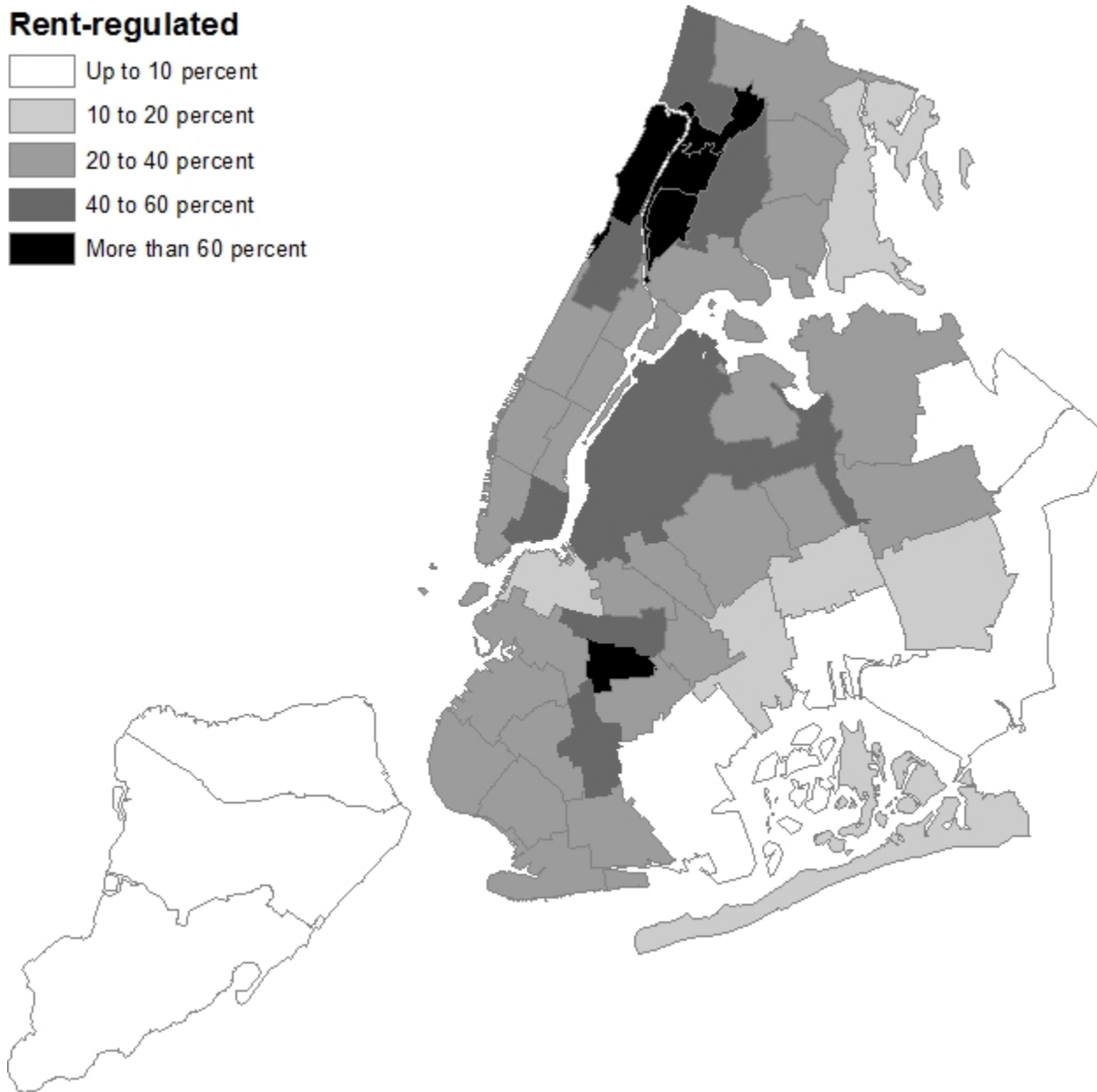
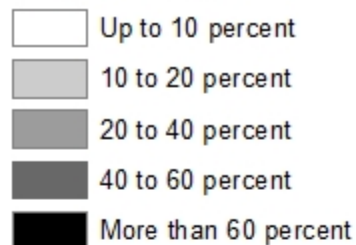

Strengthening Rent Regulation

The Geography of Rent Regulation and Legislative Districts

Tom Waters, Community Service Society of New York, October 2014

The most heavily rent-regulated areas of New York City are concentrated in central Brooklyn, western Queens, the West Bronx, and Upper Manhattan—essentially an inner ring around the historically high-rent areas of Manhattan below Harlem. This pattern, which partly reflects the effect of 20 years of vacancy deregulation, results in a constituency for rent regulation that disproportionately includes low-income people and people of color.

Rent-regulated



Source: CSS analysis of data from US Census Bureau, New York City Housing and Vacancy Survey, 2011.

The Community Service Society has estimated the numbers of rent-regulated apartments (including both rent control and rent stabilization) for each legislative district in New York City. These estimates were made by allocating apartments from the New York City Housing and Vacancy Survey's sub-borough areas into legislative districts in proportion with local population as measured at the level of Census tract in the 2010 Census.

United States Congress

Congressional District	Representative	Rent-regulated apartments
13	Charles Rangel	155,835
15	Jose Serrano	122,537
12	Carolyn Maloney	120,737
9	Yvette Clarke	118,714
10	Jerrold Nadler	94,606
14	Joseph Crowley	92,175
7	Nydia Velazquez	77,486
6	Grace Meng	66,278
8	Hakeem Jeffries	53,975
11	Michael Grimm	40,555
16	Eliot Engel	28,768
5	Gregory Meeks	22,259
3	Steve Israel	5,322

New York State Senate

State Senate District	Senator	Rent-regulated apartments
31	Adriano Espaillat	85,279
33	Gustavo Rivera	68,400
29	Jose M. Serrano	59,840
20	Vacant	51,374
27	Brad Hoylman	50,052
12	Michael N. Gianaris	48,942
30	Bill Perkins	46,177
28	Liz Krueger	45,975
26	Daniel Squadron	45,506
34	Jeffrey D. Klein	44,930
21	Kevin S. Parker	41,916
17	Simcha Felder	41,552
32	Rubén Díaz, Sr.	41,129
13	Jose Peralta	39,811
25	Velmanette Montgomery	38,037

State Senate District	Senator	Rent-regulated apartments
22	Martin J. Golden	36,751
18	Martin Malave Dilan	33,595
16	Toby Ann Stavisky	32,740
36	Ruth Hassell-Thompson	31,512
23	Diane Savino	28,013
15	Joseph Addabbo, Jr.	24,231
11	Tony Avella	18,893
19	John L. Sampson	18,098
14	Malcolm Smith	13,470
10	James Sanders, Jr.	9,643
24	Andrew J. Lanza	3,380

New York State Assembly

Assembly District	Assembly Member	Rent-regulated apartments
72	Vacant	38,325
71	Herman D. Farrell	31,838
43	Karim Camara	31,636
77	Vacant	30,043
86	Victor M. Pichardo	29,142
78	Jose Rivera	29,104
76	Micah Kellner	26,635
74	Brian Kavanagh	24,523
36	Aravella Simotas	23,972
75	Richard Gottfried	23,648
70	Keith L. T. Wright	23,041
81	Jeffrey Dinowitz	22,725
84	Carmen E. Arroyo	22,601
69	Daniel O'Donnell	21,933
80	Mark Gjonaj	21,663
65	Sheldon Silver	21,614
42	Rhoda Jacobs	21,417
67	Linda Rosenthal	19,040
57	Walter T. Mosley	18,899
79	Vacant	18,857
66	Deborah Glick	17,888
50	Joseph Lentol	17,712
37	Catherine Nolan	17,281
28	Andrew Hevesi	16,769

Assembly District	Assembly Member	Rent-regulated apartments
39	Francisco Moya	16,575
68	Robert J. Rodriguez	16,379
45	Steven Cymbrowitz	16,310
46	Alec Brook-Krasny	16,259
49	Peter Abbate	15,759
30	Margaret Markey	15,377
73	Dan Quart	15,010
85	Marcos Crespo	14,647
44	James F. Brennan	14,546
87	Luis R. Sepúlveda	14,391
55	Vacant	14,344
35	Jeffrion Aubry	14,189
53	Maritza Davila	14,047
58	N. Nick Perry	14,015
48	Dov Hikind	13,543
34	Michael DenDekker	13,458
47	William Colton	13,373
51	Félix Ortiz	12,959
52	Joan Millman	12,517
56	Annette Robinson	12,349
83	Carl Heastie	11,597
27	Michael Simanowitz	11,359
41	Helene Weinstein	10,665
40	Ron Kim	10,396
82	Michael Benedetto	10,211
54	Vacant	10,069
38	Michael G. Miller	8,982
60	Vacant	8,652
24	David Weprin	8,233
25	Nily Rozic	8,045
64	Nicole Malliotakis	7,690
26	Edward Braunstein	6,095
32	Vivian Cook	5,405
29	William Scarborough	3,970
61	Matthew Titone	3,528
23	Phillip Goldfeder	3,444
59	Vacant	3,433
33	Barbara Clark	2,407
63	Michael Cusick	1,840
31	Michele Titus	1,775
62	Joseph Borelli	1,102

New York City Council

Council District	Council Member	Rent-regulated apartments
10	Ydanis Rodríguez	48,467
14	Fernando Cabrera	38,130
16	Vanessa Gibson	34,607
11	Andrew Cohen	32,248
40	Mathieu Eugene	32,216
15	Ritchie Torres	32,171
2	Rosie Mendez	29,484
5	Benjamin Kallos	29,081
7	Mark D. Levine	28,000
9	Inez Dickens	27,711
6	Helen Rosenthal	27,596
3	Corey Johnson	27,495
26	James Van Bramer	27,301
22	Costa Constantinides	26,195
35	Laurie Cumbo	25,765
1	Margaret Chin	25,601
4	Daniel Garodnick	25,264
43	Vincent J. Gentile	25,054
8	Melissa Mark-Viverito	25,027
25	Daniel Dromm	22,749
41	Darlene Mealy	21,871
48	Chaim Deutsch	21,433
17	Maria del Carmen Arroyo	21,308
33	Stephen Levin	20,978
29	Karen Koslowitz	20,735
47	Mark Treyger	20,417
18	Annabel Palma	19,007
45	Jumaane Williams	18,524
44	David G. Greenfield	18,316
34	Antonio Reynoso	17,985
38	Carlos Menchaca	17,377
39	Brad Lander	17,367
13	James Vacca	17,347
36	Robert Cornegy, Jr.	16,970
21	Julissa Ferreras	16,858
12	Andy King	14,983
24	Rory Lancman	12,942
30	Elizabeth Crowley	12,651
20	Peter Koo	12,007

Council District	Council Member	Rent-regulated apartments
42	Inez Barron	11,079
37	Rafael Espinal	10,669
19	Paul Vallone	9,953
28	Ruben Wills	5,900
46	Alan Maisel	5,837
27	Daneek Miller	5,562
32	Eric Ulrich	5,356
49	Deborah Rose	4,581
23	Mark Weprin	4,501
31	Donovan Richards	3,797
51	Vincent Ignizio	1,457
50	Steven Matteo	1,315