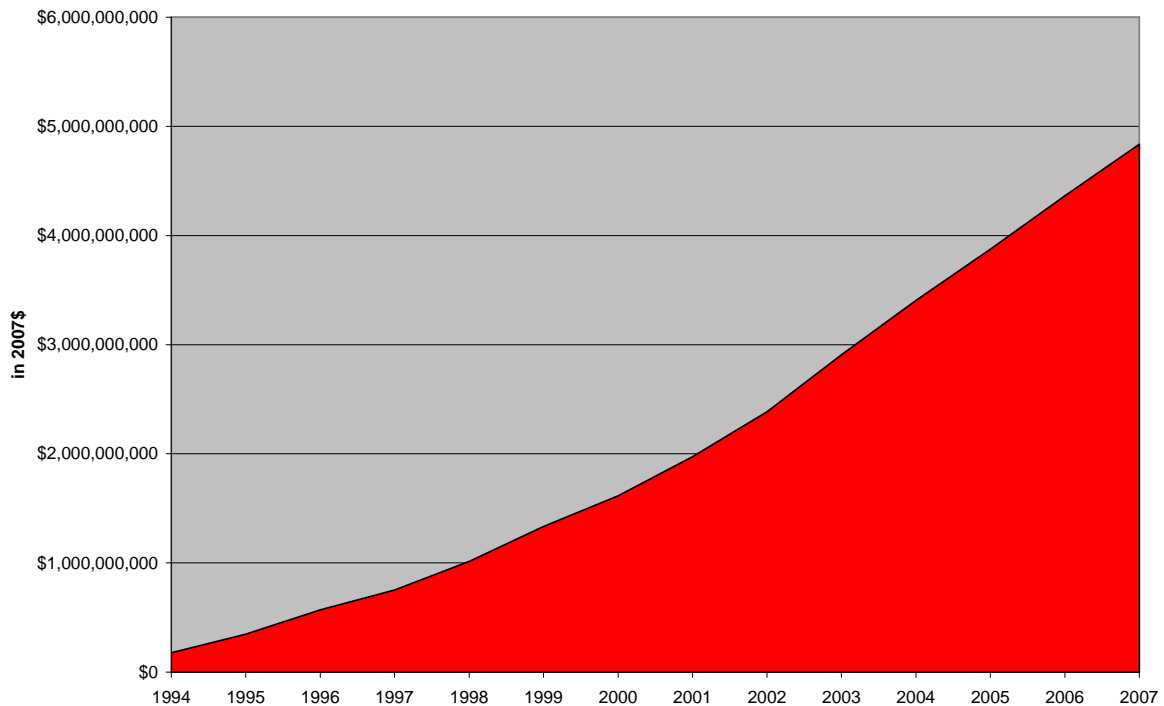


The Impact of Deregulation of Rent Stabilized Units by High-Rent/High-Income Decontrol and High-Rent Vacancy Decontrol: *An Economic and Fiscal Impact Study*

New York City's Construction Spending Linked to Rent Stabilization Deregulation, 1994-2007



Urbanomics

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Executive Summary

The major findings on the impact of deregulation of rent stabilized units by High-Rent/High-Income Decontrol and High-Rent Vacancy Decontrol:

- As of 2007, some 75,250 rent regulated units have been deregulated by the High-Rent/High-Income and High-Rent Vacancy deregulation provisions of State law enacted in 1993 and 1997. This represents less than half of the 173,353 unit subtractions from the stabilized housing stock of New York City in the 1994-2007 period¹ Despite these subtractions, the stabilized housing stock grew from 979,026 in 1993 to 1,004,837 in 2008.
- For the 75,250 units over the 14 year period of deregulation, the cumulative value of housing improvement investments in deregulated units was \$2.9 billion. The cumulative value of MCI investment in this period was an additional \$1.2 billion.
- As of 2007, the cumulative value of the \$4.1 billion investment in the 75,250 deregulated and MCI-recipient units was worth \$4.8 billion when expressed in present value terms, by conversion of nominal dollars to constant 2007 dollars through use of the New York consumer price index.
- Between 1994 and 2007, the \$4.1 billion nominal investment created 6,739 man-years of construction employment and 18,207 man-years in overall employment in the New York City economy.
- The annual 2007 value of investment in deregulated and MCI-recipient units created beneficial indirect and induced effects that increased overall spending by a multiple of 1.43. Assuming this held for all prior years of deregulated and MCI investment, the total economic impact of the cumulative \$4.8 billion spending in present value terms would amount to a \$6.9 billion impact on New York City's economy over the 1994-2007 period.
- In addition to rental income, employment and multiplier benefits with respect to aggregate spending, the deregulation of stabilized units by High-Rent/High-Income Decontrol and High-Rent Vacancy Decontrol had a beneficial impact on Gross City Product and the annual output of selected industries. For the construction industry as a whole in 2007, the annual investment generated a 3.3% expansion of construction product.
- Lastly, real property taxes paid by owners to New York City government increased significantly. Assuming the minimum increase in rental income was realized by real estate owners as a consequence of decontrol and investment, the rent benefit would have been capitalized into market value and the taxable assessed value of real property. Over the entire 1994-2007 period for all residential properties with the 75,250 deregulated units, the cumulative value of their increased property tax liability is estimated at \$2.1 billion in present value terms.
- In addition to the economic and fiscal benefits above, continued deregulation will have other beneficial impacts by restoring the balance of supply and

¹ NYC Rent Guidelines Board, *Changes to the Rent Stabilized Housing Stock in New York City in 2007*, June 3, 2008

demand in the market and dampening the expensive rents of market rate housing.

The following report amplifies these findings by briefly setting the context for this study, tracing the history of deregulation legislation, identifying assumptions and methodology for estimating the direct impacts, and by describing the *Implan* model and simulation results of the total economic and fiscal impact assessment.

Context of Study

The rent stabilization laws have been in place since 1969, providing rent increase limitations and eviction protections for roughly one million New York City apartments. In 1993, the New York State Legislature enacted limited de-regulation provisions which were subsequently amended in 1997. Current law permits the de-regulation of apartments under two circumstances:

High-Rent/High-Income Decontrol:

- The unit has a legal regulated rent of two thousand dollars (\$2,000) or more per month and
- The apartment is occupied by persons whose total annual household income exceeds one hundred seventy-five thousand dollars (\$175,000) in each of the two preceding calendar years.

High-Rent Vacancy Decontrol:

- A rent stabilized apartment which became vacant and could be offered at a legal regulated rent of \$2,000 or more per month.

While the current rent laws do not expire until 2011, recent changes in the makeup of the State Legislature have raised the prospect of an imminent repeal or significant curtailment of the de-regulation provisions of the law. Legislative proposals have also been launched to limit Major Capital Improvement (MCI) and Individual Apartment Improvement (IAI) rent increases, the major rent increase mechanisms available to stimulate housing investment.

In this context, the Rent Stabilization Association asked Urbanomics to examine the economic benefits derived from deregulation, specifically the impacts on housing investment, job creation and the City's real estate tax base.

The economic impacts of deregulation estimated in this analysis are conservative for a number of reasons. First, only some 75,000 of more than 173,000 units deregulated from 1994-2007 are evaluated. Deregulation through modes other than high-rent/high-income (such as vacancies of rent-regulated units in cooperatives and condominiums) are also likely to have economic impacts but these are not considered in this analysis. It should be noted that the rent stabilized housing stock is in a constant state of flux with units entering as well as exiting stabilization status. According to a NYC RGB analysis the loss of stabilized units over this period is offset by the addition of 99,625 units.

The Table below illustrates the number of units deregulated from 1994-2007 by borough. Manhattan saw the largest number deregulated over the period with 62,039 units, or 82% of the total deregulated universe, followed by Brooklyn, Queens, the Bronx, and Staten Island with 6,733, 5,109, 1,158, and 211 units decontrolled, respectively.

Table 1: Deregulated Units by High-Rent/High-Income Decontrol or High-Rent Vacancy Decontrol by Borough, 1994-2007

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Bronx	3	1	11	7	10	13	9	56	65	85	101	188	225	384
Brooklyn	9	111	106	77	116	152	280	294	392	653	771	882	1436	1454
Manhattan	1448	1273	1383	1278	2613	3865	2813	4699	5689	7225	7444	7523	7431	7355
Queens	9	8	10	2	17	38	62	147	253	422	705	915	1127	1394
Staten Island	0	0	0	0	0	0	0	0	7	17	29	29	65	64
Total	1469	1393	1510	1364	2756	4068	3164	5196	6406	8402	9050	9537	10,284	10,651

Source: New York State Division of Housing and Community Renewal

Second, the housing investment benefit is capped by the assumption of a \$2,000 monthly rent. However, it is quite likely that property owners may invest more than the dollar value needed to attain a \$2,000 rent in some cases depending on the condition of the housing and the rental market.

Third, with regard to the impact of housing investments under the Major Capital Improvement (MCI) program, this analysis accounts for the costs approved by the State housing agency, which are approximately 12% less than the costs claimed by owners. In addition, owners routinely undertake major construction projects (such as building façade repairs and lead paint abatements) which are ineligible for MCI rent increases as is ancillary work done in conjunction with MCI-eligible projects. .

Despite the limited scope of deregulation under review and other conservative assumptions, significant economic and fiscal benefits can be measured cumulatively over time and in the context of the City's economy, impacting property income, construction employment, gross output and property tax liability.

From a broader economic perspective, rent regulation can be seen as having a deleterious impact on the New York City economy and fiscal condition. Its imposition has created an imbalance between demand and supply in the housing market, bifurcating the market, and ratcheting up the cost of market rate housing. Deregulation of stabilized units will dampen expensive rents of market rate housing in New York City, especially in Manhattan, and restore appropriate market values to once regulated properties and former neighborhoods of stabilized housing.

It should be noted that deregulation mechanisms within a rent regulatory regime are not uncommon either in New York or in other localities. A more broad-based system of total vacancy decontrol existed in New York City under rent stabilization from 1971 to 1974 and, until 1974, all rent controlled apartments were deregulated upon vacancy. Rent regulatory systems in California allow stabilized rents to achieve market level upon

vacancy with the new market rent falling under rent stabilization (known as “decontrol-recontrol”).

Under any of these vacancy decontrol scenarios, no existing tenants are affected. Therefore, there are no reports of negative impacts, only findings of increased housing investment. Even in Boston where rents were totally decontrolled in 1995, virtually overnight, there was evidence of significant new housing investment and increased tax revenue but no evidence of significant dislocation of tenants.

The Direct Impact of Deregulation

Assumptions

There are two methods whereby a landlord can legally increase the rent for a stabilized unit. For a vacated unit, a 20% rent increase authorized by State law will apply and landlords may further raise rents by adding 1/40th the cost of eligible unit improvements to the monthly rent, which will deregulate the unit if the resulting rent exceeds \$2,000. The second type of improvement increase is a major capital improvement (MCI) which results in a building-wide rent increase. The rent increase as an outcome of a major capital improvement cannot, as a matter of law, be more than 6% of the rent that was being charged at the time the increase was applied.

For purposes of estimating the economic impact of deregulating 75,250 rent stabilized units in New York City over the 1994-2007 period, the following assumptions were made for the direct impact assessment:

- Median contract rent, as reported on a borough-specific basis by the Housing Vacancy Survey (HVS for 1993, 1996, 1999, 2002, 2005, 2008) and interpolated for intervening years, will apply to initial years of deregulation
- \$2,000 monthly rent required for deregulation
- Rent benefit of deregulation represents difference between median contract rent and \$2,000 monthly rent threshold
- 20% increase in rent upon vacancy of stabilized units
- Investment value of a unit's improvement will represent fortyfold the difference between a \$2,000 monthly rent and a median contract rent increased by 20%
- Rent benefit is capitalized into increased market value of property by a 10% cap rate

Methodology

To determine the economic effects of deregulating rent stabilized units in New York City, two methods were applied:

1. Input-Output Analysis
2. Property Tax Analysis

Input-Output Analysis

Part 1: Direct Investment Value

$$2000-[A*(20\%)]=B; [(40*B)*C]+D=E$$

A=Median Contract Rent

B=1/40 of investment

C=Number of deregulated units

D=Major Capital Investment (MCI, as reported by DHCR)

E=Investment Value

Steps:

1. Increase median contract rent by 20 percent
2. Subtract the new median contract rent from \$2,000, which will equal 1/40 of investment value
3. Multiply the 1/40th of investment value by 40, which will equal the minimum level of investment
4. Multiply level of investment by the number of deregulated units to derive the aggregated investment
5. Add the aggregated investment to the Major Capital Investment (MCI) to equal total investment value for input to the IMPLAN Model

Calculations were performed for each year in which a specified number of units were deregulated by borough. Cumulative values were derived across all years of the 1994-2007 period, expressed in nominal dollars and in present value terms by conversion of nominal to constant 2007 dollar values. Rent benefits for units deregulated by year were adjusted year-by-year based upon Rent Guidelines Board orders for one and two-year leases imposed upon the deregulated year's median contract rent, as reported by the HVS.

Part 2: IMPLAN Model

The annual investment value for units deregulated in 2007 was entered into the IMPLAN model calibrated for the New York City economy in 2007. IMPLAN is a widely-accepted statistical software program of MIG, Inc. that is built upon standard input-output methodology. Input-output analysis is a method that computes how an entire economic system is affected by a direct impact on a portion of the system -- i.e., a change in investment, technology, consumption, production or a public or private policy. An input-output model replicates the inter-industry linkages in an economy, and the feedback relationships between producers, household consumers, private investors, government, and the balance of trade with the rest of world. In doing so, it predicts the ripple or multiplier effects that emanate between sectors, resulting in indirect and induced effects. Indirect effects largely result from second-round impacts on producers of goods and services that supply the direct sector, while induced effects can occur from changes in household spending. IMPLAN measures each of these effects on output, employment, and value added by detailed industry.

Unlike other economic analysis models, IMPLAN constructs a complete set of regional social accounts and calibrates a regional economy based upon regional purchase

coefficients, commutation patterns, and local tax rates. IMPLAN was developed as a cost-effective way to building regional input-output models. Generating regional input-output models ordinarily entails a vast amount of data and the expense of surveying industries within a region to develop a list of commodity purchases or production functions. The IMPLAN accounts meticulously comply with the accounting standards used in the "Input-Output Study of the U.S. Economy" by the U.S. Bureau of Economic Analysis (1980) and the rectangular formatting recommended by the United Nations.²

The value of investment for deregulation was entered into the IMPLAN model sector pertaining to maintenance and repair construction of residential structures. A commodities impact analysis was performed using a Type 11 multiplier model. The commodities impact divides the event value to all industries producing that commodity.³ Type 11 multipliers give the direct, indirect, and induced effects where the induced effect is based on income changes as reported for residents-only income from the Social Accounting Matrices (SAM) accounts

Tax Analysis

Part 1: 2007 Direct Property Tax Impact

$$[((2000-A)*12)*B]/10\%=C; [((C*D)*E)/100]*12.737=F$$

A=Median Contract Rent

B=Number of deregulated units

C=Market Value of increased rent benefit, based on Cap rate

D=Percent Taxable Assessed Value of Property Market Value

E=Percent Billable Assessed Value of Taxable (Class II average)

F= 2007 Property Tax Liability

Steps:

1. Subtract monthly contract rent from \$2000
2. Annualize the monthly rent benefit
3. Multiply by the number of deregulated units
4. Divide aggregate rent benefit by 10% cap rate
5. Multiply market value increase based on cap rate by the property's percent of taxable assessed value to market value (equalization rate) (RPAD file used to determine property market and assessed value)
6. Determine portion of taxable assessed value billable, based upon borough specific relationship for all Class II properties
7. Convert billable assessed value to property tax rate basis (i.e., per \$100 AV)
8. Multiply by Class II property tax rate of 2007 (\$12.737 per \$100 AV)

² IMPLAN: Input-output System. Scott A. Lindall & Douglas C. Olson, MIG, Inc., Stillwater, MN

³ IMPLAN Professional, Version 2.0, Social Accounting & Impacts Analysis Software. 3rd edition- February 2004. MIG, inc. Stillwater, MN

Part 2: 1994-2007 Cumulative Property Tax Impact (in Nominal \$)

$$\sum [((2000-(A*B))*12)*C]/10\%=D; [((D*E)*F)/100]*12.737=G$$

A=Median Contract Rent

B=Rent Guidelines Board order on annual rent increases, 1994-2007

C=number of deregulated units per year, 1994-2007

D=Market Value of increased rent benefit over 1994-2007 period, based on Cap rate

E=Percent Taxable Assessed Value of Property Market Value

F=Percent Billable Assessed Value of Taxable (Class II average)

G= Cumulative Property Tax Liability, 1994-2007

Steps:

1. Determine aggregate rent benefit over 1994-2007 period by units deregulated each year from RGB annual increases in rent order applied to base year median contract rent
2. Divide aggregated rent benefit over 1994-2007 period by 10% cap rate to determine period increase in property market value
3. Multiply market value increase by percent taxable assessed value of property market value
4. Determine portion of taxable assessed value billable, based upon borough specific relationship for all Class II properties
5. Convert billable assessed value to property tax rate basis (i.e., per \$100 AV)
6. Multiply by appropriate Class II property tax rates

Findings

As of 2007, some 75,250 rent regulated units have been decontrolled since 1993 by the provisions of High-Rent/High-Income Decontrol and High-Rent Vacancy Decontrol. In 2007, fully 10,651 units were decontrolled. In 2007, the value of investment from vacancy decontrol by these provisions amounted to \$357.5 million, while the approved value of MCI investment was \$113.5 million. Thus, the total value of all investment in the selected rent regulated units was \$471.0 million in 2007.

Over the 14 year period of deregulation, from 1994 through 2007, the cumulative value of deregulated unit investment was \$2.9 billion in nominal dollar terms and \$3.4 billion in present value terms. The comparable cumulative value of MCI investment was \$1.2 billion in nominal dollars and \$1.5 billion in present value terms. Thus, as of 2007, the aggregate cumulative value of all investment in 75,250 deregulated and MCI-recipient units was \$4.84 billion in present value terms, when prior year nominal investment values are expressed in 2007 dollar terms by the New York consumer price index.

In 2007, the \$471.0 million investment created 764 full-time equivalent jobs in the construction industry and 2,063 total jobs in the New York City economy. On a cumulative basis over the 1994-2007 period, this was equivalent to 6,739 man-years of employment in construction and 18,207 man-years of employment in the overall New York City economy. Although construction is the most affected industry, there are indirect and induced impacts on other industries. In effect, over 100 of New York's industries have been indirectly affected by the deregulation of rent stabilization. They

include: food production, manufacturing, retail and professional services. The investment which the construction industry initially receives passes through to their suppliers and employees. It stimulates further rounds of production and consumption. From an employment perspective, the largest indirect and induced job gains occur in retail trade, transport, and professional services including legal, accounting and architectural firms.

When the direct value of investment in deregulated and MCI-recipient units was expended in the New York City economy in 2007, it created beneficial indirect and induced effects that increased overall spending and Gross City Product (GCP). The total economic impact amounted to \$675 million, or represented a 1.43 multiplier on direct investment spending by stimulating production in supplier industries and household consumption. This compares to New York's nominal GCP of \$640 billion in 2007. For the construction industry as a whole, it represented a 3.3% impact or expansion of construction product. Assuming the 1.43 multiplier measured by the impact of 2007 investment on the City's economy held for all prior years of deregulated and MCI investment, the total economic impact of the cumulative \$4.84 billion spending in present value terms would amount to a \$6.9 billion impact on New York City's economy over the 1994-2007 period.

For individual property owners, deregulation increased rent rolls, market values of property, and property tax liability. In 2007, deregulation of 10,651 units raised annual rent rolls at minimum by \$132 million. Should the value of improvements have been greater than fortyfold the difference between contract rents and the \$2,000 threshold, then rent roll increases would have been even larger. For all 75,250 decontrolled units since 1993, their corresponding 2007 value of rent roll increases is estimated to be \$921 million, at minimum. The increase in rental income as a consequence of decontrol will eventually be capitalized into the market value and taxable assessed value of real property. Assuming a 10% capitalization ratio, 2007 equalization rates and tax rates for Class II, the enhanced property value would generate a \$370 million annual increase in property tax liability of buildings with 75,250 deregulated units. Over the entire 1994-2007 period, the cumulative value of increased property tax liability would be \$2.1 billion in present value terms.

In addition to rental income, property value enhancements, and property tax liability increases, the deregulation of stabilized units by High-Rent/High-Income Decontrol and High-Rent Vacancy Decontrol will generate other tax revenues for New York City, New York State and the Federal government. Measured only for 2007, by all levels of government, the business and personal tax impact of increased output is estimated at \$95.5 million.

In conclusion, the impacts of deregulation of stabilized units are substantial for New York City's economy. This analysis has focused solely on employment, output, and property tax liability benefits generated by release of some 75,000 previously regulated units into the market rate rental housing stock over the past 14 years. Roughly another one million stabilized units still operate under rent regulation in New York City. Many of these in outer borough locations are approaching market rate rental levels, but for those where significant rent differentials exist with respect to prevailing neighborhood free market rents, primarily in core Manhattan, further economic and fiscal benefits would accrue to New York from their deregulation.

APPENDIX

Appendix 1: Total Stabilized Occupied: Net Change by Borough

	1993	1996	Net Chge '93-'96	1996	1999	Net Chge '96-'99	1999	2002	Net Chge '99-'02	2002	2005	Net Chge '02-'05	2005	2008	Net Chge '05-'08
Borough	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total
Bronx	177,338	184,152	6,814	184,152	186,928	2,776	186,928	204,839	17,911	204,839	217,048	12,209	217,048		
Brooklyn	254,743	267,466	12,723	267,466	270,294	2,828	270,294	265,208	-5,086	265,208	270,110	4,902	270,110		
Manhattan	355,310	368,356	13,046	368,356	354,595	-13,761	354,595	328,574	-26,021	328,574	324,749	-3,825	324,749		
Queens	182,180	185,240	3,060	185,240	198,244	13,004	198,244	181,068	-17,176	181,068	195,351	14,283	195,351		
Staten Island	9,455	9,538	83	9,538	10,526	988	10,526	8,705	-1,821	8,705	8,397	-308	8,397		
Total	979,026	1,014,752	35,726	1,014,752	1,020,587	5,835	1,020,587	988,394	-32,193	988,394	1,015,655	27,261	1,015,655	1,004,837	-10,818

Subtractions (r):

Tot all Programs	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
HR/Vac Decontr'l	565	1,047	1,325	1,204	2,384	3,785	2,934	4,982	6,144	8,204	8,856	9,272	9,983	10,342
High Income Decontr'l	904	346	185	160	372	283	230	214	262	198	194	265	301	309
Total	1,469	1,393	1,510	1,364	2,756	4,068	3,164	5,196	6,406	8,402	9,050	9,537	10,284	10,651

Subtractions (r):

HR/Vac Decontr'l	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Bronx	3	1	10	6	7	11	7	53	64	83	101	184	217	375
Brooklyn	9	111	106	77	116	151	279	294	391	640	758	852	1,408	1,409
Manhattan	544	927	1,203	1,121	2,247	3,586	2,586	4,490	5,431	7,048	7,271	7,303	7,187	7,114
Queens	9	8	6	0	14	37	62	145	251	416	697	904	1,106	1,380
Staten Island	0	0	0	0	0	0	0	0	7	17	29	29	65	64
Total	565	1,047	1,325	1,204	2,384	3,785	2,934	4,982	6,144	8,204	8,856	9,272	9,983	10,342

Subtractions (e):

High Income Decontr'l	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Bronx	0	0	1	1	3	2	2	3	1	2	0	4	8	9
Brooklyn	0	0	0	0	0	1	1	0	1	13	13	30	28	45
Manhattan	904	346	180	157	366	279	227	209	258	177	173	220	244	241
Queens	0	0	4	2	3	1	0	2	2	6	8	11	21	14
Staten Island	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	904	346	185	160	372	283	230	214	262	198	194	265	301	309

Subtractions (sum):

HR/V + High Inc Decontr'l	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	1994-2007
Bronx	3	1	11	7	10	13	9	56	65	85	101	188	225	384	1158
Brooklyn	9	111	106	77	116	152	280	294	392	653	771	882	1436	1454	6733
Manhattan	1448	1273	1383	1278	2613	3865	2813	4699	5689	7225	7444	7523	7431	7355	62039
Queens	9	8	10	2	17	38	62	147	253	422	705	915	1127	1394	5109
Staten Island	0	0	0	0	0	0	0	0	7	17	29	29	65	64	211
Total	1,469	1,393	1,510	1,364	2,756	4,068	3,164	5,196	6,406	8,402	9,050	9,537	10,284	10,651	75,250

Appendix 2: Monthly Contract Rent:

As Given in HVS:

MCR Stabilized Units (Mean)	1993	1996	1999	2002	2005
Bronx	\$ 450		\$ 550	\$ 643	\$ 755
Brooklyn	\$ 500		\$ 607	\$ 698	\$ 828
Manhattan			\$ 872	\$ 976	\$ 1,080
Queens	\$ 564		\$ 690	\$ 785	\$ 912
Richmond	\$ 564		\$ 650	\$ 748	\$ 790
NYC	\$ 525	\$ 550	\$ 650	\$ 795	\$ 908

As Provided by RGB & HVS:

MCR Stabilized Units (Median)	1993	1996	1999	2002	2005	2008
Bronx	\$ 450	\$ 508	\$ 550	\$ 625	\$ 750	\$ 828
Brooklyn	\$ 498	\$ 550	\$ 605	\$ 675	\$ 810	\$ 900
Manhattan	\$ 625	\$ 650	\$ 727	\$ 826	\$ 960	\$ 1,015
Queens	\$ 565	\$ 647	\$ 700	\$ 760	\$ 900	\$ 1,000
Richmond	\$ 564	\$ 600	\$ 642	\$ 750	\$ 806	\$ 843
NYC	\$ 525	\$ 600	\$ 648	\$ 700	\$ 844	\$ 925

As Interpolated from RGB & HVS:

MCR Stabilized Units (Median)	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Bronx	\$469	\$489	\$508	\$522	\$536	\$550	\$575	\$600	\$625	\$667	\$708	\$750	\$776	\$802
Brooklyn	\$515	\$533	\$550	\$568	\$587	\$605	\$628	\$652	\$675	\$720	\$765	\$810	\$840	\$870
Manhattan	\$633	\$642	\$650	\$676	\$701	\$727	\$760	\$793	\$826	\$871	\$915	\$960	\$978	\$997
Queens	\$592	\$620	\$647	\$665	\$682	\$700	\$720	\$740	\$760	\$807	\$853	\$900	\$933	\$967
Richmond	\$576	\$588	\$600	\$614	\$628	\$642	\$678	\$714	\$750	\$769	\$788	\$806	\$819	\$831
NYC	\$550	\$575	\$600	\$616	\$632	\$648	\$665	\$683	\$700	\$748	\$796	\$844	\$871	\$898

Annualized Rent Increase - Initial Year

MCR Stabilized Units (Median)	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Bronx	\$18,368	\$18,136	\$17,904	\$17,736	\$17,568	\$17,400	\$17,100	\$16,800	\$16,500	\$16,000	\$15,500	\$15,000	\$14,688	\$14,376
Brooklyn	\$17,816	\$17,608	\$17,400	\$17,180	\$16,960	\$16,740	\$16,460	\$16,180	\$15,900	\$15,360	\$14,820	\$14,280	\$13,920	\$13,560
Manhattan	\$16,400	\$16,300	\$16,200	\$15,892	\$15,584	\$15,276	\$14,880	\$14,484	\$14,088	\$13,552	\$13,016	\$12,480	\$12,260	\$12,040
Queens	\$16,892	\$16,564	\$16,236	\$16,024	\$15,812	\$15,600	\$15,360	\$15,120	\$14,880	\$14,320	\$13,760	\$13,200	\$12,800	\$12,400
Richmond	\$17,088	\$16,944	\$16,800	\$16,632	\$16,464	\$16,296	\$15,864	\$15,432	\$15,000	\$14,775	\$14,549	\$14,324	\$14,177	\$14,031
NYC	\$17,400	\$17,100	\$16,800	\$16,608	\$16,416	\$16,224	\$16,016	\$15,808	\$15,600	\$15,024	\$14,448	\$13,872	\$13,548	\$13,224

Monthly Rent Increase - 2007 equivalent of subsequent year increases on initial year of deregulation, based on RGB orders

MCR Stabilized Units (Median)	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Bronx	\$798	\$807	\$814	\$789	\$787	\$784	\$795	\$791	\$784	\$812	\$814	\$821	\$819
Brooklyn	\$876	\$879	\$881	\$859	\$861	\$862	\$869	\$859	\$847	\$877	\$879	\$887	\$886
Manhattan	\$1,077	\$1,059	\$1,042	\$1,021	\$1,029	\$1,036	\$1,051	\$1,045	\$1,036	\$1,061	\$1,052	\$1,051	\$1,032
Queens	\$1,007	\$1,023	\$1,037	\$1,005	\$1,001	\$997	\$996	\$975	\$954	\$983	\$981	\$985	\$985
Richmond	\$979	\$970	\$961	\$928	\$922	\$915	\$938	\$941	\$941	\$937	\$905	\$883	\$864
NYC	\$935	\$949	\$961	\$931	\$928	\$923	\$920	\$899	\$878	\$911	\$915	\$924	\$919

RGB Orders for Rent Increase

Leases between	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
One Year	2.00%	2.00%	5.00%	2.00%	2.00%	2.00%	4.00%	4.00%	2.00%	4.50%	3.50%	2.50%	4.00%
Two Years	4.00%	4.00%	7.00%	4.00%	4.00%	4.00%	6.00%	6.00%	4.00%	7.50%	6.50%	5.00%	7.00%
Average	3.00%	3.00%	6.00%	3.00%	3.00%	3.00%	5.00%	5.00%	3.00%	6.00%	5.00%	3.75%	5.50%
Ave Annl Rate of Increase:	103.00%	103.00%	106.00%	103.00%	103.00%	103.00%	105.00%	105.00%	103.00%	106.00%	105.00%	103.75%	105.50%

Annualized Rent Increase - 2007 equivalent by initial year of deregulation

MCR Stabilized Units (Median)	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Bronx	\$14,426	\$14,322	\$14,232	\$14,531	\$14,560	\$14,596	\$14,454	\$14,514	\$14,589	\$14,254	\$14,231	\$14,149	\$14,176
Brooklyn	\$13,487	\$13,450	\$13,424	\$13,690	\$13,668	\$13,655	\$13,569	\$13,697	\$13,836	\$13,474	\$13,450	\$13,361	\$13,366
Manhattan	\$11,080	\$11,291	\$11,501	\$11,743	\$11,648	\$11,569	\$11,383	\$11,462	\$11,562	\$11,272	\$11,376	\$11,391	\$11,614
Queens	\$11,917	\$11,727	\$11,559	\$11,943	\$11,983	\$12,031	\$12,047	\$12,300	\$12,556	\$12,207	\$12,231	\$12,179	\$12,184
Richmond	\$12,250	\$12,354	\$12,463	\$12,862	\$12,940	\$13,022	\$12,745	\$12,711	\$12,707	\$12,761	\$13,138	\$13,409	\$13,637
NYC	\$12,780	\$12,612	\$12,463	\$12,826	\$12,869	\$12,920	\$12,955	\$13,207	\$13,460	\$13,065	\$13,022	\$12,914	\$12,973

Appendix 3: Investment for Vacancy Decontrol :

As Increased 20% for VDeC:

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
MCR Stabilized Units (Median)														
Bronx	\$563	\$586	\$610	\$626	\$643	\$660	\$690	\$720	\$750	\$800	\$850	\$900	\$931	\$962
Brooklyn	\$618	\$639	\$660	\$682	\$704	\$726	\$754	\$782	\$810	\$864	\$918	\$972	\$1,008	\$1,044
Manhattan	\$760	\$770	\$780	\$811	\$842	\$872	\$912	\$952	\$991	\$1,045	\$1,098	\$1,152	\$1,174	\$1,196
Queens	\$711	\$744	\$776	\$798	\$840	\$864	\$888	\$912	\$968	\$1,024	\$1,080	\$1,120	\$1,120	\$1,160
Richmond	\$691	\$706	\$720	\$737	\$754	\$770	\$814	\$857	\$900	\$923	\$945	\$968	\$982	\$997
NYC	\$660	\$690	\$720	\$739	\$758	\$778	\$798	\$819	\$840	\$898	\$955	\$1,013	\$1,045	\$1,078

Difference betw Infi MCR & \$2000:

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Equal to 1/40 of Investment														
Bronx	\$1,437	\$1,414	\$1,390	\$1,374	\$1,357	\$1,340	\$1,310	\$1,280	\$1,250	\$1,200	\$1,150	\$1,100	\$1,069	\$1,038
Brooklyn	\$1,382	\$1,361	\$1,340	\$1,318	\$1,296	\$1,274	\$1,246	\$1,218	\$1,190	\$1,136	\$1,082	\$1,028	\$992	\$956
Manhattan	\$1,240	\$1,230	\$1,220	\$1,189	\$1,158	\$1,128	\$1,088	\$1,048	\$1,009	\$955	\$902	\$848	\$826	\$804
Queens	\$1,289	\$1,256	\$1,224	\$1,202	\$1,181	\$1,160	\$1,136	\$1,112	\$1,088	\$1,032	\$976	\$920	\$880	\$840
Richmond	\$1,309	\$1,294	\$1,280	\$1,263	\$1,246	\$1,230	\$1,186	\$1,143	\$1,100	\$1,077	\$1,055	\$1,032	\$1,018	\$1,003
NYC	\$1,340	\$1,310	\$1,280	\$1,261	\$1,242	\$1,222	\$1,202	\$1,181	\$1,160	\$1,102	\$1,045	\$987	\$955	\$922

For Unit Investment Value:

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Multiplied by 40:														
Bronx	\$57,472	\$56,544	\$55,616	\$54,944	\$54,272	\$53,600	\$52,400	\$51,200	\$50,000	\$48,000	\$46,000	\$44,000	\$42,752	\$41,504
Brooklyn	\$55,264	\$54,432	\$53,600	\$52,720	\$51,840	\$50,960	\$49,840	\$48,720	\$47,600	\$45,440	\$43,280	\$41,120	\$39,680	\$38,240
Manhattan	\$49,600	\$49,200	\$48,800	\$47,568	\$46,336	\$45,104	\$43,520	\$41,936	\$40,352	\$38,208	\$36,064	\$33,920	\$33,040	\$32,160
Queens	\$51,568	\$50,256	\$48,944	\$48,096	\$47,248	\$46,400	\$45,440	\$44,480	\$43,520	\$41,280	\$39,040	\$36,800	\$35,200	\$33,600
Richmond	\$52,352	\$51,776	\$51,200	\$50,528	\$49,856	\$49,184	\$47,456	\$45,728	\$44,000	\$43,098	\$42,196	\$41,295	\$40,708	\$40,122
NYC	\$53,600	\$52,400	\$51,200	\$50,432	\$49,664	\$48,896	\$48,064	\$47,232	\$46,400	\$44,096	\$41,792	\$39,488	\$38,192	\$36,896

For Aggregate Investment Value:

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	Sum 1994-07
Multiplied by # of Deregulated Units															
Bronx	\$172,416	\$56,544	\$611,776	\$384,608	\$542,720	\$696,800	\$471,600	\$2,867,200	\$3,250,000	\$4,080,000	\$4,646,000	\$8,272,000	\$9,619,200	\$15,937,536	
Brooklyn	\$497,376	\$6,041,952	\$5,681,600	\$4,059,440	\$6,013,440	\$7,745,920	\$13,955,200	\$14,323,680	\$18,659,200	\$29,672,320	\$33,368,880	\$36,267,840	\$56,980,480	\$55,600,960	
Manhattan	\$71,820,800	\$62,631,600	\$67,490,400	\$60,791,904	\$121,075,968	\$174,326,960	\$122,421,760	\$197,057,264	\$229,562,528	\$276,052,800	\$268,460,416	\$255,180,160	\$245,520,240	\$236,536,800	
Queens	\$464,112	\$402,048	\$489,440	\$96,192	\$803,216	\$1,763,200	\$2,817,280	\$6,538,560	\$11,010,560	\$17,420,160	\$27,523,200	\$33,672,000	\$39,670,400	\$46,838,400	
Richmond	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$308,000	\$732,670	\$1,223,698	\$1,197,547	\$2,646,051	\$2,567,823	
NYC	\$72,954,704	\$69,132,144	\$74,273,216	\$65,332,144	\$128,435,344	\$184,532,880	\$139,665,840	\$220,786,704	\$262,790,288	\$327,957,950	\$335,222,194	\$334,589,547	\$354,436,371	\$357,481,519	\$2,927,590,845
Present value in \$2007	\$104,654,491	\$96,725,331	\$100,991,993	\$86,806,070	\$167,898,139	\$236,598,259	\$173,675,429	\$267,799,757	\$310,774,507	\$376,272,888	\$371,461,546	\$356,989,900	\$364,457,590	\$357,481,519	\$3,372,587,421

Major Capital Investment :

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	Sum 1994-07	2008
Total # of MCI Cases Granted	1189	1258	1437	1205	1218	1292	1253	1233	1177	1235	1212	1024	1060	1036	906	
Total Approved Dollar Amount	\$50,586,135	\$52,184,313	\$90,571,412	\$71,015,574	\$71,611,240	\$64,300,927	\$86,958,266	\$74,831,770	\$85,495,885	\$126,666,287	\$115,627,928	\$103,750,564	\$122,465,685	\$113,491,177	\$1,229,557,163	\$97,791,122
MCI/Case	\$42,545.11	\$41,481.97	\$63,028.12	\$58,934.09	\$58,794.12	\$49,768.52	\$69,400.05	\$60,690.81	\$72,638.82	\$102,563.80	\$95,402.58	\$101,318.91	\$115,533.67	\$109,547.47		
Present value in \$2007	\$72,566,482	\$73,012,997	\$123,153,243	\$94,357,578	\$93,614,371	\$82,443,234	\$108,133,200	\$90,766,017	\$101,107,015	\$145,326,831	\$128,127,940	\$110,696,535	\$125,928,240	\$113,491,177	\$1,462,724,858	

Aggregate 2007 Investment

\$470,972,696

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	Sum 1994-07	2008
Construction Spending	\$177,220,973	\$169,738,328	\$224,145,236	\$181,163,648	\$261,512,510	\$319,041,492	\$281,808,628	\$358,565,774	\$411,881,523	\$521,599,719	\$499,589,486	\$467,686,435	\$490,385,830	\$470,972,696		
Present value in \$2007	\$177,220,973	\$346,959,301	\$571,104,537	\$752,268,185	\$1,013,780,695	\$1,332,822,187	\$1,614,630,815	\$1,973,196,590	\$2,385,078,112	\$2,906,677,831	\$3,406,267,317	\$3,873,953,753	\$4,364,339,583	\$4,835,312,279		

Appendix 4: Direct Property Tax Impact in 2007 (Current\$)

Bor	Dereg Units	Monthly Contract Rent in 2007	Annual Rent Benefit in 2007	Aggregate Rent Benefit in 2007	Market Value Incr Based on Cap Rate (E/0.1)	SumOfFULVAL09	SumOfAVTOT09	EXTOT	SumOfAVTOT09 less EXTOT	TAXABLE AVTOT % (I/I)	Taxable AV Incr of Market Value Inc (G*K)	Billable AV Incr of Market Value Inc (Based on NYC % of Billable/Taxable)	M/100	Prop Tax Rate(12.737) x Billable AV in \$100 (N)
Bronx	1,158	\$ 1,198.00	\$ 14,376	\$ 16,647,408	\$ 166,474,080	\$ 6,311,402,740	\$ 2,680,882,361	\$ 348,925,496	\$ 2,331,956,865	0.369483134	\$ 61,509,365	\$ 52,499,466	\$ 524,995	\$ 6,686,857
Brooklyn	6,733	\$ 1,130.00	\$ 13,560	\$ 91,299,480	\$ 912,994,800	\$12,247,395,320	\$ 3,839,526,608	\$ 199,464,002	\$ 3,640,062,606	0.297211163	\$ 271,352,246	\$ 231,604,538	\$ 2,316,045	\$ 29,499,470
Manhattan	62,039	\$ 1,003.33	\$ 12,040	\$ 746,949,560	\$ 7,469,495,600	\$46,547,127,079	\$18,945,119,929	\$ 1,363,143,165	\$17,581,976,764	0.377724209	\$ 2,821,409,318	\$ 2,408,128,956	\$ 24,081,290	\$ 306,723,385
Queens	5,109	\$ 1,033.33	\$ 12,400	\$ 63,351,600	\$ 633,516,000	\$10,283,997,600	\$ 4,038,222,577	\$ 159,880,056	\$ 3,878,342,521	0.377124202	\$ 238,914,101	\$ 203,917,936	\$ 2,039,179	\$ 25,973,027
Staten Island	211	\$ 1,169.21	\$ 14,031	\$ 2,960,448	\$ 29,604,482	\$ 262,676,000	\$ 110,429,352	\$ 7,930,096	\$ 102,499,256	0.390211729	\$ 11,552,016	\$ 9,859,875	\$ 98,599	\$ 1,255,852
New York City Total	75,250	\$ 1,102.00	\$ 13,224	\$ 921,208,496	\$ 9,212,084,962	\$75,652,598,739	\$29,614,180,827	\$ 2,079,342,815	\$27,534,838,012	0.363964206	\$ 3,404,737,046	\$ 2,906,010,772	\$ 29,060,108	\$ 370,138,592

1994-2007 Cumulative Property Tax Impact in Nominal \$

Bor	Dereg Units	Aggregate Rent Benefit in 2007	Market Value Incr Based on Cap Rate (E/0.1)	SumOfFULVAL09	SumOfAVTOT09	EXTOT	SumOfAVTOT09 less EXTOT	TAXABLE AVTOT % (I/I)	Taxable AV Incr of Market Value Inc (G*K)	Billable AV Incr of Market Value Inc (Based on NYC % of Billable/Taxable)	M/100	Prop Tax Rate(12.737) x Billable AV in \$100 (N)
Bronx	1,158	\$ 55,578,607	\$ 555,786,068	\$ 6,311,402,740	\$ 2,680,882,361	\$ 348,925,496	\$ 2,331,956,865	0.369483134	\$ 205,353,578	\$ 175,273,362	\$ 1,752,734	\$ 19,877,051
Brooklyn	6,733	\$ 400,670,126	\$ 4,006,701,260	\$12,247,395,320	\$ 3,839,526,608	\$ 199,464,002	\$ 3,640,062,606	0.297211163	\$ 1,190,836,341	\$ 1,016,402,497	\$ 10,164,025	\$ 115,266,142
Manhattan	62,039	\$ 4,650,164,681	\$46,501,646,807	\$46,547,127,079	\$18,945,119,929	\$ 1,363,143,165	\$17,581,976,764	0.377724209	\$17,564,797,764	\$14,991,904,165	\$ 149,919,042	\$ 1,700,171,884
Queens	5,109	\$ 206,688,780	\$ 2,066,887,799	\$10,283,997,600	\$ 4,038,222,577	\$ 159,880,056	\$ 3,878,342,521	0.377124202	\$ 779,473,037	\$ 665,295,736	\$ 6,652,957	\$ 75,448,528
Staten Island	211	\$ 7,416,313	\$ 74,163,132	\$ 262,676,000	\$ 110,429,352	\$ 7,930,096	\$ 102,499,256	0.390211729	\$ 28,939,324	\$ 24,700,288	\$ 247,003	\$ 2,801,161
New York City Total	75,250	\$ 5,320,518,507	\$53,205,185,067	\$75,652,598,739	\$29,614,180,827	\$ 2,079,342,815	\$27,534,838,012	0.363964206	\$19,769,400,044	\$16,873,576,049	\$ 168,735,760	\$ 1,913,564,765

1994-2007 Cumulative Property Tax Impact in Present Value

New York City Total	75,250		\$ 5,923,745,663	\$59,237,456,629	\$75,652,598,739	\$29,614,180,827	\$ 2,079,342,815	\$27,534,838,012	0.363964206	\$22,010,805,455	\$18,786,660,137	\$ 187,866,601	\$ 2,130,519,979
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Output Impact

March 19, 2009

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IMPACT NAME: Construction Comm NO Margin MII TIPI IFR Tyne II

Industry	Direct*	Indirect*	Induced*	Total*	Deflator
1 Oilseed farming	0	0	0	0	1.00
2 Grain farming	0	0	1	1	1.00
3 Vegetable and melon farming	0	0	4	4	1.00
4 Fruit farming	0	0	8	8	1.00
5 Tree nut farming	0	0	2	2	1.00
6 Greenhouse- nursery- and floriculture	0	112	186	299	1.00
7 Tobacco farming	0	0	0	0	1.00
8 Cotton farming	0	0	0	0	1.00
9 Sugarcane and sugar beet farming	0	0	0	0	1.00
10 All other crop farming	0	0	0	0	1.00
11 Cattle ranching and farming	0	0	0	0	1.00
12 Dairy cattle and milk production	0	0	0	0	1.00
13 Poultry and egg production	0	0	8	8	1.00
14 Animal production- except cattle and	0	0	2	2	1.00
15 Forestry- forest products- and timber	0	3	0	3	1.00
16 Commercial logging	0	49,903	404	50,307	1.00
17 Commercial Fishing	0	191	1,447	1,638	1.00
18 Commercial hunting and trapping	0	0	7	7	1.00
19 Support activities for agriculture and	0	1	7	8	1.00
20 Extraction of oil and natural gas	0	238,492	139,236	377,728	1.00
21 Mining coal	0	227	326	554	1.00
22 Mining iron ore	0	0	0	0	1.00
23 Mining copper- nickel- lead- and zinc	0	1,483	1,921	3,404	1.00
24 Mining gold- silver- and other metal	0	163	64	227	1.00
25 Mining and quarrying stone	0	8,915	26	8,942	1.00
26 Mining and quarrying sand- gravel- c	0	2,141	10	2,151	1.00
27 Mining and quarrying other nonmeta	0	494	443	936	1.00
28 Drilling oil and gas wells	0	0	0	0	1.00
29 Support activities for oil and gas oper	0	32	7	39	1.00
30 Support activities for other mining	0	0	0	0	1.00
31 Electric power generation- transmissi	0	1,397,208	2,136,940	3,534,148	1.00
32 Natural gas distribution	0	283,199	501,774	784,973	1.00
33 Water- sewage and other treatment ar	0	1,827	3,307	5,133	1.00
34 Construct new nonresidential comme	0	0	0	0	1.00
35 Construct new nonresidential manufa	0	0	0	0	1.00
36 Construct other new nonresidential st	0	0	0	0	1.00
37 Construct new residential permanent	0	0	0	0	1.00
38 Construct other new residential struct	0	4,395	10,571	14,965	1.00
39 Maint & repair construct of nonreside	0	448,938	254,464	703,402	1.00
40 Maint & repair construct of residentia	470,972,704	6,976	229,911	471,209,600	1.00
41 Dog and cat food manufacturing	0	0	964	964	1.00
42 Other animal food manufacturing	0	0	0	0	1.00
43 Flour milling and malt manufacturing	0	0	0	0	1.00
44 Wet corn milling	0	0	0	0	1.00
45 Soybean and other oilseed processing	0	105	341	446	1.00
46 Fats and oils refining and blending	0	35	858	893	1.00
47 Breakfast cereal manufacturing	0	24	2,933	2,957	1.00
48 Sugar cane mills and refining	0	2	197	199	1.00
49 Beet sugar manufacturing	0	0	0	0	1.00
50 Chocolate and confectionery manufac	0	22	1,562	1,584	1.00
51 Confectionery manufacturing from pu	0	104	12,930	13,034	1.00
52 Nonchocolate confectionery manufac	0	25	1,643	1,668	1.00
53 Frozen food manufacturing	0	28	1,038	1,066	1.00
54 Fruit and vegetable canning- pickling	0	123	5,183	5,306	1.00

*2007 Dollars - if results are deflated and aggregated, then deflators displayed are set to 1.0 (results have been deflated)



Output Impact

March 19, 2009

NYC RSA.iap

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IMPACT NAME: Construction Comm NO Maroin MULTIPLIER: Type II

Industry	Direct*	Indirect*	Induced*	Total*	Deflator
55 Fluid milk and butter manufacturing	0	942	52,757	53,699	1.00
56 Cheese manufacturing	0	268	5,444	5,712	1.00
57 Dry- condensed- and evaporated dair	0	167	4,027	4,194	1.00
58 Ice cream and frozen dessert manufac	0	730	13,164	13,894	1.00
59 Animal (except poultry) slaughtering-	0	2,077	128,221	130,298	1.00
60 Poultry processing	0	130	4,801	4,932	1.00
61 Seafood product preparation and pack	0	1,650	28,078	29,728	1.00
62 Bread and bakery product manufactu	0	5,226	301,915	307,141	1.00
63 Cookie- cracker- and pasta manufact	0	1,580	139,092	140,672	1.00
64 Tortilla manufacturing	0	32	863	895	1.00
65 Snack food manufacturing	0	277	18,645	18,922	1.00
66 Coffee and tea manufacturing	0	1,063	37,435	38,498	1.00
67 Flavoring syrup and concentrate man	0	1,420	10,052	11,472	1.00
68 Seasoning and dressing manufacturin	0	1,596	50,144	51,739	1.00
69 All other food manufacturing	0	1,912	113,484	115,396	1.00
70 Soft drink and ice manufacturing	0	309	12,500	12,808	1.00
71 Breweries	0	20	3,364	3,384	1.00
72 Wineries	0	11	815	826	1.00
73 Distilleries	0	118	3,800	3,918	1.00
74 Tobacco product manufacturing	0	0	631,639	631,639	1.00
75 Fiber- yarn- and thread mills	0	30	28	58	1.00
76 Broadwoven fabric mills	0	49	303	352	1.00
77 Narrow fabric mills and schiffli macf	0	283	150	433	1.00
78 Nonwoven fabric mills	0	0	0	0	1.00
79 Knit fabric mills	0	86	98	185	1.00
80 Textile and fabric finishing mills	0	7,130	2,395	9,524	1.00
81 Fabric coating mills	0	145	68	213	1.00
82 Carpet and rug mills	0	4,948	2,213	7,162	1.00
83 Curtain and linen mills	0	467	5,483	5,949	1.00
84 Textile bag and canvas mills	0	4,639	451	5,090	1.00
85 All other textile product mills	0	26,271	5,737	32,008	1.00
86 Apparel knitting mills	0	204	27,745	27,949	1.00
87 Cut and sew apparel contractors	0	41,131	21,476	62,607	1.00
88 Mens and boys cut and sew apparel n	0	413	21,784	22,198	1.00
89 Womens and girls cut and sew appar	0	5,305	129,051	134,356	1.00
90 Other cut and sew apparel manufactu	0	55	12,872	12,927	1.00
91 Apparel accessories and other appare	0	358	12,522	12,880	1.00
92 Leather and hide tanning and finishin	0	538	1,322	1,860	1.00
93 Footwear manufacturing	0	0	4,154	4,154	1.00
94 Other leather and allied product man	0	1,384	17,622	19,006	1.00
95 Sawmills and wood preservation	0	71,007	398	71,405	1.00
96 Veneer and plywood manufacturing	0	9,938	60	9,998	1.00
97 Engineered wood member and truss r	0	0	0	0	1.00
98 Reconstituted wood product manufac	0	0	0	0	1.00
99 Wood windows and doors and millwo	0	2,944,953	14,204	2,959,156	1.00
100 Wood container and pallet manufact	0	19,207	4,996	24,203	1.00
101 Manufactured home (mobile home) n	0	0	0	0	1.00
102 Prefabricated wood building manufac	0	0	0	0	1.00
103 All other miscellaneous wood produc	0	32,462	2,403	34,865	1.00
104 Pulp mills	0	0	0	0	1.00
105 Paper mills	0	1	5	6	1.00
106 Paperboard Mills	0	7	1	8	1.00
107 Paperboard container manufacturing	0	5,273	294	5,567	1.00
108 Coated and laminated paper- packagi	0	3,551	661	4,213	1.00

*2007 Dollars - if results are deflated and aggregated, then deflators displayed are set to 1.0 (results have been deflated)

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Output Impact

March 19, 2009

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IMPACT NAME: Construction Comm No Maroin MI II TIPLIFER: Tyne II

Industry	Direct*	Indirect*	Induced*	Total*	Deflator
109 All other paper bag and coated and tr	0	18,396	12,099	30,495	1.00
110 Stationery product manufacturing	0	5,039	609	5,649	1.00
111 Sanitary paper product manufacturing	0	1,393	264	1,657	1.00
112 All other converted paper product ma	0	970	206	1,177	1.00
113 Printing	0	56,693	39,346	96,040	1.00
114 Support activities for printing	0	6,429	3,556	9,985	1.00
115 Petroleum refineries	0	5,533	2,324	7,857	1.00
116 Asphalt paving mixture and block ma	0	4,926,917	12,000	4,938,917	1.00
117 Asphalt shingle and coating materials	0	77,186	903	78,089	1.00
118 Petroleum lubricating oil and grease r	0	35,885	4,324	40,209	1.00
119 All other petroleum and coal product	0	91	82	173	1.00
120 Petrochemical manufacturing	0	85	59	144	1.00
121 Industrial gas manufacturing	0	0	0	0	1.00
122 Synthetic dye and pigment manufact	0	6,272	2,871	9,143	1.00
123 Alkalies and chlorine manufacturing	0	169	124	293	1.00
124 Carbon black manufacturing	0	0	0	0	1.00
125 All other basic inorganic chemical m:	0	1,285	1,429	2,714	1.00
126 Other basic organic chemical manufa	0	28,308	19,221	47,529	1.00
127 Plastics material and resin manufact	0	9,688	4,954	14,643	1.00
128 Synthetic rubber manufacturing	0	0	0	0	1.00
129 Artificial and synthetic fibers and fila	0	232	166	398	1.00
130 Fertilizer manufacturing	0	0	0	0	1.00
131 Pesticide and other agricultural chem	0	944	1,028	1,971	1.00
132 Medicinal and botanical manufacturi	0	164	1,316	1,480	1.00
133 Pharmaceutical preparation manufact	0	338	117,477	117,815	1.00
134 In-vitro diagnostic substance manufa	0	0	0	0	1.00
135 Biological product (except diagnostic	0	0	0	0	1.00
136 Paint and coating manufacturing	0	6,668	56	6,724	1.00
137 Adhesive manufacturing	0	144,800	9,280	154,080	1.00
138 Soap and cleaning compound manufa	0	12,200	78,545	90,745	1.00
139 Toilet preparation manufacturing	0	3,540	269,879	273,418	1.00
140 Printing ink manufacturing	0	1,739	791	2,530	1.00
141 All other chemical product and prepa	0	21,911	7,976	29,887	1.00
142 Plastics packaging materials and unl	0	88,891	33,180	122,071	1.00
143 Unlaminated plastics profile shape m	0	25,701	1,708	27,409	1.00
144 Plastics pipe and pipe fitting manufa	0	0	0	0	1.00
145 Laminated plastics plate- sheet (exce	0	25,389	3,188	28,577	1.00
146 Polystyrene foam product manufactu	0	745	168	913	1.00
147 Urethane and other foam product (ex	0	2,792	239	3,030	1.00
148 Plastics bottle manufacturing	0	731	515	1,246	1.00
149 Other plastics product manufacturing	0	679,267	36,539	715,806	1.00
150 Tire manufacturing	0	294	61	355	1.00
151 Rubber and plastics hoses and beltin	0	301	33	333	1.00
152 Other rubber product manufacturing	0	519	62	581	1.00
153 Pottery- ceramics- and plumbing fixt	0	1,268	206	1,474	1.00
154 Brick- tile- and other structural clay r	0	0	0	0	1.00
155 Clay and nonclay refractory manufac	0	1	0	1	1.00
156 Flat glass manufacturing	0	36,470	2,412	38,881	1.00
157 Other pressed and blown glass and gl	0	2,055	4,700	6,755	1.00
158 Glass container manufacturing	0	0	0	0	1.00
159 Glass product manufacturing made o	0	68,509	17,905	86,414	1.00
160 Cement manufacturing	0	0	0	0	1.00
161 Ready-mix concrete manufacturing	0	1,571	4	1,574	1.00
162 Concrete pipe- brick- and block man	0	297	28	325	1.00

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Output Impact

March 19, 2009

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IMPACT NAME: Construction Comm NO Margin MIH TIPI IFR: Type II

Industry	Direct*	Indirect*	Induced*	Total*	Deflator
163 Other concrete product manufacturin	0	6,523	43	6,566	1.00
164 Lime and gypsum product manufactu	0	31,145	98	31,242	1.00
165 Abrasive product manufacturing	0	661	80	742	1.00
166 Cut stone and stone product manufac	0	14,058	262	14,320	1.00
167 Ground or treated mineral and earth r	0	19	0	19	1.00
168 Mineral wool manufacturing	0	0	0	0	1.00
169 Miscellaneous nonmetallic mineral pi	0	207	12	219	1.00
170 Iron and steel mills and ferroalloy ma	0	6,296	296	6,592	1.00
171 Steel product manufacturing from pu	0	5,638	234	5,872	1.00
172 Alumina refining and primary alumin	0	1,038	720	1,758	1.00
173 Secondary smelting and alloying of a	0	309	138	447	1.00
174 Aluminum product manufacturing fr	0	0	0	0	1.00
175 Primary smelting and refining of cop	0	0	0	0	1.00
176 Primary smelting and refining of non	0	348	182	529	1.00
177 Copper rolling- drawing- extruding a	0	30,431	773	31,204	1.00
178 Nonferrous metal (except copper and	0	6,453	321	6,774	1.00
179 Ferrous metal foundries	0	62	2	64	1.00
180 Nonferrous metal foundries	0	785	110	896	1.00
181 All other forging- stamping- and sint	0	713	122	835	1.00
182 Custom roll forming	0	1,985	245	2,231	1.00
183 Crown and closure manufacturing an	0	5,876	2,579	8,455	1.00
184 Cutlery- utensil- pot- and pan manuf	0	11,264	22,506	33,770	1.00
185 Handtool manufacturing	0	1,691	72	1,763	1.00
186 Plate work and fabricated structural p	0	4,074	89	4,163	1.00
187 Ornamental and architectural metal p	0	69,731	1,227	70,958	1.00
188 Power boiler and heat exchanger man	0	2,338	132	2,470	1.00
189 Metal tank (heavy gauge) manufactur	0	1,356	36	1,392	1.00
190 Metal can- box- and other metal cont	0	3,898	2,577	6,475	1.00
191 Ammunition manufacturing	0	0	0	0	1.00
192 Arms- ordnance- and accessories mar	0	260	19	279	1.00
193 Hardware manufacturing	0	51,710	2,431	54,141	1.00
194 Spring and wire product manufacturi	0	33,541	1,626	35,166	1.00
195 Machine shops	0	19,535	1,422	20,956	1.00
196 Turned product and screw- nut- and t	0	7,259	613	7,872	1.00
197 Coating- engraving- heat treating and	0	79,560	3,153	82,714	1.00
198 Valve and fittings other than plumbir	0	2,774	362	3,136	1.00
199 Plumbing fixture fitting and trim mar	0	164,462	1,121	165,583	1.00
200 Ball and roller bearing manufacturing	0	0	0	0	1.00
201 Fabricated pipe and pipe fitting manu	0	35,595	299	35,895	1.00
202 Other fabricated metal manufacturing	0	7,107	291	7,398	1.00
203 Farm machinery and equipment man	0	0	0	0	1.00
204 Lawn and garden equipment manufac	0	0	0	0	1.00
205 Construction machinery manufacturi	0	0	0	0	1.00
206 Mining and oil and gas field machine	0	0	0	0	1.00
207 Other industrial machinery manufact	0	22,380	2,396	24,776	1.00
208 Plastics and rubber industry machine	0	4,076	345	4,422	1.00
209 Semiconductor machinery manufactu	0	0	0	0	1.00
210 Vending- commercial- industrial- anc	0	630	1,302	1,932	1.00
211 Optical instrument and lens manufact	0	806	45	851	1.00
212 Photographic and photocopying equip	0	457	6,412	6,869	1.00
213 Other commercial and service industr	0	16,270	4,205	20,475	1.00
214 Air purification and ventilation equip	0	113	8	120	1.00
215 Heating equipment (except warm air	0	68	7	76	1.00
216 Air conditioning- refrigeration- and v	0	24	1	24	1.00

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Industry	Direct*	Indirect*	Induced*	Total*	Deflator
217 Industrial mold manufacturing	0	551	29	580	1.00
218 Metal cutting and forming machine t	0	495	298	793	1.00
219 Special tool- die- jig- and fixture mar	0	169	37	206	1.00
220 Cutting tool and machine tool access	0	1,234	229	1,463	1.00
221 Rolling mill and other metalworking	0	21	39	60	1.00
222 Turbine and turbine generator set uni	0	450	678	1,128	1.00
223 Speed changer- industrial high-speed	0	127	32	159	1.00
224 Mechanical power transmission equip	0	0	0	0	1.00
225 Other engine equipment manufacturi	0	18,272	7,780	26,052	1.00
226 Pump and pumping equipment manu	0	34	6	40	1.00
227 Air and gas compressor manufacturin	0	779	118	897	1.00
228 Material handling equipment manufa	0	4,566	1,102	5,668	1.00
229 Power-driven handtool manufacturin	0	8,832	2,944	11,776	1.00
230 Other general purpose machinery ma	0	2,098	419	2,517	1.00
231 Packaging machinery manufacturing	0	798	705	1,503	1.00
232 Industrial process furnace and oven n	0	0	0	0	1.00
233 Fluid power process machinery manu	0	0	0	0	1.00
234 Electronic computer manufacturing	0	404	4,398	4,802	1.00
235 Computer storage device manufactur	0	0	0	0	1.00
236 Computer terminals and other compu	0	1,426	2,166	3,592	1.00
237 Telephone apparatus manufacturing	0	71	234	305	1.00
238 Broadcast and wireless communicati	0	2,470	18,558	21,027	1.00
239 Other communications equipment ma	0	17,508	836	18,344	1.00
240 Audio and video equipment manufac	0	2,287	12,404	14,691	1.00
241 Electron tube manufacturing	0	699	1,264	1,963	1.00
242 Bare printed circuit board manufactu	0	122	25	147	1.00
243 Semiconductor and related device ma	0	1,464	518	1,982	1.00
244 Electronic capacitor- resistor- coil- tr	0	903	284	1,187	1.00
245 Electronic connector manufacturing	0	2,909	417	3,325	1.00
246 Printed circuit assembly (electronic a	0	0	0	0	1.00
247 Other electronic component manufac	0	12,519	5,051	17,570	1.00
248 Electromedical and electrotherapeutic	0	1,119	20,145	21,264	1.00
249 Search- detection- and navigation ins	0	143	160	303	1.00
250 Automatic environmental control ma	0	1,006	46	1,052	1.00
251 Industrial process variable instrument	0	317	125	442	1.00
252 Totalizing fluid meters and counting	0	437	339	776	1.00
253 Electricity and signal testing instrum	0	177	215	391	1.00
254 Analytical laboratory instrument man	0	94	65	160	1.00
255 Irradiation apparatus manufacturing	0	2,607	16,872	19,479	1.00
256 Watch- clock- and other measuring ai	0	1,464	3,822	5,286	1.00
257 Software- audio- and video media for	0	8,862	7,225	16,087	1.00
258 Magnetic and optical recording medi	0	54	57	110	1.00
259 Electric lamp bulb and part manufact	0	0	0	0	1.00
260 Lighting fixture manufacturing	0	11,423	845	12,268	1.00
261 Small electrical appliance manufactu	0	0	0	0	1.00
262 Household cooking appliance manufa	0	0	0	0	1.00
263 Household refrigerator and home free	0	0	0	0	1.00
264 Household laundry equipment manuf	0	0	0	0	1.00
265 Other major household appliance ma	0	0	0	0	1.00
266 Power- distribution- and specialty tra	0	1,106	131	1,236	1.00
267 Motor and generator manufacturing	0	4,557	175	4,731	1.00
268 Switchgear and switchboard apparatu	0	450,019	1,348	451,367	1.00
269 Relay and industrial control manufac	0	11,420	281	11,701	1.00
270 Storage battery manufacturing	0	0	0	0	1.00

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Output Impact

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IMPACT NAME: Construction Comm NO Marcin MUI TIPI IFR: Tyne II

Industry	Direct*	Indirect*	Induced*	Total*	Deflator
271 Primary battery manufacturing	0	0	0	0	1.00
272 Communication and energy wire and	0	226,067	3,014	229,081	1.00
273 Wiring device manufacturing	0	78,315	2,160	80,475	1.00
274 Carbon and graphite product manufa	0	0	0	0	1.00
275 All other miscellaneous electrical equ	0	35,212	3,850	39,061	1.00
276 Automobile manufacturing	0	0	0	0	1.00
277 Light truck and utility vehicle manuf	0	0	0	0	1.00
278 Heavy duty truck manufacturing	0	0	0	0	1.00
279 Motor vehicle body manufacturing	0	337	179	517	1.00
280 Truck trailer manufacturing	0	0	0	0	1.00
281 Motor home manufacturing	0	0	0	0	1.00
282 Travel trailer and camper manufactur	0	0	0	0	1.00
283 Motor vehicle parts manufacturing	0	128,645	36,187	164,833	1.00
284 Aircraft manufacturing	0	154	539	694	1.00
285 Aircraft engine and engine parts man	0	353	426	779	1.00
286 Other aircraft parts and auxiliary equ	0	1,030	1,377	2,407	1.00
287 Guided missile and space vehicle ma	0	0	0	0	1.00
288 Propulsion units and parts for space v	0	0	0	0	1.00
289 Railroad rolling stock manufacturing	0	1,787	247	2,034	1.00
290 Ship building and repairing	0	157	55	212	1.00
291 Boat building	0	0	0	0	1.00
292 Motorcycle- bicycle- and parts manu	0	19	323	342	1.00
293 Military armored vehicle- tank- and t	0	0	0	0	1.00
294 All other transportation equipment m	0	0	0	0	1.00
295 Wood kitchen cabinet and countertop	0	1,750,490	26,369	1,776,858	1.00
296 Upholstered household furniture man	0	766	18,197	18,963	1.00
297 Nonupholstered wood household furr	0	2,252	32,388	34,640	1.00
298 Metal and other household furniture (0	887	16,985	17,872	1.00
299 Institutional furniture manufacturing	0	10,833	343	11,176	1.00
300 Wood television- radio- and sewing n	0	3	117	120	1.00
301 Office furniture and custom architect	0	51,287	789	52,076	1.00
302 Showcase- partition- shelving- and lo	0	26,585	12,226	38,811	1.00
303 Mattress manufacturing	0	1,274	21,940	23,213	1.00
304 Blind and shade manufacturing	0	15,605	16,681	32,286	1.00
305 Surgical and medical instrument- lab	0	53	1,131	1,184	1.00
306 Surgical appliance and supplies manu	0	1,206	30,363	31,569	1.00
307 Dental equipment and supplies manu	0	2,557	3,031	5,587	1.00
308 Ophthalmic goods manufacturing	0	142	16,935	17,078	1.00
309 Dental laboratories manufacturing	0	4	22,807	22,812	1.00
310 Jewelry and silverware manufacturing	0	752	14,421	15,174	1.00
311 Sporting and athletic goods manufact	0	19	181	199	1.00
312 Doll- toy- and game manufacturing	0	666	961	1,627	1.00
313 Office supplies (except paper) manuf	0	2,659	875	3,535	1.00
314 Sign manufacturing	0	10,956	2,143	13,098	1.00
315 Gasket- packing- and sealing device	0	188	34	222	1.00
316 Musical instrument manufacturing	0	68	498	566	1.00
317 All other miscellaneous manufacturin	0	312	1,911	2,223	1.00
318 Broom- brush- and mop manufacturin	0	6,886	771	7,657	1.00
319 Wholesale trade businesses	0	15,754,200	6,132,894	21,887,094	1.00
320 Retail Stores - Motor vehicle and par	0	1,469,525	500,260	1,969,785	1.00
321 Retail Stores - Furniture and home fu	0	2,610,614	422,689	3,033,303	1.00
322 Retail Stores - Electronics and applia	0	1,649,545	474,401	2,123,947	1.00
323 Retail Stores - Building material and	0	1,074,162	492,743	1,566,906	1.00
324 Retail Stores - Food and beverage	0	3,426,777	1,414,758	4,841,535	1.00

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Output Impact

March 19, 2009

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IMPACT NAME: Construction Comm NO Margin MII TIPI IFR: Type II

Industry	Direct*	Indirect*	Induced*	Total*	Deflator
325 Retail Stores - Health and personal ca	0	2,199,481	847,538	3,047,019	1.00
326 Retail Stores - Gasoline stations	0	153,920	79,364	233,284	1.00
327 Retail Stores - Clothing and clothing	0	2,101,405	1,060,259	3,161,664	1.00
328 Retail Stores - Sporting goods- hobby	0	942,474	332,962	1,275,436	1.00
329 Retail Stores - General merchandise	0	1,849,133	750,786	2,599,919	1.00
330 Retail Stores - Miscellaneous	0	1,718,765	646,060	2,364,826	1.00
331 Retail Nonstores - Direct and electror	0	2,709,342	1,177,040	3,886,382	1.00
332 Transport by air	0	302,831	603,945	906,777	1.00
333 Transport by rail	0	550,902	95,424	646,326	1.00
334 Transport by water	0	206,907	210,085	416,992	1.00
335 Transport by truck	0	2,715,077	413,360	3,128,437	1.00
336 Transit and ground passenger transpo	0	141,901	400,257	542,159	1.00
337 Transport by pipeline	0	3,911	3,040	6,951	1.00
338 Scenic and sightseeing transportation	0	581,208	203,373	784,581	1.00
339 Couriers and messengers	0	393,714	175,671	569,384	1.00
340 Warehousing and storage	0	125,783	52,617	178,400	1.00
341 Newspaper publishers	0	88,957	85,651	174,608	1.00
342 Periodical publishers	0	375,712	259,403	635,114	1.00
343 Book publishers	0	5,819	52,871	58,690	1.00
344 Directory- mailing list- and other pub	0	25,415	25,305	50,720	1.00
345 Software publishers	0	42,934	30,708	73,642	1.00
346 Motion picture and video industries	0	117,490	454,622	572,112	1.00
347 Sound recording industries	0	11,327	144,032	155,358	1.00
348 Radio and television broadcasting	0	324,060	154,063	478,122	1.00
349 Cable and other subscription program	0	754,438	437,638	1,192,077	1.00
350 Internet publishing and broadcasting	0	146,932	88,633	235,565	1.00
351 Telecommunications	0	1,849,161	1,813,958	3,663,119	1.00
352 Data processing- hosting- ISP- web si	0	57,618	98,929	156,548	1.00
353 Other information services	0	9,834	73,289	83,124	1.00
354 Monetary authorities and depository i	0	3,513,048	2,264,632	5,777,680	1.00
355 Nondepository credit intermediation :	0	1,336,078	1,390,603	2,726,681	1.00
356 Securities- commodity contracts- invt	0	2,186,823	2,398,083	4,584,906	1.00
357 Insurance carriers	0	842,599	3,049,724	3,892,323	1.00
358 Insurance agencies- brokerages- and i	0	180,536	527,979	708,515	1.00
359 Funds- trusts- and other financial veh	0	19,495	886,818	906,313	1.00
360 Real estate establishments	0	3,828,730	5,216,234	9,044,964	1.00
361 Imputed rental activity for owner-occ	0	0	12,240,415	12,240,415	1.00
362 Automotive equipment rental and lea	0	65,949	63,109	129,058	1.00
363 General and consumer goods rental e:	0	35,215	57,890	93,105	1.00
364 Video tape and disc rental	0	0	29,808	29,808	1.00
365 Commercial and industrial machinery	0	2,005,607	86,767	2,092,374	1.00
366 Lessors of nonfinancial intangible ass	0	390,812	94,424	485,235	1.00
367 Legal services	0	3,907,083	1,567,408	5,474,490	1.00
368 Accounting- tax preparation- bookke	0	2,447,926	529,312	2,977,238	1.00
369 Architectural- engineering- and relate	0	12,751,661	240,730	12,992,391	1.00
370 Specialized design services	0	343,439	75,696	419,134	1.00
371 Custom computer programming servi	0	178,417	34,966	213,383	1.00
372 Computer systems design services	0	906,900	175,637	1,082,537	1.00
373 Other computer related services- incl	0	571,102	90,739	661,841	1.00
374 Management- scientific- and technica	0	1,036,046	432,744	1,468,790	1.00
375 Environmental and other technical co	0	146,653	43,086	189,739	1.00
376 Scientific research and development :	0	233,424	231,722	465,146	1.00
377 Advertising and related services	0	947,121	393,866	1,340,987	1.00
378 Photographic services	0	22,659	53,796	76,454	1.00

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IMPACT NAME: Construction Comm NO Margin MII TIPI IFR Type II

Industry	Direct*	Indirect*	Induced*	Total*	Deflator
379 Veterinary services	0	6,085	62,895	68,980	1.00
380 All other miscellaneous professional-	0	709,389	329,356	1,038,745	1.00
381 Management of companies and enter	0	1,266,436	821,725	2,088,161	1.00
382 Employment services	0	953,562	431,578	1,385,141	1.00
383 Travel arrangement and reservation s	0	242,903	92,759	335,662	1.00
384 Office administrative services	0	980,933	312,360	1,293,293	1.00
385 Facilities support services	0	13,068	18,661	31,729	1.00
386 Business support services	0	612,820	199,705	812,524	1.00
387 Investigation and security services	0	424,958	92,903	517,861	1.00
388 Services to buildings and dwellings	0	901,102	449,583	1,350,685	1.00
389 Other support services	0	455,155	201,316	656,472	1.00
390 Waste management and remediation :	0	554,202	189,346	743,547	1.00
391 Private elementary and secondary sch	0	0	444,870	444,870	1.00
392 Private junior colleges- colleges- univ	0	47,107	1,408,874	1,455,980	1.00
393 Other private educational services	0	25,604	480,957	506,561	1.00
394 Offices of physicians- dentists- and o	0	15	3,624,206	3,624,221	1.00
395 Home health care services	0	0	788,576	788,576	1.00
396 Medical and diagnostic labs and outp	0	842	1,529,316	1,530,159	1.00
397 Private hospitals	0	39	6,260,159	6,260,198	1.00
398 Nursing and residential care facilities	0	0	1,615,555	1,615,555	1.00
399 Child day care services	0	0	591,094	591,094	1.00
400 Individual and family services	0	0	801,823	801,823	1.00
401 Community food- housing- and other	0	3	370,273	370,276	1.00
402 Performing arts companies	0	15,145	123,074	138,218	1.00
403 Spectator sports companies	0	58,079	102,178	160,258	1.00
404 Promoters of performing arts and spo	0	42,319	122,069	164,388	1.00
405 Independent artists- writers- and perf	0	73,855	54,811	128,665	1.00
406 Museums- historical sites- zoos- and	0	0	98,758	98,758	1.00
407 Fitness and recreational sports center	0	36,835	166,117	202,952	1.00
408 Bowling centers	0	28	7,424	7,452	1.00
409 Amusement parks- arcades- and gami	0	142	383,541	383,683	1.00
410 Other amusement and recreation indt	0	10,103	55,501	65,604	1.00
411 Hotels and motels- including casino h	0	324,067	446,880	770,947	1.00
412 Other accommodations	0	705	108,059	108,764	1.00
413 Food services and drinking places	0	888,009	4,438,958	5,326,967	1.00
414 Automotive repair and maintenance-	0	602,069	296,602	898,671	1.00
415 Car washes	0	29,452	45,426	74,877	1.00
416 Electronic and precision equipment r	0	494,057	93,369	587,426	1.00
417 Commercial and industrial machiner	0	874,018	62,318	936,337	1.00
418 Personal and household goods repair	0	455,724	168,524	624,248	1.00
419 Personal care services	0	15	512,264	512,279	1.00
420 Death care services	0	0	151,394	151,394	1.00
421 Dry-cleaning and laundry services	0	22,567	187,810	210,378	1.00
422 Other personal services	0	48,864	691,863	740,727	1.00
423 Religious organizations	0	0	229,437	229,437	1.00
424 Grantmaking- giving- and social adv	0	146	552,427	552,573	1.00
425 Civic- social- professional- and simil	0	925,343	562,165	1,487,508	1.00
426 Private household operations	0	0	194,231	194,231	1.00
427 US Postal Service	0	479,287	338,602	817,889	1.00
428 * Not unique commod (fed govt elect	0	0	0	0	1.00
429 Other Federal Government enterprise	0	41,560	31,271	72,831	1.00
430 * Not unique commod (S&LG passer	0	2,970	8,378	11,348	1.00
431 * Not unique commod (S&LG electri	0	915	1,387	2,302	1.00
432 Other state and local government ent	0	488,512	1,175,044	1,663,556	1.00

*2007 Dollars - if results are deflated and aggregated, then deflators displayed are set to 1.0 (results have been deflated)

Version: 2.01/025



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Output Impact

March 19, 2009

NYC RSA.iap

IMPACT NAME: Construction Comm NO Margin MULTIPLIER: Type II

Industry	Direct*	Indirect*	Induced*	Total*	Deflator
433 * Not an industry (Used and secondh	0	0	0	0	1.00
434 * Not an industry (Scrap)	0	0	0	0	1.00
435 * Not an industry (Rest of the world :	0	0	0	0	1.00
436 * Not an industry (Noncomparable fo	0	0	0	0	1.00
437 * Special (S&LG Non-Ed Emp & Pav	0	0	0	0	1.00
438 * Special (S&LG Ed Emp & Payroll)	0	0	0	0	1.00
439 * Special (Federal Non-Military Emp	0	0	0	0	1.00
440 * Special (Federal Military Emp & P:	0	0	0	0	1.00
Total	<u>470,972,704</u>	<u>113,037,872</u>	<u>91,223,665</u>	<u>675,234,251</u>	

*2007 Dollars - if results are deflated and aggregated, then deflators displayed are set to 1.0 (results have been deflated)



Employment Impact

March 19, 2009

IMPACT NAME: Construction Comm NO Margin MULTIPLIER: Type II
 NYC RSA.iap

Industry	Direct*	Indirect*	Induced*	Total*
1 Oilseed farming	0.0	0.0	0.0	0.0
2 Grain farming	0.0	0.0	0.0	0.0
3 Vegetable and melon farming	0.0	0.0	0.0	0.0
4 Fruit farming	0.0	0.0	0.0	0.0
5 Tree nut farming	0.0	0.0	0.0	0.0
6 Greenhouse- nursery- and floriculture	0.0	0.0	0.0	0.0
7 Tobacco farming	0.0	0.0	0.0	0.0
8 Cotton farming	0.0	0.0	0.0	0.0
9 Sugarcane and sugar beet farming	0.0	0.0	0.0	0.0
10 All other crop farming	0.0	0.0	0.0	0.0
11 Cattle ranching and farming	0.0	0.0	0.0	0.0
12 Dairy cattle and milk production	0.0	0.0	0.0	0.0
13 Poultry and egg production	0.0	0.0	0.0	0.0
14 Animal production- except cattle and	0.0	0.0	0.0	0.0
15 Forestry- forest products- and timber	0.0	0.0	0.0	0.0
16 Commercial logging	0.0	0.4	0.0	0.4
17 Commercial Fishing	0.0	0.0	0.1	0.1
18 Commercial hunting and trapping	0.0	0.0	0.0	0.0
19 Support activities for agriculture and	0.0	0.0	0.0	0.0
20 Extraction of oil and natural gas	0.0	0.2	0.1	0.3
21 Mining coal	0.0	0.0	0.0	0.0
22 Mining iron ore	0.0	0.0	0.0	0.0
23 Mining copper- nickel- lead- and zinc	0.0	0.0	0.0	0.0
24 Mining gold- silver- and other metal	0.0	0.0	0.0	0.0
25 Mining and quarrying stone	0.0	0.0	0.0	0.0
26 Mining and quarrying sand- gravel- c	0.0	0.0	0.0	0.0
27 Mining and quarrying other nonmeta	0.0	0.0	0.0	0.0
28 Drilling oil and gas wells	0.0	0.0	0.0	0.0
29 Support activities for oil and gas oper	0.0	0.0	0.0	0.0
30 Support activities for other mining	0.0	0.0	0.0	0.0
31 Electric power generation- transmissi	0.0	1.5	2.3	3.8
32 Natural gas distribution	0.0	0.2	0.4	0.7
33 Water- sewage and other treatment ar	0.0	0.0	0.0	0.0
34 Construct new nonresidential comme	0.0	0.0	0.0	0.0
35 Construct new nonresidential manufa	0.0	0.0	0.0	0.0
36 Construct other new nonresidential st	0.0	0.0	0.0	0.0
37 Construct new residential permanent	0.0	0.0	0.0	0.0
38 Construct other new residential struct	0.0	0.0	0.0	0.1
39 Maint & repair construct of nonreside	0.0	3.8	2.2	6.0
40 Maint & repair construct of residentia	763.5	0.0	0.4	763.9
41 Dog and cat food manufacturing	0.0	0.0	0.0	0.0
42 Other animal food manufacturing	0.0	0.0	0.0	0.0
43 Flour milling and malt manufacturing	0.0	0.0	0.0	0.0
44 Wet corn milling	0.0	0.0	0.0	0.0
45 Soybean and other oilseed processing	0.0	0.0	0.0	0.0
46 Fats and oils refining and blending	0.0	0.0	0.0	0.0
47 Breakfast cereal manufacturing	0.0	0.0	0.0	0.0
48 Sugar cane mills and refining	0.0	0.0	0.0	0.0
49 Beet sugar manufacturing	0.0	0.0	0.0	0.0
50 Chocolate and confectionery manufac	0.0	0.0	0.0	0.0
51 Confectionery manufacturing from pr	0.0	0.0	0.0	0.0
52 Nonchocolate confectionery manufac	0.0	0.0	0.0	0.0
53 Frozen food manufacturing	0.0	0.0	0.0	0.0
54 Fruit and vegetable canning- pickling	0.0	0.0	0.0	0.0
55 Fluid milk and butter manufacturing	0.0	0.0	0.1	0.1
56 Cheese manufacturing	0.0	0.0	0.0	0.0
57 Dry- condensed- and evaporated dair	0.0	0.0	0.0	0.0
58 Ice cream and frozen dessert manufac	0.0	0.0	0.0	0.0
59 Animal (except poultry) slaughtering-	0.0	0.0	0.3	0.3
60 Poultry processing	0.0	0.0	0.0	0.0
61 Seafood product preparation and pacf	0.0	0.0	0.1	0.1
62 Bread and bakery product manufactu	0.0	0.0	2.1	2.2

*Number of Jobs

Version 2.01/025



Employment Impact

March 19, 2009

IMPACT NAME: Construction Comm NO Margin MULTIPLIER: Type II
 NYC RSA.iap

Industry	Direct*	Indirect*	Induced*	Total*
63 Cookie- cracker- and pasta manufact	0.0	0.0	0.4	0.4
64 Tortilla manufacturing	0.0	0.0	0.0	0.0
65 Snack food manufacturing	0.0	0.0	0.0	0.0
66 Coffee and tea manufacturing	0.0	0.0	0.1	0.1
67 Flavoring syrup and concentrate man	0.0	0.0	0.0	0.0
68 Seasoning and dressing manufacturin	0.0	0.0	0.1	0.1
69 All other food manufacturing	0.0	0.0	0.4	0.4
70 Soft drink and ice manufacturing	0.0	0.0	0.0	0.0
71 Breweries	0.0	0.0	0.0	0.0
72 Wineries	0.0	0.0	0.0	0.0
73 Distilleries	0.0	0.0	0.0	0.0
74 Tobacco product manufacturing	0.0	0.0	0.0	0.0
75 Fiber- yarn- and thread mills	0.0	0.0	0.0	0.0
76 Broadwoven fabric mills	0.0	0.0	0.0	0.0
77 Narrow fabric mills and schiffli mach	0.0	0.0	0.0	0.0
78 Nonwoven fabric mills	0.0	0.0	0.0	0.0
79 Knit fabric mills	0.0	0.0	0.0	0.0
80 Textile and fabric finishing mills	0.0	0.0	0.0	0.0
81 Fabric coating mills	0.0	0.0	0.0	0.0
82 Carpet and rug mills	0.0	0.0	0.0	0.0
83 Curtain and linen mills	0.0	0.0	0.0	0.0
84 Textile bag and canvas mills	0.0	0.0	0.0	0.0
85 All other textile product mills	0.0	0.1	0.0	0.1
86 Apparel knitting mills	0.0	0.0	0.1	0.1
87 Cut and sew apparel contractors	0.0	0.4	0.2	0.7
88 Mens and boys cut and sew apparel n	0.0	0.0	0.1	0.1
89 Womens and girls cut and sew appare	0.0	0.0	0.3	0.3
90 Other cut and sew apparel manufactu	0.0	0.0	0.1	0.1
91 Apparel accessories and other appare	0.0	0.0	0.1	0.1
92 Leather and hide tanning and finishin	0.0	0.0	0.0	0.0
93 Footwear manufacturing	0.0	0.0	0.0	0.0
94 Other leather and allied product manu	0.0	0.0	0.1	0.1
95 Sawmills and wood preservation	0.0	0.2	0.0	0.2
96 Veneer and plywood manufacturing	0.0	0.0	0.0	0.0
97 Engineered wood member and truss r	0.0	0.0	0.0	0.0
98 Reconstituted wood product manufac	0.0	0.0	0.0	0.0
99 Wood windows and doors and millwc	0.0	14.0	0.1	14.0
100 Wood container and pallet manufact	0.0	0.1	0.0	0.2
101 Manufactured home (mobile home) n	0.0	0.0	0.0	0.0
102 Prefabricated wood building manufac	0.0	0.0	0.0	0.0
103 All other miscellaneous wood produc	0.0	0.2	0.0	0.2
104 Pulp mills	0.0	0.0	0.0	0.0
105 Paper mills	0.0	0.0	0.0	0.0
106 Paperboard Mills	0.0	0.0	0.0	0.0
107 Paperboard container manufacturing	0.0	0.0	0.0	0.0
108 Coated and laminated paper- packagi	0.0	0.0	0.0	0.0
109 All other paper bag and coated and tr	0.0	0.1	0.0	0.1
110 Stationery product manufacturing	0.0	0.0	0.0	0.0
111 Sanitary paper product manufacturing	0.0	0.0	0.0	0.0
112 All other converted paper product ma	0.0	0.0	0.0	0.0
113 Printing	0.0	0.4	0.3	0.7
114 Support activities for printing	0.0	0.0	0.0	0.1
115 Petroleum refineries	0.0	0.0	0.0	0.0
116 Asphalt paving mixture and block ma	0.0	0.9	0.0	0.9
117 Asphalt shingle and coating materials	0.0	0.2	0.0	0.2
118 Petroleum lubricating oil and grease r	0.0	0.0	0.0	0.0
119 All other petroleum and coal product:	0.0	0.0	0.0	0.0
120 Petrochemical manufacturing	0.0	0.0	0.0	0.0
121 Industrial gas manufacturing	0.0	0.0	0.0	0.0
122 Synthetic dye and pigment manufactu	0.0	0.0	0.0	0.0
123 Alkalies and chlorine manufacturing	0.0	0.0	0.0	0.0

*Number of Jobs



Employment Impact

March 19, 2009

IMPACT NAME: Construction Comm NO Margin MULTIPLIER: Type II
 NYC RSA.iap

Industry	Direct*	Indirect*	Induced*	Total*
124 Carbon black manufacturing	0.0	0.0	0.0	0.0
125 All other basic inorganic chemical m:	0.0	0.0	0.0	0.0
126 Other basic organic chemical manufa	0.0	0.0	0.0	0.0
127 Plastics material and resin manufactu	0.0	0.0	0.0	0.0
128 Synthetic rubber manufacturing	0.0	0.0	0.0	0.0
129 Artificial and synthetic fibers and fila	0.0	0.0	0.0	0.0
130 Fertilizer manufacturing	0.0	0.0	0.0	0.0
131 Pesticide and other agricultural chem	0.0	0.0	0.0	0.0
132 Medicinal and botanical manufacturi	0.0	0.0	0.0	0.0
133 Pharmaceutical preparation manufact	0.0	0.0	0.1	0.1
134 In-vitro diagnostic substance manufa	0.0	0.0	0.0	0.0
135 Biological product (except diagnostic	0.0	0.0	0.0	0.0
136 Paint and coating manufacturing	0.0	0.0	0.0	0.0
137 Adhesive manufacturing	0.0	0.3	0.0	0.3
138 Soap and cleaning compound manuf	0.0	0.0	0.1	0.1
139 Toilet preparation manufacturing	0.0	0.0	0.3	0.3
140 Printing ink manufacturing	0.0	0.0	0.0	0.0
141 All other chemical product and prepa	0.0	0.0	0.0	0.1
142 Plastics packaging materials and unl	0.0	0.2	0.1	0.3
143 Unlaminated plastics profile shape m	0.0	0.1	0.0	0.1
144 Plastics pipe and pipe fitting manufac	0.0	0.0	0.0	0.0
145 Laminated plastics plate- sheet (excep	0.0	0.1	0.0	0.1
146 Polystyrene foam product manufactu	0.0	0.0	0.0	0.0
147 Urethane and other foam product (ex	0.0	0.0	0.0	0.0
148 Plastics bottle manufacturing	0.0	0.0	0.0	0.0
149 Other plastics product manufacturing	0.0	3.4	0.2	3.5
150 Tire manufacturing	0.0	0.0	0.0	0.0
151 Rubber and plastics hoses and belting	0.0	0.0	0.0	0.0
152 Other rubber product manufacturing	0.0	0.0	0.0	0.0
153 Pottery- ceramics- and plumbing fixt	0.0	0.0	0.0	0.0
154 Brick- tile- and other structural clay r	0.0	0.0	0.0	0.0
155 Clay and nonclay refractory manufac	0.0	0.0	0.0	0.0
156 Flat glass manufacturing	0.0	0.1	0.0	0.1
157 Other pressed and blown glass and gl	0.0	0.0	0.0	0.0
158 Glass container manufacturing	0.0	0.0	0.0	0.0
159 Glass product manufacturing made o	0.0	0.3	0.1	0.4
160 Cement manufacturing	0.0	0.0	0.0	0.0
161 Ready-mix concrete manufacturing	0.0	0.0	0.0	0.0
162 Concrete pipe- brick- and block manu	0.0	0.0	0.0	0.0
163 Other concrete product manufacturin	0.0	0.0	0.0	0.0
164 Lime and gypsum product manufactu	0.0	0.1	0.0	0.1
165 Abrasive product manufacturing	0.0	0.0	0.0	0.0
166 Cut stone and stone product manufac	0.0	0.1	0.0	0.1
167 Ground or treated mineral and earth r	0.0	0.0	0.0	0.0
168 Mineral wool manufacturing	0.0	0.0	0.0	0.0
169 Miscellaneous nonmetallic mineral pi	0.0	0.0	0.0	0.0
170 Iron and steel mills and ferroalloy ma	0.0	0.0	0.0	0.0
171 Steel product manufacturing from pu	0.0	0.0	0.0	0.0
172 Alumina refining and primary alumin	0.0	0.0	0.0	0.0
173 Secondary smelting and alloying of a	0.0	0.0	0.0	0.0
174 Aluminum product manufacturing fre	0.0	0.0	0.0	0.0
175 Primary smelting and refining of cop	0.0	0.0	0.0	0.0
176 Primary smelting and refining of non	0.0	0.0	0.0	0.0
177 Copper rolling- drawing- extruding a	0.0	0.0	0.0	0.0
178 Nonferrous metal (except copper and	0.0	0.0	0.0	0.0
179 Ferrous metal foundries	0.0	0.0	0.0	0.0
180 Nonferrous metal foundries	0.0	0.0	0.0	0.0
181 All other forging- stamping- and sint	0.0	0.0	0.0	0.0
182 Custom roll forming	0.0	0.0	0.0	0.0
183 Crown and closure manufacturing an	0.0	0.0	0.0	0.0
184 Cutlery- utensil- pot- and pan manuf	0.0	0.0	0.0	0.0
185 Handtool manufacturing	0.0	0.0	0.0	0.0

*Number of Jobs

Version 2.01.02.5



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Employment Impact

March 19, 2009

IMPACT NAME: Construction Comm NO Margin MULTIPLIER: Type II
 NYC RSA.iap

Industry	Direct*	Indirect*	Induced*	Total*
186 Plate work and fabricated structural p	0.0	0.0	0.0	0.0
187 Ornamental and architectural metal p	0.0	0.3	0.0	0.3
188 Power boiler and heat exchanger man	0.0	0.0	0.0	0.0
189 Metal tank (heavy gauge) manufactur	0.0	0.0	0.0	0.0
190 Metal can- box- and other metal cont	0.0	0.0	0.0	0.0
191 Ammunition manufacturing	0.0	0.0	0.0	0.0
192 Arms- ordnance- and accessories mar	0.0	0.0	0.0	0.0
193 Hardware manufacturing	0.0	0.2	0.0	0.2
194 Spring and wire product manufacturi	0.0	0.2	0.0	0.2
195 Machine shops	0.0	0.1	0.0	0.1
196 Turned product and screw- nut- and t	0.0	0.0	0.0	0.0
197 Coating- engraving- heat treating and	0.0	0.4	0.0	0.4
198 Valve and fittings other than plumbir	0.0	0.0	0.0	0.0
199 Plumbing fixture fitting and trim mar	0.0	0.5	0.0	0.5
200 Ball and roller bearing manufacturing	0.0	0.0	0.0	0.0
201 Fabricated pipe and pipe fitting manu	0.0	0.1	0.0	0.1
202 Other fabricated metal manufacturing	0.0	0.0	0.0	0.0
203 Farm machinery and equipment mani	0.0	0.0	0.0	0.0
204 Lawn and garden equipment manufac	0.0	0.0	0.0	0.0
205 Construction machinery manufacturi	0.0	0.0	0.0	0.0
206 Mining and oil and gas field machine	0.0	0.0	0.0	0.0
207 Other industrial machinery manufact	0.0	0.1	0.0	0.1
208 Plastics and rubber industry machine	0.0	0.0	0.0	0.0
209 Semiconductor machinery manufactu	0.0	0.0	0.0	0.0
210 Vending- commercial- industrial- anc	0.0	0.0	0.0	0.0
211 Optical instrument and lens manufact	0.0	0.0	0.0	0.0
212 Photographic and photocopying equip	0.0	0.0	0.0	0.0
213 Other commercial and service industri	0.0	0.1	0.0	0.1
214 Air purification and ventilation equip	0.0	0.0	0.0	0.0
215 Heating equipment (except warm air	0.0	0.0	0.0	0.0
216 Air conditioning- refrigeration- and v	0.0	0.0	0.0	0.0
217 Industrial mold manufacturing	0.0	0.0	0.0	0.0
218 Metal cutting and forming machine to	0.0	0.0	0.0	0.0
219 Special tool- die- jig- and fixture mar	0.0	0.0	0.0	0.0
220 Cutting tool and machine tool access	0.0	0.0	0.0	0.0
221 Rolling mill and other metalworking	0.0	0.0	0.0	0.0
222 Turbine and turbine generator set uni	0.0	0.0	0.0	0.0
223 Speed changer- industrial high-speed	0.0	0.0	0.0	0.0
224 Mechanical power transmission equip	0.0	0.0	0.0	0.0
225 Other engine equipment manufacturi	0.0	0.0	0.0	0.0
226 Pump and pumping equipment manu	0.0	0.0	0.0	0.0
227 Air and gas compressor manufacturin	0.0	0.0	0.0	0.0
228 Material handling equipment manufa	0.0	0.0	0.0	0.0
229 Power-driven handtool manufacturin	0.0	0.0	0.0	0.0
230 Other general purpose machinery ma	0.0	0.0	0.0	0.0
231 Packaging machinery manufacturing	0.0	0.0	0.0	0.0
232 Industrial process furnace and oven n	0.0	0.0	0.0	0.0
233 Fluid power process machinery manu	0.0	0.0	0.0	0.0
234 Electronic computer manufacturing	0.0	0.0	0.0	0.0
235 Computer storage device manufactur	0.0	0.0	0.0	0.0
236 Computer terminals and other compu	0.0	0.0	0.0	0.0
237 Telephone apparatus manufacturing	0.0	0.0	0.0	0.0
238 Broadcast and wireless communicati	0.0	0.0	0.1	0.1
239 Other communications equipment ma	0.0	0.1	0.0	0.1
240 Audio and video equipment manufac	0.0	0.0	0.0	0.0
241 Electron tube manufacturing	0.0	0.0	0.0	0.0
242 Bare printed circuit board manufactu	0.0	0.0	0.0	0.0
243 Semiconductor and related device ma	0.0	0.0	0.0	0.0
244 Electronic capacitor- resistor- coil- tr	0.0	0.0	0.0	0.0
245 Electronic connector manufacturing	0.0	0.0	0.0	0.0
246 Printed circuit assembly (electronic a	0.0	0.0	0.0	0.0

*Number of Jobs

Version 2.01/05



Employment Impact

March 19, 2009

IMPACT NAME: Construction Comm NO Margin MULTIPLIER: Type II
 NYC RSA.iap

Industry	Direct*	Indirect*	Induced*	Total*
247 Other electronic component manufac	0.0	0.1	0.0	0.1
248 Electromedical and electrotherapeutic	0.0	0.0	0.0	0.0
249 Search- detection- and navigation ins	0.0	0.0	0.0	0.0
250 Automatic environmental control ma	0.0	0.0	0.0	0.0
251 Industrial process variable instrument	0.0	0.0	0.0	0.0
252 Totalizing fluid meters and counting	0.0	0.0	0.0	0.0
253 Electricity and signal testing instrum	0.0	0.0	0.0	0.0
254 Analytical laboratory instrument man	0.0	0.0	0.0	0.0
255 Irradiation apparatus manufacturing	0.0	0.0	0.0	0.0
256 Watch- clock- and other measuring a	0.0	0.0	0.0	0.0
257 Software- audio- and video media for	0.0	0.0	0.0	0.1
258 Magnetic and optical recording medi	0.0	0.0	0.0	0.0
259 Electric lamp bulb and part manufac	0.0	0.0	0.0	0.0
260 Lighting fixture manufacturing	0.0	0.0	0.0	0.0
261 Small electrical appliance manufactu	0.0	0.0	0.0	0.0
262 Household cooking appliance manufa	0.0	0.0	0.0	0.0
263 Household refrigerator and home free	0.0	0.0	0.0	0.0
264 Household laundry equipment manuf	0.0	0.0	0.0	0.0
265 Other major household appliance ma	0.0	0.0	0.0	0.0
266 Power- distribution- and specialty tra	0.0	0.0	0.0	0.0
267 Motor and generator manufacturing	0.0	0.0	0.0	0.0
268 Switchgear and switchboard apparatu	0.0	1.0	0.0	1.0
269 Relay and industrial control manufac	0.0	0.0	0.0	0.0
270 Storage battery manufacturing	0.0	0.0	0.0	0.0
271 Primary battery manufacturing	0.0	0.0	0.0	0.0
272 Communication and energy wire and	0.0	0.3	0.0	0.4
273 Wiring device manufacturing	0.0	0.2	0.0	0.2
274 Carbon and graphite product manufa	0.0	0.0	0.0	0.0
275 All other miscellaneous electrical equ	0.0	0.1	0.0	0.1
276 Automobile manufacturing	0.0	0.0	0.0	0.0
277 Light truck and utility vehicle manuf	0.0	0.0	0.0	0.0
278 Heavy duty truck manufacturing	0.0	0.0	0.0	0.0
279 Motor vehicle body manufacturing	0.0	0.0	0.0	0.0
280 Truck trailer manufacturing	0.0	0.0	0.0	0.0
281 Motor home manufacturing	0.0	0.0	0.0	0.0
282 Travel trailer and camper manufactur	0.0	0.0	0.0	0.0
283 Motor vehicle parts manufacturing	0.0	0.4	0.1	0.5
284 Aircraft manufacturing	0.0	0.0	0.0	0.0
285 Aircraft engine and engine parts man	0.0	0.0	0.0	0.0
286 Other aircraft parts and auxiliary equ	0.0	0.0	0.0	0.0
287 Guided missile and space vehicle ma	0.0	0.0	0.0	0.0
288 Propulsion units and parts for space v	0.0	0.0	0.0	0.0
289 Railroad rolling stock manufacturing	0.0	0.0	0.0	0.0
290 Ship building and repairing	0.0	0.0	0.0	0.0
291 Boat building	0.0	0.0	0.0	0.0
292 Motorcycle- bicycle- and parts manu	0.0	0.0	0.0	0.0
293 Military armored vehicle- tank- and t	0.0	0.0	0.0	0.0
294 All other transportation equipment m	0.0	0.0	0.0	0.0
295 Wood kitchen cabinet and countertop	0.0	12.5	0.2	12.7
296 Upholstered household furniture man	0.0	0.0	0.1	0.1
297 Nonupholstered wood household furr	0.0	0.0	0.2	0.2
298 Metal and other household furniture (0.0	0.0	0.1	0.1
299 Institutional furniture manufacturing	0.0	0.1	0.0	0.1
300 Wood television- radio- and sewing n	0.0	0.0	0.0	0.0
301 Office furniture and custom architect	0.0	0.4	0.0	0.4
302 Showcase- partition- shelving- and lo	0.0	0.1	0.1	0.2
303 Mattress manufacturing	0.0	0.0	0.1	0.1
304 Blind and shade manufacturing	0.0	0.1	0.1	0.2
305 Surgical and medical instrument- lab	0.0	0.0	0.0	0.0
306 Surgical appliance and supplies man	0.0	0.0	0.1	0.1
307 Dental equipment and supplies manu	0.0	0.0	0.0	0.0
308 Ophthalmic goods manufacturing	0.0	0.0	0.1	0.1

*Number of Jobs



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Employment Impact

March 19, 2009

IMPACT NAME: Construction Comm NO Margin MULTIPLIER: Type II
NYC RSA.iap

Industry	Direct*	Indirect*	Induced*	Total*
309 Dental laboratories manufacturing	0.0	0.0	0.3	0.3
310 Jewelry and silverware manufacturing	0.0	0.0	0.1	0.1
311 Sporting and athletic goods manufact	0.0	0.0	0.0	0.0
312 Doll- toy- and game manufacturing	0.0	0.0	0.0	0.0
313 Office supplies (except paper) manuf	0.0	0.0	0.0	0.0
314 Sign manufacturing	0.0	0.1	0.0	0.1
315 Gasket- packing- and sealing device	0.0	0.0	0.0	0.0
316 Musical instrument manufacturing	0.0	0.0	0.0	0.0
317 All other miscellaneous manufacturin	0.0	0.0	0.0	0.0
318 Broom- brush- and mop manufacturin	0.0	0.0	0.0	0.0
319 Wholesale trade businesses	0.0	68.4	26.6	95.0
320 Retail Stores - Motor vehicle and par	0.0	12.5	4.3	16.8
321 Retail Stores - Furniture and home fu	0.0	23.1	3.7	26.9
322 Retail Stores - Electronics and applia	0.0	16.4	4.7	21.1
323 Retail Stores - Building material and	0.0	10.4	4.8	15.1
324 Retail Stores - Food and beverage	0.0	53.5	22.1	75.5
325 Retail Stores - Health and personal ca	0.0	23.1	8.9	32.0
326 Retail Stores - Gasoline stations	0.0	1.9	1.0	2.9
327 Retail Stores - Clothing and clothing	0.0	18.7	9.4	28.1
328 Retail Stores - Sporting goods- hobby	0.0	15.7	5.6	21.3
329 Retail Stores - General merchandise	0.0	26.5	10.8	37.3
330 Retail Stores - Miscellaneous	0.0	22.4	8.4	30.8
331 Retail Nonstores - Direct and electror	0.0	23.1	10.0	33.1
332 Transport by air	0.0	1.0	1.9	2.9
333 Transport by rail	0.0	1.3	0.2	1.6
334 Transport by water	0.0	0.3	0.3	0.7
335 Transport by truck	0.0	21.3	3.2	24.6
336 Transit and ground passenger transpo	0.0	2.4	6.9	9.3
337 Transport by pipeline	0.0	0.0	0.0	0.0
338 Scenic and sightseeing transportation	0.0	5.6	2.0	7.6
339 Couriers and messengers	0.0	5.9	2.6	8.5
340 Warehousing and storage	0.0	1.7	0.7	2.4
341 Newspaper publishers	0.0	0.4	0.4	0.8
342 Periodical publishers	0.0	1.0	0.7	1.6
343 Book publishers	0.0	0.0	0.2	0.2
344 Directory- mailing list- and other pub	0.0	0.1	0.1	0.1
345 Software publishers	0.0	0.1	0.1	0.2
346 Motion picture and video industries	0.0	0.5	1.9	2.4
347 Sound recording industries	0.0	0.0	0.1	0.1
348 Radio and television broadcasting	0.0	0.9	0.4	1.4
349 Cable and other subscription program	0.0	0.3	0.2	0.5
350 Internet publishing and broadcasting	0.0	0.4	0.3	0.7
351 Telecommunications	0.0	3.3	3.2	6.5
352 Data processing- hosting- ISP- web si	0.0	0.2	0.4	0.6
353 Other information services	0.0	0.0	0.3	0.4
354 Monetary authorities and depository	0.0	3.3	2.2	5.5
355 Nondepository credit intermediation	0.0	2.7	2.8	5.5
356 Securities- commodity contracts- inv	0.0	4.7	5.2	9.9
357 Insurance carriers	0.0	2.0	7.2	9.1
358 Insurance agencies- brokerages- and	0.0	0.8	2.2	3.0
359 Funds- trusts- and other financial veh	0.0	0.0	1.8	1.8
360 Real estate establishments	0.0	13.5	18.4	32.0
361 Imputed rental activity for owner-occ	0.0	0.0	0.0	0.0
362 Automotive equipment rental and lea	0.0	0.3	0.3	0.6
363 General and consumer goods rental e:	0.0	0.4	0.7	1.1
364 Video tape and disc rental	0.0	0.0	0.4	0.4
365 Commercial and industrial machiner	0.0	5.9	0.3	6.2
366 Lessors of nonfinancial intangible as	0.0	0.2	0.1	0.3
367 Legal services	0.0	15.9	6.4	22.3
368 Accounting- tax preparation- bookke	0.0	17.3	3.7	21.0
369 Architectural- engineering- and relate	0.0	96.4	1.8	98.2

*Number of Jobs

Version 2.01/03



Employment Impact

March 19, 2009

IMPACT NAME: Construction Comm NO Margin MULTIPLIER: Type II
 NYC RSA.iap

Industry	Direct*	Indirect*	Induced*	Total*
370 Specialized design services	0.0	1.7	0.4	2.1
371 Custom computer programming servi	0.0	1.2	0.2	1.4
372 Computer systems design services	0.0	5.8	1.1	6.9
373 Other computer related services- incl	0.0	2.0	0.3	2.3
374 Management- scientific- and technica	0.0	4.7	2.0	6.7
375 Environmental and other technical ce	0.0	0.9	0.3	1.1
376 Scientific research and development :	0.0	2.2	2.2	4.3
377 Advertising and related services	0.0	4.6	1.9	6.5
378 Photographic services	0.0	0.1	0.3	0.5
379 Veterinary services	0.0	0.1	0.7	0.8
380 All other miscellaneous professional-	0.0	1.1	0.5	1.6
381 Management of companies and enter	0.0	3.5	2.3	5.8
382 Employment services	0.0	19.6	8.9	28.4
383 Travel arrangement and reservation s	0.0	1.3	0.5	1.8
384 Office administrative services	0.0	2.8	0.9	3.8
385 Facilities support services	0.0	0.2	0.3	0.4
386 Business support services	0.0	6.3	2.0	8.3
387 Investigation and security services	0.0	10.3	2.2	12.5
388 Services to buildings and dwellings	0.0	12.8	6.4	19.2
389 Other support services	0.0	1.9	0.9	2.8
390 Waste management and remediation :	0.0	2.7	0.9	3.7
391 Private elementary and secondary sch	0.0	0.0	8.7	8.7
392 Private junior colleges- colleges- univ	0.0	0.5	16.4	17.0
393 Other private educational services	0.0	0.4	6.8	7.2
394 Offices of physicians- dentists- and o	0.0	0.0	29.4	29.4
395 Home health care services	0.0	0.0	15.1	15.1
396 Medical and diagnostic labs and outp	0.0	0.0	9.8	9.8
397 Private hospitals	0.0	0.0	46.5	46.5
398 Nursing and residential care facilities	0.0	0.0	22.5	22.5
399 Child day care services	0.0	0.0	10.3	10.3
400 Individual and family services	0.0	0.0	18.4	18.4
401 Community food- housing- and other	0.0	0.0	6.5	6.5
402 Performing arts companies	0.0	0.3	2.5	2.8
403 Spectator sports companies	0.0	0.9	1.5	2.4
404 Promoters of performing arts and spo	0.0	0.6	1.7	2.3
405 Independent artists- writers- and perf	0.0	0.4	0.3	0.6
406 Museums- historical sites- zoos- and	0.0	0.0	1.1	1.1
407 Fitness and recreational sports center	0.0	0.9	3.9	4.8
408 Bowling centers	0.0	0.0	0.1	0.1
409 Amusement parks- arcades- and gami	0.0	0.0	3.9	3.9
410 Other amusement and recreation indu	0.0	0.2	0.9	1.1
411 Hotels and motels- including casino h	0.0	1.9	2.6	4.4
412 Other accommodations	0.0	0.0	1.0	1.0
413 Food services and drinking places	0.0	12.4	62.1	74.5
414 Automotive repair and maintenance-	0.0	7.8	3.8	11.6
415 Car washes	0.0	0.6	0.9	1.4
416 Electronic and precision equipment r	0.0	3.1	0.6	3.7
417 Commercial and industrial machinery	0.0	5.9	0.4	6.3
418 Personal and household goods repair	0.0	3.2	1.2	4.3
419 Personal care services	0.0	0.0	8.6	8.6
420 Death care services	0.0	0.0	1.5	1.5
421 Dry-cleaning and laundry services	0.0	0.5	4.0	4.4
422 Other personal services	0.0	0.2	3.3	3.6
423 Religious organizations	0.0	0.0	3.4	3.4
424 Grantmaking- giving- and social adv	0.0	0.0	5.1	5.1
425 Civic- social- professional- and simil	0.0	10.7	6.5	17.2
426 Private household operations	0.0	0.0	15.9	15.9
427 US Postal Service	0.0	4.3	3.0	7.4
428 * Not unique commod (fed govt elect	0.0	0.0	0.0	0.0
429 Other Federal Government enterprise	0.0	0.3	0.2	0.5
430 * Not unique commod (S&LG passer	0.0	0.0	0.1	0.1
431 * Not unique commod (S&LG electri	0.0	0.0	0.0	0.0



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Employment Impact

March 19, 2009

IMPACT NAME: Construction Comm NO Margin MULTIPLIER: Type II
NYC RSA.iap

Industry	Direct*	Indirect*	Induced*	Total*
432 Other state and local government ente	0.0	1.9	4.7	6.6
433 * Not an industry (Used and secondh	0.0	0.0	0.0	0.0
434 * Not an industry (Scrap)	0.0	0.0	0.0	0.0
435 * Not an industry (Rest of the world :	0.0	0.0	0.0	0.0
436 * Not an industry (Noncomparable fo	0.0	0.0	0.0	0.0
437 * Special (S&LG Non-Ed Emp & Pav	0.0	0.0	0.0	0.0
438 * Special (S&LG Ed Emp & Pavroll)	0.0	0.0	0.0	0.0
439 * Special (Federal Non-Military Emp	0.0	0.0	0.0	0.0
440 * Special (Federal Military Emp & Pa	0.0	0.0	0.0	0.0
	<u>763.5</u>	<u>714.8</u>	<u>584.4</u>	<u>2,062.7</u>



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TAX IMPACT

March 19, 2009

IMPACT NAME: Construction Comm NO Margin MULTIPLIER: Type II
NYC RSA.iap

	Enterprises (Corporations)	Employee Compensation	Proprietary Income	Household Expenditures	Enterprises (Corporations)	Indirect Business Taxes	Total
Transfers	-90,195						-90,195
Total	-90,195	0	0	0	0	0	-90,195
Corporate Profits Tax				13,866,616			13,866,616
Indirect Bus Tax: Custom Duty						1,030,675	1,030,675
Indirect Bus Tax: Excise Taxes						2,465,747	2,465,747
Indirect Bus Tax: Fed NonTaxes						1,234,663	1,234,663
Personal Tax: Estate and Gift Tax						0	0
Personal Tax: Income Tax				13,026,981			13,026,981
Personal Tax: NonTaxes (Fines- Fees)			2,775,819				2,775,819
Social Ins Tax- Employee Contribution	5,706,881						5,706,881
Social Ins Tax- Employer Contribution	5,992,964						5,992,964
Total	11,699,845		2,775,819	13,026,981	13,866,616	4,731,085	46,100,345
Corporate Profits Tax					4,962,518		4,962,518
Dividends					5,644,970		5,644,970
Indirect Bus Tax: Motor Vehicle Lic						153,176	153,176
Indirect Bus Tax: Other Taxes						2,698,677	2,698,677
Indirect Bus Tax: Property Tax						15,682,257	15,682,257
Indirect Bus Tax: S/L NonTaxes						410,687	410,687
Indirect Bus Tax: Sales Tax						13,173,219	13,173,219
Personal Tax: Estate and Gift Tax						0	0
Personal Tax: Income Tax				5,315,208			5,315,208
Personal Tax: Motor Vehicle License						87,123	87,123
Personal Tax: NonTaxes (Fines- Fees)						939,643	939,643
Personal Tax: Other Tax (Fish/Hunt)						20,437	20,437
Personal Tax: Property Taxes						87,853	87,853
Social Ins Tax- Employee Contribution	55,454						55,454
Social Ins Tax- Employer Contribution	238,581						238,581
Total	294,035		0	6,450,203	10,607,488	32,118,017	49,469,803
Total	11,903,684		2,775,819	19,477,243	24,474,104	36,849,102	95,479,953

