

New York City's Initial Count Question Resolution (CQR) Submission to the U.S. Census Bureau

The Erroneous Designation of Housing Units as Vacant in two Local Census Offices

August 10, 2011

Citywide, vacant housing units increased by 82,000 (46 percent) from 2000-2010, with borough increases ranging from 4 percent in the Bronx to 66 percent in Brooklyn

Total Housing Units and Vacancy Status, New York City and Boroughs, 2000 and 2010

	2000			2010			Change in Vacant Units 2000-2010	
	Total Housing Units	Vacant Housing Units	Percent Vacant	Total Housing Units	Vacant Housing Units	Percent Vacant	Number	Percent
New York City	3,200,912	179,324	5.6	3,371,062	261,278	7.8	81,954	45.7
Bronx	490,659	27,447	5.6	511,896	28,447	5.6	1,000	3.6
Brooklyn	930,866	50,139	5.4	1,000,293	83,437	8.3	33,298	66.4
Manhattan	798,144	59,500	7.5	847,090	83,244	9.8	23,744	39.9
Queens	817,250	34,586	4.2	835,127	55,010	6.6	20,424	59.1
Staten Island	163,993	7,652	4.7	176,656	11,140	6.3	3,488	45.6

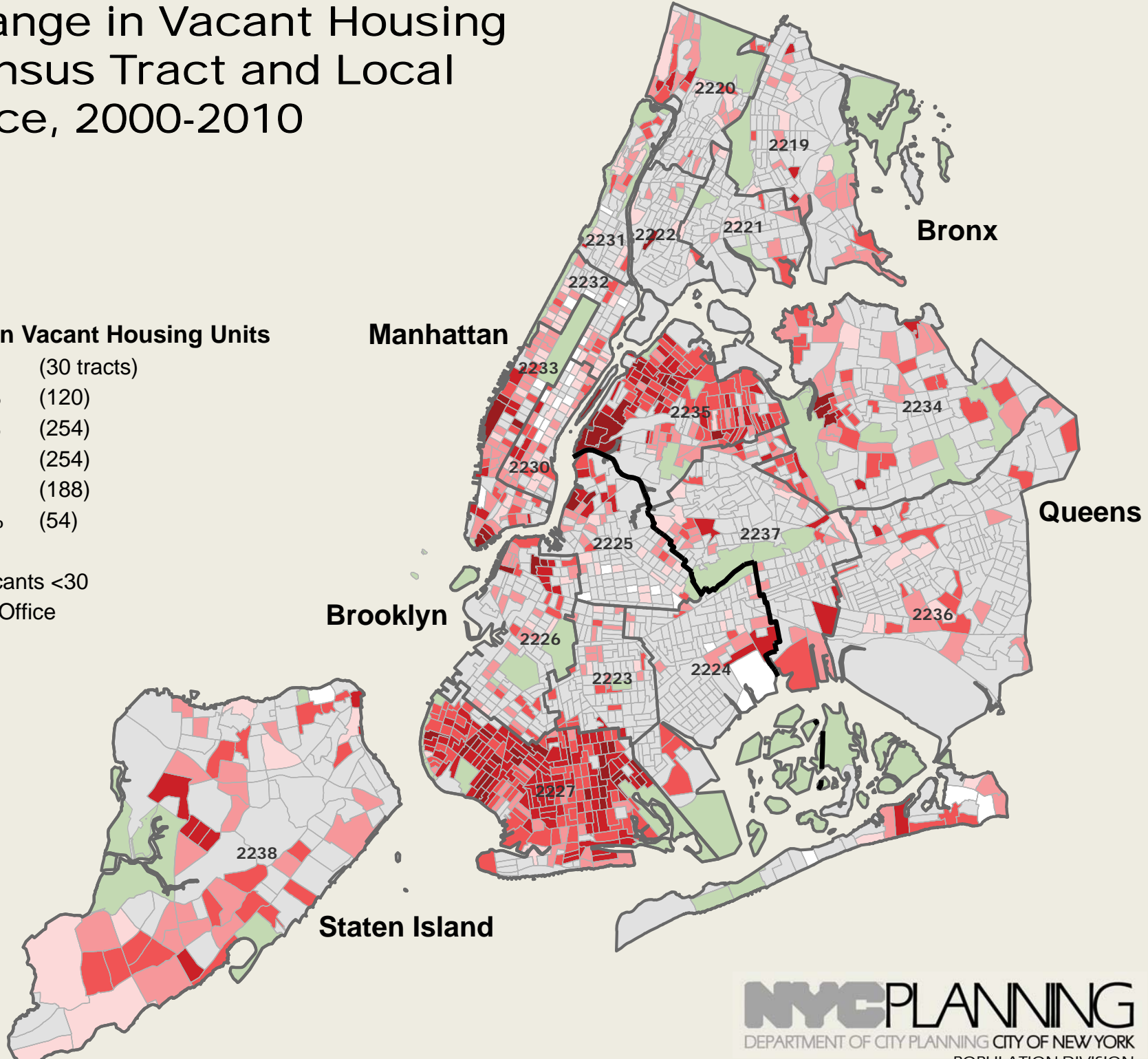
Disproportionate share of the increase in
vacant housing units encompassed within
two Local Census Offices (LCOs), in
Southern Brooklyn (2227) and
Northwest Queens (2235)

Percent Change in Vacant Housing Units by Census Tract and Local Census Office, 2000-2010

Percent Change in Vacant Housing Units

- 500% or more (30 tracts)
- 200% to 499% (120)
- 100% to 199% (254)
- 50% to 99% (254)
- 25% to 49% (188)
- Less than 25% (54)

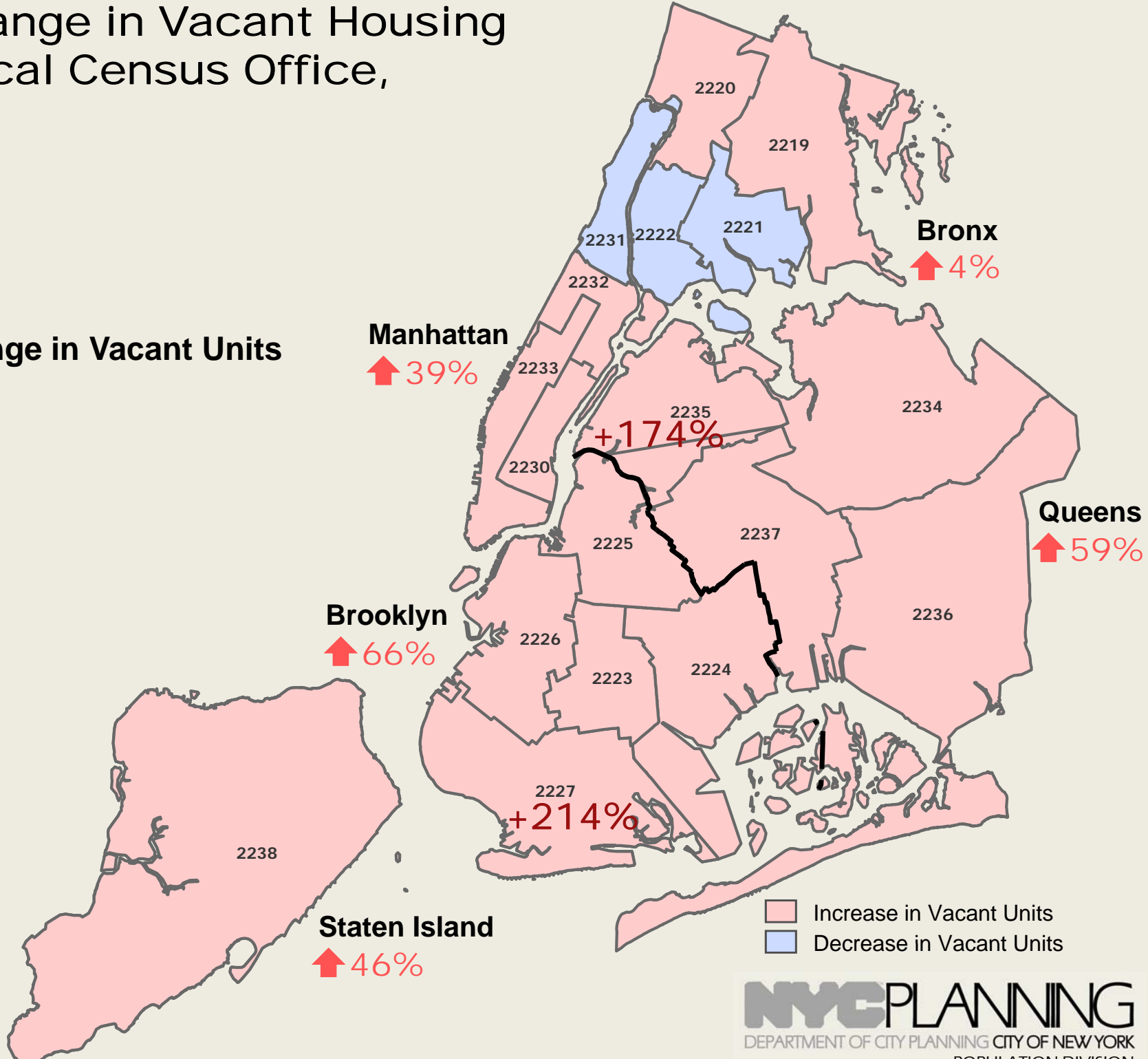
- Change in Vacants <30
- Local Census Office



Increases in vacant units of **214 percent** in LCO 2227 and **174 percent** in LCO 2235 are highest of any LCO in the city

Percent Change in Vacant Housing Units by Local Census Office, 2000-2010

NYC Total Change in Vacant Units
↑ 46%

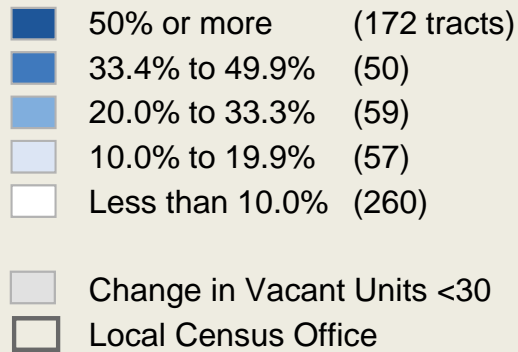


Source: U.S. Census Bureau, 2000 & 2010 Census Public Law 94-171 Files

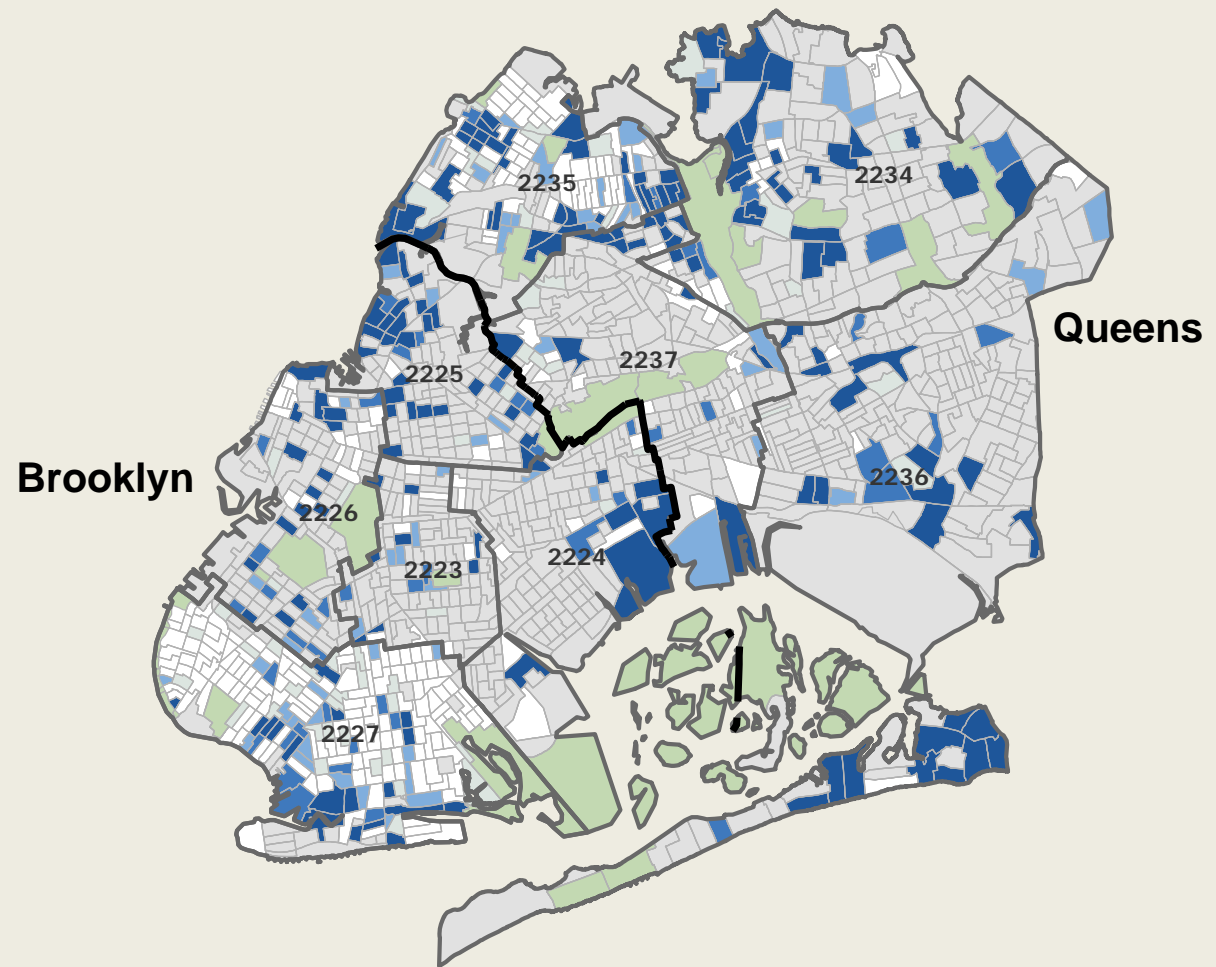
*New construction, as measured by Certificates
of Occupancy, cannot explain the large
increases in vacant units*

Certificates of Occupancy Issued 2007-2010 as a Percentage of the Change in Vacant Units, 2000-2010, by Census Tract and Local Census Office

CofO / Increase in Vacant Units



LCO	CofOs 2007-2010	Change in Vacant Units, 2000-2010	CofO/ Increase in Vacant Units
NYC	78,262	81,954	95.5%
Brooklyn	23,102	33,298	69.4%
2223	1,871	1,490	125.6%
2224	3,643	867	420.2%
2225	7,989	3,978	200.8%
2226	6,685	5,091	131.3%
2227	2,914	21,872	13.3%
Queens	17,693	20,424	86.6%
2234	4,362	4,869	89.6%
2235	5,687	9,938	57.2%
2236	3,345	2,001	167.2%
2237	4,299	3,616	118.9%



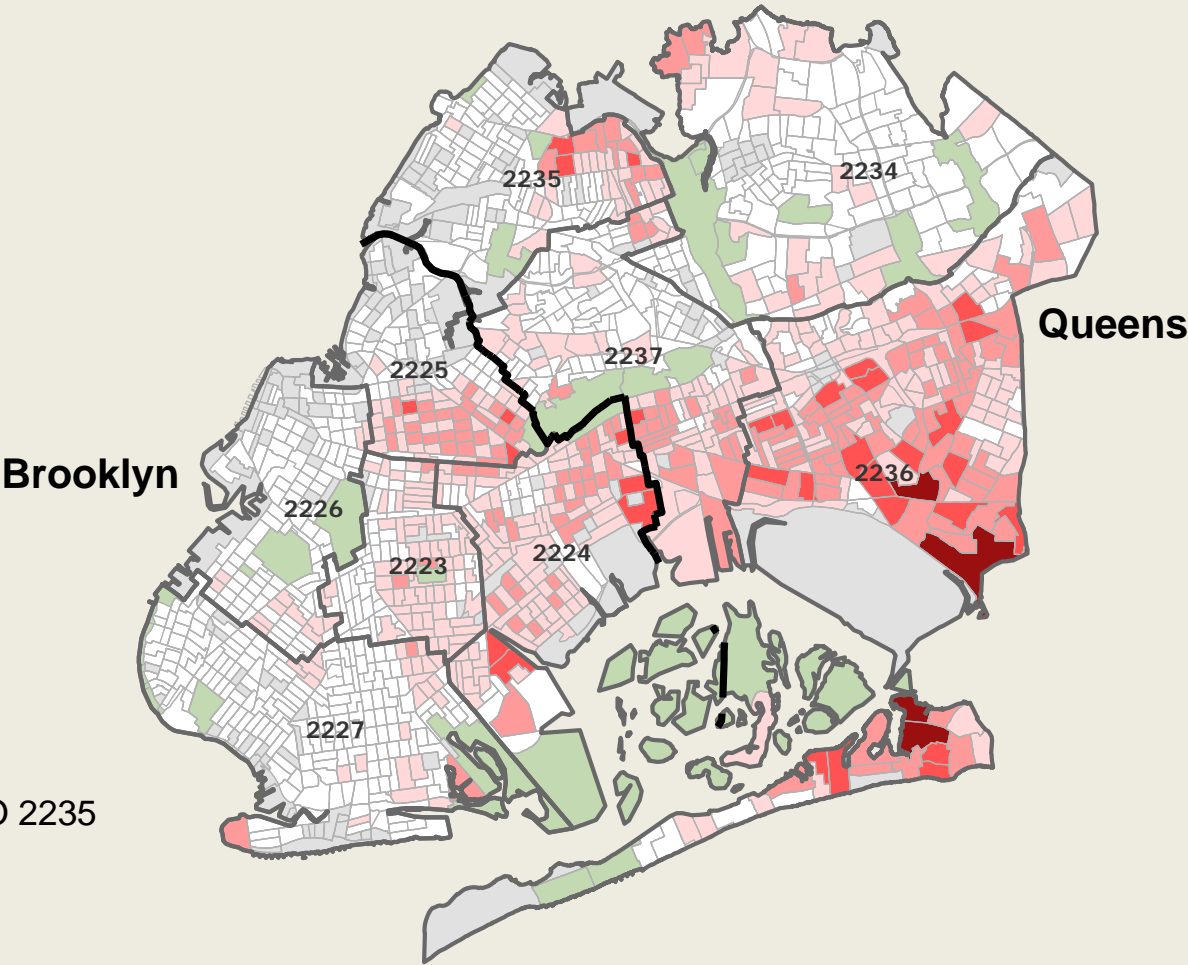
*Foreclosures cannot explain the large increase
in vacant units*

Number of 1-4-Unit Properties Facing Potential Foreclosure, with Lis Pendens* (LP) Filed between October 2008 and March 2010, by Census Tract and Local Census Office

Number of LPs, 1-4-Unit Properties

- 100 or more (3)
- 50 to 99 (29)
- 25 to 49 (165)
- 10 to 24 (397)
- Less than 10 (675)
- Zero LPs or no data

Local Census Office



NYC Lis Pendens	22,000	(100%)
LCO 2227	1,100	(5%)
LCO 2235	1,200	(5%)

Foreclosures underrepresented in LCO 2227 and LCO 2235

*Filing a *lis pendens* marks the start of foreclosure proceedings, usually after a borrower is 90+ days delinquent on a mortgage.

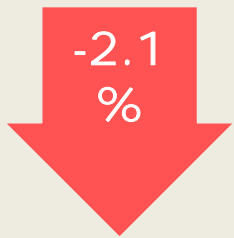
Dramatic Increases in Vacant Units in two
LCOs not reflected in real estate data:
*Changes in market values in these LCOs
similar to borough averages*

Average Change in Housing Market Value, 1-4-Unit Buildings, 2009-2010*

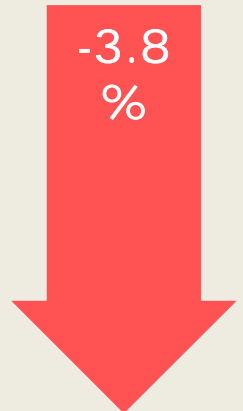
Brooklyn



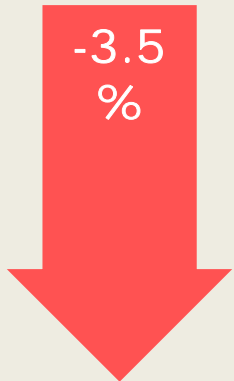
LCO 2227



Queens



LCO 2235

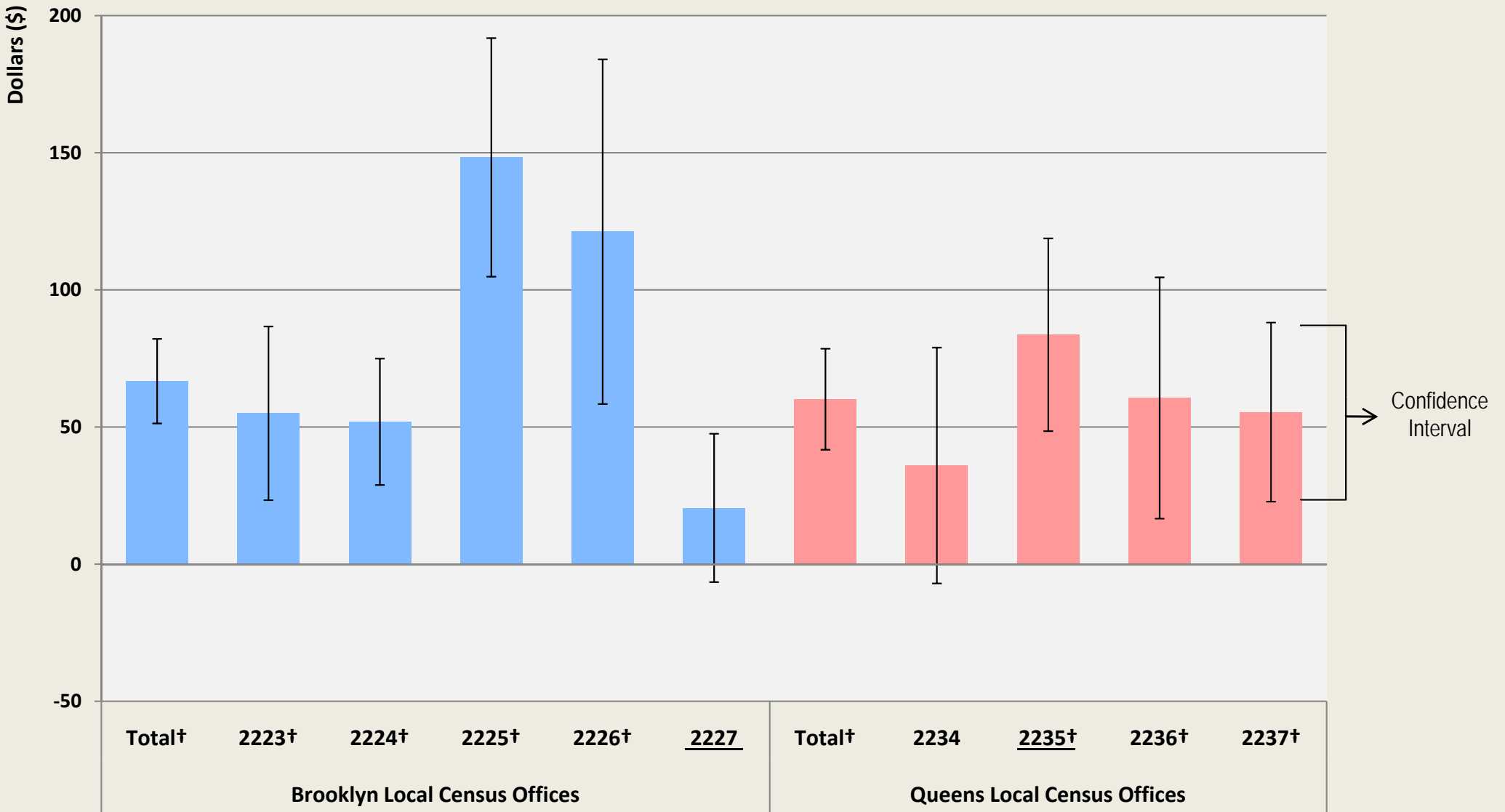


*Averages from NYC Department of Finance Real Property Assessment Division (RPAD) data on housing market aggregated to the census tract level

Source: NYC Department of Finance, Real Property Assessment Division

Dramatic Increases in Vacant Units in two
LCOs not reflected in real estate data:
Gross rents have not decreased

Change in Median Monthly Gross Rent for Occupied Units, 2006-2009, by Local Census Office*



*LCOs made to conform to HVS and PUMA boundaries; for units in structures with one to four units
† Change is statistically significant

Comparing vacant units across data sources:
*Share of vacant units in 2010 Census in LCOs
2227 and 2235 significantly higher compared
to 2008 Housing and Vacancy Survey*

Change in Vacant Housing Units, 2008 Housing and Vacancy Survey and 2010 Census, by Local Census Office*

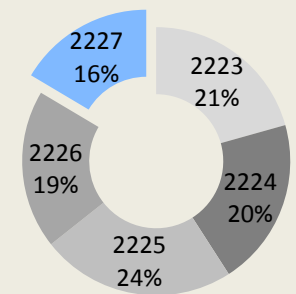
		HVS 2008		Census 2010		Difference in Vacant Units	
	LCOs	Vacant Units	Vacant Percent	Vacant Units	Vacant Percent	Number	Percent
New York City Total		227,097	6.8	261,278	7.8	34,181	15.1
Brooklyn	Total	58,558	6.1	83,437	8.3	24,879	42.5
	2223	13,070	6.3	13,363	6.4	293	2.2
	2224	9,002	5.6	12,309	7.2	3,307	36.7
	2225	13,404	8.7	15,572	9.4	2,168	16.2
	2226	13,495	6.7	16,692	7.9	3,197	23.7
	2227	9,587	4.1	25,501	10.4	15,914	166.0
Queens	Total	47,677	5.7	55,010	6.6	7,333	15.4
	2234	10,131	5.0	10,846	5.4	715	7.1
	2235	8,993	4.7	14,899	7.6	5,906	65.7
	2236	9,971	7.0	9,290	6.7	-681	-6.8
	2237	18,582	6.1	19,975	6.6	1,393	7.5

*LCOs made to conform to HVS boundaries

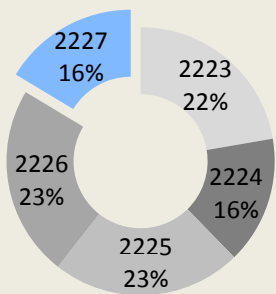
Source: U.S. Census Bureau, 2010 Census Public Law 94-171 Files, 2008 Housing and Vacancy Survey

Comparing vacant units across data sources:
Share of vacant units in LCO 2227 in 2010
Census (30%) higher than in other sources
(average 17%)

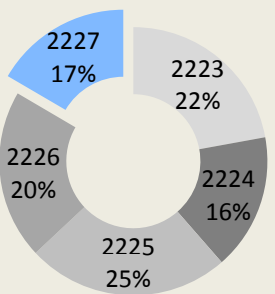
Distribution of Brooklyn Vacant Housing Shown in Multiple Surveys, by Local Census Office*



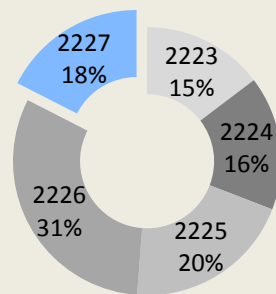
50,139 vacant
2000 Census



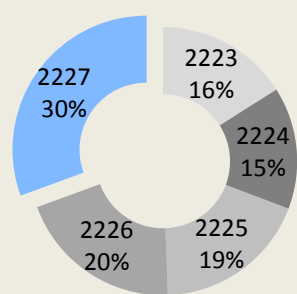
58,558 vacant
2008 HVS



77,293 vacant
2009 ACS



31,563 vacant
2010 USPS



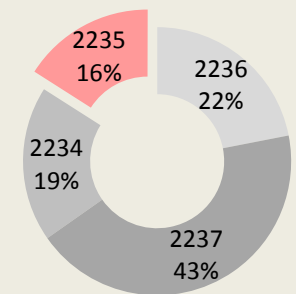
83,437 vacant
2010 Census

*LCOs made to conform to HVS and PUMA boundaries

Source: U.S. Census Bureau, 2000 & 2010 Census PL 94-171 Files, 2008 HVS, 2009 ACS 1-Year Estimates, US Postal Service

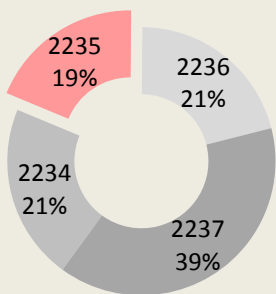
Comparing vacant units across data sources:
Share of vacant units in LCO 2235 in 2010
Census (27%) higher than in other sources
(average 20%)

Distribution of Queens Vacant Housing Shown in Multiple Surveys, by Local Census Office



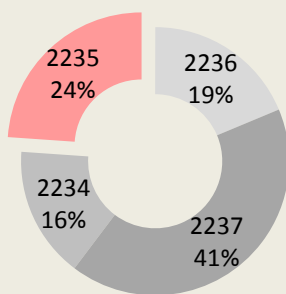
34,586 vacant

2000 Census



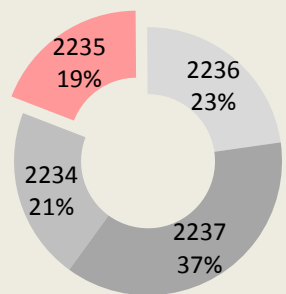
47,677 vacant

2008 HVS



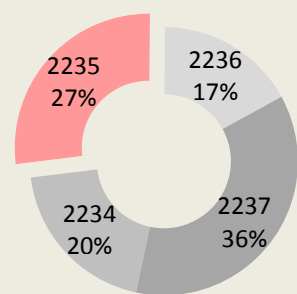
53,519 vacant

2009 ACS



17,949 vacant

2010 USPS



55,010 vacant

2010 Census

*LCOs made to conform to HVS and PUMA boundaries

Source: U.S. Census Bureau, 2000 & 2010 Census PL 94-171 Files, 2008 HVS, 2009 ACS 1-Year Estimates, US Postal Service

Erroneous Classification of Units as “Vacant” Likely Responsible for Increases

- The large increases in vacant units in these areas cannot be accounted for by new construction or foreclosure, two likely reasons for an increase.
- The dramatic rise in vacant units should have led to a noticeable decrease in either rents or housing values, but neither is evident from administrative and survey data.
- The increases in vacant units in two LCOs has led to a distribution of vacant units in Brooklyn and Queens that is inconsistent with the distribution of vacant units as measured by a variety of other survey and administrative data sources.