

Kathy Hochul  
Governor



RuthAnne Visnauskas  
Commissioner

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

ANNUAL INCOME AND EXPENSES  
BASED ON 419 SCHEDULES FOR BUILDINGS CONTAINING 14,738  
HOUSING UNITS OF WHICH 12,923 ARE SUBJECT TO THE  
EMERGENCY TENANT PROTECTION ACT OF 1974

WESTCHESTER COUNTY  
2019-2021

TABLE I  
(IN THOUSANDS)

	<u>2019</u>	<u>2020</u>	<u>2021</u>
INCOME	\$243,412	\$242,253	\$245,600
RENTAL	233,022	232,813	236,091
MISCELLANEOUS	2,392	2,243	2,038
REAL ESTATE	868	241	83
NON RESIDENTIAL	<u>7,130</u>	<u>6,956</u>	<u>7,388</u>
EXPENSES			
FUEL	16,957	14,804	17,136
UTILITIES	10,519	10,557	11,090
PAYROLL	17,512	17,391	17,649
REAL ESTATE TAXES	36,101	36,917	37,177
INSURANCE	10,890	11,626	12,675
MANAGEMENT	17,609	17,110	18,007
REPAIRS AND MAINTENANCE	33,472	29,995	33,314
INTEREST	27,239	27,359	28,079
MISCELLANEOUS	6,942	6,250	6,770
EXPENSES EXCLUDING DEPRECIATION	<u>\$177,241</u>	<u>\$172,009</u>	<u>\$181,897</u>
DEPRECIATION	19,716	19,336	20,312
TOTAL EXPENSES	<u>\$196,957</u>	<u>\$191,345</u>	<u>\$202,209</u>

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

Web Site: [www.hcr.ny.gov](http://www.hcr.ny.gov)  
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PERCENT DISTRIBUTION OF EXPENSES  
BASED ON 419 SCHEDULES FOR BUILDINGS CONTAINING 14,738  
HOUSING UNITS OF WHICH 12,923 ARE SUBJECT TO THE  
EMERGENCY TENANT PROTECTION ACT OF 1974

WESTCHESTER COUNTY  
2019-2021

TABLE II

	<u>2019</u>	<u>2020</u>	<u>2021</u>
EXPENSES			
FUEL	8.6	7.7	8.5
UTILITIES	5.3	5.5	5.5
PAYROLL	8.9	9.1	8.7
REAL ESTATE TAXES	18.3	19.3	18.4
INSURANCE	5.5	6.1	6.3
MANAGEMENT	8.9	8.9	8.9
REPAIRS AND MAINTENANCE	17.0	15.7	16.5
INTEREST	13.8	14.3	13.9
MISCELLANEOUS	3.5	3.3	3.3
EXPENSES EXCLUDING DEPRECIATION	<u>89.8%</u>	<u>89.9%</u>	<u>90.0%</u>
DEPRECIATION	10.0	10.1	10.0
TOTAL EXPENSES	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>

\* Rounded values may cause the summed percentages to not total 100%

SOURCE: NEW YORK STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL,  
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PERCENT CHANGE OF INCOME AND EXPENSES  
BASED ON 419 SCHEDULES FOR BUILDINGS CONTAINING 14,738  
HOUSING UNITS OF WHICH 12,923 ARE SUBJECT TO THE  
EMERGENCY TENANT PROTECTION ACT OF 1974

WESTCHESTER COUNTY  
2019-2021

TABLE III

	<u>2019-2020</u>	<u>2020-2021</u>
INCOME	<u>-0.5%</u>	<u>1.4%</u>
RENTAL	-0.1	1.4
MISCELLANEOUS	-6.2	-9.1
REAL ESTATE	-72.2	-65.6
NON RESIDENTIAL	<u>-2.4</u>	<u>6.2</u>
EXPENSES		
FUEL	-12.7	15.8
UTILITIES	0.4	5.0
PAYROLL	-0.7	1.5
REAL ESTATE TAXES	2.3	0.7
INSURANCE	6.8	9.0
MANAGEMENT	-2.8	5.2
REPAIRS AND MAINTENANCE	-10.4	11.1
INTEREST	0.4	2.6
MISCELLANEOUS	-10.0	8.3
EXPENSES EXCLUDING DEPRECIATION	<u>-3.0%</u>	<u>5.7%</u>
DEPRECIATION	-1.9	5.0
TOTAL EXPENSES	-2.8%	5.7%

SOURCE: NEW YORK STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL,  
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ANNUAL INCOME VERSUS EXPENSES  
BASED ON 419 SCHEDULES FOR BUILDINGS CONTAINING 14,738  
HOUSING UNITS OF WHICH 12,923 ARE SUBJECT TO THE  
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WESTCHESTER COUNTY  
2019-2021

TABLE IV  
(IN THOUSANDS)

	<u>2019</u>	<u>2020</u>	<u>2021</u>
INCOME	<u>\$243,412</u>	<u>\$242,253</u>	<u>\$245,600</u>
EXPENSES			
BEFORE DEPRECIATION	177,241	172,009	181,897
AFTER DEPRECIATION	196,957	191,345	202,209
CASH FLOW			
BEFORE DEPRECIATION	66,171	70,244	63,703
AFTER DEPRECIATION	46,455	50,908	43,391
CASH FLOW AS PERCENT OF INCOME			
BEFORE DEPRECIATION	27.18%	29.00%	25.94%
AFTER DEPRECIATION	<u>19.08%</u>	<u>21.01%</u>	<u>17.67%</u>

SOURCE: NEW YORK STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL,  
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CHANGE IN EXPENSES AS A PERCENT OF A TOTAL INCOME BY TYPE OF EXPENSE  
BASED ON 419 SCHEDULES FOR BUILDINGS CONTAINING 14,738  
HOUSING UNITS OF WHICH 12,923 ARE SUBJECT TO THE  
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2019-2021

TABLE V

	<u>2020-2019</u>	<u>2021-2020</u>	<u>2020-2019</u>	<u>2021-2020</u>
	CHANGE IN EXPENSES (IN THOUSANDS)		CHANGE IN EXPENSES AS A PERCENTAGE OF TOTAL INCOME	
			2019	2020
EXPENSES				
FUEL	\$-2,153	\$2,332	-0.9	1.0
UTILITIES	38	533	0.0	0.2
PAYROLL	-121	258	0.0	0.1
REAL ESTATE TAXES	816	260	0.3	0.1
INSURANCE	736	1,049	0.3	0.4
MANAGEMENT	-499	897	-0.2	0.4
REPAIRS AND MAINTENANCE	-3,477	3,319	-1.4	1.4
INTEREST	120	720	0.0	0.3
MISCELLANEOUS	-692	520	-0.3	0.2
EXPENSES EXCLUDING DEPRECIATION	<u>\$-5,232</u>	<u>\$9,888</u>	<u>-2.1%</u>	<u>4.1%</u>
DEPRECIATION	-380	976	-0.2	0.4
TOTAL EXPENSES	<u>\$-5,612</u>	<u>\$10,864</u>	<u>-2.3%</u>	<u>4.5%</u>
TOTAL INCOME	\$243,412 (2019)	\$242,253 (2020)		

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