

The Geography—and New Politics—of Housing in New York City

Unregulated Rental Housing

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

Although New York City has a heavily regulated and subsidized housing system, close to 900,000 apartments – including the homes of 237,000 households with incomes below twice the federal poverty threshold – remain outside the major regulation and subsidy programs.

The Community Service Society has estimated the numbers of unregulated apartments 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	Unregulated
12	Carolyn Maloney	129,000
10	Jerrold Nadler	115,000
7	Nydia Velazquez	91,000
8	Hakeem Jeffries	86,000
6	Grace Meng	74,000
9	Yvette Clarke	72,000
11	Max Rose	72,000
14	Alexandria Ocasio-Cortez	72,000
5	Gregory Meeks	58,000
13	Adriano Espaillat	43,000
15	Jose Serrano	37,000
16	Eliot Engel	21,000
3	Tom Suozzi	11,000

New York State Senate

District	Senator	Unregulated
27	Brad Hoylman	63,000
28	Liz Krueger	61,000
26	Brian Kavanagh	51,000
18	Julia Salazar	46,000

New York State Senate (cont.)

District	Senator	Unregulated
25	Velmanette Montgomery	42,000
12	Michael Gianaris	41,000
22	Andrew Gounardes	40,000
15	Joseph P. Addabbo Jr	38,000
19	Roxanne J. Persaud	37,000
21	Kevin S. Parker	35,000
13	Jessica Ramos	34,000
20	Zellnor Myrie	31,000
16	Toby Ann Stavisky	30,000
17	Simcha Felder	30,000
11	John Liu	30,000
23	Diane J. Savino	29,000
10	James Sanders Jr.	29,000
30	Brian Benjamin	29,000
14	Leroy Comrie	29,000
24	Andrew J. Lanza	29,000
31	Robert Jackson	25,000
29	José M. Serrano	24,000
36	Jamaal Bailey	22,000
32	Luis Sepúlveda	20,000
34	Alessandra Biaggi	20,000
33	Gustavo Rivera	14,000

New York State Assembly

District	Assembly Member	Unregulated
66	Deborah Glick	29,000
76	Rebecca Seawright	27,000
75	Richard Gottfried	25,000
73	Dan Quart	25,000
67	Linda Rosenthal	24,000
74	Harvey Epstein	24,000
65	Yuh-Line Niou	21,000

New York State Assembly (cont.)

District	Assembly Member	Unregulated
50	Joseph Lentol	19,000
52	Jo Anne Simon	19,000
69	Daniel O'Donnell	18,000
47	William Colton	18,000
53	Maritza Davila	18,000
30	Brian Barnwell	17,000
36	Aravella Simotas	17,000
60	Charles Barron	16,000
56	Tremaine Wright	16,000
37	Catherine Nolan	16,000
54	Erik Dilan	16,000
57	Walter Mosley	15,000
59	Jaime Williams	15,000
39	Catalina Cruz	15,000
38	Michael Miller	15,000
23	Stacey Pheffer Amato	14,000
44	Robert Carroll	14,000
83	Carl Heastie	14,000
51	Félix Ortiz	14,000
49	Peter Abbate Jr.	14,000
55	Latrice Walker	13,000
27	Daniel Rosenthal	13,000
41	Helene Weinstein	13,000
64	Nicole Malliotakis	13,000
58	N. Nick Perry	13,000
35	Jeffrion Aubry	13,000
46	Mathylde Frontius	12,000
63	Michael Cusick	12,000
32	Vivian Cook	12,000
40	Ron Kim	12,000
48	Simcha Eichstein	12,000

New York State Assembly (cont.)

District	Assembly Member	Unregulated
34	Michael DenDekker	12,000
26	Edward Braunstein	12,000
24	David Weprin	12,000
80	Nathalia Fernandez	11,000
31	Michele Titus	11,000
70	Inez Dickens	11,000
68	Robert Rodriguez	11,000
61	Charles Fall	11,000
25	Nily Rozic	11,000
45	Steven Cymbrowitz	11,000
29	Alicia Hyndman	11,000
43	Diana Richardson	11,000
28	Andrew Hevesi	11,000
62	Michael Reilly	11,000
87	Karines Reyes	10,000
42	Rodneyse Bichotte	10,000
71	Al Taylor	9,000
33	Clyde Vanel	9,000
85	Marcos Crespo	8,000
79	Michael Blake	8,000
82	Michael Benedetto	8,000
78	José Rivera	6,000
81	Jeffrey Dinowitz	6,000
72	Carmen De La Rosa	6,000
86	Victor Pichardo	5,000
84	Carmen Arroyo	5,000
77	Latoya Joyner	4,000

New York City Council

District	Council Member	Unregulated
3	Corey Johnson	36,000
5	Ben Kallos	32,000
4	Keith Powers	32,000
2	Carlina Rivera	30,000
1	Margaret S. Chin	30,000
6	Helen Rosenthal	29,000
34	Antonio Reynoso	25,000
33	Stephen T. Levin	23,000
39	Brad Lander	23,000
43	Justin Brannan	22,000
42	Inez Barron	20,000
22	Costa Constantinides	20,000
30	Robert Holden	20,000
36	Robert E. Cornegy, Jr.	19,000
26	Jimmy Van Bramer	19,000
46	Alan N. Maisel	19,000
38	Carlos Menchaca	19,000
25	Daniel Dromm	19,000
47	Mark Treyger	18,000
32	Eric A. Ulrich	18,000
37	Rafael L. Espinal Jr.	18,000
41	Alicka Ampry-Samuel	17,000
35	Laurie A. Cumbo	17,000
44	Kalman Yeger	16,000
12	Andy King	16,000
24	Rory I. Lancman	16,000
28	Adrienne E. Adams	16,000
21	Francisco Moya	16,000
49	Deborah Rose	15,000
7	Mark Levine	15,000
45	Jumaane D. Williams	15,000

New York City Council (cont.)

District	Council Member	Unregulated
19	Paul Vallone	15,000
48	Chaim M. Deutsch	15,000
31	Donovan J. Richards	14,000
20	Peter Koo	14,000
50	Steven Matteo	14,000
27	I. Daneek Miller	14,000
51	Joseph C. Borelli	14,000
18	Ruben Diaz, Sr.	13,000
9	Bill Perkins	13,000
13	Mark Gjonaj	13,000
29	Karen Koslowitz	13,000
23	Barry Grodenchik	13,000
40	Mathieu Eugene	12,000
15	Ritchie J. Torres	11,000
8	Diana Ayala	10,000
17	Rafael Salamanca Jr.	9,000
10	Ydanis Rodriguez	8,000
16	Vanessa L. Gibson	7,000
11	Andrew Cohen	6,000
14	Fernando Cabrera	5,000