

represent a 'floor', or minimum count, of the actual number of newly regulated and deregulated units in these years.

Data from the Cost of Living Indices

The Income and Affordability Study

Each year the Board is provided with data on an April-to-April basis from the regional cost of living index. This information may be compared to the data provided by the annual price index to gauge changes in a landlord's cost of maintaining rental housing relative to the overall cost of other goods and services. It is also helpful in comparing relative changes in rent to the cost of other goods and services. A comparison of changes in rent stabilized rents to changes in the regional consumer price index is contained in Appendix W. The cost of living data is reported to the Board annually in the *Income and Affordability Study*.

One of the most important indices, stabilized tenant income, is only available in the triennial Housing and Vacancy Survey. The table on this page details median stabilized household income from 1974 through 2013, in nominal rates as well as real 2013 dollars.

Table VI.

New York City Median Stabilized Renter Household Income 1974-2013

Year	Nominal	Real 2013 Dollars
2013	\$40,600	\$40,600
2010	\$37,000	\$39,453
2007	\$36,000	\$40,742
2004	\$32,000	\$40,130
2001	\$32,000	\$43,927
1998	\$27,000	\$39,945
1995	\$25,300	\$40,061
1992	\$20,160	\$34,518
1990	\$21,000	\$38,942
1986	\$18,547	\$42,417
1983	\$14,483	\$37,272
1980	\$11,976	\$37,487
1977	\$9,980	\$39,946
1974	\$9,908	\$47,527

Source: 1975–2014 Housing and Vacancy Surveys, U.S. Bureau of the Census