Rent Regulation

Tom Waters, Community Service Society of New York, November 2018

More than a third of the city's 960,000 low-income households (those with incomes below twice the federal poverty threshold) live in rent-regulated housing. The most heavily rent-regulated areas of New York City are concentrated in central Brooklyn, western Queens, the West Bronx, and Upper Manhattan—essentially an inner ring around the historically high-rent areas of Manhattan below Harlem. This pattern, which partly reflects the effect of 20 years of vacancy deregulation, results in a constituency for rent regulation that disproportionately includes low-income people and people of color.

The Community Service Society has estimated the numbers of rent-regulated apartments (including both rent control and rent stabilization) for the New York City portion of each legislative district in the city. These estimates were made by allocating apartments from sub-borough areas in the 2017 New York City Housing and Vacancy Survey into legislative districts in proportion with the number of dwelling units as measured at the level of Census tract in the 2012-2016 American Community Survey.

United States Congress

District	U.S. Representative	Rent-regulated
13	Adriano Espaillat	158,000
15	José Serrano	130,000
9	Yvette Clarke	114,000
12	Carolyn Maloney	108,000
10	Jerrold Nadler	94,000
14	Alexandria Ocasio-Cortez	80,000
6	Grace Meng	66,000
7	Nydia Velazquez	61,000
8	Hakeem Jeffries	55,000
11	Max Rose	44,000
16	Eliot Engel	27,000
5	Gregory Meeks	27,000
3	Tom Suozzi	6,000

New York State Senate

District	Senator	Rent-regulated
31	Robert Jackson	68,000
33	Gustavo Rivera	68,000
29	José M. Serrano	59,000
27	Brad Hoylman	52,000
30	Brian Benjamin	51,000
20	Zellnor Myrie	49,000
32	Luis Sepúlveda	47,000
12	Michael Gianaris	44,000
28	Liz Krueger	41,000
21	Kevin S. Parker	40,000
22	Andrew Gounardes	40,000
26	Brian Kavanagh	40,000
34	Alessandra Biaggi	39,000
13	Jessica Ramos	37,000
17	Simcha Felder	37,000
25	Velmanette Montgomery	35,000
16	Toby Ann Stavisky	33,000
36	Jamaal Bailey	33,000
18	Julia Salazar	31,000
15	Joseph P. Addabbo Jr	28,000
23	Diane J. Savino	28,000
19	Roxanne J. Persaud	18,000
11	John Liu	17,000
10	James Sanders Jr.	13,000
14	Leroy Comrie	13,000
24	Andrew J. Lanza	5,000

New York State Assembly

District	Assembly Member	Rent-regulated
72	Carmen De La Rosa	34,000
77	Latoya Joyner	33,000
78	José Rivera	31,000
43	Diana Richardson	30,000
86	Victor Pichardo	30,000
71	Al Taylor	29,000
81	Jeffrey Dinowitz	27,000
70	Inez Dickens	25,000
75	Richard Gottfried	23,000
84	Carmen Arroyo	23,000
42	Rodneyse Bichotte	22,000
74	Harvey Epstein	21,000
79	Michael Blake	21,000
36	Aravella Simotas	20,000
66	Deborah Glick	20,000
80	Nathalia Fernandez	20,000
67	Linda Rosenthal	19,000
46	Mathylde Frontius	18,000
50	Joseph Lentol	18,000
65	Yuh-Line Niou	18,000
69	Daniel O'Donnell	18,000
30	Brian Barnwell	17,000
45	Steven Cymbrowitz	17,000
68	Robert Rodriguez	17,000
73	Dan Quart	17,000
28	Andrew Hevesi	16,000
37	Catherine Nolan	16,000
47	William Colton	16,000
56	Tremaine Wright	16,000
57	Walter Mosley	16,000
76	Rebecca Seawright	16,000

New York State Assembly (cont.)

District	Assembly Member	Rent-regulated
35	Jeffrion Aubry	15,000
39	Catalina Cruz	15,000
44	Robert Carroll	15,000
55	Latrice Walker	15,000
87	Karines Reyes	15,000
48	Simcha Eichstein	14,000
85	Marcos Crespo	14,000
34	Michael DenDekker	13,000
53	Maritza Davila	13,000
58	N. Nick Perry	13,000
49	Peter Abbate Jr.	12,000
83	Carl Heastie	12,000
27	Daniel Rosenthal	11,000
41	Helene Weinstein	11,000
40	Ron Kim	10,000
51	Félix Ortiz	10,000
52	Jo Anne Simon	10,000
23	Stacey Pheffer Amato	8,000
38	Michael Miller	8,000
60	Charles Barron	8,000
25	Nily Rozic	7,000
26	Edward Braunstein	7,000
54	Erik Dilan	7,000
24	David Weprin	6,000
64	Nicole Malliotakis	6,000
82	Michael Benedetto	6,000
32	Vivian Cook	5,000
61	Charles Fall	5,000
29	Alicia Hyndman	4,000
31	Michele Titus	4,000
59	Jaime Williams	3,000

New York State Assembly (cont.)

District	Assembly Member	Rent-regulated
33	Clyde Vanel	2,000
62	Michael Reilly	2,000
63	Michael Cusick	2,000

New York City Council

District	Council Member	Rent-regulated
10	Ydanis Rodriguez	43,000
14	Fernando Cabrera	39,000
16	Vanessa L. Gibson	38,000
11	Andrew Cohen	37,000
15	Ritchie J. Torres	33,000
40	Mathieu Eugene	32,000
7	Mark Levine	30,000
3	Corey Johnson	29,000
9	Bill Perkins	29,000
2	Carlina Rivera	26,000
8	Diana Ayala	26,000
43	Justin Brannan	25,000
4	Keith Powers	24,000
22	Costa Constantinides	24,000
26	Jimmy Van Bramer	24,000
41	Alicka Ampry-Samuel	24,000
6	Helen Rosenthal	23,000
17	Rafael Salamanca Jr.	23,000
48	Chaim M. Deutsch	23,000
1	Margaret S. Chin	22,000
35	Laurie A. Cumbo	22,000
25	Daniel Dromm	21,000
29	Karen Koslowitz	21,000
5	Ben Kallos	20,000

New York City Council (cont.)

District	Council Member	Rent-regulated
47	Mark Treyger	20,000
18	Ruben Diaz, Sr.	19,000
34	Antonio Reynoso	19,000
36	Robert E. Cornegy, Jr.	19,000
33	Stephen T. Levin	18,000
21	Francisco Moya	17,000
44	Kalman Yeger	17,000
45	Jumaane D. Williams	17,000
12	Andy King	14,000
30	Robert Holden	14,000
39	Brad Lander	14,000
13	Mark Gjonaj	13,000
38	Carlos Menchaca	13,000
20	Peter Koo	11,000
42	Inez Barron	11,000
19	Paul Vallone	10,000
24	Rory I. Lancman	10,000
37	Rafael L. Espinal Jr.	9,000
31	Donovan J. Richards	8,000
32	Eric A. Ulrich	7,000
49	Deborah Rose	7,000
27	I. Daneek Miller	5,000
28	Adrienne E. Adams	5,000
46	Alan N. Maisel	5,000
23	Barry Grodenchik	4,000
50	Steven Matteo	2,000
51	Joseph C. Borelli	2,000