New York City Rent Guidelines Board

Changes to the Rent Stabilized Housing Stock in New York City in 2008

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What's New

- ✔ The study finds a net estimated loss of 8,267 rent stabilized units in 2008, over 3,000 more units lost than in 2007 (5,088).
- ✔ Nearly all of the additions to the rent stabilized stock in 2008 were in four categories: 420-c units, 421-a units, 421-g units and rent controlled units.
- ✔ In 2008, high rent/ vacancy decontrol makes up the largest category of subtractions from the stabilized stock, accounting for 76% of the subtractions.

Introduction

Rent regulation has been a fixture in New York City's housing market for over 65 years, although the laws that govern rent regulated housing have been substantially changed and/or modified over time. In addition to legislative changes, the existing laws allow for dynamic changes in the regulatory status of a significant portion of the rent regulated housing stock in any given year. Units enter, exit or change status within the regulatory system.

The figures in this study represent additions and subtractions of dwelling units to and from the rent regulation system in 2008. These statistics are gathered from various city and state agencies.

This report is an update of previous studies done annually since 2003, when an analysis was done of the changes in New York City's rent stabilized housing stock from 1994 to 2002. The total number of additions and subtractions to the rent stabilized housing stock since 1994 is contained in the appendices of this report. These totals do not represent every unit that has been added or subtracted from the rent stabilized stock since 1994, but rather those that have been recorded or registered by various city and state agencies. They represent a 'floor,' or minimum count, of the actual number of newly regulated and deregulated units in these years.

Additions to the Rent Regulated Housing Stock

Since newly constructed or substantially rehabilitated units are exempt from rent regulation, increases to the regulated housing stock are frequently a result of owners "voluntarily" placing these new units under rent stabilization in exchange for tax benefits. These owners choose to place units under rent stabilization because of cost/benefit analyses concluding that short-term regulation with tax benefits is more profitable than free market rents without tax benefits. Events that lead to the addition of stabilized units include:

- Section 421-a Program
- J-51 Program
- Mitchell-Lama buyouts
- Lofts converted to rent stabilized units
- Other Additions
- Rent controlled apartments converting to rent stabilization

Section 421-a and J-51 Programs

The New York City Department of Housing Preservation and Development (HPD) administers programs to increase the supply of rental housing. Two of these programs have a significant impact on the inventory of stabilized housing: the Section 421-a Program and the J-51 Program. Under Section 421-a of the Real Property Tax Law, newly constructed dwellings in New York City can elect to receive real estate tax exemptions. For the duration of the benefits, at least, the newly built apartments are subject to rent stabilization. In 2008, an estimated total of 1,856 units were added to the rent stabilized stock through the 421-a program, nearly a thousand fewer units than in 2007 (2,838). The largest number of units were in Manhattan (538), followed by the Bronx (523), Brooklyn (450), Queens (342), and the remaining three units were on Staten Island.

The J-51 Program provides real estate tax exemptions and abatements to existing residential buildings which are renovated or rehabilitated. This program also provides these benefits to residential buildings converted from commercial structures. In consideration of receiving these benefits, owners of these buildings agree to place under rent stabilization those apartments which otherwise would not be subject to regulation. The apartments remain stabilized, at a minimum, until the benefits expire. The J-51 program added 55 units to the rent stabilized stock in 2008, less than half the number added in 2007 (135). These newly renovated units were located in two buildings in Brooklyn (26 units), one building in Manhattan (21 units) and one building in Queens (8 units). (See Appendices 1 and 2)

Mitchell-Lama Buyouts

Where rents in a building are regulated directly by the Federal, State or City government, these apartments are exempt from rent stabilization and control laws. However, when these government-aided developments are no longer directly administered by a governmental entity, they may become subject to the rent stabilization laws. These federally regulated projects include Section 236 financed buildings and project-based Section 8 buildings.

Mitchell-Lama developments were constructed under the provisions of Article 2 of the Private Housing Finance Law (PHFL). This program was primarily designed to increase the supply of housing affordable to middle-income households. Approximately 75,000 rental apartments and 50,000 cooperative units were constructed under the program from the 1950's through the 1970's. For these units to be affordable, the State or City provided low interest mortgages and real estate tax abatements, and the owners agreed to limit their return on equity.

While the State and City mortgages are generally for a term of 40 or 50 years, the PHFL allows owners to "buy-out" of the program after 20 years. If an owner of a rental development buys-out of the program and the development was occupied prior to January 1,1974, the apartments may become subject to rent stabilization.

A total of 101 units in one former Mitchell-Lama rental development in the Bronx became rent stabilized in 2008. This number is dramatically less than the number seen in 2007 and 2006 when 2,517 and 3,040 units were added respectively, and the fewest units since 2001 when there were no Mitchell-Lama rental apartments converted. Since 1994, 9,882 rental units have left the Mitchell-Lama system and become a part of the rent stabilized housing stock. (See Appendices 1 and 2)

Loft Units

The New York City Loft Board, under Article 7-C of the Multiple Dwelling Law, regulates rents in buildings originally intended as commercial loft space that have been converted to residential housing. When the units are brought up to code standard, they become stabilized. A total of 35 loft units entered the rent stabilization system in 2008, the same number of loft units added in 2007. (See Appendix 1)

Other Additions to the Stabilized Housing Stock

Additionally, several other events can increase the rent stabilized housing stock: tax incentive programs such as 421-g and 420-c, "deconversion," returned losses, and the sub-division of large units into two or more smaller units. At least 5,632 units were added to the rent stabilized stock from these programs in 2008. (See Appendix 1)

The 421-g tax incentive program is designed for conversion of units in Lower Manhattan from non-residential to residential use. The 421-g program added 865 rent stabilized units to the housing stock in 2008, nearly double the amount seen in 2007 (441 units).[1]

The 420-c program, a tax exemption program for low income housing projects that are developed in conjunction with the Low Income Housing Tax Credit program, also added units to the rent stabilized stock. An estimated 4,767 units were added to the rent stabilized stock in 2008 through the 420-c program, an 86% increase over the number added in 2007. Of the total 420-c units that were added, over half (2,399) were located in Brooklyn. Of the remaining units, 1,252 were in Manhattan, 815 in the Bronx and 301 were located in Queens. There were no projects built on Staten Island.[2]

Deconversion occurs when a building converted to cooperative status reverts to rental status because of financial difficulties. Returned losses include abandoned buildings that are returned to habitable status without being substantially rehabilitated, or City-owned *in rem* buildings being returned to private ownership. These latter events do not generally add a significant number of units to the rent stabilized stock and were not quantified in this study.

Changes in Regulatory Status

Chapter 371 of the Laws of 1971 provided for the decontrol of rent controlled units that were voluntarily vacated on or after July 1, 1971. Since the enactment of vacancy decontrol, the number of rent controlled units has fallen from over one million to roughly 40,000.[3] When a rent controlled unit is vacated it either becomes rent stabilized or leaves the regulatory system. If the vacated unit is in a rental building with six or more units and the incoming tenant pays less than $2,000 per month, the apartment becomes stabilized. This process results in a diminution of the controlled stock and an increase in the stabilized stock.

According to rent registration filings with the NYS Division of Housing and Community Renewal (DHCR), 887 units in 2008 were decontrolled and became rent stabilized. This number is up from 592 units in 2007 and totaled over 10% of the additions to the rent stabilization stock.[4] (See Appendix 1)

Subtractions from the Rent Regulated Housing Stock

Deregulation of rent controlled and stabilized units occur because of statutory requirements or because of physical changes to the residential dwellings. Events that lead to the removal of stabilized units include the following:

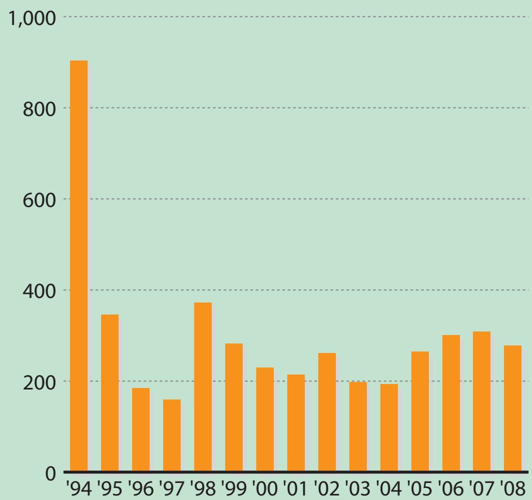
- High Rent/High Income Decontrol
- High Rent/Vacancy Decontrol
- Cooperative/Condominium Conversions
- Expiration of 421-a Benefits
- Expiration of J-51 Benefits
- Substantial Rehabilitation
- Conversion to Commercial or Professional Status
- Other Losses to the Housing Stock – Demolitions, Condemnations, Mergers, etc.

High Rent/High Income Decontrol

The Rent Regulation Reform Act (RRRA) of 1993 permitted the deregulation of occupied apartments renting for $2,000 or more in which the tenants in occupancy had a combined household income in excess of $250,000 in each of the immediately two preceding years. The 1997 RRRA reduced the income threshold to $175,000. Deregulation would occur upon application by the owner and upon the expiration of the rent stabilized lease. This income-based decontrol process, which is administered by DHCR, relies upon data furnished to the NYS Department of Taxation and Finance as part of the verification process. Please note that both the rent level and household income criteria have to be met for decontrol to take place. If households earning at least $175,000 paid less than $2,000 per month, rent regulation would remain in effect. Also note that the owner must apply to DHCR in order to decontrol the unit. If the owner did not submit a decontrol application, the occupying tenant would remain regulated regardless of rent level and household income. Because DHCR has to approve the orders of deregulation, an exact accounting exists of units leaving regulation as a result of High Rent/High Income decontrol.

High Rent/High Income Decontrol, 1994-2008

Number of Units Deregulated due to High Rent/Income Decreases in 2008



Source: NYS Division of Housing and Community Renewal annual registration data.

Based on DHCR processing records, High Rent/High Income decontrol affected a total of 278 apartments in 2008, 10% less than the number of units deregulated in 2007.[5] Since 1994, 4,501 units have been deregulated due to High Rent/High Income decontrol, of which 93% have been located in Manhattan. However, just 71% of these units in 2008 were located in Manhattan. (See graph above and Appendix 3)

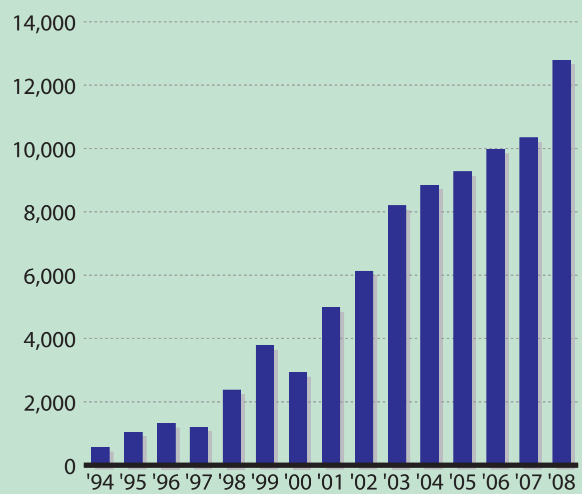
High Rent/Vacancy Decontrol

In the 1993 RRRA, the New York State legislature reinstituted High Rent/Vacancy decontrol.[6] This initial statute has since been changed several times. First, the 1993 RRRA decontrolled vacant apartments and occupied regulated apartments that subsequently were vacated and rented for $2,000 or more per month between July 7 and October 1, 1993. Second, the New York City Council allowed for the deregulation of apartments upon vacancy on or after April 1, 1994 if these units rented for $2,000 or more. Thus, the original dates in the RRRA of 1993 establishing the parameters for decontrol were no longer applicable. DHCR interpreted the $2,000 rent threshold as follows: if upon vacancy, the owner undertook individual apartment improvements that increased the legal regulated rent to $2,000 or more, and the incoming tenant agreed to pay $2,000 or more, the unit would be deregulated.

In a third stage, in early 1997, the City Council amended the Rent Stabilization Law to only allow for vacancy deregulation of the apartment if the vacating tenant's legal regulated rent was $2,000 or more. Finally, in June of 1997, with the passage of the RRRA, the state overrode the new City regulation. The determining factor was no longer the outgoing tenant's legal regulated rent but the incoming tenant's calculated legal regulated rent. Owners, upon a vacancy, could now apply a combination of allowable increases to reach the $2,000 deregulation level: standard vacancy

High Rent/Vacancy Decontrol, 1994-2008

Continued Increase in Number of Units Deregulated due to High Rent/Vacancy



Note: Registration of deregulated units with DHCR was voluntary and not required from 1994-2000. These totals represent a 'floor' or minimum count of the actual number of deregulated units in these years. The NYC City Council required proof of registration with DHCR of the unit as exempt to be sent to the tenant beginning in March 2000 (see Endnote 7).

Source: NYS Division of Housing and Community Renewal annual registration data.

increases, special vacancy increases and individual apartment improvement increases. This calculated rent for a hypothetical incoming tenant was the determining factor, not the rent the incoming tenant actually paid. In fact, after a stabilized unit is deregulated by this calculation, the actual deregulated rent the new tenant pays can be less than $2,000 per month.

According to DHCR rent registration records, 12,800 units were deregulated in 2008 under the High Rent/Vacancy decontrol provisions of the RRRA, up 24% from 10,342 in 2007, the largest increase since 2003. From the period of 1994-2008, a total of 83,827 units were registered with the DHCR as being deregulated due to High Rent/Vacancy decontrol, 80% of which have been located in Manhattan. Since 2001, the first year owners were required to file high rent/vacancy decontrol registrations, the rate at which they have increased over the prior year has varied. From 2001 to 2002, high rent/vacancy registrations increased by 23%, and from 2002 to 2003, they increased by 34%. However, from the period between 2004 to 2007 the rate of increase was between 4-8% each year. (See graph on previous page and Appendices 4-6)

Co-operative & Condominium Conversions

When rent regulated housing is converted to ownership status, there is a small immediate decrease in the rental stock, but over time there is a significantly larger decrease. Tenants that choose to purchase their apartments after a cooperative or condominium plan is approved by the New York State Attorney General's Office are immediately removed from rent regulation. These units are no longer rentals. In eviction conversion plans, non-purchasing tenants may continue in residence until the expiration of their lease. In non-eviction plans (which are the overwhelming majority of approved plans) the regulated tenants have the right to remain in occupancy until they voluntarily leave their apartments. When a tenant leaves a regulated unit, the apartment in many cases becomes deregulated, regardless if the incoming tenant purchases or rents.[8]

In 2008, 1,405 units located in co-ops or condos left the stabilized housing stock, 3% fewer than left the system in 2007. An estimated total of 41,817 co-op or condo units have left the stabilized stock since 1994. (See Appendices 5 and 6)

Expiration of Section 421-a and J-51 Benefits

As stated in the "Additions" section of this report, buildings receiving Section 421-a and J-51 benefits remain stabilized, at least until the benefits expire. Therefore, these units enter the stabilized system for a prescribed time period and then exit the system. The number of units leaving the stabilization system is directly dependent upon those units previously entering the system.

In 2008, expiration of 421-a benefits has resulted in a total of 376 units removed from rent stabilization system, more than double the amount (161) in 2007. Conversely, the expiration of J-51 benefits has resulted in a total of 176 units removed, a 35% reduction from the prior year when 270 units were removed from rent stabilization. Since 1994, 17,683 421-a units have left the rent stabilization system while 13,878 J-51 units are no longer rent regulated. (See Appendices 5 and 6)

Substantial Rehabilitation

The Emergency Tenant Protection Act (ETPA) of 1974 exempts apartments from rent regulation in buildings that have been substantially rehabilitated on or after January 1, 1974. DHCR processes applications by owners seeking exemption from rent regulation based on the substantial rehabilitation of their properties. Owners must replace at least 75% of building-wide and apartment systems (i.e., plumbing, heating, electrical wiring, windows, floors, kitchens, bathrooms, etc.). In general, buildings that are substantially rehabilitated have been vacated and tended to have been stabilized properties. Therefore, when these buildings are substantially rehabilitated, the apartments are no longer subject to regulation and are considered new construction. This counts as a subtraction from the regulated stock. Notably, these properties do not receive J-51 tax incentives for rehabilitation.

During 2008, 421 units were removed from stabilization through substantial rehabilitation, up from

297 units lost in 2007. A total of 6,859 units have been removed from the rent stabilization system through substantial rehabilitation since 1994. (See Appendix 5)

Conversion to Commercial or Professional Status

Space converted from residential to nonresidential use is no longer subject to rent regulation. In 2008, 56 units were converted to nonresidential use, down from 66 in 2007. For the period 1994-2008, 2,034 residential units have been converted to nonresidential use. (See Appendix 5)

Other Losses to the Housing Stock

Owners may register units as permanently exempt when smaller units are merged into larger ones, or when the building is condemned, demolished or boarded-up/burnt-out. DHCR annual registration data shows that 1,321 units were removed from the stabilized housing stock in 2008 due to these reasons, just 1% more than in 2007. (See Appendix 5)

Summary

A minimum of 16,833 housing units left rent stabilization, while approximately 8,566 units initially entered the stabilization system in 2008. The built-in fluidity of the system resulted in a net loss of an estimated 8,267 units to the rent stabilized housing stock, an increase of over 3,000 units from 2007, when rent stabilization saw a net estimated loss 5,088 units.[9] (See Summary Table on next page.)

The vast majority of additions to the stabilized stock in 2008 were the result of tax incentive programs. The creation of 420-c units resulted in over half of the additions (56%) while 421-a and 421-g units equaled 22% and 10% of the total respectively. Brooklyn witnessed the most additions (2,875) followed by Manhattan (2,711), the Bronx (1,439), Queens (651) and Staten Island (3). (See Appendix 2)

Meanwhile, high rent/vacancy decontrol was the largest source of subtractions from the rent stabilized housing stock in 2008, accounting for 76% of the total number of subtractions. Over 60% of all units leaving rent stabilization in 2008 were located in Manhattan, a total of 10,277 units. Brooklyn witnessed 2,869 subtractions, Queens 2,635 subtractions, the Bronx saw 956 subtractions and in Staten Island 96 units left rent stabilization. (See Appendix 6) ❐

Endnotes

1. The 421-g tax incentive program provides 14-year tax exemption and abatement benefits for the conversion of commercial buildings to multiple dwellings in Downtown Manhattan. All rental units in the project become subject to rent stabilization for the duration of the benefits. These units are subject to High Rent/Vacancy decontrol if the initial rent level is $2,000 or more. In 2008, none of the converted units had initial rent levels above $2,000. Also, an additional 278 condo units were created under this tax incentive program in 2008.

2. The 420-c tax incentive program provides a complete exemption from real estate taxes for the term of the regulatory agreement (up to 30 years). Eligible projects are owned or controlled by a not-for-profit Housing Development Fund Company, subject to an HPD regulatory agreement which requires use as low-income housing and are financed in part with a loan from the City or State in conjunction with federal low-income housing tax credits.

3. The 2008 Housing and Vacancy Survey reported a total of 40,480 rent controlled units in New York City.

4. In previous years the units leaving rent control and entering rent stabilization were reported citywide and by borough. Borough level data was not provided to the Rent Guidelines Board this year.

5. The final count for petitions for High Rent/High Income decontrol may be slightly reduced as they are subject to appeal or in some cases, to review by a court of competent jurisdiction.

6. Decontrol of certain high rent apartments was instituted in New York City twice before, in 1964 and in 1968.

7. In March 2000, the City Council passed Local Law Intro No. 669-A, which amended the administrative code of the City of New York, in relation to extending the rent stabilization laws with certain amendments to such laws and the rent control law.

8. A court decision affecting units in Brooklyn and Queens ruled that apartments in buildings that have converted to co-op/condo status may remain rent stabilized for a new rental tenant even after a stabilized tenant vacates the apartment.

9. Almost the entire number of the estimated net loss of units to the rent stabilized housing stock will remain as housing units in New York City. These units would convert from rent stabilization to either forms of ownership or to non-regulated rental units unless they are demolished.

Summary Table of Additions and Subtractions to the Rent Stabilized Housing Stock in 2008

Program	Number of Units
ADDITIONS	
421-a	+ 1,856
J-51 conversions	+ 55
Mitchell-Lama buyouts	+ 101
Loft conversions	+ 35
Other Additions	+ 5,632
CHANGES	
Rent control to rent stabilization	+ 887
Subtotal Additions & Changes	**+ 8,566**
SUBTRACTIONS	
Co-op and Condo subtractions	- 1,405
High Rent/Vacancy Decontrol	- 12,800
High Rent/High Income Decontrol	- 278
421-a Expiration	- 376
J-51 Expiration	- 176
Substantial Rehabilitation	- 421
Commercial/Professional conversion	- 56
Other Subtractions	- 1,321
Subtotal Subtractions	**- 16,833**
NET TOTAL	
Net Estimated Loss	***- 8,267***

Sources: Department of Housing Preservation and Development (HPD), Tax Incentive Programs and Division of Housing Supervision (Mitchell-Lama Developments); NYS Division of Housing and Community Renewal (DHCR), Office of Rent Administration and Office of Housing Operations; and NYC Loft Board.

Appendices

1. Additions to the Stabilized Housing Stock, 1994-2008

Year	421-a	J-51	Mitchell-Lama Buyouts State	Mitchell-Lama Buyouts City	Lofts	421-g	420-c	Formerly Controlled	Total
1994	-	114	0	0	-	-	-	-	114
1995	-	88	306	0	-	-	-	-	394
1996	-	8	0	0	-	-	-	-	8
1997	-	38	323	0	-	-	-	-	361
1998	-	135	574	1,263	64	-	-	-	2,036
1999	-	33	286	0	71	-	-	-	390
2000	-	224	0	0	96	-	-	-	320
2001	-	494	0	0	56	-	-	-	550
2002	-	260	0	232	16	-	-	-	508
1994-2002	*20,240*	*1,394*	*1,489*	*1,495*	*303*	*865*	*5,500*	*31,159*	*62,445*
2003	1,929	171	0	279	20	41	1,781	916	5,137
2004	4,941	142	0	229	129	188	1,973	706	8,308
2005	3,380	25	251	481	66	79	1,664	721	6,667
2006	2,264	130	285	2,755	81	5	1,798	634	7,952
2007	2,838	135	2,227	290	35	441	2,558	592	9,116
2008	1,856	55	0	101	35	865	4,767	887	8,566
Total	**37,448**	**2,052**	**4,252**	**5,630**	**669**	**2,484**	**20,041**	**35,615**	**108,191**

421-a Notes: Between 1994-2002, a count of 26,987 421-a units includes co-op and condo units that were created under the 421-a program. Analysis of the RPAD database shows that on average from 1994 to 2002, 25% of 421-a units were owner units and 75% were rental units. Therefore an estimated 20,240 units were added to the rent stabilized stock. In 2003, 51% of 421-a units were rental units, therefore, of the 3,782 units created under the 421-a program in 2003, 1,929 were rentals that are rent stabilized. In 2004, 72% of 421-a units were rental units, therefore, of the 6,862 units created under the 421-a program in 2004, 4,941 were rentals that are rent stabilized. In 2005, 67% of new 421-a units were rentals, 3,380 of a total of 5,062 units. In 2006, 58% of new 421-a units were rentals, 2,264 of a total of 3,875. In 2007, 67% of new 421-a units were rentals, 2,838 of a total of 4,212. In 2008, 41% of new 421-a units were rentals, 1,856 of a total of 4,521.

J-51 Notes: The numbers represent units that were not rent stabilized prior to entering the J-51 Program. Most units participating in the J-51 Program were rent stabilized prior to their J-51 status and therefore are not considered additions to the rent stabilized stock.

Loft Notes: Loft conversion counts are not available from 1994 to 1997.

421-g, 420-c and Rent Controlled Notes: Counts for each year between 1994 and 2002 are not available; only an aggregate is available.

Sources: Department of Housing Preservation and Development (HPD), Tax Incentive Programs and Division of Housing Supervision (Mitchell-Lama Developments); NYS Division of Housing and Community Renewal (DHCR), Office of Rent Administration, annual registration data, and Office of Housing Operations; and NYC Loft Board.

2. Additions to the Stabilized Housing Stock by Borough, 2008

	Bronx	Brooklyn	Manhattan	Queens	S.I.	Total
421-a	523	450	538	342	3	1,856
421-g	0	0	865	0	0	865
420-c	815	2,399	1,252	301	0	4,767
J-51	0	26	21	8	0	55
Mitchell-Lama Buyouts (City & State)	101	0	0	0	0	101
Lofts	0	0	35	0	0	35
Total*	**1,439**	**2,875**	**2,711**	**651**	**3**	**7,679**

*Note: The totals for each borough and citywide do not include formally rent controlled units since borough level data was not provided to the Rent Guidelines Board this year.

Sources: Department of Housing Preservation and Development (HPD), Tax Incentive Programs and Division of Housing Supervision (Mitchell-Lama Developments); NYS Division of Housing and Community Renewal (DHCR), Office of Rent Administration, annual registration data, and Office of Housing Operations; and NYC Loft Board.

3. Subtractions from the Stabilized Housing Stock Due to High Rent/High Income Decontrol by Borough, 1994-2008

Year	Bronx	Brooklyn	Manhattan	Queens	S.I.	Total
1994	0	0	904	0	0	904
1995	0	0	346	0	0	346
1996	1	0	180	4	0	185
1997	1	0	157	2	0	160
1998	3	0	366	3	0	372
1999	2	1	279	1	0	283
2000	2	1	227	0	0	230
2001	3	0	209	2	0	214
2002	1	1	258	2	0	262
2003	2	13	177	6	0	198
2004	0	13	173	8	0	194
2005	4	30	220	11	0	265
2006	8	28	244	21	0	301
2007	9	45	241	14	0	309
2008	10	50	198	20	0	278
Total	**46**	**182**	**4,179**	**94**	**0**	**4,501**

Source: NYS Division of Housing and Community Renewal (DHCR), Office of Rent Administration, annual registration data, grants by year of filing petition cycle.

4. Subtractions from the Stabilized Housing Stock Due to High Rent/Vacancy Decontrol by Borough, 1994-2008

Year	Bronx	Brooklyn	Manhattan	Queens	S.I.	Total
1994	3	9	544	9	0	565
1995	1	111	927	8	0	1,047
1996	10	106	1,203	6	0	1,325
1997	6	77	1,121	0	0	1,204
1998	7	116	2,247	14	0	2,384
1999	11	151	3,586	37	0	3,785
2000	7	279	2,586	62	0	2,934
2001	53	294	4,490	145	0	4,982
2002	64	391	5,431	251	7	6,144
2003	83	640	7,048	416	17	8,204
2004	101	758	7,271	697	29	8,856
2005	184	852	7,303	904	29	9,272
2006	217	1,408	7,187	1,106	65	9,983
2007	375	1,409	7,114	1,380	64	10,342
2008	447	1,884	8,600	1,787	82	12,800
Total	**1,569**	**8,485**	**66,658**	**6,822**	**293**	**83,827**

Note: Registration of deregulated units with DHCR was voluntary and not required from 1994-2000. These totals represent a 'floor' or minimum count of the actual number of deregulated units in these years. The NYC City Council required proof of registration with DHCR of the unit as exempt to be sent to the tenant beginning in March 2000 (see Endnote 7).

Source: NYS Division of Housing and Community Renewal (DHCR), Office of Rent Administration, annual registration data.

5. Subtractions from the Stabilized Housing Stock, 1994-2008

Year	High Rent/ High Income Decontrol	High Rent/ Vacancy Decontrol	Co-op/Condo Conversion	421-a Expiration	J-51 Expiration	Substantial Rehab	Commercial/ Professional Conversion	Other	Total
1994	904	565	5,584	2,005	1,345	332	139	1,904	12,778
1995	346	1,047	4,784	990	1,440	334	113	1,670	10,724
1996	185	1,325	4,733	693	1,393	601	117	1,341	10,388
1997	160	1,204	3,723	1,483	1,340	368	109	1,365	9,752
1998	372	2,384	3,940	2,150	1,412	713	78	1,916	12,965
1999	283	3,785	2,822	3,514	1,227	760	110	1,335	13,836
2000	230	2,934	3,147	3,030	884	476	729	1,372	12,802
2001	214	4,982	2,153	770	1,066	399	88	1,083	10,755
2002	262	6,144	1,774	653	1,081	508	45	954	11,421
2003	198	8,204	1,474	651	854	340	59	912	12,692
2004	194	8,856	1,564	493	609	268	79	954	13,017
2005	265	9,272	1,692	451	545	692	111	1,017	14,045
2006	301	9,983	1,567	263	236	350	135	1,139	13,974
2007	309	10,342	1,455	161	270	297	66	1,304	14,204
2008	278	12,800	1,405	376	176	421	56	1,321	16,833
Total	**4,501**	**83,827**	**41,817**	**17,683**	**13,878**	**6,859**	**2,034**	**19,587**	**190,186**

Co-op/Condo Note: Subtractions from the stabilized stock in co-ops and condos are due to two factors: (1) stabilized tenants vacating rental units in previously converted buildings and (2) new conversions of stabilized rental units to ownership.

High Rent/Vacancy Decontrol Note: See Appendix 4 note.

Source: NYS Division of Housing and Community Renewal (DHCR), Office of Rent Administration, annual registration data.

6. Subtractions from the Stabilized Housing Stock by Borough, 2008

	Bronx	Brooklyn	Manhattan	Queens	S.I.	Total
High Rent/High Income Decontrol	10	50	198	20	0	278
High Rent/Vacancy Decontrol	447	1,884	8,600	1,787	82	12,800
Co-op/Condo Conversion	289	243	347	518	8	1,405
421-a Expirations	2	13	198	161	2	376
J-51 Expirations	0	56	115	5	0	176
Substantial Rehabilitation	22	234	138	27	0	421
Commercial/Professional Conversion	15	19	13	8	1	56
Other	171	370	668	109	3	1,321
Total	**956**	**2,869**	**10,277**	**2,635**	**96**	**16,833**

Source: NYS Division of Housing and Community Renewal (DHCR), Office of Rent Administration, annual registration data.