

LIST OF TABLES AND CHARTS

		<u>page</u>
Table I	New York City's Housing Emergency – Net Vacancy Rates	4
Table II	History of the Board and the Rent Regulation System	13
Chart I	Rent Regulation and Construction of New Housing	23
Chart II	The Overcrowding Problem Today	25
Table III	Percent of Gross Income Paid in Rent for all Renters and Stabilized Renters in New York City, 1970-2014	68
Table IV	Commensurate Rent Increases as reported to the RGB	76
Table V	Supplemental Rent Adjustments in RGB Orders, 1983-2016	92
Chart III	Ratio of O&M Costs to NOI for each Dollar of Income	104
Chart IV	Average Interest Rates for New and Refinanced Mortgages, 1981-2015	105
Table VI	NYC Median Stabilized Renter Household Income, 1974-2013	107
Chart V	Stabilized Median Rent Burdens, NYC, 1970-2014	108