



A PROFILE OF RENT REGULATED TENANTS

The rent laws protect 2.5 million tenants throughout New York City and Nassau, Westchester, and Rockland counties from exploitative rent increases and baseless evictions. Opponents of rent regulation have chosen a few extremely atypical examples of regulated tenants in an attempt to falsely generalize rent regulated tenants.

But in fact, tenants who benefit from rent regulation are a geographically and racially diverse group with much lower incomes than unregulated tenants in similar buildings. 69.2 percent of tenants in rent-controlled and rent-stabilized apartments live outside Manhattan. 63.2 percent of rent regulated units have a black, Latino, or Asian head of household, and 47 percent of rent regulated units have an immigrant head of household.

Rent-regulated tenants depend on the continuation of the rent laws to be able to afford to remain in their neighborhoods. The median household income for rent regulated tenants is \$38,000 a year, compared to a median of \$48,900 for all types of housing combined. The starting salary for a New York City police officer is \$34,970.

Rent regulation is an important source of housing for poor people. 21.8 percent of regulated tenant households live below the poverty line as compared to just 14.6 percent of tenants that live in unregulated apartments. Rent regulation provides more affordable housing to poor people than public housing, state-subsidized Mitchell-Lama housing, and federally subsidized project-based Section 8 housing combined.

Vacancy decontrol is a clear and present danger in most of the New York metropolitan areas that have traditionally been affordable to people of moderate means. Vacancy decontrol must be repealed now.

Data source: 2008 Housing and Vacancy Survey

REPEAL VACANCY DECONTROL

For additional information, please contact:
NYIOH/Housing Here and Now: 212-979-6238 x204
Real Rent Reform Campaign: 212-608-4320 x316

Created by:

