

Clarence S. Stein
60 West 44th Street
New York City

Cement House Department
CITY OF NEW YORK

Survey of Vacancies
in
CLASS-A-MULTIPLE DWELLINGS
1933

Compiled by direction of
CHARLES F. KERRIGAN
COMMISSIONER.

CITY OF NEW YORK
TENEMENT HOUSE DEPARTMENT
Municipal Building

May 11th, 1933.

Hon. John P. O'Brien,
Mayor,
City of New York.

Dear Sir:

The Tenement House Department has just completed a survey to determine the number of vacant apartments in the City of New York. The survey was made during the months of March and April 1933, and the tabulations of the returns have just been finished.

The survey indicates an increase of 2.4% of vacancies over the figures obtained in 1932, the average percentage now being 14.4 as compared with 12% in 1932.

There are 129,993 apartment houses, including tenement houses and multiple dwellings, in the city. Of these, information was obtained from 128,344 buildings; information was refused in 1,649.

The total number of apartments included in all these buildings amounts to 1,401,078. Of this number, it was ascertained that 201,406 were unoccupied at the time of the survey.

The survey was made for the guidance of real estate and financial institutions, as well as social agencies in the city.

It is estimated that approximately five million people in the City of New York reside in these apartments.

In making this survey, the regular force of inspectors of the Tenement House Department was supplemented by unemployed emergency workers, who were assigned for this task by the City Work Bureau. The men so assigned were selected from the ranks of unemployed architects, engineers and former

employes of real estate firms, who were considered to be best qualified for making the investigation. It is noteworthy that although this force visited every dwelling house in the city containing three families or more, not one complaint was received from any owner or tenant as to the conduct of the survey. Eight hundred emergency employes were occupied in this work, being divided into groups employed during alternate weeks of five working days each. In a number of the cases in which information as to occupancy was not furnished, it happened that the buildings were being re-built or extensive alterations were being made, but, in all, 98.8% of the apartments and tenement houses were thoroughly covered.

It was disclosed by the survey that 1,054 buildings containing more than seven thousand living apartments had been abandoned during the past two years. All of these buildings are now being thoroughly inspected, and as a number of them have been found to be unsafe, provision is being made for their demolition.

In making this survey, the investigators were instructed to obtain information not only as to the number of vacant apartments, but as to the rental paid in each apartment. They were also requested to classify the buildings according to the number having elevators and those without elevators, and also the number of bathrooms and waterclosets provided in each apartment house.

The detailed summaries of the returns, grouped according to these classifications will be made available by the Tenement House Department to civic, social and financial institutions and others interested.

Respectfully submitted,

Charles F. Kerrigan
Commissioner.

TOTAL CLASS "A" MULTIPLE DWELLINGS VISITED				
Borough	New Law Tenements	Old Law Tenements	Other Class "A" M.D.'s	Total
Manhattan	5,203	27,483	1,653	35,339
Brooklyn	26,097	32,136	3,997	62,230
Bronx	11,143	4,534	1,950	17,727
Queens	8,460	1,540	2,441	12,541
Richmond	50	291	156	507
Total	51,953	66,184	10,207	128,344

BOROUGH OF MANHATTAN - INFORMATION NOT OBTAINABLE 1,635
CO-OPERATIVE BUILDINGS 14

TOTAL APARTMENTS IN CLASS "A" MULTIPLE DWELLINGS VISITED				
Borough	New Law Tenements	Old Law Tenements	Other Class "A" M.D.'s	Total
Manhattan	217,707	315,621	20,515	553,843
Brooklyn	259,456	148,819	12,935	421,210
Bronx	270,690	31,804	15,636	318,130
Queens	90,361	6,729	7,845	104,935
Richmond	1,031	1,150	769	2,960
Total	839,245	504,133	57,700	1,401,078

VACANT APARTMENTS IN CLASS "A" MULTIPLE DWELLINGS					
Borough	New Law Tenements	Old Law Tenements	Other Class "A" M.D.'s	Total	Borough Percentage
Manhattan	31,436	64,234	2,804	98,474	17.8%
Brooklyn	28,157	20,548	1,033	49,738	11.8%
Bronx	31,709	6,319	607	38,635	12.1%
Queens	12,527	770	750	14,057	13.4%
Richmond	234	169	99	502	17.0%
Total	104,063	92,040	5,303	201,406	
Class Percentage	12.4%	18.3%	9.2%	14.4%	

CLASS "A" MULTIPLE DWELLINGS WITH ELEVATORS				
Borough	New Law Tenements	Old Law Tenements	Other Class "A" M.D.'s	Total
Manhattan	1,913	479	138	2,530
Brooklyn	523	21	2	546
Bronx	719	4	64	787
Queens	359			359
Richmond	7		1	8
Total	3,521	504	205	4,230

APARTMENTS IN CLASS A MULTIPLE DWELLINGS WITH ELEVATORS				
Borough	New Law Tenements	Old Law Tenements	Other Class "A" M.D.'s	Total
Manhattan	93,689	12,811	8,602	115,102
Brooklyn	28,564	566	62	29,192
Bronx	43,112	145	4,500	47,757
Queens	20,226			20,226
Richmond	334		102	436
Total	185,925	13,522	13,266	212,713

VACANT APARTMENTS IN CLASS A MULTIPLE DWELLINGS WITH ELEVATORS					
Borough	New Law Tenements	Old Law Tenements	Other Class "A" M.D.'s	Total	Borough Percentage
Manhattan	13,353	2,214	1,305	16,872	14.7%
Brooklyn	3,530	121	16	3,667	12.6%
Bronx	5,264	24	173	5,461	11.4%
Queens	3,435			3,435	17.0%
Richmond	63		24	87	20.0%
Total	25,645	2,359	1,518	29,522	
Class Percentage	13.8%	17.5%	11.4%	13.9%	

CLASS A MULTIPLE DWELLINGS ENTIRELY VACANT				
Borough	New Law Tenements	Old Law Tenements	Other Class "A" M.D.'s	Total
Manhattan	9	649	29	687
Brooklyn	30	243	5	278
Bronx	9	18		27
Queens	11	27	16	54
Richmond		8		8
Total	59	945	50	1,054

APARTMENTS IN VACANT CLASS A MULTIPLE DWELLINGS				
Borough	New Law Tenements	Old Law Tenements	Other Class "A" M.D.'s	Total
Manhattan	212	5,404	206	5,822
Brooklyn	239	1,370	15	1,624
Bronx	62	83		145
Queens	33	81	48	162
Richmond		31		31
Total	546	6,969	269	7,784

CLASS A MULTIPLE DWELLINGS WITH WATER-CLOSETS IN APARTMENTS				
Borough	New Law Tenements	Old Law Tenements	Other Class "A" M.D.'s	Total
Manhattan	6,203	15,986	1,585	23,774
Brooklyn	26,097	20,562	3,287	49,946
Bronx	11,143	4,228	1,923	17,294
Queens	8,460	870	2,235	11,565
Richmond	50	176	148	374
Total	51,953	41,822	9,178	102,953

CLASS A MULTIPLE DWELLINGS WITH WATER-CLOSETS IN PUBLIC HALLS				
Borough		Old Law Tenements	Other Class "A" M.D.'s	Total
Manhattan		11,056	67	11,123
Brooklyn		10,736	710	11,446
Bronx		390	27	417
Queens		752	205	957
Richmond		103	17	120
Total		23,037	1,026	24,063

CLASS A MULTIPLE DWELLINGS WITH WATER-CLOSETS IN YARD				
Borough		Old Law Tenements	Other Class "A" M.D.'s	Total
Manhattan		441	1	442
Brooklyn		838		838
Bronx		16		16
Queens		18	1	19
Richmond		12	1	13
Total		1,325	3	1,328

CLASS A MULTIPLE DWELLINGS WITH BATHS				
Borough	New Law Tenements	Old Law Tenements	Other Class "A" M.D.'s	Total
Manhattan	5,928	16,234	855	23,017
Brooklyn	23,943	17,248	3,410	44,601
Bronx	11,143	4,025	1,854	17,022
Queens	8,314	772	2,229	11,315
Richmond	45	106	121	272
Total	49,373	38,385	8,469	96,227

NEW LAW TENEMENT VACANCIES

NEW YORK CITY

Monthly Rental	1 Room Apts.	2 Room Apts.	3 Room Apts.	4 Room Apts.	5 Room Apts.	6 Room Apts.	7 Rooms & over	TOTALS
5 or less								
6-10		71	110	5				186
11-15	13	119	1322	277	11			1742
16-20	38	118	1395	1904	174	36	3	3668
21-25	34	157	1469	5123	967	141	2	5893
26-30	72	542	2914	4451	1976	375	32	10360
31-35	159	777	5237	4186	2254	473	39	13125
36-40	76	928	8488	5978	2656	814	59	18999
41-45	139	583	5881	4403	2381	824	103	14364
46-50	94	345	2763	3370	1872	858	213	9515
51-55	8	95	1204	2075	1215	405	73	5075
56-60	123	364	742	1801	957	510	158	4655
61-65	28	84	357	955	848	274	111	2657
66-70	233	43	185	608	514	303	218	2104
71-75	4	77	532	417	838	306	160	2334
76-80		9	120	364	306	195	204	1198
81-85		16	93	122	200	155	109	695
86-90		21	79	69	241	215	128	753
91-95		11	47	82	55	45	13	253
96-100		34	216	179	263	202	144	1038
101-110		3	221	119	86	64	94	607
111-120			27	130	66	169	127	519
121-130		13	95	138	217	109	144	716
131-140			5	73	85	137	104	404
141-150		8	20	47	114	369	153	711
151-160			8	4	12	28	47	99
161-170			3	31	47	57	178	316
171-180			1	22	10	81	81	195
181-190					3	64	47	114
191-200			4	17	15	148	168	352
201-250			11	10	11	158	330	520
251-300				5	3	32	204	244
over 300		2	14	31	6	13	586	652
TOTALS	1071	4420	33563	34996	18403	7578	4032	104063

TOTAL NEW LAW TENEMENTS IN NEW YORK CITY 51,953

TOTAL APARTMENTS 859,245 VACANT APARTMENTS 104,063 VACANCIES 12.4%

OLD LAW TENEMENT VACANCIES

NEW YORK CITY

Monthly Rental	1 Room Apts.	2 Room Apts.	3 Room Apts.	4 Room Apts.	5 Room Apts.	6 Room Apts.	7 Rooms & over	TOTALS
5 or less	36	103	68		2			209
6-10	86	2814	2754	438	40	7		6139
11-15	25	1308	10866	4201	290	74	37	16801
16-20	65	401	6338	11843	3022	345	41	22055
21-25	33	179	1638	7579	6188	1173	93	16883
26-30	19	184	669	3450	4760	1742	157	10981
31-35	57	132	344	1278	2607	1578	257	6253
36-40	19	69	233	743	1405	1399	358	4226
41-45	24	28	77	234	552	965	405	2285
46-50	11	77	112	161	377	591	556	1885
51-55	1	17	23	31	125	323	331	851
56-60	2	21	40	93	103	214	332	805
61-65		1	17	20	63	154	230	485
66-70	2	3	28	34	28	126	154	375
71-75	1	8	44	26	50	74	241	444
76-80		2	11	36	34	26	135	244
81-85		2	11	5	18	32	95	163
86-90	12	7	6	10	7	26	62	130
91-95		4		25	1		29	59
96-100		9	26	13	18	32	122	220
101-110			8	3	5	6	79	101
111-120				6		12	80	98
121-130		1	2	1	6	5	91	106
131-140		3	51	3	9	2	17	85
141-150					2	20	41	63
151-160							4	4
161-170					2	8	5	15
171-180							13	13
181-190							2	2
191-200			1	3	4		19	27
201-250			4		6	6	9	25
251-300							3	3
over 300							5	5
TOTALS	393	5373	23371	30236	19724	8940	4003	92040

TOTAL OLD LAW TENEMENTS IN NEW YORK CITY 66,184

TOTAL APARTMENTS 504,133

VACANT APARTMENTS 92,040

VACANCIES 18.3%

OTHER CLASS "A" M.D. VACANCIES

NEW YORK CITY

Monthly Rental	1 Room Apts	2 Room Apts	3 Room Apts	4 Room Apts	5 Room Apts	6 Room Apts	7 Rooms & over	TOTALS
5 or less	4	1						5
6-10	6	26	7					39
11-15	15	11	34	19	1			80
16-20	58	43	79	52	26	3		261
21-25	32	51	113	134	45	23		398
26-30	63	87	142	137	67	25	24	545
31-35	81	112	92	169	97	39	7	597
36-40	73	122	76	126	81	48	9	535
41-45	54	149	119	83	77	41	4	527
46-50	62	141	68	47	49	70	11	448
51-55	33	61	34	23	11	28	3	193
56-60	204	47	63	35	14	30	5	398
61-65	15	42	22	19	5	14	15	132
66-70	4	47	8	15	5	9	5	93
71-75	66	66	29	15	15	9	1	201
76-80	4	52	13	29	2	1	4	105
81-85	14	3	3	2			1	23
86-90		12	9	6		1	5	33
91-95		1		4			1	6
96-100	8	113	41	18	5	3	1	189
101-110		32	33		1			66
111-120		25	15					40
121-130		32	18	23	4	4	1	82
131-140		11	1	6				18
141-150	4	48	20	5	6	1	1	85
151-160				2	1			3
161-170		5	3	1				9
171-180				1	6			7
181-190								
191-200	3	11	30		5			49
201-250		2	16	4		9		31
251-300		2	41	36	2		8	89
Over 300			3	1	1	2	9	16
TOTALS	803	1,355	1,132	1,012	526	360	115	5,303

TOTAL OTHER CLASS "A" M.D.'S IN NEW YORK CITY 10,207

TOTAL APARTMENTS 57,700

VACANT APARTMENTS 5,303

VACANCIES

9.2%

BUILDINGS PROVIDED WITH ELEVATORS
NEW LAW TENEMENT VACANCIES
NEW YORK CITY

Monthly Rental	1 Room Apts.	2 Room Apts.	3 Room Apts.	4 Room Apts.	5 Room Apts.	6 Room Apts.	7 Rooms & over	Totals
5 or less								
6-10								
11-15	2			4	3			9
16-20	37	4	2	1				44
21-25	9	32	16	4				61
26-30	36	116	79	31	5	9	26	302
31-35	108	311	176	43	18		9	665
36-40	58	443	955	160	19	17	3	1655
41-45	163	373	2376	258	94	20		3284
46-50	91	305	1523	412	254	62	7	2654
51-55	5	93	813	558	227	33	3	1732
56-60	122	328	623	824	259	226	29	2411
61-65	27	78	247	539	281	156	31	1359
66-70		35	136	468	246	229	154	1268
71-75	233	77	278	327	565	213	88	1781
76-80	4	9	114	319	254	116	140	956
81-85		16	92	108	161	106	92	575
86-90		17	56	76	177	181	107	614
91-95		7	44	66	46	40	7	210
96-100		27	197	151	248	179	129	931
101-110		3	221	117	92	72	82	587
111-120			27	117	64	152	119	479
121-130		13	95	104	213	153	133	711
131-140			8	72	78	86	92	336
141-150		8	20	47	101	361	147	684
151-160				4	10	26	42	82
161-170			2	31	43	57	167	300
171-180			1	20	10	76	80	187
181-190					2	64	51	117
191-200			4	17	14	148	132	315
201-250			11	9	2	164	314	500
251-300				5	2	32	193	232
Over 300		2	14	31	6	15	536	604
TOTALS	895	2297	8130	4923	3494	2993	2913	25645

Total New Law Elevator Tenements in New York City 3521
 Total Apts. 185925 Vacant Apts. 25645 Vacancies 13.8%

BUILDINGS PROVIDED WITH ELEVATORS - OLD LAW TENEMENT VACANCIES

NEW YORK CITY

Monthly Rental	1 Room Apts	2 Room Apts	3 Room Apts	4 Room Apts	5 Room Apts	6 Room Apts	7 Rooms & over	TOTALS
5 or less								
6-10	15							15
11-15		6	3					9
16-20								
21-25	20	1		2	1			24
26-30	2	18	6	2	2	6		36
31-35	13	10	28	11	18	2		82
36-40	1	7	5	59	5			77
41-45	5	9	12	42	27	11	7	113
46-50	9	22	13	22	82	41	28	217
51-55		11	6	1	61	43	18	140
56-60		7	16	24	20	68	51	186
61-65			16	13	27	21	27	104
66-70	2	3	24	16	11	58	63	177
71-75	1	3	26	19	26	55	78	208
76-80			10	37	3	15	39	104
81-85		2	6	5	4	22	56	95
86-90	12	6	6	6	1	16	22	69
91-95		4			1		20	25
96-100		9	26	24	11	21	99	190
101-110			8	9	5	2	59	83
111-120				3		8	74	85
121-130			1	5	6	3	72	87
131-140		3	51		9	2	17	82
141-150				3	2	20	40	65
151-160							2	2
161-170					2	8	5	15
171-180							12	12
181-190							2	2
191-200			1	3	4		15	23
201-250			4		6	6	9	25
251-300							2	2
Over 300							2	2
TOTALS	80	121	268	306	334	428	822	2,359

TOTAL OLD LAW ELEVATOR TENEMENTS IN NEW YORK CITY 504
 TOTAL APARTMENTS 13,522
 VACANT APARTMENTS 2,359 VACANCIES 17.5%

BUILDINGS PROVIDED WITH ELEVATORS - OTHER CLASS "A" M. D. VACANCIES
NEW YORK CITY.

Monthly Rental	1 Room Apts.	2 Room Apts.	3 Room Apts.	4 Room Apts.	5 Room Apts.	6 Room Apts.	7 Rooms & over	TOTALS
5 or less								
6-10								
11-15								
16-20	8							8
21-25		2						2
26-30	27	6	7					40
31-35	48	10						58
36-40	24	14	18	1				57
41-45	24	67	64			1		156
46-50	23	29	38	3	2			95
51-55	20	11	16	7				54
56-60	200	15	35	18	3			271
61-65	12	20	10	11				53
66-70	4	15	1	8				28
71-75	46	24	14	5				89
76-80	2	36	6	23				67
81-85	14			1				15
86-90		3	6	2				11
91-95							1	1
96-100	8	95	34	2	1			140
101-110		30	22					52
111-120		24	12					36
121-150		22	9	19	1	4		55
131-140		6	1	6				13
141-150	4	47	8	4	2			65
151-160								
161-170			2					2
171-180				1	5			6
181-190								
191-200	3	11	23					37
201-250		2	8	4		5	3	22
251-300		2	41	36				79
over 300			3			2	1	6
TOTALS	467	491	378	151	14	12	5	1518

Total other class "A" elevator M. D's in New York City 205

Total apartments 13266 Vacant Apartments 1518 Vacancies 11.4%