

<u>WESTCHESTER ETPA M&amp;O SCHEDULES 2021</u>					<u>2020</u>			
	BUILDINGS	%	BUILDINGS	%	BLDGS	%	BLDGS	%
TOTAL MAILED OUT			1537				1511	
TABULATED			403	26%			366	24%
TABULATED NO HEAT/HW			12	1%			17	1%
<u>TOTAL NOT DATA ENTERED</u>			67	4%			67	4%
RETURNED BY POST OFFICE	0	0%			0	0%		
NON-COMPARABLE	28	2%			24	2%		
NEW OWNERS (less than 3 years)	17	1%			33	2%		
PROBLEMATIC	22	1%			10	1%		
TOTAL SUBMISSIONS			482	31%			450	30%
NOT SUBMITTED			1055	69%			1061	70%
TOTAL ETPA UNITS TABULATED	12,253				11,976			
TOTAL REGISTERED ETPA UNITS	25,639				27,043			
% TABULATED FROM M&O SURVEY	48%				44%			

**Westchester County Apartment Status 2016-2020 (based on annual HCR registration)**

	2016	2017	2018	2019	2020	Percentage Changes			
						2016-17	2017-18	2018-19	2019-20
<b>Rent Stabilized</b>									
RS	28,654	28,517	28,158	27,443	24,478	-0.48%	-1.26%	-2.54%	-10.80%
Vacant	911	1,024	1,051	866	759	12.40%	2.64%	-17.60%	-12.36%
Temp Exempt	426	473	453	390	402	11.03%	-4.23%	-13.91%	3.08%
<b>Rent Stabilized Sub Totals</b>	<b>29,991</b>	<b>30,014</b>	<b>29,662</b>	<b>28,699</b>	<b>25,639</b>	<b>0.08%</b>	<b>-1.17%</b>	<b>-3.25%</b>	<b>-10.66%</b>
<b>Permanently Exempt</b>									
High Rent Vacancy	250	150	200	257	49				
Coop/Condo	44	38	32	22	17				
Substantial Rehab	11	0	26	24	11				
High Rent/Income	1	2	0	2	0				
Other	65	15	14	43	62				
Commercial/Professional	0	0	0	0	0				
421-A Expired	0	0	0	0	0				
<b>Perm Exempt Subtotals</b>	<b>371</b>	<b>205</b>	<b>272</b>	<b>348</b>	<b>139</b>	<b>-44.74%</b>	<b>32.68%</b>	<b>27.94%</b>	<b>-60.06%</b>
<b>Total Apartments</b>	<b>30,362</b>	<b>30,219</b>	<b>29,934</b>	<b>29,047</b>	<b>25,778</b>	<b>-0.47%</b>	<b>-0.94%</b>	<b>-2.96%</b>	<b>-11.25%</b>
<b>Avg Monthly Legal Rent</b>	<b>\$1,374</b>	<b>\$1,411</b>	<b>\$1,457</b>	<b>\$1,509</b>	<b>\$1,541</b>	<b>2.69%</b>	<b>3.26%</b>	<b>3.57%</b>	<b>2.12%</b>

**2021 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	85%

**2021 ETPA M&O Survey (Westchester County)**  
**Number of Buildings Tabulated by Unit Count**

Building Size (in units)	Number of Buildings	Percentage of Buildings
6	43	11%
7-12	98	24%
13-20	66	16%
21-35	71	18%
36-50	44	11%
51-99	59	15%
100+	22	5%
ALL	403	100%

**Westchester County Rent Stabilized Apartment Rents  
based on 2020 HUTS Annual Registration**

Apt Rent Range	Number of Apts	Percentage of Apts
\$1-\$499	205	1%
\$500-\$999	4,196	17%
\$1000-\$1499	9,088	36%
\$1500-\$1999	6,884	27%
\$2000-\$2499	3,493	14%
\$2500-\$2999	1,195	5%
\$3000 & above	296	1%
Total*	25,357	100%

\* 25,639. Total RS Apts of which 25,357 have a registered dollar rent (not blank) a/o 6/2/20