000	0.01	0.06	0.09	0.13	0.2	0.2	0.3	0.3	

¹ Table 7 corresponds to table 6 and is to be used in the same manner, but is applicable to percentages of persons having a particular household characteristic and a specific person characteristic or having a certain person characteristic only.

Examples of Estimating Standard Errors

Example A: In the tables presenting the survey data, Table 14 of Series IIA shows 11,190 vacant housing units available for rent in Brooklyn. Table 2 above indicates, by linear interpolation, an approximate standard error of 1,690 for the estimated 11,190 vacant-for-rent units in Brooklyn. Therefore, a 95 percent confidence interval is from 7,810 to 14,570 and one can say with 95 percent confidence that the average of all possible samples is included in this interval. A 68 percent confidence interval is from 9,500 to 12,880 and so, with 68 percent confidence it can be said that the average of all possible samples lies in this interval.

Example B: Table 17 of Series IIA shows 9,383 vacant available for rent units with 10 to 49 units in structure and 12,982 vacant available for rent units with 50 or more units in structure. Table 2 above indicates, by linear interpolation, approximate standard errors of 1,560 for the estimated 9,383 vacant available for rent units with 10 to 49 units in structure and 1,800 for the estimated 12,982 vacant for rent units with 50 or more units in structure. The standard error of the estimated difference of $12,982 - 9,383 = 3,599$ units is about $\sqrt{(1,560)^2 + (1,800)^2} = 2,380$ units. The 95 percent confidence interval for this difference is -1,161 to 8,359, and since positive and negative values are included we cannot conclude with 95 percent confidence that there are more vacant for rent units with 10 to 49 units in structure than vacant for rent units with more than 50 units in structure.

Example C: A computation based on the figures of Series IIA, Table 16, indicates that 6.1 percent of the 38,329 vacant available for rent units that reported the year structure built have been built in or since 1970. Table 3 above indicates, by linear interpolation, an approximate standard error of 2.0 percent for the estimated 6.1 percent.

Example D: Table 32 of Series IIA shows \$331.44 as the estimated median monthly asking rent for vacant available for rent units. This table also shows that the base of this median equals 29,838, after subtracting out the not reported and the no cash rents. Table 3 above indicates, by the linear interpolation, an approximate standard error of 4.8 percent for the estimated 50 percent using the 29,838 base. The length of the interval containing the median is $\$399 - \$300 + \$1 = \100 and the percentage of the base in this interval is 21.9 percent. The standard error of the estimated \$331.44 median is then approximated by:

$$\delta_M = \frac{4.8 \text{ percent} \times \$100}{21.9 \text{ percent}} = \$21.92$$

Example E: Table 32 of Series IA shows \$293.29 as the estimated median monthly contract rent for renter occupied units. This table also shows that 15.5 percent of the base (= 1,823,548 after subtracting out the not reported, and the no cash rents) lies in the \$250 -\$299 interval containing the median. Table 3 above indicates, by linear interpolation, an approximate standard error of .6 percent for the estimated 50 percent using the 1,823,548 base. The standard error of the estimated \$293.29 median is then approximated by:

$$\sigma_M = \frac{.6 \text{ percent} \times \$50}{15.5 \text{ percent}} = \$1.94$$

The difference between the median monthly asking rent (see example D) and the median monthly contract rent is \$331.44 - \$293.29 = \$38.15. The approximate standard error of this difference is $\sqrt{(\$21.91)^2 + (1.94)^2} = \22.00 . Since the difference between the two medians (\$38.15) is less than twice the standard error of this difference (\$44.00), we cannot conclude with 95 percent confidence that the median monthly asking rent is actually greater than the median monthly contract rent.

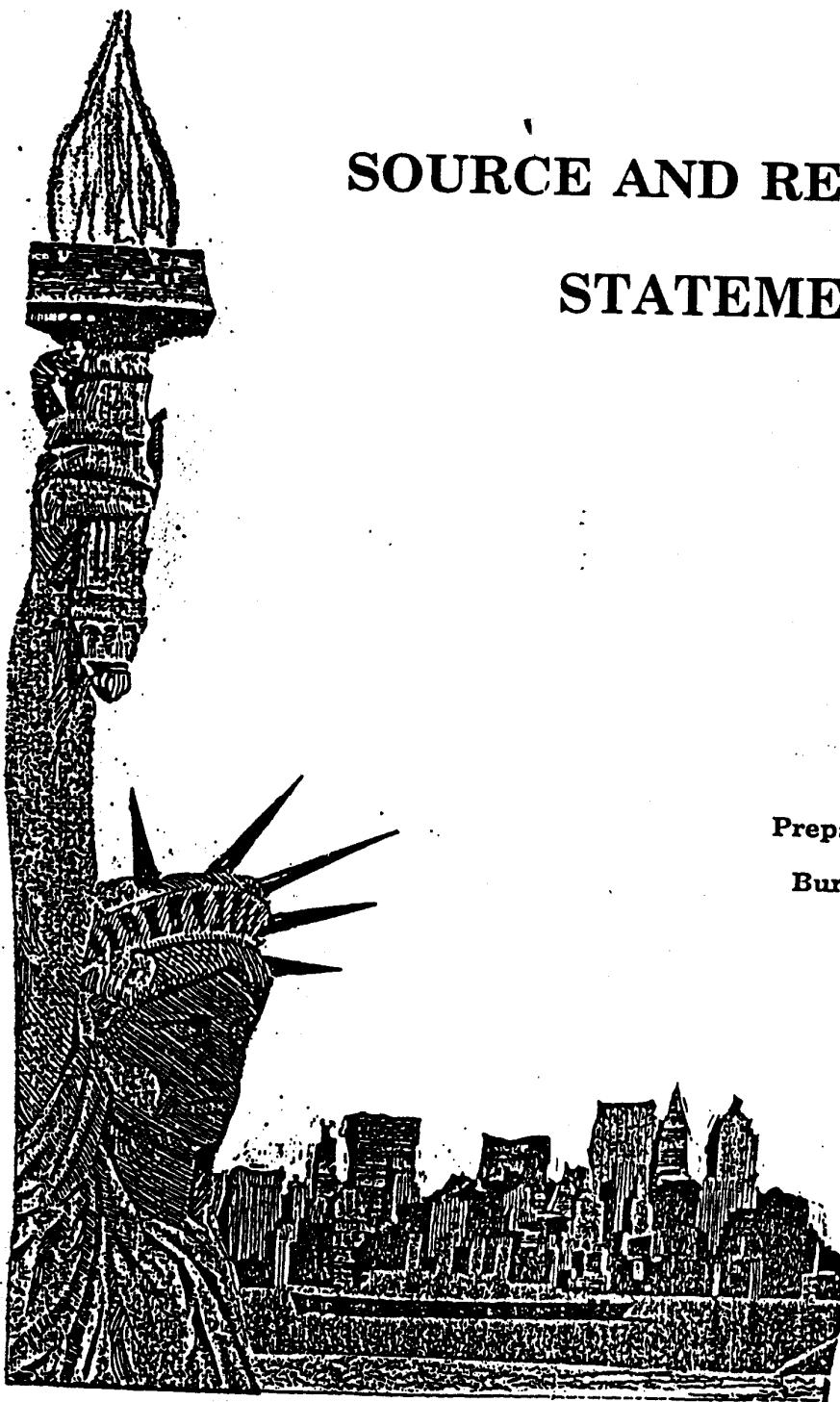
Example F: A computation based on the figures of Series VII, Table 30, indicates that 44.4 percent of the 4,459,845 persons living in renter units who reported (or had reported) sex are males. A standard error of .4 percent is obtained by linear interpolation in Table 7 (the table that corresponds to the numerator, that is, the number of males living in a renter unit).

1981 NEW YORK CITY HOUSING AND VACANCY SURVEY

SOURCE AND RELIABILITY STATEMENT

Prepared By:

Bureau of the Census



**1981 NEW YORK CITY HOUSING AND VACANCY SURVEY
SAMPLE DESIGN, ESTIMATION PROCEDURE AND RELIABILITY STATEMENT**

The purpose of the 1981 New York City Vacancy Survey was to measure certain vacancy rates, as well as various household and person characteristics. New York City is required by law to periodically conduct such an investigation in order to determine if rent controls should be continued. The actual enumeration occurred in February and March of 1981.

Sample Design

New York City's prime consideration is the "vacant available for rent" rate (the ratio of the vacant available for rent units to the total number of renter occupied and vacant available for rent units) for the entire city. The design required that the standard error of the estimate of the "vacant available for rent" rate for the entire city be no more than one-fourth of one percent, if the actual rate were three percent.

The survey included only housing units. The principal exclusions were living quarters classified as transient hotels, commercial and mission lodging houses, inmate living quarters in institutions, quarters for the military on military installations, and other large group quarters not meeting the definition of a housing unit. Also generally excluded were housing units in special places, such as regular housing units located on the grounds of institutions and military installations, with the exception of residential hotels and motels. Housing units for which a Certificate of Occupancy was issued for the first time after December 1980 were also excluded.

The sample was selected from four sample frames. All housing units in existence and included in the 1970 census ("old construction") comprised the first frame. Within this frame, the housing units were further classified for purposes of this survey into five strata, with each stratum consisting of housing units from one and only one borough.

The second frame consisted of all housing units constructed since the 1970 census ("new construction"). Housing units in this frame were considered to be within the scope of the survey if a Certificate of Occupancy had been issued for the structure not later than December 1980. Within this frame, the sample housing units were again obtained by sampling separately from each of the five boroughs in New York City.

The third frame was a list of units constructed since the 1970 census under supervision of the New York State Urban Development Corporation. These units were not issued Certificates of Occupancy from the City of New York.

The fourth frame consisted of a list of addresses involved in the city's J-51 Tax Exemption and Tax Abatement Program. These addresses were of two types. The first of these was a list of commercial-use structures with upper floors rented for residential use. Since this practice was illegal at the time of the 1970 census, these units had not been included in the 1970 census frame. The second was a list of addresses that were special places at the time of the 1970 census but were residential at the time of the 1981 New York City Housing and Vacancy Survey. Within the third and fourth frame, sample housing units were again obtained by sampling separately from each of the five boroughs.

Within each frame and borough, clusters ("segments") of four housing units were selected. Each housing unit had a probability of selection equal to 1 in 167. Table 1 gives the initially obtained distribution of sample sizes by old and new construction and by borough.

Table 1.--SIZE OF SAMPLE SELECTED, 1981 NEW YORK CITY HOUSING AND VACANCY SURVEY 1/

Borough	Old Construction 2/	New Construction 3/	Total
Bronx	3,044	240	3,284
Brooklyn	5,408	209	5,617
Manhattan	4,316	332	4,648
Queens	4,244	150	4,394
Richmond	536	168	704
Total	17,548	1,099	18,647

1/ These numbers refer to the sample as initially selected, before deletions caused by out of scope units, duplication of serial numbers, demolitions, mergers, duplication of units in the frames, multiple Certificates of Occupancy for the same structure, conversion to nonresidential use, occupancy as group quarters, etc.

2/ These counts include units from the first and fourth sampling frames discussed previously.

3/ These counts include units from the second and third frames.

The sample housing units were visited in February and March 1981 by a group of interviewers hired and trained for this task. The interviewers visited each sample address and completed a questionnaire, whether the unit was occupied or vacant, if it qualified as being within the scope of the survey. In addition, for evaluation purposes, all vacant units were independently reinterviewed with regard to occupancy status. Any differences were reconciled by an independent third interview.

Estimation Procedure

The procedure employed in estimating housing unit characteristics consists of three parts as follows: 1) inflating the sample results by the reciprocal of the probability of selection; 2) adjusting the sample results to account for noninterviews (of which there were 759) and 3) utilizing known housing unit totals from the 1970 census in order to adjust the estimates in a manner that increases their precision. Persons characteristics are similarly estimated, with an additional ratio adjustment employing independently estimated borough population totals that further increase their precision.

Reliability of the Estimates

The statistics that this survey produced are estimates derived from a sample, and hence, are apt to differ somewhat from the actual values being estimated. This occurs because there are two types of errors possible in an estimate based on a sample survey - sampling error and nonsampling error.

Nonsampling Errors: Let us suppose that a comparable complete coverage survey was conducted, that is, an interview is attempted for every housing unit in New York City. Chances are, we would still not correctly estimate every parameter (for example, the rental vacancy rate) under consideration. In this instance the difference is due solely to nonsampling errors. Nonsampling errors occur also in sample surveys and can be attributed to many sources: inability to obtain information about all cases in the sample, definitional difficulties, differences in the interpretation of questions, inability or unwillingness to provide correct information on the part of the respondents, mistakes in recording or coding the data obtained, and other errors of collection, response, processing, coverage, and estimation for missing data. Explicit measures of these errors are generally not available. However, it is believed that some of the important response and most of the operational errors were detected and corrected in the course of the Bureau's review of the data for reasonableness and consistency.

Sampling Errors: The particular sample used in the 1981 New York City Vacancy Survey is one of a large number of all possible probability samples of the same size that could have been selected using the same sample design. Estimates derived from the different samples would differ from each other. The expected deviation of a sample result from the average of all possible samples is called the sampling error. The exact sampling error is unknown, however, guides to the potential size of the sampling error are provided by the standard error of the estimate.

The standard error of a survey estimate attempts to provide a measure of this variation among the estimates from the possible samples, and thus is a measure of the precision with which an estimate from a particular sample approximates the average result of all possible samples.

The standard errors that were calculated for this survey also partially measure the effect of variable nonsampling errors but do not measure any systematic biases in the data. Obviously, the accuracy of a survey result depends upon both the sampling and variable nonsampling errors measured by the standard error, and the bias and other types of non-sampling error not measured by the standard error. Therefore, the total

Standard Error of a Median:

The sampling variability of an estimated median depends upon the form as well as on the size of the distribution from which the median is determined. The following procedure may be used to estimate the standard error of a median based on sample data: (1) from the appropriate standard error table (table 3 for a housing unit characteristic and tables 6 or 7 for a person characteristic) determine the standard error of a 50 percent characteristic, using the appropriate base; (2) calculate the length of the interval in which the median lies (subtract the smaller endpoint from the larger endpoint and add one); (3) determine the percentage of the base falling in the interval containing the median; and (4) multiply the standard error of the 50 percent characteristic calculated in (1) by the interval length computed in (2) and divide by the percentage of the base determined in (3). This result obtained in step (4) is the approximate standard error of the estimated median. As described earlier, the standard error can now be used to construct a confidence interval about the estimated median such that there is a stated degree of confidence that the average median from all possible samples lies within the interval.

Standard Error of a Difference or Comparison Between Two Estimates

The standard errors shown in these tables are not directly applicable to differences between two sample estimates. The standard error of an estimated difference between two figures may be approximated as the square root of the sum of the squares of the standard error of each estimate. This formula will represent the actual standard error quite accurately for the difference between estimates of the same characteristic in two different areas or for the difference between separate and uncorrelated characteristics in the same area. If, however, there is a high positive correlation between the two characteristics, the formula will overestimate the true standard error. For a difference between two sample estimates, one of which represents a subclass of the other, the tables can be used directly with the difference considered as a sample estimate.

The following two tables (tables 2 and 3) contain estimated standard errors associated with housing unit characteristics.

Table 2.—STANDARD ERROR FOR ESTIMATED
NUMBER OF TOTAL HOUSING UNITS
(68 chances out of 100)

Size of Estimate	Standard Error
0	250
500	360
1,000	500
2,500	800
5,000	1,130
10,000	1,590
25,000	2,520
50,000	3,550
75,000	4,340
100,000	5,000
150,000	6,090
250,000	7,780
500,000	10,710
1,000,000	14,290
1,500,000	16,390
2,000,000	17,540
2,700,000	17,900
3,000,000	17,620

Example A: In the tables presenting the survey data, table 14 of Series IIIA shows 12,552 vacant housing units available for rent in Brooklyn. Table 2 above indicates, by linear interpolation, an approximate standard error of 1,750 for the estimated 12,552 vacant-for-rent units in Brooklyn. Therefore, a 95 percent confidence interval is from 9,052 to 16,052 and one can say with 95 percent confidence that the average of all possible samples is included in this interval. A 68 percent confidence interval is from 10,802 to 14,302 and so, with 68 percent confidence it can be said that the average of all possible samples lies in this interval.

Example B: Table 17 of Series IIIA shows 16,086 vacant available for rent units with 10 to 49 units in structure and 12,036 vacant available for rent units with 50 or more units in structure. Table 2 above indicates, by linear interpolation, approximate standard errors of 1,970 for the estimated 16,086 vacant available for rent units with 10 to 49 units in structure and 1,720 for the estimated 12,036 vacant for rent units with 50 or more units in structure. The standard error of the estimated difference of $16,086 - 12,036 = 4,050$ units is about $\sqrt{(1,970)^2 + (1,720)^2} = 2,620$ units. The 95 percent confidence interval for this difference is - 1,190 to 9,290, and since positive and negative values are included we cannot conclude with 95 percent confidence that there are more vacant for rent units with 10 to 49 units in structure than vacant for rent units with more than 50 units in structure.

Table 3.--STANDARD ERROR FOR ESTIMATED PERCENTAGE OF TOTAL HOUSING UNITS
AND FOR ESTIMATED VACANCY RATES^{1/}

Base of Percentage or Vacancy Rate	(68 chances out of 100)									
	0 or 100	1 or 99	2 or 98	3 or 97	4 or 96	5 or 95	6 or 94	7 or 93	8 or 92	Vacancy Rate (Percent) 9 or 91
2,500	9.2	9.2	9.2	9.2	9.2	9.2	9.2	9.2	9.2	9.6
5,000	4.8	4.8	4.8	4.8	4.8	4.9	5.4	5.8	6.1	6.5
10,000	2.5	2.5	2.5	2.7	3.1	3.5	3.8	4.1	4.3	4.6
25,000	1.0	1.0	1.4	1.7	2.0	2.2	2.4	2.6	2.7	2.9
50,000	0.5	0.7	1.0	1.2	1.4	1.6	1.7	1.8	1.9	2.0
75,000	0.3	0.6	0.8	1.0	1.1	1.3	1.4	1.5	1.6	1.7
100,000	0.3	0.5	0.7	0.9	1.0	1.1	1.2	1.3	1.4	1.4
150,000	0.2	0.4	0.6	0.7	0.8	0.9	1.0	1.1	1.1	1.2
250,000	0.10	0.3	0.4	0.5	0.6	0.7	0.8	0.8	0.9	0.9
500,000	0.05	0.2	0.3	0.4	0.4	0.5	0.5	0.6	0.6	0.7
1,000,000	0.03	0.2	0.2	0.3	0.3	0.3	0.4	0.4	0.4	0.5
2,000,000	0.01	0.11	0.2	0.2	0.2	0.3	0.3	0.3	0.3	0.3
2,700,000	0.01	0.10	0.14	0.2	0.2	0.2	0.2	0.2	0.2	0.3
3,000,000	0.01	0.09	0.13	0.2	0.2	0.2	0.2	0.2	0.2	0.3

1/ The base of each percentage or vacancy rate is the number of housing units (in the denominator) to which the percentage or vacancy rate applies. Standard errors are presented to the nearest one-tenth of one percentage point except when the standard error is less than fifteen-hundredths of one percentage point; in those cases, the standard error is shown to the nearest one-hundredth of one percentage point.

Example C: A computation based on the figures of Series IIIA, table 16, indicates that 6.5 percent of the 41,284 vacant available for rent units that reported the year structure built have been built in or since 1970. Table 3 indicates, by linear interpolation, an approximate standard error of 2.0 percent for the estimated 6.5 percent.

Example D: Table 32 of Series IIIA shows \$247.92 as the estimated median monthly asking rent for vacant available for rent units. This table also shows that 21.4 percent of the base (= 34,779 after subtracting out the not reported) lies in the \$200-\$249 interval containing the median. Table 3 above indicates, by linear interpolation, an approximate standard error of 4.5 percent for the estimated 50 percent using the 34,779 base. The length of the interval containing the median is $\$249 - \$200 + \$1 = \50 and the percentage of the base in this interval is 21.4 percent. The standard error of the estimated \$247.92 median is then approximated by:

$$\hat{\sigma}_M = \frac{4.5\text{ percent} \times \$50}{21.4\text{ percent}} = \$10.51$$

Example E: Table 32 of Series IA shows \$235.06 as the estimated median monthly contract rent for renter occupied units. This table also shows that 21.0 percent of the base (= 1,872,782 after subtracting out the not reported, and the no cash rents) lies in the \$200 - \$249 interval containing the median. Table 3 above indicates, by linear interpolation, an approximate standard error of .6 percent for the estimated 50 percent using the 1,872,782 base. The standard error of the estimated \$235.06 median is then approximated by:

$$\hat{\sigma}_M = \frac{.6\text{ percent} \times \$50}{21.0\text{ percent}} = \$1.43$$

The difference between the median monthly asking rent (see example D) and the median monthly contract rent is $\$247.92 - \$235.06 = \$12.86$. The approximate standard error of this difference is $\sqrt{(\$10.51)^2 + (\$1.43)^2} = \$10.61$. Since the difference between the two medians (\$12.86) is less than twice the standard error of this difference (\$21.22), we cannot conclude with 95 percent confidence that the median monthly asking rent is actually greater than the median monthly contract rent.

The following four tables contain estimated standard errors associated with persons characteristics.

**Table 4.--STANDARD ERROR FOR
ESTIMATED NUMBER OF
PERSONS HAVING A CERTAIN
HOUSEHOLD CHARACTERISTIC
ONLY**

(68 chances out of 100)

Size of Estimate	Standard Error
0	730
5,000	1,900
10,000	2,690
25,000	4,250
50,000	6,000
100,000	8,450
250,000	13,200
500,000	18,300
1,000,000	24,770
2,000,000	31,700
3,000,000	34,240
4,000,000	33,430
5,000,000	28,970
6,000,000	18,400
6,900,000	0 1/

**Table 5.--STANDARD ERROR FOR
ESTIMATED NUMBER OF
PERSONS HAVING A PAR-
TICULAR HOUSEHOLD CHAR-
ACTERISTIC AND A SPECIFIC
PERSON CHARACTERISTIC OR
HAVING A CERTAIN PERSON
CHARACTERISTIC ONLY**

(68 chances out of 100)

Size of Estimate	Standard Error
0	290
5,000	1,200
10,000	1,690
25,000	2,670
50,000	3,760
100,000	5,290
250,000	8,210
500,000	11,240
1,000,000	14,800
2,000,000	17,420
3,000,000	15,910
4,000,000	8,260
5,000,000	0 1/
6,000,000	0 T/
6,900,000	0 T/

- 1/ The estimated total number of people in New York City is 6,872,294. This estimate corresponds to the universe of this survey as described on page 1. This total was independently estimated by beginning with the 1980 census and employing certain statistical techniques not subject to sampling error. However, the estimation procedure is subject to nonsampling error. Therefore, the estimate of 6,872,294 has no standard error but is subject to some bias.

error, which depends upon the joint effect of the sampling and non-sampling errors, is usually of the order of size indicated by the standard error, or only moderately higher. For particular estimates, however, the total error may considerably exceed the calculated standard error.

The estimate and its associated standard error may be used to construct a confidence interval, that is, an interval having a prescribed probability that it would include the average result of all possible samples. The chances are about 95 out of 100 (95 percent) that the interval from two standard errors below the estimate to two standard errors above the estimate would include the average value of all possible samples. Of course, any particular 95 percent confidence interval may or may not contain the average value of all possible samples. But for a particular sample, one can say with 95 percent confidence that the average of all possible samples is included in the constructed interval. Also frequently used are 68 percent and 99 percent confidence intervals, which are obtained by constructing a one standard error interval (plus or minus) and a $2\frac{1}{2}$ standard error.

Tables 2 through 7 present approximate standard errors for the statistics based on the sample that was used. To provide standard errors applicable to the wide variety of statistics produced, a number of approximations and generalizations have been used. Hence, the standard errors presented in these tables provide a general order of magnitude rather than the exact standard error for any specific item.

Included in tables 2 through 7 are estimates of standard errors for estimates of zero and zero percent. These estimates of standard errors are considered as overestimates of the true standard errors and should be used primarily for construction of confidence intervals for characteristics when an estimate of zero is obtained.

The several tables of standard errors are applicable to different entities. Tables 2 and 3 contain standard errors of various types of housing unit characteristics only, while tables 4 through 7 refer to person characteristics only. The standard errors shown in tables 4 and 6 are applicable to persons having a certain household characteristic only (such as the number of people living in a renter housing unit). The standard errors appearing in tables 5 and 7 are applicable to persons having a particular household characteristic and a specific person characteristic (such as the number of males living in a renter housing unit) or having a certain person characteristic only (such as the number of males).

The standard errors for estimated numbers or percents not shown in these tables may be approximated by linear interpolation.

Table 6.—STANDARD ERROR FOR ESTIMATED PERCENTAGE OF PERSONS HAVING A CERTAIN HOUSEHOLD CHARACTERISTIC ONLY 1/
(68 chances out of 100)

Base of Percentage	Estimated Percentage							50
	0 or 100	1 or 99	2 or 98	5 or 95	10 or 90	20 or 80	35 or 65	
5,000	12.7	12.7	12.7	12.7	12.7	15.2	18.2	19.0
10,000	6.8	6.8	6.8	6.8	8.1	10.8	12.8	13.5
25,000	2.8	2.8	2.8	3.7	5.1	6.8	8.1	8.5
50,000	1.4	1.4	1.7	2.6	3.6	4.8	5.7	6.0
100,000	0.7	0.8	1.2	1.9	2.6	3.4	4.1	4.3
250,000	0.3	0.5	0.8	1.2	1.6	2.2	2.6	2.7
500,000	0.14	0.4	0.5	0.8	1.1	1.5	1.8	1.9
1,000,000	0.07	0.3	0.4	0.6	0.8	1.1	1.3	1.3
2,000,000	0.04	0.2	0.3	0.4	0.6	0.8	0.9	1.0
3,000,000	0.02	0.15	0.2	0.3	0.5	0.6	0.7	0.8
6,900,000	0.01	0.10	0.14	0.2	0.3	0.4	0.5	0.5

1/ The base for each percentage is the number of people having a certain household characteristic only to which the percentage applies.

Table 7.—STANDARD ERROR FOR ESTIMATED PERCENTAGE OF PERSONS HAVING
A PARTICULAR HOUSEHOLD CHARACTERISTIC AND A SPECIFIC PERSON
CHARACTERISTIC OR HAVING A CERTAIN PERSON CHARACTERISTIC ONLY
^{1/}
(68 chances out of 100)

Base of Percentage	Estimated Percentage							
	0 or 100	1 or 99	2 or 98	5 or 95	10 or 90	20 or 80	35 or 65	50
5,000	5.4	5.4	5.4	5.4	7.2	9.6	11.4	12.0
10,000	2.8	2.8	2.8	3.7	5.1	6.8	8.1	8.5
25,000	1.1	1.1	1.5	2.3	3.2	4.3	5.1	5.4
50,000	0.6	0.8	1.1	1.6	2.3	3.0	3.6	3.8
100,000	0.3	0.5	0.7	0.9	1.6	2.1	2.6	2.7
250,000	0.11	0.3	0.5	0.7	1.0	1.4	1.6	1.7
500,000	0.06	0.2	0.3	0.5	0.7	1.0	1.1	1.2
1,000,000	0.03	0.2	0.2	0.4	0.5	0.7	0.8	0.8
2,000,000	0.01	0.12	0.2	0.3	0.4	0.5	0.6	0.6
3,000,000	0.01	0.10	0.14	0.2	0.3	0.4	0.5	0.5
6,900,000	0.01	0.06	0.09	0.14	0.2	0.3	0.3	0.3

^{1/} Table 7 corresponds to table 6 and is to be used in the same manner, but is applicable to percentages of persons having a particular household characteristic and a specific person characteristic or having a certain person characteristic only.

It may happen that a standard error of a percentage is sought where the numerator of the percentage is of one type (e.g., table 7) and the denominator is of the other type (e.g., table 6). In this event, use the table that corresponds with the numerator (here, it is table 7).

Example F: A computation based on the figures of Series VII, table 30, indicates that 45.0 percent of the 4,517,850 persons living in renter units who reported (or had reported) sex are males. A standard error of .4 percent is obtained by linear interpolation in table 7 (the table that corresponds to the numerator, that is, the number of males living in a renter unit).

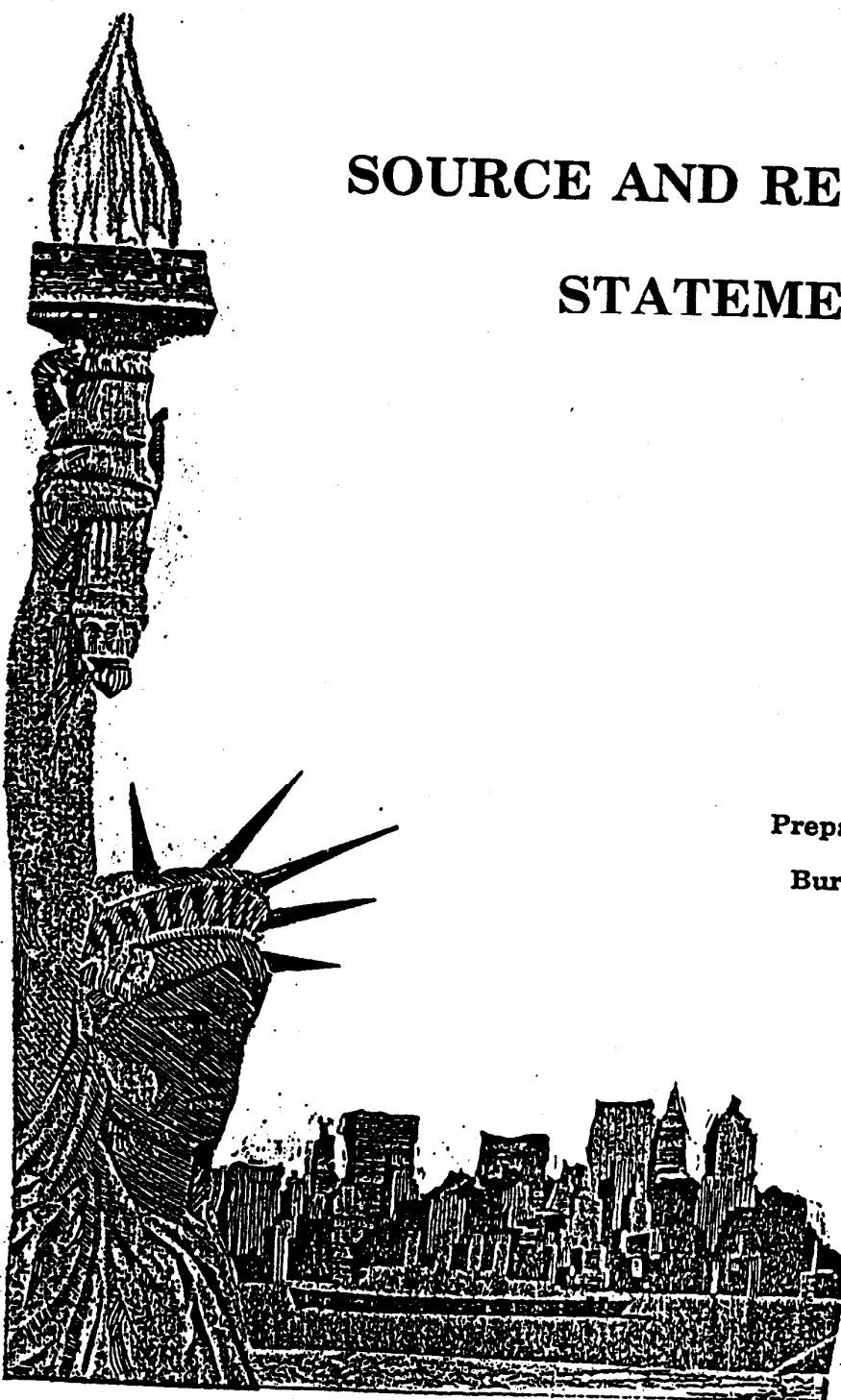
The estimated total number of people in New York City is 6,872,294. This estimate corresponds to the universe of this survey as described on page L. This total was independently estimated by beginning with the 1980 census and employing certain statistical techniques not subject to sampling error. However, the estimation procedure is subject to nonsampling error. Therefore, the estimate of 6,872,294 has no standard error but is subject to some bias.

1978 NEW YORK CITY HOUSING AND VACANCY SURVEY

SOURCE AND RELIABILITY STATEMENT

Prepared By:

Bureau of the Census



1978 NEW YORK CITY HOUSING AND VACANCY SURVEY
SAMPLE DESIGN, ESTIMATION PROCEDURE AND RELIABILITY STATEMENT

The purpose of the 1978 New York City Vacancy Survey was to measure certain vacancy rates, as well as various household and person characteristics. New York City is required by law to periodically conduct such an investigation in order to determine if rent controls should be continued. The actual enumeration occurred in March and April of 1978.

Sample Design

New York City's prime consideration is the "vacant available for rent" rate (the ratio of the vacant available for rent units to the total number of renter occupied and vacant available for rent units) for the entire city. The design required that the standard error of the estimate of the "vacant available for rent" rate for the entire city be no more than one-fourth of one percent, if the actual rate were three percent.

The survey included only housing units. The principal exclusions were living quarters classified as transient hotels, commercial and mission lodging houses, inmate living quarters in institutions, quarters for the military on military institutions, and other large group quarters not meeting the definition of a housing unit. Also generally excluded were housing units in special places, such as regular housing units located on the grounds of institutions and military installations, with the exception of residential hotels and motels. Housing units for which a Certificate of Occupancy was issued for the first time after January 1978 were also excluded.

The sample was primarily selected from two sample frames. All housing units in existence and included in the 1970 census ("old construction") comprised the first frame. Within this frame, the housing units were further classified for purposes of this survey into five strata, with each stratum consisting of housing units from one and only one borough.

The second frame consisted of all housing units constructed since the 1970 census ("new construction"). Housing units in this frame were considered to be within the scope of the survey if a Certificate of Occupancy had been issued for the structure not later than January 31, 1978. Within this frame, the sample housing units were again obtained by sampling separately from each of the five boroughs in New York City.*

In some boroughs sampling was also done from two additional frames that consisted of units excluded from the 1970 Census frame. The first of these, which was sampled in Manhattan and Brooklyn, was a list of commercial-use structures with upper floors rented for residential use. Since this practice was illegal at the time of the 1970 Census, these units had not been sampled previously. The second frame, which was sampled in Manhattan, Brooklyn and Queens, was a list of addresses that were special places at the time of the 1970 census but were residential at the time of the 1978 New York City Vacancy Survey.

* It is possible that some new units constructed under the supervision of the New York State Division of Housing and Community Renewal and the New York State Urban Development Corporation may not have been part of the sampling frame since these units did not get Certificates of Occupancy from the City of New York. Official occupancy statistics from the State of New York on all such rental projects in March and April of 1978, the dates during which this Survey was conducted, indicate that the inclusion of such units in the sampling frame, had they all been excluded, would not have appreciably changed the vacancy rate finding from this Survey.

Within each frame and borough, clusters ("segments") of four housing units were selected. Each housing unit had a probability of selection equal to 1 in 167. Table 1 gives the initially obtained distribution of sample sizes by old and new construction and by borough.

Table 1.—SIZE OF SAMPLE SELECTED, 1978 NEW YORK CITY HOUSING AND VACANCY SURVEY 1/

Borough	Old Construction 2/	New Construction	Total
Bronx.....	3,044	204	3,248
Brooklyn....	5,408	157	5,565
Manhattan....	4,300	224	4,524
Queens.....	4,244	126	4,370
Richmond....	536	128	664
Total.....	17,532	839	18,371

1/ These numbers refer to the sample as initially selected, before deletions caused by out of scope units, duplication of serial numbers, demolitions, mergers, duplication of units in the two frames, multiple Certificates of Occupancy for the same structure, conversion to nonresidential use, occupancy as group quarters, etc.

2/ These counts include units from the two additional sampling frames discussed previously.

The sample housing units were visited in March and April 1978 by a group of interviewers hired and trained for this task. The interviewers visited each sample address and completed a questionnaire, whether the unit was occupied or vacant, if it qualified as being within the scope of the survey. In addition, for evaluation purposes, all vacant units were independently reinterviewed with regard to occupancy status. Any differences were reconciled by an independent third interview.

Estimation Procedure

The procedure employed in estimating housing unit characteristics consists of three parts as follows: 1) inflating the sample results by the reciprocal of the probability of selection; 2) adjusting the sample results to account for noninterviews (of which there were 1,037) and 3) utilizing known housing unit totals from the 1970 census in order to adjust the estimates in a manner that increases their precision. Persons characteristics are similarly estimated, with an additional ratio adjustment employing independently estimated borough population totals that further increase their precision.

Reliability of the Estimates

The statistics that this survey produced are estimates derived from a sample, and hence, are apt to differ somewhat from the actual values being estimated. This occurs because there are two types of errors possible in an estimate based on a sample survey - sampling error and nonsampling error.

Nonsampling Errors: Let us suppose that a comparable complete coverage survey was conducted, that is, an interview is attempted for every housing unit in New York City. Chances are, we would still not correctly estimate every parameter (for example, the rental vacancy rate) under consideration. In this instance the difference is due solely to nonsampling errors. Nonsampling errors occur also in sample surveys and can be attributed to many sources: inability to obtain information about all cases in the sample, definitional difficulties, differences in the interpretation of questions, inability or unwillingness to provide correct information on the part of the respondents, mistakes in recording or coding the data obtained, and other errors of collection, response, processing, coverage, and estimation for missing data. Explicit measures of these errors are generally not available. However, it is believed that most of the important response and operational errors were detected and corrected in the course of the Bureau's review of the data for reasonableness and consistency. Unfortunately, some response and operational errors usually remain.

Sampling Errors: The particular sample used in the 1978 New York City Vacancy Survey is one of a large number of all possible probability samples of the same size that could have been selected using the same sample design. Estimates derived from the different samples would differ from each other. The expected deviation of a sample result from the average of all possible samples is called the sampling error. The exact sampling error is unknown, however, guides to the potential size of the sampling error are provided by the standard error of the estimate.

The standard error of a survey estimate attempts to provide a measure of this variation among the estimates from the possible samples, and thus is a measure of the precision with which an estimate from a particular sample approximates the average result of all possible samples.

The standard errors that were calculated for this survey also partially measure the effect of variable nonsampling errors but do not measure any systematic biases in the data. Obviously, the accuracy of a survey result depends upon both the sampling and variable nonsampling errors measured by the standard error, and the bias and other types of non-sampling error not measured by the standard error. Therefore, the total

error, which depends upon the joint effect of the sampling and non-sampling errors, is usually of the order of size indicated by the standard error, or only moderately higher. For particular estimates, however, the total error may considerably exceed the calculated standard error.

The estimate and its associated standard error may be used to construct a confidence interval, that is, an interval having a prescribed probability that it would include the average result of all possible samples. The chances are about 95 out of 100 (95 percent) that the interval from two standard errors below the estimate to two standard errors above the estimate would include the average value of all possible samples. Of course, any particular 95 percent confidence interval may or may not contain the average value of all possible samples. But for a particular sample, one can say with 95 percent confidence that the average of all possible samples is included in the constructed interval. Also frequently used are 68 percent and 99 percent confidence intervals, which are obtained by constructing a one standard error interval (plus or minus) and a $2\frac{1}{2}$ standard error interval (plus or minus), respectively, about the estimate. The chances are about 2 out of 3 that the average result of all possible samples is contained in the 68 percent confidence interval and 99 out of 100 that the average value of all possible samples is included in the 99 percent confidence interval.

Tables 2 through 7 present approximate standard errors for the statistics based on the sample that was used. To provide standard errors applicable to the wide variety of statistics produced, a number of approximations and generalizations have been used. Hence, the standard errors presented in these tables provide a general order of magnitude rather than the exact standard error for any specific item.

Included in tables 2 through 7 are estimates of standard errors for estimates of zero and zero percent. These estimates of standard errors are considered as overestimates of the true standard errors and should be used primarily for construction of confidence intervals for characteristics when an estimate of zero is obtained.

The several tables of standard errors are applicable to different entities. Tables 2 and 3 contain standard errors of various types of housing unit characteristics only, while tables 4 through 7 refer to person characteristics only. The standard errors shown in tables 4 and 6 are applicable to persons having a certain household characteristic only (such as the number of people living in a renter housing unit). The standard errors appearing in tables 5 and 7 are applicable to persons having a particular household characteristic and a specific person characteristic (such as the number of males living in a renter housing unit) or having a certain person characteristic only (such as the number of males).

The standard errors for estimated numbers or percents not shown in these tables may be approximated by linear interpolation.

Standard Error of a Median:

The sampling variability of an estimated median depends upon the form as well as on the size of the distribution from which the median is determined. The following procedure may be used to estimate the standard error of a median based on sample data: (1) from the appropriate standard error table (table 3 for a housing unit characteristic and tables 6 or 7 for a person characteristic) determine the standard error of a 50 percent characteristic, using the appropriate base; (2) calculate the length of the interval in which the median lies (subtract the smaller endpoint from the larger endpoint and add one); (3) determine the percentage of the base falling in the interval containing the median; and (4) multiply the standard error of the 50 percent characteristic calculated in (1) by the interval length computed in (2) and divide by the percentage of the base determined in (3). This result obtained in step (4) is the approximate standard error of the estimated median. As described earlier, the standard error can now be used to construct a confidence interval about the estimated median such that there is a stated degree of confidence that the average median from all possible samples lies within the interval.

Standard Error of a Difference or Comparison Between Two Estimates

The standard errors shown in these tables are not directly applicable to differences between two sample estimates. The standard error of an estimated difference between two figures may be approximated as the square root of the sum of the squares of the standard error of each estimate. This formula will represent the actual standard error quite accurately for the difference between estimates of the same characteristic in two different areas or for the difference between separate and uncorrelated characteristics in the same area. If, however, there is a high positive correlation between the two characteristics, the formula will overestimate the true standard error. For a difference between two sample estimates, one of which represents a subclass of the other, the tables can be used directly with the difference considered as a sample estimate.

The following two tables (tables 2 and 3) contain estimated standard errors associated with housing unit characteristics.

Table 2.—STANDARD ERROR FOR ESTIMATED
NUMBER OF TOTAL HOUSING UNITS
(68 chances out of 100)

Size of Estimate	Standard Error
0	230
500	340
1,000	480
2,500	770
5,000	1,080
10,000	1,530
25,000	2,420
50,000	3,410
75,000	4,160
100,000	4,790
150,000	5,830
250,000	7,450
500,000	10,220
1,000,000	13,510
1,500,000 1/	15,320
2,000,000 1/	16,150
2,700,000 1/	15,930
3,000,000 1/	15,330

1/ For estimated numbers of housing units greater than 1,500,000, the sampling error tends to become a relatively minor part of the total survey error, which includes nonresponse and processing errors not reflected in this table.

Example A: In the tables presenting the survey data, table 14 of Series IIIA shows 18,412 vacant housing units available for rent in Brooklyn. Table 2 above indicates, by linear interpolation, an approximate standard error of 2,030 for the estimated 18,412 vacant-for-rent units in Brooklyn. Therefore, a 95 percent confidence interval is from 14,352 to 22,472 and one can say with 95 percent confidence that the average of all possible samples is included in this interval. A 68 percent confidence interval is from 16,382 to 20,442 and so, with 68 percent confidence it can be said that the average of all possible samples lies in this interval.

Example B: Table 17 of Series IIIA shows 22,068 vacant available for rent units with 10 to 49 units in structure and 17,929 vacant available for rent units with 50 or more units in structure. Table 2 above indicates, by linear interpolation, approximate standard errors of 2,250 for the estimated 22,068 vacant available for rent units with 10 to 49 units in structure and 2,000 for the estimated 17,929 vacant for rent units with 50 or more units in structure. The standard error of the estimated difference of $22,068 - 17,929 = 4,139$ units is about $\sqrt{(2,250)^2 + (2,000)^2} = 3,010$ units. The 95 percent confidence interval for this difference is -1,881 to 10,159, and since positive and negative values are included we cannot conclude with 95 percent confidence that there are more vacant for rent units with 10 to 49 units in structure than vacant for rent units with more than 50 units in structure.

Table 3.—STANDARD ERROR FOR ESTIMATED PERCENTAGE OF TOTAL HOUSING UNITS
AND FOR ESTIMATED VACANCY RATES ^{1/}

(68 chances out of 100)

Base of Percentage or Vacancy Rate	Estimated Percentage or Vacancy Rate (Percent)													
	0 or 1 or 100	1 or 99	2 or 98	3 or 97	4 or 96	5 or 95	6 or 94	7 or 93	8 or 92	9 or 91	10 or 90	20 or 80	35 or 65	50
2,500	.6	.6	.6	.6	.6	.6	.6	.6	.6	.6	.2	.3	.6	15.3
5,000	4.5	4.5	4.5	4.5	4.5	4.7	5.1	5.5	5.9	6.2	6.5	8.7	10.3	10.8
10,000	2.3	2.3	2.3	2.3	2.6	3.0	3.3	3.6	3.9	4.2	4.4	4.6	7.3	7.7
25,000	.9	1.0	1.0	1.0	1.4	1.7	1.9	2.1	2.3	2.5	2.6	2.9	4.6	4.8
50,000	.5	.5	.5	.5	.8	1.0	1.2	1.3	1.5	1.6	1.7	2.1	3.3	3.4
75,000	.3	.3	.3	.3	.5	.7	.8	1.0	1.1	1.2	1.3	1.4	2.2	2.7
100,000	.2	.2	.2	.2	.4	.5	.6	.7	.8	1.1	1.2	1.3	1.5	1.9
150,000	.2	.2	.2	.2	.4	.6	.7	.8	.9	1.0	1.1	1.1	2.3	2.4
250,000	.09	.09	.09	.09	.3	.4	.5	.6	.7	.8	.8	1.2	1.6	1.9
500,000	.05	.05	.05	.05	.2	.3	.4	.4	.5	.5	.6	.7	1.2	1.5
1,000,000	.02	.02	.02	.02	.15	.2	.2	.3	.3	.4	.4	.5	.7	1.1
2,000,000	.01	.01	.01	.01	.09	.13	.15	.2	.2	.2	.3	.3	.4	.5
2,700,000	.01	.01	.01	.01	.09	.12	.15	.2	.2	.2	.2	.3	.4	.5
3,000,000	.01	.01	.01	.01	.09	.12	.15	.2	.2	.2	.2	.3	.4	.4

^{1/} The base of each percentage or vacancy rate is the number of housing units (in the denominator) to which the percentage or vacancy rate applies. Standard errors are presented to the nearest one-tenth of one percentage point except when the standard error is less than fifteen-hundredths of one percentage point; in those cases, the standard error is shown to the nearest one-hundredth of one percentage point.

Example C:

A computation based on the figures of Series IIA, table 16, indicates that 9.6 percent of the 58,262 vacant available for rent units that reported the year structure built have been built in or since 1970. Table 3 above indicates, by linear interpolation, an approximate standard error of 1.9 percent for the estimated 9.6 percent.

Example D:

Table 32 of Series IIA shows \$189.28 as the estimated median monthly asking rent for vacant available for rent units. This table also shows that 19.0 percent of the base (= 54,034 after subtracting out the not reported, and the no cash rents) lies in the \$175-\$199 interval containing the median. Table 3 above indicates, by linear interpolation, an approximate standard error of 3.3 percent for the estimated 50 percent using the 54,034 base. The length of the interval containing the median is $\$199 - \$175 + \$1 = \25 and the percentage of the base in this interval is 19.0 percent. The standard error of the estimated \$189.28 median is then approximated by:

$$\hat{\sigma}_M = \frac{3.3 \text{ percent} \times \$25}{19.0 \text{ percent}} = \$4.34$$

Example E:

Table 32 of Series IA shows \$186.36 as the estimated median monthly contract rent for renter occupied units. This table also shows that 12.1 percent of the base (= 1,841,792 after subtracting out the not reported, and the no cash rents) lies in the \$175-\$199 interval containing the median. Table 3 above indicates, by linear interpolation, an approximate standard error of .5 percent for the estimated 50 percent using the 1,841,792 base. The standard error of the estimated \$186.36 median is then approximated by:

$$\hat{\sigma}_M = \frac{.5 \text{ percent} \times \$25}{12.1 \text{ percent}} = \$1.03 .$$

The difference between the median monthly asking rent (see example D) and the median monthly contract rent is $\$189.28 - \$186.36 = \$2.92 .$ The approximate standard error of this difference is $\sqrt{(\$4.34)^2 + (\$1.03)^2} = \$4.46 .$

Since the difference between the two medians (\$2.92) is less than twice the standard error of this difference (\$8.92), we cannot conclude with 95 percent confidence that the median monthly asking rent is actually greater than the median monthly contract rent.

The following four tables contain estimated standard errors associated with persons characteristics.

Table 4.—STANDARD ERROR FOR
ESTIMATED NUMBER OF
PERSONS HAVING A CERTAIN
HOUSEHOLD CHARACTERISTIC
ONLY
(68 chances out of 100)

Table 5.—STANDARD ERROR FOR
ESTIMATED NUMBER OF
PERSONS HAVING A PARTI-
CULAR HOUSEHOLD CHARA-
CTERISTIC AND A SPECIFIC
PERSON CHARACTERISTIC OR
HAVING A CERTAIN PERSON
CHARACTERISTIC ONLY
(68 chances out of 100)

Size of Estimate	Standard Error	Size of Estimate	Standard Error
0	660	0	260
5,000	1,820	5,000	1,150
10,000	2,570	10,000	1,620
25,000	4,070	25,000	2,560
50,000	5,740	50,000	3,610
100,000	8,080	100,000	5,080
250,000	12,620	250,000	7,920
500,000	17,470	500,000	10,900
1,000,000	23,610	1,000,000	14,550
2,000,000	30,040	2,000,000	17,880 1/
3,000,000	32,170 1/	3,000,000	17,990 1/
5,000,000	25,750 1/	5,000,000	4,460 1/
6,000,000	12,590 1/	6,000,000	0 2/
6,900,000	0 2/	6,900,000	0 2/

1/ For estimated numbers of people greater than 3,000,000 in table 4 and 2,000,000 in table 5, the sampling error tends to become a relatively minor part of the total survey error, which includes nonresponse and processing errors not reflected in these two tables.

2/ The estimated total number of people in New York City is 6,947,986. This estimate corresponds to the universe of this survey as described on page 1. This total was independently estimated by beginning with the 1970 census and employing certain statistical techniques not subject to sampling error. However, the estimation procedure is subject to nonsampling error. Therefore, the estimate of 6,947,986 has no standard error but is subject to some bias.

Table 6.—STANDARD ERROR FOR ESTIMATED PERCENTAGE OF PERSONS HAVING A CERTAIN HOUSEHOLD CHARACTERISTIC ONLY 1/

(68 chances out of 100)

Base of Percentage	Estimated Percentage							
	0 or 100	1 or 99	2 or 98	5 or 95	10 or 90	20 or 80	35 or 65	50
5,000	11.7	11.7	11.7	11.7	11.7	14.6	17.4	18.2
10,000	6.2	6.2	6.2	6.2	7.7	10.3	12.3	12.9
25,000	2.6	2.6	2.6	3.6	4.9	6.5	7.8	8.1
50,000	1.3	1.3	1.6	2.5	3.5	4.6	5.5	5.8
100,000	.7	.8	1.1	1.8	2.4	3.3	3.9	4.1
250,000	.3	.5	.7	1.1	1.5	2.1	2.5	2.6
500,000	.13	.4	.5	.8	1.1	1.5	1.7	1.8
1,000,000	.07	.3	.4	.6	.8	1.0	1.2	1.3
2,000,000	.03	.2	.3	.4	.5	.6	.7	.7
3,000,000	.02	.15	.2	.3	.4	.4	.5	.5
6,900,000	.01	.10	.14	.2	.3	.4	.5	.5

1/ The base for each percentage is the number of people having a certain household characteristic only to which the percentage applies.

Table 7.—STANDARD ERROR FOR ESTIMATED PERCENTAGE OF PERSONS HAVING
 A PARTICULAR HOUSEHOLD CHARACTERISTIC AND A SPECIFIC PERSON
 CHARACTERISTIC OR HAVING A CERTAIN PERSON CHARACTERISTIC ONLY
 (68 chances out of 100)

Base of Percentage	Estimated Percentage							
	0 or 100	1 or 99	2 or 98	5 or 95	10 or 90	20 or 80	35 or 65	50
5,000	5.0	5.0	5.0	5.0	6.9	9.2	11.0	11.5
10,000	2.6	2.6	2.6	3.5	4.9	6.5	7.7	8.1
25,000	1.0	1.0	1.4	2.2	3.1	4.1	4.9	5.1
50,000	.5	.7	1.0	1.6	2.2	2.9	3.5	3.6
100,000	.3	.5	.7	1.1	1.5	2.1	2.4	2.6
250,000	.11	.3	.5	.7	1.0	1.3	1.5	1.6
500,000	.05	.2	.3	.5	.7	.9	1.1	1.1
1,000,000	.03	.2	.2	.4	.5	.6	.8	.8
2,000,000	.01	.11	.2	.3	.3	.5	.5	.6
3,000,000	.01	.09	.13	.2	.3	.4	.4	.5
6,900,000	.001 ^{1/}	.06	.09	.13	.2	.2	.3	.3

Table 7 corresponds to table 6 and is to be used in the same manner, but is applicable to percentages of persons having a particular household characteristic and a specific person characteristic or having a certain person characteristic only.

It may happen that a standard error of a percentage is sought where the numerator of the percentage is of one type (e.g., table 7) and the denominator is of the other type (e.g., table 6). In this event, use the table that corresponds with the numerator (here, it is table 7).

Example F: A computation based on the figures of Series VII, table 30, indicates that 45.2 percent of the 4,661,271 persons living in a renter unit who reported (or had reported) sex are males. A standard error of .4 percent is obtained by linear interpolation in table 7 (the table that corresponds to the numerator, that is, the number of males living in a renter unit).

- 1/ The estimated total number of people in New York City is 6,947,986. This estimate corresponds to the universe of this survey as described on page 1. This total was independently estimated by beginning with the 1970 census and employing certain statistical techniques not subject to sampling error. However, the estimation procedure is subject to nonsampling error. Therefore, the estimate of 6,947,986 has no standard error but is subject to some bias.

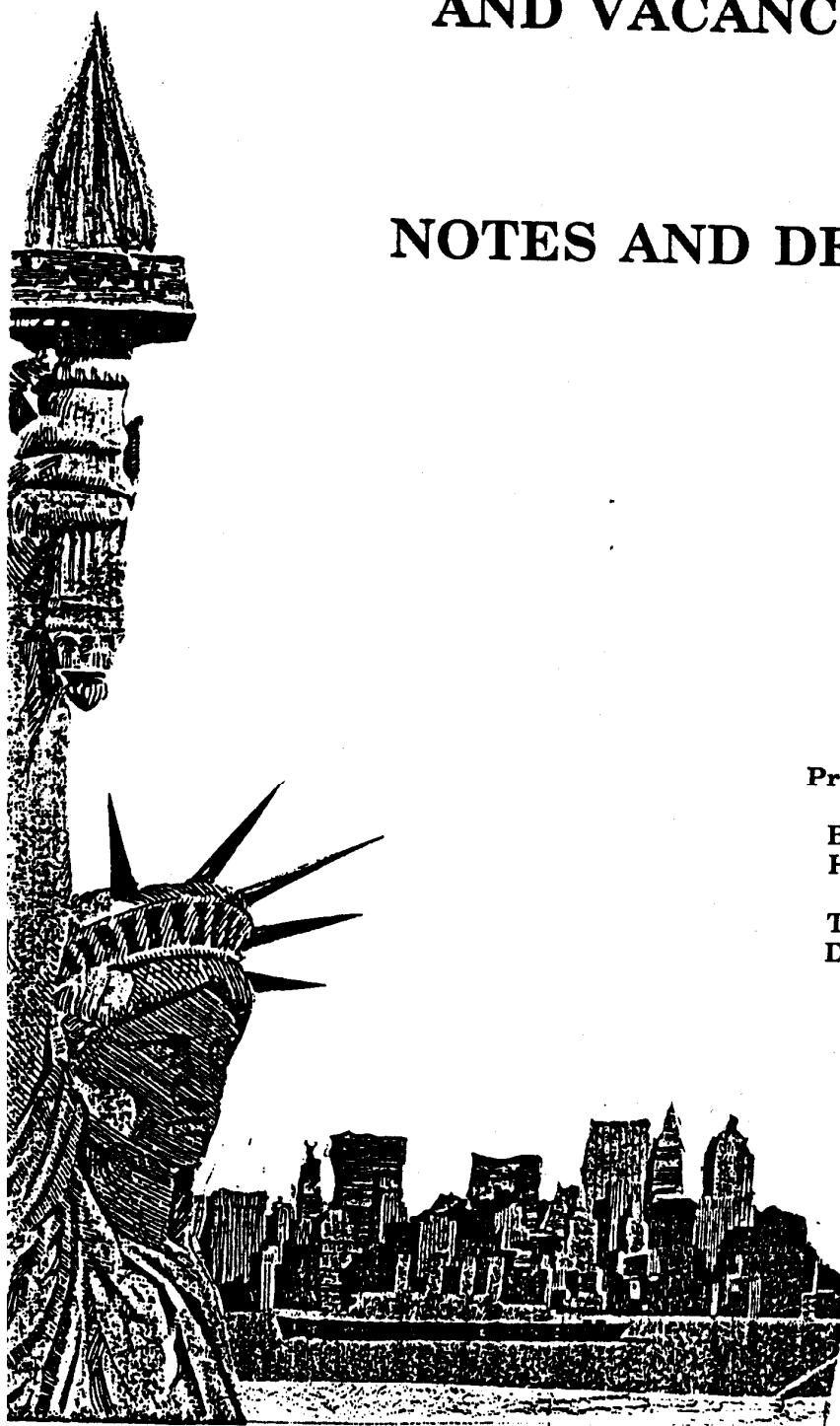
ATTACHMENT 10

1987 NEW YORK CITY HOUSING AND VACANCY SURVEY

NOTES AND DEFINITIONS

Prepared By:

**Bureau of the Census
Housing Division
And
The City of New York
Department of Housing Preservation
and Development**



1987 NEW YORK CITY HOUSING AND VACANCY SURVEY

Notes and Definitions

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A. Notes and Definitions (Prepared by Housing Division, Bureau of the Census)

I. Series I, II and VII Tabulations

Series I, II and VII tabulations are the hardcopy (paper) tables available for the 1987 New York City Housing and Vacancy Survey (NYC-HVS).

- a. Series IA. Series IA presents data for all renter occupied housing units by control status categories.
- b. Series IB. Series IB presents data for all occupied housing units by whether they are owner occupied or renter occupied. Owner occupied units are further defined by whether they are conventional, cooperative, condominium, or Mitchell-Lama cooperative.
- c. Series IIA. Series IIA presents data for vacant housing units that are available for rent by control status categories.
- d. Series IIB. Series IIB presents data for all other vacant housing units including units available for sale and units not available for sale or rent.
- e. Series VII. Series VII presents population in housing units by occupancy status, by control status, and by selected other characteristics. (For information on population estimates see Section VI of the Notes and Definitions.)
- f. Note regarding rounding. Detail of the tables may not add to total due to rounding.
- g. Medians. The median, which is a type of average, is the middle value in a distribution, i.e., the median divides the distribution into two equal parts: one-half of the cases fall below the median and one-half of the cases exceed the median. For the Persons and Rooms tabulations a continuous distribution is assumed, with the whole number used as the midpoint of the interval. A continuous distribution is also assumed for the Units in Structure and Elevator in Structure with 4 Stories or More tabulations. If the median should fall in the "6 to 9 units in structure" interval, the range of the interval would be 5.5 to 9.5 units, and the "tenths" would be added to 5.5.

For all other items the median has been calculated assuming the responses are evenly and continuously distributed throughout each interval. If median household income falls in the "\$20,000 to \$24,999" interval, the "hundreds" (of dollars) would be added to \$20,000.

The medians are computed on the basis of the distribution shown in the tables for an item. In some cases, the medians are carried out to decimal places more detailed than is warranted for such accuracy to be meaningful. When the median falls in the lower terminal category of an open-ended distribution, the method of presentation is to show the initial value of the next category followed by a minus sign, thus, for example, if the median household income falls in the category "Less than \$4,000," it is shown as \$4,000-. When the median falls in the upper terminal category of an open-ended distribution the method of presentation is to show the initial value of the terminal category followed by a plus sign; thus, for example, if the median household income falls in the category "\$50,000 or more," it is shown as \$50,000+.

- h. Don't know. For several questions a "don't know" response was offered as a legitimate response category. In general, these were questions covering topics that respondents might be unable to answer. Rather than have them guess at the answer, they were given the option to answer "don't know". For four questions (Senior Citizen Rent Increase Exemption, Senior Citizen Carrying Charge Increase Exemption, Type of Heating Fuel and Relative Adequacy of Neighborhood) a blank or refusal on the question was counted in the "don't know" category in the tabulation.
- i. Not reported. In general, these are cases where the question or questions related to the tabulation item were blank, unanswered, or refused. As mentioned in paragraph h, for four questions a blank or refusal on the question was counted in the "don't know" category of the tabulations. Several other not reported cases are counted as "not applicable" or included with "not computed" in certain combination items as explained in paragraphs j and k below.
- j. Not applicable. In general, "not applicable" appears when the detail of a table is restricted to a particular sub-universe. Those cases not in the sub-universe are included on a separate line to account for the total universe as reflected in the control total line. For example, in the tabulation 1986 Total Income of Primary Individuals, the "not applicable" line includes all households in the occupied universe that consist of 2 or more persons.

Sometimes when a tabulation item is a combination of an independent and a dependent question, and the independent question is not reported it will be (by definition) included in the "not applicable" line. An example of this is: Elevator in Structure with 4 Stories or More.

Other times, in the situation described above, the "not applicable" line (or lines) will be clearly spelled out as to what this component of the universe includes, such as "1 or 2 family house." Examples of these items are: Down Payment, Monthly Condominium or Maintenance Fees, Households Receiving Public Assistance, Households Below Specified Income Level, New York City Structure Classification, and the cooperative/condominium conversion items.

- k. Not computed or not reported. This term is used only with the tabulation items Contract Rent as Percent of Income and Gross Rent as Percent of Income. It indicates one of two things: (1) that one or both of the questionnaire items were not reported, or (2) that the household has "no income or loss", and/or was occupied rent free and therefore did not have a percentage computed.
- l. Not found. This term applies only to New York City Structure Classification where the address of the sample unit was not found in the Master Building Files (MBF) of New York City.
- m. Data not available. This term applies to only one item, New York City Structure Classification. The data on this line indicate that the City could not find the specific address in the MBF, but found an address that seemed to be an alternate or part of the same complex. If further field work could not clarify the situation, the unit was classified as "data not available."
- n. Symbols. A dash ("") signifies zero. A dash also appears in some of the tables for lines excluded from the distribution. An (X) means not applicable or that the figures were excluded from the distribution. A (Z) means that the base for a derived figure is too small for it to be shown (i.e., less than 0.05 percent).

II. Public Use Microdata Tapes

There are two public use microdata tapes available for the 1987 NYC-HVS — the cross-sectional tape and the longitudinal tape.

- a. Cross-sectional tape. This tape contains a file with all of the information collected in the 1987 NYC-HVS. Geographic detail is presented for the City, the five boroughs, and 54 sub-borough areas of 100,000 population or more.
- b. Longitudinal tape. This tape contains 4 files of data from the 1978, 1981, 1984, and 1987 NYC-HVS. Geographic detail is the same as for the cross-sectional file..

- c. Top-coding. To insure the confidentiality of the data on the microdata files, all financial characteristics that are not calculated variables have been top-coded to 1/2 of 1 percent of the universe. For example, approximately 1/2 of 1 percent of the renter occupied units had a contract rent greater than \$1,500. Therefore, each of these cases had contract rent top-coded to \$1,501. In addition, age was top-coded to 90 years, and income was top-coded to \$100,001. A list of the items that were top-coded and the top-code amounts are shown on the following page.

For calculated variables such as contract rent per room, contract rent as a percent of income, gross rent per room, and gross rent as a percent of income units with values above the top-code amounts were counted in the not computed category.

<u>Item</u>	<u>Top-Code Amount</u>
Monthly Contract Rent	\$ 1,501
Monthly Gross Rent	\$ 1,501
Purchase Price	\$400,001
Down Payment	\$150,001
Value	\$900,001
Monthly Mortgage Payment	\$ 2,801
Monthly Condominium or Maintenance Fees	\$ 2,000
Routine Maintenance During 1986 - Condominium Ownership	\$ 5,001
Routine Maintenance During 1986 - Conventional Ownership	\$ 9,001
1986 Fire and Liability Insurance	\$ 1,801
1986 Real Estate Taxes	\$ 2,000
Monthly Cost of Electricity	\$ 201
Monthly Cost of Gas	\$ 401
Monthly Cost of Gas and Electric Combined	\$ 401
Yearly Cost of Water and Sewer	\$ 801
Yearly Cost of Other Fuels	\$ 5,001
Total Household Income	\$100,001
Asking Rent	\$ 1,501
Asking Price	\$300,001
Monthly Condominium or Maintenance Fees - Vacant	\$ 2,000

- d. Other measures for insuring confidentiality. To further insure the confidentiality of the individual records on the microdata file, all information identifying specific addresses or individuals has been removed. In addition, for two items particularly vulnerable to disclosure -- Monthly Condominium and Maintenance Fees and 1986 Real Estate Taxes -- the amounts reported by the respondent were recoded into intervals and shown only as recoded amounts.

III. Survey Design

- a. Sample. The sample selected for the 1987 NYC-HVS was the same as that used for the 1984 NYC-HVS (with updating for new construction). It was drawn primarily from the following sources: (1) 1970 census records, (2) New York City Certificates of Occupancy (C of O's) for units constructed from April 1970 through November 1986 and, (3) a list of units converted from nonresidential to residential use. 1/

Not all housing units were in the scope of the survey. Housing units in special places 2/ were excluded from the survey.

In the 1987 NYC-HVS, special care was taken with respect to those units found to be lost from the inventory on the first visit by an enumerator. Each sample housing unit classified for the first time as demolished, condemned, boarded up, burned out, open to the elements, nonresidential, or in a special place was rechecked on an individual unit by unit basis by Housing Division and Field Division personnel to be certain that a proper determination had been made.

1/ From time to time other sources have been used to supplement the NYC-HVS sample, but they account for relatively few sample cases.

2/ Special places include hospitals, jails, mental institutions, college dormitories, and large rooming or boarding houses, etc., where large numbers of people dwell, and which require different survey procedures from those used for housing units such as private homes or apartments.

- b. Source of data items. All data in Series I and II and the microdata files were collected by the Census Bureau during the 1987 NYC-HVS except for the following: Control Status 3/, City Structure Classification, Publicly Assisted Status, and Structure Class 87. Control Status and City Structure Classification were provided by the City from their records prior to the 1975 survey. Adjustments to control status data were made based on information collected in the 1978, 1981, 1984, and 1987 surveys. For example, if City records showed a unit as being controlled prior to 1975, and new residents moved into the unit in 1983, this unit was considered decontrolled if it was less than 6 units or stabilized if it was 6 or more units. Publicly Assisted Status and Structure Class 87 were obtained from City records prior to the 1987 survey.

Many of the concepts and definitions incorporated in the 1987 survey are the same as those used in previous surveys. In addition, many of the concepts and definitions in this survey are similar to those used in the 1970 census, the source of the original sample. Section IV explains those items which are not directly comparable to the census. For more information on previous surveys, see the 1975, 1978, 1981 and 1984 New York City Housing and Vacancy Survey, Notes and Definitions. For a complete discussion of census subjects, see the 1970 Census of Population, Series PC(1)-C, General and Economic Characteristics, and the 1970 Census of Housing, Series HC(1)-B, Detailed Housing Characteristics reports.

3/ Full details on definitions of New York City Rent Control Status are contained in Part B.

- c. Series continuity. For this survey, as well as for other periodic surveys that the Bureau conducts, an attempt is made to keep some continuity of features in order to maintain comparability with previous surveys. In the 1987 NYC-HVS the numbering of the hard copy series and the series tables are the same as for the 1984 survey. The only major differences between the 1987 survey and previous surveys reflect additions or deletions to the data items collected (items added in the 1987 survey are covered in Section V).
- IV. Items Unique to the NYC-HVS, Different from Previous Surveys, or Different from the Census (these items may appear in the hardcopy tables, or the microdata files, or both).
- a. Reference Person/Householder. All current survey programs of the Census Bureau have discontinued the use of the "head of household" concept. The Bureau's longstanding practice of designating the husband in husband-wife households as the "head" of household and a respondent determined "head" in all other households, as the person for determining the relationships of other household members have become less relevant in the analysis of household and family data. To meet this change, the Bureau has developed a new approach to determining household relationship through the use of a "reference person" in the questionnaire and "householder" in the final tabulations. For purposes of this survey (as was true for the 1981 and 1984 surveys), the reference person (householder) was defined as the household member or one of the household members who owned or rented the sample unit. If no household member owned or rented the sample unit, the first person listed was the reference person.
 - b. Relationship. In the 1984 survey a person not related to the reference person was classified as a nonrelative. In the 1987 survey a person not related to the reference person was further classified as a boarder; housemate, roommate, partner, or friend; employee; or other nonrelative.

- c. Race. In previous surveys, race was determined by the interviewer's observation of the respondent. The interviewer classified the respondent as white, black, or other race. In the 1987 survey, race was a self-identification item for which the respondent was asked to indicate the race of the reference person. The categories were White; Black; Asian or Pacific Islander; American Indian, Aleut, or Eskimo; or Other.
- d. Race and Puerto Rican Birth or Parentage of Householder. The tabulation category "Other races" includes those reporting other on the race question and reporting neither the householder, the householder's father or the householder's mother born in Puerto Rico on the birthplace question.
- e. Ethnic Origin of Householder. The classification by origin refers to the origin of the reference person occupying the housing unit. In previous surveys the respondent was asked to select origin from a list of origins presented on a "flashcard". Responses were coded into the following categories Puerto Rican; Other Spanish; and all other. In the 1987 survey the respondent was asked whether the reference person was of Hispanic or Spanish origin.
- f. Previous Residence of Householder. This question refers to the most recent place the reference person lived for six months or more before moving into his/her current residence. In the 1984 survey the question asked "Where did reference person live five years ago?" Therefore, the data for 1987 are not comparable with 1984 or previous surveys.
- g. Household Members Under Age 6 and Under Age 18. These tabulations include all members of the household (other than the householder or his or her spouse) regardless of whether or not they are related to the householder.
- h. Income of Primary Individuals. For purposes of the 1981, 1984, and 1987 surveys, a primary individual is defined as a householder who lives alone. This differs from the definition used in the 1975 and 1978 surveys. In those surveys a primary individual was defined as a household head who either lived alone or with nonrelatives.
- i. Income of Households. Household income is the income of all members of the household 14 years old or older regardless of whether they are related to the householder or not. This item was tabulated for the first time in 1981 and replaces the earlier tabulation on income of families. Households that reported no income or a net loss are included in the count.

- j. Condition. Condition is classified by the interviewer as either sound, deteriorating, or dilapidated. For purposes of the tabulations, deteriorating and sound are combined into the category, "Not Dilapidated."
- k. Monthly Gross Rent. The computed term monthly gross rent is the monthly contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and other fuels (oil, coal, kerosene, wood, etc.) if these items are paid for by the renter in addition to rent. It is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

The four utility and fuel items used in the monthly gross rent tabulation are all two-part questions: (1) Is the item paid separately (from the rent), and (2) If it is paid separately, what is the cost (amount). "Not reported" includes units which did not have an amount for contract rent or which did not have amounts for two of the following three items: Electricity, gas, or fuel oil.

- l. Length of Lease. A lease is defined as a contract granting use or occupation during a specified period in exchange for rent. The length of lease is from the time the lease originated, not from the time of the interview.
- m. Monthly Condominium or Maintenance Fees. This question applies only to owner occupied or vacant for sale condominiums or cooperatives. Some or all of the following may be included in condominium or maintenance fees: Real estate taxes; fire insurance; other hazard insurance; payments on the underlying building mortgage; salaries of project employees; heating expenses; utilities; and reserves for major repairs, maintenance, etc.
- n. Senior Citizen Rent Increase Exemption or Carrying Charge Increase Exemption. In 1981, 1984 and 1987 the inquiry on exemptions was made of all households with members 62 years of age or older. In earlier surveys, the inquiry was limited to household "heads" 62 or over.
- o. Households Below Specified Income Level. The specified income level statistics presented in the tabulations are derived from an updated poverty level index used in the March Current Population Survey supplement. This index is based on a definition originated by the Social Security Administration in 1964 and subsequently modified by a Federal Interagency Committee in 1969. This index, as applied to the NYC-HVS, provides a range of income cutoffs or "poverty thresholds" adjusted to take into account such factors as size of family unit, age of householder and number of children. These thresholds are shown in the chart on the following page.

PRELIMINARY THRESHOLDS AT THE POVERTY LEVEL BY SIZE OF FAMILY AND NUMBER OF
RELATED CHILDREN UNDER 18 YEARS OLD
1986

Size of Family Unit	(Dollars)								
	Related children under 18 years								
	None	1	2	3	4	5	6	7	8 or More
1 person (unrelated individual)									
Under 65 years.....	\$5,701								
65 years and over.....	\$5,255								
2 persons									
Householder under 65.....	\$7,338	\$7,553							
Householder 65 and older..	\$6,623	\$7,324							
3 persons.....	\$8,572	\$8,821	\$8,829						
4 persons.....	\$11,302	\$11,487	\$11,113	\$11,152					
5 persons.....	\$13,630	\$13,828	\$13,405	\$13,077	\$12,877				
6 persons.....	\$15,677	\$15,739	\$15,415	\$15,104	\$14,641	\$14,368			
7 persons.....	\$18,039	\$18,151	\$17,763	\$17,492	\$16,988	\$16,400	\$15,754		
8 persons.....	\$20,175	\$20,353	\$19,986	\$19,665	\$19,210	\$18,632	\$18,030	\$17,877	
9 persons or more.....	\$24,269	\$24,386	\$24,062	\$23,790	\$23,343	\$22,727	\$22,172	\$22,033	\$21,183

These average poverty thresholds were derived by increasing the 1985 thresholds by a factor of 1.01924, which reflects the percent change in the average annual Consumer Price Index between 1985 and 1986.

- p. Monthly Cost of Electricity and Monthly Cost of Utility Gas. These two tabulations exclude those households who heat their units with either electricity or gas. By this exclusion, the distributions of cost are not distorted by high paying/high volume users of gas and electricity.
- q. Additional Heating Required. The tabulations on additional heating refer to renter households that reported using an additional source of heat to supplement the regular system because the regular system did not provide enough heat during the winter prior to the time the survey was taken. Additional sources of heat such as kitchen stoves, fireplaces, or portable heaters, may have been used only in the mornings or on very cold evenings. Electric blankets, heating pads or hot water bottles are not considered additional sources of heat.
- r. Breakdown in Heating System. The tabulations on breakdowns or failures in heating systems refer to renter households that reported a heating equipment breakdown for six hours or longer during the winter prior to the time of the survey. The data are presented in the tables according to the number of times such a breakdown occurred. Heating equipment is considered unusable if it cannot be used for the purposes intended; the breakdown may be caused by broken pipes, electrical or gas parts out of order, or downed power lines.
- s. Cracks or Holes in Walls, Ceiling or Floor. Data are presented for renter households on whether or not the respondent reported open cracks or holes in the interior ceilings or walls and floors of their unit. Included are cracks or holes that do not go all the way through to the next room or to the outdoors. Not included are "hairline" cracks or cracks that appear in the walls or ceilings, but are not large enough for a fingernail file to be inserted, and very small holes caused by nails or similar objects.
- t. Broken Plaster or Peeling Paint. Data are presented for renter households on whether or not the respondent reported broken plaster or peeling paint on the interior ceilings or walls of their unit. Included in the "Yes" category are those areas of broken plaster or peeling paint that are approximately one square foot or larger.
- u. Rodent Infestation. The data in the tables on rodent infestation refer to renter households who reported that they had seen mice or rats or signs or traces of their presence inside the house or building during the last three months. Signs of mice and rats or traces of their presence include droppings, holes in the wall, or torn food containers. "Regularly" refers to periodic visits by a licensed company or individual who uses chemicals and sprays to control or kill pests and rodents. The regular service interval may be once a month, four times a year, or any other such interval.

Other service may be on an "Only when needed" basis or "Irregularly" where it is known that a building is serviced, but it is not known whether the service is regular or irregular. "Not at all" includes units in a house or building that has not been serviced during the 12 months prior to the taking of the survey.

- v. Number of Maintenance Deficiencies. The data for this tabulation consists of a count of the renter households answering affirmatively to the specific maintenance deficiency items. In order to be counted in one of the five deficiency categories, all of the following items had to be reported: heating equipment breakdown, additional heating required, rodent infestation, cracks/holes in walls, ceiling or floors, and broken plaster/peeling paint.
- V. New Items Added to the 1987 NYC-HVS (these items may appear in the hardcopy tables, or the microdata files, or both).
- a. Condominium/Cooperative Status. In previous surveys a housing unit could only be classified as a condominium or a cooperative if it were owner occupied. In the 1987 survey the condominium/cooperative status question was separate from the tenure question. Thus, units can be classified as both renter occupied (or vacant for rent) and condominium or cooperative in 1987.
- A "condominium" is a building or development with individually owned apartments or houses. The owner has his/her own deed, and very likely, his/her own mortgage on the unit. The owner also holds a common or joint ownership in all common areas and facilities that serve the project — land, roofs, hallways, entrance, elevators, etc.
- A "cooperative" is a building or development that is owned by its shareholders and is organized as a corporation. It may also be called a stock cooperative or co-op. Ownership of shares in the corporation entitles each shareholder to hold the lease to one or more apartments (houses).
- b. Place of Birth of Householder. In the tabulations this item refers to the place of birth of the reference person.
- c. Lived in Unit at Time of Conversion. This item refers to whether or not the reference person lived in the apartment and paid cash rent at the time the apartment became a condominium or cooperative. In the tables this item is shown only for renter occupied condominiums and cooperatives.

d. Non-eviction Plan Conversion. Rental apartments can be converted to condominiums or cooperatives through either an "eviction" plan or a "non-eviction" plan. A "non-eviction" plan allows persons who occupied an apartment at the time it became a condominium or cooperative to continue to occupy and rent the apartment without purchasing it. Tenants may not be evicted for not buying their unit. In the tables this item is shown only for renter occupied condominiums and cooperatives.

e. Rented from Sponsor or Investor. In the tables this item is shown only for renter occupied condominiums and cooperatives. This item refers to whether the reference person rents the apartment from the sponsor or developer of the condominium or cooperative or from the investor/owner of a specific unit.

The sponsor or developer is the individual, partnership, or corporation that first offered the condominium or cooperative for sale. An individual investor/owner is an individual, partnership, or corporation which purchases a unit from the sponsor or from another individual investor and rents it out.

f. Year Acquired. The year the apartment (house) was acquired is the year the reference person acquired the apartment (house) outright or began making payments on the mortgage or other loan. The year the apartment (house) was acquired is not the year the mortgage or loan was paid off.

g. Occupancy Status Before Acquisition. This item refers to the occupancy status of the apartment (house) before the reference person acquired it. The data in the tables indicate whether the unit was owner occupied by another household; rented by the reference person; rented by another household; or never previously occupied.

h. Condominium/Cooperative Status Before Acquisition. This item refers to whether the apartment (house) was part of a condominium or cooperative before the reference person acquired it.

i. Plumbing Facilities. A housing unit has complete plumbing facilities if it has hot and cold piped water, a flush toilet, and a bathtub or shower. All facilities need not be located in the same room, but they all must be in the unit. Complete plumbing facilities are for exclusive use if they are used only by the occupants of the unit.

j. Kitchen Facilities. A housing unit has complete kitchen facilities if it has a sink with piped water, a range or cookstove, and a refrigerator. All facilities must be located in the unit, although they do not need to be in the same room. Kitchen facilities are for exclusive use if they are only used by the occupants of the unit.

- k. Rent Subsidy. This refers to whether the Federal, State, or local government pays part of the reference person's rent. If the household is receiving public assistance or welfare payments, this item refers to any rent subsidy over and above the shelter allowance. Payment may go directly to the landlord on behalf of the reference person, or it may go directly to the reference person with the restriction that the money must be used to pay for housing. Section 8 and the "housing voucher" federal programs are examples of rent subsidy programs.
- l. Financial Data for Owner Occupied Units. The following financial data for owner occupied units are new items available only on the 1987 NYC-HVS microdata file.
- o Purchase Price - This item is limited to housing units acquired in 1982 or later. The purchase price does not include closing costs.
 - o Down Payment - This is the money paid in advance or at the time of settlement or closing as partial or full payment of the purchase price. Down payment can also be thought of as the buyer's interest or initial equity in the apartment (house). In the case of Mitchell-Lama cooperatives, the purchase price and the down payment may be identical. The down payment data is also limited to units acquired 1982 or later and it does not include closing costs.
 - o Value - This is the respondents estimate of what the apartment (house) would sell for if it were for sale on today's market under ordinary conditions.
 - o Mortgage Status - This item refers to whether there is a mortgage or similar loan outstanding on the apartment (house), or whether it is owned free and clear. Owners of cooperatives technically may not have mortgages, but the loans they have taken to finance the purchase of shares in the cooperative are considered "similar loans" for the purpose of this survey.
 - o Monthly Mortgage Payments - This is the amount paid to the lender or lenders for the mortgage(s) or loan(s) outstanding on the apartment (house). It includes payments for principal and interest, real estate taxes, and fire and liability insurance if they are part of the mortgage payment.
 - o Routine Maintenance During 1986 - Routine maintenance includes: painting of interior rooms, exterior painting of the structure (if one- or two-family house); minor repairs to the plumbing, heating, cooling or electrical system; repairs to balconies, fences, gutters, decks, or patios; removal of trees or shrubs; termite inspection or pest control; and cost of service contracts on the heating, cooling, plumbing, and electrical equipment. The amount reported was for calendar year 1986.

- o 1986 Fire and Liability Insurance - This is the amount due in 1986 for fire and liability insurance premiums.
- o 1986 Real Estate Taxes - This is the amount of real estate taxes payable in 1986. It does not include any payments for previous years or advance taxes for future years. This amount appears on the file in recoded intervals.
- o Utility and Fuel Costs - The costs for the four utility and fuel items -- electricity; gas; water and sewer; and oil, coal, kerosene, wood, etc. -- are shown if they are used and are paid separately from any condominium or maintenance fees.

VI. Estimates of the Population in Households (Excluding Households in Special Places) (Series VII)

The primary purpose of the New York City Housing and Vacancy Survey is to measure, with a high degree of accuracy the rental vacancy rates in the City, and to count and describe the quantity and quality of the City's housing. The field procedures used in the survey were developed to insure that these goals are met. The primary purpose of the survey is not to provide a count of the City's population. Therefore, to increase the accuracy of population estimates from the survey, the survey results are adjusted using independent estimates of each borough's population provided by the Bureau of the Census's Population Division. These adjusted figures appear only in Series VII. The Persons and Persons Per Room distributions that appear in Series IA and IB are based on unadjusted data.

The independent population estimates were developed by taking revised borough estimates for July 1, 1984, as a base and using a variation of the Administrative Records method to estimate the population change from July 1, 1984 to July 1, 1985. These estimates, as of July 1, 1985, were extrapolated forward to February 1, 1987. The Administrative Records method is a component procedure that uses Federal income tax data to measure the net intercounty migration of the household population under 65 years old, reported resident birth and death statistics to estimate net natural change, data on Medicare enrollees to estimate the population 65 years old and over, and estimates of the number of inmates of institutions, college students in dormitories and other persons in group quarters. A detailed description of the Administrative Records method is in the Bureau of the Census, Current Population Reports Series P-25, No. 699. For the 1987 NYC-HVS an additional adjustment was made for persons in group quarters and persons in housing units in special places.

In extrapolating from July 1, 1985 to February 1, 1987 the assumption is that the rate of change that took place between April 1, 1980 and July 1, 1985 continued at the same level through February 1, 1987. This may or may not have occurred. A similar procedure was used in the 1984 NYC-HVS. When the final 1984 population estimates were available, they showed significant changes from the 1984 extrapolated estimates in some areas.

VII. Sub-borough Areas

Sub-borough Areas are groups of Census tracts, containing at least 100,000 population. The tract composition of each area was determined by the City of New York, Department of Housing Preservation and Development and was based on Census Bureau requirements that no sub-borough area can be identified with less than 100,000 population. In some cases the boundaries of sub-borough areas may closely approximate community district boundaries. However, sub-borough areas are not the same as community districts. A list of the Census Tracts that comprise each sub-borough area is available by contacting the Housing Division, Bureau of the Census, Washington, D.C., 20233.

Part B.

Control Status Definitions (prepared by New York City Department of Housing Preservation and Development, Office of Policy Analysis and Research, Research and Analysis Unit)

Note: A comparison of data by categories of control status from one survey to the next may be misleading unless one reviews the definitions appropriate to each Survey, since there have been changes in laws and regulations over the years.

The 1987 definitions for renter units are:

Controlled: Controlled units are subject to the provisions of the Rent Control Law and Regulations which have jurisdiction over occupied private rental units in existence before February 1, 1947 or substantially rehabilitated prior to January 1, 1974 under the provisions of J-51. Some of these units may be in buildings converted to cooperatives or condominiums. All increases in rent are set and must be approved by the New York State Division of Housing and Community Renewal.

Under law, all rent controlled apartments that are voluntarily vacated after June 30, 1971 are no longer subject to the jurisdiction of the Rent Control Law. If the unit is in a building with fewer than six units it becomes decontrolled; if the unit is in a building with six units or more it becomes rent stabilized.

The figures shown in this Survey may undercount the full rent controlled inventory for three reasons: (1) there are an unknown but probably small number of one-and two-room units tabulated in the "All Other Renter" category (see below) that may be subject to the Rent Control Law; (2) some units, which upon vacancy may have qualified for stabilization but in fact did not join or may have been expelled from the stabilization system, may, as a result, remain under the jurisdiction of the Rent Control Law; and (3) in some cases the HVS respondent may have moved in after 1971 but the apartment has remained rent controlled, either because the rent controlled tenant has been joined by another person or family members have used their succession rights to rent controlled status. For purposes of this Survey, however, these units are considered eligible for stabilization and appear under the "Stabilized" count.

Decontrolled: Decontrolled units are rental units previously subject to rent control and subsequently removed for reasons permitted by law.

The number of units in this category has and can be expected to continue to increase as a result of the State vacancy decontrol provision which calls for the decontrol of rent controlled units that are voluntarily vacated after June 30, 1971 (also see definitions of "Controlled" and "Stabilized" categories).

Stabilized: Stabilized units are rental units, exclusively in structures of six or more units, some of which may be in cooperative or condominium buildings (see All Other Renter, Section d).

Units were classified as "Stabilized" for this Survey when:

(a) the unit was in a structure of six units or more that was built between 1947 and 1973 and was not regulated during this period;

(b) the unit was in a structure of six units or more and was built in 1974 or later and received a tax abatement, or the unit was in a structure converted from non-residential to residential use and received a tax abatement to aid the conversion. A condition of receiving tax abatement is that the building abide by the Rent Stabilization Law during the period of the abatement. The number of stabilized units may be overcounted slightly if the tax abatements of some of these units have expired and the units have subsequently been subject to decontrol on vacancy.

(c) the unit was in a structure with six units or more built before 1947, and is no longer subject to the Rent Control Law.

The "Stabilized" category represents units that were eligible to come under the jurisdiction of the Rent Stabilization Law; therefore, the number of units categorized as "Stabilized" in this Survey will be higher than the number actually registered as "Stabilized" (see definition of Controlled category above).

Mitchell-Lama: Renter

For the 1984 Housing and Vacancy Survey the units in this category were called "State/City Assisted: Renter." However, since the category is composed entirely of Mitchell-Lama units in 1984 and 1987 and the HVS contains codes for other types of assisted units for the first time in 1987 (i.e. Section 8 New Construction, Section 235, etc.), the category name has been changed to "Mitchell-Lama

Renter." In the 1981 Survey, this category also encompassed a smaller number of units constructed under the auspices of the New York State Limited Profit Housing Program. In the 1978 Housing and Vacancy Survey, these units were classified as "Never Regulated" and "Publicly Aided."

The Mitchell-Lama program is primarily housing for middle-income tenants; therefore, occupancy is restricted to households meeting certain income limitations. The mechanisms employed to keep rents at affordable levels include tax exemption, State or City provided low interest mortgages, and limitations of return on equity. In certain instances, federal subsidy programs are combined with the state and local assistance measures to achieve the program's objectives. Rents are directly regulated; adjustments are based on changes in operating costs, debt structure, and profitability in the particular project and must be approved by the appropriate State or City agency.

All Other Renter

A residual category encompassing anything and everything excluded from the classifications listed above. The types of units included in this category are:

(a) Never Regulated and Never Publicly Aided: Units with no governmental restrictions or regulation on rents or rental conditions or type of tenancy. Rents for these units are subject to market conditions. These units were never subject to rent regulation or control. Units in this grouping are mainly located in structures of less than six units that were completed on or after February 1, 1947, or are in non-regulated buildings of any size built on or after January 1, 1974.

(b) 1-and 2-Room Units Lacking Specified Facilities: These units lack private cooking facilities or share bathroom facilities. Most of them are located in older buildings either in rooming houses or in Single Room Occupancy Tenements. Some are high rent residential hotel units which lack complete cooking facilities.* These units may fall into almost any of the control categories, except public housing, depending on the date of occupancy, year of construction and other characteristics. These units are distinct from those included in the separate SRO portion of the 1987 HVS (see Appendix C).

(c) In Rem: Units located in structures owned by the City of New York as a result of an IN REM proceeding initiated by the City after the owner failed to pay tax on the property-3 or more years for 1 and 2 family dwellings, or one or more years for a multiple dwelling. Though many of these units in multiple dwellings had previously been subject to either rent control or rent stabilization, they

are exempt from both regulatory systems during the period of City ownership.

(d) Rented Cooperative or Condominium Units not Subject to Rent Regulation: Cooperative or condominium units which are renter occupied by tenants who moved into them after the buildings were converted to cooperatives or condominiums. These units may have previously been subject to rent regulation.

Public Housing

Rental units in structures owned and managed by the New York City Housing Authority. Only households with specified low or moderate income levels may qualify as tenants. Rentals and terms and conditions of occupancy are regulated by the Authority. Private housing leased by the Authority is not classified here as Public Housing.

The 1987 definitions for owner units are:

Mitchell-Lama Coop

These units were constructed under the New York State and New York City Mitchell-Lama cooperative program. The purpose of the program is to enable middle-income families to secure decent affordable housing through limited equity cooperative ownership.

The mechanisms employed to keep both the initial down payment and monthly carrying charges within the means of the middle-income families, to which the program is restricted, are: tax exemption, State or City provided low interest mortgages, and limited developer profit. In certain instances, federal subsidies are combined with the State and local measures to achieve the program's objectives.

In the 1978 Housing and Vacancy Survey, these units were classified simply as owner-coop and owner-condominium. In the 1981 and 1984 Housing and Vacancy Surveys, the units were called State/City Assisted: Owner.

Private Coop/Condo

Privately owned units which were not constructed under the New York State and New York City Mitchell-Lama program. A portion of the units in this category may have benefited from some other type of government assistance (e.g. J-51, 421a).

Homeowner (Conventional)

Privately owned houses or buildings which are NOT part of a cooperative or condominium building or development. This category includes owner-occupied single-family houses, two-family houses, living quarters which are part of commercial or industrial buildings, and all other types of owner-occupied units which are not in cooperatives or condominiums.

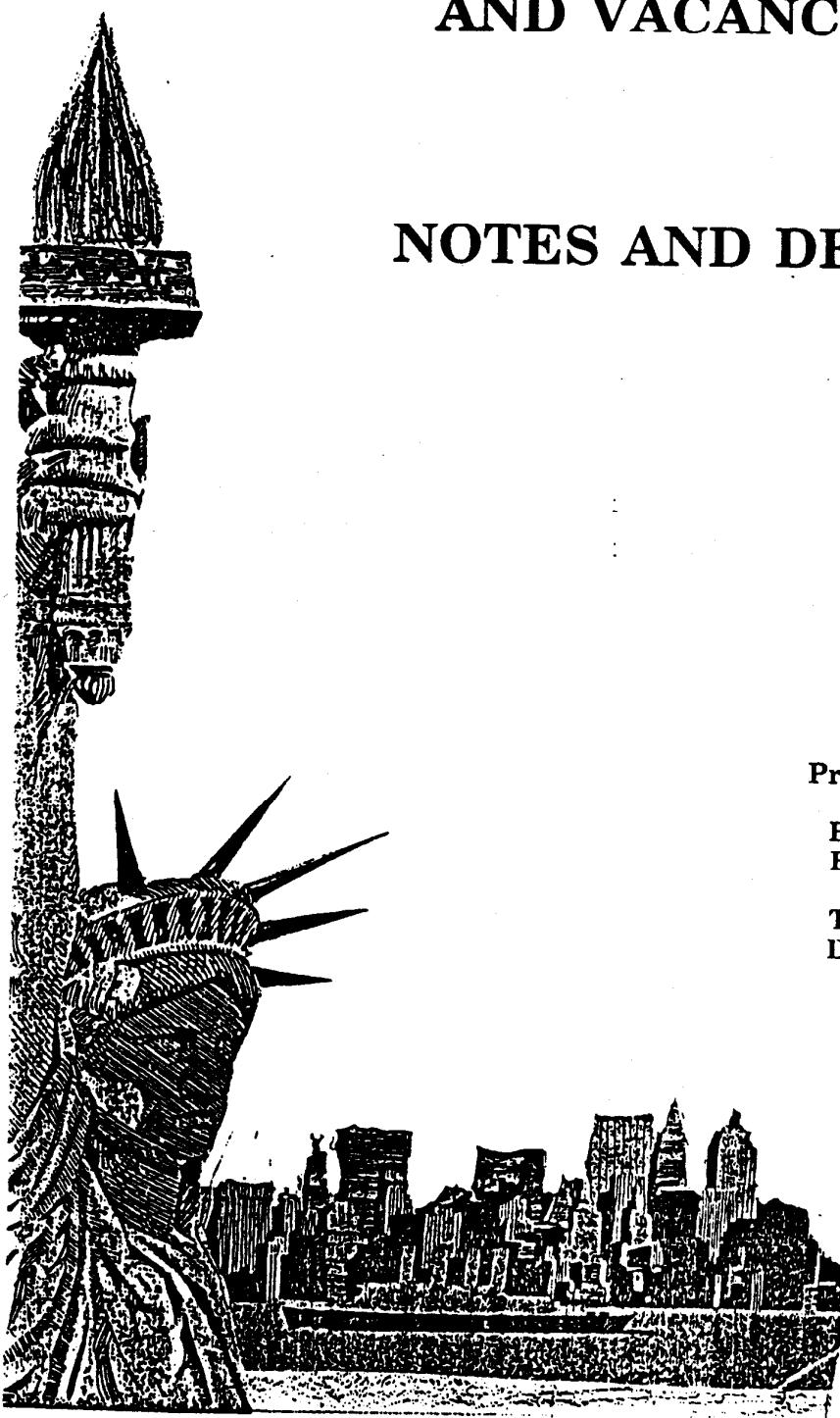
ATTACHMENT 11

1984 NEW YORK CITY HOUSING AND VACANCY SURVEY

NOTES AND DEFINITIONS

Prepared By:

**Bureau of the Census
Housing Division
And
The City of New York
Department of Housing Preservation
and Development**



1984 NEW YORK CITY HOUSING AND VACANCY SURVEY

Notes and Definitions

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A. Notes and Definitions (Prepared by Housing Division, Bureau of the Census)

I. General

- a. Note regarding rounding. Detail may not add to total due to rounding.
- b. Medians. The median, which is a type of average, is the middle value in a distribution, i.e., the median divides the distribution into two equal parts: one-half of the cases fall below the median and one-half of the cases exceed the median. For Persons and Rooms a continuous distribution is assumed, with the whole number used as the midpoint of the interval. A continuous distribution is also assumed for Units in Structure and Elevator in Structure with 4 or More Stories. If the median should fall in the "6 to 9 units in structure" interval, the range of the interval would be 5.5 to 9.5 units, and the "tenths" would be added to 5.5.

For all other items a continuous distribution is inherent. If the median income falls in the "\$10,000 to \$12,499" interval, the "hundreds" (of dollars) would be added to \$10,000.

The medians are computed on the basis of the distribution shown in the tables for an item. In some cases, the medians are carried out to decimal places more detailed than is warranted for such accuracy to be meaningful. When the median falls in the lower terminal category of an open-ended distribution, the method of presentation is to show the initial value of the next category followed by a minus sign, thus, for example, if the median falls in the category "Less than \$4,000," it is shown as \$4,000-. When the median falls in the upper terminal category of an open-ended distribution the method of presentation is to show the initial value of the terminal category followed by a plus sign; thus, for example, if the median falls in the category \$35,000 or more," it is shown as "\$35,000+."

- c. Not reported. In general, these are cases in which the question or questions related to the tabulation item were blank, unanswered or refused. For three questions (Senior Citizen Rent Increase Exemption, Senior Citizen Carrying Charge Increase Exemption, and Type of Heating Fuel), a "Not reported" on the question was counted in the "Don't know" category of the respective tabulation item. Several other Not reported cases are counted as "Not applicables" or included with "Not computed" in certain combination items as explained in paragraphs d and e below.
- d. Not applicable. In general, "Not applicables" appear when the detail of a table is restricted to a particular sub-universe. Those cases out of the sub-universe are included on a separate line to account for the total universe as reflected in the control total line. For example, in the item 1983 Income of Primary Individuals, the "Not applicable" line includes all households in the occupied universe that consist of 2 or more persons.

Sometimes when a tabulation item is a combination of an independent and a dependent question, and the independent question is not reported it will be (by definition) included in the "Not applicable" line. Some examples of this are: Room Access and Elevator in Structure with 4 or more Stories.

Other times, in the situation described above, the "Not applicable" line (or lines) will be clearly spelled out as to what this component of the universe includes, such as "1 or 2 family house." Examples of these items are: Downpayment, Monthly Carrying Charge, Households Receiving Public Assistance, Households Below Specified Income Level, and New York City Structure Classification.

- e. Not computed or not reported. This term is used only with the tabulation items Contract Rent as Percent of Income and Gross Rent as Percent of Income. It indicates one of two things: (1) that one or both of the questionnaire items were "Not reported," or (2) that the household had "No income or loss" and/or was occupied for "No cash rent" and therefore did not have a percentage computed.
- f. Not found. This term applies only to NYC Structure Class where the address of the sample unit was not found in the Master Building Files (MBF) of New York City.
- g. Data not available. This term applies to only one item, NYC Structure Class. For City Structure Class, the data on this line indicate that the City could not find the specific address in the MBF but found an address that seemed to be an alternate or part of the same complex. They entered that code elsewhere on the card in hopes that the interviewer would clarify the addresses involved and the code could then be used. If no such reconciliation occurred, the unit was tabulated as "Data not available."
- h. Symbols. A dash ("") signifies zero. A dash also appears in some of the tables for lines excluded from the distribution. An (X) means not applicable or that the figures were excluded from the distribution. A (Z) means that the base for a derived figure is too small for it to be shown (i.e., less than 0.05 percent).

II. Survey Design

- a. Sample. The sample selected for the 1984 New York City Housing and Vacancy Survey (NYC-HVS) was the same as that used for the 1981 NYC-HVS (with updating for new construction). It was drawn primarily from the following sources: (1) 1970 census records, (2) New York City Certificates of Occupancy (C of O) for units constructed from April 1970 through December 1983, (3) a list of

units converted from nonresidential to residential use and, (4) a list of commercial-use structures with upper floors rented for residential use.

Not all housing units were in the scope of the survey. Housing units in special places ^{1/} were excluded from the survey.

In the 1984 NYC-HVS, special care was taken with respect to those units found to be lost from the inventory on the first visit by an enumerator. Each sample housing unit originally categorized as demolished, condemned, boarded up, burned out, nonresidential, or in a special place was rechecked on an individual unit by unit basis by Housing Division and Field Division personnel to be certain that a proper determination had been made.

- b. Source of tabulation items. All data in Series I and II were collected by the Census Bureau during the 1984 NYC-HVS except for New York City Structure Class and Rent Control Status.² These data were provided by the City from their records prior to the 1975 survey. Adjustments to City control status data were made based on information collected in the 1978, and 1981, and 1984 surveys. For example, if City records showed a unit as being controlled prior to 1975, and new residents moved into the unit in 1983, this unit was considered decontrolled if it was less than 6 units or stabilized (pre-1947) if it was 6 or more units.

Most of the concepts and definitions incorporated in the 1984 survey are the same as those used in the 1981 survey. In addition, many of the concepts and definitions in this survey are similar to those used in the 1970 census, the source of the original sample. Section III explains those items which are not directly comparable to the Census. For more information on the 1975, 1978, and 1981 surveys, see the 1975 1978, and 1981 New York City Housing and Vacancy Survey, Notes and Definitions. For a complete discussion of Census subjects, see the 1970 Census of Population, Series PC(1)-C, General and Economic Characteristics, and the 1970 Census of Housing, Series HC(1)-B, Detailed Housing Characteristics reports.

¹Special places include hospitals, jails, mental institutions, college dormitories, and large rooming or boarding houses, etc., where large numbers of people dwell, and which require different survey procedures from those used for housing units such as private homes or apartments.

²Full details on definitions of New York City Rent Control Status are contained in Part B.

c. Series continuity. For this survey, as well as for other periodic surveys that the Bureau conducts, an attempt is made to keep some continuity of features in order to maintain comparability with previous surveys. For this survey, the numbers of the various series and the series tables are similar to those of the 1975, 1978, and 1981 NYC-HVS. However, for the 1984 survey only Series I, II and VII were produced in hard copy. The only major differences, other than those discussed in this section, reflect additions or deletions to the data items collected.

III. Items Unique to New York City Housing and Vacancy Survey, Different from Previous Surveys or Different from the Census

- a. Reference Person/Householder. All current survey programs of the Census Bureau have discontinued the use of the "head of household" concept. The Bureau's longstanding practice of designating the husband in husband-wife households as the "head" of household and a respondent determined "head" in all other households, as the person for determining the relationships of other household members have become less relevant in the analysis of household and family data. To meet this change, the Bureau has developed a new approach to determining household relationship through the use of a "reference person" in the questionnaire and "householder" in the final tabulation. For purposes of this survey (as was true for the 1981 survey), the reference person (householder) was defined as the household member or one of the household members who owned or rented the sample unit. If no household member owned or rented the sample unit, the first person listed was the reference person.
- b. Race and Puerto Rican Birth or Parentage of Householder. The category "Other" includes those reporting other than White or Black/ Negro on the race question and reporting neither the householder, the householder's father or the householder's mother born in Puerto Rico on the birthplace question.
- c. Address of Householder 5 Years Ago. In the 1978 survey no specified time limit was placed on this item; the data were based on the response to the following question: Where did the "head" live prior to moving to his/her present unit? Therefore, the data for 1984 as well as 1981 are not directly comparable with 1978.
- d. Household Members Under Age 6 and Under Age 18. These tabulations include all members of the household regardless of whether they are related to the householder or not. The category "none" also includes households where age of child was not reported.
- e. Income of Primary Individuals. For purposes of the 1981 and 1984 surveys, a primary individual is defined as a householder who lives alone. This differs from the definition used in the 1975 and 1978 surveys. In these surveys a primary individual was defined as a household head who either lived alone or with nonrelatives.

- f. Income of Households. Household income is the income of all members of the household 14 years old or older regardless of whether they are related to the householder or not. This item was tabulated for the first time in 1981 and replaces the earlier tabulation on income of families. Households that reported no income or a net loss are included in the count.
- g. Condition. Condition is classified by the interviewer as either sound, deteriorating, or dilapidated; for purposes of this tabulation, deteriorating and sound are combined into the category, "Not Dilapidated."
- h. Gross Rent. The computed term gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water) and fuels (oil, coal, kerosene, wood, etc.) if these items are paid for by the renter in addition to rent. It is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuel as part of the rental payment.

The four utility and fuel items are all two-part questions:
(1) Is the item paid in addition to rent? and (2) If it is paid in addition to rent, what is the cost (amount)? "Not reported" includes units which did not have an amount for contract rent or which did not have amounts for two of the following three items: Electricity, gas, or fuel oil.

- i. Length of Lease. A lease is defined as a contract granting use or occupation during a specified period in exchange for rent. The length of lease is from the time the lease originated, not from the time of the interview.
- j. Monthly Carrying Charges. This item applies only to owners of cooperatives and condominiums. Some or all of the following components could be included in this item: Debt service, real estate taxes, fire and hazard insurance, mortgage insurance, salaries of project employees, heating expenses, utilities and reserve for major repairs, maintenance, etc.
- k. Senior Citizen Rent Increase or Carrying Charge Exemption. In 1981, and 1984 the inquiry on exemptions was made of all households with members 62 years of age or older. In earlier surveys, the inquiry was limited to household "heads" 62 or over.

1. Households Below Specified Income Level. The specified income level statistics presented in these tabulations are derived from an updated poverty level index used in the March 1983 Current Population Survey supplement. This index is based on a definition originated by the Social Security Administration in 1964 and subsequently modified by a Federal Interagency Committee in 1969. This index, as applied to the NYC-HVS, provides a range of income cutoffs or "poverty thresholds" adjusted to take into account such factors as size of family unit, age of householder and number of children. These thresholds are shown in the chart on the following page.
- m. Monthly Cost of Electricity and Monthly Cost of Utility Gas. These two items exclude those renters who heat their units with either electricity or gas. By this exclusion, the distributions of cost are not distorted by high paying/high volume users of gas and electricity.
- n. Room Access. Access to other rooms without having to go through one's bedroom is a measure of privacy and therefore related to the quality of the unit. The data are shown separately for those units that have bedrooms lacking privacy when it is necessary to pass through a bedroom to get to another room, such as a den; and when it is necessary to pass through a bedroom to get to the bathroom.
- o. Additional Heating. The data on additional heating refer to units which had to use an additional source of heat to supplement the regular system because the regular system did not provide enough heat during the winter prior to the time the survey was taken. Additional sources of heat such as kitchen stoves, fireplaces, or portable heaters, may have been used only in the mornings or on very cold evenings. Electric blankets, heating pads or hot water bottles are not considered additional sources of heat.
- p. Breakdown in Heating System. The data on breakdowns or failures in heating systems are limited to units whose heating equipment broke down for six hours or longer during the winter prior to the time of the survey. The data are presented according to the number of times such a breakdown occurred. Heating equipment is considered unusable if it cannot be used for the purposes intended; the breakdown may be caused by broken pipes, electrical or gas parts out of order, or downed power lines.
- q. Cracks or Holes in Walls, Ceiling or Floor. Data are presented on whether or not there are open cracks or holes in interior ceilings or walls and floors of a housing unit. Included are cracks or holes that do not go all the way through to the next room or to the outdoors. Not included are "hairline" cracks or -- cracks that appear in the walls or ceilings but are not large enough for a fingernail file to be inserted, and very small holes caused by nails or similar objects.

Thresholds at the Poverty Level by Size of Family and Number of
Related Children under 18 Years Old

Size of family unit	Related children under 18 years							(Dollars)
	None	1	2	3	4	5	6	
1 person (unrelated individual)								
Under 65 years.....	5180							
65 years and over.....	4775							
2 persons								
Householder under 65 years.....	6667	6863						
Householder 65 years and over.....	6019	6837						
3 persons.....	7789	8015	8022					
4 persons.....	10270	10437	10098	10133				
5 persons.....	12385	12565	12181	11882	11701			
6 persons.....	14245	14301	14007	13724	13305	13056		
7 persons.....	16390	16493	16140	15894	15436	14901	14315	
8 persons.....	18331	18493	18160	17869	17455	16931	16383	16244
9 persons or more.....	22051	22159	21864	21617	21210	20652	20145	19249

- r. Broken Plaster or Peeling Paint. Data are presented on whether or not there is broken plaster or peeling paint on the interior ceilings or walls of a housing unit. Included in the "yes" category are those areas of broken plaster or peeling paint that are approximately one square foot or larger.
- s. Rodent Infestation. The data on rodent infestation refers to households who reported that they had seen mice or rats or signs or traces of their presence inside the house or building during the last three months. Signs of mice and rats or traces of their presence include droppings, holes in the wall, or torn food containers. "Regularly" refers to periodic visits by a licensed company or individual who uses chemicals and sprays to control or kill pests and rodents. The regular service interval may be once a month, four times a year, or any other such interval. Other service may be on an "only when needed" basis or "irregularly" where it is known that a building is serviced but it is not known whether the service is regular or irregular. "Not at all" includes units in a house or building that has not been serviced during the 12 months prior to the taking of the survey and "Don't know" includes units where it is not known if there is any extermination service of any sort.
- t. Number of Maintenance Deficiencies. The data for this item consists of a count of the households answering affirmatively to the specific maintenance deficiency items. In order to be counted in one of the five deficiency categories, all of the following items had to be reported: Heating equipment breakdown, additional heating required, rodent infestation, cracks/holes in walls/floors, and broken plaster/peeling paint.
- u. Ethnic Origin of Householder. The classification by origin here refers to the origin of the householder occupying the housing unit. Origin was determined on the basis of a question that asked for self-identification of a person's origin or descent. Respondents were asked to select their origins from a "flash card." Persons classified as "other Spanish" were those who indicated that their origin was either Mexican-American or other Spanish. Persons classified as "all other" are those who indicated a choice other than those for "other Spanish" or "Puerto Rican."

Part B.

Control Status Definitions (Prepared by New York City Department of Housing Preservation and Development, Rent Control Division)

Note: A comparison of data by categories of control status from one survey to the next may be misleading unless one reviews the definitions appropriate to each survey since there have been changes in laws and regulations over the years.

The 1984 definitions are:

Controlled: These units are subject to the provisions of the Rent Control Law and Regulations which have jurisdiction over occupied private rental units in existence before February 1, 1947. All increases in rent are set and must be approved by the New York City Rent Control Division.

Under law, all rent controlled apartments that are voluntarily vacated after June 30, 1971 are no longer subject to the jurisdiction of the Rent Control Law. If the unit is in a building with fewer than six units it becomes decontrolled; if the unit is in a building with six units or more it is subject to the jurisdiction of the Rent Stabilization Association.

The figures shown in this Survey may undercount the full rent controlled inventory for two reasons: (1) there are an unknown but probably small number of one and two room units tabulated in the All Other Renter category (see below) that may be subject to the Rent Control Law and (2) some units that initially qualified for registration with the Rent Stabilization Association may not have joined or may have been expelled and now come under the jurisdiction of the Rent Control Law. For purposes of this Survey however, these units are considered eligible for Stabilization and appear under the "Stabilized" count.

Decontrolled: Rental units in structures built before 1947, previously subject to rent control and subsequently removed for reasons permitted by law.

The number of units in this category has and will continue to increase as a result of the State vacancy decontrol provision which calls for the decontrol of rent controlled units that are voluntarily vacated after June 30, 1971 (also see definitions of Controlled and Stabilized categories).

Stabilized: Rental apartments, exclusively in structures of six or more units.

Units were classified as "Stabilized" for this Survey when
(a) the unit was in a structure of six units or more that was built between 1947 and 1973 and was not Regulated;

(b) the unit was in a structure of six units or more and was built in 1974 or later and received tax abatement, or the unit was in a structure converted from non-residential to residential use and received tax abatement to aid the conversion, (a condition of receiving

tax abatement is that the building join the Rent Stabilization Association and abide by the Rent Stabilization Law);

(c) the unit was in a structure with six units or more built before 1947, and has been decontrolled under provisions of law.

The Stabilized category represents units that were eligible to join the Rent Stabilized Association and thereby come under the jurisdiction of the Rent Stabilization Law; therefore the number of units categorized as Stabilized in this survey will be higher than the number actually registered with the Rent Stabilization Association (see definition of Controlled category above).

State/City Assisted: Renter

For the 1984 Housing and Vacancy Survey the units in this category were constructed under the New York State and New York City Mitchell-Lama program. (In the 1981 Survey this category also encompassed a smaller number of units constructed under the auspices of the New York State Limited Profit Housing Program).

The two programs are addressed primarily to middle income tenants; therefore occupancy is restricted to households meeting certain income limitations. The mechanisms employed to keep rents at affordable levels include, tax exemption, State provided low interest mortgages, and limitations on return of equity. In certain instances federal subsidy programs are combined with the state and local assistance measures to achieve the program's objectives.

Rentals are directly or indirectly regulated because the owner's profit is limited; adjustments are based on changes in operating costs, debt structure, and profitability in the particular project and must be approved by the appropriate State or City agency. In the 1978 Housing and Vacancy Survey these units were classified as Never Regulated & Publicly Aided.

All Other Renter:

A residual category encompassing anything and everything excluded from the classifications listed above; the catch-all nature of the category makes it of very limited analytical value.

In the 1978 Housing and Vacancy Survey these units were classified as:

(a) Never Regulated & Publicly Aided: units with no governmental restrictions or regulation on rents or rental conditions or type of tenancy -- these units are subject to free market conditions. These units were never subject to rent regulation or control. Units in this grouping are mainly located in structures of less than six units that were completed on or after February 1, 1947, or are in non-regulated buildings of any size built on or after January 1, 1974.

(b) 1 and 2 Room Units Lacking Specified Facilities: These units lack private cooking facilities or share bathroom facilities. Most of them are located in older buildings either in rooming houses or in Single Room Occupancy Tenements. Some are high rent residential hotel units which lack complete cooking facilities. These units may fall into almost any of the control categories, except public housing, depending on the date of occupancy, year of construction and other characteristics.

Also included in this category is:

IN REM: Units located in structures owned by the City of New York as a result of an IN REM proceeding initiated by the city after the owner failed to pay tax on the property for four or more consecutive quarters. Though many of these units had previously been subject to either rent control or rent stabilization they are exempt from both regulatory systems during the period of city ownership.

Public Housing: Rental units in structures owned and managed by the New York City Housing Authority.

Only households with specified low or moderate income levels may qualify as tenants. Rentals and terms and conditions of occupancy are regulated by the Authority. Private housing leased by the Authority is not classified here as Public Housing.

#

State/City Assisted: Owner

These units were constructed under the New York State and New York City Mitchell-Lama program. The purpose of the program is to enable middle income families to secure decent affordable housing through cooperative ownership.

The mechanisms employed to keep both the initial downpayment and monthly carrying charges within the means of the middle income families, to which the program is restricted, are: tax exemption, State or City provided low interest mortgages, and limitations on return of equity. In certain instances federal subsidies are combined with the State and local measures to achieve the program's objectives.

In the 1978 Housing and Vacancy Survey these units were classified simply as owner-coop and condominium.

#

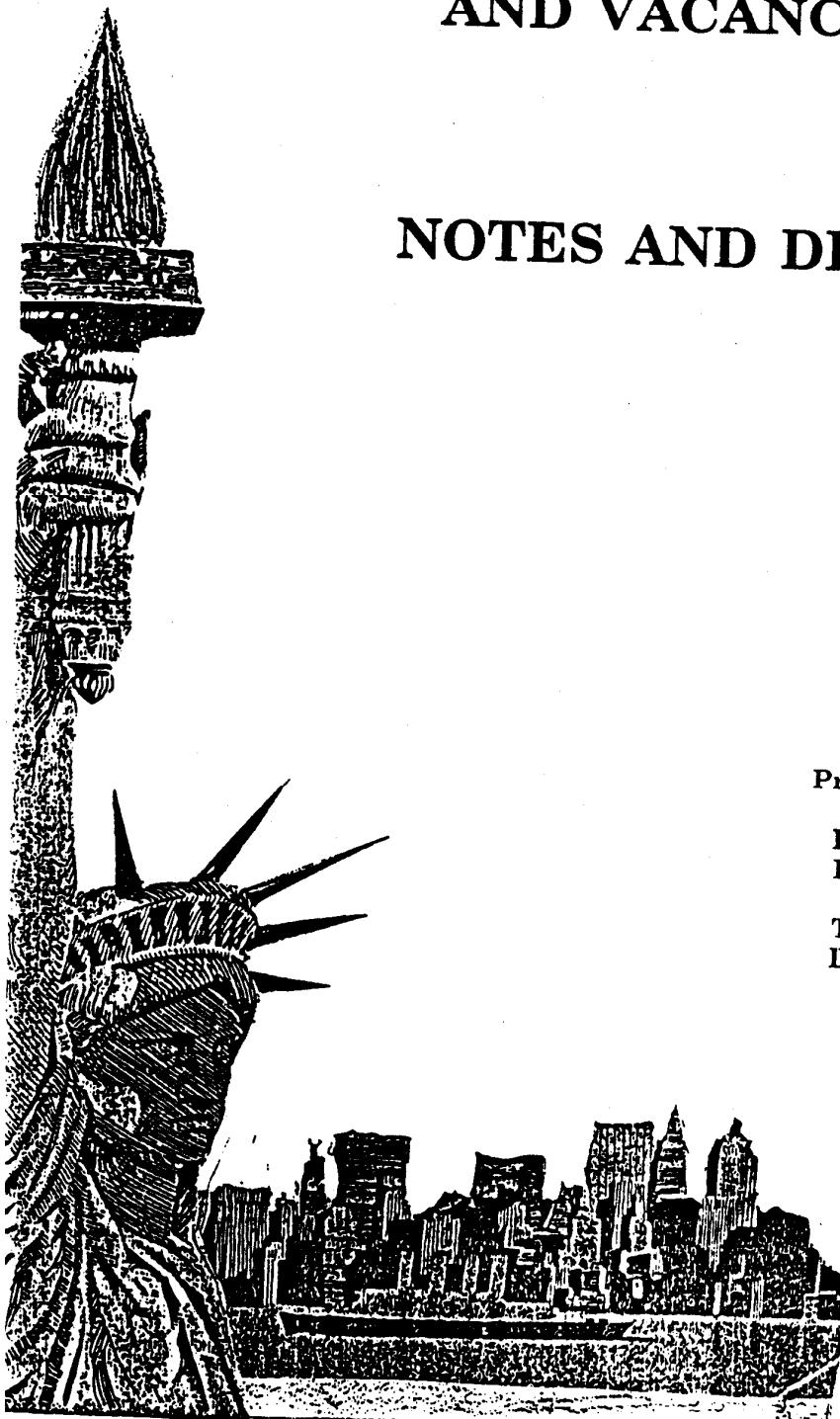
ATTACHMENT 12

1981 NEW YORK CITY HOUSING AND VACANCY SURVEY

NOTES AND DEFINITIONS

Prepared By:

**Bureau of the Census
Housing Division
And
The City of New York
Department of Housing Preservation
and Development**



1981 NEW YORK CITY HOUSING AND VACANCY SURVEY

Notes and Definitions

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A. Notes and Definitions (Prepared by Housing Division, Bureau of the Census)

I. General

- a. Note regarding rounding. Detail may not add to total due to rounding.
- b. Medians. The median is the middle value in a distribution, i.e., the median divides the distribution into two equal parts. For Persons and Rooms a continuous distribution is assumed, with the whole number used as the midpoint of the interval. A continuous distribution is also assumed for Units in Structure and Elevator in Structure with 4 or More Stories. If the median should fall in the "6 to 9 units in structure" interval, the range of the interval would be 5.5 to 9.5 units, and the "tenths" would be added to 5.5.

For all other items a continuous distribution is inherent. If the median income falls in the "\$10,000 to \$12,499" interval, the "hundreds" (of dollars) would be added to \$10,000.

The medians in these tables are computed from the most detailed distribution presented for an item. This means that when a tabulation item, e.g., Persons per Room, appears in Series IA and Series III, its median for Series III will reflect a median based on the full group of categories for Series IA rather than the collapsed categories of Series III. In some cases, the medians are carried out to decimal places more detailed than is warranted for such accuracy to be meaningful.

- c. Not reported. In general, these are cases in which the question or questions related to the tabulation item were blank, unanswered or refused. For three questions (Senior Citizen Rent Increase Exemption, Senior Citizen Carrying Charge Increase Exemption, and Type of Heating Fuel), a "Not reported" on the question was counted in the "Don't know" category of the respective tabulation item. Several other Not reported cases are counted as "Not applicables" or included with "Not computed" in certain combination items as explained in paragraphs d and e below.
- d. Not applicable. In general, "Not applicables" appear when the detail of a table is restricted to a particular sub-universe. Those cases out of the sub-universe are included on a separate line to account for the total universe as reflected in the control total line. For example, in the item 1980 Income of Primary Individuals, the "Not applicable" line includes all households in the occupied universe that consist of 2 or more persons.

Sometimes when a tabulation item is a combination of an independent and a dependent question, and the independent question is not reported it will be (by definition) included in the "Not applicable" line. Some examples of this are: Room Access and Elevator in Structure with 4 or more Stories."

Other times, in the situation described above, the "Not applicable" line (or lines) will be clearly spelled out as to what this component of the universe includes, such as "1 or 2 family house." Examples of these items are: Purchase Price, Monthly Carrying Charge, Households Receiving Public Assistance, Households Below Specified Income Level, and New York City Structure Classification.

- e. Not computed or not reported. This term is used only with the tabulation items Contract Rent as Percent of Income and Gross Rent as Percent of Income. It indicates one of two things: (1) that one or both of the questionnaire items were "Not reported," or (2) that the household had "No income or loss" and/or was occupied for "No cash rent" and therefore did not have a percentage computed.
- f. Not found. This term applies only to NYC Structure Class where the address of the sample unit was not found in the Master Building Files (MBF) of New York City.
- g. Data not available. This term applies to only one item, NYC Structure Class. For City Structure Class, the data on this line indicate that the City could not find the specific address in the MBF but found an address that seemed to be an alternate or part of the same complex. They entered that code elsewhere on the card in hopes that the interviewer would clarify the addresses involved and the code could then be used. If no such reconciliation occurred, the unit was tabulated as "Data not available."
- h. Symbols. A dash ("") signifies zero. A dash also appears in some of the tables for lines excluded from the distribution. An (X) means not applicable or that the figures were excluded from the distribution. A (Z) means that the base for a derived figure is too small for it to be shown (i.e., less than 0.05 percent).

II. Survey Design

- a. Sample. The sample selected for the 1981 New York City Housing and Vacancy Survey (NYC-HVS) was the same as that used for the 1978 NYC-HVS (with updating for new construction). It was drawn primarily from the following sources: (1) 1970 census records, (2) New York City Certificates of Occupancy (C of O) for units constructed from April 1970 through December 1980, (3) for the boroughs Manhattan and Brooklyn, sampling was also done from

a list of commercial-use structures with upper floors rented for residential use and from a list of units which were "special places"¹ in 1970 but were residential at the time of the 1981 NYC-HVS and, (4) for the boroughs Bronx, Brooklyn, Manhattan and Queens, sampling was done from a list of units constructed under the supervision of the New York State Urban Development Corporation. These units did not get C of O's from the city.

Not all housing units were in the scope of the survey. Housing units in special places were excluded from the survey.

In the 1981 NYC-HVS, special care was taken with respect to those units found to be lost from the inventory on the first visit by an enumerator. Each sample housing unit originally categorized as demolished, condemned, boarded up, burned out, nonresidential, or in a special place was rechecked on an individual unit by unit basis by Housing Division and Field Division personnel to be certain that a proper determination had been made.

- b. Source of tabulation items. All data in Series I through VIII were collected by the Census Bureau during the 1981 NYC-HVS except for New York City Structure Class and Rent Control Status.² These data were provided by the City from their records prior to the 1975 survey. Adjustments to City control status data were made based on information collected in the 1978 and 1981 surveys. For example, if City records showed a unit as being controlled prior to 1975, and new residents moved into the unit in 1980, this unit was considered decontrolled if it was less than 6 units or stabilized (pre-1947) if it was 6 or more units.

Most of the concepts and definitions incorporated in the 1981 survey are the same as those used in the 1978 survey. In addition, many of the concepts and definitions in this survey are similar to those used in the 1970 census. Section III explains those items which are not directly comparable to the Census. For more information on the 1975 and 1978 surveys, see the 1975 and 1978 New York City Housing and Vacancy Survey, Notes and Definitions. For a complete discussion of Census subjects, see the 1970 Census of Population, Series PC(1)-C, General and Economic Characteristics, and the 1970 Census of Housing, Series HC(1)-B, Detailed Housing Characteristics reports.

¹Special places include hospitals, jails, mental institutions, college dormitories, and large rooming or boarding houses, etc., where large numbers of people dwell, and which require different survey procedures from those used for housing units such as private homes or apartments.

²Full details on definitions of New York City Rent Control Status are contained in Part B.

- c. Series continuity. For this survey, as well as for other periodic surveys that the Bureau conducts, an attempt is made to keep some continuity of features in order to maintain comparability with previous surveys. For this survey, the numbers of the various series, the series tables and the many cross-tabulations are similar to those of the 1975 and 1978 NYC-HVS. The only major differences, other than those discussed in this section, reflect additions or deletions to the data items collected.

III. Items Unique to New York City Housing and Vacancy Survey, Different from Previous Surveys or Different from the Census

- a. Reference Person/Householder. All current survey programs of the Census Bureau have discontinued the use of the "head of household" concept. The Bureau's longstanding practice of designating the husband in husband-wife households as the "head" of household and a respondent determined "head" in all other households, as the person for determining the relationships of other household members have become less relevant in the analysis of household and family data. To meet this change, the Bureau has developed a new approach to determining household relationship through the use of a "reference person" in the questionnaire and "householder" in the final tabulation. For purposes of this survey the reference person (householder) was defined as the household member or one of the household members who owned or rented the sample unit. If no household member owned or rented the sample unit, the first person listed was the reference person.
- b. Race and Puerto Rican Birth or Parentage of Householder. The category "Other" includes those reporting other than white or Negro on the race question and reporting neither the householder, the householder's father or the householder's mother born in Puerto Rico on the birthplace question.
- c. Address of Householder 5 Years Ago. In the 1978 survey no specified time limit was placed on this item; the data were based on the response to the following question: Where did the "head" live prior to moving to his/her present unit? Therefore, the data for 1981 are not directly comparable with 1978.
- d. Household Members Under Age 6 and Under Age 18. These tabulations include all members of the household regardless of whether they are related to the householder or not.
- e. Income of Primary Individuals. For purposes of the 1981 survey, a primary individual is defined as a householder who lives alone. This differs from the definition used in the 1975 and 1978 surveys. In these surveys a primary individual was defined as a household head who either lived alone or with nonrelatives.

- f. Income of Households. Household income is the income of all members of the household 14 years old or older regardless of whether they are related to the householder or not. This item was tabulated for the first time in 1981 and replaces the tabulation on income of families.
- g. Condition. Condition is classified by the interviewer as either sound, deteriorating, or dilapidated; for purposes of this tabulation, deteriorating and sound are combined into the category, "Not Dilapidated." In previous surveys condition has been combined with plumbing facilities as a measure of housing quality. However, since less than one percent of the housing inventory lacked plumbing facilities in 1978, the usefulness of this tabulation has diminished.
- h. Gross Rent. The computed term gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water) and fuels (oil, coal, kerosene, wood, etc.) if these items are paid for by the renter in addition to rent. It is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuel as part of the rental payment.

The four utility and fuel items are all two-part questions:
(1) Is the item paid in addition to rent? and (2) If it is paid in addition to rent, what is the cost (amount)? "Not reported" includes units which did not have an amount for contract rent or which did not have amounts for two of the following three items: Electricity, gas, or fuel oil.

- i. Length of Lease. A lease is defined as a contract granting use or occupation during a specified period in exchange for rent. The length of lease is from the time the lease originated, not from the time of the interview.
- j. Monthly Carrying Charges. This item applies only to owners of cooperatives and condominiums. Some or all of the following components could be included in this item: Debt service, real estate taxes, fire and hazard insurance, mortgage insurance, salaries of project employees, heating expenses, utilities and reserve for major repairs, maintenance, etc.
- k. Senior Citizen Rent Increase or Carrying Charge Exemption. In 1981, the inquiry on exemptions was made of all households with members 62 years of age or older. In 1978, the inquiry was limited to household "heads" 62 or over.

1. Households Below Specified Income Level. The specified income level statistics presented in these tabulations are derived from an updated poverty level index used in the March 1981 Current Population Survey supplement. This index is based on a definition originated by the Social Security Administration in 1964 and subsequently modified by a Federal Interagency Committee in 1969. This index, as applied to the NYC-HVS, provides a range of income cutoffs or "poverty thresholds" adjusted to take into account such factors as household size, sex and age of householder and number of children. These thresholds are shown in the chart below.

Basic Nonfarm Poverty Thresholds by Age and Sex of Householder,

Household Size and Number of Children

Household Size	(Dollars) Number of Related Children Under 18						
	None	1	2	3	4	5	6 or more
Male Householder							
1 under age 65.....	4,441						
65 or over.....	3,990						
2 under 65.....	5,552	6,220					
65 or over.....	4,985	6,220					
3.....	6,464	6,674	7,054				
4.....	8,521	8,647	8,349	8,772			
5.....	10,284	10,408	10,075	9,821	10,032		
6.....	11,796	11,835	11,585	11,333	10,997	11,166	
7 or more.....	14,856	14,984	14,689	14,437	14,104	13,598	13,473
Female Householder							
1 under age 65.....	4,109						
65 or over.....	3,938						
2 under 65.....	5,130	5,601					
65 or over.....	4,922	5,601					
3.....	6,255	5,958	6,590				
4.....	8,182	8,477	8,438	8,349			
5.....	9,821	10,117	10,075	9,991	9,654		
6.....	11,459	11,668	11,585	11,500	11,124	10,784	
7 or more.....	14,395	14,606	14,563	14,437	14,061	13,768	13,095

- m. Monthly Cost of Electricity and Monthly Cost of Utility Gas. These two items exclude those renters who heat their units with either electricity or gas. By this exclusion, the distributions of cost are not distorted by high paying/high volume users of gas and electricity.
- n. Room Access. Access to other rooms without having to go through one's bedroom is a measure of privacy and therefore related to the quality of the unit. The data are shown separately for those units that have bedrooms lacking privacy when it is necessary to pass through a bedroom to get to another room, such as a den; and when it is necessary to pass through a bedroom to get to the bathroom.
- o. Additional Heating. The data on additional heating refer to units which had to use an additional source of heat to supplement the regular system because the regular system did not provide enough heat during the winter prior to the time the survey was taken. Additional sources of heat such as kitchen stoves, fireplaces, or portable heaters, may have been used only in the mornings or on very cold evenings. Electric blankets, heating pads or hot water bottles are not considered additional sources of heat.
- p. Breakdown in Heating System. The data on breakdowns or failures in heating systems are limited to units whose heating equipment broke down for six hours or longer during the winter prior to the time of the survey. The data are presented according to the number of times such a breakdown occurred. Heating equipment is considered unusable if it cannot be used for the purposes intended; the breakdown may be caused by broken pipes, electrical or gas parts out of order, or downed power lines.
- q. Cracks or Holes in Walls, Ceiling or Floor. Data are presented on whether or not there are open cracks or holes in interior ceilings or walls and floors of a housing unit. Included are cracks or holes that do not go all the way through to the next room or to the outdoors. Not included are "hairline" cracks or cracks that appear in the walls or ceilings but are not large enough for a fingernail file to be inserted, and very small holes caused by nails or similar objects.
- r. Broken Plaster or Peeling Paint. Data are presented on whether or not there is broken plaster or peeling paint on the interior ceilings or walls of a housing unit. Included in the "yes" category are those areas of broken plaster or peeling paint that are approximately one square foot or larger.
- s. Rodent Infestation. The data on rodent infestation refers to households who reported that they had seen mice or rats or signs or traces of their presence inside the house or building during the last three months. Signs of mice and rats or traces of their presence include droppings, holes in the wall, or torn

food containers. "Regularly" refers to periodic visits by a licensed company or individual who uses chemicals and sprays to control or kill pests and rodents. The regular service interval may be once a month, four times a year, or any other such interval. Other service may be on an "only when needed" basis or "irregularly" where it is known that a building is serviced but it is not known whether the service is regular or irregular. "Not at all" includes units in a house or building that has not been serviced during the 12 months prior to the taking of the survey and "Don't know" includes units where it is not known if there is any extermination service of any sort.

- t. Number of Maintenance Deficiencies. The data for this item consists of a count of the households answering affirmatively to the specific maintenance deficiency items. In order to be counted in one of the five deficiency categories, all of the following items had to be reported: Heating equipment breakdown, additional heating required, rodent infestation, cracks/holes in walls/floors, and broken plaster/peeling paint.
- u. Ethnic Origin of Householder. The classification by origin here refers to the origin of the householder occupying the housing unit. Origin was determined on the basis of a question that asked for self-identification of a person's origin or descent. Respondents were asked to select their origins from a "flash card." Persons classified as "other Spanish" were those who indicated that their origin was either Mexican-American or other Spanish. Persons classified as "all other" are those who indicated a choice other than those for "other Spanish" or "Puerto Rican."

IV. Cross-Tabulations for Recent Mover Households

- a. Definition. Recent mover households are defined as those in which the current householder moved into the unit in 1980 or 1981.
- b. General Limitations. For the cross-tabulations involving contract rent, contract rent as a percent of income, contract rent per room, and utilities paid in addition to rent, the data are limited to current residences which are renter occupied for cash rent or rent free. In addition, the "Not rented for cash rent or NR" and "Not computed or not reported" categories for previous residence include units which are renter occupied for cash rent or rent free in current residence but owner occupied in previous residence.
- c. Contract Rent as a Percent of Income by Contract Rent as a Percent of Income. Caution should be used in the interpretation of this table. The contract rent for both the current and previous residences are calculated as a percent of 1980 income of the members of the current household.

Control Status Definitions (Prepared by New York City Department of
Housing Preservation and Development, Rent Control Division)

Note: A comparison of data by categories of control status from one survey to the next may be misleading unless one reviews the definitions appropriate to each survey since there have been changes in laws and regulations over the years.

The 1981 definitions are:

Controlled: These units are subject to the provisions of the Rent Control Law and Regulations which have jurisdiction over occupied private rental units in existence before February 1, 1947. All increases in rent are set and must be approved by the New York City Rent Control Division.

Under law, all rent controlled apartments that are voluntarily vacated after June 30, 1971 are no longer subject to the jurisdiction of the Rent Control Law. If the unit is in a building with fewer than six units it becomes decontrolled; if the unit is in a building with six units or more it is subject to the jurisdiction of the Rent Stabilization Association.

The figures shown in this Survey may undercount the full rent controlled inventory for two reasons: (1) there are an unknown but probably small number of one and two room units tabulated in the All Other Renter category (see below) that may be subject to the Rent Control Law and (2) some units that initially qualified for registration with the Rent Stabilization Association may not have joined or may have been expelled and now come under the jurisdiction of the Rent Control Law. For purposes of this Survey however, these units are considered eligible for Stabilization and appear under the "Stabilized" count.

Decontrolled: Rental units in structures built before 1947, previously subject to rent control and subsequently removed for reasons permitted by law.

The number of units in this category has and will continue to increase as a result of the State vacancy decontrol provision which calls for the decontrol of rent controlled units that are voluntarily vacated after June 30, 1971 (also see definitions of Controlled and Stabilized categories).

Stabilized: Rental apartments, exclusively in structures of six or more units.

Units were classified as "Stabilized" for this Survey when
(a) the unit was in a structure of six units or more that was built between 1947 and 1973 and was not Regulated;

(b) the unit was in a structure of six units or more and was built in 1974 or later and received tax abatement, or the unit was in a structure converted from non-residential to residential use and received tax abatement to aid the conversion, (a condition of receiving

tax abatement is that the building join the Rent Stabilization Association and abide by the Rent Stabilization Law);

(c) the unit was in a structure with six units or more built before 1947, and has been decontrolled under provisions of law.

The Stabilized category represents units that were eligible to join the Rent Stabilized Association and thereby come under the jurisdiction of the Rent Stabilization Law; therefore the number of units categorized as Stabilized in this survey will be higher than the number actually registered with the Rent Stabilization Association (see definition of Controlled category above).

State/City Assisted: Renter

The majority of these units were constructed under the New York State and New York City Mitchell-Lama program. In addition the category encompasses a smaller number of units constructed under the auspices of the New York State Limited Profit Housing program.

The three programs are addressed primarily to middle income tenants; therefore occupancy is restricted to households meeting certain income limitations. The mechanisms employed to keep rents at affordable levels include, tax exemption, State provided low interest mortgages, and limitations on return of equity. In certain instances federal subsidy programs are combined with the state and local assistance measures to achieve the program's objectives.

Rentals are directly or indirectly regulated because the owner's profit is limited; adjustments are based on changes in operating costs, debt structure, and profitability in the particular project and must be approved by the appropriate State or City agency. In the 1978 Housing and Vacancy Survey these units were classified as Never Regulated & Publicly Aided.

All Other Renter:

A residual category encompassing anything and everything excluded from the classifications listed above; the catch-all nature of the category makes it of very limited analytical value.

- In the 1978 Housing and Vacancy Survey these units were classified as:

(a) Never Regulated & Publicly Aided: units with no governmental restrictions or regulation on rents or rental conditions or type of tenancy -- these units are subject to free market conditions. These units were never subject to rent regulation or control. Units in this grouping are mainly located in structures of less than six units that were completed on or after February 1, 1947, or are in non-regulated buildings of any size built on or after January 1, 1974.

(b) 1 and 2 Room Units Lacking Specified Facilities: These units lack private cooking facilities or share bathroom facilities. Most of them are located in older buildings either in rooming houses or in Single Room Occupancy Tenements. Some are high rent residential hotel units which lack complete cooking facilities. These units may fall into almost any of the control categories, except public housing, depending on the date of occupancy, year of construction and other characteristics.

Also included in this category is:

IN REM: Units located in structures owned by the City of New York as a result of an IN REM proceeding initiated by the city after the owner failed to pay tax on the property for four or more consecutive quarters. Though many of these units had previously been subject to either rent control or rent stabilization they are exempt from both regulatory systems during the period of city ownership.

Public Housing: Rental units in structures owned and managed by the New York City Housing Authority.

Only households with specified low or moderate income levels may qualify as tenants. Rentals and terms and conditions of occupancy are regulated by the Authority. Private housing leased by the Authority is not classified here as Public Housing.

#

State/City Assisted: Owner

These units were constructed under the New York State and New York City Mitchell-Lama program. The purpose of the program is to enable middle income families to secure decent affordable housing through cooperative ownership.

The mechanisms employed to keep both the initial downpayment and monthly carrying charges within the means of the middle income families, to which the program is restricted, are: tax exemption, State or City provided low interest mortgages, and limitations on return of equity. In certain instances federal subsidies are combined with the State and local measures to achieve the program's objectives.

In the 1978 Housing and Vacancy Survey these units were classified simply as owner-coop and condominium.

#

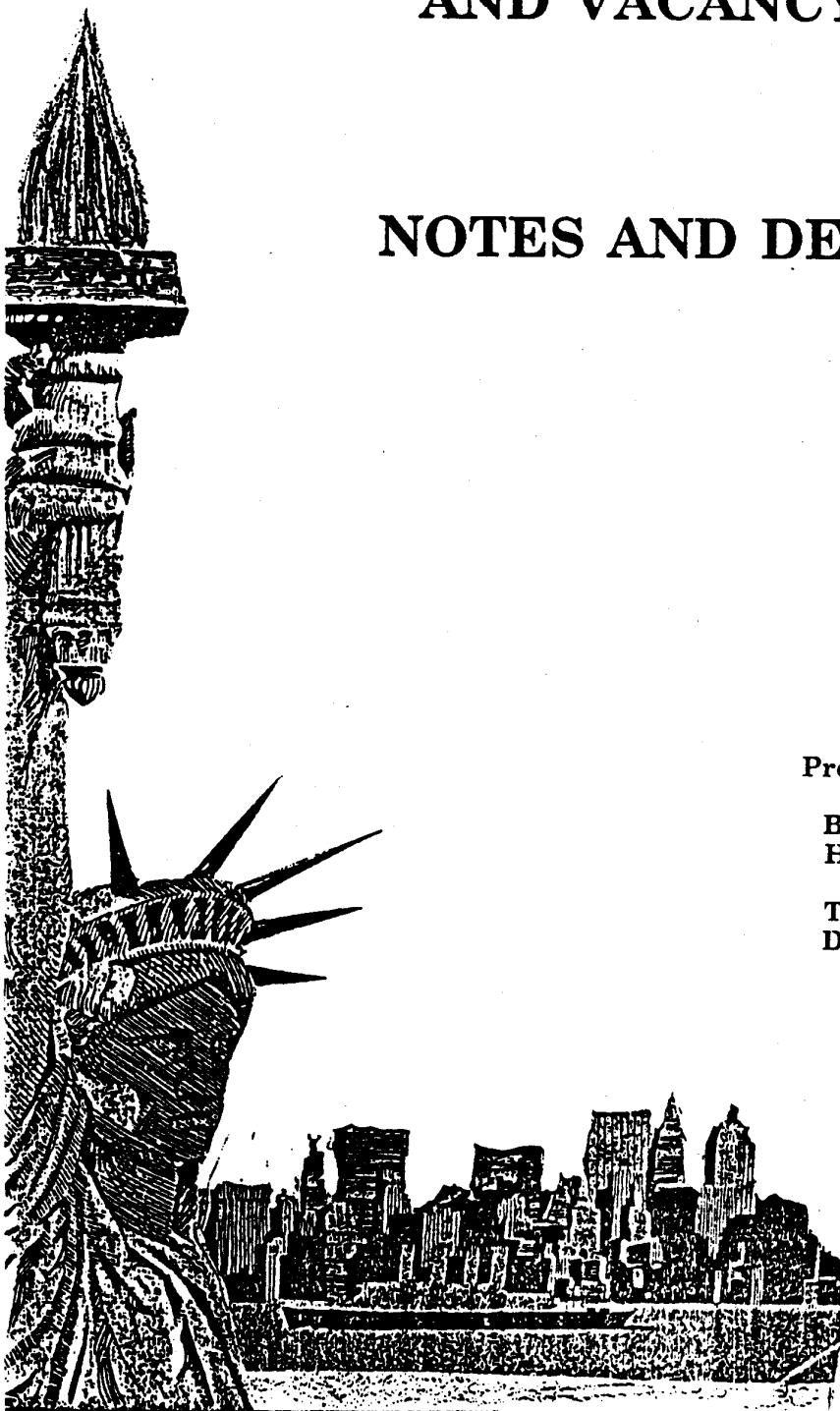
ATTACHMENT 13

1978 NEW YORK CITY HOUSING AND VACANCY SURVEY

NOTES AND DEFINITIONS

Prepared By:

Bureau of the Census
Housing Division
And
The City of New York
Department of Housing Preservation
and Development





UNITED STATES DEPARTMENT OF COMMERCE
Bureau of the Census
Washington, D.C. 20233

1978 NEW YORK CITY HOUSING AND VACANCY SURVEY

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A. Notes and Definitions (Prepared by Housing Division, Bureau of the Census)

I. General

- a. Note regarding rounding. Detail may not add to total due to rounding.
- b. Medians. The median is the middle value in a distribution, i.e., the median divides the distribution into two equal parts. For Persons and Rooms a continuous distribution is assumed, with the whole number used as the midpoint of the interval. A continuous distribution is also assumed for Units in Structure and Elevator in Structure with 4 or More Stories. If the median should fall in the "6 to 9 units in structure" interval, the range of the interval would be 5.5 to 9.5 units, and the "tenths" would be added to 5.5.

For all other items a continuous distribution is inherent. If the median income falls in the "\$10,000 to \$12,499" interval, the "hundreds" (of dollars) would be added to \$10,000.

The medians in these tables are computed from the most detailed distribution presented for an item. This means that when a tabulation item, e.g., Persons per Room, appears in Series IA and Series III, its median for Series III will reflect a median based on the full group of categories for Series IA rather than the collapsed categories of Series III. In some cases, the medians are carried out to decimal places more detailed than is warranted for such accuracy to be meaningful.

- c. Not reported. In general, these are cases in which the question or questions related to the tabulation item were blank, unanswered or refused. For four questions (Respondent Rent Control Status, Senior Citizen Rent Increase Exemption, Senior Citizen Carrying Charge Increase Exemption, and Type of Heating Fuel), a "Not reported" on the question was counted in the "Don't know" category of the respective tabulation item. Several other Not reported cases are counted as "Not applicables" or included with "Not computed" in certain combination items as explained in paragraphs d. and e. below.
- d. Not applicable. In general, Not applicables appear when the detail of a table is restricted to a particular sub-universe. Those cases out of the sub-universe are included on a separate line to account for the total universe as reflected in the control total line. For example, in the item 1977 Income of Primary Individuals, the "Not applicable" line includes all households in the occupied universe not headed by a primary individual.

Sometimes when a tabulation item is a combination of an independent and a dependent question, and the independent question is not reported it will be (by definition) included in the "Not applicable" line. Some examples of this are: Owner in structure of 12 units or less, Room access, and Elevator in structure with 4 stories or more.

Other times, in the situation described above, the "Not applicable" line (or lines) will be clearly spelled out as to what this component of the universe includes, such as "1 or 2 family house." Examples of these items are: Downpayment, Monthly carrying charges, Households receiving public assistance, Households below specified income level, and New York City Structure Classification.

- e. Not computed or not reported. This term is used only with the tabulation items Contract rent as percent of income and Gross rent as percent of income. It indicates one of two things: (1) that one or both of the questionnaire items were "Not reported," or (2) that the household had "No income or loss" and/or was occupied for "No cash rent" and therefore did not have a percentage computed.
- f. Not found. This term applies only to NYC Structure Class where the address of the sample unit was not found in the Master Building Files (MBF) of New York City.
- g. Data not available. This term applies to two items, Rent Control Status and NYC Structure Class. For control status, edit specifications from NYC eliminated all possibility of classifying a unit as "Data not available." For City Structure Class, the data on this line indicate that the City could not find the specific address in the MBF but found an address that seemed to be an alternate or part of the same complex. They entered that code elsewhere on the card in hopes that the interviewer would clarify the addresses involved and the code could then be used. If no such reconciliation occurred, the unit was tabulated as "Data not available."
- h. Symbols. A dash ("-") signifies zero. A dash also appears in some of the percent tables for lines excluded from the distribution. An (X) means not applicable or that the figures were excluded from the distribution. A (Z) means that the base for a derived figure is too small for it to be shown (i.e., less than 0.05 percent).

II. Survey Design

a. Sample. The sample selected for the 1978 New York City Housing and Vacancy Survey (NYC-HVS) was the same as that used for the 1975 NYC-HVS (with updating for new construction). It was drawn primarily from two sources: (1) 1970 census records and (2) for units constructed from April 1970 through January 1978, New York City Certificates of Occupancy. In addition, for some boroughs sampling was also done from a list of commercial-use structures with upper floors rented for residential use and from a list of units which were "special places"¹ in 1970 but were residential at the time of the 1978 NYC-HVS.

Not all housing units were in the scope of the survey. Housing units in special places were excluded from the survey. It is estimated that approximately 55,000 units in special places were found in 1978. This is about the same number found in 1975.

In the 1978 NYC-HVS, special care was taken with respect to those units found to be lost from the inventory on the first visit by an enumerator. Each sample housing unit originally categorized as demolished, condemned, boarded up, burned out, renovated, nonresidential, or in a special place was rechecked on an individual unit by unit basis by Housing Division and Field Division personnel to be certain that a proper determination had been made.

b. Source of tabulation items. All data in Series I through VIII were collected by the Census Bureau during the 1978 NYC-HVS except for New York City Structure Class and Rent Control Status.² These data were provided by the City from their records prior to the 1975 survey. Adjustments to City control status data were made based on information collected in the 1978 survey. For example, if City records showed a unit as being controlled prior to 1975, and new residents moved into the unit in 1977, this unit was considered decontrolled if it was less than 6 units or stabilized (pre-1947) if it was 6 or more units.

¹Special places include hospitals, jails, mental institutions, college dormitories, and large rooming or boarding houses, etc., where large numbers of people dwell, and which require different survey procedures from those used for housing units such as private homes or apartments.

²Full details on definitions of New York City Rent control status are contained in Part B.

Most of the concepts and definitions incorporated in the 1978 survey are the same as those used in the 1975 survey. Any changes reflect items added to the 1978 survey. In addition, many of the concepts and definitions in this survey are similar to those used in the 1970 census. Section III explains those items which are not directly comparable to the Census. For more information on the 1975 survey, see the 1975 New York City Housing and Vacancy Survey, Notes and Definitions. For a complete discussion of Census subjects, see the 1970 Census of Population, Series PC(1)-C, General Social and Economic Characteristics, and the 1970 Census of Housing, Series HC(1)-B, Detailed Housing Characteristics reports.

- c. Series continuity. For this survey, as well as for other periodic surveys that the Bureau conducts, an attempt is made to keep some continuity of features in order to maintain comparability with previous surveys. For this survey, the numbers of the various series, the series tables and the many cross-tabulations are similar to those of the 1975 NYC-HVS. The only major differences reflect additions or deletions to the data items collected.

III. Items Unique to New York City Housing and Vacancy Survey or Different from the Census

- a. Race and Puerto Rican Birth or Parentage of Head. The category "Other" includes those reporting other than white or Negro head on the race question and reporting neither the head, the head's father or the head's mother born in Puerto Rico on the birth-place question.
- b. Household Members Under Age 6, Under Age 18, or Ages 6 through 17. These tabulations include all members of the household regardless of whether they are related to the head or not.
- c. Income of Primary Individuals. A primary individual is a household head who has no relatives living with him. By this definition, such a person either lives alone or with nonrelatives.
- d. Complete Bathroom. This item shows combinations of some, but not all, of the facilities that comprise the definition of a complete bathroom. In addition to bathtub or shower and flush toilet for exclusive use, a complete bathroom must have piped hot water and a wash basin located in the same room.

- e. Condition and Plumbing Facilities. Since both condition and plumbing facilities are measures of housing quality, they have been combined in categories representing various levels of quality. Although condition is classified by the interviewer as either sound, deteriorating or dilapidated, for purposes of this table, deteriorating and sound are combined into the category "Not dilapidated." The category "With all plumbing facilities" consists of units which must have piped hot and cold water and flush toilet and bathtub (or shower) for the exclusive use of the occupants of the unit. Any other combination of water supply, toilet and bathing facilities is considered "Lacking some or all plumbing facilities."
- f. Gross Rent. The computed term gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water) and fuels (oil, coal, kerosene, wood, etc.) if these items are paid for by the renter in addition to rent. It is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuel as part of the rental payment.

The four utility and fuel items are all two-part questions:
(1) Is the item paid in addition to rent? and (2) If it is paid in addition to rent, what is the cost (amount)? In the 1978 tabulations, "Not reported" includes units which did not have an amount for contract rent or which did not have amounts for two of the following three items: electricity, gas, or fuel oil. This differed from the 1975 tabulations. In 1975, "Not reported" included units which did not have an amount in contract rent or which did not have either of the two parts answered for two of the following three items: electricity, gas, or fuel oil. Using the 1978 procedures instead of those employed in 1975 has the effect of increasing the number of units classified as "Not reported" and increasing the median gross rent. Units occupied without payment of cash rent are shown in the tabulations as "No cash rent."

- g. Monthly Carrying Charges. This item applies only to owners of cooperatives and condominiums. Some or all of the following components could be included in this item: debt service, real estate taxes, fire and hazard insurance, mortgage insurance, salaries of project employees, heating expenses, utilities and reserve for major repairs, maintenance, etc.

h. Households Below Specified Income Level. The specified income level statistics presented in these tabulations are derived from an updated poverty level index used in the March 1978 Current Population Survey supplement. This index is based on a definition originated by the Social Security Administration in 1964 and subsequently modified by a Federal Interagency Committee in 1969. This index, as applied to the NYC-HVS, provides a range of income cutoffs or "poverty thresholds" adjusted to take into account such factors as household size, sex and age of head and number of children. These thresholds are shown in the chart below.

BASIC NONFARM POVERTY THRESHOLDS BY AGE AND SEX OF HEAD,
HOUSEHOLD SIZE AND NUMBER OF CHILDREN

(Dollars)

Household size	Number of children under 18						
	None	1	2	3	4	5	6 or more
<u>Male head</u>							
1 under age 65.....	3,267						
65 or over.....	2,936						
2 under 65.....	4,085	4,576					
65 or over.....	3,668	4,576					
3.....	4,756	4,910	5,190				
4.....	6,270	6,363	6,143	6,454			
5.....	7,567	7,658	7,413	7,226	7,381		
6.....	8,680	8,708	8,524	8,339	8,092	8,216	
7 or more.....	10,931	11,025	10,808	10,623	10,377	10,005	9,914
<u>Female head</u>							
1 under 65.....	3,023						
65 or over.....	2,898						
2 under 65.....	3,775	4,121					
65 or over.....	3,622	4,121					
3.....	4,602	4,384	4,849				
4.....	6,020	6,237	6,209	6,143			
5.....	7,226	7,444	7,413	7,351	7,103		
6.....	8,431	8,585	8,524	8,461	8,185	7,935	
7 or more.....	10,591	10,747	10,715	10,623	10,346	10,130	9,635

- i. Monthly Cost of Electricity and Monthly Cost of Utility Gas. These two items exclude those renters who heat their units with either electricity or gas. By this exclusion, the distributions of cost are not distorted by high paying/high volume users of gas and electricity.
- j. Room Access. Access to other rooms without having to go through one's bedroom is a measure of privacy and therefore related to the quality of the unit. The data are shown separately for those units that have bedrooms lacking privacy when it is necessary to pass through a bedroom to get to another room, such as a den; and when it is necessary to pass through a bedroom to get to the bathroom.
- k. Additional Heating. The data on additional heating refer to units which had to use an additional source of heat to supplement the regular system because the regular system did not provide enough heat during the winter prior to the time the survey was taken. Additional sources of heat such as kitchen stoves, fireplaces, or portable heaters, may have been used only in the mornings or on very cold evenings. Electric blankets, heating pads or hot water bottles are not considered additional sources of heat.
- l. Breakdown in Heating System. The data on breakdowns or failures in heating systems are limited to units whose heating equipment broke down for six hours or longer during the winter prior to the time of the survey. The data are presented according to the number of times such a breakdown occurred. Heating equipment is considered unusable if it cannot be used for the purposes intended; the breakdown may be caused by broken pipes, electrical or gas parts out of order, or downed power lines.
- m. Cracks or Holes in Walls, Ceiling or Floor. Data are presented on whether or not there are open cracks or holes in interior ceilings or walls and floors of a housing unit. Included are cracks or holes that do not go all the way through to the next room or to the outdoors. Not included are "hairline" cracks or cracks that appear in the walls or ceilings but are not large enough for a fingernail file to be inserted, and very small holes caused by nails or similar objects.

- n. Broken Plaster or Peeling Paint. Data are presented on whether or not there is broken plaster or peeling paint on the interior ceilings or walls of a housing unit. Included in the "yes" category are those areas of broken plaster or peeling paint that are approximately one square foot or larger.
- o. Rodent Infestation. The data on rodent infestation refers to households who reported that they had seen mice or rats or signs or traces of their presence inside the house or building during the last three months. Signs of mice and rats or traces of their presence include droppings, holes in the wall, or torn food containers. "Regularly" refers to periodic visits by a licensed company or individual who uses chemicals and sprays to control or kill pests and rodents. The regular service interval may be once a month, four times a year, or any other such interval. Other service may be on an "only when needed" basis or "irregularly" where it is known that a building is serviced but it is not known whether the service is regular or irregular. "Not at all" includes units in a house or building that has not been serviced during the 12 months prior to the taking of the survey and "Don't know" includes units where it is not known if there is any extermination service of any sort.
- p. Number of Maintenance Deficiencies. The data for this item consists of a count of the households answering affirmatively to the specific maintenance deficiency items. In order to be counted in one of the 1 to 5 deficiency categories, all of the following items had to be reported: heating equipment breakdown, additional heating required, rodent infestation, cracks/holes in walls/floors, and broken plaster/peeling paint.
- q. Housing Deprived Families. The data for this item are made up of combinations of the following items: Condition, plumbing facilities, persons per room, gross rent/income ratio and number of persons by age of head. "Physically inadequate" includes those households that are dilapidated and those that are not dilapidated but lack complete plumbing facilities. "Over-crowded" includes those households that are "physically adequate" but 3 or more persons occupy the unit with a ratio of 1.5 persons or more per room. "High rent burden" includes those households that are "physically adequate" and not "over-crowded" but with an income less than \$19,200 and either consist of (a) two or more persons with head less than 65 paying 25 percent or more of their income for rent, (b) two or more persons with head over 65 paying 35 percent or more of their

income for rent, or (c) a single person paying more than 35 percent of his income for rent.³

- r. Ethnic Origin of Head. The classification by origin here refers to the origin of the head of the household occupying the housing unit. Origin was determined on the basis of a question that asked for self-identification of a person's origin or descent. Respondents were asked to select their origins from a "flash card." Persons classified as "other Spanish" were those who indicated that their origin was either Mexican-American, Chicano, Mexican, Mexicano, Cuban, Central or South American, or other Spanish. Persons classified as "all other" are those who indicated a choice other than those for "other Spanish" or "Puerto Rican."

IV. Cross-Tabulations for Recent Mover Households

- a. Definition. Recent mover households are defined as those in which the current head of the household moved into the unit in 1977 or 1978.
- b. General Limitations. For the cross-tabulations involving contract rent, contract rent as a percent of income, contract rent per room, and utilities paid in addition to rent, the data are limited to current residences which are renter occupied or rent free. In addition, the "Not rented for cash rent or NR" and "Not computed or not reported" categories for previous residence include units which are renter occupied or rent free in current residence but owner occupied in previous residence.
- c. Contract Rent as a Percent of Income by Contract Rent as a Percent of Income. Caution should be used in the interpretation of this table. The contract rent for both the current and previous residences are calculated as a percent of 1977 income of the members of the current household.

³This item is an adaptation of an index developed by the Joint Center for Urban Studies of the Massachusetts Institute of Technology and Harvard University. See "America's Housing Needs: 1970 to 1980."

B. Control Status Definitions (Prepared by New York City Department of Housing Preservation and Development, Rent Control Division)

NOTE: A comparison of data by categories of control status from one survey to the next may be misleading unless one reviews the definitions appropriate to each survey since there have been changes in laws and regulations over the years.

The 1978 definitions are:

Controlled: These units are subject to the provisions of the Rent Control Law and Regulations which have jurisdiction over occupied private rental units in existence before February 1, 1947. All increases in rent are set and must be approved by the New York City Rent Control Division.

Under law, all rent controlled apartments that are voluntarily vacated after June 30, 1971 are no longer subject to the jurisdiction of the Rent Control Law. If the unit is in a building with fewer than six units it becomes decontrolled; if the unit is in a building with six units or more it is subject to the jurisdiction of the Rent Stabilization Association.

The figures shown in this Survey may undercount the full rent controlled inventory for two reasons: (1) there are an unknown but probably small number of one and two room units tabulated separately (see below) that may be subject to the Rent Control Law and (2) some units that initially qualified for registration with the Rent Stabilization Association may not have joined or may have been expelled and now come under the jurisdiction of the Rent Control Law. For purposes of this Survey however, these units are considered eligible for Stabilization and appear under the "Stabilized" count.

Decontrolled: Rental units in structures built before 1947, previously subject to rent control and subsequently removed for reasons permitted by law.

The number of units in this category has and will continue to increase as a result of the State vacancy decontrol provision which calls for the decontrol of rent controlled units that are voluntarily vacated after June 30, 1971 (also see definitions of Controlled and Stabilized categories).

Stabilized: Rental apartments, exclusively in structures of six or more units.

Units were classified as "Stabilized" for this Survey when

(a) the unit was in a structure of six units or more that was built between 1947 and 1973 and was not Regulated;

(b) the unit was in a structure of six units or more and was built in 1974 or later and received tax abatement, or the unit was in a structure converted from non-residential to residential use and received tax abatement to aid the conversion, (a condition of receiving tax abatement is that the building join the Rent Stabilization Association and abide by the Rent Stabilization Law);

Stabilized: (continued)

(c) the unit was in a structure with six units or more built before 1947, and has been decontrolled under provisions of law.

The Stabilized category represents units that were eligible to join the Rent Stabilization Association and thereby come under the jurisdiction of the Rent Stabilization Law; therefore the number of units categorized as Stabilized in this survey will be higher than the number actually registered with the Rent Stabilization Association (see definition of Controlled category above).

Never Regulated or Publicly Aided: A residual category composed of:

(a) units with no governmental restrictions or regulation on rents or rental conditions or type of tenancy -- these units are subject to free market conditions. These units were never subject to rent regulation or control. Units in this grouping are mainly located in structures of less than six units that were completed on or after February 1, 1947, or are in non-regulated buildings of any size built on or after January 1, 1974.

(b) units located in buildings in which rents are directly or indirectly regulated because the owner's profit is limited, (e.g., Mitchell Lama rental housing); or occupancy is conditioned by limitations on types of tenancy and the owner is normally a non-profit institution such as a hospital or university.

1 and 2 Room Units Lacking Specified Facilities:

These units lack private cooking facilities or share bathroom facilities. Most of them are located in older buildings either in rooming houses or in Single Room Occupancy Tenements. Some are high rent residential hotel units which lack complete cooking facilities. These units may fall into almost any of the control categories, except public housing, depending on the date of occupancy, year of construction and other characteristics, but are shown separately because of their uniqueness.

Public Housing: Rental units in structures owned and managed by the New York City Housing Authority.

Only households with specified low or moderate income levels may qualify as tenants. Rentals and terms and conditions of occupancy are regulated by the Authority. Private housing leased by the Authority is not classified here as Public Housing.

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