
Rental Vacancy Rate Study

A Survey for the City of Rochester, NY

Full Report

October 2021

Prepared for the City of Rochester by:



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Introduction

In June 2019, New York State enacted the Housing Stability and Tenant Protection Act of 2019, which expanded the ability to opt-in to rent stabilization under New York State's Emergency Tenant Protection Act (ETPA) to all municipalities throughout the state. Previously, the only municipalities outside of New York City that were permitted to opt-in were those located in Nassau, Rockland, and Westchester Counties. Under the ETPA, in order to opt-in to rent stabilization, municipalities must declare an emergency, which is defined as a municipality having a rental vacancy rate of less than five percent for the rental housing stock to be regulated.

The first step in determining whether Rochester can opt-in to rent stabilization under the ETPA was to complete a rental vacancy study to establish the net rental vacancy rate. The gross vacancy rate includes all vacant residential units no matter what their condition is and regardless of their reason for vacancy. The net vacancy rate is determined by first removing all residential units that are vacant and not available for rent from the vacancy calculation. Properties that are vacant and not available for rent include those that are uninhabitable, undergoing renovation, being used for a non-residential purpose like storage, etc. The U.S. Census Bureau, who conducts rental vacancy surveys for the City of New York, uses the net vacancy rate as the valid indicator of an emergency under the ETPA, and courts, including the New York State Court of Appeals, have consistently upheld the use of the net vacancy rate as the justification for declaring or continuing an emergency under the ETPA.

Under the law, it is the responsibility of municipalities themselves to fund a study of their housing accommodations to determine the existence of an emergency in accordance with the ETPA. The City of Rochester contracted with Mullin & Lonergan Associates, Inc. to assist the City in conducting this rental vacancy study. The consulting team also consisted of Highland Planning, LLC, and Fourth Economy Consulting. The purpose of the study was to determine whether or not Rochester qualifies to opt-in to rent stabilization under the ETPA.

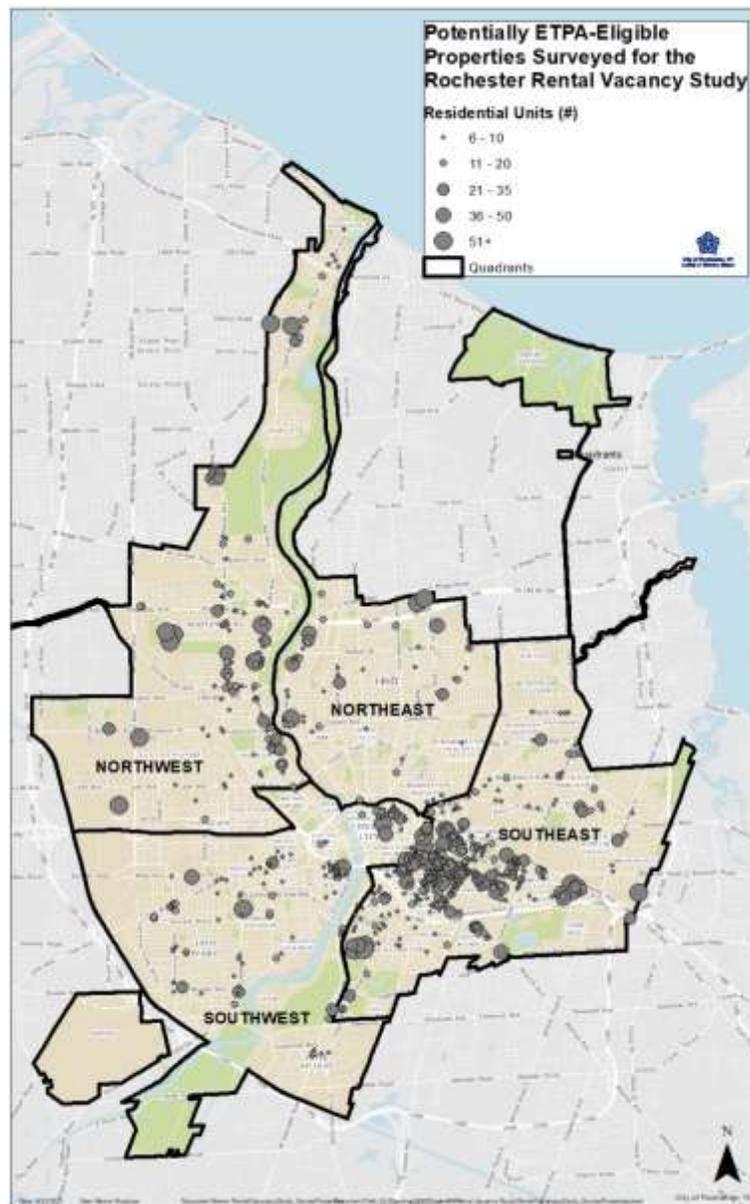
Properties Surveyed

In general, buildings with six or more legally established residential units built prior to January 1, 1974 are potentially eligible for rent stabilization, except for certain building types that are called out in the ETPA as being *not* subject to regulation, such as:

- Buildings that are owned or operated by Rochester Housing Authority
- Buildings in which rentals are fixed by or subject to regulation through one of New York State's affordable housing programs
- Buildings that were built as commercial prior to 1974 and converted to residential after 1974
- Buildings that were built as residential prior to 1974 with less than six units and converted to six or more units after 1974
- Buildings owned by institutions like hospitals, colleges, or non-profits and operated for charitable or educational purposes

In addition, some properties that are potentially eligible for rent stabilization are considered “garden style apartments,” or as written in the ETPA, a “multiple family garden-type maisonette dwelling complex.” For these properties, all buildings built before 1974 would qualify for rent stabilization, not just buildings with six or more units.

After reviewing City records, a total of 668 properties were identified with buildings that were determined to be potentially eligible for rent-stabilization. According to City records, these properties have 10,248 residential units. See below for a map of the geographic distribution of potentially eligible properties, shown by size. All 668 potentially eligible properties were surveyed for Rochester’s rental vacancy study.



Methodology

It is the responsibility of individual municipalities to commission, design, and implement a survey to determine whether or not a “declaration of emergency” can be made for the housing stock to be regulated under the ETPA. **To declare an emergency under the ETPA, the net rental vacancy rate must be less than five percent.**

The NYS Department of Homes and Community Renewal does not provide guidance or standards to local municipalities on what methodology to use to conduct a rental vacancy survey; this decision is left up to individual communities. If the results of a rental vacancy survey are challenged in court, the court ultimately decides whether or not to uphold the methodology used. Therefore, it is useful to review examples of methodologies that other New York municipalities have previously used as well as New York State case law when developing a rental vacancy study for the first time.

The City’s consultant team includes three firms with expertise in research, survey design and data best practices. The consultant team reviewed the rental vacancy survey methodologies used in the only two known examples of New York communities that have recently undertaken a rental vacancy survey: Ossining, which completed its survey in August 2018, and Kingston, which completed its survey in February 2020. The consultant also reviewed relevant case law to become familiar with historical legal claims and outcomes related to rental vacancy surveys in New York State. The team then worked with the City to develop the methodology used for this study, which is detailed below.

On April 20, 2021, letters from Mayor Lovely Warren printed on City letterhead were sent by First-Class mail to all 668 properties in the City of Rochester that were determined to be potentially eligible for rent-stabilization under the ETPA. Included with the letters were paper surveys and links to a Survey Monkey webpage where surveys could be completed online. Each property was assigned a discrete, randomly generated 3-digit code to be used when completing either the paper or web-based survey response. This code provided a way to track responses of individual properties, ensure the elimination of duplicate surveys, reduce error in survey submissions (e.g., avoid having a typo or misspelled address make it appear that a given property’s survey hadn’t been completed), and prevent false submissions (e.g., bar individuals from submitting a survey for a property address they had not been assigned).

The letters and surveys were sent to property managers for all parcel addresses where contact information was available through the City’s Building Owner’s Registry. Per Section 90-20 of the City Property Code, the Building Owner’s Registry requires that owners of all rental property in the City provide a local property management contact that is a person who resides within Monroe County, along with their mailing address and phone number. Given the number of out-of-town and LLC property owners, the thought was that local property managers would have the best and most current understanding of current occupancy and vacancy for each property. If the property manager contact information was not available through the Building Owner’s Registry, then letters with surveys were sent

directly to the property owner. Letters with surveys were sent for individual properties so survey contacts that manage or own more than one property received multiple letters and surveys, one for each property with its own discrete 3-digit code to complete the survey.

Prior to the survey launch, the City worked with local utility Rochester Gas & Electric (RG&E) to obtain information on active and inactive meters for properties located within City ZIP codes. For every survey property where RG&E data was available, the Mayor's letter referenced an estimated number of occupied units (based on active meters) or vacant units (based on inactive meters) for that property from an "independent data" source, and asked property contacts to complete the survey with accurate and current data for the property in question. The inclusion of RG&E data (for properties where it was available) was used to motivate responses from property contacts. The hope was that a reference to "independent data" for a given property could help prompt property contacts to complete their surveys with accurate and more current information.

The data that RG&E shared with the City were current as of March 31, 2021, but meter information is updated daily in response to changes in service, so the data were approximately three weeks old by the time that letters and surveys were mailed to property contacts on April 20. The RG&E data indicated the number of active and inactive meters at a given property. This information could be used to infer a potential estimated gross occupancy and vacancy for properties where RG&E data was available, but it could not be used to precisely or accurately confirm actual gross occupancy or vacancy. Neither did they provide qualifying information about units with inactive meters that might be vacant (e.g., whether they are vacant and available for rent versus vacant and not available for rent), which is the information needed to calculate the net occupancy or vacancy for individual properties. For these reasons, RG&E data was not a good source to validate the accuracy of survey responses, so was used to try to motivate survey responses from property contacts instead.

Two versions of a Mayoral letter and survey were sent out (see Appendix A and Appendix B). One was the standard letter and survey for use by most properties being surveyed. The other included a slight wording modification for "garden style apartment" complexes, or as written in the ETPA, a "multiple family garden-type maisonette dwelling complex." For these properties, *all* buildings on the property built before 1974 would qualify for rent stabilization, not just those with six or more units, so the survey language was modified to ensure that the correct information was requested for these properties. Thirty-two modified letters and surveys were sent to "garden-style" properties (five percent) and all others (636) received standard letters and surveys.

The survey itself – for both regular and "garden style" properties – was brief and included questions regarding the total number of residential rental units, the number of units that were rented/occupied, the number of units that were vacant and available for rent, and the number of units that were vacant but not available for rent because they were

uninhabitable, under renovation, or being used for a non-residential purpose such as storage (see Appendix A and Appendix B).

To calculate the net vacancy rate, units that are vacant and not available for rent must be removed from the calculation. For this reason, the survey asked how many units were vacant and available for rent *and* how many units were vacant because they were uninhabitable, undergoing renovation, or being used for a non-residential purpose such as storage. The net vacancy rate is the standard that New York City uses in its vacancy surveys, and the net vacancy rate is the standard that courts, including the New York State Court of Appeals, have consistently upheld as a justifiable basis on which to declare an emergency under the ETPA.

Each Mayoral letter included a pre-paid envelope that property contacts could use to return completed paper surveys by mail. As an alternative, all property contacts could also choose to submit their survey response online via Survey Monkey. Any paper surveys that were completed and returned by mail went directly to a Post Office Box maintained by Highland Planning. Highland Planning monitored the Post Office Box during the survey response and follow-up periods and entered the data from all paper survey submissions into Survey Monkey to streamline data collection and ensure that all survey response data could be downloaded and analyzed from one source.

Of the 668 Mayoral letters and surveys that were sent out on April 20, 2021, 47 were returned as “undeliverable.” City staff worked with Code Enforcement staff to determine if any alternative or more current contact and mailing address information could be obtained for these properties. New surveys were sent to 41 properties by the second week of May.

By the time the initial survey period ended on May 11, 111 surveys had been returned (17% of properties surveyed). City staff worked with Highland Planning to determine which properties had not responded to the survey and assigned all 557 non-response properties for follow-up. Highland Planning led the follow-up for 146 properties (determined by the project budget) and City staff from Code Enforcement, Planning, Law, and Housing conducted follow-up for the remaining 411 non-responsive properties.

The City determined that it was not feasible to follow-up with the 557 non-response properties by conducting individual in-person site visits. Even if only one visit per non-response property was required, such an effort would have been extremely labor and time intensive and would have been outside the given scope and budget for the project. In addition, there was no certainty that the City could be guaranteed physical access to all non-response properties, much less to all the units within each multi-unit property to assess vacancy status of each unit. Therefore, *multiple* in-person visits to the 557 non-response properties, as well as to individual units within the 557 non-response properties, would likely have been required.

Since all rental property owners are required to have a phone number listed with the City as part of the Building Owner’s Registry, it was determined that the use of phone calls was an

appropriate method for follow-up. All 557 non-response properties were assigned for follow-up. Initial follow-up phone calls were made to the property contact who was originally surveyed for a given property using the following protocol:

- If staff were not able to reach a contact, they left voicemails and did additional follow-up calls the following week.
- Whenever staff left a voicemail or were able to reach a contact and speak live on the phone, they explained the purpose of the survey, asked contacts to please complete the survey as soon as possible, offered to help the contact complete the survey online together on the phone, offered to re-send the survey to the contact's email or address, and left their name and phone number for the contact to respond to.
- If staff reached a contact but the contact indicated that they were not the best person to complete the survey (e.g., they no longer managed the property due to a recent sale or change in property management contracts), staff asked if they knew any contact information for the current property manager or owner.
 - If new contact information was provided, then staff reached out to do follow-up using that new contact information.
 - If new contact information was not provided, then staff followed-up with Code Enforcement staff to determine if any code enforcement records included other current property information or phone contacts that could be used to conduct outreach for that property. Wherever additional information could be found, staff reached out to those contacts by phone.

Given the scale of required follow-up for 557 non-response properties, the initial follow-up period required 4-6 weeks. After this initial follow-up period, 152 previously non-response property contacts had either completed the survey online with staff by phone or had committed to take the survey on their own subsequent to the follow-up phone call. At this time, a property contact was classified as non-responsive if they could not be reached to speak on the phone live or did not return a voicemail after at least two (and in many cases more) phone call outreach attempts had been made.

In late June and early July, City staff in Code Enforcement, Planning, and Law made follow-up phone calls to 25 property contacts that had indicated that they would complete the survey during initial follow-up but had not yet submitted responses. On July 15, after two months of follow-up outreach to property contacts to increase the response rate, the rental vacancy survey was closed.

When the survey closed on July 15, there were 254 survey submissions, which represented a 38 percent response rate. While the City had hoped to achieve a higher participation in the survey, a 38 percent response rate was more than double the initial 17 percent response rate achieved on May 11 and the boost in participation is directly linked to the aggressive follow-up outreach that was conducted by City staff and project consultants with multiple phone calls made to each non-response property contact.

The first step after the rental vacancy closed on July 15 was to review survey submissions and perform data clean-up (e.g., eliminate duplicate records, clean-up data for properties where information for multiple parcels were submitted together in one survey, etc.). One issue that occurred with several responses was that a survey indicated a certain number of units were both “vacant and available for rent” and “uninhabitable,” “under renovation,” or “being used for a non-residential purpose like storage.” Units cannot be counted as actually available for rent if they are uninhabitable, undergoing renovation, or being used for a non-residential purpose like storage, so in these instances, the data provided about units that were uninhabitable, under renovation, or being used for a non-residential purpose like storage were assumed to be correct, and the corresponding numbers of units that were submitted as being “vacant and available for rent” were removed.

After initial data clean-up was completed, further review of the survey data identified a number of questionable survey submissions. The following tests were used to identify properties with questionable submissions that needed follow-up and validation before a decision could be made about whether to accept the survey response or not:

- All properties where there was a difference of +/- 3 units in what the survey reported were the total number of residential units versus what City records listed as the number of residential units for that property
- All properties with an internal consistency issue where the survey unit numbers reported did not total correctly (e.g., where the survey’s reported Total Residential Units – Total Occupied Units – Total Vacant Available Units – Vacant Not Available Units \neq 0)
- Properties with 10+ residential units that submitted incomplete surveys (e.g., started survey but didn’t provide total unit or occupancy/vacancy information)

In August, Code Enforcement and Planning staff conducted follow-up with 38 properties with questionable survey responses. From that outreach, staff were able to reach contacts for 30 properties who provided updated information that addressed questions and allowed survey responses to be accepted.

After data clean-up and follow-up, the final response to the City’s rental vacancy survey of the 668 properties included:

- 245 properties with accepted survey responses
- 9 properties with rejected surveys due to incomplete unit or vacancy/occupancy information being submitted
- 414 properties with no response to the survey despite at least two rounds of follow-up outreach (and in some cases more) by phone from Highland Planning and City staff in Code Enforcement, Planning, Law, and Housing

Survey Results

Estimated Net Vacancy Rate

There were 245 accepted responses to the rental vacancy survey out of 668 eligible properties (with 10,248 residential units according to City records), which is a 37 percent final response rate. These 245 properties reported 3,543 residential units according to survey responses; this is nearly identical to the 3,539 residential units for these properties based on City records (just 4 units difference total), which provides confidence in the data reported by accepted survey responses. Survey responses also reported a total of 68 units that were vacant and off-market (i.e., under renovation, uninhabitable, or being used for a non-residential purpose like storage). Off-market vacant units must be subtracted from the total residential units to determine how many units are actually available (3,475) in order to calculate the net vacancy rate (see table below).

Accepted Surveys	Total Residential Units (City Records)	Total Residential Units (Survey)	Total Off-Market Vacant Units (Survey)	Net Available Units (Survey)	Total Occupied Units (Survey)	Net Occupancy Rate	Net Vacancy Rate
245	3,539	3,543	68	3,475	3,162	91%	9.0%

Based on the information provided by 245 accepted responses to the rental vacancy survey, ***the estimated net vacancy rate for properties that are potentially eligible for rent-stabilization in Rochester is 9.0 percent.***

Discussion and Analysis

After an extensive follow-up effort made by City staff and the consulting team over two months, the final accepted survey response rate was 37 percent, which is more than double the response rate after the initial survey distribution period (17 percent). Although the City did hope to have higher participation, a 37 percent response rate is significantly higher than the response rate of other landlord surveys recently conducted by the City, including those that provided monetary incentives for landlords to participate, which this survey did not. The City does not have the authority to require participation in the survey and, in fact, some would suggest that property owners had a disincentive to participate given the timing and implications of the survey (see discussion of the eviction moratoria below).

Rochester modeled its vacancy study and survey on the two other communities that had recently completed a rental vacancy study in New York State – Ossining (2018) and Kingston (2020) – so surveyed the entire universe of potentially eligible properties in the City rather than a sample. But the scale of outreach in Rochester – with 668 properties to survey – was more than eight times larger than in either of these other two communities. For comparison, Kingston had a total inventory of 82 properties to survey and Ossining had 71. Kingston received responses to their survey from 61 properties (74 percent response rate) and Ossining received responses from 54 properties (76 percent response rate).

Impact of COVID-19 Eviction Moratoria

Rochester's rental vacancy survey was conducted during a period (April-July 2021) when the City and nation were dealing with the ongoing impacts of the COVID-19 pandemic. Eviction moratoria that had been established more than a year prior by New York State and the federal Centers for Disease Control and Prevention (CDC) in an attempt to prevent widespread displacement, homelessness, and the propagation of COVID-19 were still in effect.

Eviction moratoria tend to lower vacancy rates because units that would otherwise be vacant and available for rent are instead occupied as landlords are not able to evict tenants for non-payment of rent. Therefore, one would expect the overall net vacancy rate to be lower during the period that the rental vacancy survey was conducted than it might be if eviction moratoria were not in place. For this reason, many landlords expressed frustration about the timing of the survey, stating that it was unfair and inaccurate to count a unit as being occupied if a tenant had not been paying rent for that unit. Many expressed a belief that the City had already decided that it wanted to implement rent-stabilization. When told that we were only trying to collect accurate data to determine whether or not the City is eligible to do so, they asked why the City would choose to conduct the survey of at a time when vacancy rates were likely lower than usual unless it had already made up its mind that it wanted to implement rent stabilization? Some refused to participate in the survey when contacted for follow-up because of the impacts of the eviction moratoria.

Statistical Significance and Response Bias Analysis

Rochester surveyed *all* properties containing buildings potentially eligible for regulation under the ETPA – not a random sample – so a statistically significant estimate of the margin of error for the accepted responses cannot be calculated. But even if it could, it would not account for potential response bias.

Response bias is a potentially more critical issue because property owners had a disincentive to respond if their property had a vacancy rate below 5.0 percent. Since the survey was conducted at a time when property owners were more likely to have lower than usual vacancy (due to eviction moratoria), the conditions under which the survey was conducted had potential impacts on the results. Even a random sample would not fully ensure against this kind of potential bias in who responded and how they responded to the survey.

The question, then, is whether the data from accepted survey responses indicate that participants self-selected to participate in the survey because they had a vacancy rate that was above the legal threshold to declare a rental emergency?

Comparing the initial survey response (April-May) with the responses received during the follow-up period (June-July) provides a test of potential response bias. If respondents are self-selecting, then the initial self-reported responses would be much higher than responses that were less eager and required follow-up. Initial survey responses did report a higher

overall net vacancy rate (10.8 percent) than did responses from the follow-up period (7.4 percent), but **neither phase reported a net vacancy rate close to or below the 5.0 percent legal threshold.**

Survey Phase	Total Properties	Total Residential Units (Survey)	Total Off-Market Vacant Units	Net Available Units	Total Occupied Units	Net Occupancy Rate	Net Vacancy Rate
Initial Response (April-May)	105	1,736	38	1,698	1,516	89.3%	10.80%
Follow-up Response (June-July)	140	1,807	30	1,777	1,646	92.6%	7.40%
Total	245	3,543	68	3,475	3,162	91%	9.0%

If there was a strong non-response bias, we would expect that few property owners would report a vacancy rate below 5.0 percent, as this would potentially subject them to rent stabilization under the ETPA. However, **nearly two-thirds of the accepted survey responses reported an individual property-level net vacancy rate below 5.0 percent**, thus sharing data that goes against their self-interest. This provides more confidence that a response/non-response bias did not influence the results.

Net Vacancy Rate	Number of Properties	Percent of Properties	Number of Total Residential Units Reported in Properties	Percent of Units in Properties
Below 5.0 Percent	158	64%	2,055	58%
Above 5.0 Percent	85	35%	1,445	41%
N/A*	2	1%	23	1%
TOTAL	245	100%	3,543	100%

* All units off-market vacant in these properties so no vacancy rate calculated.

Based on this analysis there does not appear to be an issue with self-selection/response bias with accepted survey data.

To further explore the issue of potential bias in the survey response, we also analyzed the data to explore how representative the response was of the survey population and what the reported net vacancy was by a series of sub-categories:

- Property Size – by properties of 6, 7-10, 11-15, 16-20, 21-35, 36-50, and more than 51 units
- Geography – by City Quadrant (Southwest, Southeast, Northwest, Northeast)
- Property Owner Location – by whether the property owner is based in the City itself versus the region or outside of the region.

Lastly, we looked at all the non-response properties and did an analysis of what would need to happen for these properties to be able to drive the reported 9.0 net vacancy rate from

accepted survey responses down below the 5.0 percent net vacancy threshold established by the ETPA.

Survey Response and Reported Vacancy by Property Size

One test was to explore survey response rates and reported vacancy by property size. This is critical because a lack of response from larger properties could contain enough units to influence the estimated net vacancy rate.

The table below shows the number and percent of surveyed units by property size, including the total universe of surveyed units with comparisons to units in properties with accepted surveys and units in non-response properties. **The percentage of units in accepted survey response properties generally reflects the distribution of units in all surveyed properties by property size**, though units in 16-20 unit properties were slightly over-represented (comprising 11 percent of units in accepted responses versus 7 percent of all units surveyed) and units in 51+ unit properties were somewhat under-represented (comprising 20 percent of units in accepted responses versus 26 percent of all units surveyed).

Property Size	Total Units Surveyed*		Accepted Surveys		Non-Responses	
	Number of Units	Percent of Units	Number of Units	Percent of Units	Number of Units	Percent of Units
6 Units	1,044	10%	384	11%	648	10%
7-10 Units	1,914	19%	679	19%	1,212	20%
11-15 Units	1,275	12%	475	13%	788	13%
16-20 Units	748	7%	384	11%	364	6%
21-25 Units	763	7%	319	9%	444	7%
26-35 Units	838	8%	260	7%	578	9%
36-50 Units	959	9%	340	10%	537	9%
51+ Units	2,711	26%	702	20%	1,621	26%
Total	10,252	100%	3,543	100%	6,192	100%

* Based on the number of units reported in accepted survey responses plus number of units in City records for non-response properties and rejected surveys.

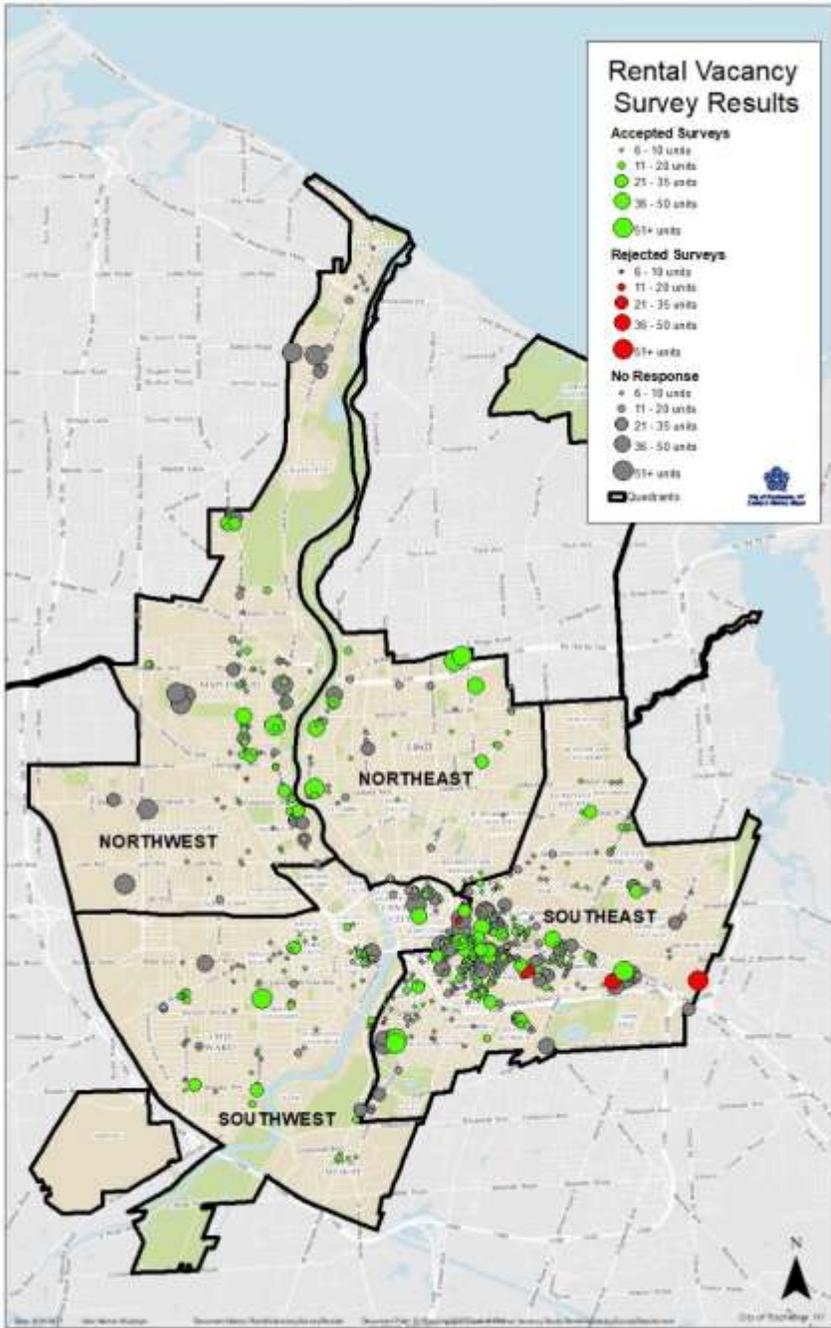
To determine whether these differences influenced the net vacancy, we calculated the estimated net vacancy rate by property size for accepted survey responses. **There is no property size for which the reported net vacancy rate is less than 5.0 percent.** The lowest estimated net vacancy rate is among 6-unit properties (5.9 percent) and the highest is among properties with 26-35 units (16.7 percent).

Property Size	Total Residential Units (Survey)	Total Off-Market Vacant Units	Net Available Units	Total Occupied Units	Net Occupancy Rate	Net Vacancy Rate
6 Units	384	9	375	353	94.1%	5.9%
7-10 Units	679	20	659	611	92.7%	7.3%
11-15 Units	475	22	453	405	89.4%	10.6%
16-20 Units	384	4	380	357	93.9%	6.1%
21-25 Units	319	1	318	288	90.6%	9.4%
26-35 Units	260	3	257	214	83.3%	16.7%
36-50 Units	340	3	337	289	85.8%	14.2%
51+ Units	702	6	696	645	92.7%	7.3%
Total	3,543	68	3,475	3,162	91.0%	9.0%

Therefore, there is no evidence of a clear bias in the accepted responses by property size that could influence the survey results to prove a net vacancy rate below the 5.0 percent threshold.

Survey Response and Reported Vacancy by City Geography

The map below shows the location of all 668 properties that were surveyed for the rental vacancy study, with accepted survey responses shown in green, rejected surveys in red, and non-response properties in grey. The size of the dots corresponds to the size of each property.



The table below includes an analysis of the geographic distribution of properties surveyed. It shows that ***the accepted response rate generally reflects the share of properties surveyed in each City Quadrant***, though the accepted response rate for the Southeast Quadrant is slightly lower (51 percent) than its share of properties surveyed (56 percent), and the accepted response rate for the Northeast Quadrant (10 percent) is slightly higher than its share of properties surveyed (7 percent).

Quadrant	Number of Properties Surveyed	Percent of Total Properties Surveyed	Number of Accepted Surveys / Properties	Percent of All Accepted Surveys / Properties	Number of Non-Response Surveys / Properties	Percent of All Non-Response Surveys / Properties
Southwest	126	19%	52	21%	73	18%
Southeast	377	56%	125	51%	245	59%
Northwest	117	18%	44	18%	72	17%
Northeast	48	7%	24	10%	24	6%
Total	668	100%	245	100%	414	100%

Additionally, data from accepted survey responses indicates that **the net vacancy rate is above – and in some cases significantly above – 5.0 percent in all four City Quadrants** (see table below).

Quadrant	Number of Accepted Surveys / Properties	Total Residential Units in Accepted Surveys / Properties	Net Available Units	Total Occupied Units	Net Occupancy Rate	Net Vacancy Rate
Southwest	52	602	578	475	82.2%	17.8%
Southeast	125	1,737	1,707	1,598	93.6%	6.4%
Northwest	44	591	580	542	93.4%	6.6%
Northeast	24	613	610	547	89.7%	10.3%
TOTAL	245	3,543	3,475	3,162	91.0%	9.0%

Therefore, there is no evidence of a clear geographic bias in the **accepted responses that could influence the survey results to prove a net vacancy rate below the 5.0 percent threshold.**

Survey Response and Reported Vacancy by Property Owner Location

We divided property owner location into three categories: those with property owner addresses based within the City of Rochester itself, those with addresses in Monroe County and the surrounding region, and those located outside of the region (further away in New York State and beyond).

An analysis of property owner location (see table below) shows that **the accepted survey response generally reflects the population surveyed**, with city-based property owners slightly under-represented (43 percent) relative to their share of the total population (48 percent), and regional property owners slightly over-represented (50 percent) relative to their share of the total population (43 percent).

Property Owner Location	Number of Properties Surveyed	Percent of Total Properties Surveyed	Number of Accepted Surveys / Properties	Percent of All Accepted Surveys / Properties	Number of Non-Response Surveys / Properties	Percent of All Non-Response Surveys / Properties
City	318	48%	105	43%	211	51%
Region	288	43%	122	50%	159	38%
Outside Region	62	9%	18	7%	44	11%
TOTAL	668	100%	245	100%	414	100%

Additionally, data from accepted survey responses indicates that **the net vacancy rate is above 5.0 percent for all property owner location categories** (see table below).

Property Owner Location	Number of Accepted Surveys / Properties	Total Residential Units in Accepted Surveys / Properties	Net Available Units	Occupied Units	Net Occupancy Rate	Net Vacancy Rate
City	105	1,322	1,298	1,220	94%	6%
Region	122	1,836	1,792	1,589	89%	11%
Outside Region	18	385	385	353	92%	8%
TOTAL	245	3,543	3,475	3,162	91%	9%

Therefore, there is no evidence of a clear bias in the accepted responses by property owner location that could influence the survey results to prove a net vacancy rate below the 5.0 percent threshold.

Analysis of Non-Response and Rejected Survey Properties: What Would it Take to Reduce the Estimated Net Vacancy Rate Below 5.0 Percent?

The reported net vacancy rate from the 245 accepted responses, with 3,543 total residential units, was 9.0 percent. Of these, 68 units (2 percent of the total) were reported as “Off Market Vacant” units. This means that 3,475 units (98 percent of total units) were “available” and 313 units were vacant and available.

Accepted Survey Data Categories	Accepted Survey Data Numbers
Accepted Response Properties	245
Total Residential Units	3,543
Off Market Vacant Units	68
Net Available Units	3,475
Percent of Total Units Available	98%
Occupied Units	3,162
Vacant Available Units	313
Net Vacancy Rate	9.0%

To determine if there are enough units in the remaining properties (non-response + rejected surveys) to influence the overall net vacancy rate calculation, we estimated the number of vacant available units there would need to be for the net vacancy rate to be below 5.0 percent among the total universe of surveyed properties.

If the total universe of surveyed properties had 10,252 residential units, and we assume the same rate of off-market vacant/total available units as was reported by accepted survey responses (2 percent off-market vacant/98 percent available), there would need to be 502 vacant and available units across the population of eligible properties for the net vacancy rate to be 4.99 percent. If we assume that the total universe of eligible properties had no off-market vacant units and that all 10,252 residential units were available to rent, then there would need to be 512 vacant units across the entire population for the net vacancy rate to be 4.99 percent (see table below).

Data Categories	Estimate With Off-Market Units	Estimate With No Off-Market Units
ETPA Eligible Properties	668	668
Total Residential Units	10,252	10,252
Off Market Vacant Units	197	0
Net Available Units	10,055	10,252
Percent of Total Units Available	98%	100%
Occupied Units	9,552	9,739
Vacant Available Units	502	512
Net Vacancy Rate	4.99%	4.99%

There were 414 non-response properties with 6,192 residential units and 9 properties with 517 residential units whose surveys were rejected because they had incomplete unit or occupancy/vacancy information. This translates to **a total of 423 properties and 6,709 units that were not included in the estimated net vacancy rate calculation.**

Surveyed Property Status	Properties	Residential Units
No Response	414	6,192
Response Rejected	9	517
Total No Response/Rejected	423	6,709

Since 313 vacant available units were reported among the 3,475 available residential units in accepted survey responses, **there could be no more than 189-199 vacant available units among the 6,709 residential units in non-response/rejected surveys** for the overall net vacancy rate across all surveyed properties to be driven below 5.0 percent (502-313=189 and 512-313=199). This means that the **net vacancy rate across all non-response/rejected survey properties could be no higher than a maximum of 2.97 percent for the overall net vacancy rate calculation to be driven down to 5.0 percent** (see table below).

	No Response/ Rejected - With Off-Market Units	No Response/ Rejected – With No Off-Market Units
Properties	423	423
Total Residential Units	6,709	6,709
Off Market Vacant Units	129	0
Net Available Units	6,580	6,709
Percent of Total Units Available	98%	100%
Occupied Units	6,390	6,509
Vacant Available Units	189	199
Net Vacancy Rate	2.87%	2.97%

Yet across accepted survey responses, **there are a significant number of properties and units within properties where the net vacancy rate reported is higher than 3 percent** (see table below). Therefore, it is highly unlikely that net vacancy rate across all non-response and rejected survey properties would be less than 2.9 – 3 percent. Large properties are the ones most likely to swing the results, but one or two large properties with a net vacancy above 3 percent would fail the test.

Property Size	Total Accepted Survey Properties	Properties Reporting Net Vacancy Over 3%		Total Available Units in Accepted Survey Properties	Units in Properties Reporting Net Vacancy Over 3%	
		Number	Percent		Number	Percent
6 Units	64	15	23%	375	89	24%
7-10 Units	83	24	29%	659	188	29%
11-15 Units	37	17	46%	453	212	47%
16-20 Units	22	9	41%	380	156	41%
21-25 Units	14	7	50%	318	161	51%
26-35 Units	9	5	56%	257	143	56%
36-50 Units	8	5	63%	337	204	61%
51+ Units	8	5	63%	696	403	58%
TOTAL	245	87	36%	3,475	1,556	45%

Another way of summarizing this analysis is that **in order for the reported net vacancy rate of 9.0 percent to be driven down below the legal threshold of 5.0 percent by non-response properties:**

- ***There could be no more than 189-199 vacant available units among the 6,709 units in non-response/rejected properties*** (though there were 313 vacant available units reported among the 3,475 available units in accepted survey properties), and
- The ***net vacancy rate across all non-response/rejected survey properties would need to be 2.97 percent or less***, which is a very high bar to meet, since it is three times less than the reported net vacancy rate of 9.0 percent from accepted survey responses across a population that is approximately twice the size.

Conclusions

Analysis of the 245 accepted survey responses results in a net vacancy rate of 9.0 percent for potentially ETPA-eligible properties across the city. This is significantly above the 5.0 percent legal threshold required for enacting rent stabilization under the ETPA.

Because there was an accepted survey response rate of 37 percent, the reported net vacancy rate of 9.0 percent should be considered an estimate. However:

- Nearly two-thirds of accepted responses reported an individual property-level net vacancy rate below 5.0 percent, which indicates that there is not significant bias in the survey response (these respondents reported information that goes against their self-interest rather than opting out and not responding to the survey)
- Accepted survey response data generally reflects the total population that was surveyed by property size, city geography, and property owner location, which further supports the finding of no significant bias in the survey response
- The net vacancy rates calculated from accepted survey response data by survey period (initial vs. follow-up), property size, city geography, and property owner location do not show a net vacancy rate at or below 5.0 percent for any category of analysis, and
- For the reported net vacancy rate of 9.0 percent to be driven down to the legal threshold of below 5.0 percent, the net vacancy rate across *all* non-response properties would have to be 2.97 percent or less, which is unlikely to be possible since every category of analysis for current responses showed that net vacancy was above – or significantly above – 5.0 percent.

The analyses and findings above show that there is no compelling evidence that proves bias in the survey data received or that suggests that a higher survey response could drive the overall net vacancy rate below 5.0 percent. In addition, because the survey was conducted during a period when eviction moratoria were in place (which tend to lower vacancy rates), it is likely that the net vacancy rate reported by this study is lower than it would be otherwise.

Therefore, this study concludes that Rochester does not meet the legal threshold required by the ETPA to declare an emergency and opt-in to rent stabilization at this time.

Appendices

Appendix A: Regular Letter and Survey Template/Sample



City of Rochester

City Hall Room 308A, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov

Lovely A. Warren
Mayor

April 20, 2021

[SurveyContact]
[SurveyAddress]
[SurveyCityZip]

Dear [SurveyContact],

The City of Rochester is leading a study on the vacancy rates in rental properties that are eligible for rent stabilization under New York State's Emergency Tenant Protection Act (ETPA), if the City decides to opt-in under the ETPA. The results of this study will determine whether Rochester qualifies to opt-in to rent stabilization under the ETPA. Highland Planning, along with Mullin & Loneragan Associates, is conducting the study on behalf of the City. For more information about the ETPA and this study, please visit www.cityofrochester.gov/rentalvacancystudy.

Your participation is important to ensure that our study accurately captures the vacancy rate of ETPA-eligible rental housing in Rochester and helps the City make an informed decision about the ETPA. Please take a few minutes to respond to our brief survey by May 11, 2021.

We are contacting you because our records show that you manage or own rental property at the following address, which has been identified as having ETPA-eligible units:

Site Address: [ADDRESS]

If you are not the current manager or owner of this property, please email Sue Charland at Highland Planning at susan@highland-planning.com so that we can correct our records.

The table at the bottom of this letter includes what independent data show are the total number of occupied and vacant residential units at the property listed above (not all of which may be ETPA-eligible), if data is available. Please complete the survey by **May 11, 2021** in one of the following ways to confirm or update this information:

- 1) Complete the paper survey provided in this mailing and return it in the enclosed pre-paid envelope (no postage necessary) OR
- 2) Enter your responses online at www.surveymonkey.com/r/RocRentalVacancy.

Please use the following code on the survey that is unique to the property listed above: [CODE]

If you need to mail your completed survey in a different envelope, send it to:

Susan Charland c/o Highland Planning
PMB #321
2604 Elmwood Avenue
Rochester, NY 14618

Thank you for your attention to this important matter.

Sincerely,

Lovely A. Warren
Mayor

[ADDRESS]	
Occupied Units	Vacant Units
Insert if available	Insert if available

Phone: 585.428.7045

Fax: 585.428.6059

TTY: 585.428.6054

EEO/ADA Employer



City of Rochester Rental Vacancy Survey

Thank you for taking this survey. For more information about the ETPA, please visit the City of Rochester website at www.cityofrochester.gov/rentalvacancystudy. Please return a completed paper survey in the pre-paid envelope.

If you would like to complete the survey online, go to: www.surveymonkey.com/r/RocRentalVacancy

1. Please enter the THREE-DIGIT CODE provided on the letter that was mailed to you.

2. Please enter the SITE ADDRESS listed on the letter that was mailed to you.

3. What is your current role for this property?

Manager

Owner

Other (please specify)

4. The questions in this survey apply only to **buildings that were built and had six (6) or more residential units before January 1, 1974. Please only provide responses about buildings at this address that meet these criteria.** Please check below to confirm your understanding.

I understand that the questions in this survey apply only to buildings that were built and had six (6) or more residential units before January 1, 1974.

5. How many total rental units (both occupied and vacant for any reason) are on the parcel located at the site address you entered in Question 2? Please enter in numeric format.

6. As of today's date, how many units are occupied/rented? Please enter in numeric format.

7. As of today's date, how many units are **not** occupied and available for rent? Please enter in numeric format.

8. As of today's date, do you have any units that are **not** occupied because they are off the market (i.e., not available for rent because they are uninhabitable, undergoing renovation, or being used for a non-residential purpose like storage)?

Yes

No

If you answered "No" to Question 8, please skip to Question 10.

9. Of the number of **unoccupied** units that are off the market (noted in Question 8) how would you describe these units? Please enter in numeric format.

Number of unit(s) that are **uninhabitable**.

Number of unit(s) that are **undergoing renovation**.

Number of unit(s) that are **being used for a non-residential purpose (i.e., storage)**.

10. Please provide the following information so we can reach you to verify your survey responses if it becomes necessary.

Name

Email Address

Phone Number

11. Is there anything else we should know to assist the City with this survey?

12. By checking the box below you are agreeing to the following statement:

- The information I have provided on this survey is an accurate statement that reflects the status of the applicable units (per Question 4) at the site address listed at the beginning of this survey.

13. Please enter today's date:

You may have received multiple copies of this survey in the mail because you own or manage multiple properties:

- If you received another letter with a THREE DIGIT CODE starting with a "G," please go here to take the survey online: www.surveymonkey.com/r/gardenstyle
- For all other properties, please go here to take the survey online: www.surveymonkey.com/r/RocRentalVacancy

Thank you!

Appendix B: "Garden Style" Letter and Survey Template



City of Rochester

City Hall Room 308A, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov

Lovely A. Warren
Mayor

April 20, 2021

[SurveyContact]
[SurveyAddress]
[SurveyCityZip]

Dear [SurveyContact],

The City of Rochester is leading a study on the vacancy rates in rental properties that are eligible for rent stabilization under New York State's Emergency Tenant Protection Act (ETPA), if the City decides to opt-in under the ETPA. The results of this study will determine whether Rochester qualifies to opt-in to rent stabilization under the ETPA. Highland Planning, along with Mullin & Lonergan Associates, is conducting the study on behalf of the City. For more information about the ETPA and this study, please visit www.cityofrochester.gov/rentalvacancystudy.

Your participation is important to ensure that our study accurately captures the vacancy rate of ETPA-eligible rental housing in Rochester and helps the City make an informed decision about the ETPA. Please take a few minutes to respond to our brief survey by May 11, 2021.

We are contacting you because our records show that you manage or own rental property at the following address, which has been identified as being ETPA-eligible:

Site Address: [ADDRESS]

If you are not the current manager or owner of this property, please email Sue Charland at Highland Planning at susan@highland-planning.com so that we can correct our records.

The table at the bottom of this letter includes what independent data show are the total number of occupied and vacant residential units at the property listed above, if data is available. Please complete the survey by **May 11, 2021** in one of the following ways to confirm or update this information:

- 1) Complete the paper survey provided in this mailing and return it in the enclosed pre-paid envelope (no postage necessary) OR
- 2) Enter your responses online at www.surveymonkey.com/r/gardenstyle.

Please use the following code on the survey that is unique to the property listed above: [CODE]

If you need to mail your completed survey in a different envelope, send it to:

Susan Charland c/o Highland Planning
PMB #321
2604 Elmwood Avenue
Rochester, NY 14618

Thank you for your attention to this important matter.

Sincerely,

Lovely A. Warren
Mayor

[ADDRESS]	
Occupied Units	Vacant Units
Insert if available	Insert if available

Phone: 585.428.7045

Fax: 585.428.6059

TTY: 585.428.6054

EEO/ADA Employer



City of Rochester Rental Vacancy Survey – Garden Style

Thank you for taking this survey. For more information about the ETPA, please visit the City of Rochester website at www.cityofrochester.gov/rentalvacancystudy. Please return a completed paper survey in the pre-paid envelope.

If you would like to complete the survey online, go to: www.surveymonkey.com/r/gardenstyle.

1. Please enter the THREE-DIGIT CODE starting with a "G" provided on the letter that was mailed to you.

2. Please enter the SITE ADDRESS listed on the letter that was mailed to you.

3. What is your current role for this property?

Manager

Owner

Other (please specify)

4. The questions in this survey apply only to **buildings that were built before January 1, 1974. Please only provide responses for buildings at this address that were built before January 1, 1974.** Please check the box below to confirm you understand the above criteria.

I understand that the questions in this survey apply only to buildings that were built before January 1, 1974.

5. How many total rental units (both occupied and vacant for any reason) are on the parcel located at the site address you entered in Question 2? Please enter in numeric format:

6. As of today's date, how many units are occupied/rented? Please enter in numeric format.

7. As of today's date, how many units are **not** occupied and available for rent? Please enter in numeric format.

8. As of today's date, do you have any units that are **not** occupied because they are off the market (i.e., not available for rent because they are uninhabitable, undergoing renovation, or being used for a non-residential purpose like storage)?

- Yes
 No

If you answered "No" to Question 8, please skip to Question 10.

9. Of the number of **unoccupied** units off the market (noted in Question 8), how would you describe these units? Please enter in numeric format.

Number of unit(s) that are **uninhabitable**.

Number of unit(s) that are **undergoing renovation**.

Number of unit(s) that are **being used for a non-residential purpose** (i.e., storage)

10. Please provide the following information so we can reach you to verify your survey responses if it becomes necessary.

Name

Email Address

Phone Number

11. Is there anything else we should know to assist the City with this survey?

12. By checking the box below you are agreeing to the following statement.

- The information I have provided on this survey is an accurate statement that reflects the status of the applicable units (per Question 4) at the site address listed at the beginning of this survey.

13. Please enter today's date:

You may have received multiple copies of this survey in the mail because you own or manage multiple properties:

- If you received another letter with a THREE DIGIT CODE starting with a "G," please go here to take the survey online: www.surveymonkey.com/r/gardenstyle
- For all other properties, please go here to take the survey online: www.surveymonkey.com/r/RocRentalVacancy

Thank you!

Appendix C: Information from Accepted Survey Response Properties Included in the Net Vacancy Calculation (Listed by Property Size)

Property Address	Residential Units (City Records)	Residential Units (Survey)	Off-Market Vacant Units (Survey)	Net Available Units (Survey)	Occupied Units (Survey)	Vacant Available Units (Survey)	Notes
109 BRAMBURY DR	168	168	0	168	155	13	Paper survey completed.
1600 EAST AV	165	166	0	166	166	0	Paper survey completed.
1090-1120 ST PAUL ST	75	75	0	75	75	0	Survey accepted after phone follow-up and revisions with property contact.
56 BRAMBURY DR	72	72	0	72	62	10	Paper survey completed.
925 SOUTH AV	56	56	2	54	52	2	Survey accepted after phone follow-up and revisions with property contact.
1059 LAKE AV	56	56	4	52	52	0	Survey accepted after data clean-up.
905 SOUTH AV	56	56	0	56	54	2	Survey accepted after phone follow-up and revisions with property contact.
298-316 GENESEE ST	53	53	0	53	29	24	Online survey completed.
35 CHESTNUT ST	48	46	0	46	23	23	Online survey completed.
720-740 CARTER ST	48	48	0	48	48	0	Paper survey completed.
1011 UNIVERSITY AV	45	45	0	45	44	1	Online survey completed.
1564 ST PAUL ST	42	42	0	42	30	12	Online survey completed.
520 EAST AV	41	41	1	40	40	0	Survey accepted after data clean-up.
85 PARK AV	41	41	2	39	35	4	Survey accepted after phone follow-up and revisions with property contact.
268 ALEXANDER ST	40	40	0	40	36	4	Survey accepted after phone follow-up and revisions with property contact.
1126 DEWEY AV	37	37	0	37	33	4	Online survey completed.
733 PORTLAND AV	33	33	0	33	13	20	Online survey completed.
357 ALEXANDER ST	31	31	0	31	31	0	Paper survey completed.
504 BROOKS AV	30	30	0	30	30	0	Online survey completed.
275 PARK AV	28	28	0	28	20	8	Online survey completed.
46 MEIGS ST	28	28	0	28	22	6	Online survey completed.
406 LAKE AV	28	30	2	28	28	0	Survey accepted after data clean-up.
30 S GOODMAN ST	27	28	0	28	21	7	Paper survey completed.
970 MONROE AV	26	26	0	26	24	2	Paper survey completed.
2555-2575 DEWEY AV	26	26	1	25	25	0	Survey accepted after phone follow-up and revisions with property contact.
727-741 MONROE AV	25	25	0	25	25	0	Survey accepted after phone follow-up and revisions with property contact.
265 DRIVING PK AV	24	24	0	24	20	4	Online survey completed.
499-507 PARK AV	24	24	0	24	21	3	Online survey completed.
86-88 ALEXANDER ST	24	24	0	24	16	8	Paper survey completed.
21 ARNOLD PK	24	24	1	23	23	0	Survey accepted after data clean-up.
29-49 BENNINGTON DR	24	24	0	24	22	2	Survey accepted after phone follow-up and revisions with property contact.
571-579 LAKE AV	23	22	0	22	22	0	Online survey completed.
688 EAST AV	23	23	0	23	23	0	Online survey completed.
1786-1792 ST PAUL ST	22	22	0	22	20	2	Online survey completed.
1955-1957 E MAIN ST	22	22	0	22	22	0	Online survey completed.
995 GENESEE ST	22	22	0	22	14	8	Online survey completed.

Property Address	Residential Units (City Records)	Residential Units (Survey)	Off-Market Vacant Units (Survey)	Net Available Units (Survey)	Occupied Units (Survey)	Vacant Available Units (Survey)	Notes
226-228 MONROE AV	21	20	1	19	19	0	Online survey completed.
950 BAY ST	21	21	0	21	21	0	Paper survey completed.
984-990 MONROE AV	21	21	0	21	18	3	Paper survey completed.
601-603 W MAIN ST	21	21	0	21	21	0	Survey accepted after phone follow-up and revisions with property contact.
178-180 MEIGS ST	20	20	0	20	19	1	Online survey completed.
465-475 OXFORD ST	20	20	0	20	20	0	Online survey completed.
820 E MAIN ST	19	19	0	19	17	2	Paper survey completed.
95 TROUP ST	19	20	0	20	20	0	Online survey completed.
189 MILBURN ST	19	19	1	18	18	0	Survey accepted after phone follow-up and revisions with property contact.
700 EAST AV	18	18	0	18	18	0	Online survey completed.
870 PORTLAND AV	18	18	0	18	17	1	Online survey completed.
938 DEWEY AV	18	18	0	18	9	9	Online survey completed.
2549 DEWEY AV	18	18	0	18	17	1	Survey accepted after phone follow-up and revisions with property contact.
60 THURSTON RD	17	17	0	17	17	0	Paper survey completed.
459-465 MONROE AV	17	17	2	15	13	2	Survey accepted after data clean-up.
1305 CULVER RD	16	16	0	16	16	0	Paper survey completed.
1345-1351 DEWEY AV	16	16	0	16	16	0	Online survey completed.
174-178 W MAIN ST	16	14	2	12	6	6	Online survey completed.
237 FIELD ST	16	16	0	16	15	1	Paper survey completed.
537-539 SOUTH AV	16	16	0	16	16	0	Paper survey completed.
627 PARK AV	16	16	0	16	13	3	Online survey completed.
1768 ST PAUL ST	16	16	0	16	13	3	Survey accepted after phone follow-up and revisions with property contact.
28-30 PARK AV	16	16	0	16	16	0	Online survey completed.
300-320 PULLMAN AV	16	16	0	16	16	0	Online survey completed.
1024 DEWEY AV	15	15	1	14	13	1	Online survey completed.
1226-1236 MT HOPE AV	15	15	0	15	15	0	Paper survey completed.
521-529 CHILI AV	15	16	0	16	16	0	Online survey completed.
610 EAST AV	15	15	0	15	15	0	Paper survey completed.
640-644 MONROE AV	15	15	0	15	8	7	Paper survey completed.
100 SALINA ST	14	14	1	13	13	0	Paper survey completed.
266 OXFORD ST	14	16	0	16	16	0	Online survey completed.
321-331 DRIVING PK AV	14	14	0	14	14	0	Online survey completed.
755-759 LAKE AV	14	14	0	14	14	0	Online survey completed.
1007-1011 MONROE AV	14	14	14	0	0	0	Survey accepted after data clean-up.
441-449 MONROE AV	14	14	0	14	10	4	Survey accepted after phone follow-up and revisions with property contact.
1099 GENESEE ST	14	14	2	12	7	5	Survey accepted after data clean-up.
1044 ST PAUL ST	13	13	0	13	13	0	Online survey completed.
207-211 S PLYMOUTH AV	13	15	0	15	11	4	Online survey completed.
2-22 CLAY AV	13	13	0	13	10	3	Online survey completed.
41-45 CORNELL ST	13	13	0	13	13	0	Online survey completed.

Property Address	Residential Units (City Records)	Residential Units (Survey)	Off-Market Vacant Units (Survey)	Net Available Units (Survey)	Occupied Units (Survey)	Vacant Available Units (Survey)	Notes
512 LAKE AV	13	13	0	13	11	2	Paper survey completed.
514 LAKE AV	13	13	0	13	13	0	Online survey completed.
75 EAST BLVD	13	13	0	13	13	0	Online survey completed.
77 EAST BLVD	13	13	0	13	12	1	Online survey completed.
835 MERCHANTS RD	13	11	0	11	9	2	Online survey completed.
431-437 LAKE AV	13	13	0	13	13	0	Survey accepted after phone follow-up and revisions with property contact.
100 MERRIMAN ST	12	12	0	12	12	0	Online survey completed.
1020 RIDGEWAY AV	12	12	0	12	12	0	Online survey completed.
1042-1050 MONROE AV	12	12	0	12	11	1	Online survey completed.
123-125 GIBBS ST	12	12	0	12	12	0	Online survey completed.
153 WINCHESTER ST	12	12	0	12	11	1	Online survey completed.
1545 MT HOPE AV	12	12	0	12	12	0	Paper survey completed.
20-40 VERSAILLES RD	12	12	1	11	10	1	Online survey completed.
275 S PLYMOUTH AV	12	12	0	12	9	3	Online survey completed.
69 MERRIMAN ST	12	12	0	12	12	0	Online survey completed.
274 ALEXANDER ST	12	12	0	12	12	0	Survey accepted after phone follow-up and revisions with property contact.
581-587 JEFFERSON AV	12	12	0	12	8	4	Survey accepted after data clean-up.
1041 LAKE AV	11	11	0	11	11	0	Paper survey completed.
13 ROWLEY ST	11	11	0	11	9	2	Online survey completed.
244-248 DRIVING PK AV	11	11	0	11	11	0	Online survey completed.
36-38 AMHERST ST	11	11	1	10	9	1	Online survey completed.
466 MT HOPE AV	11	11	0	11	11	0	Online survey completed.
1714-1716 ST PAUL ST	10	10	0	10	10	0	Paper survey completed.
1111 PARK AV	10	10	0	10	9	1	Online survey completed.
1135-1151 CULVER RD	10	10	0	10	8	2	Online survey completed.
1209 EAST AV	10	10	0	10	10	0	Paper survey completed.
2115-2121 E MAIN ST	10	10	0	10	10	0	Online survey completed.
21-25 HAMILTON ST	10	10	0	10	7	3	Online survey completed.
445 OXFORD ST	10	10	0	10	10	0	Online survey completed.
464 LYELL AV	10	10	0	10	10	0	Paper survey completed.
62 BERKELEY ST	10	10	0	10	10	0	Paper survey completed.
63 AMBROSE ST	10	10	0	10	10	0	Online survey completed.
666-670 MONROE AV	10	10	0	10	3	7	Paper survey completed.
769 LAKE AV	10	10	0	10	10	0	Online survey completed.
884 BAY ST	10	10	0	10	9	1	Online survey completed.
579-587 NORTH ST	10	10	0	10	10	0	Survey accepted after phone follow-up and revisions with property contact.
957 MONROE AV	10	10	0	10	10	0	Survey accepted after phone follow-up and revisions with property contact.
11-17 S MADISON PK	9	8	0	8	6	2	Online survey completed.
117-119 MEIGS ST	9	9	0	9	9	0	Online survey completed.
26 PORTSMOUTH TER	9	9	0	9	9	0	Paper survey completed.

Property Address	Residential Units (City Records)	Residential Units (Survey)	Off-Market Vacant Units (Survey)	Net Available Units (Survey)	Occupied Units (Survey)	Vacant Available Units (Survey)	Notes
33-35 BUENA PL	9	10	6	4	1	3	Online survey completed.
96 LIBERTY POLE WAY	9	9	0	9	9	0	Online survey completed.
1088 LAKE AV	9	9	0	9	8	1	Survey accepted after phone follow-up and revisions with property contact.
1103-1115 CULVER RD	9	9	0	9	9	0	Survey accepted after phone follow-up and revisions with property contact.
48 ROWLEY ST	9	9	0	9	9	0	Survey accepted after phone follow-up and revisions with property contact.
124 W MAIN ST	9	9	9	0	0	0	Survey accepted after data clean-up.
712 UNIVERSITY AV	9	9	0	9	9	0	Survey accepted after phone follow-up and revisions with property contact.
613-625 W MAIN ST	9	9	0	9	9	0	Survey accepted after data clean-up.
101-107 HOLLENBECK ST	8	8	0	8	8	0	Online survey completed.
15 PHELPS AV	8	8	1	7	7	0	Online survey completed.
158 CHILI AV	8	8	0	8	8	0	Online survey completed.
1651-1657 DEWEY AV	8	8	0	8	8	0	Online survey completed.
199 S PLYMOUTH AV	8	8	0	8	6	2	Online survey completed.
2 GRANGER PL	8	8	0	8	8	0	Online survey completed.
225 MEIGS ST	8	8	0	8	8	0	Online survey completed.
2495 MT READ BLVD	8	8	0	8	8	0	Online survey completed.
267-271 LYELL AV	8	8	0	8	8	0	Paper survey completed.
27 STRATHALLAN PK	8	6	0	6	6	0	Paper survey completed.
304-306 MEIGS ST	8	8	0	8	8	0	Paper survey completed.
327 MEIGS ST	8	8	0	8	8	0	Paper survey completed.
346-352 FLOWER CITY PK	8	8	0	8	8	0	Paper survey completed.
43-47 PULLMAN AV	8	8	0	8	4	4	Paper survey completed.
47-57 GLASGOW ST	8	8	0	8	6	2	Online survey completed.
477-483 SOUTH AV	8	8	0	8	8	0	Paper survey completed.
485 UNIVERSITY AV	8	8	0	8	8	0	Survey accepted after data clean-up.
5 GRANGER PL	8	8	0	8	8	0	Online survey completed.
50-56 ERION CRES	8	8	0	8	8	0	Paper survey completed.
54 UNIVERSITY AV	8	8	0	8	7	1	Paper survey completed.
67 OLIVER ST	8	8	0	8	8	0	Online survey completed.
673-677 MONROE AV	8	8	0	8	7	1	Online survey completed.
809 EAST AV	8	8	0	8	8	0	Paper survey completed.
91-95 REYNOLDS ST	8	8	0	8	8	0	Paper survey completed.
1325-1327 NORTH ST	8	8	0	8	8	0	Online survey completed.
2 ARGYLE ST	8	8	1	7	7	0	Survey accepted after data clean-up.
1557-1559 MT HOPE AV	8	8	0	8	8	0	Survey accepted after data clean-up.
460-462 S GOODMAN ST	8	8	1	7	7	0	Survey accepted after data clean-up.
1573-1577 DEWEY AV	8	8	0	8	6	2	Survey accepted after phone follow-up and revisions with property contact.
191-197 GENESEE ST	8	8	0	8	8	0	Survey accepted after phone follow-up and revisions with property contact.
1010 JOSEPH AV	7	7	0	7	7	0	Online survey completed.
105 MERRIMAN ST	7	7	0	7	7	0	Survey accepted after data clean-up.

Property Address	Residential Units (City Records)	Residential Units (Survey)	Off-Market Vacant Units (Survey)	Net Available Units (Survey)	Occupied Units (Survey)	Vacant Available Units (Survey)	Notes
1127 EAST AV	7	7	0	7	7	0	Online survey completed.
129 TROUP ST	7	6	1	5	5	0	Paper survey completed.
1350 EAST AV	7	7	0	7	6	1	Paper survey completed.
151 SARATOGA AV	7	7	0	7	7	0	Online survey completed.
20 BIRCH CRES	7	7	0	7	7	0	Online survey completed.
20 MORGAN ST	7	7	0	7	6	1	Online survey completed.
23 STRATHALLAN PK	7	7	0	7	7	0	Paper survey completed.
236 MEIGS ST	7	7	0	7	7	0	Online survey completed.
245-249 S PLYMOUTH AV	7	7	0	7	5	2	Online survey completed.
25 STRATHALLAN PK	7	7	0	7	7	0	Online survey completed.
37 BUENA PL	7	7	0	7	4	3	Online survey completed.
42 ROWLEY ST	7	7	0	7	7	0	Online survey completed.
435 OXFORD ST	7	6	0	6	6	0	Online survey completed.
4449-4457 LAKE AV	7	7	0	7	6	1	Paper survey completed.
457 OXFORD ST	7	7	0	7	7	0	Online survey completed.
5 MADISON ST	7	7	0	7	7	0	Online survey completed.
50-54 BOARDMAN ST	7	7	0	7	5	2	Online survey completed.
543 AVERILL AV	7	7	0	7	5	2	Online survey completed.
8 GRANGER PL	7	7	0	7	7	0	Paper survey completed.
85-87 ALEXANDER ST	7	7	0	7	7	0	Paper survey completed.
936-942 MONROE AV	7	7	0	7	5	2	Online survey completed.
97 PRINCE ST	7	7	1	6	5	1	Online survey completed.
1168 PORTLAND AV	7	7	0	7	7	0	Survey accepted after phone follow-up and revisions with property contact.
650-658 SOUTH AV	7	7	0	7	7	0	Survey accepted after phone follow-up and revisions with property contact.
10 BURKHARD PL	6	6	0	6	6	0	Online survey completed.
109-113 COMFORT ST	6	6	0	6	6	0	Paper survey completed.
110 PARK AV	6	6	0	6	6	0	Online survey completed.
111-117 WESTMINSTER RD	6	6	0	6	6	0	Paper survey completed.
1186 LAKE AV	6	6	0	6	6	0	Online survey completed.
119 ASHLAND ST	6	6	0	6	6	0	Paper survey completed.
1194 EAST AV	6	6	0	6	6	0	Online survey completed.
1330 PORTLAND AV	6	6	0	6	6	0	Paper survey completed.
1339-1341 DEWEY AV	6	6	0	6	6	0	Online survey completed.
1481-1499 DEWEY AV	6	6	0	6	6	0	Online survey completed.
15 ROWLEY ST	6	6	0	6	5	1	Online survey completed.
1520-1524 E MAIN ST	6	6	0	6	6	0	Online survey completed.
153 GIBBS ST	6	6	0	6	6	0	Online survey completed.
1580-1586 ST PAUL ST	6	6	0	6	6	0	Paper survey completed.
1581-1585 DEWEY AV	6	6	0	6	6	0	Online survey completed.
1795 SOUTH AV	6	6	0	6	5	1	Paper survey completed.

Property Address	Residential Units (City Records)	Residential Units (Survey)	Off-Market Vacant Units (Survey)	Net Available Units (Survey)	Occupied Units (Survey)	Vacant Available Units (Survey)	Notes
19 STRATHALLAN PK	6	6	0	6	6	0	Online survey completed.
1938-1948 CLIFFORD AV	6	6	0	6	6	0	Online survey completed.
219 S PLYMOUTH AV	6	6	0	6	4	2	Online survey completed.
22 WHALIN ST	6	6	0	6	5	1	Online survey completed.
2203-2207 CLIFFORD AV	6	6	0	6	5	1	Online survey completed.
26-28 BUENA PL	6	6	0	6	6	0	Paper survey completed.
264 ALEXANDER ST	6	6	0	6	6	0	Online survey completed.
265 RIDGEWAY AV	6	6	0	6	6	0	Paper survey completed.
2-8 ARCHER ST	6	6	0	6	6	0	Online survey completed.
281 MEIGS ST	6	6	1	5	5	0	Online survey completed.
28-28.5 HICKORY ST	6	6	0	6	6	0	Online survey completed.
288 DARTMOUTH ST	6	6	0	6	6	0	Online survey completed.
29 STRATHALLAN PK	6	6	0	6	6	0	Survey accepted after data clean-up.
1286-1290 ST PAUL ST	6	7	1	6	6	0	Survey accepted after data clean-up.
34 GARDINER PK	6	6	0	6	4	2	Online survey completed.
36 ROWLEY ST	6	6	0	6	6	0	Online survey completed.
363 LAKE AV	6	6	0	6	4	2	Online survey completed.
37-39 THAYER ST	6	6	0	6	6	0	Online survey completed.
407 OXFORD ST	6	6	0	6	5	1	Online survey completed.
425 OXFORD ST	6	6	0	6	6	0	Online survey completed.
461 ALEXANDER ST	6	6	0	6	6	0	Online survey completed.
49 CAMBRIDGE ST	6	6	0	6	6	0	Online survey completed.
511-515 DEWEY AV	6	6	0	6	5	1	Paper survey completed.
516-522 E MAIN ST	6	7	0	7	6	1	Online survey completed.
518-524 W MAIN ST	6	6	0	6	6	0	Online survey completed.
532-540 JOSEPH AV	6	6	0	6	6	0	Online survey completed.
536-540 GARSON AV	6	6	0	6	6	0	Paper survey completed.
537 AVERILL AV	6	6	0	6	5	1	Online survey completed.
554 CHILI AV	6	6	0	6	5	1	Paper survey completed.
569-573 CHILI AV	6	8	0	8	8	0	Paper survey completed.
581-585 BROOKS AV	6	8	0	8	8	0	Paper survey completed.
142 S FITZHUGH ST	6	6	3	3	3	0	Survey accepted after data clean-up.
66 E HENRIETTA RD	6	6	0	6	6	0	Online survey completed.
687 GENESEE ST	6	6	0	6	6	0	Paper survey completed.
7 LAMBERTON PK	6	6	0	6	6	0	Online survey completed.
74 MERRIMAN ST	6	6	0	6	6	0	Paper survey completed.
77 RUTGERS ST	6	6	0	6	6	0	Online survey completed.
8 BUCKINGHAM ST	6	6	0	6	2	4	Paper survey completed.
86 MEIGS ST	6	6	0	6	6	0	Online survey completed.
900 DEWEY AV	6	6	2	4	4	0	Online survey completed.

Property Address	Residential Units (City Records)	Residential Units (Survey)	Off-Market Vacant Units (Survey)	Net Available Units (Survey)	Occupied Units (Survey)	Vacant Available Units (Survey)	Notes
93-109 MARSH ST	6	6	0	6	6	0	Online survey completed.
98 BARRINGTON ST	6	6	0	6	6	0	Online survey completed.
983-987 MONROE AV	6	6	0	6	6	0	Paper survey completed.
998-1002 PORTLAND AV	6	6	0	6	6	0	Online survey completed.
645 AVERILL AV	6	6	0	6	5	1	Survey accepted after phone follow-up and revisions with property contact.
69 MEIGS ST	6	6	1	5	5	0	Survey accepted after phone follow-up and revisions with property contact.
706 UNIVERSITY AV	6	6	0	6	5	1	Survey accepted after phone follow-up and revisions with property contact.
1596-1598 E MAIN ST	6	6	1	5	3	2	Survey accepted after phone follow-up and revisions with property contact.
165-169 GIBBS ST	6	6	0	6	6	0	Survey accepted after phone follow-up and revisions with property contact.
	3539	3543	68	3475	3162	313	

Appendix D: Information for Rejected Survey Properties Not Include in the Net Vacancy Calculation (Listed by Property Size)

Address	Total Residential Units According to City Records	Total Residential Units According to Survey Respondents	Total vacant off-market units	Total occupied units	Notes
943 BLOSSOM RD	388	0	0	0	Incomplete survey rejected after attempts to follow-up with property contact were unsuccessful.
1190 PARK AV	43	0	0	0	Incomplete survey rejected after attempts to follow-up with property contact were unsuccessful.
152 BARRINGTON ST	39	27	0	23	Incorrect survey rejected after attempts to follow-up with property contact were unsuccessful.
344-350 EAST AV	12	41	0	17	Incorrect survey rejected after attempts to follow-up with property contact were unsuccessful.
103-107 SANFORD ST	9	0	0	0	Incomplete survey rejected.
144 S FITZHUGH ST	7	0	0	0	Incomplete survey rejected.
366-366.5 ALEXANDER ST	7	0	0	0	Incomplete survey rejected.
214-220 MEIGS ST	6	0	0	0	Incomplete survey rejected.
308 GLENWOOD AV	6	0	0	0	Incomplete survey rejected.

Appendix E: Surveyed Properties with No Response Despite Follow-Up (Listed by Property Size)

Address	Total Residential Units According to City Records	Notes
253 ALEXANDER ST	169	No response despite outreach by City staff.
316-350 E MAIN ST	86	No response despite outreach by consultant.
505 UNIVERSITY AV	74	No response despite outreach by consultant.
1650 EAST AV	69	No response despite outreach by City staff.
259-267 OXFORD ST	59	No response despite outreach by consultant.
294-300 ALEXANDER ST	58	No response despite outreach by consultant.
34 S GOODMAN ST	57	No response despite outreach by consultant.
240 S GOODMAN ST	55	No response despite outreach by consultant.
86 S UNION ST	54	No response despite outreach by consultant.
1361 LAKE AV	51	No response despite outreach by consultant.
325 ALEXANDER ST	51	No response despite outreach by consultant.
1835-1849 ST PAUL ST	49	No response despite outreach by consultant.
241 ALEXANDER ST	48	No response despite outreach by City staff.
517 UNIVERSITY AV	45	No response despite outreach by consultant.
7 N GOODMAN ST	45	No response despite outreach by consultant.
270 S GOODMAN ST	43	No response despite outreach by City staff.
1615-1625 EAST AV	40	No response despite outreach by consultant.
327 WEST AV	38	No response despite outreach by consultant.
1225 PARK AV	37	No response despite outreach by consultant.
185 ALEXANDER ST	36	No response despite outreach by consultant.
47 TROUP ST	36	No response despite outreach by consultant.
49 TROUP ST	36	No response despite outreach by City staff.
345-353 LAKE AV	35	No response despite outreach by City staff.
244-248 MEIGS ST	34	No response.
1210 N CLINTON AV	33	No response despite outreach by consultant.
30 EDGERTON ST	33	No response despite outreach by consultant.
1640-1642 EAST AV	32	No response despite outreach by consultant.
94 OLIVER ST	32	No response despite outreach by consultant.
713-719 PARK AV	31	No response despite outreach by consultant.
1150 MT HOPE AV	30	No response despite outreach by consultant.
606 PARK AV	30	No response despite outreach by consultant.
1228-1244 LAKE AV	29	No response despite outreach by consultant.
285-293 OXFORD ST	28	No response despite outreach by consultant.
24 N GOODMAN ST	26	No response despite outreach by consultant.
292 OXFORD ST	26	No response despite outreach by City staff.
962 MONROE AV	26	No response despite outreach by consultant.

Address	Total Residential Units According to City Records	Notes
189-199 LAKE AV	25	No response despite outreach by consultant.
214 BERKELEY ST	25	No response despite outreach by consultant.
312 LAKE AV	25	No response despite outreach by City staff.
630-638 MONROE AV	25	No response despite outreach by City staff.
83-85 MEIGS ST	25	No response despite outreach by City staff.
1100 EAST AV	23	No response despite outreach by consultant.
117-125 LIBERTY POLE WAY	23	No response despite outreach by City staff.
130-152 GIBBS ST	23	No response despite outreach by consultant.
1946 E MAIN ST	23	No response despite outreach by City staff.
480-488 E MAIN ST	23	No response despite outreach by City staff.
150 PARK AV	22	No response despite outreach by consultant.
359-369 ALEXANDER ST	22	No response despite outreach by City staff.
401 RIDGEWAY AV	22	No response despite outreach by City staff.
228 N GOODMAN ST	21	No response despite outreach by City staff.
960-964 DEWEY AV	21	No response despite outreach by City staff.
1100 SOUTH AV	20	No response despite outreach by City staff.
1211 PARK AV	20	No response despite outreach by consultant.
145 S FITZHUGH ST	20	No response despite outreach by City staff.
76 EAST BLVD	20	No response despite outreach by City staff.
78 EAST BLVD	20	No response despite outreach by City staff.
127-145 LIBERTY POLE WAY	19	No response despite outreach by consultant.
39 VICK PK B	19	No response despite outreach by consultant.
865 LAKE AV	19	No response despite outreach by City staff.
28 N GOODMAN ST	18	No response despite outreach by consultant.
445 POST AV	18	No response despite outreach by City staff.
470-478 MONROE AV	18	No response despite outreach by City staff.
976-982 MONROE AV	18	No response despite outreach by City staff.
2017 E MAIN ST	17	No response despite outreach by consultant.
1063 ST PAUL ST	16	No response despite outreach by City staff.
1117 S PLYMOUTH AV	16	No response despite outreach by City staff.
1706-1708 EAST AV	16	No response despite outreach by City staff.
868-870 UNIVERSITY AV	16	No response despite outreach by City staff.
99 PARK AV	16	No response.
120 S UNION ST	15	No response despite outreach by City staff.
141 S FITZHUGH ST	15	No response despite outreach by City staff.
26 WESTGATE TER	15	No response despite outreach by City staff.
288-298 DRIVING PK AV	15	No response.
3750-3772 LAKE AV	15	No response despite outreach by City staff.
42 WESTGATE TER	15	No response despite outreach by City staff.

Address	Total Residential Units According to City Records	Notes
565 CHILI AV	15	No response despite outreach by City staff.
1024-1030 MONROE AV	14	No response despite outreach by City staff.
119-129 WESTMINSTER RD	14	No response despite outreach by City staff.
163 DR SAMUEL MCCREE WAY	14	No response despite outreach by City staff.
300 BREMEN ST	14	No response despite outreach by City staff.
40 S GOODMAN ST	14	No response despite outreach by City staff.
72 S UNION ST	14	No response despite outreach by City staff.
1124 GARSON AV	13	No response despite outreach by City staff.
127-131 PARSELLS AV	13	No response despite outreach by City staff.
1298 CULVER RD	13	No response despite outreach by City staff.
132-140 FRANKLIN ST	13	No response despite outreach by City staff.
198 OXFORD ST	13	No response despite outreach by City staff.
310-312 DARTMOUTH ST	13	No response despite outreach by City staff.
950 EAST AV	13	No response despite outreach by consultant.
1000 RIDGEWAY AV	12	No response despite outreach by consultant.
1077 EAST AV	12	No response despite outreach by consultant.
171 BERKELEY ST	12	No response despite outreach by consultant.
174-176 ALEXANDER ST	12	No response despite outreach by City staff.
179 BERKELEY ST	12	No response despite outreach by consultant.
194 OXFORD ST	12	No response despite outreach by consultant.
237-241 ANDREWS ST	12	No response despite outreach by City staff.
265 CULVER RD	12	No response despite outreach by City staff.
269 DUNN ST	12	No response despite outreach by City staff.
274-276 SMITH ST	12	No response despite outreach by City staff.
280 SANFORD ST	12	No response despite outreach by consultant.
35 PROBERT ST	12	No response despite outreach by City staff.
4271-4281 LAKE AV	12	No response despite outreach by consultant.
45 VICK PK A	12	No response despite outreach by consultant.
463-473 NORTH ST	12	No response despite outreach by City staff.
49 PULLMAN AV	12	No response despite outreach by City staff.
500-506 N GOODMAN ST	12	No response despite outreach by City staff.
535-537 PARSELLS AV	12	No response despite outreach by City staff.
54 HARVARD ST	12	No response despite outreach by City staff.
60 RAND ST	12	No response despite outreach by City staff.
631-639 MONROE AV	12	No response despite outreach by City staff.
691-695 PARK AV	12	No response despite outreach by City staff.
75 JEWEL ST	12	No response despite outreach by City staff.
82 S UNION ST	12	No response despite outreach by City staff.
1052-1056 DEWEY AV	11	No response despite outreach by City staff.

Address	Total Residential Units According to City Records	Notes
1162 PORTLAND AV	11	No response despite outreach by City staff.
1433 SOUTH AV	11	No response despite outreach by consultant.
2005 DEWEY AV	11	No response despite outreach by City staff.
201-205 LAKE AV	11	No response despite outreach by City staff.
229-235 S PLYMOUTH AV	11	No response despite outreach by consultant.
247-255 N CLINTON AV	11	No response despite outreach by City staff.
26 STRATHALLAN PK	11	No response despite outreach by City staff.
281-291 PEARL ST	11	No response despite outreach by City staff.
301 MEIGS ST	11	No response despite outreach by City staff.
3892-3900 LAKE AV	11	No response despite outreach by City staff.
4 ARNOLD PK	11	No response despite outreach by City staff.
46 ARGYLE ST	11	No response despite outreach by City staff.
540 N WINTON RD	11	No response despite outreach by City staff.
561-569 JEFFERSON AV	11	No response despite outreach by City staff.
576-584 MONROE AV	11	No response despite outreach by City staff.
579 UNIVERSITY AV	11	No response despite outreach by City staff.
70-72 EVERGREEN ST	11	No response despite outreach by City staff.
731-739 E MAIN ST	11	No response despite outreach by City staff.
855-861 JAY ST	11	No response despite outreach by consultant.
1009-1013 GENESEE ST	10	No response despite outreach by City staff.
1050 LAKE AV	10	No response despite outreach by City staff.
1163-1171 PARK AV	10	No response despite outreach by City staff.
1342-1344 DEWEY AV	10	No response despite outreach by City staff.
139 PARK AV	10	No response despite outreach by City staff.
174-178 GENESEE ST	10	No response despite outreach by City staff.
193 PARK AV	10	No response despite outreach by City staff.
2167-2169 CLIFFORD AV	10	No response despite outreach by City staff.
2485 MT READ BLVD	10	No response despite outreach by City staff.
259 CULVER RD	10	No response despite outreach by City staff.
301 WELLINGTON AV	10	No response despite outreach by City staff.
321-325 MEIGS ST	10	No response despite outreach by consultant.
363 OXFORD ST	10	No response despite outreach by consultant.
489-493 WEST AV	10	No response despite outreach by City staff.
724-732 BLOSSOM RD	10	No response despite outreach by consultant.
737 EAST AV	10	No response despite outreach by consultant.
758-762 GENESEE ST	10	No response despite outreach by City staff.
928-932 MONROE AV	10	No response despite outreach by City staff.
1080-1088 MONROE AV	9	No response despite outreach by City staff.
1132 EAST AV	9	No response despite outreach by City staff.

Address	Total Residential Units According to City Records	Notes
13 S GOODMAN ST	9	No response despite outreach by City staff.
1332-1334 ST PAUL ST	9	No response despite outreach by City staff.
1378-1382 DEWEY AV	9	No response despite outreach by City staff.
1505-1513 LAKE AV	9	No response despite outreach by City staff.
1638 ST PAUL ST	9	No response despite outreach by City staff.
19 PORTSMOUTH TER	9	No response despite outreach by City staff.
2 EAST END WAY	9	No response despite outreach by City staff.
241 CULVER RD	9	No response despite outreach by City staff.
261 CULVER RD	9	No response despite outreach by City staff.
263 S PLYMOUTH AV	9	No response despite outreach by City staff.
314 BAY ST	9	No response despite outreach by City staff.
43 VICK PK A	9	No response despite outreach by consultant.
51 RUTGERS ST	9	No response despite outreach by City staff.
71-73 MARSHALL ST	9	No response despite outreach by City staff.
720-724 N WINTON RD	9	No response despite outreach by consultant.
7-9 EDMONDS ST	9	No response despite outreach by City staff.
85-89 LATTA RD	9	No response despite outreach by consultant.
970-972 LYELL AV	9	No response despite outreach by City staff.
100 CHILI AV	8	No response despite outreach by City staff.
102 CLIFFORD AV	8	No response despite outreach by consultant.
1040 LAKE AV	8	No response despite outreach by City staff.
1058-1062 E MAIN ST	8	No response despite outreach by City staff.
1099 EAST AV	8	No response despite outreach by City staff.
1210 EAST AV	8	No response despite outreach by City staff.
1260-1264 E MAIN ST	8	No response despite outreach by consultant.
147 PARKDALE TER	8	No response despite outreach by City staff.
1620N ST PAUL ST	8	No response despite outreach by City staff.
163 N UNION ST	8	No response despite outreach by City staff.
196 DRIVING PK AV	8	No response despite outreach by City staff.
196 N GOODMAN ST	8	No response despite outreach by City staff.
219 ALEXANDER ST	8	No response despite outreach by City staff.
23 AMHERST ST	8	No response despite outreach by consultant.
233 MILBURN ST	8	No response despite outreach by City staff.
236 OXFORD ST	8	No response despite outreach by City staff.
245 CULVER RD	8	No response despite outreach by City staff.
26 WILMER ST	8	No response despite outreach by City staff.
27 RESERVOIR AV	8	No response despite outreach by consultant.
28-42 POPLAR ST	8	No response despite outreach by City staff.
29 WEICHER ST	8	No response despite outreach by consultant.

Address	Total Residential Units According to City Records	Notes
294 MEIGS ST	8	No response despite outreach by City staff.
30 N GOODMAN ST	8	No response despite outreach by consultant.
333 OXFORD ST	8	No response despite outreach by consultant.
33-35 S GOODMAN ST	8	No response despite outreach by consultant.
354-358 GENESEE ST	8	No response despite outreach by City staff.
359-361 GARSON AV	8	No response despite outreach by City staff.
399 OXFORD ST	8	No response despite outreach by City staff.
41 PULLMAN AV	8	No response despite outreach by consultant.
446-450 MEIGS ST	8	No response despite outreach by City staff.
450 OXFORD ST	8	No response despite outreach by City staff.
467-469 SOUTH AV	8	No response despite outreach by City staff.
471-475 SOUTH AV	8	No response despite outreach by City staff.
483-501 DEWEY AV	8	No response despite outreach by City staff.
494-500 MT HOPE AV	8	No response despite outreach by City staff.
50 MERRIMAN ST	8	No response despite outreach by City staff.
515-525 E MAIN ST	8	No response despite outreach by City staff.
55 BRUNSWICK ST	8	No response despite outreach by City staff.
571 UNIVERSITY AV	8	No response despite outreach by City staff.
59 AMHERST ST	8	No response despite outreach by City staff.
627-635 W MAIN ST	8	No response despite outreach by City staff.
633-639 LAKE AV	8	No response despite outreach by City staff.
639 PARK AV	8	No response despite outreach by City staff.
67 S WASHINGTON ST	8	No response despite outreach by City staff.
680 BROWN ST	8	No response despite outreach by City staff.
751 DEWEY AV	8	No response despite outreach by City staff.
759 EAST AV	8	No response despite outreach by consultant.
785 SOUTH AV	8	Mistakenly included in outreach. This is Veterans Outreach Center, which is not eligible.
788 EAST AV	8	No response despite outreach by City staff.
853-855 MEIGS ST	8	No response despite outreach by City staff.
878 CULVER RD	8	No response despite outreach by City staff.
888-892 S CLINTON AV	8	No response despite outreach by City staff.
937-949 MONROE AV	8	No response despite outreach by City staff.
987 EAST AV	8	No response despite outreach by City staff.
10-10.5 GRANGER PL	7	No response despite outreach by City staff.
1099 ST PAUL ST	7	No response despite outreach by City staff.
1 ROWLEY ST	7	No response despite outreach by City staff.
1055-1057 S PLYMOUTH AV	7	No response despite outreach by City staff.
1099-1101 S CLINTON AV	7	No response despite outreach by City staff.

Address	Total Residential Units According to City Records	Notes
11 BUCKINGHAM ST	7	No response despite outreach by consultant.
123-125 GRIFFITH ST	7	No response despite outreach by City staff.
1308-1310 E MAIN ST	7	No response despite outreach by City staff.
1370 EAST AV	7	No response despite outreach by City staff.
139 WESTMINSTER RD	7	No response despite outreach by City staff.
1495-1499 MT HOPE AV	7	No response despite outreach by City staff.
15 RUNDEL PK	7	No response despite outreach by City staff.
16 GRANGER PL	7	No response despite outreach by City staff.
163 SARATOGA AV	7	No response despite outreach by consultant.
17-29 PULLMAN AV	7	No response despite outreach by City staff.
174 N GOODMAN ST	7	No response despite outreach by City staff.
180 ALEXANDER ST	7	No response despite outreach by City staff.
183 PEARL ST	7	No response despite outreach by City staff.
185 PARK AV	7	No response despite outreach by City staff.
198-200 MEIGS ST	7	No response despite outreach by City staff.
202-204 MEIGS ST	7	No response despite outreach by City staff.
2042-2046 DEWEY AV	7	No response despite outreach by City staff.
206 BARRINGTON ST	7	No response despite outreach by City staff.
213-219 MONROE AV	7	No response despite outreach by City staff.
221 ALEXANDER ST	7	No response despite outreach by City staff.
221 S GOODMAN ST	7	No response despite outreach by City staff.
2225-2229 CLIFFORD AV	7	No response despite outreach by City staff.
223 ALEXANDER ST	7	No response despite outreach by consultant.
235 MEIGS ST	7	No response despite outreach by City staff.
245 RIDGEWAY AV	7	No response despite outreach by City staff.
248 OXFORD ST	7	No response despite outreach by City staff.
251 CULVER RD	7	No response despite outreach by consultant.
262 S GOODMAN ST	7	No response despite outreach by consultant.
278 MAGEE AV	7	No response despite outreach by City staff.
297-299 PARK AV	7	No response despite outreach by City staff.
30 PRINCE ST	7	No response despite outreach by City staff.
325 OXFORD ST	7	No response despite outreach by consultant.
338-350 THURSTON RD	7	No response despite outreach by City staff.
355-357 TROUP ST	7	No response despite outreach by City staff.
359 THURSTON RD	7	No response despite outreach by City staff.
379 LAKE AV	7	No response despite outreach by City staff.
4 GRANGER PL	7	No response despite outreach by City staff.
410 OXFORD ST	7	No response despite outreach by City staff.
449 MEIGS ST	7	No response despite outreach by City staff.

Address	Total Residential Units According to City Records	Notes
450 S GOODMAN ST	7	No response despite outreach by consultant.
459-461 MEIGS ST	7	No response despite outreach by City staff.
46-48 HARLEM ST	7	No response despite outreach by City staff.
4693 LAKE AV	7	No response despite outreach by City staff.
65 BERKELEY ST	7	No response despite outreach by consultant.
695-699 S CLINTON AV	7	No response despite outreach by City staff.
705-709 GENESEE ST	7	No response despite outreach by City staff.
77 CHILI AV	7	No response despite outreach by City staff.
779 EAST AV	7	No response despite outreach by consultant.
780-814 S CLINTON AV	7	No response despite outreach by City staff.
8 STRATHALLAN PK	7	No response despite outreach by City staff.
83 HARVARD ST	7	No response despite outreach by City staff.
89-95 EDINBURGH ST	7	No response despite outreach by City staff.
9 BIRCH CRES	7	No response despite outreach by City staff.
95 OAKLAND ST	7	No response despite outreach by City staff.
99-101 CURTIS ST	7	No response despite outreach by City staff.
101 TROUP ST	6	No response despite outreach by consultant.
101 WESTMINSTER RD	6	No response despite outreach by consultant.
1028-1034 NORTON ST	6	No response despite outreach by City staff.
1080 LAKE AV	6	No response despite outreach by City staff.
1095 MONROE AV	6	No response despite outreach by City staff.
1104-1112 MONROE AV	6	No response despite outreach by City staff.
1-11 PENHURST ST	6	No response despite outreach by City staff.
1115 LAKE AV	6	No response despite outreach by consultant.
118 BERKELEY ST	6	No response despite outreach by City staff.
119-123 HENRIETTA ST	6	No response despite outreach by consultant.
12 BIRCH CRES	6	No response despite outreach by City staff.
12 CORNHILL TER	6	No response despite outreach by consultant.
1239 LAKE AV	6	No response despite outreach by City staff.
124-126.5 COMFORT ST	6	No response despite outreach by City staff.
1268-1276 N CLINTON AV	6	No response despite outreach by City staff.
13 LAFAYETTE PL	6	No response despite outreach by City staff.
130-134 WEBSTER AV	6	No response despite outreach by City staff.
1324-1328 N CLINTON AV	6	No response despite outreach by consultant.
1340 EAST AV	6	No response despite outreach by consultant.
1378-1388 CULVER RD	6	No response despite outreach by City staff.
14 ARNOLD PK	6	No response despite outreach by City staff.
14 PORTSMOUTH TER	6	No response despite outreach by City staff.
1415-1417 LAKE AV	6	No response despite outreach by City staff.

Address	Total Residential Units According to City Records	Notes
1421 SOUTH AV	6	No response despite outreach by consultant.
155 BARRINGTON ST	6	No response despite outreach by City staff.
165-175 ATLANTIC AV	6	No response despite outreach by City staff.
168 GIBBS ST	6	No response despite outreach by City staff.
169-171 FLINT ST	6	No response despite outreach by City staff.
18 PORTSMOUTH TER	6	No response despite outreach by City staff.
1880 DEWEY AV	6	No response despite outreach by City staff.
19-21 GRAND AV	6	No response despite outreach by City staff.
20 PORTSMOUTH TER	6	No response despite outreach by City staff.
2061-2067 DEWEY AV	6	No response despite outreach by consultant.
215 MEIGS ST	6	No response despite outreach by City staff.
23 PORTSMOUTH TER	6	No response despite outreach by City staff.
236 SARATOGA AV	6	No response despite outreach by City staff.
24 HARRIS ST	6	No response despite outreach by City staff.
241 OXFORD ST	6	No response despite outreach by City staff.
241 S PLYMOUTH AV	6	No response despite outreach by City staff.
247 MEIGS ST	6	No response despite outreach by City staff.
25 DARWIN ST	6	No response despite outreach by City staff.
258 MONROE AV	6	No response despite outreach by City staff.
265-277 PIERPONT ST	6	No response despite outreach by City staff.
267 ALEXANDER ST	6	No response despite outreach by City staff.
272-278 N WINTON RD	6	No response despite outreach by City staff.
285-291 GREGORY ST	6	No response despite outreach by City staff.
291 S PLYMOUTH AV	6	No response despite outreach by City staff.
3 BURKE TER	6	No response despite outreach by City staff.
30 OXFORD ST	6	No response despite outreach by City staff.
300 TERRACE PK	6	No response despite outreach by City staff.
307 MEIGS ST	6	No response despite outreach by City staff.
310 MEIGS ST	6	No response despite outreach by City staff.
32 N GOODMAN ST	6	No response despite outreach by consultant.
32 PORTSMOUTH TER	6	No response despite outreach by consultant.
32-48 STUTSON ST	6	No response despite outreach by consultant.
330 OXFORD ST	6	No response despite outreach by City staff.
343 OXFORD ST	6	No response despite outreach by City staff.
34-36 S UNION ST	6	No response despite outreach by City staff.
35 MYRTLE HILL PK	6	No response despite outreach by consultant.
351 S GOODMAN ST	6	No response despite outreach by City staff.
361 BROADWAY	6	No response despite outreach by City staff.
37 S GOODMAN ST	6	No response despite outreach by City staff.

Address	Total Residential Units According to City Records	Notes
380 OXFORD ST	6	No response despite outreach by City staff.
383 OXFORD ST	6	No response despite outreach by City staff.
3840 LAKE AV	6	No response despite outreach by City staff.
38-40 S UNION ST	6	No response despite outreach by City staff.
4 PORTSMOUTH TER	6	No response despite outreach by City staff.
42-44 GARDINER PK	6	No response despite outreach by City staff.
4373-4379 LAKE AV	6	No response despite outreach by City staff.
437-441 PARSELLS AV	6	No response despite outreach by City staff.
438 W MAIN ST	6	No response despite outreach by consultant.
453 PEARL ST	6	No response despite outreach by City staff.
453-455 LYELL AV	6	No response despite outreach by City staff.
455-457 POST AV	6	No response despite outreach by City staff.
465 MEIGS ST	6	No response despite outreach by City staff.
47 VICK PK A	6	No response despite outreach by consultant.
47-49 ATKINSON ST	6	No response despite outreach by City staff.
487 LAKE AV	6	No response despite outreach by City staff.
49 MEIGS ST	6	No response despite outreach by City staff.
51-55 WINDSOR ST	6	No response despite outreach by consultant.
524-528 EMERSON ST	6	No response despite outreach by City staff.
524-528 MT HOPE AV	6	No response despite outreach by City staff.
533-535 STATE ST	6	No response despite outreach by City staff.
55 MEIGS ST	6	No response despite outreach by City staff.
56 MERRIMAN ST	6	No response despite outreach by City staff.
561-567 S CLINTON AV	6	No response despite outreach by City staff.
58-62 THORN ST	6	No response despite outreach by City staff.
629-631 THURSTON RD	6	No response despite outreach by City staff.
637-641 THURSTON RD	6	No response despite outreach by City staff.
64 CAMBRIDGE ST	6	No response despite outreach by City staff.
7 BIRCH CRES	6	No response despite outreach by City staff.
707 W MAIN ST	6	No response despite outreach by City staff.
746-750 SOUTH AV	6	No response despite outreach by City staff.
751-757 W MAIN ST	6	No response despite outreach by City staff.
801-803 MEIGS ST	6	No response despite outreach by City staff.
8-12 CONKEY AV	6	No response despite outreach by City staff.
81-81.5 STEWART ST	6	No response despite outreach by City staff.
818-822 MERCHANTS RD	6	No response despite outreach by City staff.
82-82.5 EAST BLVD	6	No response despite outreach by City staff.
856-858 MEIGS ST	6	No response despite outreach by consultant.
875 PORTLAND AV	6	No response despite outreach by City staff.

Address	Total Residential Units According to City Records	Notes
91 WELLINGTON AV	6	No response despite outreach by City staff.
920 CULVER RD	6	No response despite outreach by City staff.
935 PARK AV	6	No response despite outreach by consultant.
94 AVERILL AV	6	No response despite outreach by City staff.
943-945 GENESEE ST	6	No response despite outreach by City staff.
97-103 S WASHINGTON ST	6	No response despite outreach by City staff.
366 OXFORD ST	6	No response despite outreach by consultant.
1058-1080 MT READ BLVD	56	No response despite outreach by consultant.
1275-1299 MONROE AV	40	No response despite outreach by consultant.
1292-1302 EMERSON ST	24	No response despite outreach by consultant.
150-170 MANOR PKWY	28	No response despite outreach by consultant.
20-54 KEELER ST	18	No response despite outreach by consultant.
2101-2105 EAST AV	33	No response despite outreach by consultant.
2594-2608 DEWEY AV	24	No response despite outreach by consultant.
2610-2638 DEWEY AV	32	No response despite outreach by consultant.
270 LA GRANGE AV	128	No response despite outreach by City staff.
310 LA GRANGE AV	152	No response despite outreach by City staff.
3704-3716 LAKE AV	32	No response despite outreach by City staff.
3825 LAKE AV	116	No response despite outreach by City staff.
383 DENISE RD	110	No response despite outreach by City staff.
46-110 DODGE ST	132	No response despite outreach by City staff.
471-483 N WINTON RD	28	No response despite outreach by consultant.
55 BENNINGTON DR	24	No response despite outreach by consultant.
655 ELECTRIC AV	64	No response despite outreach by consultant.
721-735 CEDARWOOD TER	20	No response despite outreach by City staff.
77 HIGHLAND AV	24	No response despite outreach by City staff.
80-110 MANOR PKWY	44	No response despite outreach by consultant.
85-175 MANOR PKWY	80	No response despite outreach by consultant.