

**Community Housing Improvement Program
Phase 2 Study:
Expanded Survey of Owners of Rent Stabilized Property**

Final Report

**Submitted
By Urbanomics**

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1.0 Introduction

The Community Housing Improvement Program (CHIP) with the cooperation of the Rent Stabilization Association (RSA) retained Urbanomics to prepare a survey of property owners of rent stabilized units in order to better understand who rent stabilized owners are as well as the problems facing them.

The survey was performed by telephone by the California polling firm Business Beanstalk. Business Beanstalk had no direct contact with CHIP or RSA.

This memorandum begins with a summary of key findings followed by a technical report, including methodology for surveying and weighting the responses and the analysis of results for each question. A copy of the survey is included at the end of the report.

2.0 Key Findings

Some of the more interesting findings of the survey follow.

Race and Nativity

- 39.0 percent of owners are minorities, the highest share of whom are Asian
- 48.2 percent of all owners are either new immigrants themselves or children of immigrants
 - 39.8 percent of all owners are immigrants themselves
 - Queens has the highest percentage of immigrant owners at 58.8 percent, followed by the Bronx at 50.4 percent

Ownership Characteristics

Duration

- 70.5 percent of all owners have had their properties for 20 years or more
- Only 13.4 percent of owners have had their buildings for less than ten years
 - Of these new owners, nearly half (46.4 %) identify as foreign born

Self-Management

- 92.0 percent of owners manage their own properties

Live in Own Buildings

- 30.5 percent of owners reportedly live in their own buildings
- Of those that live elsewhere, 25.1 percent live in the same borough and an additional 13.1 percent live in other boroughs of New York City

Income

- More than 1 in 5 owners (23.8%) depend on rent revenues for 75 percent or more of their income
 - 18.7 percent volunteered that 100 percent of income comes from rent revenues

Ownership Type

- 75.1 percent of owners either own individually or are part of a family business
 - In the Bronx, 47.3 percent of controlled buildings are a family business and 36.4 percent are individually owned

Building Finances

At risk

- 49.1 percent said that the profitability of their buildings has decreased in the past five years, while an additional 24.1 percent have seen no change
- More than two in five owners are at risk in terms of their ratio of revenues to operating costs
 - 8.9 percent have revenues less than operating costs
 - 31.2 percent said they broke even

Decontrol

- 24.0 percent of owners have had individual units exempted due to high income decontrol
- 34.4 percent have had individual units exempted due to high rent decontrol
- Of these two groups, 72.1 percent subsidize stabilized units with the income from the decontrolled units

MCI

- Proposed changes to the Major Capital Improvement (MCI) statutes would cause more than half of RSA owners (57.0%) to limit investment in the next 2-3 years

3.0 Methodology

3.1 Database Overview

The database provided by RSA contained information on more than 52,000 buildings throughout the five boroughs owned by members of the RSA. A sample from the 22,000 buildings certified by RSA was chosen from Manhattan, the Bronx, Brooklyn and Queens¹ for the call database. Contact information for both owners and agents representing a single owner were selected for inclusion.² This list was culled to ensure that no owner or agent phone number was duplicated in the list of potential contacts and that the agent

¹ Staten Island's regulated housing stock is too limited to provide a significant sample.

² Agents representing multiple owners were unlikely to have demographic information about the owner of the building in question.

and owner of the same property were not both on the call list. The viable sample was then scaled down to 3000 call numbers through random selection.

3.2 Surveying

Business Beanstalk (BB), a marketing firm out of Hillsborough, California, was given a random sample of Certified RSA Owners and Agents by Unique Phone Number. BB performed 216 hours of calls to achieve 308 surveys. Daily call reports and verifiable survey logs are available for review.

3.3 Weighting

Survey results are often weighted—a method that essentially expands the sample to reflect the total universe in such a way that no member group is over or under represented. The most relevant, and likely answer-defining characteristics of the RSA members were geography and number of units per building.

For each respondent from the random sample, the number of units associated with that building in the RSA database was categorized by borough by the same limits used in the survey question on size: “10 or Fewer”, “11 to 50”, “51 to 100”, and “More than 100”.

Distribution of Universe and Sample by Borough and Number of Units

RSA Certified Buildings by Size				
	10 or Fewer	11 to 50	51 to 100	More than 100
Manhattan	35.3%	53.6%	6.6%	3.7%
Bronx	18.4%	57.8%	20.1%	3.1%
Brooklyn	61.9%	28.9%	6.7%	1.8%
Queens	50.4%	34.0%	10.1%	4.7%
Survey Respondents by Building Size				
Manhattan	63.3%	31.3%	3.1%	2.3%
Bronx	30.8%	57.7%	11.5%	0.0%
Brooklyn	80.4%	16.5%	3.1%	0.0%
Queens	73.7%	19.3%	5.3%	1.8%

As shown by the distributions in the table above, if the survey results were compiled in raw form, without weighting, owners of small buildings (with 10 or fewer units) would be greatly over-represented in all four boroughs, while the larger buildings would be greatly under-represented.

To ensure that small or large owners were not over or under-represented, the proportion of survey responses to the full universe was applied to each response. Because no surveys were completed for Bronx or Brooklyn buildings sized 51 to 100 units, the two highest categories were combined for weighting as shown in the table which follows.

Weights by Borough and Number of Units

Weights for Responses				
	10 or Fewer	11 to 50	51 to 100	More than 100
Manhattan	40.59259	124.825	154.25	113.6667
Bronx	62.25	104.5333	209.3333	
Brooklyn	49.98718	113.75	178.6667	
Queens	46.42857	119.5455	130.3333	183

4.0 Overall Findings

This section presents the weighted answers to all of the survey questions by borough. Follow-up questions, such as those requesting clarification on country of origin, numbers of decontrolled units, etc., are described in terms of incidence, not distribution.

4.1 Demographics

Race/Ethnicity

Owners were asked to identify themselves by racial/ethnic group. Overall, 13.2 percent refused to answer the question. Of those who did answer, it is interesting to note that minority owners were the majority in the Bronx (53.7%) and were significant in number in the others as seen in the table below.

Share of Owners by Race (Refusals excluded)

Borough	White	Black	Asian/Other	Hispanic	Mixed
Manhattan	62.0%	9.0%	19.3%	5.3%	4.3%
Bronx	46.3%	10.6%	23.5%	19.7%	0.0%
Brooklyn	61.9%	8.2%	16.3%	10.1%	3.5%
Queens	68.2%	0.0%	17.1%	8.8%	5.8%
Average	61.0%	7.4%	18.6%	9.2%	3.8%

Asian/Other owners were the largest group of minority owners in all four boroughs with 23.5 percent in the Bronx, 19.3 percent in Manhattan, 17.1 percent for Queens and 16.3 percent for Brooklyn. Hispanic owners followed with a 9.2 percent citywide average: numbering 19.7 percent of all Bronx owners, 10.1 percent of Brooklyn owners, 8.8 percent of Queens owners and 5.3 percent of Manhattan owners. Black owners make up 7.4 percent of city ownership with the highest percentages in the Bronx, followed by Manhattan and Brooklyn.

Nativity

Owners were asked if they were born in a country other than the United States. Almost 60 percent of Queens owners reported that they had been born outside of the United States, followed by the Bronx at 50 percent, Brooklyn at 40.5 percent. Even in Manhattan, the borough with the highest native-born population, more than one in four

owners was born in another country. Individuals referenced Puerto Rico, China, Poland, Italy, the former Yugoslavia and the West Indies as the most common places of birth.

Share by Place of Birth

Borough	Other Country	USA	Declined
Manhattan	28.5%	63.6%	8.0%
Bronx	50.4%	41.9%	7.8%
Brooklyn	40.5%	53.7%	5.8%
Queens	58.8%	38.1%	3.1%
Average	39.8%	53.7%	6.5%

The owners were then asked if either of their parents were born in a country other than the United States. The average for the entire study area was 48.2 percent, Queens led with 71.6 percent of all owners reporting one or both parent(s) had been born in another country. The Bronx followed with 66.6 percent, Brooklyn with 57.8 percent and Manhattan with 48.2 percent.

Share by Place of Birth of Owners' Parent(s)³

Borough	Other Country	USA	Declined
Manhattan	48.2%	41.7%	10.2%
Bronx	66.6%	21.7%	11.7%
Brooklyn	57.8%	31.6%	10.6%
Queens	71.6%	22.9%	5.5%
Average	48.2%	41.7%	10.2%

The greatest number of Manhattan owners said their parents were born in China, followed by Italy. Other responses included Poland, Puerto Rico, the Middle East, Germany/Austria, Europe, Russia, India, and El Salvador.

Bronx owners reported parental nativity as Poland and Jamaica as well as India, Albania, Bolivia, Puerto Rico and the Dominican Republic. In order of greatest to least, Brooklyn owner parents were reported born in Italy, Poland, Europe, China, Jamaica, other West Indies, Mexico, Granada, Greece, Ukraine, Yemen, Norway, Pakistan and Russia. Queens owners most commonly listed Europe, Greece, Italy and Yugoslavia as their parents' birthplace but also named were Russia, Peru, Philippines, Spain, Montenegro, Ireland, India, Brazil, China, Columbia and the more generic Africa and South America.

³ It should be noted that all owners who responded positively to the self-nativity question, also responded positively to the parent-nativity question.

4.2 Ownership Characteristics

Management

Owners were surveyed on whether he or she manages his or her own units. Overall 92.0 percent of owners said they self-managed. Queens owners were most likely to self-manage, closely followed by the Bronx at 96.4 percent and 96.1 percent respectively. This is followed by 92.6 percent of Brooklyn owners and 88.6 percent of those in Manhattan.

Share who Manage Own Units

Borough	Yes	No	NA
Manhattan	88.6%	8.8%	2.6%
Bronx	96.1%	3.9%	0.0%
Brooklyn	92.6%	7.4%	0.0%
Queens	96.4%	2.4%	1.2%
Average	92.0%	6.7%	1.3%

Size of Holdings

When asked how many units (regulated and non-regulated) the owner owns, the weighted share is as shown in the following table. The average of owners surveyed indicated that 39.8 percent had "10 or fewer" units, 36.3 percent had "11 to 50" units, 11.4 percent had "More than 100" units and 8.1 percent owned "51 to 100" units. Given that it is possible that a single owner possesses more than one property, this differs from the weighting factor, which was the number of units in the building for which the contact information was taken.

Share of Units Owned by Borough

Borough	10 or Fewer	11 to 50	51 to 100	More than 100	Declined
Manhattan	35.1%	36.7%	9.7%	16.7%	1.8%
Bronx	16.2%	45.0%	15.5%	0.0%	0.0%
Brooklyn	50.6%	34.3%	1.8%	10.7%	2.6%
Queens	50.3%	32.2%	9.6%	7.9%	0.0%
Average	39.8%	36.3%	8.1%	11.4%	1.5%

Brooklyn and Queens owners were most likely to own 10 or fewer units, with just over 50 percent reporting to that effect. Bronx owners were most likely to have moderate sized holdings of "11 to 50" and "51 to 100" units with 45.0 percent and 15.5 percent respectively. Manhattan has the largest share of owners with holdings of "more than 100" units at 16.7 percent.

Residency

The owners were asked if he or she lives in one of the building(s) owned, followed by a question on location if they do not.

Share of Owners Who Live in Own Buildings

Borough	Yes	No	Declined
Manhattan	33.6%	64.6%	1.8%
Bronx	18.6%	81.4%	0.0%
Brooklyn	28.6%	66.3%	5.0%
Queens	34.5%	65.5%	0.0%
Average	30.5%	67.3%	2.2%

Just under one third of owners reported they live in their own buildings. This share is highest in Queens where 34.5 percent live in their own units followed by Manhattan at 33.6 percent, Brooklyn at 28.6 percent and the Bronx at 18.6 percent.

Share of "Non-Resident" Owners by Location of Residence

Borough	Same Borough	Elsewhere in NYC	Elsewhere in NYS	Other	Declined
Manhattan	20.1%	10.5%	19.2%	4.0%	12.6%
Bronx	24.0%	11.7%	31.8%	0.0%	14.0%
Brooklyn	30.8%	15.3%	14.5%	3.4%	7.4%
Queens	28.6%	16.6%	10.4%	1.2%	8.6%
Average	25.1%	13.1%	17.9%	2.9%	10.6%

Owners who do not reside in their own buildings were asked to identify the general location in which they live. Overall, 25.1 percent of all owners who do not live in their own buildings do live in the same borough. An additional 13.1 percent live in New York City and another 17.9 percent live elsewhere in New York State. Only 2.9 percent of owners live outside of New York State.

Acquisition

The owners were asked how they came into possession of the building(s) owned⁴. More than three quarters of owners acquired their buildings by standard market purchase. Eighteen percent inherited their properties, while 2.0 percent of owners stated that they had purchased the building at foreclosure auction, 1.0 percent had the buildings constructed and 1.6 percent declined to answer.

⁴ There were a few occasions in which an owner indicated that their buildings had been acquired in different manners (e.g., one building was inherited, two were standard market purchase). In these cases, the manner of acquisition of the majority of buildings was used in the tabulations.

Share by Method of Acquisition

Borough	Inheritance	Standard Market Purchase	Foreclosure/Auction	Built	Declined
Manhattan	19.1%	73.9%	3.0%	1.4%	2.7%
Bronx	16.3%	81.4%	2.3%	0.0%	0.0%
Brooklyn	18.7%	76.5%	1.6%	1.6%	1.6%
Queens	16.2%	83.8%	0.0%	0.0%	0.0%
Average	18.1%	77.3%	2.0%	1.0%	1.6%

Manhattan had the highest incidences of Inheritance and Foreclosure Purchases at 19.1 percent and 3.0 percent respectively. Queens was notable that its owners reported only Standard Market Sale and Inheritance ownership.

Duration

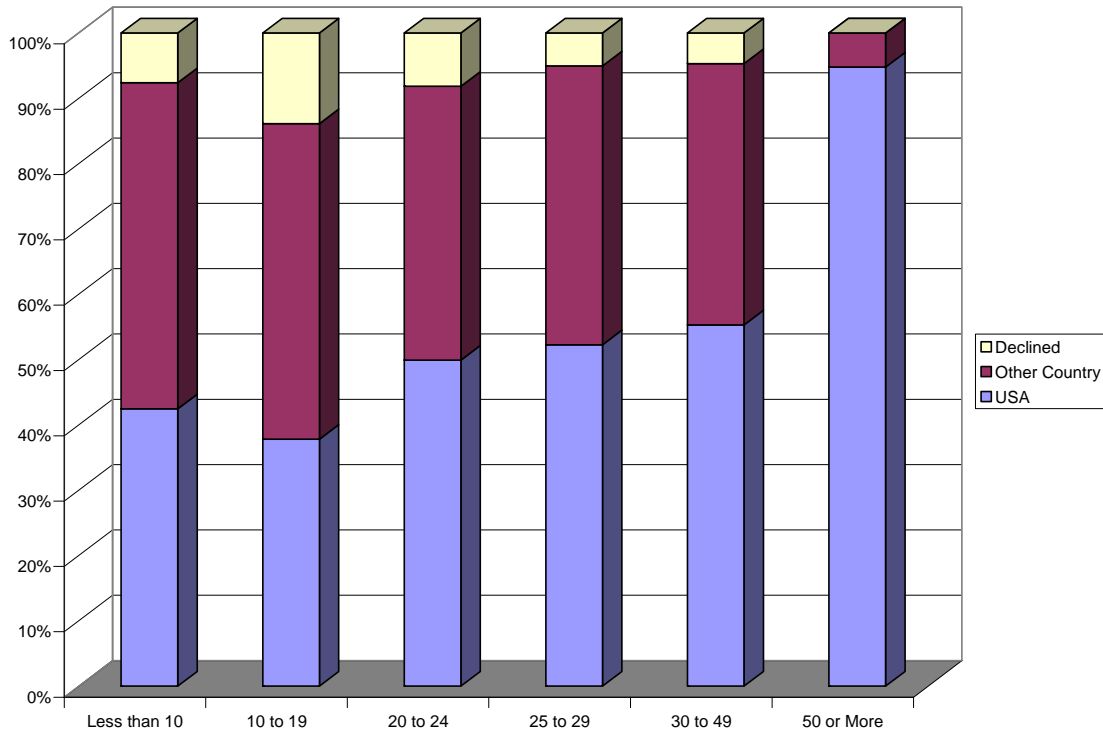
A question was asked about duration of ownership. Seventy percent of all owners have had their properties for 20 years or more. Roughly 45 percent of Brooklyn and Queens owners and 40 percent of Manhattan and Bronx owners have had their properties for more than 30 years. Brooklyn has the largest share of “new” owners (those who’ve had their properties for less than 10 years) at 20.3 percent.

Share by Duration of Ownership

Borough	Less than 10	10 to 19	20 to 24	25 to 29	30 to 49	50 or More	DK or Declined
Manhattan	10.6%	19.0%	12.1%	15.5%	29.5%	11.2%	2.2%
Bronx	11.7%	12.4%	21.7%	17.8%	34.1%	2.3%	0.0%
Brooklyn	20.3%	12.6%	10.0%	9.6%	32.9%	12.1%	2.4%
Queens	10.4%	17.4%	6.0%	20.0%	37.3%	7.7%	1.2%
Average	13.4%	16.1%	11.6%	14.9%	32.4%	9.8%	1.8%

Nativity responses were cross tabulated with duration of ownership to establish if there is any relationship between the two characteristics. For the four surveyed boroughs overall, 46.4 percent of those who’ve had their properties for less than 10 years self-identify as foreign born, the highest rate of foreign nativity in any of the duration categories.

Overall Duration of Ownership by Nativity



Ownership Type

Owners were questioned as to whether the ownership is primarily a family business, an individual owner, composed of multiple unrelated partners, or an institution. Three out of four owners either own individually or are part of a family business.

Share by Ownership Type

Borough	Family business	Individual	Multiple unrelated partners	LLC	Corporation	Institutional	Declined
Manhattan	38.6%	28.9%	15.9%	6.0%	8.8%	0.0%	1.8%
Bronx	47.3%	36.4%	6.2%	0.0%	6.2%	3.9%	0.0%
Brooklyn	37.0%	42.9%	13.3%	2.6%	4.2%	0.0%	0.0%
Queens	42.4%	37.2%	7.2%	7.7%	0.0%	4.3%	1.2%
Average	39.9%	35.2%	12.5%	4.6%	5.7%	1.2%	1.0%

The Bronx has the highest share of individually owned properties at 47.3. Manhattan has the highest share of multiple unrelated partners at 15.9 percent as well as the largest shares of corporate/LLC owners at a combined 14.8 percent. Institutional owners were most likely in Queens and the Bronx, but were minimal at a respective 4.3 percent and 3.9 percent.

Income

The owners were also asked what percent of the owner's income comes from the building(s) owned. The choices given to the owners were the first four categories shown in the table. However, almost one in five owners surveyed volunteered that 100% of their income is derived from rent revenues—significant enough to merit reporting. However it cannot be determined how many responses in the “75% to 100%” category actually indicate 100%.

Share of Owners' Income Derived from Rent Revenues

Borough	25% or less	25% to 50%	50% to 75%	75% to 100%	100%	Declined
Manhattan	22.1%	18.7%	3.5%	2.7%	22.9%	30.2%
Bronx	14.0%	17.0%	11.7%	7.8%	11.6%	38.0%
Brooklyn	29.9%	13.6%	9.7%	5.0%	14.1%	27.7%
Queens	20.7%	15.4%	1.2%	9.4%	21.2%	32.1%
Average	23.1%	16.5%	5.8%	5.1%	18.7%	30.8%

Almost one quarter of all owners depend on rent revenues for 75 percent or more of their income. Queens leads the four boroughs with 30.6 percent of owners depending on rent revenues for 75 percent or more of their income. Manhattan follows with 25.5 percent, 19.4 percent in the Bronx and 19.2 percent in Brooklyn.

4.3 Building Finances

Ratio of Income to Operation Costs

Owners were asked if their building(s) income equaled or exceeded the cost to operate the building (including debt service). Owners with revenues exceeding costs numbered only 59.9 percent of respondents. 31.2 percent of owners reported that they only broke even, with the adjective “barely” being used to modify with regularity. 8.9 percent overall said that their revenues were less than operating costs. These numbers indicate that two in every five building owners are at risk.

Share by Revenue/Costs Relationship (Refusals Excluded)

Borough	Revenues Exceed Costs	Equal	Revenues Less than Costs
Manhattan	58.9	31.9	9.2
Bronx	43.3	46.8	9.9
Brooklyn	67.4	24.3	8.3
Queens	61.0	30.4	8.5
Average	59.9	31.2	8.9

Brooklyn owners are in the best financial condition, with 67.4 percent having revenues exceeding costs; yet one in every four is just breaking even and 8.3 percent are operating at a loss. The situation is more dire in the other boroughs where 56.7 percent of Bronx owners are at risk, as are 41.1 percent of Manhattan owners and 39.0 percent of those in Queens.

Change in Profitability

Owners were asked how the profitability of their building(s) has changed over the last five years. Overall, 49.1 percent said that the profitability of their buildings has decreased in the past five years, 24.1 percent report that it has stayed the same or vacillated, and a little more than one quarter of respondents report their income has increased. On a borough by borough basis, more than half of all Queens and Manhattan owners (53.9% and 52.1% respectively) stated their profitability had decreased in the past five years.

Share by Change in Profitability (Refusals Excluded)

Borough	Decreased	Increased	Same	Up and down
Manhattan	52.1%	28.7%	19.2%	0.0%
Bronx	45.6%	29.8%	20.2%	4.4%
Brooklyn	43.2%	29.3%	27.6%	0.0%
Queens	53.9%	15.8%	26.5%	3.8%
Average	49.1%	26.8%	22.9%	1.2%

Owners were asked if they have a mortgage or similar financing on the building(s). Slightly more than half said they did. Manhattan had the highest share of mortgage holders at 54.6 percent, followed by the Bronx at 51.2 percent, Queens at 47.2 percent, and Brooklyn at 47.1 percent.

Share of Mortgage Holders

Borough	Yes	No	Declined
Manhattan	54.6%	43.6%	1.8%
Bronx	51.2%	41.0%	7.8%
Brooklyn	47.1%	46.7%	6.3%
Queens	47.2%	49.7%	3.1%
Average	50.8%	45.2%	4.0%

Unit Decontrol

*Please note that these percentages refer to the number of owners who have experienced decontrol and **do not** reflect the number of units that have been made exempt.*

Owners were asked if any of their units had been exempted based on high income luxury decontrol. Almost one third (32.6%) of Manhattan owners have at least one luxury decontrolled unit. The Bronx had the fewest owners with one or more luxury decontrolled units at only 11.7 percent. Citywide, only one in four owners said they had had a unit deregulated due to high renter incomes. (See table on following page.)

Share of Owners with One or More Luxury Decontrolled Units

Borough	Yes	No	N/A	Declined
Manhattan	32.6%	65.6%	0.0%	1.8%
Bronx	11.7%	84.5%	0.0%	3.9%
Brooklyn	15.1%	77.3%	1.8%	5.8%
Queens	26.7%	67.8%	0.0%	5.5%
Average	24.0%	71.6%	0.5%	3.8%

Owners were also asked if any of their units had been exempted based on high rent decontrol (rent over \$2,000) on vacancy. More than one third of owners had had one or more units decontrolled due to high rent upon vacancy. Once again, Manhattan showed the highest share of deregulation with 53.6 percent of owners having had one or more units decontrolled due to high rents, followed by the Bronx at 23.3 percent, Brooklyn at 22.9 percent and Queens at 14.6 percent.

Share of Owners with One or More High Rent Decontrolled Units

Borough	Yes	No	N/A	Declined
Manhattan	53.6%	41.6%	1.7%	3.1%
Bronx	23.3%	70.5%	0.0%	6.2%
Brooklyn	22.9%	68.6%	1.8%	6.6%
Queens	14.6%	79.8%	0.0%	5.5%
Average	34.4%	59.5%	1.2%	4.9%

The owners were asked if the income from decontrolled units helps subsidize the cost of operating the rent regulated units. Of those who stated they had luxury and/or rent decontrolled units a majority said yes—overall 72.1 percent—with 77.8 percent of Manhattan owners, 100 percent of Bronx owners, 74.7 percent of Brooklyn owners and 23.3 percent of Queens owners responding in the affirmative.

Share of Owners with Decontrolled Unit Income Subsidizing Controlled Units

Borough	Yes	No	NA
Manhattan	77.8%	17.5%	4.7%
Bronx	100.0%	0.0%	0.0%
Brooklyn	74.7%	18.3%	7.0%
Queens	23.3%	59.9%	16.8%
Average	72.1%	21.6%	6.3%

Defensive Measures

Owners were asked if they had taken defensive measures in the last five years to improve or stabilize the building finances. Options included refinancing, adding equity partners; challenging tax assessments; installing energy efficient systems; or any other measures. Nearly 40 percent of all owners found it necessary to take defensive measures. Queens had the most with 45.4 percent of all owners followed by 41.9 percent in the Bronx, 37.5 percent in Manhattan and 33.2 percent in Brooklyn.

Share of Owners Who Have Taken Action to Stabilize Finances

Borough	Yes	No	Declined
Manhattan	37.5%	60.8%	1.8%
Bronx	41.9%	55.8%	2.3%
Brooklyn	33.2%	64.4%	2.4%
Queens	45.4%	49.0%	5.5%
Average	38.2%	59.2%	2.7%

Of those who identified what defensive actions were taken, refinancing was by far the most common. Other owners indicated they had installed energy efficient systems, taken on equity partners and challenged assessments.

Finally, owners were asked if they would be less likely to invest in the building in the next 2-3 years if the new proposed Major Capital Improvement restrictions were to become law.

Share of Owners by Likelihood of Future Investment if Proposed MCI Limitations Passed

Borough	Less Likely	Not Less Likely	Depends upon Final Bill
Manhattan	62.3%	36.2%	1.6%
Bronx	60.0%	33.1%	6.9%
Brooklyn	52.3%	46.8%	0.9%
Queens	49.4%	46.0%	4.6%
Average	57.0%	40.4%	2.6%

Of those who were familiar with the restrictions⁵, 57.0 percent said they would be less likely to invest in their building(s). This number was highest in the Manhattan (62.3%), followed by the Bronx (60.0%), Brooklyn and Queens (52.3% and 49.4% respectively).

⁵ 15.2 Percent were not familiar with the proposed MCI restrictions.

5.0 RSA Membership as Representative of all Stabilized Properties

This survey was performed on a sample of RSA Member ownership, which was then weighted to represent only the RSA certified member universe, not the ownership of all stabilized buildings in New York City. The latter would have required a sample much greater than that allowed by the time and budget constraints of this report.

Relatively little data has been collected on individual owners of rent stabilized properties throughout the City. And although the Rent Guidelines Board presents overall data on building operating costs and size, these do not necessarily correspond to the data in the RSA membership database. Thus, the best way to ascertain the representative value of RSA membership to the greater universe of all stabilized owners is to look at geographic distribution and building size.

RSA Certified Members own and operate some 22,319 buildings in New York City. Of these, 9,316 are in Manhattan, 2,711 are in the Bronx, 6,300 are in Brooklyn, 3,867 in Queens and 125 in Staten Island.

	RSA Member Buildings		All Stabilized Buildings		RSA Share of All	Difference in Average # of Units
	Buildings	Average # of Units	Buildings	Average # of Units		
Manhattan	9,316	25.5	12,364	33.43	75.3%	-23.72%
Bronx	2,711	34.9	3,828	40.13	70.8%	-13.03%
Brooklyn	6,300	18.1	11,622	21.43	54.2%	-15.54%
Queens	3,867	26.2	5,910	35.43	65.4%	-26.05%

Geographically, 75.4 percent of all stabilized buildings in Manhattan belong to RSA owners, as well as 70.8 percent of Bronx buildings, 54.2 percent of Brooklyn buildings and 65.4 percent of Queens buildings.

RSA Member buildings tend to be slightly smaller than the overall borough average, based upon RSA Membership database unit data in comparison with the Department of City Planning's Parcel Data total of Residential Units. However, whereas there are differences, RSA Membership Building data and DCP data on all stabilized properties are not grossly skewed.

Maps of All Stabilized Properties by RSA Membership are attached. As seen in the maps, the distribution of RSA Member Buildings is relatively even throughout the Stabilized Universe.