

WESTCHESTER ETPA M&O SCHEDULES 2020

2019

	BUILDINGS	%	BUILDINGS	%	BLDGS	%	BLDGS	%
TOTAL MAILED OUT			1511				1501	
TABULATED			366	24%			455	30%
TABULATED NO HEAT/HW			17	1%			18	1%
<u>TOTAL NOT DATA ENTERED</u>			67	4%			101	7%
RETURNED BY POST OFFICE	0	0%			2	0%		
NON-COMPARABLE	24	2%			30	2%		
NEW OWNERS (less than 3 years)	33	2%			47	3%		
PROBLEMATIC	10	1%			22	1%		
TOTAL SUBMISSIONS			450	30%			574	38%
NOT SUBMITTED			1061	70%			927	62%
TOTAL ETPA UNITS TABULATED			11,976				14,472	
TOTAL REGISTERED ETPA UNITS			27,043				29,051	
% TABULATED FROM M&O SURVEY			44%				50%	

Westchester County Apartment Status 2015-2019 (based on annual HUTS registration)

	2015	2016	2017	2018	2019	Percentage Changes			
						2015-16	2016-17	2017-18	2018-19
Rent Stabilized									
RS	28,608	28,300	28,079	27,588	25,836	-1.08%	-0.78%	-1.75%	-6.35%
Vacant	1,049	898	1,009	1,019	829	-14.39%	12.36%	0.99%	-18.65%
Temp Exempt	492	420	460	444	378	-14.63%	9.52%	-3.48%	-14.86%
Rent Stabilized Sub Totals	30,149	29,618	29,548	29,051	27,043	-1.76%	-0.24%	-1.68%	-6.91%
Permanently Exempt									
High Rent Vacancy	337	247	149	196	248				
Coop/Condo	75	44	38	32	22				
Substantial Rehab	1	11	0	26	18				
High Rent/Income	2	1	2	0	2				
Other	57	65	15	14	41				
Commercial/Professional	0	0	0	0	0				
421-A Expired	0	0	0	0	0				
Perm Exempt Subtotals	472	368	204	268	331	-22.03%	-44.57%	31.37%	23.51%
Total Apartments	30,621	29,986	29,752	29,319	27,374	-2.07%	-0.78%	-1.46%	-6.63%
Avg Monthly Legal Rent	\$1,330	\$1,374	\$1,411	\$1,457	\$1,512	3.31%	2.69%	3.26%	3.77%

**2020 ETPA M&O Survey (Westchester County)
Units Tabulated by Municipality**

Municipality	% of Total RS Units
Mount Vernon	20%
New Rochelle	18%
White Plains	8%
Yonkers	40%
 TOTAL	 86%

**2020 ETPA M&O Survey (Westchester County)
Number of Buildings Tabulated by Unit Count**

Building Size (in units)	Number of Buildings	Percentage of Buildings
6	31	8%
7-12	102	27%
13-20	61	16%
21-35	69	18%
36-50	39	10%
51-99	54	14%
100+	27	7%
 ALL	 383	 100%

**Westchester County Rent Stabilized Apartment Rents
based on 2019 HUTS Annual Registration**

Apt Rent Range	Number of Apts	Percentage of Apts
\$1-\$500	212	1%
\$501-\$999	4,862	18%
\$1000-\$1499	9,766	37%
\$1500-\$1999	7,009	26%
\$2000-\$2499	3,421	13%
\$2500-\$2999	1,103	4%
\$3000 & above	316	1%
Total*	26,689	100%

* 27,043 Total RS Apts of which 26,689 have a registered dollar rent (not blank) a/o 6/2/20



New York State Division of Housing and Community Renewal
Gertz Plaza
92-31 Union Hall Street, Jamaica, NY 11433

Changes in Rent for Apartments Subject to the Emergency Tenant Protection Act
Which Became Vacant During the Reporting Period 2017 - 2019
In WESTCHESTER County

Previous Rent by Current Rent
With Lease Terms of One Year

	\$0 - \$499	\$500 - \$999	\$1,000 - \$1,499	\$1,500 - \$1,999	\$2,000 - \$2,499	\$2,500 - \$2,999	\$3,000 - \$3,499	\$3,500 & UP	TOTAL
\$0 - 499	0	0	0	0	0	0	0	0	0
\$500 - 999	0	9	13	2	1	1	1	0	27
\$1,000 - 1,499	0	0	82	35	9	0	0	0	126
\$1,500 - 1,999	0	0	3	152	48	1	0	0	204
\$2,000 - 2,499	0	0	0	2	112	28	3	1	146
\$2,500 - 2,999	0	0	0	0	1	49	4	0	54
\$3,000 - 3,499	0	0	0	0	0	0	6	0	6
\$3,500 & UP	0	0	0	0	0	0	0	2	2
TOTAL	0	9	98	191	171	79	14	3	565
MEDIAN PREVIOUS RENT	= \$1,810		MEAN PREVIOUS RENT		= \$1,835				
MEDIAN CURRENT RENT	= \$1,961		MEAN CURRENT RENT		= \$1,983				

SOURCE: NEW YORK STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL,
PROPERTY MAINTENANCE AND OPERATIONS COST SURVEY.



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Previous Rent by Current Rent
With Lease Terms of Two Years

	\$0 - \$499	\$500 - \$999	\$1,000 - \$1,499	\$1,500 - \$1,999	\$2,000 - \$2,499	\$2,500 - \$2,999	\$3,000 - \$3,499	\$3,500 & UP	TOTAL
\$0 - 499	0	0	0	0	0	0	0	0	0
\$500 - 999	0	8	9	1	0	0	0	0	18
\$1,000 - 1,499	0	0	39	10	2	1	0	0	52
\$1,500 - 1,999	0	0	0	30	15	2	1	1	49
\$2,000 - 2,499	0	0	0	0	21	2	1	0	24
\$2,500 - 2,999	0	0	0	0	0	4	0	0	4
\$3,000 - 3,499	0	0	0	0	0	0	1	0	1
\$3,500 & UP	0	0	0	0	0	0	0	0	0
TOTAL	0	8	48	41	38	9	3	1	148
MEDIAN PREVIOUS RENT	= \$1,525		MEAN PREVIOUS RENT		= \$1,554				
MEDIAN CURRENT RENT	= \$1,675		MEAN CURRENT RENT		= \$1,786				

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Previous Rent by Percent Increase
With Lease Terms of One Year

	DECREASE	UNDER 5%	5% - 9.9%	10% - 14.9%	15% - 19.9%	20% - 29.9%	30% - 39.9%	40% - 49.9%	50% - 59.9%	60% - 69.9%	OVER 70%	TOTAL
\$0 - 499	0	0	0	0	0	0	0	0	0	0	0	0
\$500 - 999	0	7	0	2	1	6	3	0	0	0	8	27
\$1,000 - 1,499	0	61	13	8	6	15	11	2	5	3	2	126
\$1,500 - 1,999	6	119	20	11	19	20	6	2	1	0	0	204
\$2,000 - 2,499	3	87	24	6	13	8	3	1	1	0	0	146
\$2,500 - 2,999	1	35	12	1	4	1	0	0	0	0	0	54
\$3,000 - 3,499	0	6	0	0	0	0	0	0	0	0	0	6
\$3,500 & UP	0	1	1	0	0	0	0	0	0	0	0	2
TOTAL	10	316	70	28	43	50	23	5	7	3	10	565

MEDIAN PERCENT INCREASE = 2.1 MEAN PERCENT INCREASE = 10.1

SOURCE: NEW YORK STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL,
PROPERTY MAINTENANCE AND OPERATIONS COST SURVEY.

Andrew M. Cuomo
Governor



RuthAnne Visnauskas
Commissioner

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\$0 - 499	0	0	0	0	0	0	0	0	0	0	0	0
\$500 - 999	0	5	1	1	0	6	0	1	0	0	4	18
\$1,000 - 1,499	1	18	5	6	5	11	1	2	0	2	1	52
\$1,500 - 1,999	1	18	4	3	4	12	1	2	1	1	2	49
\$2,000 - 2,499	2	14	4	0	1	2	0	1	0	0	0	24
\$2,500 - 2,999	0	2	1	1	0	0	0	0	0	0	0	4
\$3,000 - 3,499	0	1	0	0	0	0	0	0	0	0	0	1
\$3,500 & UP	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	4	58	15	11	10	31	2	6	1	3	7	148

MEDIAN PERCENT INCREASE = 8.8 MEAN PERCENT INCREASE = 16.8

SOURCE: NEW YORK STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL,
PROPERTY MAINTENANCE AND OPERATIONS COST SURVEY.

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