

compared with 11.39% of market rate apartments. They also live, on average, in smaller apartments than non-regulated tenants, with an average of 3.2 rooms per apartment versus 3.7 rooms in market rate apartments.

Rent regulation does, of course, play some role in limiting the rents paid by many households that receive limited or no assistance. Yet, in spite of the high number of rental households protected by rent regulation, the proportion of household income paid in rent rose steeply throughout the early period of stabilization. (This phenomenon also occurred - to a lesser extent - throughout the nation during the same period.) The median “rent to income ratio,” or percent of gross income paid in rent, increased from 20% to 33-34% for all renters and from 22% to 36% for stabilized renters over the past 44 years (see table on this page).⁹⁸

Table III.

Median Percent of Gross Income Paid in Rent for all Renters and Stabilized Renters in New York City 1970-2014		
Year	All Renters	Stabilized Renters
1970	20%	22%
1975	25%	27%
1978	28%	30%
1981	27%	29%
1984	29%	30%
1987	29%	29%
1991	29%	28%
1993	30%	31%
1996	30%	30%
1999	29%	30%
2002	28%	28%
2005	31%	32%
2008	31%	31%
2011	34%	35%
2014	33%	36%

Source: Housing and Vacancy Surveys 1970-2014, U.S. Bureau of the Census

Tenants currently residing in rent stabilized apartments (as distinguished from those searching for new apartments) receive the greatest level of protection under the existing system. The creators of rent stabilization were particularly concerned with

⁹⁸ Housing and Vacancy Surveys 1970-2014