

Good Cause Eviction Bill Impact

What we know and don't know based on analysis of
the New York City Housing and Vacancy Survey

January 10, 2024



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Background

What are the goals of this analysis?

As an affordable housing policy and advocacy organization, New York Housing Conference prides itself in representing a “big tent” approach to issues that most stakeholders agree on. We partner with nonprofit and for-profit affordable housing developers and other housing advocacy organizations on a variety of housing policy and budgetary issues.

We are not taking a position on the Good Cause Eviction Bill since we have partners that strongly support it and partners that strongly oppose it.

We decided to learn more about the impact of the proposed legislation on NYC with the intent of sharing with supporters and opponents of this legislation and to inform policy makers.

We produced this analysis mainly by examining data from NYC’s Housing and Vacancy Survey. We thank NYU Furman Center for their help in producing data tables and NYC’s Department of Housing Preservation and Development Office of Policy and Strategy for their technical assistance.

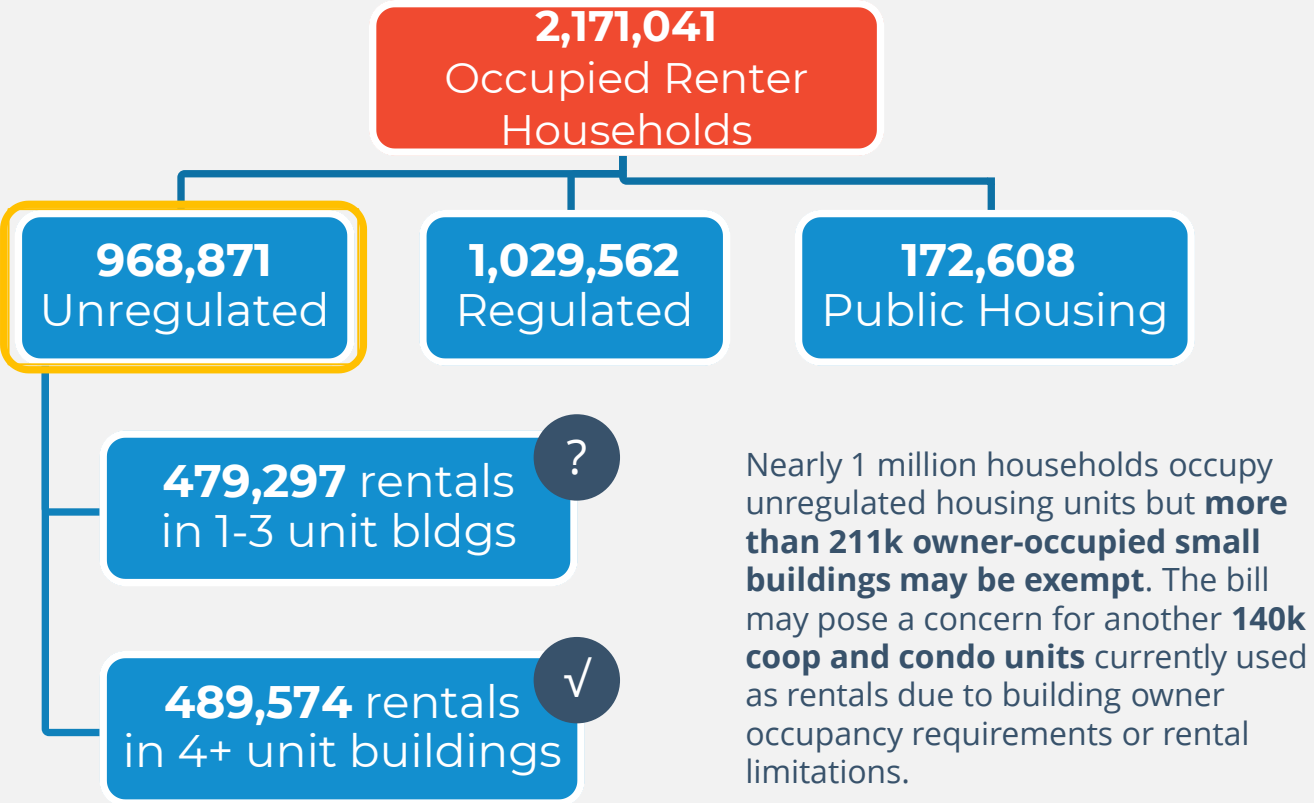


Background

What does The Good Cause Eviction Bill do?

- The Good Cause Eviction Bill (S305/A454) would offer renters in unregulated housing in New York State the right to lease renewal and protection from eviction without “good cause” which excludes nonpayment or violation of lease terms.
- Rent increases exceeding the greater of 3% annual increase or 1.5 X CPI annual percent change are defined as “unreasonable” and can be used as a defense in housing court.
- Renters in owner-occupied 1-3 unit buildings are not covered.
- Renters in regulated and public housing currently have a right to lease renewal and rent increases are limited by other state and federal laws.

What is the universe of households that would be covered by the bill in NYC?



- **Small Buildings**- Half of unregulated units are in 1-3 unit buildings. 66% (636,403) of units are in buildings with fewer than 10 units.
- **Owner-Occupied Buildings**- Owners occupy 211,237 non coop/condo units in 2-3 unit buildings. The bill does not cover these units but we don't know how many also have renters living in them. If they all have renters, 42% of units in small buildings would be exempt.
- **Rentals in Coop/Condos**- 139,957 unregulated rentals are in condo & coops, some of which restrict long term renting. The bill applies to these units.



Where do renters in unregulated housing live

Borough	All Occupied Rental Units	% All Occupied Rental Units	Unregulated Units	% Unregulated Rental Units	Unregulated Units in Small Buildings (1-3)	% Unregulated Units in Small Buildings	Rent Stabilized Units	% Rent Stabilized
Bronx	407,728	19%	111,269	11%	65,953	14%	238,522	25%
Brooklyn	721,818	33%	327,594	34%	174,046	36%	311,644	32%
Manhattan	509,675	23%	208,971	22%	6,280	1%	227,835	24%
Queens	467,308	22%	271,496	28%	189,093	39%	172,355	18%
Staten Island	64,513	3%	49,541	5%	43,926	9%	9,648	1%
Totals	2,171,041	100%	968,871	100%	479,297	100%	960,004	100.00%

Borough Impact:

- Brooklyn has highest share- 1 in 3 rentals are unregulated with 36% in small buildings.
- Queens has 28% of all unregulated rentals but 39% of unregulated units in small buildings.
- 1 in 5 unregulated units are in Manhattan with very few in small buildings.



Household Characteristics of Unregulated Renters

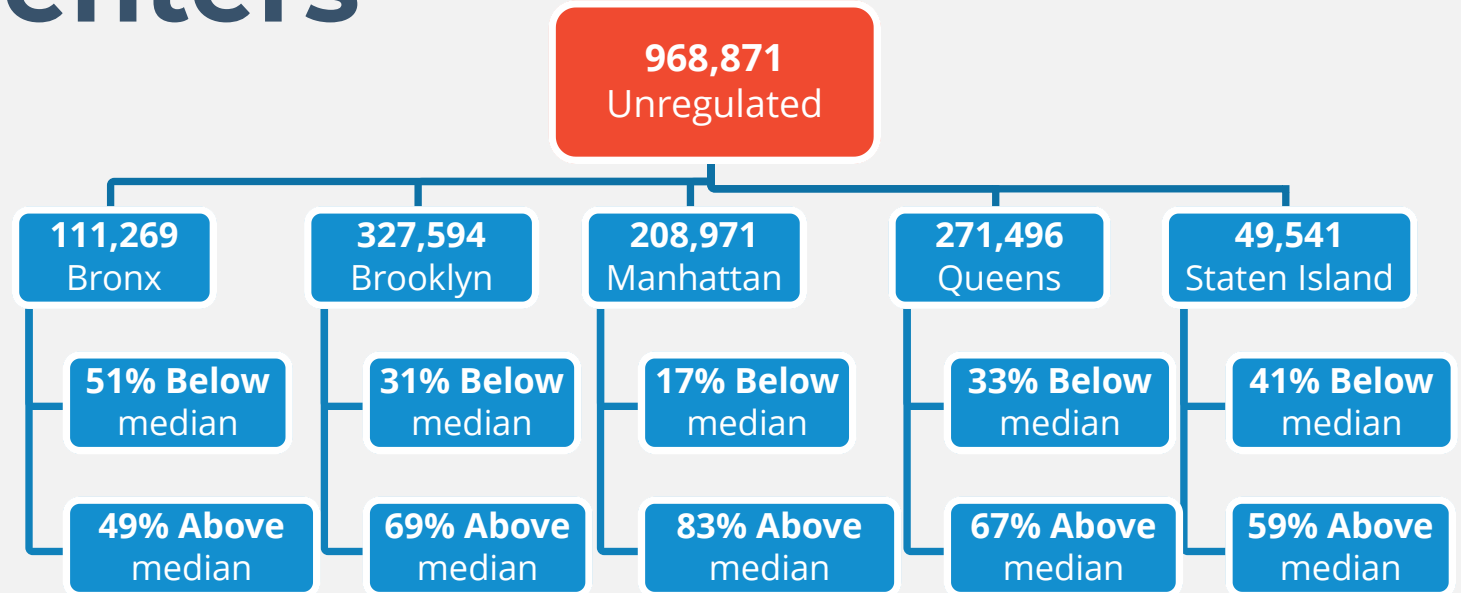
Unregulated Renters At a Glance:

- 40% single households
- 39% White, 25% Hispanic, 18% Black & 18% Asian head of households
- 22% families w/ children
- 8% seniors living alone
- 7% use rental assistance

Unregulated Renters Have Higher Incomes and Pay Higher Rents:

Unregulated renters have a median income of **\$62,900** and pay a median rent of **\$1,800** compared to the **median income of \$50,000** for all NYC renters and a **Citywide median rent of \$1,500**.

69% of renters in unregulated units pay above the Citywide median rent with most living in BK, MN & QN.

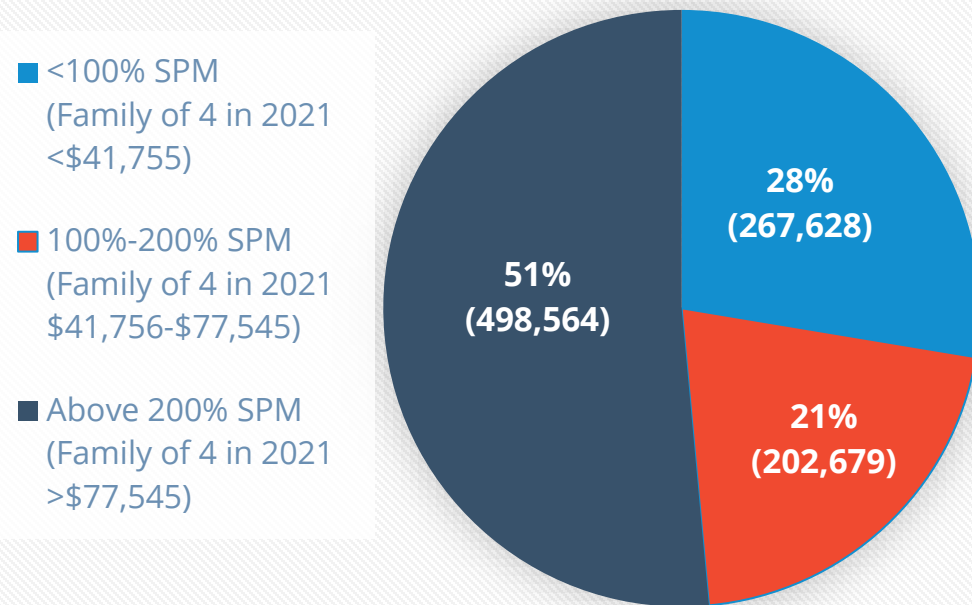


i 31% (301,916) of occupied unregulated units rent below the median and **more than half of these are in small buildings (1-3 units)**



Income Levels of Unregulated Renters- Using Supplemental Poverty Measure (SPM)

Unregulated Renter Households by Income Level



- **Almost half of unregulated renters are below 200% SPM** - an alternative measure of poverty that is regionally adjusted to account for high housing costs. Households under 100% SPM are considered to be in poverty and those under 200% are considered low-income.
- **56% (262,037) of unregulated renters earning below 200% SPM live in 1-3 unit buildings.**

What is the universe of renters who would benefit from the bill?

- Renters in unregulated housing who are denied a lease renewal, excluding renters in owner-occupied 1-3-unit buildings.
- Renters in unregulated housing, who are offered a lease renewal with a rent increase of more than 3% or 1.5% the annual change in CPI, excluding renters in owner-occupied 1-3-unit buildings.

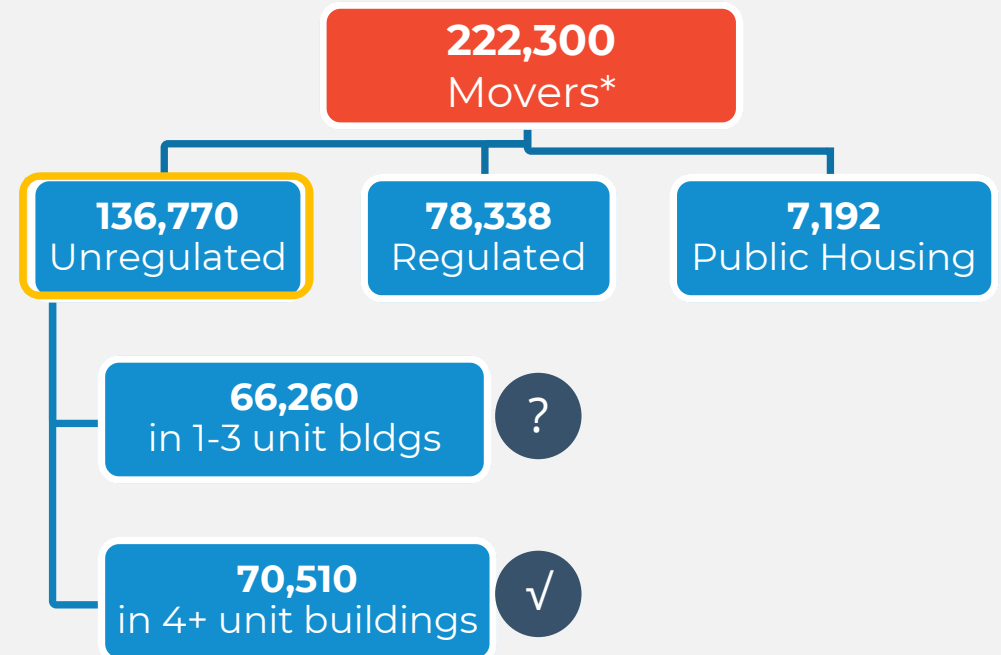
- To understand the potential universe of impact we examine:
 - *Movers*
 - *Eviction filings*
 - *Historic rent increases in unregulated housing*

Which renters who are moving benefit from the bill?

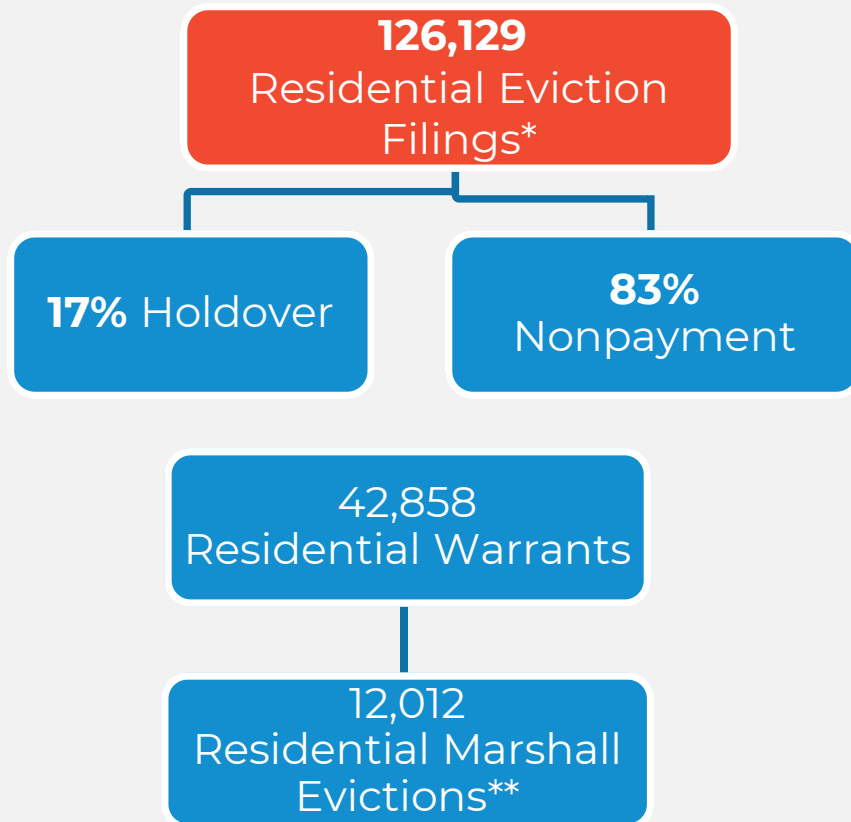
In 2019, 222k households moved and 136k moved into unregulated housing.

We can't say how many moves were forced out of unregulated housing due to denial of lease renewal or rent gouging or how many of the 66k households moving in small buildings would not be covered.

- Movers with higher incomes have more housing choice in the market while those with lower incomes have fewer housing options and face a lower vacancy rate for affordable supply.
- Movers into Unregulated Housing:
 - Paid Higher Rents- 82% rent units above the median
 - Single Households- 38%
 - Families w/ Children- 24%
 - Borough Distribution: Queens (30%), Manhattan (29%), Brooklyn (27%), Bronx (8%), Staten Island (7%)



Which renters facing eviction would benefit from the bill?



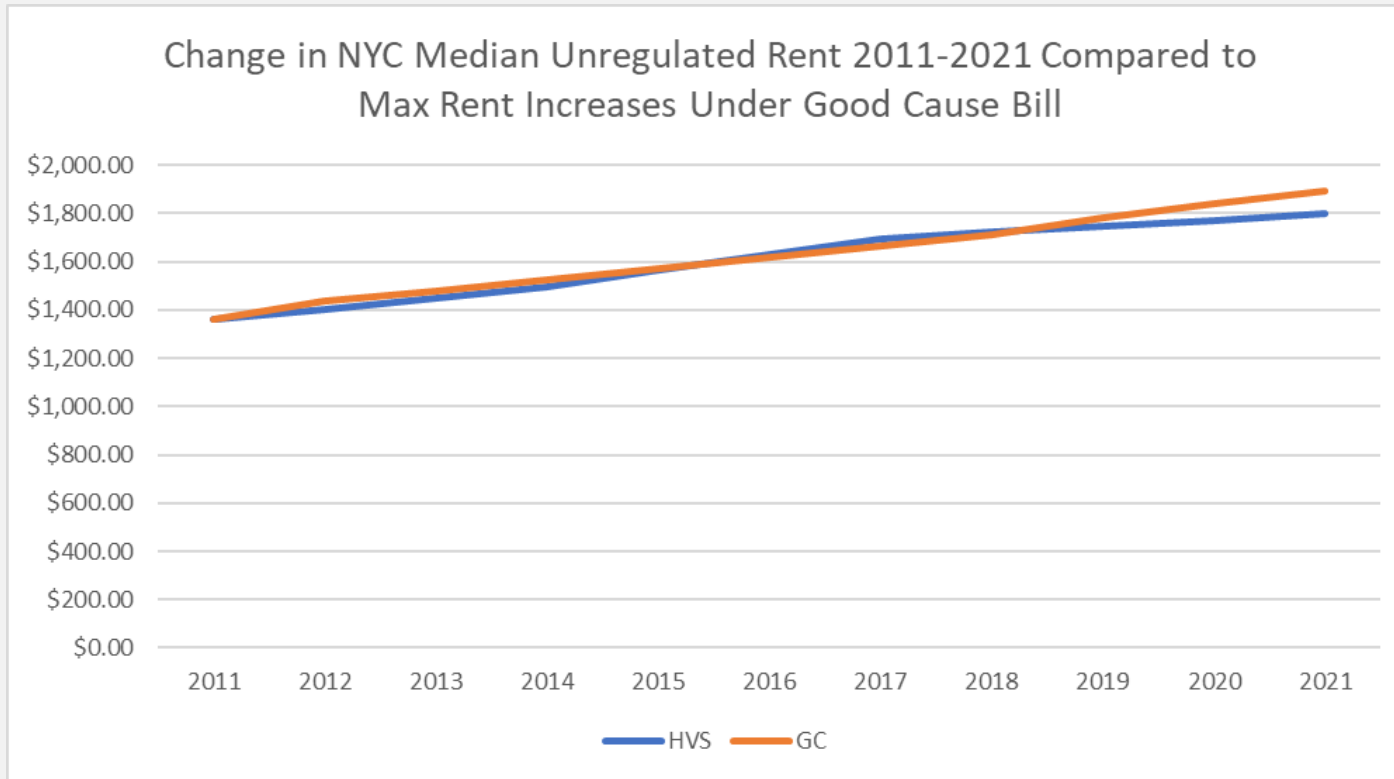
Eviction Filings in NYC

- 71% of filings are in rent-stabilized properties***.
- Overall most eviction filings are for nonpayment, but in the smaller 1-5 unit buildings, 2/3 are holdover.***
- 39% BX, 24% BK, 19% MN, 15% QN, 2% SI*

Estimating Impact

- **Eviction Filings**- We don't know how many households who receive an eviction filing resolve their dispute and remain in their rental or how many move before a filing advances to a warrant or an eviction.
- **Nonpayment**- Nonpayment of rent is not covered by Good Cause making most nonpayment cases ineligible for protection. **We don't know how many households could be protected by "unreasonable rent increase"**.
- **Holdovers**- Lease violations would not be covered. **We don't know how many holdovers cases could benefit.**
- **Trends**- Warrants and marshal's evictions tripled 2022 to 2023.

How did changes in rent in NYC's unregulated stock perform against good cause criteria from 2011 to 2021?



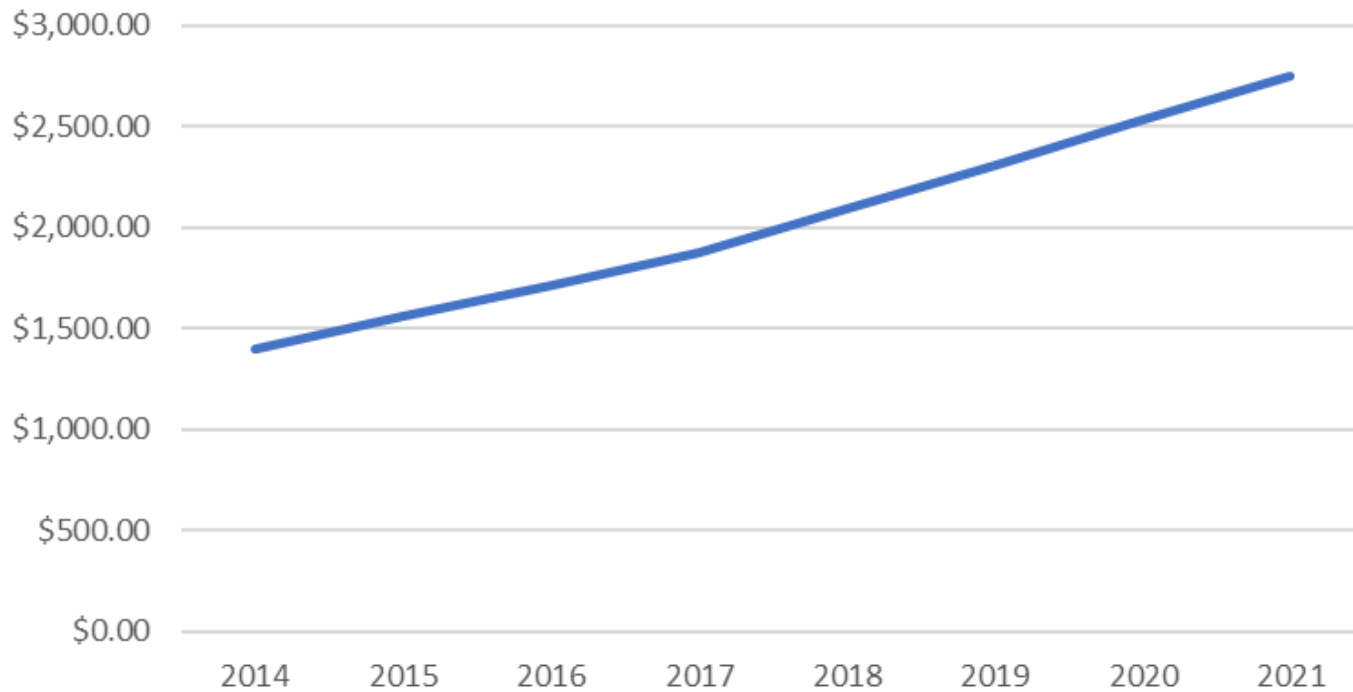
Looking at quartile rents by borough at the 25th, 50th and 75th percentiles, all unregulated rents were less than the GC “unreasonable rent increase” except for the following:

- 2014 Brooklyn rents @ 75th exceeded by 1%; Manhattan rents @ 25th exceeded by 7%, @ 50th by 6% and @ 75th by 4%
- 2017 Brooklyn rents @ 50th exceeded by 2% and @ 75th by 10%
- 2021 Brooklyn rents @ 25th exceeded by 5%, @ 50th exceeded by 8% and @ 75th by 11%
- 2021 Staten Island rents @ 50th exceeded by 16% and @ 75th by 17%

Between 2011 and 2021, the median unregulated rent increased by 32%, lower than the 39% under the Good Cause “unreasonable rent increase” defined as the greater of 3% or 1.5 x CPI percent change.

Changes in asking rents for vacant apartments

Median Asking Rent All Vacant Units: 2014 - 2021



- While Good Cause would not impose restrictions on rents at vacancy, it is worth noting that citywide, median asking rents for vacant apartments increased by 96% from 2014 to 2021.

Key Takeaways

- While there are nearly 1 million households in unregulated rental housing, it is likely that at least 350,000 of these households in owner occupied 1-3 unit buildings and rentals in coops and condo will be exempt from protections. If all 1-3 unit buildings are exempt, 1/2 of low income unregulated renters will be left out of protections.
- Brooklyn & Queens have the largest share (62%) of renters in unregulated housing, with nearly 40% of 1-3 unit unregulated rentals located in Queens.
- Most renters in unregulated housing pay above the citywide median rent and their median income is 26% higher than the citywide median. However, half remain low income. 40% are single and 39% have a white head of household.
- It is unclear how many moves are forced or unwanted that would benefit from good cause protections. Out of 137k moves into unregulated housing in 2019, 1/2 are into small buildings which may be exempt from protections.
- Most eviction filings are in rent stabilized housing (70%) and most are for nonpayment (83%) and therefore would not benefit from good cause protections. Two thirds of holdovers (13k) are likely in unregulated housing located in buildings with 1-5 units. It is unclear how many would be covered by good cause protections.
- Median rents in unregulated housing have increased by 32% from 2011-2021 lower than 39% allowed under “reasonable” rents defined by the good cause bill. While the median rent only exceeded this standard (defined as higher than 3% or 1.5x CPI) in 2017, there are several instances of noncompliance in the quartile rent distribution by borough. While the overall rent increases for occupied unregulated households is relatively modest during this period, rents increased 96% between 2014 and 2021 for vacant units.

Appendix

Table 1: Occupied Unregulated Rental Units by Building Size and Type

Building Size	All Occupied Rental Units	All Unregulated Units	Unregulated Condo Units	Unregulated Co-op Units
1 unit	74,380	71,988	501	754
2 units	244,943	239,600	1,845	389
3 units	180,446	167,710	2,579	476
4 to 5 units	105,689	93,427	3,264	1,141
6 to 9 units	168,549	63,679	4,238	1,308
10 to 12 units	50,023	14,770	1,823	696
13 to 19 units	106,625	31,034	2,116	6,189
20 to 49 units	431,193	72,629	2,218	12,905
50 to 99 units	370,837	85,018	10,141	23,096
100 units+	438,356	129,017	30,684	33,594
Total	2,171,041	968,871	59,409	80,548

*Out of 968,871 occupied unregulated rental units, 139,957 or 14% are in condos & co-ops
Half (49%) of occupied unregulated units are in small buildings (1-3 units)*



Appendix

Table 2: Rental Units by Borough and Housing Type as Share of Citywide Stock

Borough	All Rental Units	% All Rental Units	Unregulated Units	% Unregulated Rental Units	Unregulated Units in Small Buildings (1-3)	% Unregulated Units in Small Buildings	Rent Stabilized Units	% Rent Stabilized
Bronx	407,728	19%	111,269	11%	65,953	14%	238,522	25%
Brooklyn	721,818	33%	327,594	34%	174,046	36%	311,644	32%
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Totals	2,171,041	100%	968,871	100%	479,297	100%	960,004	100%



Appendix

Table 3: Distribution of Monthly Rent for Occupied Unregulated Units by Borough

Borough	# of Unregulated Units by Monthly Rent				Total
	<\$900	\$900-\$1,499	\$1,500-\$2,299	\$2,300+	
Bronx	20,288	36,472	43,161	11,349	111,269
Brooklyn	25,558	76,144	135,905	89,987	327,594
Manhattan	21,586	13,047	44,413	129,924	208,971
Queens	28,043	60,319	137,572	45,563	271,496
Staten Island	5,791	14,669	17,754	11,327	49,541
Total	101,265	200,651	378,805	288,150	968,871



Appendix

Table 4: Distribution of Monthly Rent for Occupied Unregulated Units by Building Size

Building Size	# of Unregulated Units by Monthly Rent				Total
	<\$900	\$900-\$1,499	\$1,500-\$2,299	\$2,300+	
1 unit	9,008	17,136	30,650	15,193	71,988
2 units	19,327	69,885	103,983	46,405	239,600
3 units	8,535	38,028	84,977	36,169	167,710
4 to 5 units	8,078	27,647	38,723	18,978	93,427
6 to 9 units	5,473	10,977	24,080	23,149	63,679
10 to 12 units	1,737	982	4,924	7,127	14,770
13 to 19 units	2,179	6,136	11,720	10,998	31,034
20 to 49 units	11,085	7,479	30,344	23,721	72,629
50 to 99 units	21,803	9,789	27,350	26,076	85,018
100 units+	14,039	12,590	22,054	80,334	129,017
Total	101,265	200,651	378,805	288,150	968,871



Appendix

Table 5: Unregulated Renter Household Income by Supplemental Poverty Measure (SPM)

Unregulated Renter Household Income by SPM	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
Below 35% AMI (<100% SPM) (Family of 4 (2021) <\$41,755)	54,668	73,381	32,555	83,901	23,123	267,628
35%-65% AMI (100%-200% SPM) (Family of 4 (2021) \$41,756-\$77,545)	25,224	74,132	25,081	65,946	12,296	202,679
Above 65% AMI (Family of 4 (2021) >\$77,545)	31,377	180,081	151,335	121,649	14,122	498,564
Total Renters	111,269	327,594	208,971	271,496	49,541	968,871



Appendix

Table 6: Renter Household Income in Quartiles by Housing Type in 2021

Housing Type	25%	50% [Median]	75%
Unregulated	\$30,030	\$62,900	\$120,000
Unregulated Small Buildings	\$27,000	\$56,000	\$105,000
Rent Stabilized	\$18,680	\$47,000	\$92,000

Table 7: Number of Renter Households By Federal Poverty Level (FPL) and Housing Type

Federal Poverty Level (FPL)	Public Housing	Rent Stabilized	Unregulated	Rent Controlled	Other Regulated	Total Renters by FPL
Below 100% FPL (2 Adults, 2 Child family (2020) <\$26,246)	79,686	224,724	147,317	4,939	16,169	472,837
100-200% FPL (2 Adults, 2 Child family (2020) \$26,246-\$52,492)	45,700	158,015	138,470	5,203	13,372	360,760
Above 200 FPL (2 Adults, 2 Child family (2020) >\$52,492)	47,222	577,264	683,084	6,256	23,619	1,337,444
Total Renters	172,608	960,004	968,871	16,398	53,160	2,171,041



Appendix

Table 8: Number of Unregulated Renter Households by Federal Poverty Level (FPL) and Borough

	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total Unregulated Renters by FPL
Below 100% FPL (2 Adults, 2 Child family (2020) <\$26,246)	32,535	38,979	17,637	43,789	14,377	147,317
100-200% FPL (2 Adults, 2 Child family (2020) \$26,246-\$52,492)	25,566	38,570	14,199	47,952	12,183	138,470
Above 200 FPL (2 Adults, 2 Child family (2020) >\$52,492)	53,168	250,046	177,135	179,755	22,981	683,084
Total Unregulated Renters	111,269	327,594	208,971	271,496	49,541	968,871

Table 9: Number of Unregulated Renter Households in Small Buildings by Federal Poverty Level (FPL) and Borough

	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total Unregulated Renters in Small Buildings by FPL
Below 100% FPL (2 Adults, 2 Child family (2020) <\$26,246)	15,542	21,589	-	30,636	13,259	81,026
100-200% FPL (2 Adults, 2 Child family (2020) \$26,246-\$52,492)	18,364	21,073	1,372	32,227	10,699	83,735
Above 200 FPL (2 Adults, 2 Child family (2020) >\$52,492)	32,048	131,384	4,908	126,230	19,967	314,536
Total Unregulated Renters in Small Buildings	65,953	174,046	6,280	189,093	43,926	479,297



Appendix

Table 10: All Movers in 2019 & 2020 by Tenure and Housing Type

Housing Type/Tenure	2019	2020
Owner occupied private cooperative	10,425	13,093
Public Housing	7,192	4,654
Owner Occupied, Other	23,152	16,360
Owner Occupied, Condo	5,710	6,950
Rent Stabilized	75,599	88,925
Unregulated Renter	136,770	131,369
Other Regulated, Owner	1,672	1,485
Other Regulated, Renter	2,739	3,620
Total Movers	263,259	266,457
Total Rental Movers	222,300	228,569

Table 11: Renter Moves in 2019 & 2020 by Borough and Housing Type

Borough	Unregulated 2019	Unregulated 2020	Rent Stabilized 2019	Rent Stabilized 2020
Bronx	10,332	11,229	17,005	14,583
Brooklyn	37,235	35,418	26,240	35,668
Manhattan	39,047	46,286	9,545	19,418
Queens	41,087	32,261	21,243	17,183
Staten Island	9,069	6,175	1,565	2,075
Totals	136,770	131,369	75,599	88,925



Appendix

Table 12: Distribution of Rents Paid by Recent Movers

	<\$900	\$900-\$1,499	\$1,500-\$2,299	\$2,300+	Total	Median Rent
Unregulated 2019	7,341	16,738	59,499	53,192	136,770	\$2,000
Unregulated 2020	6,941	13,698	37,093	73,638	131,369	\$2,450
Rent Stabilized 2019	5,516	19,183	31,732	19,167	75,599	\$1,738
Rent Stabilized 2020	8,846	15,326	38,297	26,457	88,926	\$1,850

Table 13: Income Quartiles of Recent Renter Movers by Housing Type

Recent Movers Income by Housing Type	25%	50% [Median]	75%
Unregulated 2019	\$40,000	\$75,700	\$140,000
Unregulated 2020	\$40,200	\$83,513	\$155,000
Rent Stabilized 2019	\$21,600	\$60,545	\$111,000
Rent Stabilized 2020	\$28,000	\$69,200	\$115,000



Appendix

CPI Period	CPI Annual % Change	1.5x Annual CPI % Change of Preceding Year	Good Cause Rent Increase Factor (>of 1.5x CPI or 3%)	Year	Maximum "Reasonable" Rent Under Good Cause	NYCHVS Median Unregulated Rent
Aug 2010 - Aug 2011	3.80%				\$1,358.00	\$1,358.00
Aug 2011 - Aug 2012	1.30%	5.70%	5.7%	2012	\$1,435.41	
Aug 2012 - Aug 2013	1.50%	1.95%	3%	2013	\$1,478.47	
Aug 2013 - Aug 2014	1.30%	2.25%	3%	2014	\$1,522.82	\$1,496.31
Aug 2014 - Aug 2015	-0.10%	1.95%	3%	2015	\$1,568.51	
Aug 2015 - Aug 2016	1.00%	-0.15%	3%	2016	\$1,615.56	
Aug 2016 - Aug 2017	1.60%	1.50%	3%	2017	\$1,664.03	\$1,695.95
Aug 2017 - Aug 2018	2.70%	2.40%	3%	2018	\$1,713.95	
Aug 2018 - Aug 2019	1.50%	4.05%	4.05%	2019	\$1,783.36	
Aug 2019 - Aug 2020	1.10%	2.25%	3%	2020	\$1,836.87	
Aug 2020 - Aug 2021	4.40%	1.65%	3%	2021	\$1,891.97	\$1,797.60
2011-2021 % change					39.3%	32.4%

Table 14: Change in Unregulated Rents Compared to Rent Increases Allowed Under Good Cause from 2011 - 2021

Good Cause defines reasonable rent increase as, "3% or one and one-half times the annual percentage change in the Consumer Price Index for the region in which the housing accommodation is located, as established the August preceding the calendar year in question, whichever is greater."

This table applies the Good Cause criteria to the median rent in 2011 to determine what would have been considered a reasonable rent increase and compares it to the changes in the market as indicated by NYCHVS median rent over the same period of time.

Highlighted values indicate instances where the NYCHVS median rent exceeded what would be considered reasonable under Good Cause.



Appendix

Table 15: Change in Unregulated Rents Compared to Reasonable Increases Allowed Under Good Cause from 2011 - 2021 by Quartile: Bronx

Year	Bronx, 25 Percentile		Bronx, Median		Bronx, 75 Percentile	
	NYCHVS Rent	Maximum Reasonable Rent Under Good Cause Bill	NYCHVS Rent	Maximum Reasonable Rent Under Good Cause Bill	NYCHVS Rent	Maximum Reasonable Rent Under Good Cause Bill
2011	\$894.11	\$894.11	\$1,175.86	\$1,175.86	\$1,410.83	\$1,410.83
2012		\$945.07		\$1,242.88		\$1,491.25
2013		\$973.43		\$1,280.17		\$1,535.98
2014	\$971.45	\$1,002.63	\$1,222.08	\$1,318.58	\$1,488.82	\$1,582.06
2015		\$1,032.71		\$1,358.13		\$1,629.53
2016		\$1,063.69		\$1,398.88		\$1,678.41
2017	\$1,010.70	\$1,095.60	\$1,287.01	\$1,440.84	\$1,588.68	\$1,728.76
2018		\$1,128.47		\$1,484.07		\$1,780.63
2019		\$1,174.17		\$1,544.17		\$1,852.74
2020		\$1,209.40		\$1,590.50		\$1,908.32
2021	\$1,036.67	\$1,245.68	\$1,399.75	\$1,638.21	\$1,769.36	\$1,965.57

Rents in the Bronx during this time did not exceed what would be considered reasonable under Good Cause at any quartile.



Appendix

Table 16: Change in Unregulated Rents Compared to Reasonable Increases Allowed Under Good Cause from 2011 – 2021 by Quartile: Brooklyn

Year	Brooklyn, 25 Percentile		Brooklyn, Median		Brooklyn, 75 Percentile	
	NYCHVS Rent	Maximum Reasonable Rent Under Good Cause Bill	NYCHVS Rent	Maximum Reasonable Rent Under Good Cause Bill	NYCHVS Rent	Maximum Reasonable Rent Under Good Cause Bill
2011	\$898.57	\$898.57	\$1,187.37	\$1,187.37	\$1,498.09	\$1,498.09
2012		\$949.79		\$1,255.05		\$1,583.48
2013		\$978.28		\$1,292.70		\$1,630.99
2014	\$998.73	\$1,007.63	\$1,275.31	\$1,331.48	\$1,692.29	\$1,679.92
2015		\$1,037.86		\$1,371.43		\$1,730.31
2016		\$1,069.00		\$1,412.57		\$1,782.22
2017	\$1,095.58	\$1,101.07	\$1,485.27	\$1,454.95	\$2,021.30	\$1,835.69
2018		\$1,134.10		\$1,498.60		\$1,890.76
2019		\$1,180.03		\$1,559.29		\$1,967.34
2020		\$1,215.43		\$1,606.07		\$2,026.36
2021	\$1,314.76	\$1,251.89	\$1,795.04	\$1,654.25	\$2,355.88	\$2,087.15

Highlighted values indicate instances where the NYCHVS median rent exceeded what would be considered reasonable under Good Cause.



Appendix

Table 17: Change in Unregulated Rents Compared to Reasonable Increases Allowed Under Good Cause from 2011 – 2021 by Quartile: Manhattan

Year	Manhattan, 25 Percentile		Manhattan, Median		Manhattan, 75 Percentile	
	NYCHVS Rent	Maximum Reasonable Rent Under Good Cause	NYCHVS Rent	Maximum Reasonable Rent Under Good Cause	NYCHVS Rent	Maximum Reasonable Rent Under Good Cause
2011	\$2,075.79	\$2,075.79	\$2,498.67	\$2,498.67	\$3,199.40	\$3,199.40
2012		\$2,194.11		\$2,641.09		\$3,381.77
2013		\$2,259.93		\$2,720.33		\$3,483.22
2014	\$2,495.04	\$2,327.73	\$2,981.37	\$2,801.94	\$3,724.77	\$3,587.72
2015		\$2,397.56		\$2,885.99		\$3,695.35
2016		\$2,469.49		\$2,972.57		\$3,806.21
2017	\$2,299.17	\$2,543.57	\$2,996.25	\$3,061.75	\$3,896.38	\$3,920.39
2018		\$2,619.88		\$3,153.60		\$4,038.01
2019		\$2,725.99		\$3,281.33		\$4,201.54
2020		\$2,807.77		\$3,379.77		\$4,327.59
2021	\$1,915.21	\$2,892.00	\$2,676.04	\$3,481.16	\$3,803.50	\$4,457.42

Highlighted values indicate instances where the NYCHVS median rent exceeded what would be considered reasonable under Good Cause.



Appendix

Table 18: Change in Unregulated Rents Compared to Reasonable Increases Allowed Under Good Cause from 2011 – 2021 by Borough and Quartile: Queens

Year	Queens, 25 Percentile		Queens, Median		Queens, 75 Percentile	
	NYCHVS Rent	Maximum Reasonable Rent Under Good Cause	NYCHVS Rent	Maximum Reasonable Rent Under Good Cause	NYCHVS Rent	Maximum Reasonable Rent Under Good Cause
2011	\$996.18	\$996.18	\$1,280.40	\$1,280.40	\$1,499.93	\$1,499.93
2012		\$1,052.96		\$1,353.38		\$1,585.43
2013		\$1,084.55		\$1,393.98		\$1,632.99
2014	\$1,097.59	\$1,117.09	\$1,392.79	\$1,435.80	\$1,640.19	\$1,681.98
2015		\$1,150.60		\$1,478.88		\$1,732.44
2016		\$1,185.12		\$1,523.24		\$1,784.41
2017	\$1,197.15	\$1,220.67	\$1,523.08	\$1,568.94	\$1,799.53	\$1,837.94
2018		\$1,257.29		\$1,616.01		\$1,893.08
2019		\$1,308.21		\$1,681.46		\$1,969.75
2020		\$1,347.46		\$1,731.90		\$2,028.84
2021	\$1,282.84	\$1,387.88	\$1,688.56	\$1,783.86	\$2,056.74	\$2,089.71

Unregulated rents in Queens during this time did not exceed what would be considered reasonable under Good Cause at any quartile.



Appendix

Table 19: Change in Unregulated Rents Compared to Reasonable Increases Allowed Under Good Cause from 2011 – 2021 by Borough and Quartile: Staten Island

Year	Staten Island, 25 Percentile		Staten Island, Median		Staten Island, 75 Percentile	
	NYCHVS Rent	Maximum Reasonable Rent Under Good Cause	NYCHVS Rent	Maximum Reasonable Rent Under Good Cause	NYCHVS Rent	Maximum Reasonable Rent Under Good Cause
2011	\$808.57	\$808.57	\$998.57	\$998.57	\$1,296.62	\$1,296.62
2012		\$854.66		\$1,055.49		\$1,370.53
2013		\$880.30		\$1,087.15		\$1,411.64
2014	\$868.36	\$906.71	\$993.02	\$1,119.77	\$1,349.49	\$1,453.99
2015		\$933.91		\$1,153.36		\$1,497.61
2016		\$961.93		\$1,187.96		\$1,542.54
2017	\$909.34	\$990.78	\$1,116.14	\$1,223.60	\$1,451.79	\$1,588.82
2018		\$1,020.51		\$1,260.31		\$1,636.48
2019		\$1,061.84		\$1,311.35		\$1,702.76
2020		\$1,093.69		\$1,350.69		\$1,753.84
2021	\$1,094.45	\$1,126.50	\$1,651.85	\$1,391.21	\$2,171.20	\$1,806.46

Highlighted values indicate instances where the NYCHVS median rent exceeded what would be considered reasonable under Good Cause.

