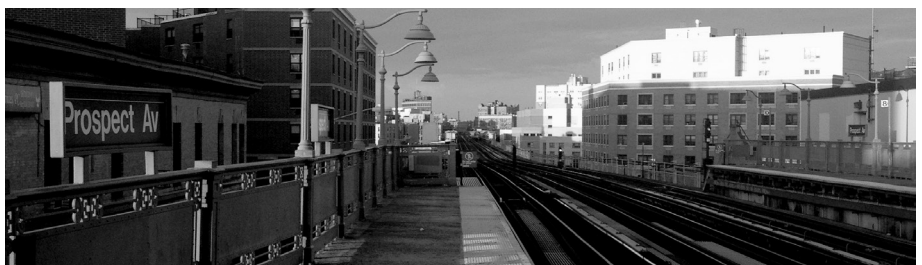# NYU
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State of New York City's Housing and Neighborhoods in 2013

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Acknowledgments

This report could not have been produced without the assistance and support of a number of people. The NYU Furman Center would like to thank our generous sponsors for making this effort possible.

State of New York City's Housing and Neighborhoods in 2013

The *State of New York City's Housing and Neighborhoods in 2013* report, published annually by the NYU Furman Center, provides a compendium of data and analysis about New York City's housing, land use, demographics, and quality of life indicators for each borough and the city's 59 community districts.

The report combines the timely expert analysis of NYU Furman Center researchers with data transparency. It is presented in three parts:

Part 1: Focus on Income Inequality

Each year, the *State of New York City's Housing and Neighborhoods* describes, contextualizes, and provides analysis on a pressing and policy-relevant issue affecting New York City. In 2013, the report focuses on income inequality in New York City, analyzing changes over time in the distribution of the city's income, economic segregation of city residents, and the neighborhood environments experienced by people of different incomes.

Part 2: City-Wide Analysis

The City-Wide Analysis provides a broad, longitudinal analysis of New York City's housing and neighborhoods. The chapter is divided into five parts: land use and the built environment; homeowners and their homes; renters and their homes; income and workers; and neighborhood services and conditions.

Table of Contents

Part 3: City, Borough, and Community District Data

The data section provides current and historical statistics for over 50 housing, neighborhood, and socioeconomic indicators at the city, borough, and community district levels. It also includes indicator definitions and rankings; description of methods; and an index of New York City's community districts and sub-borough areas.

The State of New York City's Housing and Neighborhoods report in 2013 is available in a tablet-friendly format at www.furmancenter.org.

Part 1: Focus on Income Inequality

Focus on Income Inequality

New York City has seen rising levels of income inequality and a shrinking middle class over the past two decades, trends which featured prominently in the city's most recent mayoral election. In his inaugural remarks, Mayor de Blasio resolved that he would not let the "crisis of inequality" faced by the city "define our future."[1] In this year's *State of New York City's Housing and Neighborhoods in 2013* report, we examine trends in income and how they relate to disparities in neighborhood conditions and services.

1.

Income Distribution

Although inequality is not new to New York City, over the past two decades it has experienced a significant decline in the share of households in broad middle-income categories and an expansion of households in the lowest- and highest-income categories. These changes in the shape of the income distribution mirror the changes observed in the country as a whole.

a. The percentages of both high- and low-income households in New York City have grown as the share of middle-income households has shrunk.

Between 1990 and 2012, the percentage of New York City households earning more than $250,000 (in real terms) in annual income grew from three to five percent, and the percentage of households earning $40,000 or less grew from 35 to 40 percent.[2] As the number of New Yorkers at each income extreme increased, the percentage of households in the broad middle fell, with the percentage of city households earning between $40,001 to $250,000 decreasing from 61 to 56 percent. Figure 1.1 illustrates these trends.

The growth at each end of the income distribution in New York City and the declining share of middle-income earners parallel similar changes nationally, as Figure 1.2 reveals. Both the share of households in the highest-income category and their share of national income grew, making total income more concentrated among top earners.

In 2012, the five percent of households at the top of the national income distribution received 22 percent of national income (a four percentage point increase since 1990) and the top 20 percent received 51 percent of the national income (also a four percentage point increase from 1990). By contrast, the 20 percent of households in the middle of the national income distribution received only 14 percent of the national income (a two percentage point decrease since 1990).[3] This concentration of income was even more marked in New York City, where the top five percent of households in the city's income distribution received about 28 percent of the city's income in 2012 and the top 20 percent received about 56 percent. The middle quintile received 13 percent of the city's income in 2012.[4]

b. Although levels of income inequality remain higher in New York City than in other major cities, inequality has increased in each city.

In 2012, New York City had the most unequal distribution of household income among the five largest U.S. cities,[5] with generally larger proportions in the highest and lowest income categories. While New York City had the highest Gini coefficient (0.538 as shown in Figure 1.3; see sidebar for an explanation this measure) of the five largest U.S. cities in 2012, the Gini coefficient also rose in the next four largest cities.[6]

---

1 The Official Website of the City of New York: Inaugural Address of Mayor Bill de Blasio: Progress for New York (1 January, 2014). Retrieved from http://www1.nyc.gov/office-of-the-mayor/news/005-14/inaugural-address-mayor-bill-de-blasio-progress-new-york#/0.

2 All dollar amounts in the *State of New York City's Housing and Neighborhoods* are reported in constant 2013 dollars. For more information on inflation adjustments, please see the Methods chapter.

3 U.S. Census Bureau 2014, Current Population Survey, Annual Social and Economic Supplements, Historical Income Table H-2. Available at: https://www.census.gov/hhes/www/income/data/historical/household/.

4 U.S. Census Bureau 2014, American Community Survey, Table B19082, Shares of Aggregate Income for New York City in 2012.

5 Where data are available, the *State of New York City's Housing and Neighborhoods in 2013* compares New York City to the next four largest cities in the United States—Chicago, Houston, Los Angeles, and Philadelphia—to help contextualize the city's experience. See the Methods chapter for more information.

6 In alternative calculations we approximate Gini coefficients for the five largest U.S. cities in 1990. Chicago, Philadelphia and Los Angeles exhibited larger increases in their Gini coefficients between 1990 and 2012, while only Houston experienced a smaller increase than New York City. See Figure 4.4 in Part 2, Section 4: Income and Workers for additional details.

Figure 1.1: Distribution of Income (2013$) Across Households, New York City

■ 1990 ■ 2012

30%
25%
20%
15%
10%
5%
0%

$0–20,000 | $20,001–$40,000 | $40,001–$60,000 | $60,001–$100,000 | $100,001–$250,000 | $250,001 and Greater

Sources: U.S. Census (1990), American Community Survey (2012), Integrated Public Use Microdata Series, NYU Furman Center

Figure 1.2: Distribution of Income (2013$) Across Households, U.S.
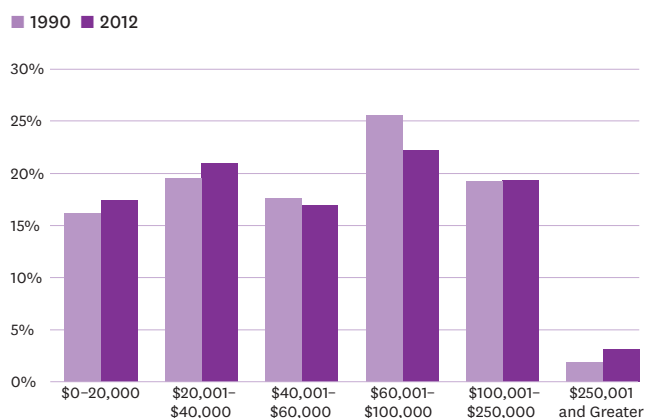
■ 1990 ■ 2012

30%
25%
20%
15%
10%
5%
0%

$0–20,000 | $20,001–$40,000 | $40,001–$60,000 | $60,001–$100,000 | $100,001–$250,000 | $250,001 and Greater

Sources: U.S. Census (1990), American Community Survey (2012), Integrated Public Use Microdata Series, NYU Furman Center

Figure 1.3: Gini Coefficient of Household Income, Five Largest U.S. Cities, 2012

0.56
0.54
0.52
0.50
0.48

New York City | Los Angeles | Houston | Chicago | Philadelphia
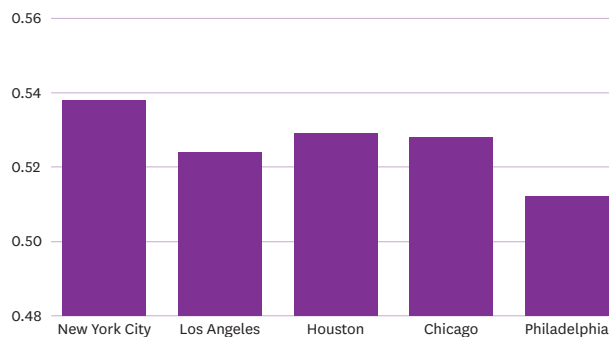
Sources: American Community Survey, NYU Furman Center

How do we measure income inequality and what difference does it make?

A simple approach is a ratio of incomes at two percentiles of the distribution, which provides a sense of the gap between those incomes. A higher ratio indicates a wider spread of incomes but does not measure the full distribution of incomes either beyond those quintiles or in between them. Measures of inequality using percentiles have the benefit of being easy to calculate, simple to understand, and uninfluenced by extreme outliers. The disadvantage of measuring inequality through the percentile ratios is that they only test for inequality between very high and very low income households and exclude large portions of the income distribution. In the State of New York City's Housing and Neighborhoods, the NYU Furman Center uses an **income diversity ratio** measured as the ratio of the 80th percentile of household income to the 20th percentile (as discussed in Part 2, Section 4: Income and Workers).

One of the most well-known measures of inequality is the **Gini coefficient**, which measures the dispersion of incomes on a scale of zero (all have the same income) to one (a single person or household obtains all income). The Gini coefficient has the benefit of taking into account the whole income distribution and being independent of population size, but the disadvantage of being difficult to decompose into measures by population groups or other dimensions within the total.

One can also examine not just inequality in the current moment but economic mobility over time. Recent research using historical income tax data has found that economic mobility varies significantly by metropolitan region and that a child growing up in the New York metropolitan region with parents with income at the 20th percentile of national income ($26,000) ends up on average in the 43rd percentile of earners ($52,000), compared to the 45th percentile in the Salt Lake City region or the 34th percentile in the Charlotte region. Mobility for a child growing up with parents in the 20th percentile of earners in the New York metropolitan region is similar to Los Angeles and greater than Houston (41st), Philadelphia (40th), and Chicago (38th).

Figure 1.4. Distribution of Income (2013$) Across Households, Other Large U.S. Cities
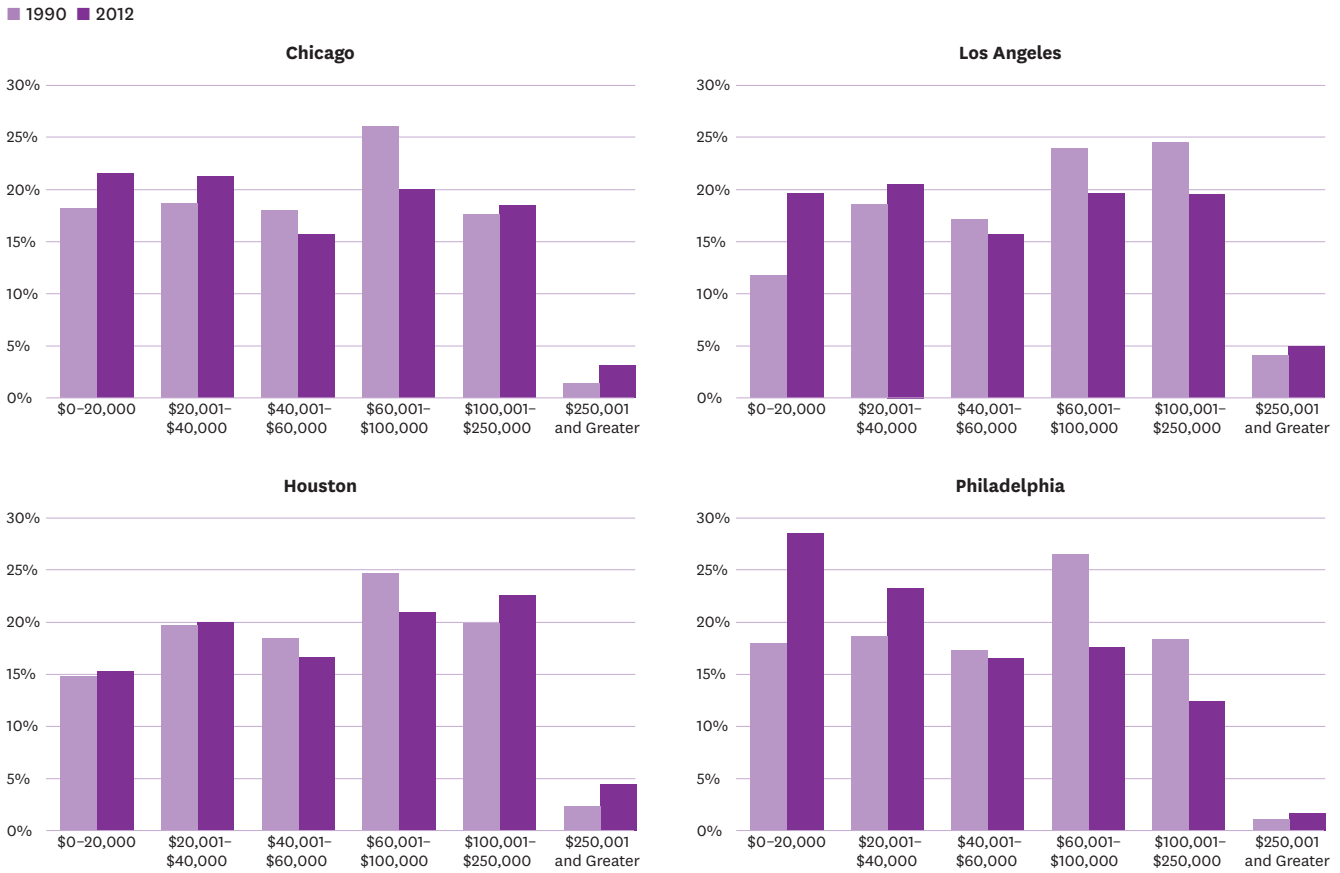
■ 1990 ■ 2012

Chicago

Los Angeles

Houston

Philadelphia

Sources: U.S. Census (1990), American Community Survey (2012), Integrated Public Use Microdata Series, NYU Furman Center

Figure 1.5: Industry of Employment by Household Income, New York City
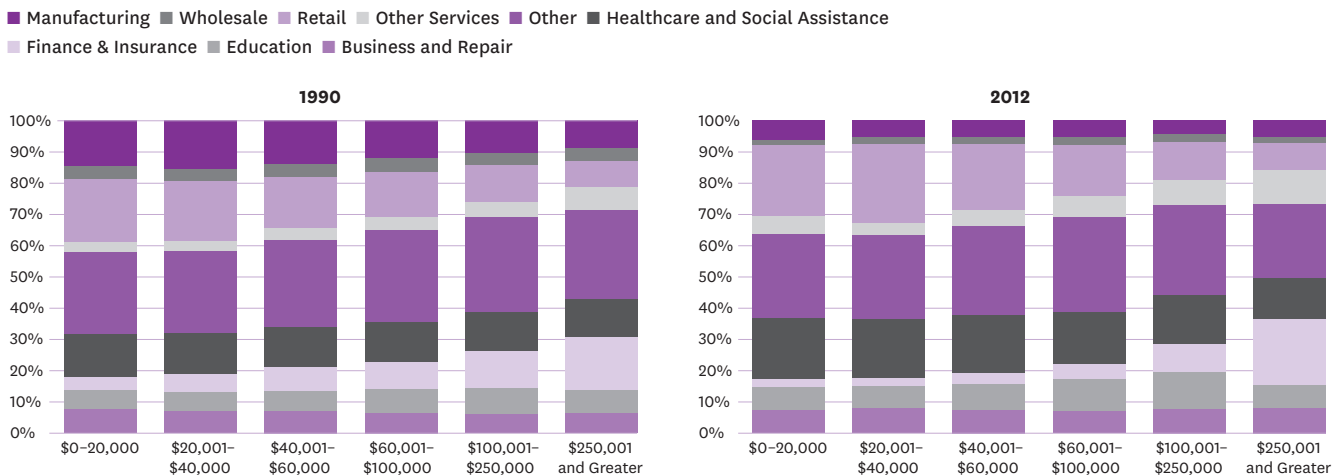
■ Manufacturing ■ Wholesale ■ Retail ■ Other Services ■ Other ■ Healthcare and Social Assistance
■ Finance & Insurance ■ Education ■ Business and Repair

1990

2012

Sources: U.S. Census (1990), American Community Survey (2012), Integrated Public Use Microdata Series, NYU Furman Center

Figure 1.4 shows household income distributions for the next four largest cities. Between 1990 and 2012, New York, Los Angeles, Chicago, and Philadelphia experienced similar changes in their household income distributions. Houston's experience differed somewhat, as the lower-income share of households remained stable over this period. The parallel trends of rising shares at the income extremes and a shrinking middle class among the nation's other largest cities highlight how pervasive these income shifts are and how important it is to understand them in more detail.

2.
Work and Income

While there are many causes of this growing income inequality, one contributing factor has been the restructuring of local and national labor markets in ways that polarize the skill requirements and wage structures of available jobs. Since the 1970s, the United States, like other industrialized countries, has experienced significant economic restructuring shaped by technological advances and increasing international economic interconnectedness. Manufacturing employment in the United States has declined, service employment has increased, and the distribution of wages has become more polarized, with a growing premium paid in the highest-skilled jobs.

a. New Yorkers have become less likely to work in manufacturing and finance jobs and more likely to work in healthcare and retail.

Manufacturing in New York City has fallen since reaching its peak just before 1950. Losses have continued to be significant even over the past two decades, eliminating jobs that once provided middle-class wages for lower-skilled workers. Between 1990 and 2012, the share of workers with manufacturing jobs declined by more than seven percentage points in all income categories up to $100,000. Overall, the percentage of New Yorkers with manufacturing jobs fell from twelve percent in 1990 to five percent in 2012.

Figure 1.6: Distribution of Job Skill Level of Employed New Yorkers
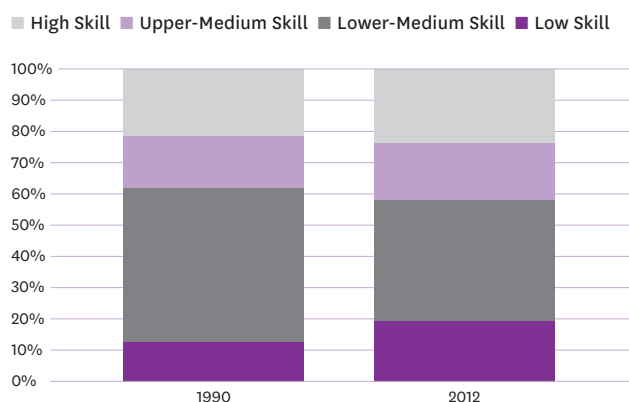
Sources: U.S. Census (1990), American Community Survey (2012), Integrated Public Use Microdata Series, NYU Furman Center

As manufacturing jobs declined, the set of industries in which high-income and low-income New Yorkers work has also become more polarized. For instance, shares of jobs in both retail and healthcare grew significantly among workers with earnings up to $60,000 (increasing by approximately six percentage points among workers with earnings between $20,000 and $40,000). By contrast, the share of jobs in finance and insurance increased four percentage points among workers in the highest income category (over $250,000) while declining in all other income categories.

b. The distribution of skill levels in jobs held by New Yorkers has become more polarized while median wages have fallen for all but the most highly-skilled jobs.

As discussed in greater depth in Part 2, Section 4: Income and Workers, more New Yorkers worked in either high-skill or low-skill jobs in 2012 than they did in 1990.[7] As Figure 1.6 shows, the share of jobs requiring high, upper-medium, and low skill levels grew between 1990 and 2012, while the share of jobs demanding lower-medium skill levels—the largest category—decreased by more than 10 percentage points.

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7 See Part 2, Section 4: Income and Workers for an explanation on the classification of skills across jobs.

Real median annual wages (not adjusted for number of hours or weeks worked) fell for jobs in all skill categories except those requiring high skills, as illustrated by Figure 1.7. Workers whose jobs required low skills lost more than one-quarter of their earnings, with real wages falling from $26,326 in 1990 to $19,523 in 2012. The real median annual wage for workers whose jobs required lower-medium and upper-medium skills fell by 14 percent and 16 percent, respectively, over the same period. Only workers employed in jobs demanding high skills experienced an increase in median earnings; their median wage rose by 10 percent in real terms between 1990 and 2012.

c. The income gap between high school and college educated New Yorkers has widened.

New Yorkers at all income levels have become more educated since 1990. The share of New Yorkers age 25 or over without a high-school diploma dropped from 31.7 percent in 1990 to 20.4 percent in 2012. Meanwhile, the share of New Yorkers age 25 or over with a bachelor's degree or higher grew over the same period, reaching 34.7 percent of New Yorkers in 2012—the highest percentage of any of the five major U.S. cities.

Median wages at all educational levels declined between 1990 and 2012. Yet, the gap between the wages of college degree holders and those without a degree increased, as illustrated by Figure 1.9. While those with advanced degrees experienced only a two percent decline in annual wages and those with a bachelor's degree experienced an eight percent decline, those without any college education faced a decline of approximately one-third in their median annual wages. Therefore, the relative economic returns to a college degree increased. The median wages of someone with a college degree were just more than double those of an individual without a high school diploma in 1990, but were nearly triple the wages of an individual without a high school diploma in 2012. The increase in returns to education combined with an increase in the relative importance of education at higher income categories have contributed to the rise in income inequality.

3.
Housing, Neighborhoods, and Income

What is most concerning about rising inequality is the effect that it can have on living conditions and access to opportunity for those in the middle and bottom of the income distribution. Below, we look at changes over time in various measures of living conditions for New Yorkers by income, particularly housing costs and access to neighborhood services.

a. Income Inequality and Housing

As discussed in greater detail in Part 2, Section 3: Renters and Their Homes, rental housing has become less affordable, with particularly heavy cost burdens for low-income renters.

i. As most renters' incomes have stagnated or declined, rental housing has become increasingly unaffordable.
Between 2000 and 2012, the median income of renter households in New York City declined while the median rent rose. As a result, in 2012, a larger proportion of New York City households were rent burdened, paying 30 percent or more of their income to rent and utilities, in 2012 than a decade earlier. More than half (54%) of all renter households were rent burdened, up from 43 percent in 2000. Nearly one-third of New York City's renter households were severely rent burdened, spending at least half of their income on rent and utilities, in 2012. Rent burdens were especially severe for low-income households: more than three-quarters of low-income households were rent burdened and nearly half (47%) experienced a severe rent burden.[8]

ii. The shortfall of rental units that are affordable to lower-income New Yorkers is rising.
Figure 1.10 illustrates the increasing mismatch between the number of extremely low- and very-low-income households and the rental units potentially affordable to them.[9]

---

8 According to HUD's Section 8 and HOME program income guidelines, a three-person household was considered low-income (at or below 80 percent of the area median income) if it earned $56,925 or less in 2000 or $60,805 or less in 2012, both expressed in constant 2013 dollars.

9 According to HUD's Section 8 and HOME program income guidelines, a three-person household was considered very low-income (at or below 50 percent of the area median income) if it earned $35,605 or less in 2000 or $37,978 or less in 2012, both expressed in constant 2013 dollars. The maximum affordable rents (including utilities) for those income levels were $891 in 2000 and $950 in 2012, both expressed in constant 2013 dollars.

**Figure 1.7: Median Annual Wage (2013$)
by Job Skill Level, New York City**
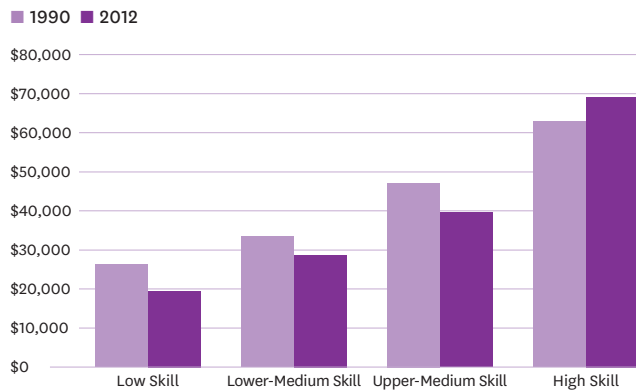
■ 1990 ■ 2012

Sources: U.S. Census (1990), American Community Survey (2012),
Integrated Public Use Microdata Series, NYU Furman Center

**Figure 1.8: Educational Attainment
by Household Income (2013$), New York City**

■ No High School Diploma ■ High School Diploma or Equivalent
■ Some College or Associate's Degree ■ Bachelor's Degree ■ Advanced

Sources: U.S. Census (1990), American Community Survey (2012),
Integrated Public Use Microdata Series, NYU Furman Center

**Figure 1.9: Median Annual Wage (2013$)
by Educational Attainment, New York City**

■ 1990 ■ 2012

Sources: U.S. Census (1990), American Community Survey (2012),
Integrated Public Use Microdata Series, NYU Furman Center

**Figure 1.10: Number of Units Affordable to
Household Earning 50% of AMI**

■ Extremely Low-Income and Very Low-Income Households
(Income ≤ 50% of AMI)
■ Units Affordable to Three-Person Households Earning 50% of AMI

Sources: U.S. Census (2000), American Community Survey (2007, 2012),
U.S. Department of Housing and Urban Development, NYU Furman Center

A housing unit is commonly considered affordable to a household if it rents for less than 30 percent of the household's monthly income. Even if every very low-income household earned as much as 50 percent of the area median income (the maximum income of a very low-income household), there would not have been enough rental units to prevent every very low-income household from being rent burdened in 2012. Since 2000, the number of rental units affordable to a household earning 50 percent of the area median income (AMI) declined by nearly 211,000. Meanwhile, the number of households earning less than 50 percent of AMI grew by about 176,000. Moreover, many lower-income households earn less than 50 percent of AMI and the relative shortage of affordable units for them is likely even greater.

b. Income Inequality and Income Segregation

One reason that access to housing is critical is that the location of a home also grants access to neighborhood amenities and services and determines potential exposure to neighborhood hazards. Increasing income inequality and declining housing affordability raise the possibility that neighborhood environments are becoming more polarized as well.

As the distribution of incomes widened and wages declined for all but the highest-income New Yorkers between 1990 and 2012, we find the very highest-income households have indeed become more isolated from other households. (For information about income thresholds used in this analysis, please refer to the Methods chapter.)

i. Income segregation of the top and bottom
10 percent of earners has increased.
Between 1990 and 2012, the highest-income New Yorkers received an increasing share of the city's aggregate income. Perhaps not surprisingly, households in the top 10 percent of earners (making more than $162,138 in 2012) were more likely to have neighbors earning similarly high levels of income in 2012 than in 1990. Specifically, the average household in the top 10 percent of incomes lived in a neighborhood in which 22.4 percent of their neighbors were also in the top decile of earners in 1990 (i.e., an isolation index equal to 0.224); by 2008-2012, that percentage jumped to 24.8 percent (see Figure 1.13). In 2008-2012, the top 10 percent of earners had two and a half times more neighbors in the top decile than they would have had if the

Race, Ethnicity, Nativity, and Income Inequality in New York City

Between 1990 and 2012, New York City became more racially diverse, as the share of Asians and Hispanics grew and the share of whites and blacks declined. Over this period, different racial groups saw somewhat distinct shifts in their distribution of income, as shown in Figure 1.11. The distribution of income among whites remained concentrated above $60,000, with an increase in the share of households earning more than $250,000 and a slight decrease in the share earning between $60,000 and $250,000. Both blacks and Hispanics became less likely to earn household incomes between $60,000 and $100,000 and more likely to earn less than $60,000. Meanwhile, the distribution of income changed most strikingly for Asians. Over the same period, the share of Asians with household incomes of less than $40,000 increased from five to seven percentage points, while the share earning between $60,000 to $250,000 decreased by roughly the same amount.

Increasing income inequality citywide was reflected in the income distributions of both foreign- and native-born New Yorkers. For both groups, the share of households in the lowest and highest income categories increased between 1990 and 2012. As depicted in Figure 1.12, however, there were some differences in the changes. In particular, the share of New Yorkers born in the U.S. earning less than $20,000 increased less than the share of foreign-born residents in this income category. Overall, the income distributions of foreign-born and native-born New Yorkers looked fairly similar in 2012, though foreign-born households were somewhat more likely to have incomes under $60,000. While 54 percent of foreign-born households had incomes up to $60,000 in 2012, only 48 percent of native-born households had incomes in this range.

population had been evenly distributed by income. One factor contributing to the increase in segregation among the top decile was the growth in incomes among the very highest earners. As incomes generally increased within the top decile, the differences in incomes between moderate- and high-income households widened. This widening of income gaps within the top quintile decreased the

Figure 1.11: Distribution of Household Income by Race, New York City
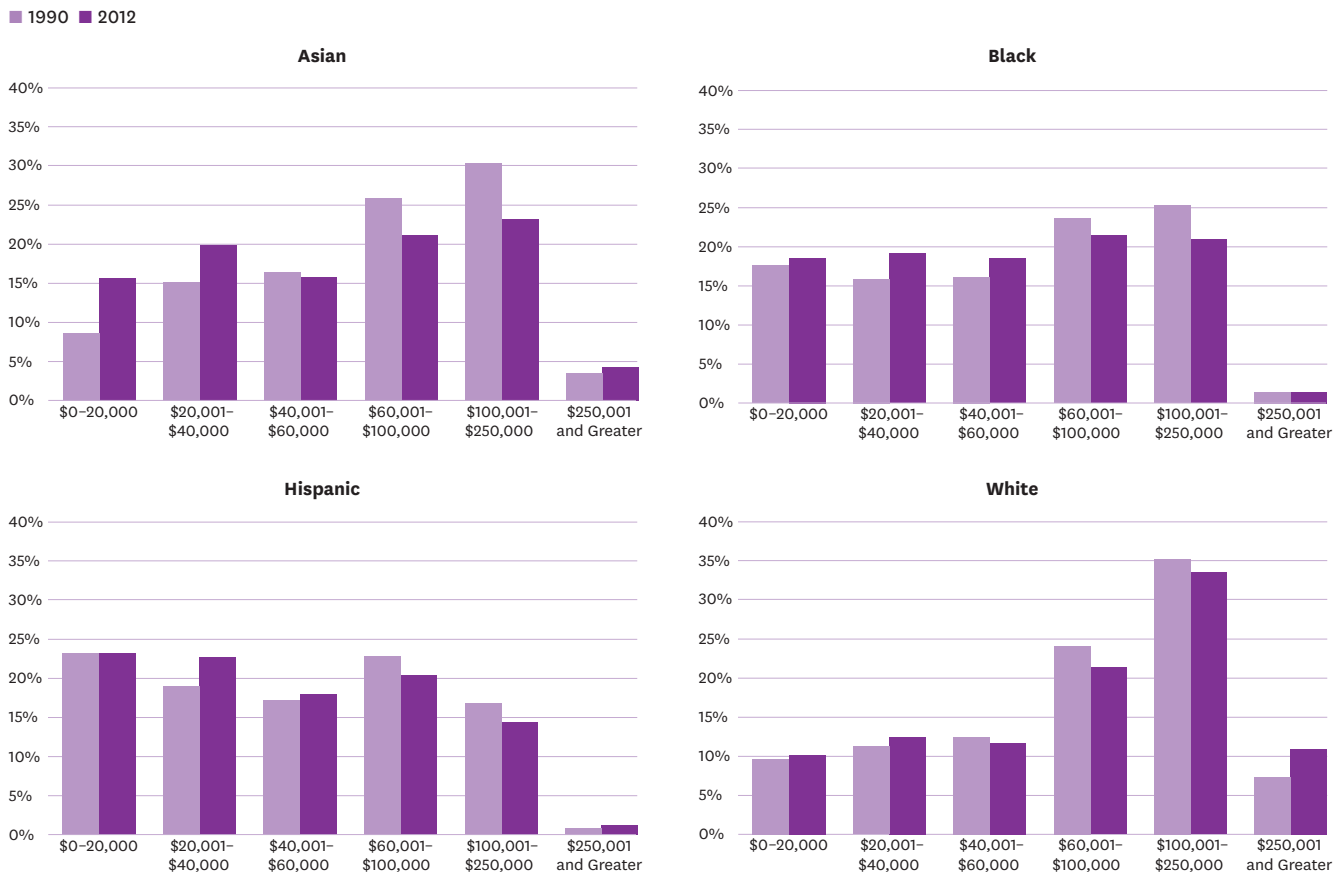
■ 1990 ■ 2012

Sources: U.S. Census (1990), American Community Survey (2012), Integrated Public Use Microdata Series, NYU Furman Center

Figure 1.12: Distribution of Household Income by Foreign-Born Status, New York City
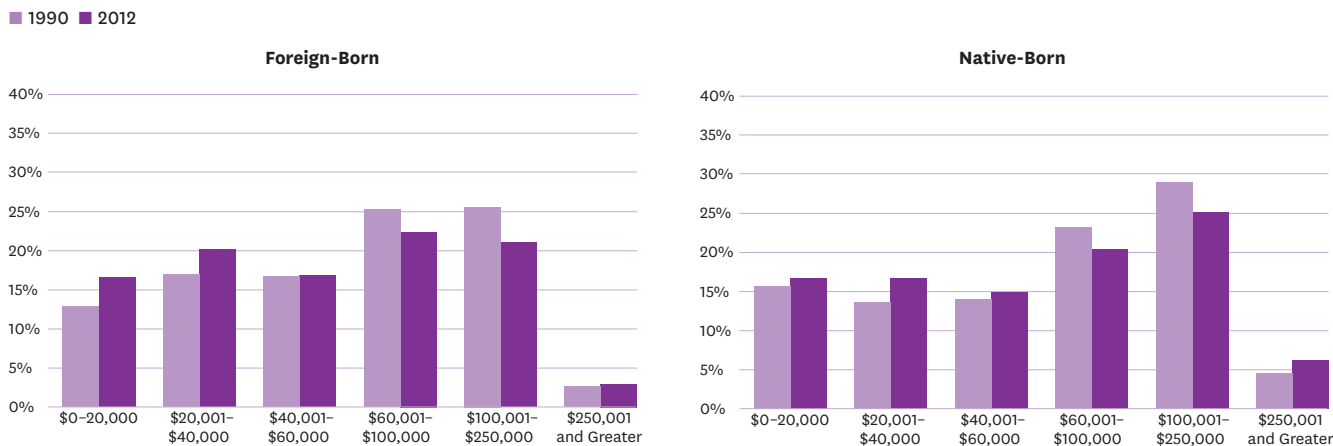
■ 1990 ■ 2012

Sources: U.S. Census (1990), American Community Survey (2012), Integrated Public Use Microdata Series, NYU Furman Center

likelihood that lower-income households could afford to live in the same neighborhoods as the highest-income, leading to greater segregation of the most well-off. One expression of this segregation was the growing concentration of the highest-income households in Manhattan.

The bottom 10 percent of earners also became more segregated between 1990 and 2008-2012. This segment of households, making less than $10,708 in 2012, experienced an increase in isolation from 0.148 to 0.163.[10]

ii. Levels of income segregation varied starkly by borough. The extent to which the average household member in the top or bottom 10 percent of the income distribution was likely to be surrounded by neighbors of their same income group varied significantly by borough, as Figure 1.14 illustrates. The average household in the top 10 percent of New York City's income distribution in 2008-2012 had a larger share of neighbors in the same income decile if they lived in Manhattan (0.347) or Staten Island (0.189) than if they lived in the Bronx (0.109) or Queens (0.144). Meanwhile, the average household in the lowest 10 percent of the city's income distributio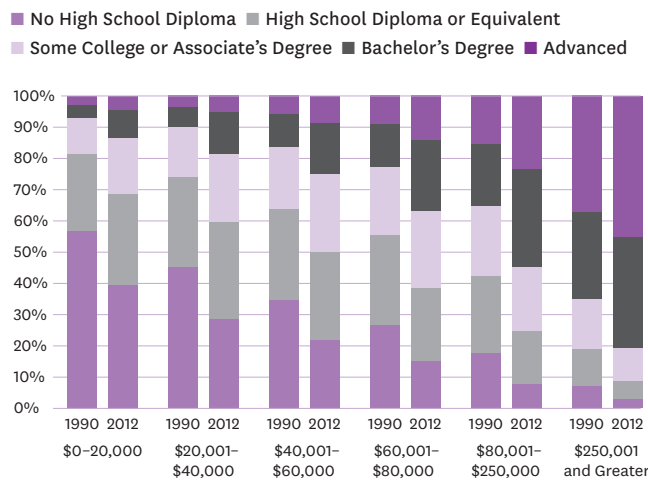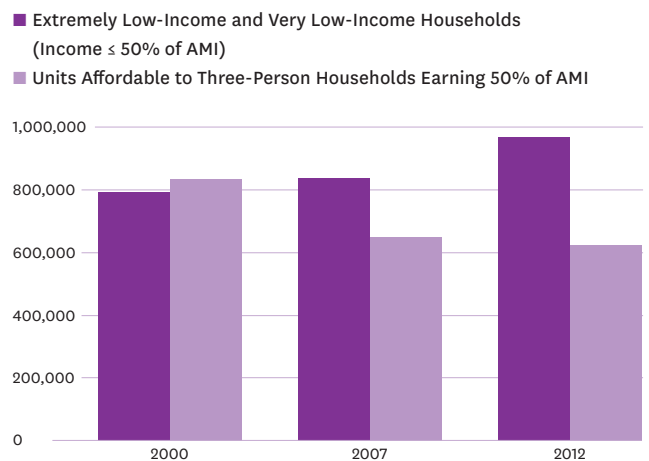n in 2008-2012 had a larger share of neighbors in the same income decile in the Bronx (0.207) and in Brooklyn (0.176), compared with lower shares in Staten Island (0.116) and Queens (0.114). The most striking difference among the boroughs is the significant concentration of the top decile in Manhattan.

Indeed, as shown in Figure 1.15, nearly half (47%) of households with incomes in the top 10 percent of the city-wide household income distribution lived in Manhattan in 2012, a noticeable increase from the 40 percent who lived in Manhattan in 1990. The borough shares of the city's top decile earners fell between 1990 and 2012 in Queens and the Bronx and remained relatively stable in Brooklyn and Staten Island as the top decile became more concentrated in Manhattan.

How do we measure segregation?

The isolation index captures the proportion of the neighborhood population that belongs to a single population group and is thus influenced both by the relative size of the group and the evenness with which the group is distributed across neighborhoods. It can be conceptualized as a measure of the extent to which the average member of a population group is likely to be exposed to members of that same population group within his or her neighborhood in the city.

Households in the bottom decile of the income distribution are more evenly distributed than those in the top decile. Thirty-four percent of the city's lowest decile earners lived in Brooklyn in 2012. Between 1990 and 2008-2012, the bottom 10 percent became slightly more concentrated in the Bronx, Queens, and Staten Island, while their shares decreased in Brooklyn and Manhattan.

c. Income Inequality and Neighborhood Conditions

As discussed above, the highest-income households in the city have become somewhat less likely to live in the same neighborhoods as middle- or low-income families. This neighborhood income sorting can potentially generate large disparities in neighborhood conditions and services. In terms of two crucial variables, exposure to crime and access to high-performing elementary schools, conditions in the neighborhoods at all income levels improved between 2000 and 2012. Nevertheless, significant gaps persist between the neighborhood conditions experienced by the city's higher income residents and the city's lower-income residents, as discussed in greater detail in Part 2, Section 5: Neighborhood Services and Conditions.

10 The isolation index is sensitive to the size of the group being measured relative to the total population. Thus, as this group comprises a larger share of the population, its isolation index rises. We approximate the lowest household income decile using rigid dollar ranges because the Census summary files do not include citywide decile shares. The percentage of households that our approximated decile represents fell from 10.5 percent in 1990 to 9.0 percent 2008-2012, suggesting that our estimated increase in the isolation index for the bottom 10 percent might be larger than it appears. For more information, see the Isolation Index section of the Methods chapter.

Figure 1.13 Isolation Index of the Top and Bottom Household Income Deciles, New York City
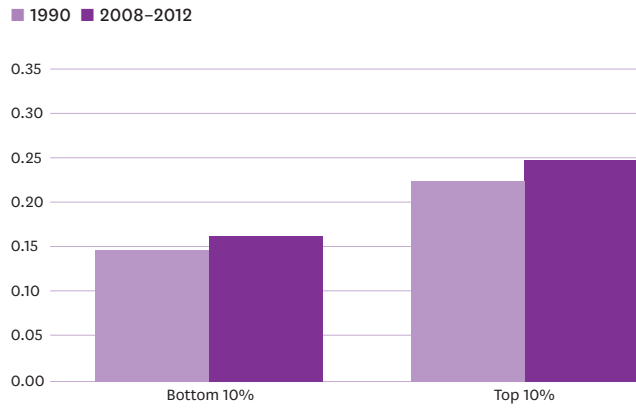
■ 1990 ■ 2008–2012

Sources: U.S. Census (1990), American Community Survey (2008-2012), NYU Furman Center

Figure 1.15: Borough Distribution of the Top and Bottom Household Income Decile

■ Bronx ■ Brooklyn ■ Manhattan ■ Queens ■ Staten Island
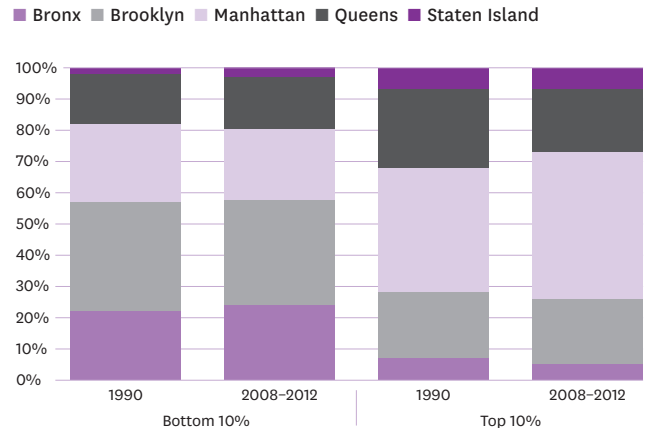
Sources: U.S. Census (1990), American Community Survey (2008-2012), NYU Furman Center

Figure 1.14 Isolation Index of the Top and Bottom Income Deciles by Borough
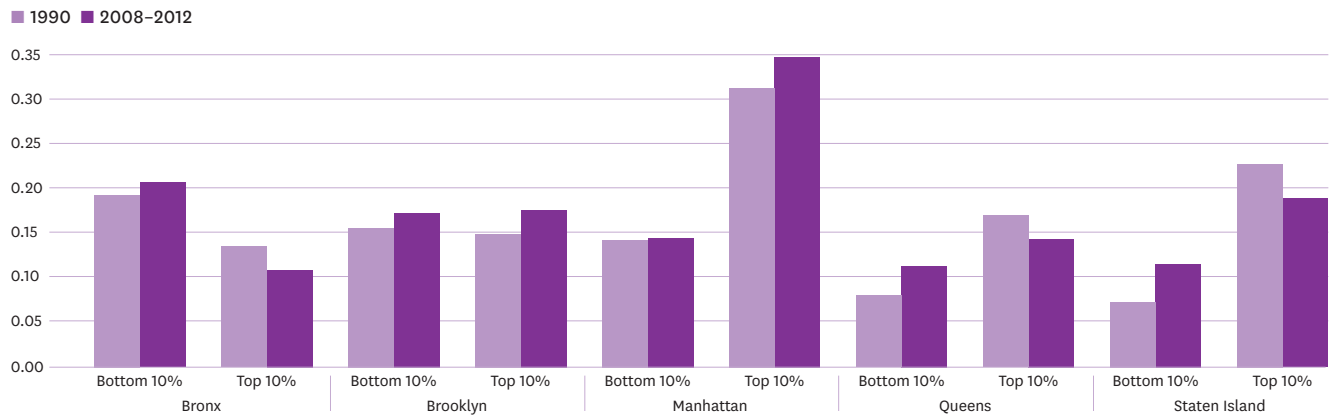
■ 1990 ■ 2008–2012

Sources: U.S. Census (1990), American Community Survey (2008-2012), NYU Furman Center

i. New York City's declining crime rates benefited New Yorkers at all income levels, but gaps persisted in exposure to violent crime by level of income.

The violent crime rate in New York City has continued to fall dramatically since 2000. The drop in violent crimes has benefited New Yorkers at all income levels, as shown in Figure 1.16. However, it appears to have benefited the lowest-income earners the most. The average household earning $20,000 or less experienced a decrease of 3.1 violent crimes per 1,000 residents between 2000 and 2013. The average household earning more than $250,000 experienced a decrease of 2.6 violent crimes per 1,000 residents. Despite the substantial decline at all income levels, the average household with an income of $20,000 or less was saw a significantly higher violent crime rate (5.8 per 1,000 residents) than the average household with an income greater than $250,000 (3.8 per 1,000 residents).

ii. Households in higher-income categories had access to higher performing elementary schools in their neighborhoods.

In terms of the performance levels of students in nearby elementary schools, the share of students scoring at a proficient or higher level on standardized tests in math and reading improved citywide between 2000 and 2012. The improvements were relatively balanced across income

categories. However, households in higher income categories continued to have access to higher-performing schools in their neighborhoods, as seen in Figure 1.17.

4.
Conclusion

New York City has experienced a hollowing out of the middle class over the past two decades. Despite increasing educational attainment by city residents at all income levels, the wage structure of available jobs has become more polarized and median household income overall has declined in real terms since 1990. As recently as 2012, two out of every five New York households earned less than $40,000 in annual income. At the same time as the median household income declined, rents increased. Low-income New Yorkers had less disposable income net of housing costs.

While neighborhood conditions improved for all New Yorkers over the past two decades, wide gaps remain. Lower-income New Yorkers still live in neighborhoods with higher crime and more poorly performing schools. The gains of the past two decades must be built upon and attention should be focused on ensuring that the city's shrinking middle-class and growing number of low-income households have access to affordable housing, safe neighborhoods, strong schools, and meaningful opportunities to advance. ■

Figure 1.16: Average Violent Crime Rate by Income (2013$) of Household in New York City, 2000-2013
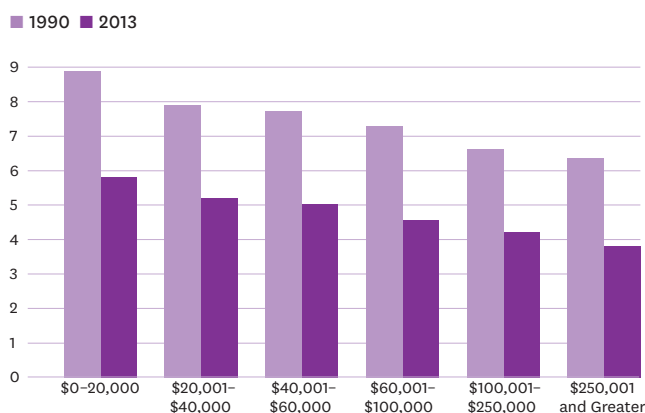
Sources: New York City Police Department, U.S. Census (2000), American Community Survey (2012), Integrated Public Use Microdata Series, NYU Furman Center

Figure 1.17: Percentage of Students Performing at Grade Level in Local Public Schools to Which Households of Differing Incomes (2013$) Have Access, New York City
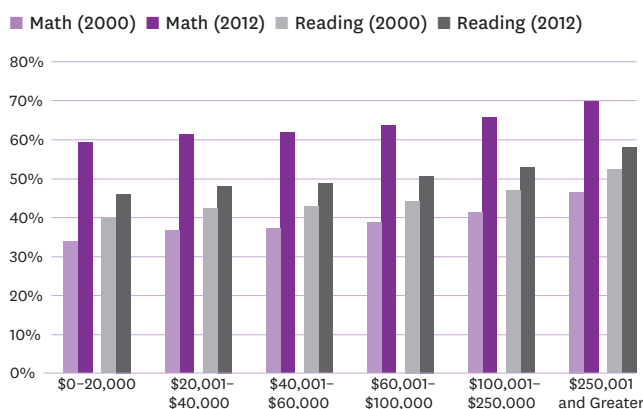
Sources: New York City Department of Education, U.S. Census (2000), American Community Survey (2012), Integrated Public Use Microdata Series, NYU Furman Center

Part 2: City-Wide Analysis

Section 1:
Land Use and the Built Environment

As the Bloomberg administration drew to a close, construction activity was showing signs of recovery from the recession and housing crash. The number of new construction projects, albeit still below pre-boom levels, increased for the second consecutive year, with new developments starting across all boroughs. Meanwhile, the experience of Superstorm Sandy in 2012 resulted in an increased focus on waterfront and resilience planning across New York City.

1.
Housing construction activity increased, and newly planned buildings grew larger.

Development activity continued on an upward trajectory in 2013. Figure 1.1 shows that 12,131 residential units were authorized by new building permits—an increase of 35 percent over the previous year—and 12,477 units were issued certificates of occupancy—an increase of 32 percent over the previous year. Despite these increases, housing construction still remained below levels seen before the housing boom, when over 15,000 new housing units were authorized by building permits each year.

Construction activity was greatest in Brooklyn and Queens. However, new development was also pronounced in the north and central sections of the Bronx (see Figure 1.2), where permits were issued for several large, subsidized housing developments. While permitting activity was distributed throughout all five boroughs, there were concentrations of activity in a few community districts: Greenpoint/Williamsburg (BK 01) and Fort Greene/Brooklyn Heights (BK 02) in Brooklyn; the Upper West Side (MN 07) in Manhattan; and Woodside/Sunnyside (QN 02, including Long Island City) in Queens.

As Figure 1.4 shows, planned construction activity in 2013 was dominated by medium and large projects. Of all the new units authorized by building permits issued in 2013, 72 percent were to be in buildings with 50 or more units, the highest share in the past 10 years.

2.
Neighborhood rezonings affected hundreds of additional blocks.

By the end of the Bloomberg administration, the Department of City Planning had initiated about 127 neighborhood zoning map changes that collectively rezoned large swaths of the city. Five of these rezonings, covering the areas shown in Figure 1.3, were adopted in 2013, the last year of the administration. As Figure 1.5 shows, these rezonings affected twice as many blocks as the relatively modest level of rezoning activity in 2012. The three largest actions in 2013 took place in Queens: Bellerose-Floral Park-Glen Oaks (QN 13, 411 blocks), East Elmhurst (QN 04, 127 blocks), and Ozone Park (QN 09 and QN 10, 530 blocks).

For all three of the Queens rezonings, the Department of City Planning cited preservation of "neighborhood character" as the motivation for the actions.[1] In each area, the new zoning requires new development on residential side streets that is consistent with the existing predominantly single-family or two-family housing stock and limits larger development and commercial uses to established mixed-use corridors.

The Department of City Planning also cited "neighborhood character" as a motivation for significant rezonings

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1 For more information, see: 1. New York City Department of City Planning (24 June, 2013). Bellerose—Floral Park—Glen Oaks Rezoning—Overview. Retrieved from http://www.nyc.gov/html/dcp/html/belle_floral/index.shtml. 2. New York City Department of City Planning (30 October, 2013). East Elmhurst Rezoning—Overview. Retrieved from http://www.nyc.gov/html/dcp/html/east_elmhurst/index.shtml. 3. New York City Department of City Planning (10 December, 2013). Ozone Park Rezoning—Overview. Retrieved from http://www.nyc.gov/html/dcp/html/ozone_park/index.shtml.

Figure 1.1: Residential Units Authorized by New Building Permits and Completed Units Issued Certificates of Occupancy, New York City
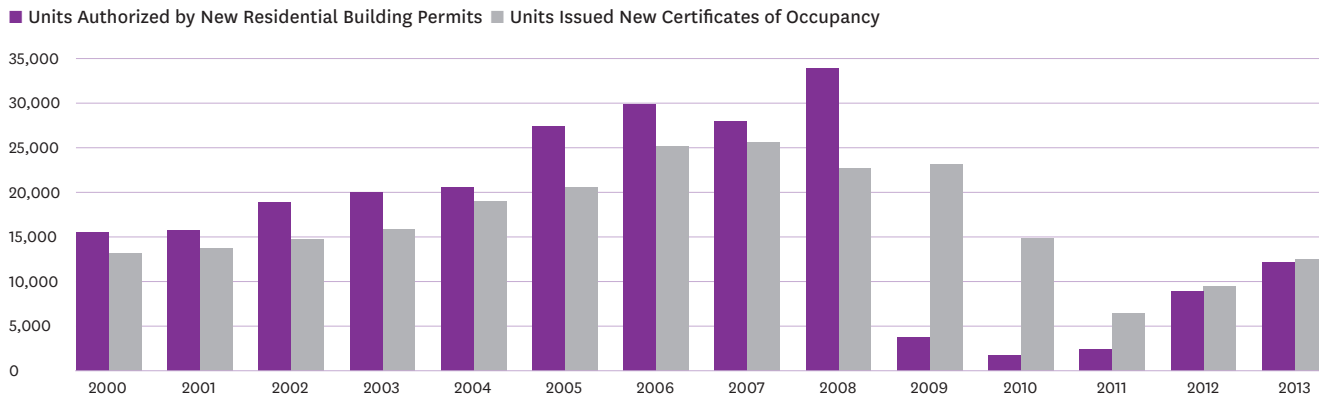
■ Units Authorized by New Residential Building Permits ■ Units Issued New Certificates of Occupancy

Sources: New York City Department of Buildings, New York City Department of City Planning, NYU Furman Center

Figure 1.2: Locations of Residential Units Authorized by New Building Permits, 2013

• 1–5 Units
• 6–50 Units
● 51–100 Units
⬤ Greater then 100 Units

Sources: New York City Department of City Planning, New York City Department of Buildings, NYU Furman Center
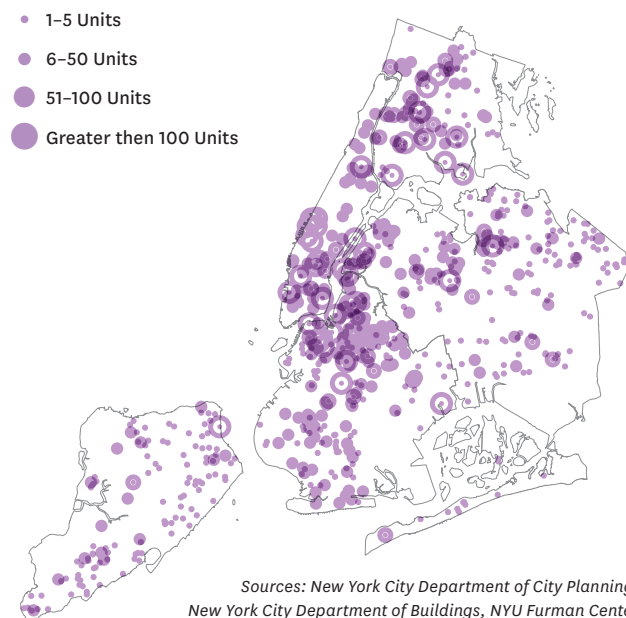
Figure 1.3: New York City Department of City Planning (DCP)-Initiated Rezonings, 2002–2013

■ DCP Rezonings Adopted in 2013
■ DCP Rezonings Adopted 2002-2012

Sources: New York City Department of City Planning, NYU Furman Center
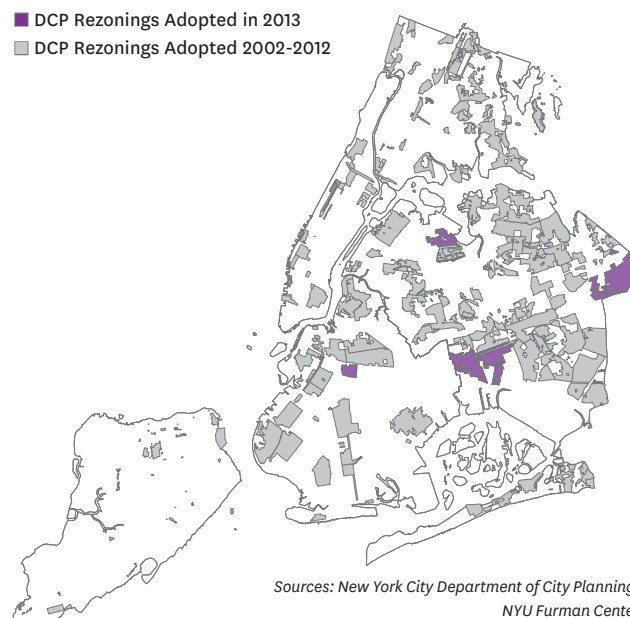
Figure 1.4: Residential Units Authorized by New Building Permits by Property Size, New York City

■ 1–4 Units ■ 5–49 Units ■ 50+ Units
▬ Percentage of Units in Developments with 50+ Units

Sources: New York City Department of Buildings, NYU Furman Center
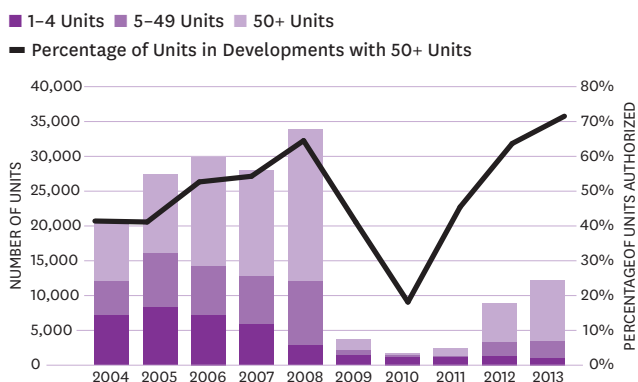
Figure 1.5: Number of Blocks Rezoned by Year, New York City

Sources: New York City Department of City Planning, NYU Furman Center

Figure 1.6: Affordable Housing Sites Developed or Preserved under the Inclusionary Housing Program, 1987-2013, and Inclusionary Housing-Eligible Areas, 2013
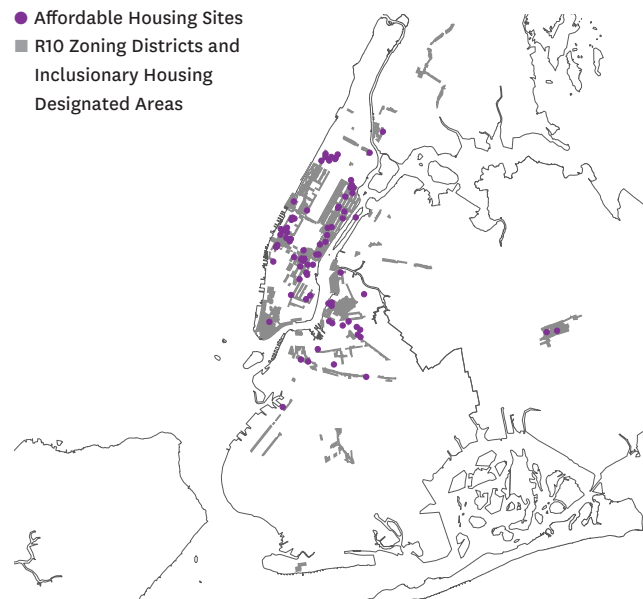
● Affordable Housing Sites
■ R10 Zoning Districts and Inclusionary Housing Designated Areas

Sources: New York City Department of Housing Preservation and Development, New York City Department of City Planning, NYU Furman Center

of parts of Crown Heights, Brooklyn (BK 08, 55 blocks) and the neighborhood surrounding East Fordham Road in the Bronx (BX 06, 12 blocks). However, these rezonings also designated portions of the affected neighborhoods to be eligible for the city's Inclusionary Housing Program (see sidebar *Where Does New York City's Inclusionary Housing Program Apply?*), permitting higher density development in exchange for affordable housing.[2]

Although there were no zoning map changes in Manhattan in 2013, the City Council adopted a noteworthy text amendment governing parking regulations and requirements for the Manhattan Core (defined as the area below 110th Street on the west side of Central Park and below 96th Street on the east side of Central Park; community districts MN 01-MN 08) to address changing travel and development patterns and promote more efficient use of the area's dwindling supply of parking spaces.

For example, to add greater flexibility to the existing parking supply, the new regulations allow operators of parking facilities that were originally built to accommodate residents of specific residential buildings to (legally) serve commuters and other city visitors, too. And in response to technological innovation in the parking industry, the text change created an alternative set of design standards for automated parking facilities, which rely on elevators and lifts to efficiently stack cars on trays, rather than human drivers and conventional ramps and parking spaces.[3]

3.
The city designated more historic districts and landmarks.

In 2013, the Landmarks Preservation Commission (LPC) designated a new historic district in the South Village in Manhattan, extended the West End-Collegiate Historic District in Manhattan, and extended the Bedford-Stuyvesant Historic District in Brooklyn. Although there were only three historic district designation actions in 2013, they affected

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2 For more information, see: 1. New York City Department of City Planning (24 September, 2013). Crown Heights West Rezoning—Overview. Retrieved from http://www.nyc.gov/html/dcp/html/crown_heights_west/index.shtml. 2. New York City Department of City Planning (9 October, 2013). Retrieved from http://www.nyc.gov/html/dcp/html/east_fordham_road/index.shtml.

3 For more information, see: New York City Department of City Planning (8 May, 2013). Retrieved from http://www.nyc.gov/html/dcp/html/mn_core/mn_core_text_amendment.shtml.

a large number of lots as shown in Figure 1.7, consistent with the scale of designations in the two previous years.

Newly designated individual landmarks were located mainly in Manhattan and Brooklyn, but also included historic firehouses in the Bronx. LPC also designated two interiors: the Bronx General Post Office, and the Steinway & Sons showroom on West 57th Street in Manhattan. No landmarks were designated in Queens or Staten Island.

4.

As recovery from Superstorm Sandy continued, New York City pursued new climate adaptation strategies.

Near the end of 2012, following the devastation of Superstorm Sandy, the Bloomberg administration implemented several emergency regulatory measures to allow the recovery process to begin. To plan its longer term response, the city established the Special Initiative for Rebuilding and Resiliency (SIRR), tasked with preparing for and protecting against the impacts of climate change. In June 2013, SIRR released a final report presenting recommendations both for rebuilding the communities affected by Sandy and increasing the resilience of infrastructure and buildings citywide.[4] Recommended measures included direct funding (up to $1 billion) for the rebuilding of Sandy-damaged properties as well as the creation of new subsidy programs to encourage property owners to retrofit existing buildings to meet new flood insurance rate reduction criteria and promote resiliency. Many of the initiatives proposed by SIRR focused on the 67,700 buildings located within the map boundaries of the new preliminary 100-year floodplain (see Figure 1.8). The SIRR report charged the Mayor's Office of Long-Term Planning and Sustainability with implementing the measures recommended in the report.

Another key element of the city's rebuilding and resiliency effort was the adoption of a significant zoning text amendment in 2013. Among other things, the amendment allows retrofit buildings and new construction in flood-prone areas greater design flexibility—with respect to building height, access from the exterior, and

location of parking and mechanical systems—to allow buildings to more easily meet local, state, and federal resiliency requirements.[5]

As the city continues to study its vulnerability to climate change, and as other new information becomes available (including new federal Flood Insurance Rate Maps anticipated in 2015), the city plans to adopt additional resiliency measures. For additional information about the challenges the city faces in becoming more resilient, see the forthcoming NYU Furman Center report about retrofitting existing buildings. ■

Figure 1.7: Number of Lots Added to Historic Districts, New York City
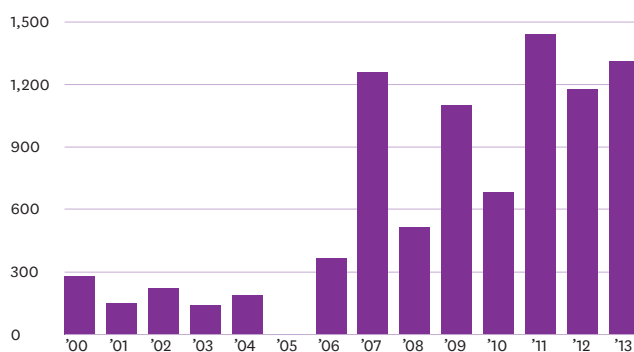
Sources: New York City Landmarks Preservation Commission, NYU Furman Center

Figure 1.8: Preliminary Flood Hazard Areas, December 2013

■ 100 Year Flood Hazard
■ 100 Year Flood Hazard–
   Coastal High Hazard
■ 500 Year Flood Hazard
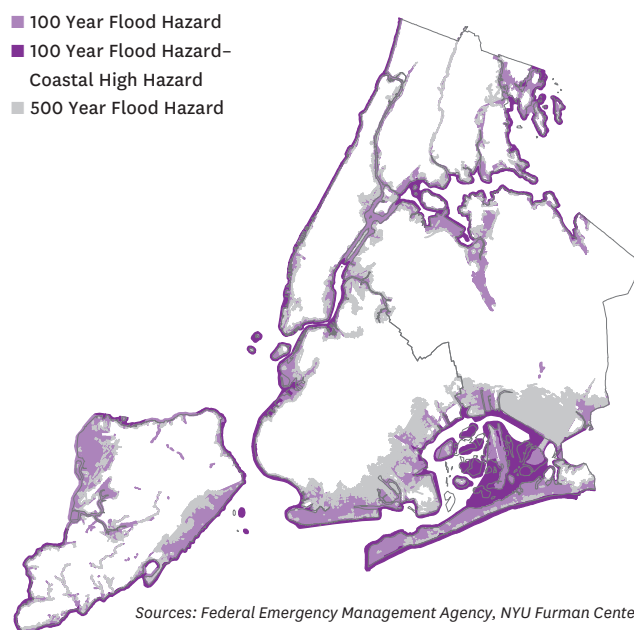
Sources: Federal Emergency Management Agency, NYU Furman Center

4 The final SIRR report is available at: New York City Special Initiative for Rebuilding and Resiliency (11 June, 2013). Retrieved from http://www.nyc.gov/html/sirr/html/report/report.shtml.

5 For additional information about the text amendment, see: New York City Department of City Planning (9 October, 2013). Retrieved from http://www.nyc.gov/html/dcp/html/flood_resiliency/index.shtml.

Section 2:
Homeowners and Their Homes

Nearly a third of New York City households own their own homes. This is a lower rate than throughout the U.S. where closer to two-thirds of households own the homes in which they live. In 2012, New York had the lowest homeownership rate (31.7%) of any city with over 300,000 residents (roughly the largest 60 cities in the U.S.) followed by Miami (32.3%), Boston (33.2%), and San Francisco (36.0%). The year 2013 was a bright one for homeowners in New York by most measures, with increasing property values across the city and fewer pre-foreclosure notices. However, the number of foreclosure filings inched up slightly and low levels of mortgage lending make clear that homeownership is still out of reach for many households, especially those with low and moderate incomes.

1.
New York's homeownership rate has fallen slightly since 2007.

From 2000 to 2007, the homeownership rate in New York City increased from 30.2 percent to 33.6 percent, though some of that was likely driven by unsustainable mortgage lending practices. In the wake of the foreclosure crisis, the homeownership rate receded somewhat between 2007 and 2012, but at 31.7 percent, it remained higher than in 2000.

Figure 2.1 shows that there is tremendous variation in the homeownership rate across the city's boroughs. In Staten Island, 67.3 percent of households owned their homes in 2012, while in the Bronx just 19.1 percent were owners. In all five boroughs, however, homeownership followed similar patterns, increasing between 2000 and 2007 and decreasing since 2007. Perhaps not surprisingly, there is also a wide gap in homeownership between households of different incomes: in 2012, just 20.2 percent of New York City households earning up to 80 percent of the metropolitan area's median household income owned their homes, compared to 49.2 percent of those earning more than 120 percent of area median income.[1]

2.
Home prices increased in every borough in 2013.

Across the city, residential property values increased by 9.3 percent from 2012 to 2013. For the second year in a row, home prices also increased in every borough. Figure 2.2 shows that in 2013, prices increased the most in Brooklyn (12.2%) followed by Manhattan (11.1%), Queens (10.1%), Staten Island (4.6%), and the Bronx (4.1%). Manhattan is the only borough where prices have surpassed their pre-recession peak. In 2013, residential property prices in Manhattan were on average 9.1 percent higher than they had been in 2009.

Prices also increased for each housing type for the second year in a row. Figure 2.3 shows that rental apartment buildings with at least five units and condominium units saw the biggest price increases from 2012 to 2013, 18.4 percent and 11.2 percent respectively. Both types of properties have appreciated to price levels above their pre-recession peak. Single-family and two- to four-family homes experienced more modest but still steady appreciation from 2012 to 2013, with prices increasing by 8.1 percent and 7.4 percent respectively.

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1 For three-person households in 2012, 80 percent of the metropolitan area median income (AMI) was $59,800 and 120 percent of AMI was $89,650 in nominal terms. See Methods chapter for more information on area median income.

Figure 2.1: Homeownership Rate by Borough
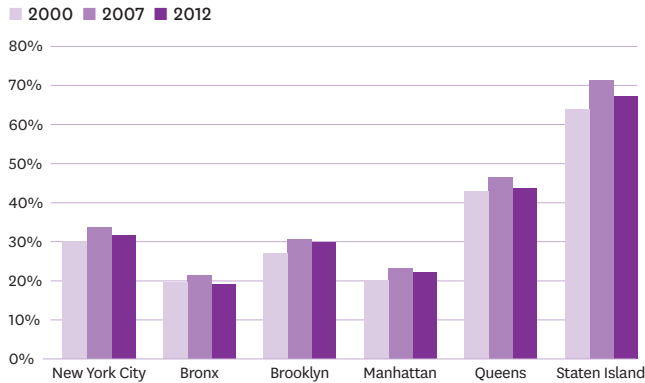
Sources: U.S. Census (2000), American Community Survey (2007, 2012), NYU Furman Center

Figure 2.2: Index of Housing Price Appreciation for All Residential Property Types by Borough

Sources: New York City Department of Finance, NYU Furman Center

Figure 2.3: Index of Housing Price Appreciation by Property Type
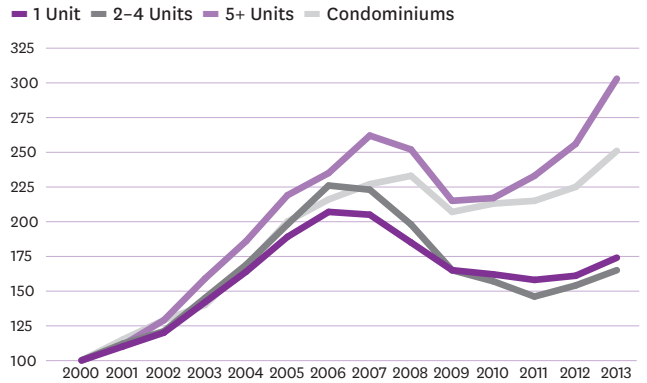
Sources: New York City Department of Finance, NYU Furman Center

Figure 2.4: Sales Volume by Borough*
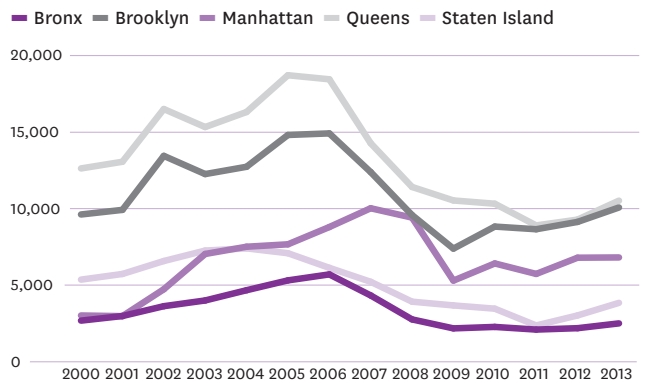
*Borough totals do not include sales of cooperative apartments.
Sources: New York City Department of Finance, NYU Furman Center

Figure 2.5: Sales Volume by Property Type*
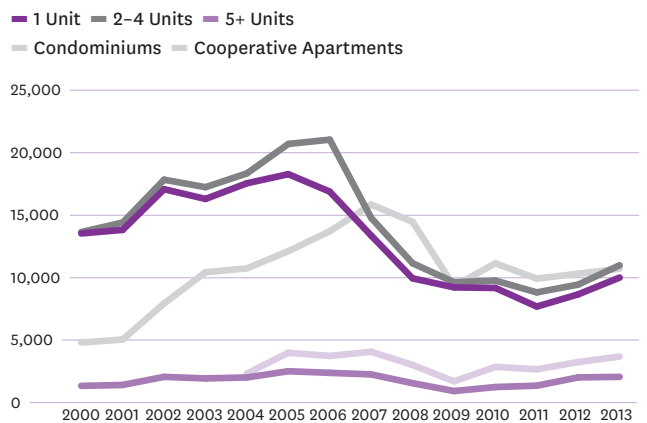
*Deeds data recording sales of cooperative apartment units are not available prior to 2004.
Sources: New York City Department of Finance, NYU Furman Center

3.

Volume of sales increased for second year in a row in 2013.

In 2013, over 37,000 properties were sold to new owners in arm's length transactions, nearly 4,000 more properties than in 2012. Overall, this was the greatest number of sales recorded since 2008. Figure 2.4 shows that each borough saw at least a modest increase in the number of property sales from 2012 to 2013. The biggest year-over-year change in sales volume was in Staten Island where the number of sales transactions increased by 27 percent to 3,405 sales. Still, every borough recorded just a fraction of the number of sales recorded during the height of the pre-recession real estate boom.

The number of sales transactions also increased for every property type between 2012 and 2013. Sales of single-family and two- to four-family homes together accounted for over half of all property sales in the city in 2013, followed by condominium units (28.6%). This condominium sales

share was up substantially from the early 2000s, reflecting the fact that condominiums made up a large proportion of new construction activity in the past decade. In fact, the absolute number of condominium sales in 2013, though lower than the pre-recession peak, was nevertheless substantially higher than in the early 2000s, before the pre-recession real estate boom began.

4.

Mortgage Lending
a. Home purchase lending remained low in 2012.

The number of home purchase mortgages originated in New York remained low in 2012, largely unchanged from each of the previous three years. Home purchase mortgage lending has not only remained far below the peak of the real estate boom in 2005 and 2006, but much lower even than in 2000, well before the boom. Figure 2.6, which indexes the annual number of mortgage loans to 2000 levels, shows that the ongoing slump in home purchase lending affected all five boroughs.

As Figure 2.7 shows, the drop in home purchase lending in New York City since the real estate boom has generally tracked the national trend. One reason that mortgage lending has declined so much in New York City and nationally is the significant tightening of underwriting standards by private lenders since the financial crisis and the collapse of the subprime lending industry. Likely as a result of these changes to the lending industry, the share of home purchase borrowers relying on mortgages backed by the Federal Housing Administration and Department of Veterans Affairs (FHA/VA) increased rapidly after 2007. These loans are more accessible to buyers with less wealth for down payments and lower credit scores than prime loans. As Figure 2.8 shows, FHA/VA lending maintained a relatively high market share in 2012 in both New York City and nationally, though it declined from 2011 in both. And while the FHA/VA share in New York City was higher in 2012 than during real estate boom years, it continued to be much lower than the share nationally.

b. There is very little home purchase lending to low-income city neighborhoods.

Because of New York City's extremely high home values, homeownership is out of reach for a vast majority of low- and moderate-income (LMI) households. In 2012, New York City households earning up to 80 percent of the metropolitan area's median family income, our definition of LMI for this analysis, made up 52.2 percent of all households, but accounted for only 10 percent of the city's home purchase loans.[2] Nationally, LMI households accounted for 34 percent of all home purchase mortgages originated in 2012.

Figure 2.9 shows year-to-year changes in home purchase lending to LMI and non-LMI homebuyers, indexed to 2004 levels. Lending to LMI homebuyers in New York City declined rapidly between 2004 and 2007 as home prices rose, pushing many LMI households out of the market. However, in 2008, home purchase lending to LMI borrowers partially rebounded and has remained roughly stable since, though at a level about 40 percent lower than in 2004. Mortgage lending to non-LMI homebuyers (those with incomes higher than 80 percent of the metropolitan area median) began to decline slightly later, but by 2009 had dropped even further than lending to LMI borrowers. Since 2010, lending to non-LMI borrowers has been about 60 percent lower than in 2004. Because the decline in lending to non-LMI homebuyers was more severe, the percentage of all home purchase mortgages issued to LMI borrowers actually increased in the wake of the financial crisis, from only about four percent in 2006 and 2007, to roughly 10 percent during the period from 2009 and 2012.

The trend in mortgage lending looks somewhat different if we look at the incomes of neighborhoods, rather than of borrowers. Many borrowers taking out mortgages to purchase homes in LMI neighborhoods do not themselves have a low or moderate income, and some LMI homebuyers

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2 Income limits in the Mortgage Lending subsection differ from those used elsewhere in the *State of New York City's Housing and Neighborhoods* in meaningful ways. In most indicators in this report, we define low-income households as those earning up to 80 percent of the metropolitan area median income, adjusted for many factors including household size, as determined for the U.S. Department of Housing and Urban Development's Section 8 and HOME programs. We also define moderate-income households as those earning more than 80 percent and up to 120 percent of area median income, also adjusted for factors including household size. The Home Mortgage Disclosure Act (HMDA) data used in this section of the report set metropolitan area median family income in 2012 based on the American Community Survey 2006-2010 estimates, and unlike HUD's Section 8 income guidelines, HMDA's 80 percent limit is applied directly to the area median family income and is not adjusted for household size. In 2012, 80 percent of area median family income in HMDA was $54,640, while 80 percent of the area median income according to HUD's Section 8 guidelines was $59,800 for a three-person household.

Figure 2.6: Index of Home Purchase Loan Originations by Borough*
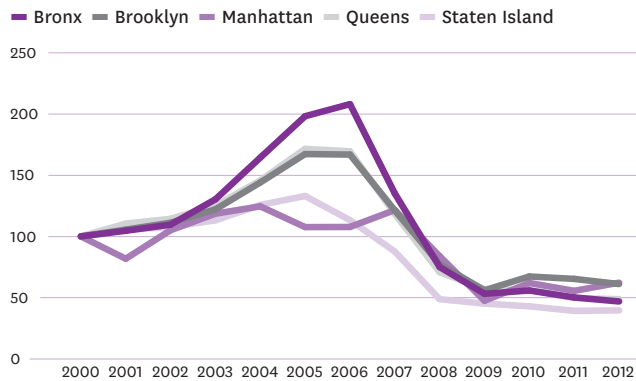
■ Bronx ■ Brooklyn ■ Manhattan ■ Queens ■ Staten Island

First-lien home purchase loans issued to owner-occupants of one- to four-family homes, condominiums, and cooperative apartments.
Sources: Home Mortgage Disclosure Act, NYU Furman Center

Figure 2.7: Index of Home Purchase Loan Originations, U.S. and New York City*

■ New York City ■ U.S.

First-lien home purchase loans issued to owner-occupants of one- to four-family homes, condominiums, and cooperative apartments.
Sources: Home Mortgage Disclosure Act, NYU Furman Center

Figure 2.8: FHA/VA Share of Home Purchase Mortgage Originations, U.S. and New York City*
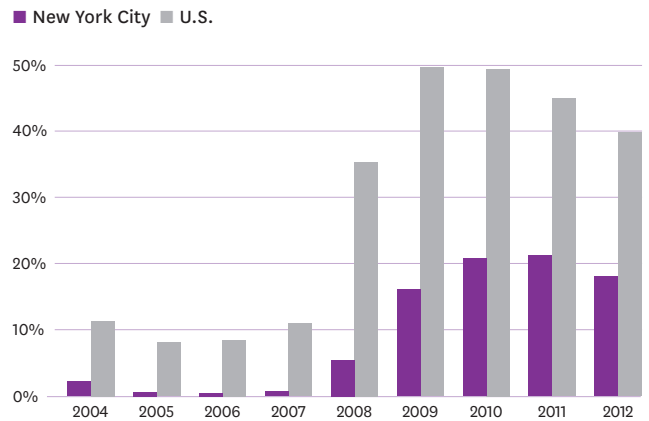
■ New York City ■ U.S.

First-lien home purchase loans issued to owner-occupants of one- to four-family homes, condominiums, and cooperative apartments.
Sources: Home Mortgage Disclosure Act, NYU Furman Center

Figure 2.9: Index of Home Purchase Mortgage Originations by Borrower Income Level and Low-Income Borrower Share, New York City*

■ LMI Borrower Share of All Origiations
■ Originations to LMI Borrowers ■ Originations to Non-LMI Borrowers

First-lien home purchase loans issued to owner-occupants of one- to four-family homes, condominiums, and cooperative apartments.
Sources: Home Mortgage Disclosure Act, NYU Furman Center

may be purchasing homes in non-LMI neighborhoods. Figure 2.10 shows the change in home purchase loan originations for properties located in LMI neighborhoods (those with median incomes up to 80 percent of the area median family income) and non-LMI neighborhoods between 2004 and 2012. Lending in both types of neighborhoods dropped dramatically after the height of the pre-recession real estate boom, especially between 2006 and 2009, and then remained

fairly steady between 2009 and 2012.[3] In 2012, lending to homebuyers in LMI neighborhoods was about 65 percent lower than it was in 2004; lending to homebuyers in other neighborhoods was down by about the same amount (about 60 percent since 2004). As Figure 2.9 also shows, the share of all home purchase mortgages that were originated in LMI neighborhoods peaked at 28 percent in 2006 but had dropped below 20 percent by 2012.

3 In HMDA data for years 2004 to 2011, the source of neighborhood income (at the tract level) was income reported in 1999 for the 2000 U.S. decennial Census. The source changed in HMDA data for 2012 to American Community Survey 2006-2010 estimates.

c. The Manhattan refinance boom continued in 2012.

The number of mortgage refinancings in New York City jumped by 26 percent between 2011 and 2012 as interest rates continued to fall and housing values increased, lifting more borrowers "above water." As Figure 2.11 shows, the recent refinancing boom was most dramatic in Manhattan, where housing values increased most in recent years and, given the particularly large mortgages, homeowners stood to save the most through lower interest rates. Refinancing activity also increased in each of the other four boroughs, but unlike Manhattan, it remained far below the levels between 2004 and 2006, the height of the pre-recession mortgage boom.

5.
The affordability of homes available for purchase has increased substantially since 2007.

The affordability of an available house to most households depends in large part on their income, the sales price for the house, and interest rates, which help determine the purchaser's monthly mortgage payment. Of course, many other factors are crucial to determining affordability as well (including the amount of savings a household has available for a down payment, the ability to qualify for a mortgage, and other demands on a household's income), but focusing on changes to income levels, home prices, and interest rates offers a useful window into the shifting availability of home-ownership to those able to qualify for a mortgage and save for a down payment. To track affordability based on these factors, we calculate the share of one- to four-family home and condominium sales in New York City each year that would result in an estimated mortgage payment (consisting of principal and interest only) equal to 25 percent or less of different income levels. We use 25 percent instead of the more typical 30 percent affordability threshold to account for the other costs of homeownership, including property taxes, property insurance, and maintenance. We estimate mortgage costs for both a fixed-rate conventional loan and a fixed-rate FHA loan, as we assume many households would not have the savings to afford the 20 percent down payment typically required for a conventional loan. We assume the FHA loan would allow for a relatively small down payment,

but would require monthly mortgage insurance payments and a higher interest rate as compared to a fixed-rate conventional loan. The Methods chapter has more information about the calculation of this indicator.

Figure 2.12 shows that virtually none of the homes sold in 2013 would have been affordable to purchasers earning 30 percent of the area median income (AMI) for a three-person household, regardless of the type of mortgage they might use. With a conventional mortgage, the share of homes affordable to a household earning 50 percent of AMI was slightly higher than 10 percent, but rises to 27 percent for households earning 80 percent of AMI, more than half for households earning 120 percent of AMI, and to more than 80 percent for households earning two and one-half times AMI. Because of the higher interest rate, mortgage insurance premiums, and larger mortgage principal (given the much smaller down payment we assume), a significantly smaller share of 2013 home sales were affordable to households at every income point if they used FHA mortgages.

By our measure, affordability has increased significantly since the peak of the housing boom. Not only were the prices of homes sold in recent years lower, on average, than during the pre-recession boom, but, as shown in Figure 2.11, interest rates have dropped significantly as well. Figure 2.13 shows that the share of all one- to four-family home and condominium sales affordable to homeowners earning 80 percent of AMI using a conventional mortgage climbed from about five percent between 2004 and 2007, to almost 30 percent in 2012 and 2013. Similarly, the share of all home purchases affordable to those earning 200 percent of AMI jumped from about 50 percent to 80 percent between 2007 and 2012, and declined only slightly in 2013. The trend for affordability using FHA loans was similar, though the proportion of home sales affordable to households relying on an FHA loan was lower at every income level.[4] It is important to note, however, that the total number of home sales has dropped significantly since pre-recession highs, so the absolute number of home sales affordable to households at different incomes may not have changed.

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4 As shown in the prior subsection, most homebuyers use conventional mortgages in New York City, and this is true even for low and moderate income households. In 2009, for example, only 8% of all LMI homebuyers in New York City used an FHA mortgage. Furman Center, "Mortgage Lending to Vulnerable Communities: A Closer Look at HMDA 2009." 2011. Available at http://furmancenter.org/files/publications/MortgageLendingtoVulnerableCommunitiesUpdatedFinal.pdf.

Figure 2.10: Index of Home Purchase Mortgage Originations by Neighborhood Income Level and LMI Neighborhood Share, New York City*
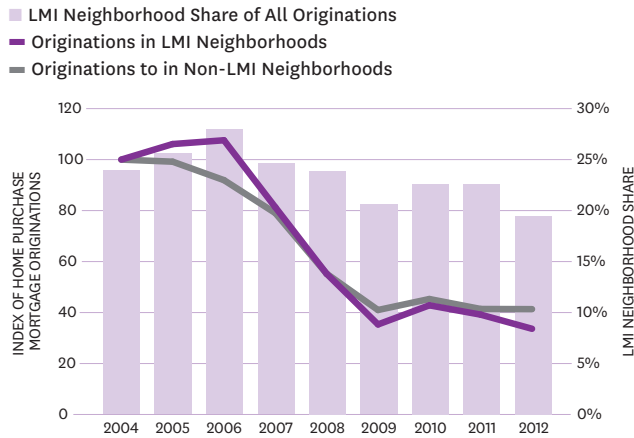
- LMI Neighborhood Share of All Originations
- Originations in LMI Neighborhoods
- Originations to in Non-LMI Neighborhoods

First-lien home purchase loans issued to owner-occupants of one- to four-family homes, condominiums, and cooperative apartments.
Sources: Home Mortgage Disclosure Act, NYU Furman Center

Figure 2.12: Share of Home Sales Affordable to Three-Person Household in New York City with Conventional and FHA Mortgage, 2013
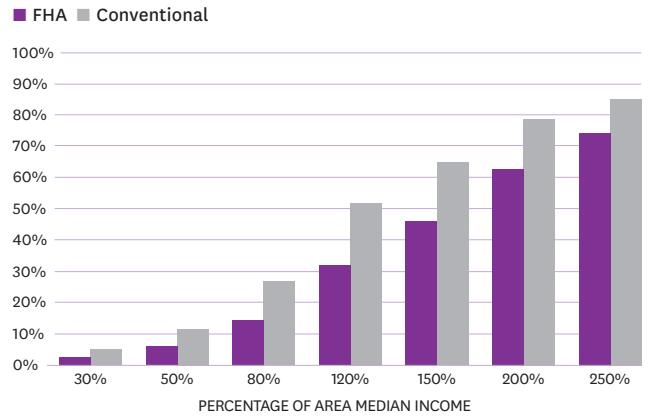
- FHA
- Conventional

Sources: New York City Department of Finance, Freddie Mac Primary Mortgage Market Survey, U.S. Department of Housing and Urban Development, NYU Furman Center

Figure 2.11: Index of Refinance Originations by Borough

- Bronx
- Brooklyn
- Manhattan
- Queens
- Staten Island
- Conforming Interest Rate
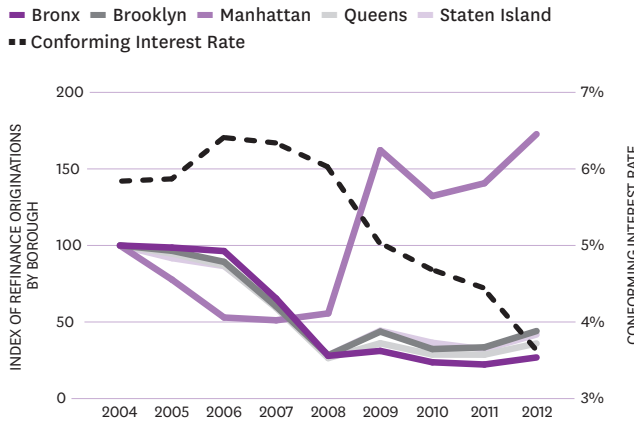
Sources: Home Mortgage Disclosure Act, Freddie Mac Primary Mortgage Market Survey, NYU Furman Center

Figure 2.13: Share of Home Sales Affordable to a Three-Person Household with Conventional Mortgage
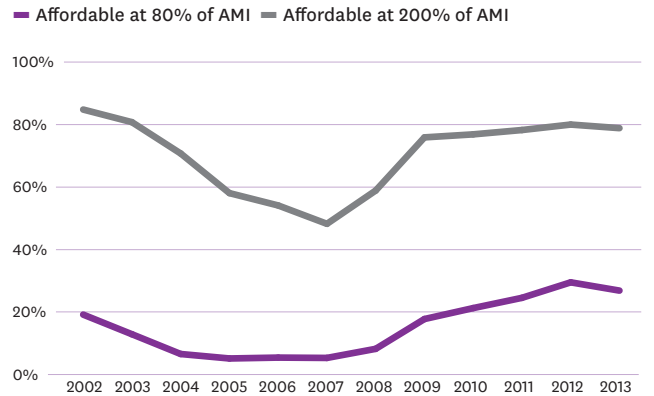
- Affordable at 80% of AMI
- Affordable at 200% of AMI

Sources: New York City Department of Finance, Freddie Mac Primary Mortgage Market Survey, U.S. Department of Housing and Urban Development, NYU Furman Center

6.

Foreclosures

a. Foreclosure starts rose significantly in 2013 but were still below peak levels.

Between 2012 and 2013, foreclosure filings for 1-4 family homes and condos jumped by 31 percent to almost 16,000. Although this was the second straight year of increases, the number of filings was still lower than the recent recession-era peak in 2009.

Figure 2.14 also shows the types of residential properties that entered foreclosure in each year. Reflecting the city's stock of residential properties that can be purchased with a residential mortgage, most of the foreclosure filings in 2013 and other recent years have been on 2–4 family properties. Single-family homes have also made up a significant share of New York's foreclosure filings, while condominium units have made up a much smaller proportion.

As Figure 2.15 shows, foreclosure filings increased in each borough between 2012 and 2013, but continued to be concentrated primarily in Brooklyn and Queens. Moreover, as Figure 2.16 shows, foreclosure filings continued to be heavily concentrated in certain neighborhoods within the boroughs, including parts of central and eastern Brooklyn and southern Queens.

b. Many recent foreclosure filings were repeat filings.

New York State's foreclosure process is one of the longest in the country. On average, properties that enter foreclosure take more than three years to complete the process (if it is ever completed—often the process is interrupted by a modification, short sale, or other negotiated arrangement). However, the *lis pendens* that a lender publicly files in the clerk's office, which we use to identify a foreclosure filing, is valid for only three years. Because the foreclosure process takes so long, some of the foreclosure filings we report may not really be new foreclosures at all, but may instead be a lender replacing an expiring *lis pendens* in connection with an ongoing foreclosure.

Figure 2.17 shows what proportion of each year's foreclosure filings have been *repeat filings,* which we define as a *lis pendens* filed against a property that had an earlier *lis pendens* within the previous six years (provided that the property did not change ownership in the intervening years). In some cases, a repeat filing may in fact, be a new episode of borrower distress and a new foreclosure, but we believe most such filings are simply replacing an expiring *lis pendens* and so are essentially a double counting of an earlier foreclosure filing. Since 2010, repeat filings have made up an ever larger share of the total number of foreclosure filings. In 2013, repeat filings accounted for 45 percent of all filings. If we look just at initial filings, the increase from 2012 to 2013 was still substantial, but the number of new filings in 2013 remained far lower than the levels seen between 2007 and 2010.

c. Pre-foreclosure notices declined.

In contrast to the trend for foreclosure filings, pre-foreclosure notices (which lenders must send to delinquent borrowers at least 90 days before a foreclosure action can be commenced), decreased by 10 percent between 2012 and 2013. This decline suggests that the foreclosure crisis, while not over, may be waning. Figure 2.18 shows that the number of pre-foreclosure notices issued decreased in every individual borough as well. ■

Figure 2.14: Number of Foreclosure Filings by Property Type (One- to Four-unit Buildings and Condominiums), New York City
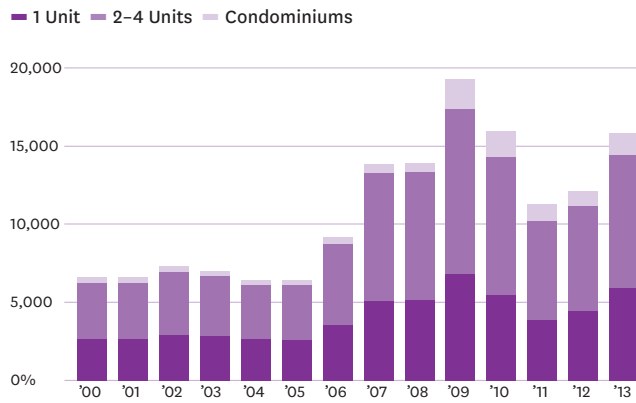
■ 1 Unit ■ 2–4 Units ■ Condominiums

Sources: Public Data Corporation, New York City Department of Finance, NYU Furman Center

Figure 2.17: Foreclosure Filings on One- to Four-unit Buildings and Condominiums by Repeat Status, New York City
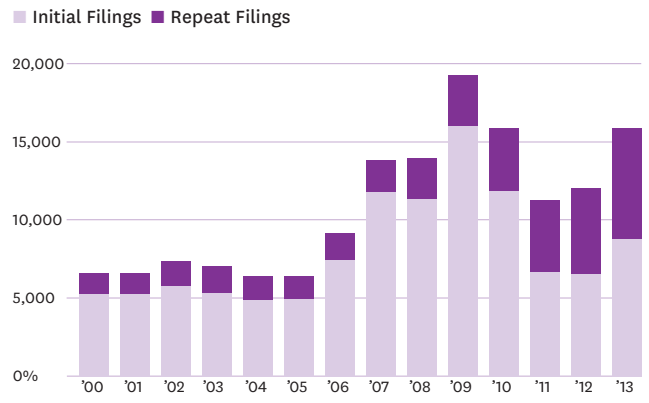
■ Initial Filings ■ Repeat Filings

Sources: Public Data Corporation, New York City Department of Finance, NYU Furman Center

Figure 2.15: Foreclosure Filings on One- to Four-unit Buildings and Condominiums by Borough

■ Bronx ■ Brooklyn ■ Manhattan ■ Queens ■ Staten Island

Sources: Public Data Corporation, New York City Department of Finance, NYU Furman Center

Figure 2.18: Pre-foreclosure Notices for One- to Four-unit Buildings and Condominiums, 2011–2013

■ 2011 ■ 2012 ■ 2013
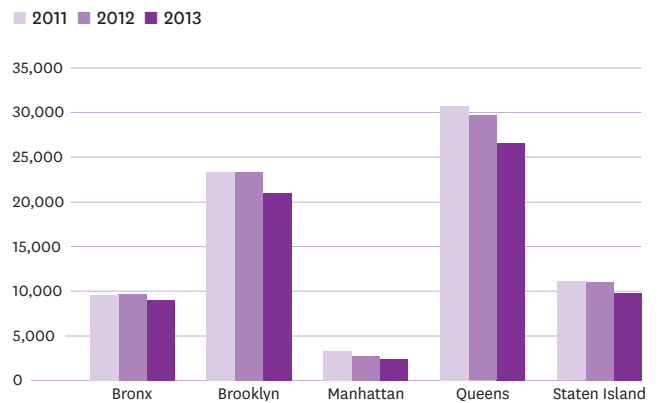
Source: New York State Department of Financial Services, NYU Furman Center

Figure 2.16: Foreclosure Filings on One- to Four-unit Buildings and Condominiums, 2013

Sources: Public Data Corporation, NYU Furman Center

Section 3:
Renters and Their Homes

Over two million New York City households—roughly two-thirds of all city households—rent their homes. Over the past decade rental housing has become less affordable to many New Yorkers. After adjusting for inflation, incomes have remained stagnant while rents have steadily increased. The typical renter is now paying a greater share of their income on rent. These trends have affected low-income renters the most.

1.
Rents are high and rising.

Living in New York City is an expensive pursuit. In 2012, the median monthly gross rent[1] throughout the five boroughs was $1,216, about $300 more than the median rent in the United States as a whole. Figure 3.1 shows that the median rent increased slightly from 2011 to 2012. Between 2005 and 2012, the median monthly rent citywide increased by 11 percent, after adjusting for inflation.

Of course, rent levels and increases are not distributed uniformly across the city. Figure 3.2 shows that rent levels were highest in Manhattan ($1,474) and lowest in the Bronx ($1,036) in 2012. Rent levels increased fastest in Manhattan, rising 19 percent since 2005, followed by an increase of 12 percent in Brooklyn and 10 percent in the Bronx. Between 2010 and 2012, the real median rent actually fell in Staten Island by about seven percent.

The median rent paid by households in occupied units may mask higher asking rents in vacant units. Even in market rate units not governed by any sort of rent regulations, landlords may offer lower rents to current tenants and then raise the rent substantially when a unit turns over. As Figure 3.3 shows, households who have recently moved pay substantially higher rents than those who have lived in current units longer. On average, in 2012, renters who lived in their unit for fewer than five years paid about $225 more each month than renters overall.

2.
Rent levels have increased faster than income.

Over the past eight years, rent increases far surpassed increases in renters' incomes. If the incomes paid to renters had increased at a rate similar to rents, then the overall affordability of the city's rental units would be relatively constant. However, Figure 3.4 shows that since 2005, the median gross rent increased by almost 11 percent (after adjusting for inflation) while the median household income of renters rose by only two percent. This left more renters squeezed, or forced to pay a greater share of their income on rent, leaving less income left over to spend on other essentials like food, transportation, and medical expenses. In a somewhat promising turn, the median household income increased slightly between 2011 and 2012, the first year-to-year increase the city has seen since before the recession.

On average, renters spent 32 percent of their income on rent in 2012. For a household earning the median renter household income of about $40,000 in 2012, this would translate into a monthly rent of approximately $1,000. We consider households to be rent burdened if they pay 30 percent or more of their income on rent, and severely rent burdened if they pay 50 percent or more of their income on rent. In 2012, 54 percent of renter households in New York City were rent burdened. As Figure 3.5 illustrates, it has not always been this way. As recently as the year 2000, just 44 percent of renters were paying unaffordable rents, a level that had stayed relatively steady since 1980. Only over the last decade has this level increased so dramatically. Compared to the previous year, there was a small decline in the percentage of renters facing cost burdens in 2012, but rent burden levels remained very high by historical standards.

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1 Gross rent includes the rent charges specified on a lease as well as any additional utility payments. Unless otherwise specified, all references to rent in this report refer to gross rent. For more information, see the definition of median monthly rent in the Indicator Definitions and Rankings chapter.

Figure 3.1: Median Gross Rent (2013$) for All New York City Renters
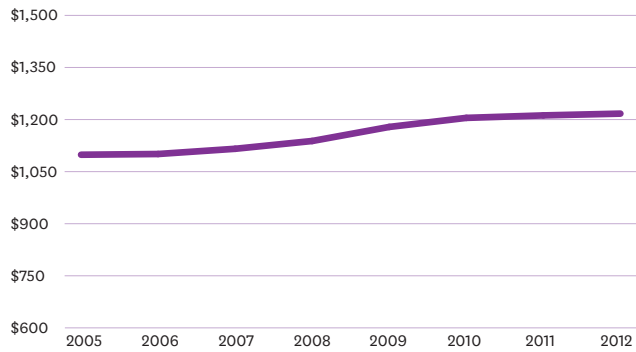
Sources: American Community Survey, NYU Furman Center

Figure 3.2: Median Gross Rent (2013$) by Borough

■ Bronx ■ Brooklyn ■ Manhattan ■ Queens ■ Staten Island
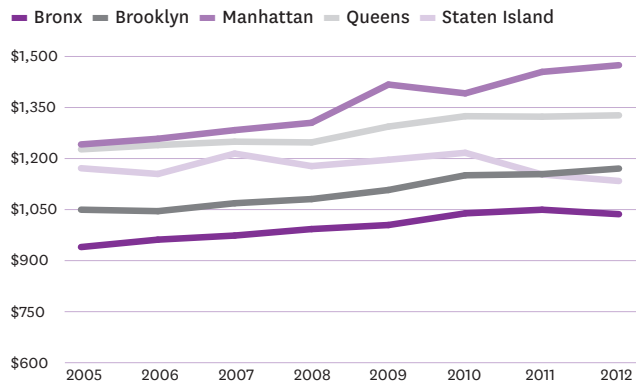
Sources: American Community Survey, NYU Furman Center

**Figure 3.3: Median Gross Rent (2013$) for
All New York City Renters Versus Recent Movers***

■ All Renters ■ Recent Movers
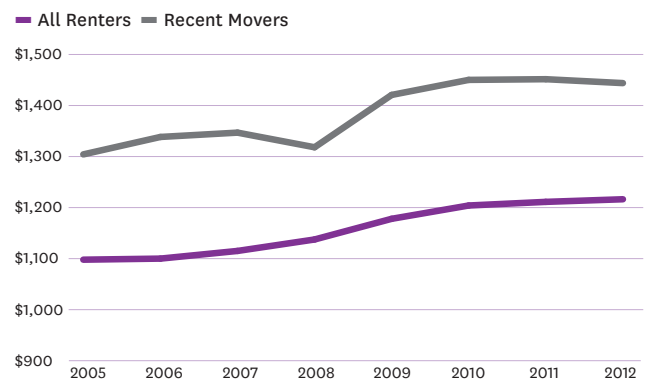
*Renters who have lived in their current unit for fewer than five years.
Sources: American Community Survey, NYU Furman Center

**Figure 3.4: Index of Median Gross Rent and
Median Renter Household Income (2013$), New York City**

■ Median Gross Rent ■ Median Household Income
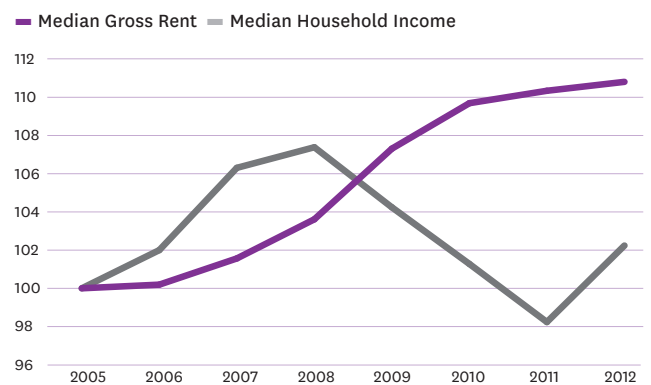
Sources: American Community Survey, NYU Furman Center

3.

Low-income renters were much more likely to be rent burdened than moderate-, middle-, or high-income renters.

Not all renter households in New York City are equally burdened by high rents. Low-income renters—those earning up to 80 percent of the area median income (AMI), or up to $59,800 for a household with three people in 2012—are especially hard hit.[2] Figure 3.5 shows that in 2012, over three-quarters of low-income renters were rent burdened, with 47 percent spending over half of their income on rent. Smaller shares of moderate- and middle-income households were rent burdened, though the share rent burdened for those groups has increased since 2000. Between 2000 and 2012, the share rent burdened increased the most for moderate-income households (those with incomes between 81 and 120 percent of AMI), more than doubling from 14 percent of households in 2000 to 30 percent in 2012.

4.

New York City continues to face a shortage of affordable rental housing.

Another way to understand affordability challenges is to consider the number of rental units that became available on the rental market that were affordable to households at different income levels. Of rental units that were on the market in the last five years (which we define as being recently available), just 227,600 rental units with at least two bedrooms were affordable to a three-person household making 80 percent of AMI in 2012. This represented 49 percent of all recently available units with two or more bedrooms, a 22 percentage point decline to similarly situated households in 2000, as shown in Figure 3.6.

5.

New construction primarily targets a luxury market.

From 2002 to 2012, New York City's rental stock increased by 5.8 percent, or by an additional 120,000 units. However, the majority of newly constructed units rented at levels well beyond the means of the average renter household in New York City. Rent levels were considerably higher in new buildings than in older buildings. Figure 3.7 shows that the median rent for units in buildings constructed since 2000 was about $1,550 a month in 2012, several hundred dollars more than units in buildings built in earlier decades. Just 26 percent of units constructed since 2000 rented in 2012 for $1,005 or less, a level affordable to the median New York City renter household. In comparison, nearly 37 percent of units built prior to 2000 were affordable in 2012 to the median renter household. Much of the difference in rents between new construction and older buildings is due to the fact that new units are generally not subject to rent stabilization.[3] About 33,000 newly constructed units voluntarily opted in to the rent-stabilization system in exchange for a property tax benefit from the city, most commonly 421-a or J-51. However, these units may still rent at levels far above the deregulation minimum of $2,500—only the rent increases are regulated. In 2011, eight percent of rent stabilized units were voluntarily in the program in exchange for tax incentives. These voluntarily stabilized units will automatically exit the program when their tax incentive expires.

To address the rental housing affordability crisis, the city, state and federal governments have devoted substantial resources to growing the affordable housing stock over the last 10 years. Figure 3.8 shows that 45,000 new units of income-restricted subsidized housing[4] have come online since 2002 as a result of either new construction or substantial rehabilitation. Most of these units have

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3 For more information about rent stabilization, see the Furman Center's data brief, Rent Stabilization in New York City (available at http://furmancenter.org/files/HVS_Rent_Stabilization_fact_sheet_FINAL_4.pdf) and the Rent Guidelines Board's annual Changes to the Rent Stabilized Housing Stock in NYC report (available at http://www.nycrgb.org/html/research/cresearch.html)

4 Throughout this report, income-restricted subsidized housing refers to rental housing financed through one of four large types of programs: HUD Financing and Insurance, HUD Project-Based Rental Assistance, the Mitchell-Lama Program, or the Low-Income Housing Tax Credit (LIHTC). It is possible that some properties have received financing through subsidy programs not included here and have affordability restrictions through those programs.

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2 The Furman Center uses the area median income as defined by the U.S. Department of Housing and Urban Development's Section 8 and HOME programs. For more information on income limits and category definitions, refer to the Methods section.

Figure 3.5: Rent-Burdened Households by Income Group, New York City

■ Moderately Rent Burdened ■ Severely Rent Burdened

Sources: U.S. Census (2000), American Community Survey (2012), NYU Furman Center

Figure 3.6: Recently Available* 2+ Bedroom Units Affordable to Three-Person Households, New York City

■ 2000 ■ 2007 ■ 2012

We consider units with new occupants in the last five years to be recently available.
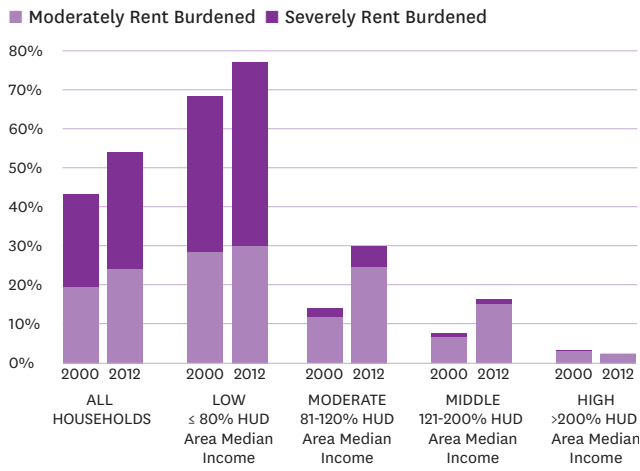
Sources: U.S. Census (2000), American Community Survey (2012), U.S. Department of Housing and Urban Development, NYU Furman Center

Figure 3.7: Median Gross Rent (2013$) by Year Built, New York City, 2012

Sources: American Community Survey, NYU Furman Center

Figure 3.8: Income-Restricted Subsidized Rental Units Financed and Completed in New York City by Subsidy Type, New York City

■ LIHTC ■ 202/811 ■ HUD Insurance
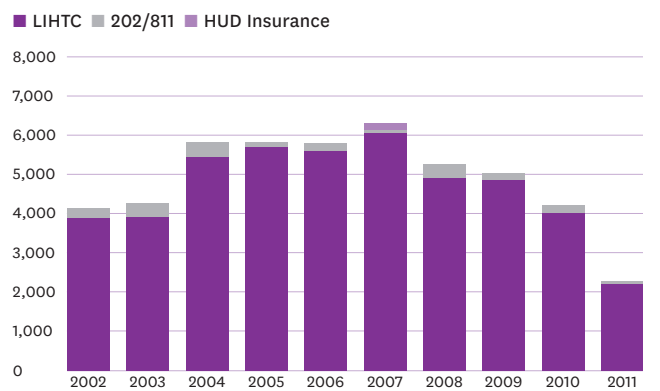
Source: NYU Furman Center Subsidized Housing Information Project

received subsidies through the Low-Income Housing Tax Credit program. New subsidized housing production has slowed somewhat since 2007, consistent with trends in total construction.

However, over the same time period, about 25,000 income-restricted subsidized rental units converted to market-rate or rent stabilization after their subsidies expired and the owners opted out of any future affordability restrictions tied to tenant incomes. While Figure 3.9 shows that the rate of conversion has slowed since its peak in 2005, such conversions still remain a threat and are likely to pick back up when the economy improves. The number of subsidized rental housing units converting to market rate could have been over twice as high had the city not been able to preserve about 26,000 affordable units by offering a new infusion of subsidy. Taking into account the production, conversion, and preservation of income-restricted subsidized units, New York City had about 20,000 more income-restricted subsidized rental units in 2012 than it did in 2002.

Figure 3.10 shows how the distribution of rental units in New York City has changed between 2002 and 2012 for the privately owned-publicly subsidized stock, as well as for public housing, rent-stabilized units, and unregulated, market-rate units. While the income-restricted subsidized stock grew by about 12 percent, the market-rate stock grew by much more, increasing by 28 percent. That growth reflects the construction of about 75,000 market rate rental units as well as the conversion of over 100,000 rent stabilized units to market rate, primarily through vacancy decontrol. Other units entered the rent stabilization program after either opting out of a subsidy program or accepting a city tax incentive through the 421-a or J-51 programs. Thus, there was a net loss of about 88,000 stabilized units (8% of the stock) from 2002 to 2012.

6.
Vacancy rates remain low.

Despite all of this new market rate and affordable construction, the rental vacancy rate remained low. Figure 3.11 shows that just 3.58 percent of New York City's rental units were vacant in 2012.

Some households respond to the lack of affordable housing by doubling up in the same unit with other households. Figure 3.12 shows that in 2012, about four percent of rental units in New York City were severely overcrowded (more than 1.5 people per room). For example, a two-bedroom apartment with a living room and a kitchen is considered severely overcrowded if seven or more people are living there. In a constrained housing market, we would usually expect severe crowding to rise. However, the rate in New York City has not changed significantly in recent years.

7.
Housing quality is improving.

There is some encouraging evidence that housing quality may be slowly improving. Figure 3.13 shows that in 2013, the city issued 182 housing code violations per 1,000 rental housing units. This is the lowest rate recorded since 2004, the first full year during which the city's 311 hotline was fully operational.[5] ■

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5 The 311 system is the source of most complaints that lead to housing code violations.

Figure 3.9: HUD Subsidized, Mitchell-Lama, and LIHTC Units in New York City No Longer Subject to Affordability Restrictions as Cataloged in the Subsidized Housing Information Project Database, by Exit Year

- Mitchell-Lama
- HUD Renewable (221(d)(3), Project-Based Section 8)
- Non-Renewable Subsidy (236, Rent Supp, RAP)
- LIHTC (pre-1989)
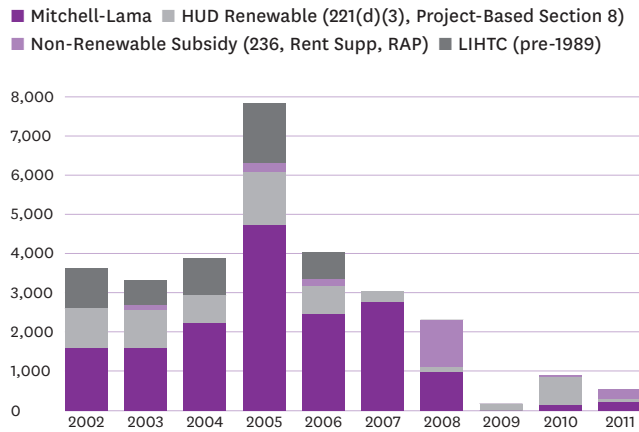
Source: NYU Furman Center Subsidized Housing Information Project

Figure 3.10: Changes in the New York City Housing Stock

- Market Rate
- Rent-Stabilized or Rent-Controlled
- Other Subsidized (HUD, ML, LIHTC)
- Public Housing
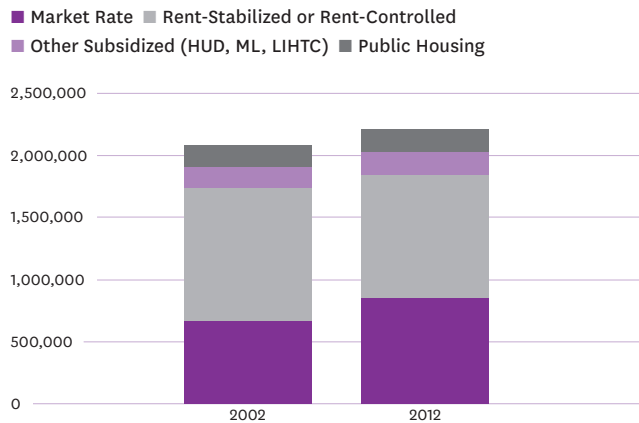
Source: NYU Furman Center Subsidized Housing Information Project

Figure 3.11: Rental Vacancy Rate, New York City
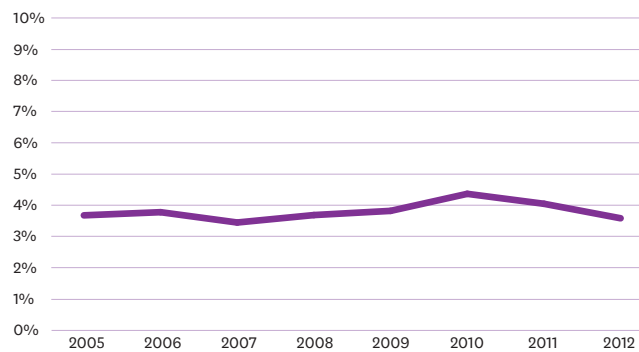
Sources: American Community Survey, NYU Furman Center

Figure 3.12: Severe Crowding Rate, New York City, 2012

- Severely Overcrowded Households (%)

4.1%
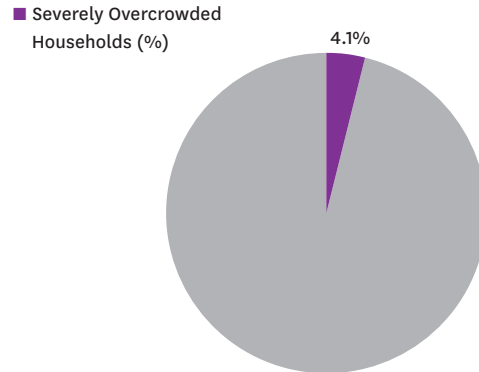
Sources: American Community Survey, NYU Furman Center

Figure 3.13: New Housing Code Violations (per 1,000 Rental Units), New York City
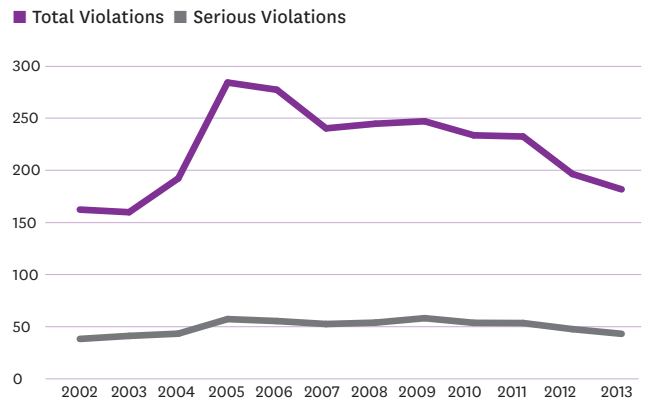
- Total Violations
- Serious Violations

Sources: New York City Department of Housing Preservation and Development, New York City Department of Finance, NYU Furman Center

Section 4:
Income and Workers

Between 2011 and 2012, New York City's median household income, workforce participation rate, and unemployment rate improved slightly, and the metropolitan area's gross domestic product continued to grow. However, despite overall growth in the metropolitan area's economy, not all of the city's residents have reaped the benefits. Poverty and unemployment rates have remained elevated, and income inequality has stayed quite high, after rising sharply between 1990 and 2005.

1.

Income, Poverty, and Inequality

a. Median household income recovered slightly from 2011 to 2012.

For the first time since the onset of the recession, New York City's real median household income increased slightly between 2011 and 2012. As shown in Figure 4.1, New York City's median household income grew modestly from $51,281 in 2011 to $51,750 in 2012. However, consistent with the experiences of the next four largest U.S. cities, New York City's median household income remained well below its pre-recession peak in 2008. Without accounting for differences in the costs of living, New York City's median household income also continued to rank highest of the five largest U.S. cities.

b. Fewer households are receiving income from income-generating assets.

The sources of income for New Yorkers have changed since the recession. As illustrated in the top panel of Figure 4.2, the percentage of New York City households receiving income from interest, dividends, real estate, and other income-generating assets decreased by nearly six percentage points since the onset of the recession in 2008. Over the same period, the share of households receiving retirement income also fell marginally by almost one percentage point, while the share of households with self-employment income remained unchanged.

c. More households depend on the Supplemental Nutrition Assistance Program.

As shown in the bottom panel of Figure 4.2, the percentage of households receiving benefits from the Supplemental Nutrition Assistance Program (SNAP, previously called the Food Stamp Program) grew by seven percentage points between 2007 and 2011 and then remained steady between 2011 and 2012. The percentage of households receiving Supplemental Security Income (SSI) program benefits increased mildly from 2009 to 2010, and remained at nearly the same level through 2012. In contrast to increases in SNAP and SSI participation, the share of households receiving Social Security and Temporary Assistance for Needy Families or other cash public assistance payments has remained generally stable since 2006.

d. New York City's poverty rate has stabilized at roughly 21 percent.

The poverty rate in New York City remained stable from 2011 to 2012 at roughly 21 percent, the lowest rate of the five largest U.S. cities in both years. In all five cities, as shown in Figure 4.3, the poverty rate increased after the beginning of the recession in 2008 and has remained elevated. From 2011 to 2012, only Philadelphia's poverty rate decreased meaningfully, by over one percentage point.

e. In the past two decades, income inequality grew by the same amount in New York City as in other major U.S. cities.

As discussed in Part 1: Focus on Income Inequality, income inequality has been higher in New York City than in the

---

1 Data from the Bureau of Economic Analysis show that the real gross domestic product (GDP) of the New York-Newark-Jersey City, NY-NJ-PA metropolitan statistical area grew by 6.2 percent from 2009 to 2012, while the real GDP of U.S. metropolitan areas grew by 6.7 percent overall during the same period.

Figure 4.1: Median Household Income (2013$), Five Largest U.S. Cities

New York City   Los Angeles   Chicago
Houston   Philadelphia
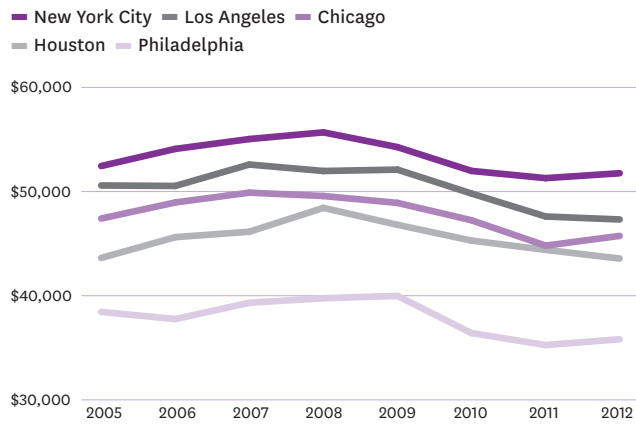
Sources: American Community Survey, NYU Furman Center

Figure 4.3: Poverty Rate, Five Largest U.S. Cities

New York City   Los Angeles   Chicago
Houston   Philadelphia
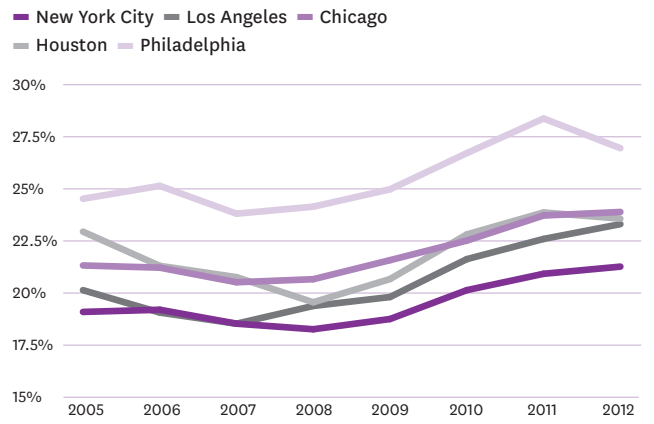
Sources: American Community Survey, NYU Furman Center

Figure 4.2: Percentage of Households Receiving Non-wage Income Sources and Public Benefits, New York City*

Self Employment   Interest, Dividends, etc.   Retirement

Social Security   SSI   TANF/Cash Public Assistance   SNAP
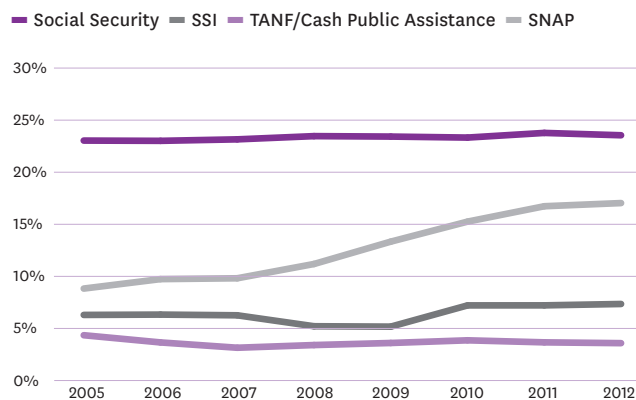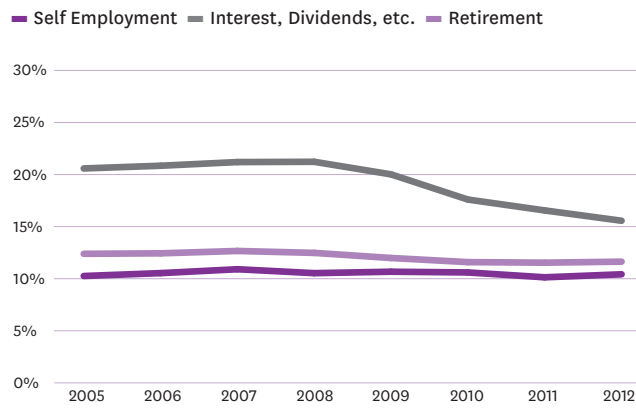
*Sources of household income are not mutually exclusive. Some households might receive income from multiple sources. Some sources, including wages, are not shown. The TANF/Cash Public Assistance category corresponds with the American Community Survey's definition of public assistance income.
Sources: American Community Survey, NYU Furman Center

Figure 4.4: Income Diversity Ratio, Five Largest U.S. Cities

1990   2000   2005   2012
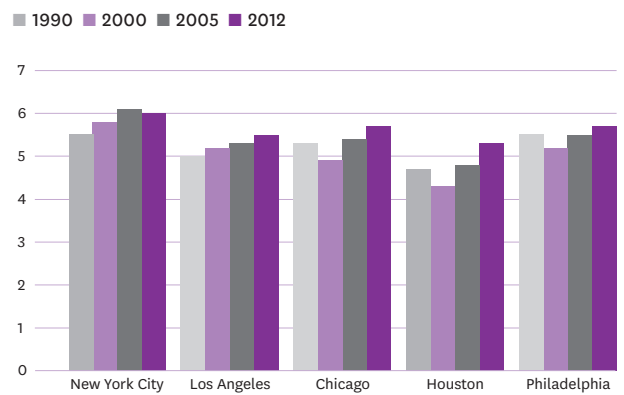
Sources: U.S. Census (2000), American Community Survey (2005, 2012), NYU Furman Center

next four largest cities.[2] For example, Figure 4.4 shows that the income diversity ratio, which we discuss in the next section, suggests a widening of the gap between the highest and lowest household income quintiles from 1990 to 2012. Since 1990, the income diversity ratios of Los Angeles, Chicago, and Houston increased by roughly the same amount as New York City's, while Philadelphia's income diversity ratio increased somewhat less. By 2012, New York City's income diversity ratio had risen to 6.0, while the ratios of the other cities ranged from 5.3 (Houston) to 5.7 (Chicago and Philadelphia). Although the income diversity ratio does not measure inequality in the middle or extremes of the distribution, the story it tells of

2 The income diversity ratio is defined as the 80th percentile of household income divided by the 20th percentile of household income. For example, in 2012, the household at the 80th percentile in New York City earned six times more income than the household at the 20th percentile. As the income distribution becomes more unequal, the ratio increases.

rising inequality is consistent with measures that describe the entire distribution, including the Gini coefficient, described in more detail in Part 1.

2.

Labor Force

a. Labor force participation increased in New York City from 2010 to 2012.

The labor force participation rate is the percentage of civilian working age individuals who are either employed or unemployed but actively seeking a job. Since 2005, New York City's labor force participation rate has been lower than that in Los Angeles, Chicago, Houston, and the U.S. as a whole, but higher than that in Philadelphia. As Figure 4.5 shows, the labor force participation rate in the U.S. increased in the beginning of the recession from 2007 to 2008 and then decreased steadily from 2008 to 2012, falling by just over two percentage points. Labor force participation rates have changed much less in the five largest cities between 2008 and 2012. New York City's labor participation rate fell slightly between 2009 and 2010, but quickly recovered from 2010 to 2012 and returned to its 2008 level.

b. Leading into the recession, more women and older adults entered New York City's workforce.

Analyzing the labor force participation rate for key groups within New York City shows differences by age and gender. Figure 4.6 shows that labor force participation remained stable and high for men at roughly 69 to 70 percent from 2005 to 2012. It increased for women from 55 percent in 2005 to 58 percent in 2008, and stayed relatively constant through 2012. Similar to trends for women, older adults increased their labor force participation from 60 to 64 percent from 2005 to 2008, and remained as active in the labor force through 2012. Younger adults, aged 16 to 29, participated in the labor force at roughly the same rate from 2005 to 2012, at just over 60 percent.

c. New York City's unemployment rate continued its fall since 2010.

In line with the gradual recovery of the U.S. labor market from the Great Recession, the unemployment rate in New York City has fallen since 2010 but not as fast as the overall U.S. unemployment rate. Figure 4.7 compares annual unemployment rates of New York City and the U.S. as reported from the Bureau of Labor Statistics (BLS).[3] Unemployment rates in both New York City and the U.S. sharply increased from 2008 to 2010 and then declined after 2010. From 2010 to 2013, the U.S. unemployment rate fell by 2.2 percentage points, while New York City's unemployment rate dropped by nearly a percentage point.

Average annual unemployment rates in each of the next four largest cities also fell from 2010 to 2013 as shown in Figure 4.8. The unemployment rate fell the most in Los Angeles, though that city still had the highest rate of unemployment in 2013 among the five largest cities (10.8%). In 2013, New York City's unemployment rate was the second lowest of the five cities.

3.

Education and Skills

a. The proportion of New Yorkers with a college degree increased between 2005 and 2012, while the share without a high school diploma fell only slightly.

In 2012, the share of New York City's residents with a bachelor's degree or higher was 34.7 percent, the highest of the five major cities. While this proportion had increased by 2.4 percentage points between 2005 and 2012 in New York City, it increased by even more in each of the other large cities except for Houston, as shown in Figure 4.9. Meanwhile, each of the next four largest cities also saw a larger decline in the share of residents with less than a high school diploma.

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3 This section reports unemployment data from the Bureau of Labor Statistics (BLS) instead of the American Community Survey (ACS) used throughout Part 3. The BLS makes more recent unemployment data available at the city and county level, but not for smaller geographies, while the ACS permits the calculation of an unemployment rate at the sub-borough area. In order to facilitate comparisons of the unemployment rate from sub-borough areas to larger geographic areas, we report the unemployment rate from only the ACS in Part 3. Because the BLS uses a different survey, the Current Population Survey, among other sources to generate its unemployment rate for local areas, we advise against comparing any BLS unemployment data reported in this section to any ACS unemployment rate data shown in Part 3.

Figure 4.5: Labor Force Participation Rate, Five Largest U.S. Cities

New York City ▬ Los Angeles ▬ Chicago
Houston ▬ Philadelphia ▬ U.S.

Sources: American Community Survey, NYU Furman Center

Figure 4.6: Labor Force Participation Rate by Gender and Age, New York City

Age 16–29 ▬ Age 55–64 ▬ Male ▬ Female

Sources: American Community Survey, NYU Furman Center

Figure 4.7: Unemployment Rate, U.S. and New York City
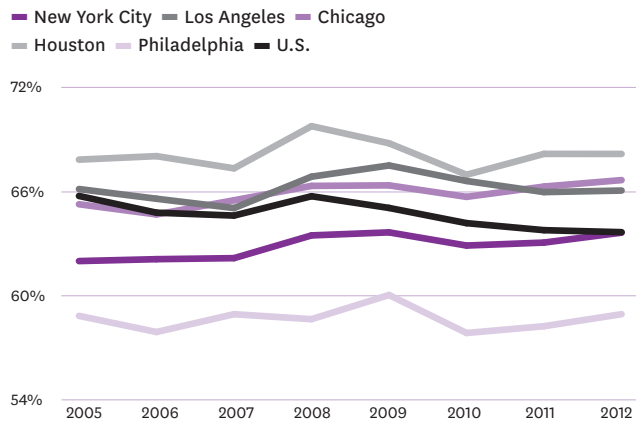
New York City ▬ U.S.

Sources: Bureau of Labor Statistics, NYU Furman Center

Figure 4.8: Unemployment Rate, Five Largest U.S. Cities

New York City ▬ Los Angeles ▬ Chicago
Houston ▬ Philadelphia
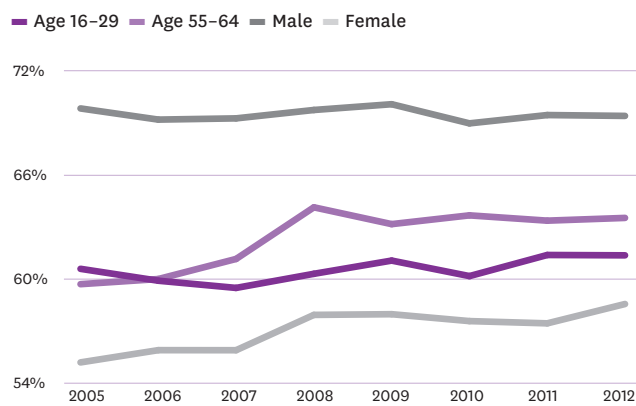
Sources: Bureau of Labor Statistics, NYU Furman Center

Figure 4.9: Educational Attainment, Five Largest U.S. Cities

Bachelor's Degree or Higher, 2005
Bachelor's Degree or Higher, 2012
Less Than High School Diploma, 2005
Less Than High School Diploma, 2012

Sources: American Community Survey, NYU Furman Center

b. The skill levels of jobs held by New Yorkers became increasingly polarized.

Over the past two decades, the occupations of New Yorkers shifted away from lower-medium-skill jobs and towards occupations at the low and high ends of the skills distribution. Figure 4.10 shows the skills distribution of jobs held by New Yorkers in 1990 and 2012.[4] In 2012, jobs demanding lower-medium skills (transportation, unskilled manufacturing, sales, and administrative support occupations) continued to be the most prevalent among New Yorkers, but the share of workers in these occupations declined substantially from 1990 to 2012, falling by over 10 percentage points. At the same time, the share of jobs demanding low skills increased by over six percentage points, while the share of occupations with high and upper-medium skills increased by about two percentage points each. Thus, the occupational distribution of New Yorkers has become more polarized over the past two decades.

c. Real wages declined for lower and medium-skill jobs between 1990 and 2012.

As seen in Figure 4.11, from 1990 to 2012, the median real annual wage (without controlling for weeks or hours worked) fell in each skill category except for high-skill jobs. The decline was particularly large for low-skill jobs: the median annual wage for this skill group fell by just over 25 percent over this period, while median wages dropped for both lower-medium and upper-medium-skill jobs by about 15 percent. However, the median annual wage for high-skill jobs rose over the same period by about 10 percent. Trends in the median annual wage for upper-medium and high-skill jobs in New York City were generally consistent with those in the next four largest cities (results not shown). However, wage declines were more modest for lower-medium-skill and low-skill jobs in the other four cities. Wages for low-skill jobs fell by only 14 percent and 12 percent in Philadelphia

Inequality in Commuting

Since 1990, the average New Yorker's commute time has increased, but as Figure 4.12 shows, the trend varied widely between different income groups. In both 1990 and 2012, workers in the highest income households spent much less time commuting than other workers. Their travel times to work changed little over that period, holding steady at just over 32 minutes. In contrast, workers in all other income categories experienced an increase in commuting time between 1990 and 2012. Residents earning between $40,000 and $60,000 had the longest average travel time in 2012 at 40 minutes, while residents earning up to $20,000 experienced the largest increase in commuting time (three minutes).

Over the same period, many New Yorkers changed their mode of transportation to work, mainly from driving alone to using public transportation. From 1990 to 2012, the share of workers commuting by car fell by six percentage points, while the share using public transportation (including buses, rail, and ferries) increased by the same amount. These changes were not uniform across income groups as shown in Figure 4.13. Workers in the highest income households were most likely to shift from driving alone to using public transportation, although they were the group least likely to use public transit in both years. The second highest-income and the lowest-income groups also showed major decreases in the share driving alone and increases in the share using public transportation. The shares of workers commuting by other means, including walking, cycling, and taxis, changed little over this period.

and Los Angeles, respectively, remained stable in Chicago, and increased by 5 percent in Houston. The diverging wages between high-skill and medium- to low-skill jobs held by New Yorkers contributed to increasing inequality in the distribution of income. ■

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4 To proxy the skill levels of jobs, we adapt an approach used in a recent report by the Federal Reserve Bank of New York. Given that occupations that demand more skills should be associated with higher wages, that report assigns skill levels to workers' occupations based on their rankings of median wages in 2010 for major occupational categories. High-skill jobs include legal, financial, scientific, medical, and managerial occupations; upper-medium-skill jobs include skilled manufacturing, construction, teachers, arts/entertainment, and government occupations; lower-medium-skill jobs include transportation, unskilled manufacturing, sales, and administrative support occupations; and low-skill jobs include personal care, healthcare support, maintenance, and food services positions. Abel, J. R., & Deitz, R. (2012), Job Polarization and Rising Inequality in the Nation and New York-Northern New Jersey Region, Federal Reserve Bank of New York. Retrieved from http://www.newyorkfed.org/research/current_issues/ci18-7.pdf.

Section 5:
Neighborhood Services & Conditions

Indicators suggest that school performance, health, and public safety all continue to improve in New York City. However, these aggregate gains have not closed the significant gaps in environments between lower-income and higher-income New Yorkers. Overall, lower-income households continue to live in neighborhoods with higher crime rates and lower-performing schools than their higher-income counterparts.

1.
Crime

a. New York City's total crime rate has reached historically low levels.

New York City's serious crime rate decreased significantly—by nearly 12 serious crimes per 1,000 residents—between 2000 and 2012, according to data reported to the Federal Bureau of Investigation's (FBI) Uniform Crime Reporting Program. Figure 5.1 depicts serious crime rates (excluding rape) that the five largest cities reported to the FBI.[1] During this period, each of the five largest cities also saw a decline in their total crime rate. Chicago experienced the largest decline of 21.3 crimes per 1,000 residents and Houston the smallest of 5.7 crimes per 1,000 residents. Despite the larger decline in crime in Chicago, New York City still had the lowest serious crime rate of the five largest cities in 2012, with a rate of 23.8 crimes per 1,000 people.[2]

b. New York City's murder rate reached a historic low in 2012.

From 2000 to 2012, New York City saw a decline of 0.03 murders per 1,000 residents citywide. New York City tied with Chicago for the second largest decline of the five largest cities. In 2012, there were 419 murders reported in New York City—fewer than in any year since 1963, the year that the New York City Police Department first started collecting data. The decline was particularly steep from 2011 to 2012, when the number of murders in New York City declined 18.6 percent—from 515 in 2011 to 419 in 2012. As seen in Figure 5.2, four out of five of the largest cities saw a decline in their murder rate between 2000 and 2012. The decline in Los Angeles was particularly notable. Still, New York City's homicide rate was lower in 2012 than in any of the four other largest cities.

c. New York City's overall incarceration rate declined between 2000 and 2012.

New York City's incarceration rate (the proportion of residents currently in prison) fell from 1,341 per 100,000 residents to 1,081 per 100,000 residents between 2000 and 2012—a decline of 260 incarcerated individuals per 100,000 residents. But not every borough experienced a decline. As seen in Figure 5.3, while the Bronx and Manhattan saw their incarceration rates drop significantly, Brooklyn and Staten Island both experienced increases. Of the five boroughs, the Bronx enjoyed the largest decline in its incarceration rate, falling by about 1,290 incarcerations per 100,000 residents from 2,232 incarcerations per 100,000 residents in 2000 to 942 incarcerations per 100,000 residents in 2012. Manhattan also experienced a notable decline of 791 incarcerations per 100,000 residents. Brooklyn saw the largest increase in its incarceration rate of 392 incarcerations per 100,000 residents.

1 Because Chicago does not conform to the FBI's standard for reporting rape, rape is omitted from serious crime rates shown in Figure 5.1.

2 The source of New York City's crime data in Figures 5.1 and 5.2, the Federal Bureau of Investigation Uniform Crime Reporting Program, differs from the source used in Figures 5.4, 5.5, 5.6; Table 5.1; and Part 3 of the report: the New York State Penal Code standard as reported by the New York City Police Department. Due to the differences in reporting standards between the sources, we advise against comparing crime data between sections.

Figure 5.1: Total Serious Crime Rate (per 1,000 Residents, Excluding Rape), Five Largest U.S. Cities[2]
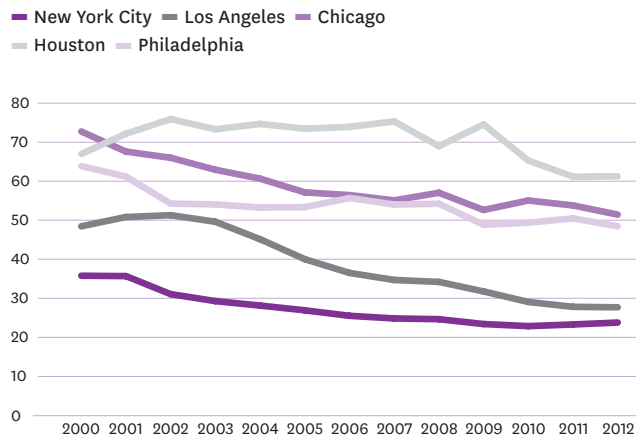
New York City ■ Los Angeles ■ Chicago
Houston ■ Philadelphia

Sources: Federal Bureau of Investigation Uniform Crime Reporting Program, NYU Furman Center

Figure 5.2: Murder Rate (per 1,000 Residents), Five Largest U.S. Cities
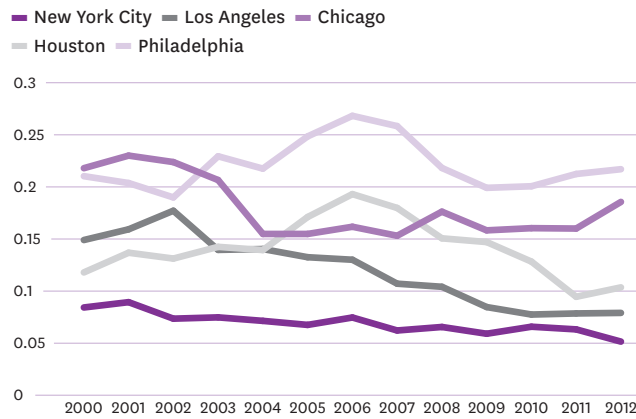
New York City ■ Los Angeles ■ Chicago
Houston ■ Philadelphia

Sources: Federal Bureau of Investigation Uniform Crime Reporting Program, NYU Furman Center

Figure 5.3: Adult Incarceration Rate (per 100,000 Residents) by Borough

■ 2000 ■ 2012
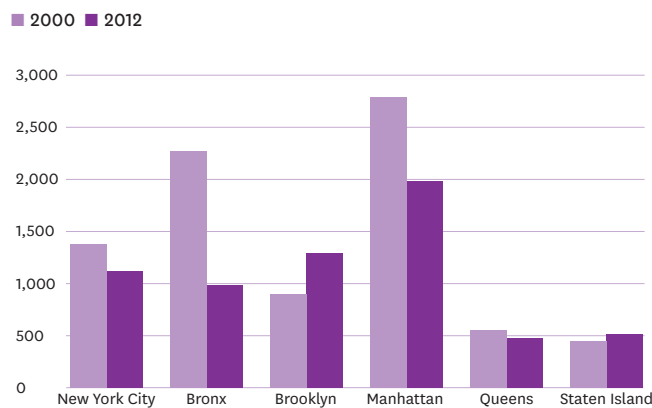
Sources: New York State Division of Criminal Justice Services, NYU Furman Center

Comparing New York City's High- and Low-Crime Neighborhoods

Stark socioeconomic differences exist between New York City's neighborhoods with the highest and lowest crime rates. Table 5.1 shows that the top 25 percent of precincts with the highest rates of crime had nearly double the poverty rate of the quartile of precincts with the lowest crime rates (29% and 14%, respectively), and over three times the child poverty rate (79% and 26%, respectively) from 2008 to 2012. During the same period the city's highest crime neighborhoods had larger average shares of black (47%) and Hispanic (34%) residents, while an average of 54 percent of the residents in the city's lowest crime neighborhoods were white.

Table 5.1: Weighted Average Neighborhood Socioeconomic Characteristics (2008-2012) by Neighborhood Serious Crime Rate (per 1,000 Residents) Quartile in 2012, New York City[2,3]

	First Quartile (Lower Crime)	Second Quartile	Third Quartile	Fourth Quartile (Higher Crime)
Percent Asian	20.5%	13.7%	4.8%	4.4%
Percent Black	4.5%	22.3%	37.2%	47.0%
Percent Hispanic	19.0%	33.4%	36.8%	33.7%
Percent White	54.1%	27.3%	19.1%	12.3%
Unemployment Rate	8.3%	10.4%	12.5%	13.6%
Poverty Rate	13.9%	18.1%	25.9%	28.7%
Poverty Rate: Population Under 18	26.2%	40.7%	63.9%	79.0%
Homeownership Rate	44.0%	37.2%	20.2%	23.0%
Median Household Income (2013$)	$73,185	$54,926	$43,818	$43,267
Median Monthly Rent (2013$)	$1,425	$1,239	$1,093	$1,088
Educational Attainment: No High School Diploma	16.9%	22.7%	25.8%	27.2%
Educational Attainment: Bachelor's Degree or Higher	39.4%	26.8%	25.1%	21.9%

Sources: American Community Survey (2008-2012), New York City Police Department (2012), NYU Furman Center

3 Table 5.1 presents weighted averages of socioeconomic characteristics of Census tracts from the American Community Survey's 2008-2012 estimates by quartile of total felony crime rates as of 2012. Indicators describing personal characteristics (race, unemployment, poverty, educational attainment) are weighted by that Census tract's total population, and indicators describing the conditions of households (homeownership rate, income, rent) are weighted by that tract's number of households. Precincts in Manhattan below 59th Street and Central Park are excluded. These precincts tend to have relatively higher crime rates because the daytime population of workers cannot be counted in the rate's denominator (for more information, see definition of serious crime rate in the Indicator Definitions and Rankings chapter).

Average Neighborhood Crime Rates by Household Income

There exists an apparent association between household income and the safety of one's neighborhood in New York City. The New York City Police Department divides major felonies (described together previously as serious crimes) into two sub-categories: *violent crime* includes murder, rape, assault, and robbery, while *property crime* includes burglary, larceny, and grand larceny of a motor vehicle.

While New Yorkers of all income levels lived in safer neighborhoods in 2013 than they did in 2000, the city's lowest-income households (earning $20,000 or less) experienced the largest reductions in crimes per 1,000 residents from 2000 to 2013. Figure 5.4 illustrates these trends. But despite these overall reductions, in both 2000 and 2013, the city's lowest-income households experienced the highest incidence of violent crime. In 2013, the average violent crime rate for the city's lowest-income households was two crimes per 1,000 residents higher than that of the city's highest-income households.

Household income is also closely associated with a neighborhood's murder rate. As shown in Figure 5.5, in 2013, the average household earning up to $20,000 annually saw an average murder rate nearly twice as high as the average household earning over $250,000 annually. Similar to trends in the incidence of violent crime faced by households of different income levels, the average murder rate fell the most for the city's poorest households, by 0.05 murders per 1,000 residents, from 2000 to 2013.

In 2013, higher-income households lived on average in neighborhoods with much higher rates of property crime than lower-income households, as depicted in Figure 5.6. For example, the highest-income households (those earning more than $250,000 annually) faced an average of 12 property crimes per 1,000 residents, while the lowest-income households (those earning $20,000 or less annually) saw an average of eight property crimes per 1,000 residents. An important limitation to note is that the city's highest-income households are more likely to reside in mixed-use neighborhoods with daytime populations that exceed the number of residents, or nighttime residents.

Because crime rates do not take into account the number of people in the neighborhood during the day, these rates may overstate the risk of crime in mixed-use neighborhoods. As for changes from 2000 to 2013, the average property crime rate fell the most for the city's highest-income households.

Figure 5.4: Average Violent Crime Rate (per 1,000 Residents) by Household Income, New York City[2]

■ 2000 ■ 2013

Sources: New York City Police Department, U.S. Census (2000), American Community Survey (2012), NYU Furman Center

Figure 5.5: Average Homicide Rate (per 1,000 Residents) by Household Income, New York City[2]

■ 2000 ■ 2013

Sources: New York City Police Department, U.S. Census (2000), American Community Survey (2012), NYU Furman Center

Figure 5.6: Average Property Crime Rate (per 1,000 Residents) by Household Income, New York City[2]

■ 2000 ■ 2013

Sources: New York City Police Department, U.S. Census (2000), American Community Survey (2012), NYU Furman Center

2.
Schools

a. Citywide, student performance in math and reading continued to improve.

During the 2012-2013 school year, New York City fourth graders out-performed their peers in the other four largest U.S. cities in both math and reading, as seen in Figures 5.7 and 5.8. According to the National Assessment of Educational Progress (the Nation's Report Card), 34 percent of New York City fourth graders performed at or above a proficient level in math, a 13 percentage point increase since 2003. In reading, 28 percent of fourth graders performed at or above proficient, a six percentage point increase over 2003.

b. Significant income disparities exist in New York City school performance.

While overall student achievement has improved in both reading and math, clear disparities persist in the academic performance of students attending different schools. Figures 5.9 and 5.10 show that in 2012, the average public school student from a household earning more than $250,000 attended a local school with peers whose proficiency rates were 11 percentage points higher in math and 12 percentage points higher in reading than the rates in the average school attended by a student from a household earning less than $20,000. In reading, the proficiency gap between the schools narrowed by less than a percentage point from 2000 to 2012, while the proficiency gap in math narrowed by two percentage points.

Figure 5.7: Fourth Grade Students Performing at or Above "Proficient" in Math on National Assessment of Educational Progress, School Districts of Five Largest U.S. Cities

New York City ▪ Los Angeles ▪ Chicago ▪ Houston ▪ Philadelphia

Sources: National Assessment of Educational Progress, NYU Furman Center

Figure 5.8: Fourth Grade Students Performing at or Above "Proficient" in Reading on National Assessment of Educational Progress, School Districts of Five Largest U.S. Cities

New York City ▪ Los Angeles ▪ Chicago ▪ Houston ▪ Philadelphia
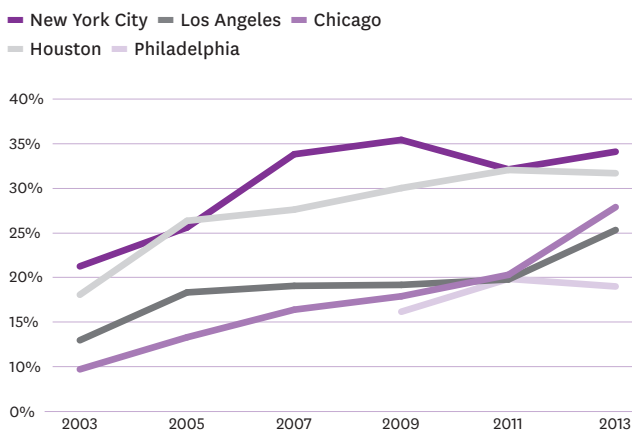
Sources: National Assessment of Educational Progress, NYU Furman Center

Figure 5.9: Average Percentage of Students Performing at Grade Level in Math by Household Income, New York City

▪ 2000 ▪ 2012
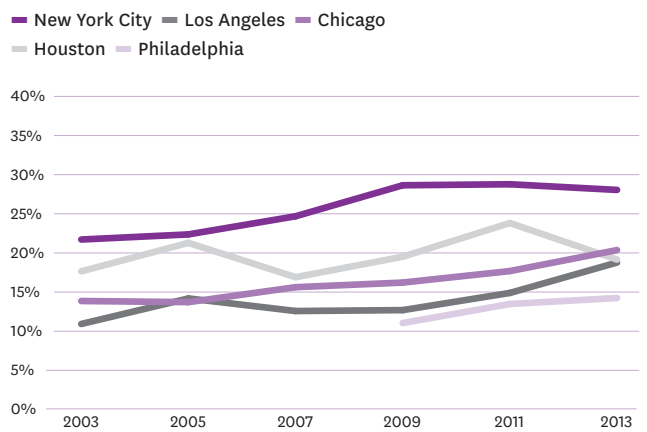
Sources: New York City Department of Education, U.S. Census (2000), American Community Survey (2012), NYU Furman Center

Figure 5.10: Average Percentage of Students Performing at Grade Level in Reading by Household Income, New York City
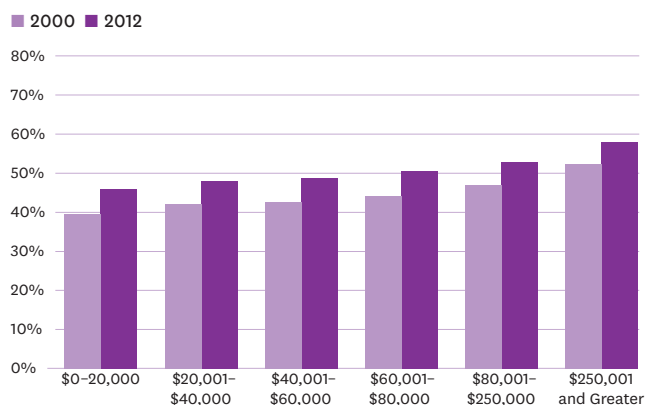
▪ 2000 ▪ 2012

Sources: New York City Department of Education, U.S. Census (2000), American Community Survey (2012), NYU Furman Center

c. New York City's high school graduation rate increased by 18.2 percentage points from 2005 to 2012.

New York City's four-year high school graduation rate—defined as the share of students who entered high school four years earlier and graduated on time—was 64.7 percent in 2012; 18.2 percentage points higher than it was in 2005. As illustrated in Figure 5.11, New York City has outpaced the other four largest school districts in New York State (Buffalo, Rochester, Syracuse, and Yonkers) in improving its overall graduation rate, and has narrowed the gap with New York State as a whole from 19.3 percentage points in 2005 to 12 percentage points in 2012.

3.
Health
a. Infant mortality remains lower in New York City than the U.S. as a whole.

New York City's infant mortality rate has been consistently lower than the U.S. average from 2000 to 2011, and the gap between the two has increased over time. Figure 5.12 shows that New York City's infant mortality rate declined fairly steadily and significantly from 2000 to 2011—falling from 6.7 deaths in the first year of life per 1,000 live births in 2000 to 4.7 in 2011—while the national infant mortality rate declined at a slower pace. New York City experienced 0.2 fewer infant deaths per 1,000 live births than the U.S. in 2000, but by 2011, the city had 1.4 fewer infant deaths per 1,000 live births than the U.S. In 2010 and 2011, New York City's infant mortality rate was also lower than that of Philadelphia, Chicago, and Houston.

b. Incidence of elevated blood lead levels has fallen steadily.

The incidence of elevated blood lead levels in New York City's children has consistently declined since 2000, falling from 21.1 cases per 1,000 children tested in 2000 to just 3.1 cases per 1,000 children tested in 2012. Lead-based paint—the primary cause of elevated blood lead levels—was banned in 1978, but it is still found in many older buildings. As awareness of the dangers of lead poisoning has increased, and city health departments have devoted more attention to the issue, the rate of lead poisoning has declined dramatically across the country and in all of the largest cities for which data are available. Despite New York City's older housing stock, its 2012 rate of elevated blood lead levels in children was lower than the rate for the United States as a whole, which was 6.2 cases per 1,000 children tested in that year. Figure 5.13 highlights these trends. ■

Figure 5.11: Four-Year High School Graduation Rates, Five Largest New York State Districts and New York State

New York City ▬ New York State
Big 4 (Buffalo, Syracuse, Yonkers & Rochester)
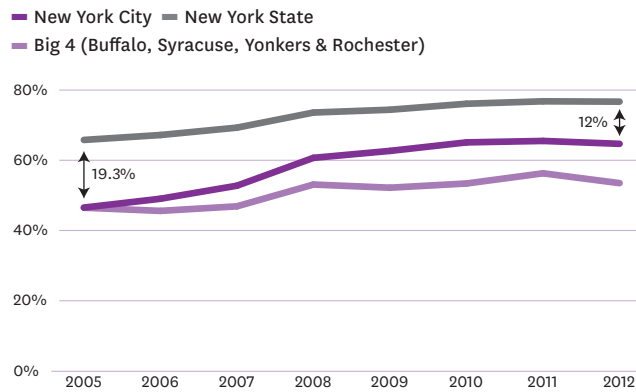
Sources: New York City Department of Education, New York State Education Department, NYU Furman Center

Figure 5.12: Infant Mortality Rate (per 1,000 Live Births), U.S. and Five Largest U.S. Cities
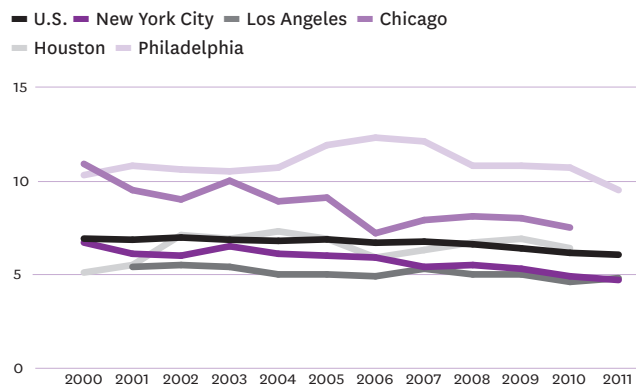
▬ U.S. ▬ New York City ▬ Los Angeles ▬ Chicago
Houston Philadelphia

Sources: New York City Department of Health and Mental Hygiene Summary of Vital Statistics, NYU Furman Center

Figure 5.13: Elevated Blood Lead Levels (Rate per 1,000 Children Tested), Five Largest U.S. Cities

New York City ▬ Los Angeles ▬ Chicago
Houston Philadelphia
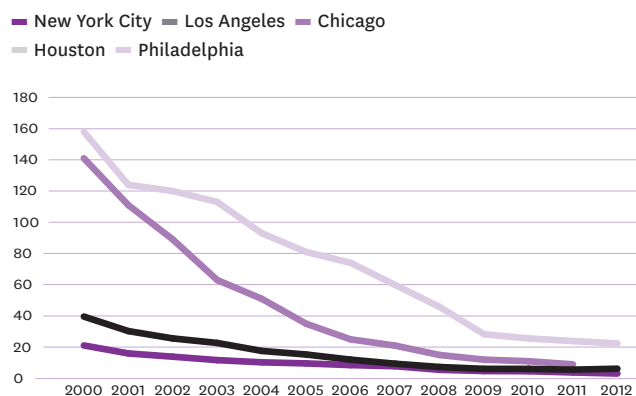
Sources: Center for Disease Control and Prevention, National Center for Environmental Health, Chicago Department of Public Health, Pennsylvania Department of Health, Public Citizens for Children and Youth, NYU Furman Center

Socioeconomic Characteristics of Neighborhoods with Access to Green Space

Although lower-income New Yorkers tend to live in neighborhoods with higher crime rates and lower performing schools than the average New Yorker, such economic disparities do not apply when it comes to access to green space (specifically, parks of at least a quarter acre or Greenstreets). In fact, as shown in Figure 5.14, the proportion of housing units occupied by the city's highest-income households (those earning more than $250,000 annually) that were within a quarter-mile of a park or Greenstreet was identical to the proportion of housing units occupied by the city's lowest-income households (those earning less than $20,000 annually) that were within a quarter-mile of a park or Greenstreet. Housing units occupied by the city's middle-income groups were only slightly less likely to be located within a quarter-mile of a park or Greenstreet.

Figure 5.14: Percent of New York City Households Living Within 1/4 Mile of a Park, 2012
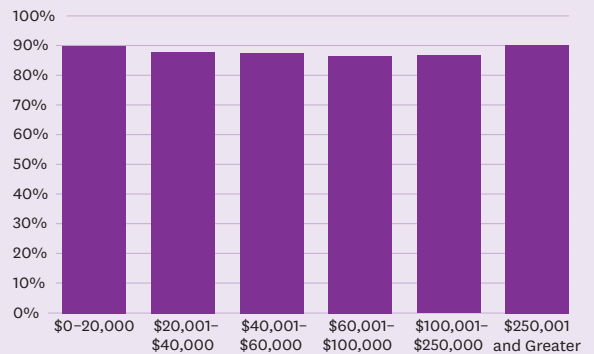
Sources: New York City Department of Parks and Recreation, American Community Survey, NYU Furman Center

Part 3: City, Borough, and Community District Data

User's Guide

Part 3: City, Borough, and Community District Data provides current and historical statistics for over 50 housing, neighborhood, and socioeconomic indicators at city, borough, and community district levels. Following the data, Part 3 also includes indicator definitions and rankings, methods, and an index of New York City's community districts and sub-borough areas.

New York City (pages 54–55)

This section provides an overview of New York City displayed in six categories: housing development; housing stock; housing market; housing finance; population; and neighborhood services and conditions. Depending on data availability, tables in this section show baseline data from 2000 and updates from 2006, 2010, 2011, 2012, and 2013, making evident recent trends as well as more significant changes over the last decade.

The State of New Yorkers (page 56)

The State of New Yorkers section illustrates how citywide trends differ based on race and ethnicity for a selection of 30 indicators in four categories: housing stock; housing finance; population; and neighborhood services and conditions. In this section we often compare to a baseline year, especially when changes have affected racial groups differently. Examining the same citywide trends through a racial lens allows readers to see which groups are driving changes, benefitting from changes, or being left behind.

Boroughs and Community Districts (pages 57–134)

The remainder of the data tables presents trends in housing, socioeconomic characteristics, and neighborhood environments at smaller levels of geography: New York City's five boroughs and 59 community districts.

Boroughs: The Bronx (57), Brooklyn (73), Manhattan (95), Queens (111), and Staten Island (129)

Each of New York City's five boroughs includes a brief description of borough-level findings, including visuals that track certain indicators over time and compare them to citywide trends. The first page of each borough section includes indicators that help describe the borough, but change very little from year to year, such as population, unused residential development capacity, or the share of residential units within one-quarter mile of a park. Next is a table which reports changes in housing, socioeconomic characteristics, and neighborhood environments for the borough, allowing users to compare patterns from 2000 to later years.

Community Districts (organized by borough)

The community district pages present a subset of the metrics found in the borough pages, with additional selected indicators displayed at the top of the pages. A description of indicators provided on the community district pages is provided on the following page. The same figures are provided at the top of each page to make for easy community district comparison.

BK07 Sunset Park

These variables change little from year to year. The same indicators are displayed here for each community district.

	2012	Rank
Population	151,902	22
Population Density (1,000 persons per square mile)	36.5	29
Racial Diversity Index	0.67	14
Single-Person Households (% of households)	17.6%	55
Median Household Income	$42,116	35
Income Diversity Ratio	5.9	15
Rental Vacancy Rate[1]	3.9%	26
Residential Units within a Hurricane Evacuation Zone	10.0%	43
Residential Units within a 1/4 Mile of a Park	85.5%	39
Unused Capacity Rate (% of land area)[2]	22.6%	39

Rental Stock by Regulation and Subsidy Status (% of rental units)

	2011	Rank
■ Market Rate	47.4%	22
■ Rent-Stabilized or Rent-Controlled	48.3%	18
■ Public Housing	0.0%	43
■ Other Subsidized (Income-Restricted)	4.4%	26

Here, we show distributions of household income, rental stock by regulation and subsidy status, and racial and ethnic composition for each community district.

Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ BK07 in 2000 ■ BK07 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	81	381	16	40	78	46	32
Units Issued New Certificates of Occupancy	52	124	222	60	77	43	32
Homeownership Rate	25.2%	—	—	27.1%	—	31	33
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	241.3	222.8	261.4	286.9	—	3
Median Sales Price per Unit (2–4 family building)[3]	$175,913	$363,655	$362,542	$359,695	$369,375	11	5
Sales Volume	442	548	434	480	507	29	30
Median Monthly Rent (all renters)	—	$1,133	—	$1,257	—	—	22
Median Monthly Rent (recent movers)	—	$1,187	—	$1,322	—	—	31
Median Rent Burden	—	28.6%	—	37.6%	—	—	8
Median Rent Burden (low-income renters)	—	45.3%	—	51.4%	—	—	20
Severely Rent Burdened Households (% of renter households)	—	26.1%	—	39.5%	—	—	3
Housing Choice Vouchers (% of renter households)	—	—	3.5%	3.5%	—	—	30
Home Purchase Loan Rate (per 1,000 properties)	—	41.0	22.9	22.0	—	—	12
Refinance Loan Rate (per 1,000 properties)	—	36.5	19.0	24.8	—	—	20
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	3.9%	6.5%	—	—	32
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	47.9	41.3	—	41
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	6.0	5.9	8.4	8.4	8.0	33	42
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.5%	1.3%	1.6%	—	—	35	37
Serious Housing Code Violations (per 1,000 rental units)	—	60.4	46.7	52.9	57.6	—	18
Severe Crowding Rate (% of renter households)	—	—	9.6%	6.0%	—	—	11

POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	46.4%	—	—	48.6%	—	13	10
Households with Children under 18 Years Old	42.4%	—	—	43.0%	—	16	6
Population Aged 65 and Older	9.1%	—	—	8.6%	—	42	48
Share of Population Living in Racially Integrated Tracts	31.5%	—	16.6%	—	—	17	33
Poverty Rate	26.3%	—	—	31.6%	—	20	8
Unemployment Rate	8.3%	—	—	10.5%	—	30	28
Public Transportation Rate	57.8%	—	—	63.4%	—	28	29
Mean Travel Time to Work (minutes)	40.6	—	—	40.2	—	34	31
Serious Crime Rate (per 1,000 residents)	17.9	12.4	9.5	9.1	9.6	44	46
Students Performing at Grade Level in Math	—	—	—	—	41.7%	—	16
Students Performing at Grade Level in Reading	—	—	—	—	38.1%	—	10
Asthma Hospitalizations (per 1,000 people)	2.7	1.8	2.2	—	—	28	31
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	21.2	12.0	3.5	1.9	—	18	40

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

We present data for as many years as possible, but data may be unavailable for some indicators in some years. Consult Indicator Definitions and Rankings (page 135) for information about coverage and comparisons for individual indicators.

We rank the community district compared to all other community districts for which a given indicator is available. We give the rank for the most recent year available, which is generally 2012 or 2013 depending on the indicator.

New York City

	2012
Population	8,336,697
Population Density (1,000 persons per square mile)	27.6
Racial Diversity Index	0.74
Single-Person Households (% of households)	33.3%
Median Household Income	$51,750
Income Diversity Ratio	6.0
Rental Vacancy Rate	3.6%
Residential Units within a Hurricane Evacuation Zone	37.9%
Residential Units within 1/4 Mile of a Park	88.2%
Unused Capacity Rate (% of land area)[1]	33.3%

Rental Stock by Regulation and Subsidy Status (% of rental units)

	2002	2012
■ Market Rate	31.9%	39.0%
■ Rent-Stabilized or Rent-Controlled	51.5%	44.7%
■ Public Housing	8.6%	8.1%
■ Other Subsidized (Income-Restricted)	8.1%	8.2%

Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ NYC in 2000 ■ NYC in 2012

HOUSING: DEVELOPMENT	2000	2006	2010	2012	2013
Units Authorized by New Residential Building Permits	15,544	29,891	1,715	8,932	12,131
Units Issued New Certificates of Occupancy	13,153	19,312	14,864	9,451	12,477
HOUSING: STOCK					
Housing Units	3,200,912	—	3,370,647	3,385,281	—
Homeownership Rate	30.2%	34.4%	32.1%	31.7%	—
Rental Vacancy Rate	3.2%	—	4.4%	3.6%	—
Total Housing Code Violations (per 1,000 rental units)	—	277.6	233.8	196.6	181.9
Serious Housing Code Violations (per 1,000 rental units)	—	55.3	53.6	47.5	43.1
Severe Crowding Rate (% of renter households)	—	—	4.2%	4.1%	—
HOUSING: MARKET					
Index of Housing Price Appreciation (1 family building)	100.0	206.9	162.4	160.8	173.8
Index of Housing Price Appreciation (2–4 family building)	100.0	225.9	157.3	153.6	164.9
Index of Housing Price Appreciation (5+ family building)	100.0	235.1	217.5	256.3	303.4
Index of Housing Price Appreciation (condominium)	100.0	215.8	212.5	225.5	250.7
Median Sales Price per Unit (1 family building)	$309,607	$529,493	$427,586	$411,806	$424,000
Median Sales Price per Unit (2–4 family building)	$173,802	$311,295	$231,998	$226,239	$236,168
Median Sales Price per Unit (5+ family building)	$60,983	$120,937	$106,630	$119,475	$137,321
Median Sales Price per Unit (condominium unit)	$379,972	$705,049	$655,774	$711,764	$745,000
Median Sales Price per Unit (cooperative unit)	—	$954,250	$1,039,641	$1,014,772	$998,750
Sales Volume (1 family building)	13,528	16,876	9,163	8,653	9,996
Sales Volume (2–4 family building)	13,639	21,037	9,751	9,435	10,980
Sales Volume (5+ family building)	1,323	2,366	1,229	2,001	2,044
Sales Volume (condominium unit)	4,793	13,702	11,133	10,303	10,708
Sales Volume (cooperative unit)	—	3,720	2,842	3,229	3,672
Home Sales Affordable at 80% AMI (% of 1–4 family and condo sales)[2]	—	5.3%	21.2%	29.4%	26.8%
Home Sales Affordable at 200% AMI (% of 1–4 family and condo sales)[2]	—	54.1%	76.8%	80.0%	78.8%
Median Monthly Rent (all renters)	—	$1,100	$1,204	$1,216	—
Median Monthly Rent (recent movers)	—	$1,338	$1,450	$1,444	—
Rental Units Affordable at 30% AMI (% of recently available units)[3]	9.6%	7.1%	6.9%	7.3%	—
Rental Units Affordable at 80% AMI (% of recently available units)[3]	70.8%	51.0%	48.3%	49.1%	—
Median Rent Burden	—	30.5%	31.9%	32.2%	—
Median Rent Burden (low-income renters)	—	44.3%	45.6%	46.6%	—
Moderately Rent Burdened Households (% of renter households)	—	22.9%	24.5%	24.1%	—
Severely Rent Burdened Households (% of renter households)	—	27.9%	29.1%	30.0%	—
Housing Choice Vouchers (% of renter households)	3.7%	—	6.3%	5.0%	—

1. Data on unused capacity rate are from 2011. 2. Home sale affordability is determined for three-person households and assumes the use of a conventional mortgage with 20 percent down payment.
3. Rental unit affordability is determined for three-person households and is limited to units with two or more bedrooms that became occupied within the previous five years.

HOUSING: FINANCE	2000	2006	2010	2012	2013
Home Purchase Loan Rate (per 1,000 properties)	—	37.8	20.9	18.9	—
Higher-Cost Home Purchase Loans (% of home purchase loans)	—	22.9%	0.9%	0.9%	—
Refinance Loan Rate (per 1,000 properties)	—	37.3	20.5	25.9	—
Higher-Cost Refinance Loans (% of refinance loans)	—	32.6%	1.7%	2.5%	—
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.5%	20.8%	18.0%	—
Home Purchase Loans to LMI Borrowers (% of home purchase loans)	—	4.4%	9.7%	9.6%	—
Home Purchase Loans in LMI Tracts (% of home purchase loans)	—	27.9%	22.6%	19.4%	—
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	90.1	81.3
Notices of Foreclosure (all residential properties)	7,353	9,713	17,031	12,850	16,586
Notices of Foreclosure, Initial (1–4 family and condo properties)	5,305	7,452	11,843	6,526	8,795
Notices of Foreclosure, Repeat (1–4 family and condo properties)	1,286	2,037	4,081	5,542	7,054
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	9.1	11.5	18.9	14.2	18.7
Properties that Entered REO	970	277	1,025	193	276
Share of Revenue from Property Taxes	20.7%	23.4%	26.2%	27.3%	26.7%
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.4%	1.5%	2.2%	—	—
POPULATION					
Population	8,008,278	—	8,175,133	8,336,697	—
Population Density (1,000 persons per square mile)	26.4	—	27.0	27.6	—
Foreign-Born Population	35.9%	37.0%	37.2%	37.6%	—
Born in New York State	49.5%	49.6%	48.5%	48.4%	—
Percent White	35.0%	—	33.3%	32.8%	—
Percent Black	24.5%	—	22.8%	22.6%	—
Percent Hispanic	27.0%	—	28.6%	28.9%	—
Percent Asian	9.7%	—	12.6%	13.0%	—
Racial Diversity Index	0.74	—	0.74	0.74	—
Households with Children under 18 Years Old	34.0%	32.3%	31.5%	30.5%	—
Population Aged 65 and Older	11.7%	12.1%	12.2%	12.5%	—
Single-Person Households (% of households)	31.9%	33.3%	31.6%	33.3%	—
Disabled Population	—	—	7.3%	7.6%	—
Share of Population Living in Racially Integrated Tracts	22.9%	—	25.2%	—	—
Median Household Income	$54,829	$54,090	$51,975	$51,750	—
Median Household Income (homeowner households)	$88,333	$86,612	$85,756	$82,046	—
Median Household Income (renter households)	$44,229	$40,790	$40,500	$40,885	—
Income Diversity Ratio	5.8	6.1	5.9	6.0	—
Gini Coefficient of Household Income	—	0.532	0.535	0.538	—
Poverty Rate	21.2%	19.2%	20.1%	21.2%	—
Poverty Rate: Population Under 18	30.3%	28.2%	30.0%	31.4%	—
Poverty Rate: Population 65 and Older	17.8%	19.0%	17.2%	19.1%	—
Labor Force Participation Rate	57.7%	62.1%	62.9%	63.6%	—
Unemployment Rate	9.6%	8.0%	11.2%	10.6%	—
Private Sector Employment	—	3,009,717	3,042,567	3,220,458	—
Public Transportation Rate	54.4%	56.5%	58.1%	58.3%	—
Mean Travel Time to Work (minutes)	40.0	39.0	38.7	39.3	—
NEIGHBORHOOD SERVICES AND CONDITIONS					
Serious Crime Rate (per 1,000 residents)	23.1	16.1	12.9	13.6	13.6
Property Crime Rate (per 1,000 residents)	15.4	10.7	8.2	8.6	8.6
Violent Crime Rate (per 1,000 residents)	7.6	5.4	4.7	5.1	5.0
Adult Incarceration Rate (per 100,000 people aged 15 or older)	1,340.7	1,086.3	1,076.6	1,080.6	—
Students Performing at Grade Level in Math	—	—	—	—	29.6%
Students Performing at Grade Level in Reading	—	—	—	—	26.4%
Educational Attainment: No High School Diploma	27.7%	21.3%	20.4%	20.4%	—
Educational Attainment: Bachelor's Degree and Higher	27.4%	32.1%	33.4%	34.7%	—
Asthma Hospitalizations (per 1,000 people)	3.3	3.1	3.0	—	—
Infant Mortality Rate (per 1,000 live births)	6.7	5.9	4.9	4.7	—
Low Birth Weight Rate (per 1,000 live births)	83	89	88	84	—
Median Life Span (years): Males	—	71	72	72	—
Median Life Span (years): Females	—	80	81	81	—
Elevated Blood Lead Levels (incidence per 1,000 children)	17.8	6.9	3.9	2.6	—

State of New Yorkers

HOUSING: STOCK	White	Black	Hispanic	Asian
Homeownership Rate[1]	41.8%	26.2%	15.6%	39.4%
Percentage point change since 2000	5.3	1.7	1.6	4.8
Severe Crowding Rate (% of renter households)	1.9%	3.9%	5.8%	6.4%
HOUSING: FINANCE				
Share of Home Purchase Loans[2]	54.5%	10.9%	9.8%	24.6%
Percentage point change since 2006	10.7	-9	-6.6	5.1
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	9.8%	67.1%	44.0%	9.5%
Percentage point change since 2006	9.7	65.5	43.3	9.4
Share of Refinance Loans[3]	70.7%	9.4%	7.4%	12.4%
Percentage point change since 2006	31.4	-25.3	-9.6	3.9
Median Rent Burden	28.5%	32.0%	35.3%	35.2%
POPULATION				
Population	2,733,605	2,058,522	2,406,890	1,091,449
Percentage change since 2000	-2.4	4.9	11.4	39.9
Share of New York City Population	32.8%	24.7%	28.9%	13.1%
Percentage point change since 2000	-2.2	0.2	1.9	3.4
Foreign-Born Population[1]	23.1%	33.5%	41.5%	72.1%
Percentage point change since 2000	-0.1	4.5	0.3	-5.5
Population Aged Under 18[1]	16.4%	23.6%	26.3%	18.4%
Percentage point change since 2000	-2.3	-5.8	-4.4	-12.2
Population Aged 65 and Older[1]	17.4%	11.9%	8.9%	10.2%
Percentage point change since 2000	0.6	3.4	2.5	2.7
Disabled Population[1]	5.8%	9.7%	9.6%	4.3%
Share of Population Living in Racially Integrated Tracts	32.8%	10.4%	22.5%	41.2%
Percentage point change since 2000	4.8	0.4	-0.1	1.6
Median Household Income	$73,319	$41,589	$34,452	$52,971
Percentage change since 2000	-0.4	-7.7	-14.5	-11.2
Poverty Rate[1]	12.8%	23.3%	29.8%	21.7%
Percentage point change since 2000	1.3	-2.4	-0.9	2.1
Poverty Rate: Population Under 18[1]	19.8%	33.0%	40.8%	28.5%
Percentage point change since 2000	3.6	-0.9	0.9	4.5
Poverty Rate: Population 65 and Older[1]	12.9%	20.4%	29.4%	25.6%
Percentage point change since 2000	1.1	-2.8	-0.6	1.3
Unemployment Rate[1]	6.7%	16.0%	12.6%	8.4%
Percentage point change since 2000	1.5	1.8	-1.2	2.0
Public Transportation Rate[1]	52.3%	62.9%	63.5%	57.6%
Mean Travel Time to Work (minutes)[1]	34.9	45.2	40.4	41.4
NEIGHBORHOOD SERVICES AND CONDITIONS				
Adult Incarceration Rate (per 100,000 people aged 15 or older)	323	2,625	1,132	161
Students Performing at Grade Level in Reading	46.8%	16.3%	16.6%	48.1%
Students Performing at Grade Level in Math	50.1%	15.3%	18.6%	61.4%
Educational Attainment: No High School Diploma[1]	7.8%	19.5%	36.5%	26.3%
Percentage point change since 2000	-7.5	-10.1	-10.1	-4.3
Educational Attainment: Bachelor's Degree and Higher[1]	53.9%	22.1%	15.5%	40.1%
Percentage point change since 2000	12.0	6.4	4.9	3.9
Asthma Hospitalizations (per 1,000 people)	1.1	4.7	3.1	0.6
Infant Mortality Rate (per 1,000 live births)[1]	2.7	8.5	5.2	3.3
Change since 2000	-1.8	-2.6	-0.7	-0.6
Median Life Span (years): Males	77	66	67	69
Median Life Span (years): Females	84	75	77	80
Elevated Blood Lead Levels (share of all new cases by race)	14.0%	23.0%	31.0%	26.0%

1. It is not possible to disaggregate the data for blacks and Asians by Hispanic ethnicity, therefore some double counting may occur.
2. Values indicate race/ethnic share of all home purchase loans. 3. Values indicate race/ethnic share of all refinance loans.

The Bronx

The Bronx

In 2012, 32 percent of Bronx households earned less than $20,000 annually—the largest share among the five boroughs. This group grew by four percentage points from 2000 to 2012.

The Bronx's lowest-income households became more income segregated—as indicated by the isolation index—between 1990 and 2008-2012. This means they were more likely to live in neighborhoods with households earning similarly low incomes. The increase in income segregation among Bronx households with incomes in the bottom tenth of the city's distribution was similar to the increase seen for these lowest-income earners in the city overall during this period. At the same time, Bronx households in the top tenth of the city's income distribution became less income segregated.

Of the five boroughs, the Bronx had the largest share of subsidized housing and rent-stabilized or rent-controlled housing in 2012. Nearly one-quarter of rental housing units in the Bronx were public housing or received other income-restricted subsidies, and an additional 55 percent were rent-stabilized or rent-controlled. Only a little over 20 percent of rental units were market rate—free of subsidies or rent regulation.

The Bronx's poverty rate in 2012 remained the highest of the five boroughs. The poverty rate in the Bronx increased slightly between 2000 and 2012, from 30.7 to 31.0 percent.

The Bronx continued to have the largest share of renters who are severely rent-burdened, or paying 50 percent or more of their pre-tax income on rent. The share of severely rent-burdened households rose from 32.9 percent in 2006 to 35.5 percent in 2012.

Fewer than 20 percent of households in the Bronx owned their homes in 2012, the lowest share of the five boroughs. Of the five boroughs in 2012, the Bronx also had the largest proportion of loans that are backed by the Federal Housing Administration or Veterans Administration, which tend to serve lower-income and minority households.

	2012	Rank
Population	1,408,473	4
Population Density (1,000 persons per square mile)	33.4	3
Racial Diversity Index	0.60	4
Single-Person Households (% of households)	30.5%	2
Median Household Income	$33,006	5
Income Diversity Ratio	6.3	2
Rental Vacancy Rate	3.2%	4
Residential Units within a Hurricane Evacuation Zone	28.9%	4
Residential Units within 1/4 Mile of a Park	95.6%	1
Unused Capacity Rate (% of land area)[1]	42.6%	2

Household Income Distribution (2013$), 2000–2012
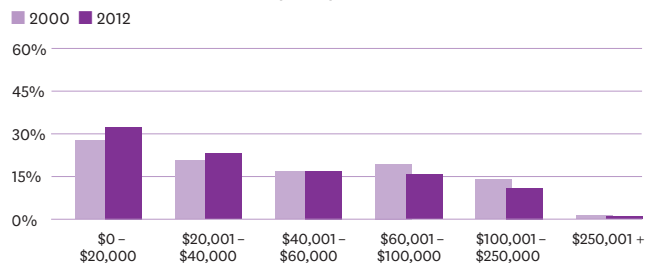
Isolation Index of Income Deciles, 1990-2012
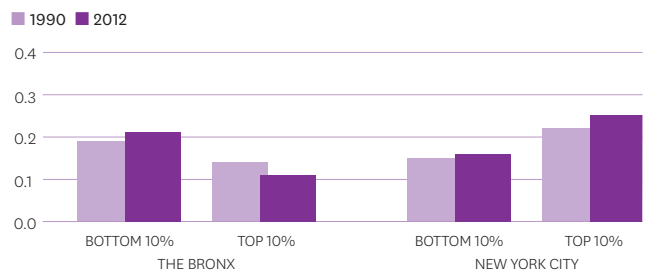
	2002	2012	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)			
Market Rate	18.7%	20.8%	5
Rent-Stabilized or Rent-Controlled	56.7%	54.8%	1
Public Housing	11.7%	11.1%	1
Other Subsidized (Income-Restricted)	12.8%	13.3%	1

Racial and Ethnic Composition, 2000–2012
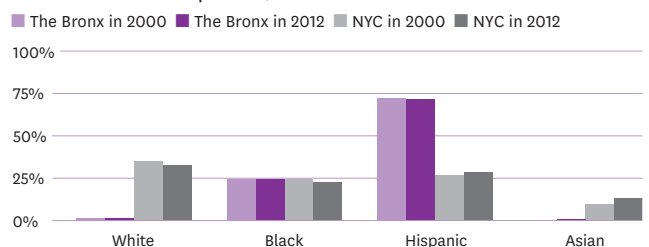
HOUSING: DEVELOPMENT	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	1,652	6,978	127	1,906	1,570	5	4
Units Issued New Certificates of Occupancy	1,245	2,354	2,877	1,413	1,272	5	4
HOUSING: STOCK							
Housing Units	490,659	506,396	511,896	514,051	—	4	4
Homeownership Rate	19.6%	21.5%	18.8%	19.1%	—	5	5
Serious Housing Code Violations (per 1,000 rental units)	—	111.7	90.6	70.1	64.7	—	1
Severe Crowding Rate (% of renter households)	—	—	5.1%	5.0%	—	—	1
HOUSING: MARKET							
Index of Housing Price Appreciation (1 family building)	100	204.4	158.7	145.1	155.6	—	4
Index of Housing Price Appreciation (2–4 family building)	100	204.0	148.1	129.6	135.0	—	4
Median Sales Price per Unit (1 family building)	$281,461	$465,488	$372,714	$340,630	$350,000	4	4
Median Sales Price per Unit (2–4 family building)	$154,804	$261,837	$195,305	$166,078	$166,333	4	4
Sales Volume (1 family building)	754	1,317	576	573	612	4	4
Sales Volume (2–4 family building)	1,425	3,126	1,104	1,054	1,297	3	3
Median Monthly Rent (all renters)	—	$961	$1,039	$1,036	—	—	5
Median Monthly Rent (recent movers)	—	$1,082	$1,152	$1,169	—	—	5
Median Rent Burden	—	32.8%	34.2%	36.0%	—	—	1
Median Rent Burden (low-income renters)	—	41.0%	42.6%	44.8%	—	—	4
Severely Rent Burdened Households (% of renter households)	—	32.9%	33.3%	35.5%	—	—	1
Housing Choice Vouchers (% of renter households)	—	—	13.2%	9.6%	—	—	1
HOUSING: FINANCE							
Home Purchase Loan Rate (per 1,000 properties)	—	41.1	14.9	12.2	—	—	5
Higher-Cost Home Purchase Loans (% of home purchase loans)	—	34.2%	1.0%	1.6%	—	—	1
Refinance Loan Rate (per 1,000 properties)	—	47.8	11.5	12.9	—	—	5
Higher-Cost Refinance Loans (% of refinance loans)	—	39.5%	3.1%	4.9%	—	—	1
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.9%	40.4%	40.9%	—	—	1
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	118.9	111.4	—	1
Notices of Foreclosure (all residential properties)	837	1,220	1,974	1,777	2,377	3	3
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	10.4	14.7	22.8	20.6	27.7	2	1
Properties that Entered REO	132	22	141	26	85	3	2
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	6.5%	1.8%	3.6%	—	—	2	1
POPULATION							
Population	1,332,650	—	1,385,108	1,408,473	—	4	4
Population Density (1,000 persons per square mile)	31.7	—	32.9	33.4	—	3	3
Foreign-Born Population	29.0%	31.8%	34.0%	34.7%	—	4	3
Percent White	15.0%	—	10.9%	10.6%	—	5	5
Percent Black	32.2%	—	30.1%	29.8%	—	2	2
Percent Hispanic	49.8%	—	53.5%	54.3%	—	1	1
Percent Asian	3.0%	—	3.4%	3.6%	—	5	5
Households with Children under 18 Years Old	43.8%	41.3%	41.3%	39.2%	—	1	1
Population Aged 65 and Older	10.1%	10.3%	10.6%	10.9%	—	5	5
Median Household Income	$39,402	$36,650	$34,727	$33,006	—	5	5
Income Diversity Ratio	6.3	5.7	5.8	6.3	—	2	2
Share of Population Living in Racially Integrated Tracts	12.0%	—	10.9%	—	—	5	5
Poverty Rate	30.7%	29.1%	30.2%	31.0%	—	1	1
Unemployment Rate	14.3%	11.8%	15.8%	15.5%	—	1	1
Private Sector Employment	—	199,291	209,681	214,340	—	—	4
Public Transportation Rate	54.7%	58.6%	61.3%	61.8%	—	3	3
Mean Travel Time to Work (minutes)	43.0	40.6	42.9	42.8	—	3	1
NEIGHBORHOOD SERVICES AND CONDITIONS							
Serious Crime Rate (per 1,000 residents)	23.8	16.9	14.2	14.7	14.9	2	2
Adult Incarceration Rate (per 100,000 people aged 15 or older)	2,239.5	1,039.1	1,005.7	942.0	—	2	3
Students Performing at Grade Level in Math	—	—	—	—	15.8%	—	5
Students Performing at Grade Level in Reading	—	—	—	—	14.2%	—	5
Asthma Hospitalizations (per 1,000 people)	5.7	6.3	5.9	—	—	1	1
Low Birth Weight Rate (per 1,000 live births)	93	102	98	96	—	1	1
Elevated Blood Lead Levels (incidence per 1,000 children)	14.0	5.5	4.0	2.2	—	4	4

1. Data on unused capacity rate are from 2011.

	2012	Rank
Population	158,351	18
Population Density (1,000 persons per square mile)	32.2	35
Racial Diversity Index	0.43	50
Single-Person Households (% of households)	29.7%	27
Median Household Income	$19,443	55
Income Diversity Ratio	5.0	32
Rental Vacancy Rate[2]	4.4%	17
Residential Units within a Hurricane Evacuation Zone	59.4%	17
Residential Units within 1/4 Mile of a Park	99.6%	5
Unused Capacity Rate (% of land area)[3]	40.8%	13
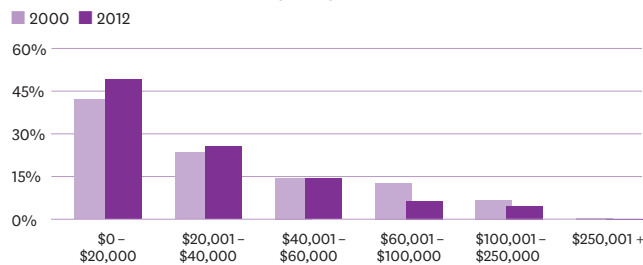
Rental Stock by Regulation and Subsidy Status (% of rental units)

	2011	Rank
Market Rate	15.1%	50
Rent-Stabilized or Rent-Controlled	32.2%	40
Public Housing	26.0%	2
Other Subsidized (Income-Restricted)	26.7%	3

BX01 / NYC bar chart: 0% to 100%

Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ BX01 in 2000 ■ BX01 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	240	214	15	383	126	19	27
Units Issued New Certificates of Occupancy	96	492	188	481	16	26	54
Homeownership Rate	7.4%	—	—	6.5%	—	49	52
Index of Housing Price Appreciation (2–4 family building)[4]	100.0	246.9	126.2	147.1	160.8	—	16
Median Sales Price per Unit (2–4 family building)[4]	$105,090	$236,623	$130,404	$127,101	$134,183	33	31
Sales Volume	66	173	58	63	63	55	58
Median Monthly Rent (all renters)	—	$712	—	$762	—	—	55
Median Monthly Rent (recent movers)	—	$884	—	$1,017	—	—	54
Median Rent Burden	—	32.8%	—	37.7%	—	—	6
Median Rent Burden (low-income renters)	—	34.0%	—	40.0%	—	—	46
Severely Rent Burdened Households (% of renter households)	—	32.4%	—	34.0%	—	—	20
Housing Choice Vouchers (% of renter households)	—	—	12.1%	10.8%	—	—	5
Home Purchase Loan Rate (per 1,000 properties)	—	49.5	9.3	23.8	—	—	9
Refinance Loan Rate (per 1,000 properties)	—	52.9	6.2	6.7	—	—	53
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	2.1%	68.9%	15.2%	—	—	27
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	120.6	112.6	—	20
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	17.9	12.9	28.8	23.3	25.1	16	20
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	9.3%	1.8%	4.5%	—	—	18	14
Serious Housing Code Violations (per 1,000 rental units)	—	63.9	50.8	54.0	47.3	—	21
Severe Crowding Rate (% of renter households)	—	—	4.7%	3.2%	—	—	28

POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	23.9%	—	—	29.6%	—	41	39
Households with Children under 18 Years Old	50.6%	—	—	45.3%	—	5	3
Population Aged 65 and Older	7.5%	—	—	7.5%	—	50	55
Share of Population Living in Racially Integrated Tracts	0.0%	—	0.0%	—	—	45	47
Poverty Rate	45.5%	—	—	46.1%	—	1	2
Unemployment Rate	23.6%	—	—	16.0%	—	1	6
Public Transportation Rate	60.9%	—	—	69.3%	—	21	15
Mean Travel Time to Work (minutes)	41.3	—	—	40.6	—	30	30
Serious Crime Rate (per 1,000 residents)	29.8	22.8	18.3	17.8	20.8	21	21
Students Performing at Grade Level in Math	—	—	—	—	9.6%	—	59
Students Performing at Grade Level in Reading	—	—	—	—	9.2%	—	59
Asthma Hospitalizations (per 1,000 people)	9.2	9.1	7.4	—	—	2	1
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	12.9	5.5	3.9	1.8	—	49	43

1. Community districts BX 01 and BX 02 both fall within sub-borough area 101. Data reported at the sub-borough area for these community districts are identical.
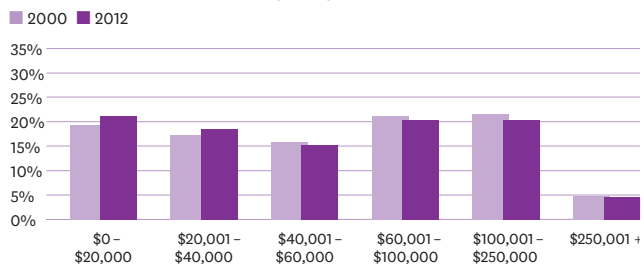2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011. 4. Ranked out of 33 community districts with the same predominant housing type.
5. Sample size is less than 20 newly identified cases in at least one year presented.

BX02 Hunts Point/ Longwood[1]

	2012	Rank
Population	158,351	18
Population Density (1,000 persons per square mile)	32.2	35
Racial Diversity Index	0.43	50
Single-Person Households (% of households)	29.7%	27
Median Household Income	$19,443	55
Income Diversity Ratio	5.0	32
Rental Vacancy Rate[2]	4.4%	17
Residential Units within a Hurricane Evacuation Zone	18.3%	36
Residential Units within 1/4 Mile of a Park	98.5%	10
Unused Capacity Rate (% of land area)[3]	56.7%	3

	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
▉ Market Rate	15.1%	50
▉ Rent-Stabilized or Rent-Controlled	32.2%	40
▉ Public Housing	26.0%	2
▉ Other Subsidized (Income-Restricted)	26.7%	3

Household Income Distribution (2013$), 2000–2012
- ▉ 2000
- ▉ 2012

Racial and Ethnic Composition, 2000–2012
- ▉ BX02 in 2000
- ▉ BX02 in 2012
- ▉ NYC in 2000
- ▉ NYC in 2012

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	136	258	0	126	0	28	59
Units Issued New Certificates of Occupancy	68	546	162	15	122	37	21
Homeownership Rate	7.4%	—	—	6.5%	—	49	52
Index of Housing Price Appreciation (2–4 family building)[4]	100.0	183.1	130.2	92.1	125.0	—	26
Median Sales Price per Unit (2–4 family building)[4]	$110,239	$215,288	$141,695	$110,810	$119,167	32	33
Sales Volume	56	136	49	32	61	56	59
Median Monthly Rent (all renters)	—	$712	—	$762	—	—	55
Median Monthly Rent (recent movers)	—	$884	—	$1,017	—	—	54
Median Rent Burden	—	32.8%	—	37.7%	—	—	6
Median Rent Burden (low-income renters)	—	34.0%	—	40.0%	—	—	46
Severely Rent Burdened Households (% of renter households)	—	32.4%	—	34.0%	—	—	20
Housing Choice Vouchers (% of renter households)	—	—	12.1%	10.8%	—	—	5
Home Purchase Loan Rate (per 1,000 properties)	—	49.5	9.3	23.8	—	—	9
Refinance Loan Rate (per 1,000 properties)	—	52.9	6.2	6.7	—	—	53
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	2.1%	68.9%	15.2%	—	—	27
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	166.4	157.0	—	9
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	20.9	20.6	29.4	40.2	49.7	13	4
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	9.6%	2.7%	6.6%	—	—	16	7
Serious Housing Code Violations (per 1,000 rental units)	—	135.7	115.2	84.8	74.2	—	14
Severe Crowding Rate (% of renter households)	—	—	4.7%	3.2%	—	—	28

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	23.9%	—	—	29.6%	—	41	39
Households with Children under 18 Years Old	50.6%	—	—	45.3%	—	5	3
Population Aged 65 and Older	7.5%	—	—	7.5%	—	50	55
Share of Population Living in Racially Integrated Tracts	0.0%	—	0.0%	—	—	45	47
Poverty Rate	45.5%	—	—	46.1%	—	1	2
Unemployment Rate	23.6%	—	—	16.0%	—	1	6
Public Transportation Rate	60.9%	—	—	69.3%	—	21	15
Mean Travel Time to Work (minutes)	41.3	—	—	40.6	—	30	30
Serious Crime Rate (per 1,000 residents)	39.2	27.3	24.3	28.5	33.7	15	10
Students Performing at Grade Level in Math	—	—	—	—	15.8%	—	50
Students Performing at Grade Level in Reading	—	—	—	—	14.6%	—	50
Asthma Hospitalizations (per 1,000 people)	9.2	9.1	7.4	—	—	2	1
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	22.2	5.4	3.8	2.4	—	16	28

1. Community districts BX 01 and BX 02 both fall within sub-borough area 101. Data reported at the sub-borough area for these community districts are identical.

2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011. 4. Ranked out of 33 community districts with the same predominant housing type.

5. Sample size is less than 20 newly identified cases in at least one year presented.

	2012	Rank
Population	166,828	13
Population Density (1,000 persons per square mile)	38.1	28
Racial Diversity Index	0.52	34
Single-Person Households (% of households)	29.1%	29
Median Household Income	$20,933	54
Income Diversity Ratio	5.0	32
Rental Vacancy Rate[2]	5.0%	12
Residential Units within a Hurricane Evacuation Zone	15.4%	38
Residential Units within 1/4 Mile of a Park	99.4%	6
Unused Capacity Rate (% of land area)[3]	49.2%	5

Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
▇ Market Rate	20.9%	48
▇ Rent-Stabilized or Rent-Controlled	35.0%	35
▇ Public Housing	14.7%	12
▇ Other Subsidized (Income-Restricted)	29.3%	1

Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ BX03 in 2000 ■ BX03 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	11	613	2	263	149	56	23
Units Issued New Certificates of Occupancy	90	644	661	70	426	27	5
Homeownership Rate	8.5%	—	—	7.7%	—	48	51
Index of Housing Price Appreciation (2–4 family building)[4]	100.0	198.8	97.5	143.2	118.2	—	29
Median Sales Price per Unit (2–4 family building)[4]	$111,177	$232,744	$175,939	$145,742	$138,333	31	30
Sales Volume	101	210	81	76	78	50	57
Median Monthly Rent (all renters)	—	$825	—	$876	—	—	54
Median Monthly Rent (recent movers)	—	$1,024	—	$1,017	—	—	54
Median Rent Burden	—	36.6%	—	39.2%	—	—	4
Median Rent Burden (low-income renters)	—	39.0%	—	42.3%	—	—	45
Severely Rent Burdened Households (% of renter households)	—	35.9%	—	38.0%	—	—	6
Housing Choice Vouchers (% of renter households)	—	—	18.6%	14.9%	—	—	1
Home Purchase Loan Rate (per 1,000 properties)	—	49.0	11.0	9.2	—	—	52
Refinance Loan Rate (per 1,000 properties)	—	61.4	7.5	6.5	—	—	54
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	1.5%	78.2%	80.3%	—	—	1
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	154.0	156.5	—	10
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	17.8	26.9	45.6	29.8	46.3	17	5
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	11.2%	3.2%	4.9%	—	—	11	12
Serious Housing Code Violations (per 1,000 rental units)	—	94.5	99.9	61.7	64.9	—	17
Severe Crowding Rate (% of renter households)	—	—	5.3%	5.4%	—	—	13

POPULATION							
Foreign-Born Population	21.5%	—	—	30.8%	—	44	37
Households with Children under 18 Years Old	50.7%	—	—	46.0%	—	4	2
Population Aged 65 and Older	7.1%	—	—	7.8%	—	52	52
Share of Population Living in Racially Integrated Tracts	6.0%	—	5.6%	—	—	38	40
Poverty Rate	45.5%	—	—	46.4%	—	1	1
Unemployment Rate	21.2%	—	—	20.9%	—	3	1
Public Transportation Rate	60.5%	—	—	67.1%	—	24	21
Mean Travel Time to Work (minutes)	45.0	—	—	43.7	—	14	14
Serious Crime Rate (per 1,000 residents)	27.0	24.5	14.8	16.0	16.7	25	26
Students Performing at Grade Level in Math	—	—	—	—	12.7%	—	56
Students Performing at Grade Level in Reading	—	—	—	—	11.3%	—	57
Asthma Hospitalizations (per 1,000 people)	8.0	8.0	7.5	—	—	4	2
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	13.0	6.3	4.0	2.0	—	48	38

1. Community districts BX 03 and BX 06 both fall within sub-borough area 102. Data reported at the sub-borough area for these community districts are identical.
2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011. 4. Ranked out of 33 community districts with the same predominant housing type.
5. Sample size is less than 20 newly identified cases in at least one year presented.

BX04 Highbridge/Concourse[1]

	2012	Rank
Population	137,175	35
Population Density (1,000 persons per square mile)	68.8	9
Racial Diversity Index	0.51	38
Single-Person Households (% of households)	32.5%	21
Median Household Income	$27,408	52
Income Diversity Ratio	6.1	12
Rental Vacancy Rate[2]	3.5%	35
Residential Units within a Hurricane Evacuation Zone	13.3%	41
Residential Units within 1/4 Mile of a Park	96.2%	21
Unused Capacity Rate (% of land area)[3]	48.6%	7
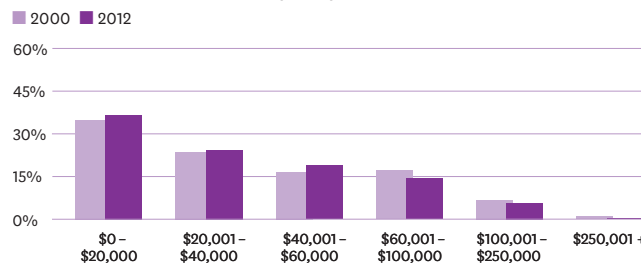
Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
■ Market Rate	4.2%	54
■ Rent-Stabilized or Rent-Controlled	74.7%	4
■ Public Housing	5.0%	30
■ Other Subsidized (Income-Restricted)	16.1%	10

Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ BX04 in 2000 ■ BX04 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	94	240	6	107	40	45	43
Units Issued New Certificates of Occupancy	268	266	335	93	59	13	41
Homeownership Rate	6.9%	—	—	5.7%	—	51	54
Index of Housing Price Appreciation (2–4 family building)[4]	100.0	211.9	193.7	129.2	109.4	—	32
Median Sales Price per Unit (2–4 family building)[4]	$118,917	$231,289	$196,732	$127,784	$134,117	30	32
Sales Volume	80	191	89	95	95	53	56
Median Monthly Rent (all renters)	—	$925	—	$1,005	—	—	47
Median Monthly Rent (recent movers)	—	$989	—	$1,108	—	—	51
Median Rent Burden	—	35.8%	—	34.6%	—	—	18
Median Rent Burden (low-income renters)	—	43.4%	—	45.1%	—	—	36
Severely Rent Burdened Households (% of renter households)	—	36.3%	—	36.6%	—	—	10
Housing Choice Vouchers (% of renter households)	—	—	13.6%	8.1%	—	—	11
Home Purchase Loan Rate (per 1,000 properties)	—	30.2	33.5	7.5	—	—	55
Refinance Loan Rate (per 1,000 properties)	—	25.3	6.1	7.4	—	—	52
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.5%	8.6%	44.7%	—	—	13
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	176.4	192.5	—	1
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	21.8	36.7	42.7	39.6	54.5	12	1
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	14.3%	5.2%	9.3%	—	—	6	2
Serious Housing Code Violations (per 1,000 rental units)	—	170.1	143.2	128.4	99.8	—	4
Severe Crowding Rate (% of renter households)	—	—	7.7%	8.6%	—	—	4

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	35.0%	—	—	41.7%	—	27	20
Households with Children under 18 Years Old	50.5%	—	—	42.3%	—	6	7
Population Aged 65 and Older	6.9%	—	—	7.7%	—	53	53
Share of Population Living in Racially Integrated Tracts	0.0%	—	0.0%	—	—	45	47
Poverty Rate	40.0%	—	—	37.0%	—	5	4
Unemployment Rate	18.1%	—	—	18.2%	—	6	2
Public Transportation Rate	65.4%	—	—	67.0%	—	14	22
Mean Travel Time to Work (minutes)	43.1	—	—	39.1	—	23	37
Serious Crime Rate (per 1,000 residents)	26.3	16.4	13.6	15.1	15.0	26	31
Students Performing at Grade Level in Math	—	—	—	—	12.3%	—	57
Students Performing at Grade Level in Reading	—	—	—	—	10.4%	—	58
Asthma Hospitalizations (per 1,000 people)	7.4	8.4	6.7	—	—	6	4
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	16.5	5.9	4.7	3.8	—	39	10

1. Community district BX 04 falls within sub-borough area 103. 2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011.
4. Ranked out of 33 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

BX05 Fordham/University Hts[1]

	2012	Rank
Population	131,879	40
Population Density (1,000 persons per square mile)	87.4	4
Racial Diversity Index	0.44	47
Single-Person Households (% of households)	28.7%	32
Median Household Income	$21,959	53
Income Diversity Ratio	5.3	28
Rental Vacancy Rate[2]	4.2%	19
Residential Units within a Hurricane Evacuation Zone	12.5%	42
Residential Units within 1/4 Mile of a Park	100.0%	1
Unused Capacity Rate (% of land area)[3]	45.6%	11
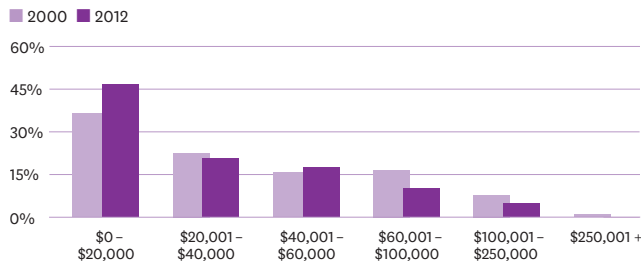
Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
■ Market Rate	10.9%	52
■ Rent-Stabilized or Rent-Controlled	66.9%	6
■ Public Housing	3.8%	31
■ Other Subsidized (Income-Restricted)	18.4%	8

BX05
NYC
0%   100%

Household Income Distribution (2013$), 2000–2012

■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012

■ BX05 in 2000 ■ BX05 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	130	42	0	39	383	30	8
Units Issued New Certificates of Occupancy	18	264	64	152	0	54	58
Homeownership Rate	4.8%	—	—	2.8%	—	55	55
Index of Housing Price Appreciation (2–4 family building)[4]	100.0	205.2	144.3	119.4	113.9	—	31
Median Sales Price per Unit (2–4 family building)[4]	$130,176	$254,855	$186,602	$155,213	$145,125	26	27
Sales Volume	87	191	82	104	99	52	55
Median Monthly Rent (all renters)	—	$958	—	$1,046	—	—	44
Median Monthly Rent (recent movers)	—	$1,082	—	$1,169	—	—	46
Median Rent Burden	—	39.6%	—	45.2%	—	—	1
Median Rent Burden (low-income renters)	—	48.2%	—	46.6%	—	—	33
Severely Rent Burdened Households (% of renter households)	—	41.8%	—	45.3%	—	—	1
Housing Choice Vouchers (% of renter households)	—	—	18.9%	10.8%	—	—	5
Home Purchase Loan Rate (per 1,000 properties)	—	46.4	10.5	18.2	—	—	25
Refinance Loan Rate (per 1,000 properties)	—	66.4	7.9	5.3	—	—	55
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	3.0%	90.6%	49.1%	—	—	9
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	158.0	164.3	—	5
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	20.6	31.8	39.7	42.0	38.9	14	12
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	13.3%	5.4%	8.0%	—	—	8	3
Serious Housing Code Violations (per 1,000 rental units)	—	190.5	116.7	68.3	69.2	—	16
Severe Crowding Rate (% of renter households)	—	—	8.3%	7.0%	—	—	6

POPULATION							
Foreign-Born Population	34.8%	—	—	43.4%	—	29	17
Households with Children under 18 Years Old	55.4%	—	—	43.9%	—	1	4
Population Aged 65 and Older	5.0%	—	—	8.2%	—	55	50
Share of Population Living in Racially Integrated Tracts	0.0%	—	0.0%	—	—	45	47
Poverty Rate	40.6%	—	—	42.3%	—	4	3
Unemployment Rate	19.9%	—	—	17.9%	—	4	3
Public Transportation Rate	67.2%	—	—	70.0%	—	9	13
Mean Travel Time to Work (minutes)	43.9	—	—	42.1	—	19	22
Serious Crime Rate (per 1,000 residents)	23.1	16.7	11.8	12.6	13.1	33	36
Students Performing at Grade Level in Math	—	—	—	—	14.4%	—	54
Students Performing at Grade Level in Reading	—	—	—	—	12.3%	—	56
Asthma Hospitalizations (per 1,000 people)	7.2	7.8	6.8	—	—	7	4
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	11.5	5.9	4.0	2.4	—	53	28

1. Community district BX 05 falls within sub-borough area 104. 2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011.
4. Ranked out of 33 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

	2012	Rank
Population	166,828	13
Population Density (1,000 persons per square mile)	38.1	28
Racial Diversity Index	0.52	34
Single-Person Households (% of households)	29.1%	29
Median Household Income	$20,933	54
Income Diversity Ratio	5.0	32
Rental Vacancy Rate[2]	5.0%	12
Residential Units within a Hurricane Evacuation Zone	6.2%	47
Residential Units within 1/4 Mile of a Park	98.3%	12
Unused Capacity Rate (% of land area)[3]	58.8%	1

	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
Market Rate	20.9%	48
Rent-Stabilized or Rent-Controlled	35.0%	35
Public Housing	14.7%	12
Other Subsidized (Income-Restricted)	29.3%	1

Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ BX06 in 2000 ■ BX06 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	103	536	4	207	77	39	33
Units Issued New Certificates of Occupancy	205	480	96	89	20	17	51
Homeownership Rate	8.5%	—	—	7.7%	—	48	51
Index of Housing Price Appreciation (2–4 family building)[4]	100.0	205.4	140.5	84.8	129.3	—	25
Median Sales Price per Unit (2–4 family building)[4]	$130,176	$240,502	$169,038	$138,611	$140,000	26	29
Sales Volume	90	293	108	108	101	51	54
Median Monthly Rent (all renters)	—	$825	—	$876	—	—	54
Median Monthly Rent (recent movers)	—	$1,024	—	$1,017	—	—	54
Median Rent Burden	—	36.6%	—	39.2%	—	—	4
Median Rent Burden (low-income renters)	—	39.0%	—	42.3%	—	—	45
Severely Rent Burdened Households (% of renter households)	—	35.9%	—	38.0%	—	—	6
Housing Choice Vouchers (% of renter households)	—	—	18.6%	14.9%	—	—	1
Home Purchase Loan Rate (per 1,000 properties)	—	49.0	11.0	9.2	—	—	52
Refinance Loan Rate (per 1,000 properties)	—	61.4	7.5	6.5	—	—	54
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	1.5%	78.2%	80.3%	—	—	1
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	165.3	166.7	—	3
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	22.5	36.8	39.9	35.8	53.3	11	2
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	10.7%	2.6%	6.7%	—	—	12	6
Serious Housing Code Violations (per 1,000 rental units)	—	176.8	132.6	99.6	106.5	—	3
Severe Crowding Rate (% of renter households)	—	—	5.3%	5.4%	—	—	13

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	21.5%	—	—	30.8%	—	44	37
Households with Children under 18 Years Old	50.7%	—	—	46.0%	—	4	2
Population Aged 65 and Older	7.1%	—	—	7.8%	—	52	52
Share of Population Living in Racially Integrated Tracts	6.0%	—	5.6%	—	—	38	40
Poverty Rate	45.5%	—	—	46.4%	—	1	1
Unemployment Rate	21.2%	—	—	20.9%	—	3	1
Public Transportation Rate	60.5%	—	—	67.1%	—	24	21
Mean Travel Time to Work (minutes)	45.0	—	—	43.7	—	14	14
Serious Crime Rate (per 1,000 residents)	29.7	21.9	17.9	19.6	21.2	22	19
Students Performing at Grade Level in Math	—	—	—	—	14.9%	—	53
Students Performing at Grade Level in Reading	—	—	—	—	13.3%	—	53
Asthma Hospitalizations (per 1,000 people)	8.0	8.0	7.5	—	—	4	2
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	17.3	6.3	6.5	1.4	—	34	52

1. Community districts BX 03 and BX 06 both fall within sub-borough area 102. Data reported at the sub-borough area for these community districts are identical.
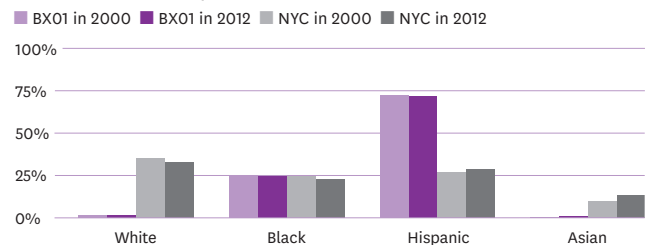2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011. 4. Ranked out of 33 community districts with the same predominant housing type.
5. Sample size is less than 20 newly identified cases in at least one year presented.

BX07 Kingsbridge Hts/Bedford[1]

	2012	Rank
Population	128,117	44
Population Density (1,000 persons per square mile)	81.6	6
Racial Diversity Index	0.53	33
Single-Person Households (% of households)	29.1%	29
Median Household Income	$31,039	49
Income Diversity Ratio	5.4	23
Rental Vacancy Rate[2]	2.7%	47
Residential Units within a Hurricane Evacuation Zone	0.5%	57
Residential Units within 1/4 Mile of a Park	93.7%	25
Unused Capacity Rate (% of land area)[3]	46.3%	10
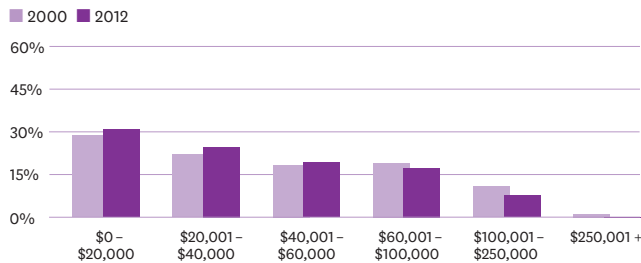
Rental Stock by Regulation and Subsidy Status (% of rental units)

	2011	Rank
Market Rate	3.8%	55
Rent-Stabilized or Rent-Controlled	91.3%	1
Public Housing	0.5%	39
Other Subsidized (Income-Restricted)	4.4%	26

Household Income Distribution (2013$), 2000–2012

■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012

■ BX07 in 2000 ■ BX07 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	3	298	1	95	234	57	13
Units Issued New Certificates of Occupancy	0	170	90	26	124	57	20
Homeownership Rate	7.4%	—	—	6.1%	—	49	53
Index of Housing Price Appreciation (2–4 family building)[4]	100.0	215.8	142.3	145.6	115.7	—	30
Median Sales Price per Unit (2–4 family building)[4]	$132,962	$267,656	$200,464	$152,521	$162,500	25	24
Sales Volume	109	232	82	94	116	48	52
Median Monthly Rent (all renters)	—	$1,045	—	$1,132	—	—	36
Median Monthly Rent (recent movers)	—	$1,071	—	$1,139	—	—	48
Median Rent Burden	—	37.3%	—	40.2%	—	—	3
Median Rent Burden (low-income renters)	—	51.0%	—	47.1%	—	—	29
Severely Rent Burdened Households (% of renter households)	—	38.7%	—	38.4%	—	—	5
Housing Choice Vouchers (% of renter households)	—	—	17.9%	14.9%	—	—	1
Home Purchase Loan Rate (per 1,000 properties)	—	44.2	12.8	9.2	—	—	52
Refinance Loan Rate (per 1,000 properties)	—	35.9	9.7	8.8	—	—	50
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	33.3%	27.7%	—	—	21
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	163.5	160.9	—	6
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	20.6	31.2	30.7	33.1	40.6	14	11
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	10.3%	2.3%	7.3%	—	—	15	4
Serious Housing Code Violations (per 1,000 rental units)	—	151.3	148.2	100.3	96.8	—	5
Severe Crowding Rate (% of renter households)	—	—	7.2%	6.4%	—	—	10

POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	36.6%	—	—	41.4%	—	23	22
Households with Children under 18 Years Old	47.4%	—	—	40.3%	—	8	14
Population Aged 65 and Older	7.6%	—	—	8.7%	—	49	47
Share of Population Living in Racially Integrated Tracts	16.1%	—	0.0%	—	—	33	47
Poverty Rate	34.3%	—	—	30.1%	—	10	13
Unemployment Rate	14.9%	—	—	14.5%	—	12	11
Public Transportation Rate	62.1%	—	—	71.0%	—	19	11
Mean Travel Time to Work (minutes)	41.9	—	—	42.5	—	26	18
Serious Crime Rate (per 1,000 residents)	26.0	17.3	15.7	15.5	15.8	29	29
Students Performing at Grade Level in Math	—	—	—	—	18.2%	—	44
Students Performing at Grade Level in Reading	—	—	—	—	16.1%	—	47
Asthma Hospitalizations (per 1,000 people)	5.7	7.0	6.0	—	—	11	6
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	16.7	7.4	4.4	3.2	—	36	14

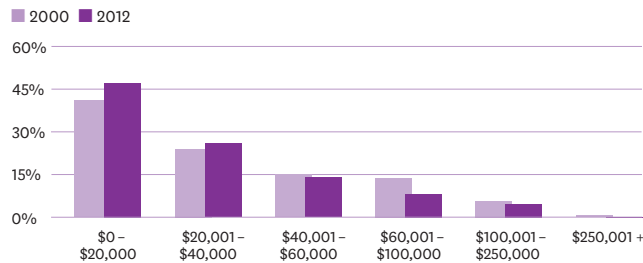1. Community district BX 07 falls within sub-borough area 105. 2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011.
4. Ranked out of 33 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

BX08 Riverdale/Fieldston[1]

	2012	Rank
Population	104,603	54
Population Density (1,000 persons per square mile)	30.5	37
Racial Diversity Index	0.65	15
Single-Person Households (% of households)	36.1%	13
Median Household Income	$55,882	18
Income Diversity Ratio	4.5	46
Rental Vacancy Rate[2]	4.0%	24
Residential Units within a Hurricane Evacuation Zone	19.8%	35
Residential Units within 1/4 Mile of a Park	95.5%	23
Unused Capacity Rate (% of land area)[3]	45.5%	12
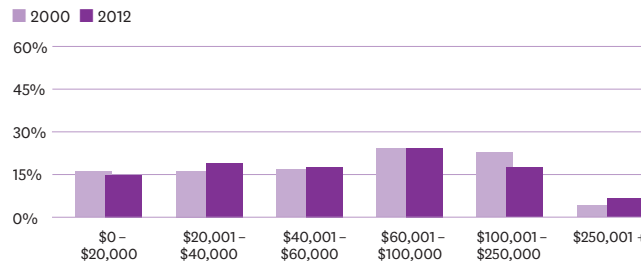
	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
Market Rate	27.6%	42
Rent-Stabilized or Rent-Controlled	61.1%	10
Public Housing	6.2%	28
Other Subsidized (Income-Restricted)	5.0%	23
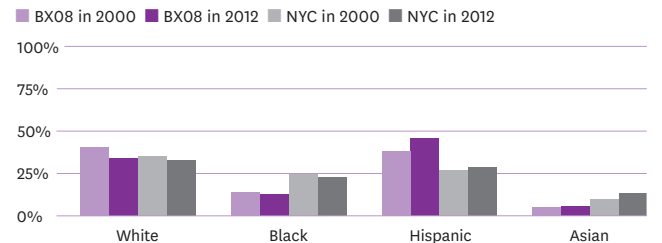
Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ BX08 in 2000 ■ BX08 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	97	317	3	2	98	43	29
Units Issued New Certificates of Occupancy	68	95	87	184	76	37	33
Homeownership Rate	26.4%	—	—	33.7%	—	27	20
Index of Housing Price Appreciation (1 family building)[4]	100.0	204.6	185.2	158.7	149.5	—	13
Median Sales Price per Unit (1 family building)[4]	$489,742	$692,413	$666,437	$666,008	$662,500	3	3
Sales Volume	112	218	136	120	152	47	50
Median Monthly Rent (all renters)	—	$1,092	—	$1,212	—	—	26
Median Monthly Rent (recent movers)	—	$1,152	—	$1,373	—	—	25
Median Rent Burden	—	28.9%	—	31.9%	—	—	35
Median Rent Burden (low-income renters)	—	42.2%	—	43.0%	—	—	42
Severely Rent Burdened Households (% of renter households)	—	24.2%	—	27.8%	—	—	40
Housing Choice Vouchers (% of renter households)	—	—	7.6%	3.8%	—	—	29
Home Purchase Loan Rate (per 1,000 properties)	—	31.8	18.1	14.8	—	—	40
Refinance Loan Rate (per 1,000 properties)	—	18.8	20.3	25.4	—	—	19
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	5.8%	3.6%	—	—	39
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	71.4	61.6	—	34
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	2.2	6.9	8.1	10.2	12.6	53	34
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.6%	0.9%	1.6%	—	—	32	37
Serious Housing Code Violations (per 1,000 rental units)	—	75.1	80.4	43.5	42.4	—	24
Severe Crowding Rate (% of renter households)	—	—	3.1%	3.0%	—	—	31

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	31.5%	—	—	33.0%	—	34	34
Households with Children under 18 Years Old	32.1%	—	—	27.1%	—	36	39
Population Aged 65 and Older	16.6%	—	—	17.7%	—	7	6
Share of Population Living in Racially Integrated Tracts	24.3%	—	31.8%	—	—	23	17
Poverty Rate	18.7%	—	—	17.1%	—	31	33
Unemployment Rate	10.4%	—	—	9.9%	—	23	31
Public Transportation Rate	49.4%	—	—	56.7%	—	40	33
Mean Travel Time to Work (minutes)	41.0	—	—	42.6	—	33	17
Serious Crime Rate (per 1,000 residents)	17.2	11.1	9.5	9.8	9.4	48	47
Students Performing at Grade Level in Math	—	—	—	—	18.2%	—	44
Students Performing at Grade Level in Reading	—	—	—	—	16.1%	—	47
Asthma Hospitalizations (per 1,000 people)	1.7	3.7	3.3	—	—	41	18
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	6.6	7.4	1.6	1.8	—	57	43

1. Community district BX 08 falls within sub-borough area 106. 2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011.
4. Ranked out of 14 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

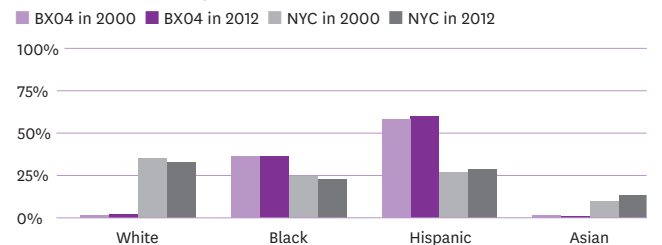|	2012	Rank
Population	179,541	10
Population Density (1,000 persons per square mile)	40.2	26
Racial Diversity Index	0.57	27
Single-Person Households (% of households)	30.5%	25
Median Household Income	$34,349	46
Income Diversity Ratio	5.9	15
Rental Vacancy Rate[2]	1.7%	51
Residential Units within a Hurricane Evacuation Zone	91.2%	6
Residential Units within 1/4 Mile of a Park	97.8%	14
Unused Capacity Rate (% of land area)[3]	36.5%	19
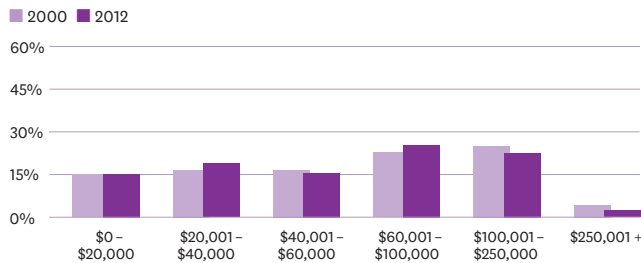
	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
▪ Market Rate	35.2%	36
▪ Rent-Stabilized or Rent-Controlled	43.1%	28
▪ Public Housing	16.5%	10
▪ Other Subsidized (Income-Restricted)	5.3%	22

Household Income Distribution (2013$), 2000–2012
▪ 2000 ▪ 2012

Racial and Ethnic Composition, 2000–2012
▪ BX09 in 2000 ▪ BX09 in 2012 ▪ NYC in 2000 ▪ NYC in 2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	212	481	17	35	266	24	12
Units Issued New Certificates of Occupancy	25	198	555	51	23	52	50
Homeownership Rate	20.2%	—	—	21.2%	—	37	38
Index of Housing Price Appreciation (2–4 family building)[4]	100.0	207.3	158.7	152.2	135.5	—	23
Median Sales Price per Unit (2–4 family building)[4]	$136,978	$247,641	$186,602	$165,231	$148,333	22	26
Sales Volume	581	1,352	475	391	485	20	32
Median Monthly Rent (all renters)	—	$993	—	$1,036	—	—	45
Median Monthly Rent (recent movers)	—	$1,111	—	$1,159	—	—	47
Median Rent Burden	—	30.0%	—	34.2%	—	—	22
Median Rent Burden (low-income renters)	—	37.6%	—	43.5%	—	—	41
Severely Rent Burdened Households (% of renter households)	—	28.5%	—	35.1%	—	—	15
Housing Choice Vouchers (% of renter households)	—	—	12.2%	8.4%	—	—	10
Home Purchase Loan Rate (per 1,000 properties)	—	42.0	13.8	9.0	—	—	54
Refinance Loan Rate (per 1,000 properties)	—	48.2	6.8	8.5	—	—	51
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.8%	51.1%	51.7%	—	—	8
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	77.2	69.7	—	31
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	9.4	9.4	15.8	13.9	18.6	29	26
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	6.8%	2.1%	4.4%	—	—	23	15
Serious Housing Code Violations (per 1,000 rental units)	—	73.1	54.3	51.0	44.3	—	23
Severe Crowding Rate (% of renter households)	—	—	2.4%	4.3%	—	—	22

POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	24.6%	—	—	32.7%	—	38	35
Households with Children under 18 Years Old	45.5%	—	—	38.7%	—	9	17
Population Aged 65 and Older	9.1%	—	—	11.1%	—	42	32
Share of Population Living in Racially Integrated Tracts	1.0%	—	0.0%	—	—	42	47
Poverty Rate	28.6%	—	—	28.9%	—	15	15
Unemployment Rate	13.8%	—	—	13.9%	—	15	13
Public Transportation Rate	57.1%	—	—	67.5%	—	29	20
Mean Travel Time to Work (minutes)	45.8	—	—	45.5	—	11	7
Serious Crime Rate (per 1,000 residents)	21.4	16.2	13.4	14.2	14.4	40	32
Students Performing at Grade Level in Math	—	—	—	—	14.3%	—	55
Students Performing at Grade Level in Reading	—	—	—	—	13.2%	—	54
Asthma Hospitalizations (per 1,000 people)	5.8	6.0	5.9	—	—	10	7
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	12.4	5.4	3.6	1.4	—	52	52

1. Community district BX 09 falls within sub-borough area 107. 2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011.
4. Ranked out of 33 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.
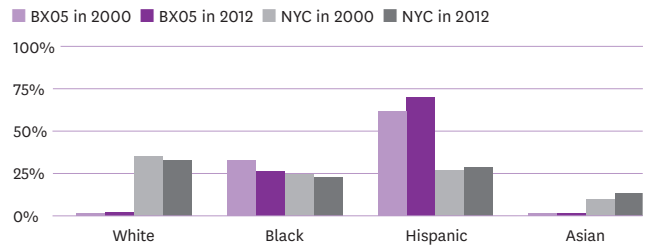
BX10 Throgs Neck/Co-op City[1]

	2012	Rank
Population	119,950	50
Population Density (1,000 persons per square mile)	12.8	50
Racial Diversity Index	0.70	7
Single-Person Households (% of households)	35.8%	14
Median Household Income	$52,196	22
Income Diversity Ratio	5.7	18
Rental Vacancy Rate[2]	1.6%	54
Residential Units within a Hurricane Evacuation Zone	78.3%	8
Residential Units within 1/4 Mile of a Park	90.9%	31
Unused Capacity Rate (% of land area)[3]	38.6%	14
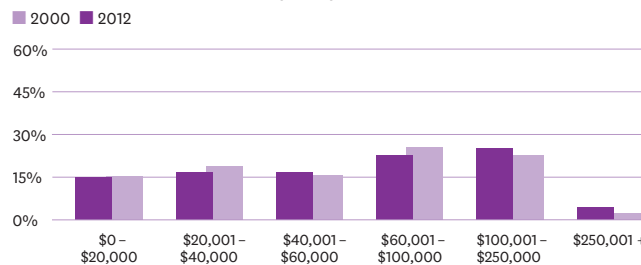
	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
Market Rate	60.4%	10
Rent-Stabilized or Rent-Controlled	28.0%	44
Public Housing	9.4%	20
Other Subsidized (Income-Restricted)	2.2%	36
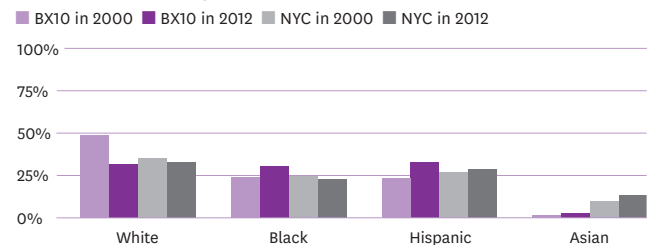
Household Income Distribution (2013$), 2000–2012

Racial and Ethnic Composition, 2000–2012

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	236	213	25	192	42	20	42
Units Issued New Certificates of Occupancy	82	292	80	24	106	33	22
Homeownership Rate	45.5%	—	—	48.0%	—	10	12
Index of Housing Price Appreciation (1 family building)[4]	100.0	208.8	170.7	152.2	164.5	—	9
Median Sales Price per Unit (1 family building)[4]	$309,607	$518,088	$405,194	$369,101	$366,750	10	11
Sales Volume	392	750	336	360	385	35	40
Median Monthly Rent (all renters)	—	$1,025	—	$995	—	—	48
Median Monthly Rent (recent movers)	—	$1,117	—	$1,322	—	—	31
Median Rent Burden	—	24.4%	—	30.6%	—	—	43
Median Rent Burden (low-income renters)	—	44.1%	—	47.1%	—	—	29
Severely Rent Burdened Households (% of renter households)	—	23.9%	—	28.8%	—	—	36
Housing Choice Vouchers (% of renter households)	—	—	3.2%	3.2%	—	—	33
Home Purchase Loan Rate (per 1,000 properties)	—	30.9	13.0	10.3	—	—	49
Refinance Loan Rate (per 1,000 properties)	—	27.6	9.4	11.1	—	—	48
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.3%	34.2%	39.4%	—	—	17
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	90.2	81.3	—	26
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	4.7	8.4	17.4	13.6	21.5	37	24
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.8%	1.1%	2.3%	—	—	41	25
Serious Housing Code Violations (per 1,000 rental units)	—	15.5	23.7	26.0	20.8	—	36
Severe Crowding Rate (% of renter households)	—	—	2.0%	1.0%	—	—	51

POPULATION

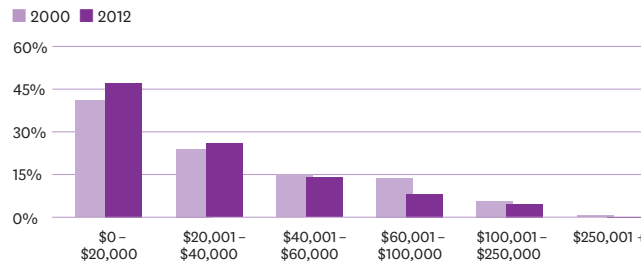|	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	15.8%	—	—	20.7%	—	54	50
Households with Children under 18 Years Old	29.4%	—	—	26.6%	—	43	41
Population Aged 65 and Older	18.5%	—	—	18.6%	—	3	4
Share of Population Living in Racially Integrated Tracts	33.1%	—	40.9%	—	—	15	11
Poverty Rate	10.1%	—	—	13.5%	—	47	43
Unemployment Rate	6.4%	—	—	11.6%	—	43	22
Public Transportation Rate	38.3%	—	—	45.1%	—	49	48
Mean Travel Time to Work (minutes)	41.6	—	—	45.9	—	29	4
Serious Crime Rate (per 1,000 residents)	17.6	13.0	11.9	9.7	9.2	47	49
Students Performing at Grade Level in Math	—	—	—	—	18.3%	—	43
Students Performing at Grade Level in Reading	—	—	—	—	17.0%	—	46
Asthma Hospitalizations (per 1,000 people)	3.2	3.2	3.7	—	—	23	18
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	10.2	5.6	4.3	1.9	—	55	40

1. Community district BX 10 falls within sub-borough area 108. 2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011.
4. Ranked out of 14 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

	2012	Rank
Population	136,275	37
Population Density (1,000 persons per square mile)	35.8	31
Racial Diversity Index	0.68	11
Single-Person Households (% of households)	27.9%	33
Median Household Income	$43,360	32
Income Diversity Ratio	4.5	46
Rental Vacancy Rate[2]	4.0%	24
Residential Units within a Hurricane Evacuation Zone	2.4%	54
Residential Units within 1/4 Mile of a Park	98.0%	13
Unused Capacity Rate (% of land area)[3]	30.0%	25
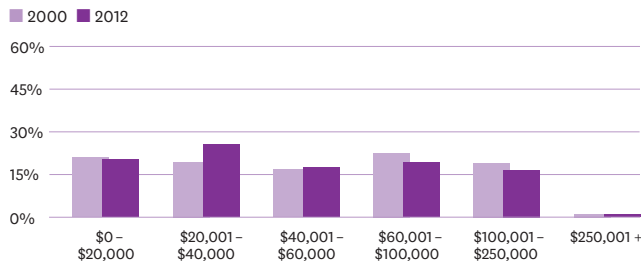
Rental Stock by Regulation and Subsidy Status (% of rental units)

	2011	Rank
Market Rate	31.8%	40
Rent-Stabilized or Rent-Controlled	53.5%	15
Public Housing	10.0%	19
Other Subsidized (Income-Restricted)	4.8%	25

Household Income Distribution (2013$), 2000–2012

2000 2012

Racial and Ethnic Composition, 2000–2012

BX11 in 2000 BX11 in 2012 NYC in 2000 NYC in 2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	64	3,285	18	12	10	48	52
Units Issued New Certificates of Occupancy	167	131	228	30	35	20	46
Homeownership Rate	27.8%	—	—	28.0%	—	26	31
Index of Housing Price Appreciation (2–4 family building)[4]	100.0	210.4	156.7	149.2	142.6	—	21
Median Sales Price per Unit (2–4 family building)[4]	$168,173	$282,202	$202,597	$188,279	$185,000	14	20
Sales Volume	447	656	286	301	345	28	43
Median Monthly Rent (all renters)	—	$1,015	—	$1,169	—	—	31
Median Monthly Rent (recent movers)	—	$1,140	—	$1,281	—	—	38
Median Rent Burden	—	28.4%	—	34.4%	—	—	19
Median Rent Burden (low-income renters)	—	42.0%	—	46.0%	—	—	34
Severely Rent Burdened Households (% of renter households)	—	30.1%	—	29.3%	—	—	35
Housing Choice Vouchers (% of renter households)	—	—	9.7%	5.5%	—	—	22
Home Purchase Loan Rate (per 1,000 properties)	—	49.8	15.7	14.5	—	—	42
Refinance Loan Rate (per 1,000 properties)	—	58.8	15.1	18.0	—	—	36
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.4%	44.2%	44.6%	—	—	14
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	129.0	122.7	—	18
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	6.8	12.3	18.3	17.1	19.5	31	25
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.1%	1.0%	1.8%	—	—	38	32
Serious Housing Code Violations (per 1,000 rental units)	—	39.1	30.9	26.0	22.9	—	33
Severe Crowding Rate (% of renter households)	—	—	4.4%	4.9%	—	—	18
POPULATION							
Foreign-Born Population	30.8%	—	—	35.7%	—	35	30
Households with Children under 18 Years Old	35.7%	—	—	38.0%	—	31	18
Population Aged 65 and Older	15.0%	—	—	13.2%	—	10	20
Share of Population Living in Racially Integrated Tracts	53.3%	—	49.0%	—	—	7	8
Poverty Rate	17.5%	—	—	18.4%	—	32	29
Unemployment Rate	8.8%	—	—	15.8%	—	29	7
Public Transportation Rate	45.4%	—	—	51.9%	—	43	40
Mean Travel Time to Work (minutes)	39.3	—	—	40.1	—	39	33
Serious Crime Rate (per 1,000 residents)	23.1	16.1	14.6	13.7	10.0	33	45
Students Performing at Grade Level in Math	—	—	—	—	20.0%	—	41
Students Performing at Grade Level in Reading	—	—	—	—	18.4%	—	41
Asthma Hospitalizations (per 1,000 people)	4.0	4.8	5.0	—	—	14	11
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	17.5	5.4	3.2	2.3	—	33	32

1. Community district BX 11 falls within sub-borough area 109. 2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011.
4. Ranked out of 33 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.
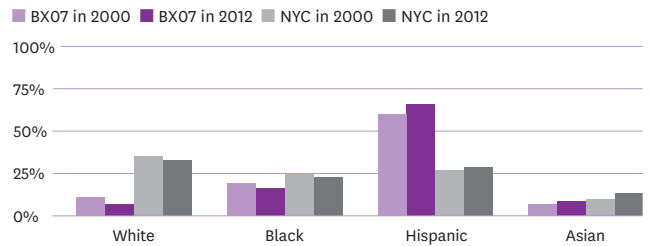
BX12 Williamsbridge/Baychester[1]

	2012	Rank
Population	145,754	27
Population Density (1,000 persons per square mile)	21.6	45
Racial Diversity Index	0.49	41
Single-Person Households (% of households)	26.8%	34
Median Household Income	$42,077	36
Income Diversity Ratio	5.7	18
Rental Vacancy Rate[2]	5.6%	6
Residential Units within a Hurricane Evacuation Zone	2.2%	55
Residential Units within 1/4 Mile of a Park	81.7%	44
Unused Capacity Rate (% of land area)[3]	32.5%	22
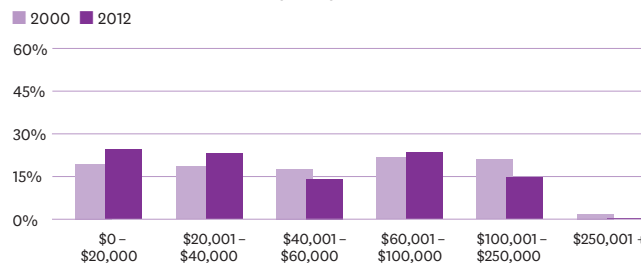
Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
■ Market Rate	44.5%	25
■ Rent-Stabilized or Rent-Controlled	43.2%	26
■ Public Housing	10.4%	18
■ Other Subsidized (Income-Restricted)	1.9%	38
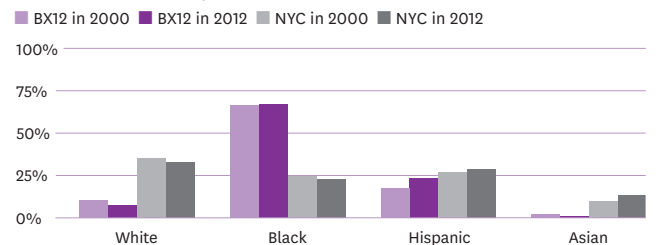
Household Income Distribution (2013$), 2000–2012

■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012

■ BX12 in 2000 ■ BX12 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	285	481	36	445	145	14	24
Units Issued New Certificates of Occupancy	158	484	331	198	265	21	11
Homeownership Rate	35.9%	—	—	35.2%	—	16	17
Index of Housing Price Appreciation (2–4 family building)[4]	100.0	198.4	136.2	122.1	131.4	—	24
Median Sales Price per Unit (2–4 family building)[4]	$165,358	$275,743	$191,934	$165,231	$172,500	15	23
Sales Volume	555	1,296	483	438	516	23	28
Median Monthly Rent (all renters)	—	$1,072	—	$1,166	—	—	32
Median Monthly Rent (recent movers)	—	$1,164	—	$1,363	—	—	27
Median Rent Burden	—	29.8%	—	34.0%	—	—	24
Median Rent Burden (low-income renters)	—	39.9%	—	54.1%	—	—	10
Severely Rent Burdened Households (% of renter households)	—	27.2%	—	34.1%	—	—	18
Housing Choice Vouchers (% of renter households)	—	—	10.2%	9.3%	—	—	8
Home Purchase Loan Rate (per 1,000 properties)	—	56.5	14.0	14.3	—	—	45
Refinance Loan Rate (per 1,000 properties)	—	105.6	14.6	12.8	—	—	44
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	2.0%	81.9%	74.3%	—	—	5
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	170.8	158.3	—	8
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	14.3	20.5	32.0	29.5	41.5	20	10
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	7.3%	2.0%	3.5%	—	—	22	18
Serious Housing Code Violations (per 1,000 rental units)	—	62.6	84.1	60.2	82.3	—	12
Severe Crowding Rate (% of renter households)	—	—	4.5%	2.6%	—	—	39

POPULATION

|	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	38.2%	—	—	38.8%	—	21	27
Households with Children under 18 Years Old	42.2%	—	—	40.6%	—	17	12
Population Aged 65 and Older	11.2%	—	—	12.2%	—	26	24
Share of Population Living in Racially Integrated Tracts	0.6%	—	0.0%	—	—	44	47
Poverty Rate	19.4%	—	—	21.3%	—	27	25
Unemployment Rate	10.6%	—	—	15.7%	—	22	8
Public Transportation Rate	50.9%	—	—	53.7%	—	37	37
Mean Travel Time to Work (minutes)	45.7	—	—	44.8	—	12	11
Serious Crime Rate (per 1,000 residents)	19.8	13.4	12.9	14.0	14.2	41	33
Students Performing at Grade Level in Math	—	—	—	—	20.0%	—	41
Students Performing at Grade Level in Reading	—	—	—	—	18.4%	—	41
Asthma Hospitalizations (per 1,000 people)	3.8	4.3	4.8	—	—	16	14
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	14.9	5.8	3.4	2.7	—	42	21

1. Community district BX 12 falls within sub-borough area 110. 2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011.
4. Ranked out of 33 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

Brooklyn

Brooklyn

Between 2002 and 2012, the stock of rental units in Brooklyn increased by 32,000 units, the second highest increase among the boroughs. The newly constructed units in Brooklyn were a mix of subsidized, rent-stabilized, and market rate units, resulting in very little change in the distribution of rental units by regulation and subsidy status.

Of the five boroughs, Brooklyn had the largest number of housing starts in 2013. In 2013, 4,160 units were authorized by new residential building permits. This was a large increase from 2012, but still only about one-third of new units proposed for Brooklyn during its 2008 peak.

Brooklyn's distribution of low- and middle-income households changed little from 2000 to 2012. However, the very lowest- and highest-income households in Brooklyn became more income segregated from 1990 to 2008-2012, meaning they were more likely to live in neighborhoods with households with similar incomes, as indicated by the isolation index of household income.

Brooklyn's racial composition shifted only slightly from 2000 to 2012, though some neighborhoods (such as BK 01, Greenpoint/Williamsburg; BK 11, Bensonhurst; and BK 18, Flatlands/Canarsie) experienced much more dramatic shifts. While New York City as a whole saw an increase in the percentage of Hispanic residents and a decrease in the percentage of white residents, the Hispanic share of Brooklyn's residents was unchanged and the percentage of white residents grew slightly. Both Brooklyn and New York City as a whole experienced a decrease in the percentage of black residents and an increase in the percentage of Asian residents.

Brooklyn had the highest median sales price per unit in 2013 for both one-family ($500,000) and two- to four-family buildings ($253,333 per unit) among all boroughs excluding Manhattan. These housing types have also appreciated the most in Brooklyn overall since 2000 (as indicated by the index of housing price appreciation), although their values in 2013 were still below 2006 levels.

	2012	Rank
Population	2,565,635	1
Population Density (1,000 persons per square mile)	36.2	2
Racial Diversity Index	0.72	2
Single-Person Households (% of households)	28.9%	3
Median Household Income	$45,990	4
Income Diversity Ratio	5.9	3
Rental Vacancy Rate	3.8%	2
Residential Units within a Hurricane Evacuation Zone	45.8%	1
Residential Units within 1/4 Mile of a Park	86.1%	3
Unused Capacity Rate (% of land area)[1]	26.0%	5

Household Income Distribution (2013$), 2000–2012
2000 ■ 2012
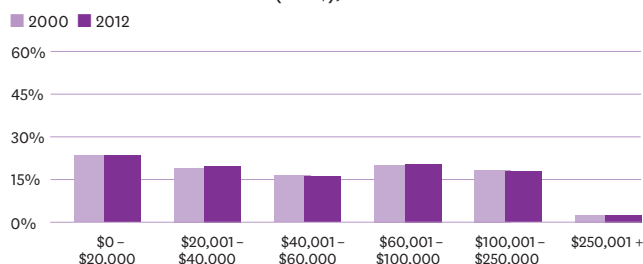
Isolation Index of Income Deciles, 1990-2012
1990 ■ 2012
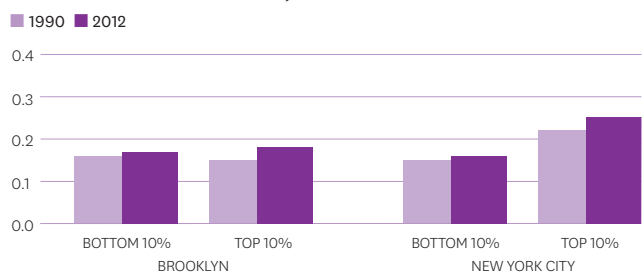
	2002	2012	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)			
Market Rate	39.7%	40.4%	3
Rent-Stabilized or Rent-Controlled	44.6%	44.3%	2
Public Housing	9.3%	8.7%	3
Other Subsidized (Income-Restricted)	6.4%	6.7%	3

Racial and Ethnic Composition, 2000–2012
Brooklyn in 2000 ■ Brooklyn in 2012 ■ NYC in 2000 ■ NYC in 2012
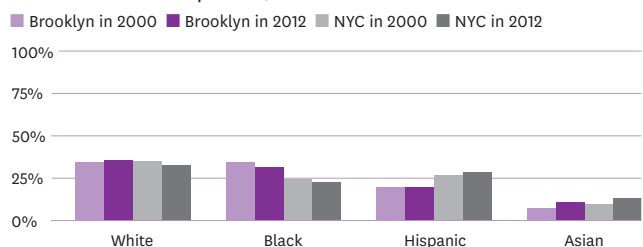
HOUSING: DEVELOPMENT	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	3,045	7,415	371	2,490	4,160	3	1
Units Issued New Certificates of Occupancy	1,473	5,949	5,557	3,607	3,912	4	1
HOUSING: STOCK							
Housing Units	930,866	954,382	1,000,293	1,003,114	—	1	1
Homeownership Rate	27.1%	32.3%	30.2%	29.7%	—	3	3
Serious Housing Code Violations (per 1,000 rental units)	—	64.7	64.4	60.8	53.7	—	2
Severe Crowding Rate (% of renter households)	—	—	4.5%	4.6%	—	—	3
HOUSING: MARKET							
Index of Housing Price Appreciation (1 family building)	100	212.5	181.1	173.8	189.3	—	1
Index of Housing Price Appreciation (2–4 family building)	100	236.1	166.4	163.6	173.7	—	1
Median Sales Price per Unit (1 family building)	$316,643	$552,767	$517,155	$508,403	$500,000	1	1
Median Sales Price per Unit (2–4 family building)	$165,593	$308,386	$248,803	$244,033	$253,333	3	1
Sales Volume (1 family building)	2,620	2,720	1,488	1,537	1,831	3	3
Sales Volume (2–4 family building)	5,759	8,450	3,745	4,230	4,931	1	1
Median Monthly Rent (all renters)	—	$1,045	$1,151	$1,170	—	—	3
Median Monthly Rent (recent movers)	—	$1,210	$1,354	$1,352	—	—	3
Median Rent Burden	—	31.8%	32.8%	32.7%	—	—	3
Median Rent Burden (low-income renters)	—	44.2%	45.0%	45.6%	—	—	3
Severely Rent Burdened Households (% of renter households)	—	30.0%	30.4%	31.0%	—	—	4
Housing Choice Vouchers (% of renter households)	—	—	7.1%	6.0%	—	—	2
HOUSING: FINANCE							
Home Purchase Loan Rate (per 1,000 properties)	—	44.9	23.1	20.7	—	—	2
Higher-Cost Home Purchase Loans (% of home purchase loans)	—	27.3%	0.9%	1.1%	—	—	3
Refinance Loan Rate (per 1,000 properties)	—	51.6	18.1	24.3	—	—	3
Higher-Cost Refinance Loans (% of refinance loans)	—	35.5%	2.8%	4.1%	—	—	2
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.6%	21.8%	18.4%	—	—	4
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	95.6	86.3	—	3
Notices of Foreclosure (all residential properties)	2,785	3,602	6,240	4,186	5,414	1	2
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	11.0	14.3	23.3	15.4	20.6	3	2
Properties that Entered REO	394	82	166	44	62	2	3
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	6.4%	1.8%	2.6%	—	—	3	2
POPULATION							
Population	2,465,326	—	2,504,700	2,565,635	—	1	1
Population Density (1,000 persons per square mile)	34.9	—	35.4	36.2	—	2	2
Foreign-Born Population	37.8%	37.8%	37.8%	38.5%	—	2	2
Percent White	36.0%	—	35.7%	35.6%	—	3	3
Percent Black	35.7%	—	31.9%	31.8%	—	1	1
Percent Hispanic	20.5%	—	19.8%	19.8%	—	4	4
Percent Asian	7.8%	—	10.4%	10.9%	—	3	3
Households with Children under 18 Years Old	38.2%	34.7%	34.2%	33.3%	—	3	3
Population Aged 65 and Older	11.5%	12.0%	11.5%	11.7%	—	4	4
Median Household Income	$45,858	$47,006	$44,937	$45,990	—	4	4
Income Diversity Ratio	6.0	6.3	5.7	5.9	—	3	3
Share of Population Living in Racially Integrated Tracts	22.5%	—	25.1%	—	—	2	2
Poverty Rate	25.1%	22.6%	23.0%	24.3%	—	2	2
Unemployment Rate	10.7%	7.4%	10.9%	11.1%	—	2	2
Private Sector Employment	—	425,994	455,342	485,425	—	—	3
Public Transportation Rate	58.8%	61.7%	64.2%	63.2%	—	2	2
Mean Travel Time to Work (minutes)	43.2	41.4	40.7	41.0	—	2	4
NEIGHBORHOOD SERVICES AND CONDITIONS							
Serious Crime Rate (per 1,000 residents)	22.9	16.1	13.1	14.3	14.2	3	3
Adult Incarceration Rate (per 100,000 people aged 15 or older)	866.5	802.3	1,198.5	1,252.9	—	3	2
Students Performing at Grade Level in Math	—	—	—	—	29.5%	—	4
Students Performing at Grade Level in Reading	—	—	—	—	26.3%	—	4
Asthma Hospitalizations (per 1,000 people)	3.5	3.0	3.0	—	—	2	2
Low Birth Weight Rate (per 1,000 live births)	83	85	84	79	—	3	4
Elevated Blood Lead Levels (incidence per 1,000 children)	21.4	8.7	5.0	3.3	—	1	1

1. Data on unused capacity rate are from 2011.

	2012	Rank
Population	147,300	26
Population Density (1,000 persons per square mile)	35.9	30
Racial Diversity Index	0.51	38
Single-Person Households (% of households)	33.0%	20
Median Household Income	$51,143	25
Income Diversity Ratio	7.6	5
Rental Vacancy Rate[1]	2.9%	43
Residential Units within a Hurricane Evacuation Zone	71.7%	12
Residential Units within 1/4 Mile of a Park	98.4%	11
Unused Capacity Rate (% of land area)[2]	37.7%	15
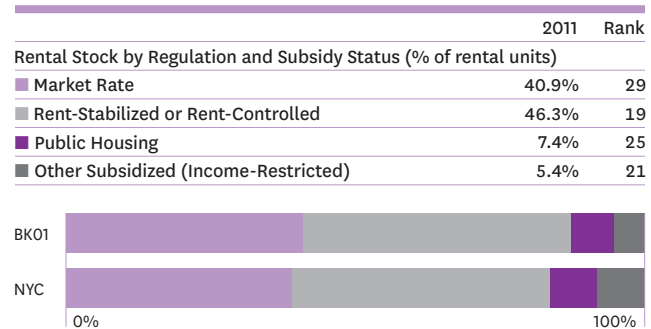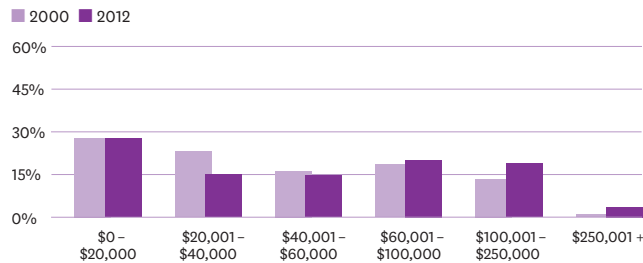
Rental Stock by Regulation and Subsidy Status (% of rental units)

	2011	Rank
Market Rate	40.9%	29
Rent-Stabilized or Rent-Controlled	46.3%	19
Public Housing	7.4%	25
Other Subsidized (Income-Restricted)	5.4%	21

Household Income Distribution (2013$), 2000–2012

Racial and Ethnic Composition, 2000–2012
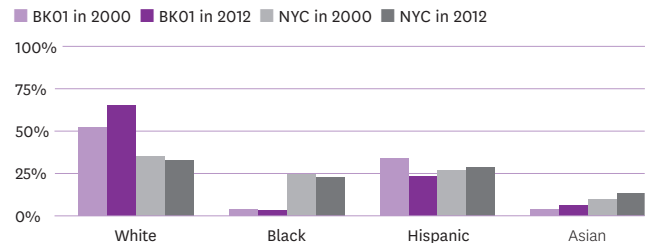
HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	757	1,483	3	910	1,033	6	4
Units Issued New Certificates of Occupancy	88	898	1,370	1,136	1,585	28	3
Homeownership Rate	14.5%	—	—	16.9%	—	44	42
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	261.4	234.4	262.0	327.1	—	1
Median Sales Price per Unit (2–4 family building)[3]	$150,112	$334,569	$266,575	$327,073	$400,000	17	3
Sales Volume	278	1,002	945	914	695	40	18
Median Monthly Rent (all renters)	—	$955	—	$1,321	—	—	18
Median Monthly Rent (recent movers)	—	$1,443	—	$1,779	—	—	9
Median Rent Burden	—	31.3%	—	29.6%	—	—	46
Median Rent Burden (low-income renters)	—	38.7%	—	45.1%	—	—	36
Severely Rent Burdened Households (% of renter households)	—	28.0%	—	27.1%	—	—	42
Housing Choice Vouchers (% of renter households)	—	—	8.5%	7.8%	—	—	13
Home Purchase Loan Rate (per 1,000 properties)	—	41.6	41.6	30.1	—	—	3
Refinance Loan Rate (per 1,000 properties)	—	24.0	10.6	20.8	—	—	27
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	17.3%	11.0%	—	—	30
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	41.1	36.5	—	47
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	5.5	5.2	12.0	5.7	6.6	35	46
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.9%	1.7%	2.2%	—	—	24	27
Serious Housing Code Violations (per 1,000 rental units)	—	20.1	25.6	20.0	20.5	—	37
Severe Crowding Rate (% of renter households)	—	—	3.7%	2.7%	—	—	38

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	33.5%	—	—	23.9%	—	32	45
Households with Children under 18 Years Old	35.0%	—	—	25.7%	—	32	42
Population Aged 65 and Older	9.9%	—	—	8.3%	—	35	49
Share of Population Living in Racially Integrated Tracts	44.8%	—	38.5%	—	—	9	12
Poverty Rate	33.8%	—	—	31.5%	—	11	10
Unemployment Rate	9.8%	—	—	6.1%	—	26	52
Public Transportation Rate	60.1%	—	—	65.7%	—	26	25
Mean Travel Time to Work (minutes)	35.3	—	—	30.6	—	48	50
Serious Crime Rate (per 1,000 residents)	37.8	36.5	30.9	31.6	32.8	16	11
Students Performing at Grade Level in Math	—	—	—	—	22.7%	—	37
Students Performing at Grade Level in Reading	—	—	—	—	22.4%	—	36
Asthma Hospitalizations (per 1,000 people)	3.4	2.6	2.0	—	—	22	32
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	24.6	16.5	9.0	10.3	—	10	1

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

BK02 Fort Greene/ Brooklyn Hts

	2012	Rank
Population	130,102	41
Population Density (1,000 persons per square mile)	41.8	24
Racial Diversity Index	0.69	10
Single-Person Households (% of households)	35.3%	16
Median Household Income	$77,014	8
Income Diversity Ratio	6.4	9
Rental Vacancy Rate[1]	3.5%	35
Residential Units within a Hurricane Evacuation Zone	23.2%	32
Residential Units within 1/4 Mile of a Park	96.6%	19
Unused Capacity Rate (% of land area)[2]	27.7%	30
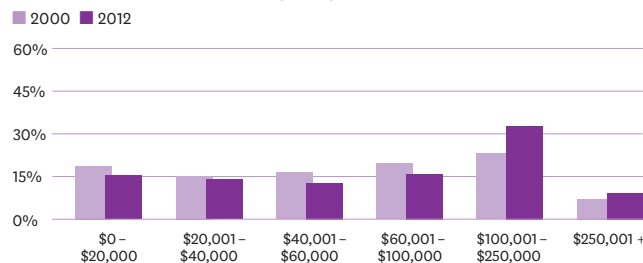
Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
Market Rate	52.6%	16
Rent-Stabilized or Rent-Controlled	25.4%	46
Public Housing	17.1%	8
Other Subsidized (Income-Restricted)	4.9%	24

BK02
NYC
0% 100%

Household Income Distribution (2013$), 2000–2012

■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012

■ BK02 in 2000 ■ BK02 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	151	1,126	4	268	1,472	27	2
Units Issued New Certificates of Occupancy	84	488	435	429	220	31	15
Homeownership Rate	26.3%	—	—	30.7%	—	28	26
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	261.2	238.9	264.9	313.9	—	2
Median Sales Price per Unit (2–4 family building)[3]	$240,203	$630,348	$430,962	$577,885	$650,000	2	2
Sales Volume	261	577	790	805	781	44	14
Median Monthly Rent (all renters)	—	$1,092	—	$1,558	—	—	8
Median Monthly Rent (recent movers)	—	$1,606	—	$1,881	—	—	7
Median Rent Burden	—	27.5%	—	27.2%	—	—	49
Median Rent Burden (low-income renters)	—	34.0%	—	47.1%	—	—	29
Severely Rent Burdened Households (% of renter households)	—	21.8%	—	23.9%	—	—	46
Housing Choice Vouchers (% of renter households)	—	—	1.7%	1.6%	—	—	40
Home Purchase Loan Rate (per 1,000 properties)	—	50.6	44.4	38.3	—	—	2
Refinance Loan Rate (per 1,000 properties)	—	32.0	29.6	40.2	—	—	4
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	11.3%	5.1%	—	—	35
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	43.7	40.6	—	42
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	12.9	6.5	9.4	4.1	7.9	22	43
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	8.4%	2.3%	2.6%	—	—	19	22
Serious Housing Code Violations (per 1,000 rental units)	—	20.8	9.6	19.6	15.3	—	46
Severe Crowding Rate (% of renter households)	—	—	1.8%	3.1%	—	—	30

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	16.9%	—	—	20.7%	—	53	50
Households with Children under 18 Years Old	24.7%	—	—	24.6%	—	48	45
Population Aged 65 and Older	9.8%	—	—	10.3%	—	37	39
Share of Population Living in Racially Integrated Tracts	31.8%	—	44.3%	—	—	16	10
Poverty Rate	24.5%	—	—	23.2%	—	21	23
Unemployment Rate	10.7%	—	—	8.5%	—	20	37
Public Transportation Rate	69.8%	—	—	73.2%	—	5	5
Mean Travel Time to Work (minutes)	35.7	—	—	35.0	—	46	46
Serious Crime Rate (per 1,000 residents)	71.6	51.1	42.8	45.6	43.5	3	3
Students Performing at Grade Level in Math	—	—	—	—	24.3%	—	35
Students Performing at Grade Level in Reading	—	—	—	—	26.2%	—	33
Asthma Hospitalizations (per 1,000 people)	3.8	3.4	2.9	—	—	16	20
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	23.7	10.6	6.2	3.1	—	11	17

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

BK03 Bedford Stuyvesant

	2012	Rank
Population	136,462	36
Population Density (1,000 persons per square mile)	59.4	12
Racial Diversity Index	0.60	21
Single-Person Households (% of households)	35.6%	15
Median Household Income	$38,742	41
Income Diversity Ratio	6.0	14
Rental Vacancy Rate[1]	5.9%	4
Residential Units within a Hurricane Evacuation Zone	8.0%	44
Residential Units within 1/4 Mile of a Park	92.3%	29
Unused Capacity Rate (% of land area)[2]	24.7%	34
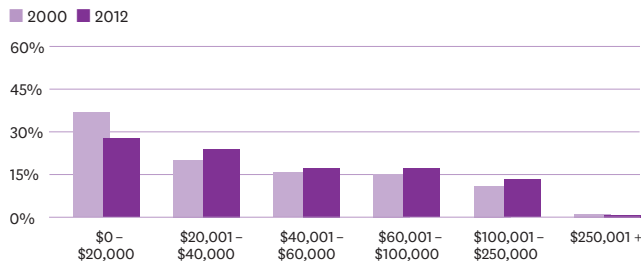
Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
Market Rate	38.4%	31
Rent-Stabilized or Rent-Controlled	31.4%	41
Public Housing	18.1%	6
Other Subsidized (Income-Restricted)	12.1%	11

Household Income Distribution (2013$), 2000–2012
- 2000
- 2012

Racial and Ethnic Composition, 2000–2012
- BK03 in 2000
- BK03 in 2012
- NYC in 2000
- NYC in 2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	125	748	96	396	282	33	11
Units Issued New Certificates of Occupancy	104	810	582	436	387	25	6
Homeownership Rate	19.2%	—	—	22.3%	—	40	37
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	244.0	138.1	134.9	152.2	—	18
Median Sales Price per Unit (2–4 family building)[3]	$140,730	$290,930	$172,385	$186,414	$225,000	20	15
Sales Volume	582	1,547	719	848	1,105	19	7
Median Monthly Rent (all renters)	—	$840	—	$1,060	—	—	43
Median Monthly Rent (recent movers)	—	$1,047	—	$1,271	—	—	39
Median Rent Burden	—	35.3%	—	32.5%	—	—	31
Median Rent Burden (low-income renters)	—	48.4%	—	36.4%	—	—	52
Severely Rent Burdened Households (% of renter households)	—	37.4%	—	30.1%	—	—	31
Housing Choice Vouchers (% of renter households)	—	—	9.5%	7.8%	—	—	13
Home Purchase Loan Rate (per 1,000 properties)	—	64.1	18.2	21.1	—	—	15
Refinance Loan Rate (per 1,000 properties)	—	82.4	13.3	16.4	—	—	41
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	1.6%	65.8%	48.3%	—	—	11
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	148.5	130.2	—	15
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	35.2	46.7	53.0	28.6	37.3	3	13
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	16.4%	5.4%	6.9%	—	—	2	5
Serious Housing Code Violations (per 1,000 rental units)	—	107.3	85.2	88.7	70.3	—	15
Severe Crowding Rate (% of renter households)	—	—	4.4%	2.9%	—	—	34

POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	18.4%	—	—	18.8%	—	49	53
Households with Children under 18 Years Old	45.0%	—	—	30.5%	—	10	33
Population Aged 65 and Older	8.8%	—	—	7.6%	—	45	54
Share of Population Living in Racially Integrated Tracts	0.0%	—	3.4%	—	—	45	44
Poverty Rate	35.9%	—	—	31.6%	—	9	8
Unemployment Rate	17.9%	—	—	15.6%	—	7	9
Public Transportation Rate	66.2%	—	—	67.6%	—	13	19
Mean Travel Time to Work (minutes)	44.7	—	—	42.0	—	17	23
Serious Crime Rate (per 1,000 residents)	59.6	49.8	42.7	46.3	43.1	7	4
Students Performing at Grade Level in Math	—	—	—	—	17.0%	—	49
Students Performing at Grade Level in Reading	—	—	—	—	18.3%	—	43
Asthma Hospitalizations (per 1,000 people)	7.2	5.4	5.2	—	—	7	8
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	28.9	13.4	5.9	5.0	—	5	5

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

BK04 Bushwick

	2012	Rank
Population	143,782	28
Population Density (1,000 persons per square mile)	56.8	13
Racial Diversity Index	0.49	41
Single-Person Households (% of households)	23.6%	46
Median Household Income	$35,616	45
Income Diversity Ratio	5.9	15
Rental Vacancy Rate[1]	5.7%	5
Residential Units within a Hurricane Evacuation Zone	5.2%	49
Residential Units within 1/4 Mile of a Park	87.5%	37
Unused Capacity Rate (% of land area)[2]	32.0%	24
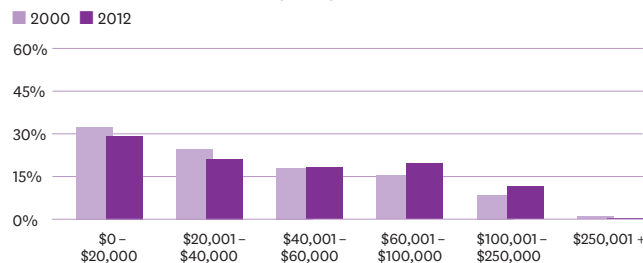
Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
Market Rate	50.5%	20
Rent-Stabilized or Rent-Controlled	31.4%	41
Public Housing	11.4%	16
Other Subsidized (Income-Restricted)	6.7%	19
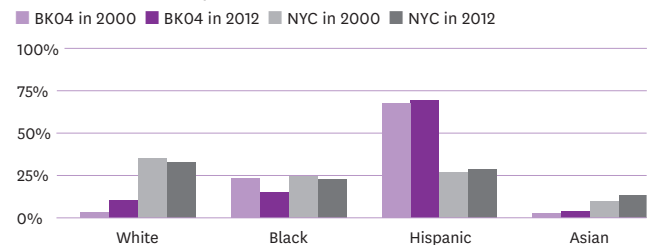
Household Income Distribution (2013$), 2000–2012

Racial and Ethnic Composition, 2000–2012

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	225	493	6	151	138	22	25
Units Issued New Certificates of Occupancy	4	564	383	139	264	56	12
Homeownership Rate	13.7%	—	—	13.9%	—	45	45
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	245.5	139.9	121.7	138.1	—	22
Median Sales Price per Unit (2–4 family building)[3]	$121,732	$277,353	$175,939	$159,808	$180,000	29	22
Sales Volume	423	911	304	463	617	31	25
Median Monthly Rent (all renters)	—	$958	—	$1,194	—	—	27
Median Monthly Rent (recent movers)	—	$1,222	—	$1,434	—	—	18
Median Rent Burden	—	39.4%	—	35.1%	—	—	17
Median Rent Burden (low-income renters)	—	50.8%	—	47.2%	—	—	27
Severely Rent Burdened Households (% of renter households)	—	39.3%	—	35.5%	—	—	13
Housing Choice Vouchers (% of renter households)	—	—	6.7%	5.9%	—	—	20
Home Purchase Loan Rate (per 1,000 properties)	—	96.7	21.1	21.9	—	—	13
Refinance Loan Rate (per 1,000 properties)	—	109.6	9.6	13.9	—	—	42
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	1.2%	63.0%	64.6%	—	—	7
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	159.4	141.0	—	12
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	23.5	35.3	52.7	34.1	44.4	8	8
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	11.5%	3.7%	6.1%	—	—	10	8
Serious Housing Code Violations (per 1,000 rental units)	—	173.6	168.7	119.7	108.6	—	2
Severe Crowding Rate (% of renter households)	—	—	7.7%	5.2%	—	—	15

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	33.2%	—	—	39.0%	—	33	25
Households with Children under 18 Years Old	53.6%	—	—	40.2%	—	2	15
Population Aged 65 and Older	6.7%	—	—	8.2%	—	54	50
Share of Population Living in Racially Integrated Tracts	0.0%	—	5.3%	—	—	45	41
Poverty Rate	38.2%	—	—	33.4%	—	6	6
Unemployment Rate	17.2%	—	—	17.5%	—	8	4
Public Transportation Rate	59.4%	—	—	72.0%	—	27	8
Mean Travel Time to Work (minutes)	39.8	—	—	38.7	—	37	38
Serious Crime Rate (per 1,000 residents)	24.4	19.8	16.3	18.1	16.9	31	25
Students Performing at Grade Level in Math	—	—	—	—	15.5%	—	52
Students Performing at Grade Level in Reading	—	—	—	—	16.1%	—	47
Asthma Hospitalizations (per 1,000 people)	8.7	5.9	5.3	—	—	3	8
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	26.5	10.9	3.9	2.4	—	7	28

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4. Sample size is less than 20 newly identified cases in at least one year presented.

	2012	Rank
Population	157,832	20
Population Density (1,000 persons per square mile)	26.7	40
Racial Diversity Index	0.57	27
Single-Person Households (% of households)	26.5%	35
Median Household Income	$34,249	47
Income Diversity Ratio	5.0	32
Rental Vacancy Rate[1]	8.1%	2
Residential Units within a Hurricane Evacuation Zone	74.0%	10
Residential Units within 1/4 Mile of a Park	91.4%	30
Unused Capacity Rate (% of land area)[2]	37.5%	16

Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
Market Rate	41.5%	28
Rent-Stabilized or Rent-Controlled	16.1%	50
Public Housing	17.0%	9
Other Subsidized (Income-Restricted)	25.5%	4

Household Income Distribution (2013$), 2000–2012

Racial and Ethnic Composition, 2000–2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	392	509	20	156	202	12	16
Units Issued New Certificates of Occupancy	404	657	239	246	206	11	17
Homeownership Rate	23.4%	—	—	25.1%	—	33	34
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	241.3	139.4	109.7	123.1	—	27
Median Sales Price per Unit (2–4 family building)[3]	$126,657	$275,414	$167,532	$141,145	$161,546	28	25
Sales Volume	957	1,700	658	604	774	11	15
Median Monthly Rent (all renters)	—	$1,005	—	$1,027	—	—	46
Median Monthly Rent (recent movers)	—	$1,152	—	$1,190	—	—	44
Median Rent Burden	—	34.0%	—	33.1%	—	—	26
Median Rent Burden (low-income renters)	—	44.2%	—	38.0%	—	—	50
Severely Rent Burdened Households (% of renter households)	—	35.9%	—	30.1%	—	—	31
Housing Choice Vouchers (% of renter households)	—	—	13.1%	11.3%	—	—	4
Home Purchase Loan Rate (per 1,000 properties)	—	94.0	25.5	19.4	—	—	20
Refinance Loan Rate (per 1,000 properties)	—	113.6	9.9	10.6	—	—	49
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	1.2%	62.7%	78.9%	—	—	3
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	169.2	158.9	—	7
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	24.1	31.9	52.2	36.3	45.3	7	6
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	10.5%	2.4%	4.7%	—	—	14	13
Serious Housing Code Violations (per 1,000 rental units)	—	76.7	109.4	97.0	85.0	—	9
Severe Crowding Rate (% of renter households)	—	—	5.7%	3.0%	—	—	31
POPULATION							
Foreign-Born Population	33.8%	—	—	35.4%	—	31	31
Households with Children under 18 Years Old	50.3%	—	—	41.9%	—	7	8
Population Aged 65 and Older	8.3%	—	—	9.7%	—	48	44
Share of Population Living in Racially Integrated Tracts	10.0%	—	8.6%	—	—	37	38
Poverty Rate	31.3%	—	—	30.8%	—	12	12
Unemployment Rate	15.2%	—	—	15.3%	—	11	10
Public Transportation Rate	56.6%	—	—	68.7%	—	30	17
Mean Travel Time to Work (minutes)	48.2	—	—	43.9	—	3	13
Serious Crime Rate (per 1,000 residents)	27.4	19.0	16.9	20.6	21.2	24	19
Students Performing at Grade Level in Math	—	—	—	—	15.8%	—	50
Students Performing at Grade Level in Reading	—	—	—	—	14.0%	—	52
Asthma Hospitalizations (per 1,000 people)	4.7	4.3	4.9	—	—	13	12
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	17.8	8.0	3.0	2.2	—	32	34

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 33 community districts with the same predominant housing type.
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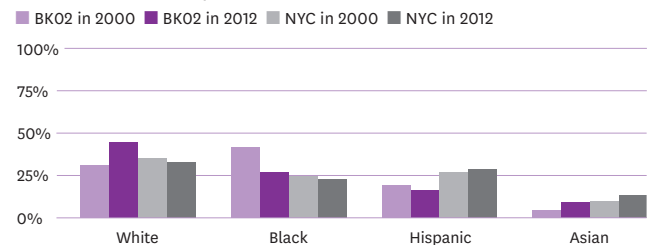
	2012	Rank
Population	109,204	53
Population Density (1,000 persons per square mile)	27.3	39
Racial Diversity Index	0.54	31
Single-Person Households (% of households)	31.0%	24
Median Household Income	$88,610	5
Income Diversity Ratio	4.3	51
Rental Vacancy Rate[1]	2.9%	43
Residential Units within a Hurricane Evacuation Zone	41.4%	23
Residential Units within 1/4 Mile of a Park	89.9%	32
Unused Capacity Rate (% of land area)[2]	17.3%	50
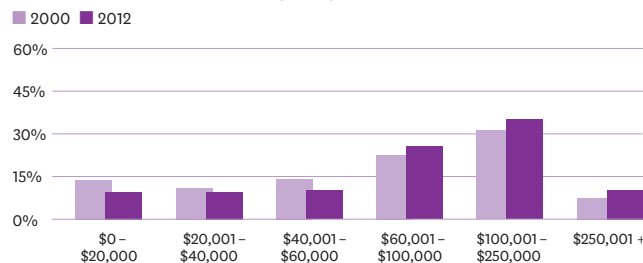
	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
■ Market Rate	50.9%	19
■ Rent-Stabilized or Rent-Controlled	38.6%	32
■ Public Housing	9.0%	21
■ Other Subsidized (Income-Restricted)	1.5%	40

Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ BK06 in 2000 ■ BK06 in 2012 ■ NYC in 2000 ■ NYC in 2012
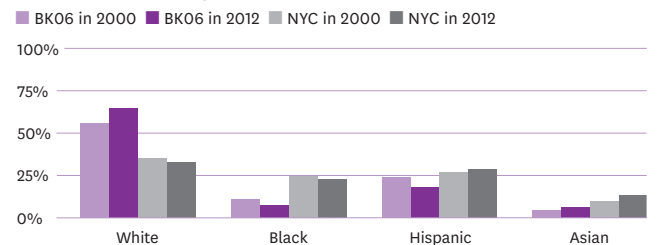
HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	101	284	11	37	32	40	46
Units Issued New Certificates of Occupancy	34	183	374	76	229	50	14
Homeownership Rate	28.7%	—	—	33.2%	—	25	22
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	225.5	235.6	292.7	276.8	—	4
Median Sales Price per Unit (2–4 family building)[3]	$269,147	$542,100	$517,155	$622,794	$691,417	1	1
Sales Volume	428	701	684	699	629	30	24
Median Monthly Rent (all renters)	—	$1,556	—	$1,723	—	—	5
Median Monthly Rent (recent movers)	—	$1,990	—	$2,054	—	—	5
Median Rent Burden	—	24.4%	—	26.2%	—	—	53
Median Rent Burden (low-income renters)	—	38.8%	—	52.5%	—	—	16
Severely Rent Burdened Households (% of renter households)	—	16.5%	—	16.0%	—	—	55
Housing Choice Vouchers (% of renter households)	—	—	1.0%	0.9%	—	—	46
Home Purchase Loan Rate (per 1,000 properties)	—	49.0	43.6	43.5	—	—	1
Refinance Loan Rate (per 1,000 properties)	—	29.7	39.4	55.7	—	—	2
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.1%	6.4%	2.6%	—	—	44
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	32.7	27.4	—	51
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	3.7	3.7	4.4	3.0	2.5	42	57
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.9%	1.3%	1.3%	—	—	30	42
Serious Housing Code Violations (per 1,000 rental units)	—	17.9	15.7	18.5	16.9	—	42
Severe Crowding Rate (% of renter households)	—	—	1.5%	2.5%	—	—	40

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	17.4%	—	—	17.5%	—	52	54
Households with Children under 18 Years Old	25.1%	—	—	23.1%	—	47	47
Population Aged 65 and Older	8.6%	—	—	10.5%	—	46	38
Share of Population Living in Racially Integrated Tracts	41.2%	—	19.9%	—	—	13	31
Poverty Rate	14.4%	—	—	10.5%	—	38	49
Unemployment Rate	5.5%	—	—	7.4%	—	47	44
Public Transportation Rate	71.4%	—	—	72.8%	—	4	7
Mean Travel Time to Work (minutes)	37.9	—	—	37.1	—	41	43
Serious Crime Rate (per 1,000 residents)	48.6	33.2	27.2	29.6	29.7	11	12
Students Performing at Grade Level in Math	—	—	—	—	37.1%	—	18
Students Performing at Grade Level in Reading	—	—	—	—	36.3%	—	14
Asthma Hospitalizations (per 1,000 people)	3.1	2.6	2.0	—	—	24	25
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	23.4	9.8	6.3	3.2	—	12	14

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

	2012	Rank
Population	151,902	22
Population Density (1,000 persons per square mile)	36.5	29
Racial Diversity Index	0.67	14
Single-Person Households (% of households)	17.6%	55
Median Household Income	$42,116	35
Income Diversity Ratio	5.9	15
Rental Vacancy Rate[1]	3.9%	26
Residential Units within a Hurricane Evacuation Zone	10.0%	43
Residential Units within 1/4 Mile of a Park	85.5%	39
Unused Capacity Rate (% of land area)[2]	22.6%	39

Rental Stock by Regulation and Subsidy Status (% of rental units)

	2011	Rank
■ Market Rate	47.4%	22
■ Rent-Stabilized or Rent-Controlled	48.3%	18
■ Public Housing	0.0%	43
■ Other Subsidized (Income-Restricted)	4.4%	26

Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ BK07 in 2000 ■ BK07 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	81	381	16	40	78	46	32
Units Issued New Certificates of Occupancy	52	124	222	60	77	43	32
Homeownership Rate	25.2%	—	—	27.1%	—	31	33
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	241.3	222.8	261.4	286.9	—	3
Median Sales Price per Unit (2–4 family building)[3]	$175,913	$363,655	$362,542	$359,695	$369,375	11	5
Sales Volume	442	548	434	480	507	29	30
Median Monthly Rent (all renters)	—	$1,133	—	$1,257	—	—	22
Median Monthly Rent (recent movers)	—	$1,187	—	$1,322	—	—	31
Median Rent Burden	—	28.6%	—	37.6%	—	—	8
Median Rent Burden (low-income renters)	—	45.3%	—	51.4%	—	—	20
Severely Rent Burdened Households (% of renter households)	—	26.1%	—	39.5%	—	—	3
Housing Choice Vouchers (% of renter households)	—	—	3.5%	3.5%	—	—	30
Home Purchase Loan Rate (per 1,000 properties)	—	41.0	22.9	22.0	—	—	12
Refinance Loan Rate (per 1,000 properties)	—	36.5	19.0	24.8	—	—	20
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	3.9%	6.5%	—	—	32
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	47.9	41.3	—	41
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	6.0	5.9	8.4	8.4	8.0	33	42
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.5%	1.3%	1.6%	—	—	35	37
Serious Housing Code Violations (per 1,000 rental units)	—	60.4	46.7	52.9	57.6	—	18
Severe Crowding Rate (% of renter households)	—	—	9.6%	6.0%	—	—	11

POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	46.4%	—	—	48.6%	—	13	10
Households with Children under 18 Years Old	42.4%	—	—	43.0%	—	16	6
Population Aged 65 and Older	9.1%	—	—	8.6%	—	42	48
Share of Population Living in Racially Integrated Tracts	31.5%	—	16.6%	—	—	17	33
Poverty Rate	26.3%	—	—	31.6%	—	20	8
Unemployment Rate	8.3%	—	—	10.5%	—	30	28
Public Transportation Rate	57.8%	—	—	63.4%	—	28	29
Mean Travel Time to Work (minutes)	40.6	—	—	40.2	—	34	31
Serious Crime Rate (per 1,000 residents)	17.9	12.4	9.5	9.1	9.6	44	46
Students Performing at Grade Level in Math	—	—	—	—	41.7%	—	16
Students Performing at Grade Level in Reading	—	—	—	—	38.1%	—	10
Asthma Hospitalizations (per 1,000 people)	2.7	1.8	2.2	—	—	28	31
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	21.2	12.0	3.5	1.9	—	18	40

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

BK08 Crown Hts/ Prospect Hts

	2012	Rank
Population	120,243	49
Population Density (1,000 persons per square mile)	54.1	14
Racial Diversity Index	0.52	34
Single-Person Households (% of households)	37.0%	12
Median Household Income	$42,401	33
Income Diversity Ratio	7.7	4
Rental Vacancy Rate[1]	5.4%	9
Residential Units within a Hurricane Evacuation Zone	0.0%	58
Residential Units within 1/4 Mile of a Park	89.6%	34
Unused Capacity Rate (% of land area)[2]	29.1%	27
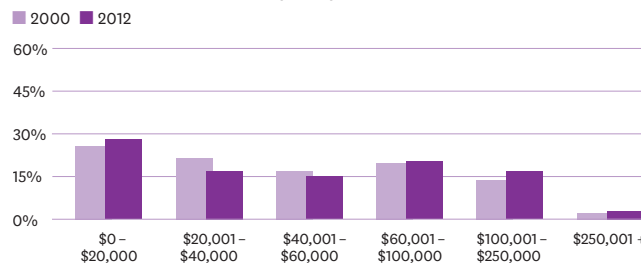
	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
Market Rate	35.1%	37
Rent-Stabilized or Rent-Controlled	44.2%	23
Public Housing	9.0%	21
Other Subsidized (Income-Restricted)	11.7%	12
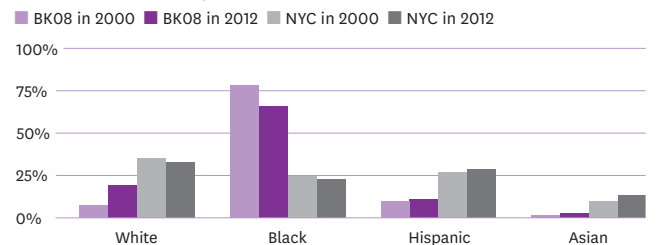
BK08
NYC
0%   100%

Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ BK08 in 2000 ■ BK08 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	152	317	2	29	283	26	10
Units Issued New Certificates of Occupancy	17	298	364	206	68	55	37
Homeownership Rate	16.0%	—	—	16.6%	—	42	43
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	255.2	167.7	152.0	204.4	—	8
Median Sales Price per Unit (2–4 family building)[3]	$139,792	$310,325	$227,921	$197,150	$246,000	21	14
Sales Volume	263	549	336	331	434	43	36
Median Monthly Rent (all renters)	—	$1,001	—	$1,094	—	—	38
Median Monthly Rent (recent movers)	—	$1,222	—	$1,373	—	—	25
Median Rent Burden	—	30.4%	—	30.7%	—	—	42
Median Rent Burden (low-income renters)	—	40.8%	—	47.9%	—	—	26
Severely Rent Burdened Households (% of renter households)	—	27.3%	—	28.2%	—	—	38
Housing Choice Vouchers (% of renter households)	—	—	6.3%	5.2%	—	—	24
Home Purchase Loan Rate (per 1,000 properties)	—	64.2	30.3	28.0	—	—	5
Refinance Loan Rate (per 1,000 properties)	—	73.0	22.5	32.9	—	—	10
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.7%	34.0%	18.4%	—	—	25
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	119.6	110.7	—	21
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	28.1	28.6	37.5	25.1	30.8	5	15
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	14.8%	4.0%	5.7%	—	—	3	9
Serious Housing Code Violations (per 1,000 rental units)	—	139.1	99.0	97.0	90.1	—	8
Severe Crowding Rate (% of renter households)	—	—	4.3%	2.8%	—	—	37

POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	30.7%	—	—	32.3%	—	36	36
Households with Children under 18 Years Old	38.2%	—	—	24.9%	—	28	43
Population Aged 65 and Older	9.6%	—	—	11.9%	—	40	29
Share of Population Living in Racially Integrated Tracts	14.1%	—	21.5%	—	—	34	30
Poverty Rate	28.2%	—	—	26.9%	—	19	18
Unemployment Rate	14.7%	—	—	12.7%	—	13	16
Public Transportation Rate	72.8%	—	—	73.1%	—	3	6
Mean Travel Time to Work (minutes)	45.0	—	—	41.6	—	14	25
Serious Crime Rate (per 1,000 residents)	26.3	15.6	14.2	16.6	20.0	26	22
Students Performing at Grade Level in Math	—	—	—	—	17.5%	—	46
Students Performing at Grade Level in Reading	—	—	—	—	17.9%	—	44
Asthma Hospitalizations (per 1,000 people)	4.9	5.1	5.1	—	—	12	15
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	25.2	9.4	3.1	1.1	—	9	57

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 33 community districts with the same predominant housing type.
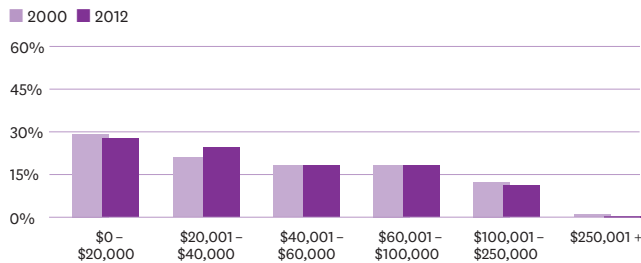4. Sample size is less than 20 newly identified cases in at least one year presented.

BK09 S. Crown Hts/ Lefferts Gardens

	2012	Rank
Population	113,485	52
Population Density (1,000 persons per square mile)	66.4	11
Racial Diversity Index	0.50	40
Single-Person Households (% of households)	31.3%	23
Median Household Income	$39,250	40
Income Diversity Ratio	4.8	40
Rental Vacancy Rate[1]	3.8%	31
Residential Units within a Hurricane Evacuation Zone	0.0%	58
Residential Units within 1/4 Mile of a Park	93.3%	26
Unused Capacity Rate (% of land area)[2]	36.8%	17
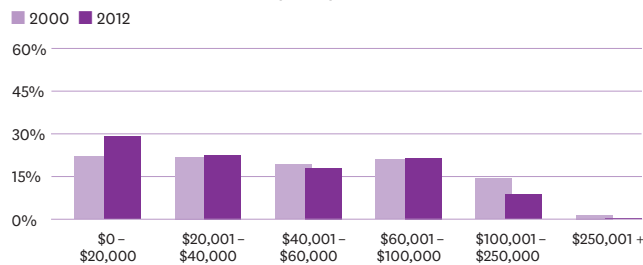
Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
Market Rate	6.7%	53
Rent-Stabilized or Rent-Controlled	89.3%	2
Public Housing	0.8%	37
Other Subsidized (Income-Restricted)	3.2%	31

Household Income Distribution (2013$), 2000–2012

■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012

■ BK09 in 2000 ■ BK09 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	24	192	13	28	169	55	20
Units Issued New Certificates of Occupancy	40	257	85	224	101	48	23
Homeownership Rate	15.0%	—	—	14.9%	—	43	44
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	232.6	185.7	174.7	167.0	—	15
Median Sales Price per Unit (2–4 family building)[3]	$163,951	$288,893	$177,766	$213,529	$215,500	16	17
Sales Volume	171	329	157	198	218	45	48
Median Monthly Rent (all renters)	—	$1,028	—	$1,150	—	—	34
Median Monthly Rent (recent movers)	—	$1,117	—	$1,220	—	—	40
Median Rent Burden	—	32.2%	—	37.1%	—	—	11
Median Rent Burden (low-income renters)	—	44.2%	—	50.0%	—	—	21
Severely Rent Burdened Households (% of renter households)	—	27.9%	—	35.2%	—	—	14
Housing Choice Vouchers (% of renter households)	—	—	3.6%	3.3%	—	—	32
Home Purchase Loan Rate (per 1,000 properties)	—	35.3	15.7	16.6	—	—	35
Refinance Loan Rate (per 1,000 properties)	—	66.6	15.2	20.8	—	—	27
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	2.2%	29.3%	23.5%	—	—	23
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	137.3	127.5	—	16
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	12.6	16.6	33.1	19.1	24.8	23	21
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	10.6%	3.2%	4.4%	—	—	13	15
Serious Housing Code Violations (per 1,000 rental units)	—	124.1	118.3	93.6	95.6	—	6
Severe Crowding Rate (% of renter households)	—	—	5.4%	2.9%	—	—	34

POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	47.9%	—	—	41.5%	—	11	21
Households with Children under 18 Years Old	42.2%	—	—	32.2%	—	17	30
Population Aged 65 and Older	9.7%	—	—	13.7%	—	39	16
Share of Population Living in Racially Integrated Tracts	10.9%	—	22.6%	—	—	35	28
Poverty Rate	24.0%	—	—	22.9%	—	22	24
Unemployment Rate	13.6%	—	—	13.2%	—	16	15
Public Transportation Rate	69.4%	—	—	73.4%	—	6	4
Mean Travel Time to Work (minutes)	46.4	—	—	42.3	—	7	20
Serious Crime Rate (per 1,000 residents)	29.2	17.9	14.9	16.7	16.6	23	27
Students Performing at Grade Level in Math	—	—	—	—	17.5%	—	46
Students Performing at Grade Level in Reading	—	—	—	—	17.1%	—	45
Asthma Hospitalizations (per 1,000 people)	3.7	3.8	3.7	—	—	19	17
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	22.9	10.4	4.8	3.6	—	14	11

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

BK10 Bay Ridge/ Dyker Hts

	2012	Rank
Population	127,481	46
Population Density (1,000 persons per square mile)	32.8	33
Racial Diversity Index	0.57	27
Single-Person Households (% of households)	35.0%	18
Median Household Income	$53,285	19
Income Diversity Ratio	5.4	23
Rental Vacancy Rate[1]	2.9%	43
Residential Units within a Hurricane Evacuation Zone	7.3%	46
Residential Units within 1/4 Mile of a Park	73.5%	54
Unused Capacity Rate (% of land area)[2]	11.1%	56
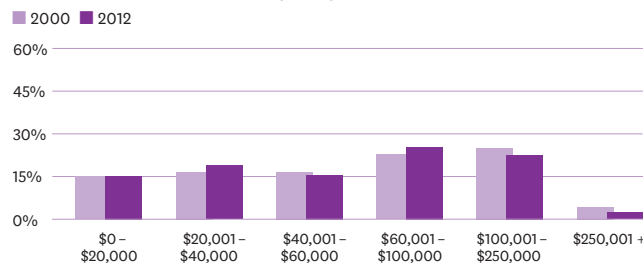
Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
Market Rate	36.2%	34
Rent-Stabilized or Rent-Controlled	61.8%	9
Public Housing	0.0%	43
Other Subsidized (Income-Restricted)	2.0%	37
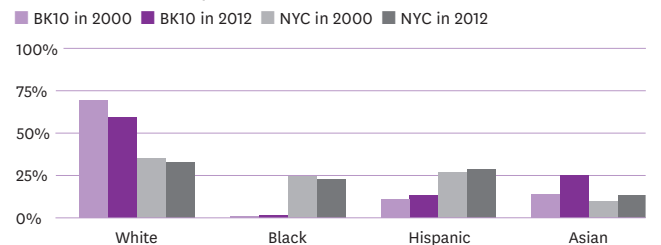
Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ BK10 in 2000 ■ BK10 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	99	145	14	53	7	42	56
Units Issued New Certificates of Occupancy	87	94	6	38	13	29	56
Homeownership Rate	33.6%	—	—	40.5%	—	18	15
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	194.6	174.5	201.6	213.8	—	6
Median Sales Price per Unit (2–4 family building)[3]	$238,538	$389,555	$360,676	$355,120	$375,000	3	4
Sales Volume	502	546	440	447	457	26	33
Median Monthly Rent (all renters)	—	$1,168	—	$1,265	—	—	20
Median Monthly Rent (recent movers)	—	$1,245	—	$1,424	—	—	20
Median Rent Burden	—	28.5%	—	32.2%	—	—	34
Median Rent Burden (low-income renters)	—	50.0%	—	52.9%	—	—	15
Severely Rent Burdened Households (% of renter households)	—	26.5%	—	33.2%	—	—	23
Housing Choice Vouchers (% of renter households)	—	—	1.5%	1.6%	—	—	40
Home Purchase Loan Rate (per 1,000 properties)	—	33.8	20.6	20.3	—	—	18
Refinance Loan Rate (per 1,000 properties)	—	24.3	19.7	25.7	—	—	17
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	6.2%	4.3%	—	—	38
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	40.0	35.9	—	48
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	1.9	2.3	5.2	3.7	4.3	54	52
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.6%	0.7%	0.9%	—	—	54	51
Serious Housing Code Violations (per 1,000 rental units)	—	19.3	22.9	18.3	17.4	—	41
Severe Crowding Rate (% of renter households)	—	—	3.8%	6.0%	—	—	11

POPULATION

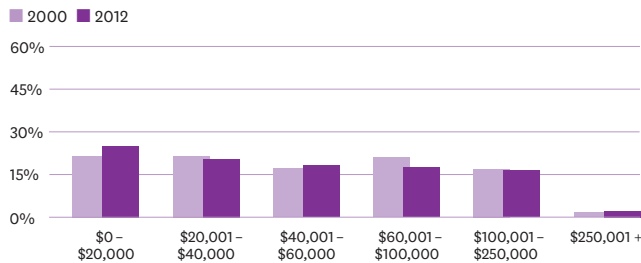|	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	36.5%	—	—	38.9%	—	24	26
Households with Children under 18 Years Old	26.3%	—	—	32.3%	—	46	29
Population Aged 65 and Older	16.2%	—	—	14.7%	—	8	14
Share of Population Living in Racially Integrated Tracts	20.4%	—	34.4%	—	—	29	15
Poverty Rate	13.9%	—	—	16.5%	—	40	35
Unemployment Rate	6.1%	—	—	8.2%	—	45	38
Public Transportation Rate	50.7%	—	—	55.5%	—	38	35
Mean Travel Time to Work (minutes)	41.2	—	—	43.7	—	32	14
Serious Crime Rate (per 1,000 residents)	14.7	11.7	7.3	7.6	7.6	53	55
Students Performing at Grade Level in Math	—	—	—	—	47.9%	—	9
Students Performing at Grade Level in Reading	—	—	—	—	36.1%	—	16
Asthma Hospitalizations (per 1,000 people)	1.3	0.9	1.0	—	—	48	50
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	18.1	4.2	4.7	2.1	—	29	36

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

BK11 Bensonhurst

	2012	Rank
Population	189,420	8
Population Density (1,000 persons per square mile)	51.1	17
Racial Diversity Index	0.63	20
Single-Person Households (% of households)	23.7%	45
Median Household Income	$50,860	26
Income Diversity Ratio	5.5	11
Rental Vacancy Rate[1]	4.1%	21
Residential Units within a Hurricane Evacuation Zone	67.5%	14
Residential Units within 1/4 Mile of a Park	74.6%	52
Unused Capacity Rate (% of land area)[2]	13.1%	55
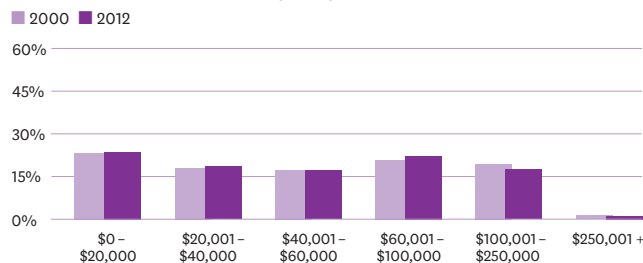
Rental Stock by Regulation and Subsidy Status (% of rental units)

	2011	Rank
■ Market Rate	45.5%	24
■ Rent-Stabilized or Rent-Controlled	53.9%	14
■ Public Housing	0.0%	43
■ Other Subsidized (Income-Restricted)	0.6%	44

Household Income Distribution (2013$), 2000–2012

■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012

■ BK11 in 2000 ■ BK11 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	97	213	15	55	38	43	44
Units Issued New Certificates of Occupancy	81	250	294	51	86	36	28
Homeownership Rate	31.2%	—	—	34.6%	—	21	18
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	187.4	203.8	207.7	205.6	—	7
Median Sales Price per Unit (2–4 family building)[3]	$204,059	$334,376	$325,221	$328,979	$335,000	6	7
Sales Volume	621	813	594	589	648	16	23
Median Monthly Rent (all renters)	—	$1,130	—	$1,178	—	—	30
Median Monthly Rent (recent movers)	—	$1,210	—	$1,291	—	—	36
Median Rent Burden	—	37.6%	—	30.0%	—	—	45
Median Rent Burden (low-income renters)	—	49.9%	—	47.1%	—	—	29
Severely Rent Burdened Households (% of renter households)	—	37.5%	—	28.3%	—	—	37
Housing Choice Vouchers (% of renter households)	—	—	7.7%	5.8%	—	—	21
Home Purchase Loan Rate (per 1,000 properties)	—	35.0	26.0	19.4	—	—	20
Refinance Loan Rate (per 1,000 properties)	—	25.5	13.8	17.7	—	—	37
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	1.4%	1.6%	—	—	47
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	41.7	34.9	—	49
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	2.4	3.1	5.2	3.0	5.5	49	49
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.6%	0.8%	0.8%	—	—	54	53
Serious Housing Code Violations (per 1,000 rental units)	—	17.2	22.5	21.5	22.7	—	34
Severe Crowding Rate (% of renter households)	—	—	3.9%	5.1%	—	—	16

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	50.7%	—	—	55.7%	—	7	5
Households with Children under 18 Years Old	31.9%	—	—	32.9%	—	37	27
Population Aged 65 and Older	17.0%	—	—	15.3%	—	6	12
Share of Population Living in Racially Integrated Tracts	63.5%	—	96.0%	—	—	3	1
Poverty Rate	19.7%	—	—	19.8%	—	26	26
Unemployment Rate	7.1%	—	—	11.2%	—	40	25
Public Transportation Rate	56.2%	—	—	64.6%	—	31	26
Mean Travel Time to Work (minutes)	44.9	—	—	45.3	—	16	8
Serious Crime Rate (per 1,000 residents)	14.6	10.4	6.9	7.1	7.7	54	54
Students Performing at Grade Level in Math	—	—	—	—	45.9%	—	10
Students Performing at Grade Level in Reading	—	—	—	—	36.1%	—	16
Asthma Hospitalizations (per 1,000 people)	1.2	1.0	1.2	—	—	49	46
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	18.9	8.1	5.9	4.6	—	27	6

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

BK12 Borough Park

	2012	Rank
Population	162,352	17
Population Density (1,000 persons per square mile)	51.6	16
Racial Diversity Index	0.45	46
Single-Person Households (% of households)	21.0%	51
Median Household Income	$38,451	42
Income Diversity Ratio	5.3	29
Rental Vacancy Rate[1]	3.2%	39
Residential Units within a Hurricane Evacuation Zone	4.1%	50
Residential Units within 1/4 Mile of a Park	78.6%	46
Unused Capacity Rate (% of land area)[2]	26.5%	31
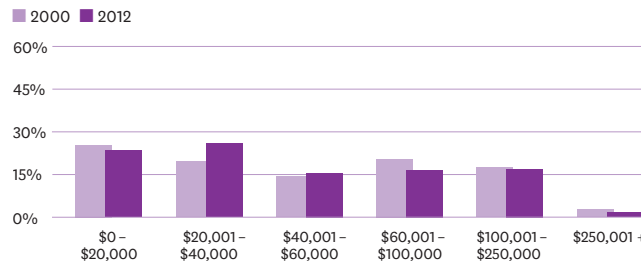
Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
Market Rate	56.1%	14
Rent-Stabilized or Rent-Controlled	43.2%	26
Public Housing	0.0%	43
Other Subsidized (Income-Restricted)	0.7%	43
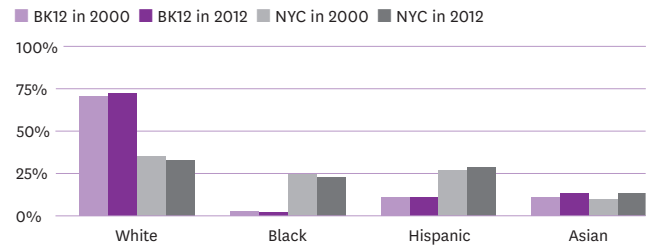
Household Income Distribution (2013$), 2000–2012

Racial and Ethnic Composition, 2000–2012

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	122	308	27	93	130	34	26
Units Issued New Certificates of Occupancy	47	226	231	86	96	44	26
Homeownership Rate	29.3%	—	—	33.0%	—	23	23
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	215.5	146.7	185.0	190.8	—	10
Median Sales Price per Unit (2–4 family building)[3]	$218,132	$397,410	$319,890	$335,546	$344,650	4	6
Sales Volume	566	677	483	478	529	21	27
Median Monthly Rent (all renters)	—	$1,131	—	$1,248	—	—	24
Median Monthly Rent (recent movers)	—	$1,164	—	$1,352	—	—	29
Median Rent Burden	—	34.1%	—	42.2%	—	—	2
Median Rent Burden (low-income renters)	—	47.1%	—	57.1%	—	—	6
Severely Rent Burdened Households (% of renter households)	—	34.5%	—	42.4%	—	—	2
Housing Choice Vouchers (% of renter households)	—	—	11.6%	11.7%	—	—	3
Home Purchase Loan Rate (per 1,000 properties)	—	24.7	12.7	12.5	—	—	48
Refinance Loan Rate (per 1,000 properties)	—	26.1	12.3	20.1	—	—	30
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	6.9%	3.6%	—	—	39
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	61.0	53.8	—	36
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	4.8	3.9	20.8	10.2	16.0	36	30
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.5%	1.6%	2.1%	—	—	35	30
Serious Housing Code Violations (per 1,000 rental units)	—	33.3	41.9	39.3	31.6	—	25
Severe Crowding Rate (% of renter households)	—	—	7.4%	7.0%	—	—	6

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	39.8%	—	—	34.1%	—	18	32
Households with Children under 18 Years Old	41.1%	—	—	39.9%	—	23	16
Population Aged 65 and Older	13.2%	—	—	10.3%	—	19	39
Share of Population Living in Racially Integrated Tracts	27.6%	—	24.5%	—	—	18	24
Poverty Rate	28.5%	—	—	32.4%	—	16	7
Unemployment Rate	7.4%	—	—	6.9%	—	35	48
Public Transportation Rate	46.7%	—	—	45.8%	—	42	46
Mean Travel Time to Work (minutes)	37.3	—	—	36.3	—	42	45
Serious Crime Rate (per 1,000 residents)	11.9	8.0	6.6	6.5	6.2	57	58
Students Performing at Grade Level in Math	—	—	—	—	44.7%	—	12
Students Performing at Grade Level in Reading	—	—	—	—	36.6%	—	13
Asthma Hospitalizations (per 1,000 people)	1.5	1.1	1.2	—	—	45	46
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	26.3	11.1	6.1	4.4	—	8	8

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

	2012	Rank
Population	100,695	55
Population Density (1,000 persons per square mile)	29.6	38
Racial Diversity Index	0.58	25
Single-Person Households (% of households)	37.9%	11
Median Household Income	$30,458	50
Income Diversity Ratio	8.2	2
Rental Vacancy Rate[1]	5.1%	10
Residential Units within a Hurricane Evacuation Zone	100.0%	1
Residential Units within 1/4 Mile of a Park	96.3%	20
Unused Capacity Rate (% of land area)[2]	32.9%	21
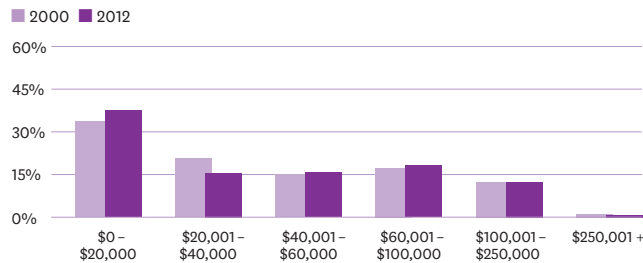
Rental Stock by Regulation and Subsidy Status (% of rental units)

	2011	Rank
Market Rate	26.6%	44
Rent-Stabilized or Rent-Controlled	45.0%	21
Public Housing	17.2%	7
Other Subsidized (Income-Restricted)	11.2%	13

BK13
NYC
0%　　　　　　　　　　　　　　　100%

Household Income Distribution (2013$), 2000–2012

■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012

■ BK13 in 2000 ■ BK13 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	250	298	41	75	56	16	38
Units Issued New Certificates of Occupancy	35	162	135	152	346	49	7
Homeownership Rate	23.3%	—	—	30.6%	—	34	29
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	271.0	208.3	206.1	187.6	—	11
Median Sales Price per Unit (2–4 family building)[3]	$147,767	$318,277	$266,575	$264,370	$250,000	19	11
Sales Volume	285	414	192	154	235	38	47
Median Monthly Rent (all renters)	—	$812	—	$888	—	—	53
Median Monthly Rent (recent movers)	—	$1,036	—	$1,098	—	—	52
Median Rent Burden	—	32.1%	—	32.7%	—	—	28
Median Rent Burden (low-income renters)	—	39.0%	—	36.2%	—	—	53
Severely Rent Burdened Households (% of renter households)	—	31.6%	—	27.7%	—	—	41
Housing Choice Vouchers (% of renter households)	—	—	12.6%	9.6%	—	—	7
Home Purchase Loan Rate (per 1,000 properties)	—	22.3	13.0	10.1	—	—	50
Refinance Loan Rate (per 1,000 properties)	—	15.3	9.0	12.8	—	—	44
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	2.5%	3.2%	—	—	42
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	63.6	52.9	—	37
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	6.6	6.6	14.0	9.9	13.0	32	33
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.6%	1.5%	2.3%	—	—	32	25
Serious Housing Code Violations (per 1,000 rental units)	—	19.5	24.1	46.6	23.0	—	32
Severe Crowding Rate (% of renter households)	—	—	3.3%	5.1%	—	—	16

POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	47.6%	—	—	56.5%	—	12	4
Households with Children under 18 Years Old	29.3%	—	—	24.8%	—	44	44
Population Aged 65 and Older	20.7%	—	—	22.7%	—	1	1
Share of Population Living in Racially Integrated Tracts	20.2%	—	35.3%	—	—	31	14
Poverty Rate	28.5%	—	—	27.5%	—	16	16
Unemployment Rate	10.4%	—	—	11.8%	—	23	20
Public Transportation Rate	54.8%	—	—	54.2%	—	34	36
Mean Travel Time to Work (minutes)	46.3	—	—	45.7	—	8	6
Serious Crime Rate (per 1,000 residents)	22.4	15.3	12.7	13.8	13.6	35	34
Students Performing at Grade Level in Math	—	—	—	—	42.7%	—	14
Students Performing at Grade Level in Reading	—	—	—	—	36.2%	—	15
Asthma Hospitalizations (per 1,000 people)	2.8	3.1	2.9	—	—	27	20
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	22.5	10.7	6.4	5.7	—	15	4

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

BK14 Flatbush/Midwood

	2012	Rank
Population	148,198	23
Population Density (1,000 persons per square mile)	51.0	18
Racial Diversity Index	0.70	7
Single-Person Households (% of households)	30.4%	26
Median Household Income	$41,759	37
Income Diversity Ratio	5.5	21
Rental Vacancy Rate[1]	4.9%	13
Residential Units within a Hurricane Evacuation Zone	47.8%	21
Residential Units within 1/4 Mile of a Park	71.3%	56
Unused Capacity Rate (% of land area)[2]	16.0%	53
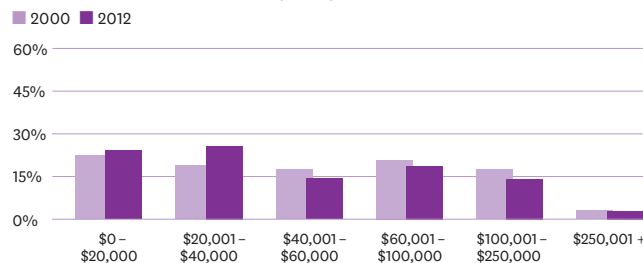
Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
Market Rate	25.1%	45
Rent-Stabilized or Rent-Controlled	73.5%	5
Public Housing	0.0%	43
Other Subsidized (Income-Restricted)	1.4%	42
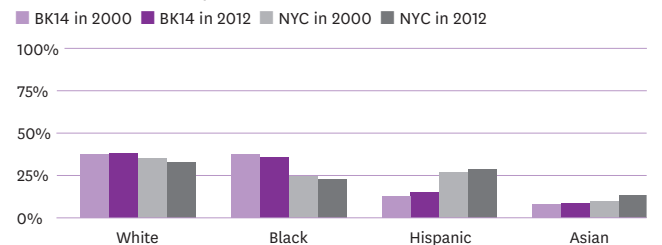
BK14
NYC
0% — 100%

Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ BK14 in 2000 ■ BK14 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	0	184	10	25	5	59	58
Units Issued New Certificates of Occupancy	21	74	142	10	51	53	42
Homeownership Rate	20.4%	—	—	23.5%	—	36	35
Index of Housing Price Appreciation (1 family building)[3]	100.0	200.6	167.7	194.6	197.4	—	2
Median Sales Price per Unit (1 family building)[3]	$520,703	$843,697	$775,732	$777,857	$750,000	1	1
Sales Volume	334	401	248	314	333	37	44
Median Monthly Rent (all renters)	—	$1,081	—	$1,185	—	—	28
Median Monthly Rent (recent movers)	—	$1,129	—	$1,200	—	—	42
Median Rent Burden	—	31.7%	—	35.3%	—	—	15
Median Rent Burden (low-income renters)	—	43.0%	—	47.2%	—	—	27
Severely Rent Burdened Households (% of renter households)	—	27.9%	—	34.2%	—	—	16
Housing Choice Vouchers (% of renter households)	—	—	8.3%	5.2%	—	—	24
Home Purchase Loan Rate (per 1,000 properties)	—	34.1	16.2	17.8	—	—	28
Refinance Loan Rate (per 1,000 properties)	—	39.0	20.3	28.0	—	—	14
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.2%	11.0%	6.7%	—	—	31
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	96.7	90.1	—	25
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	7.8	9.3	20.7	11.1	18.5	30	27
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.4%	1.5%	2.2%	—	—	28	27
Serious Housing Code Violations (per 1,000 rental units)	—	103.6	109.7	91.1	84.0	—	10
Severe Crowding Rate (% of renter households)	—	—	6.0%	7.8%	—	—	5

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	49.4%	—	—	46.7%	—	9	13
Households with Children under 18 Years Old	41.8%	—	—	33.6%	—	19	25
Population Aged 65 and Older	10.8%	—	—	12.0%	—	31	28
Share of Population Living in Racially Integrated Tracts	21.3%	—	27.0%	—	—	28	20
Poverty Rate	22.8%	—	—	18.7%	—	23	28
Unemployment Rate	10.7%	—	—	9.9%	—	20	31
Public Transportation Rate	61.5%	—	—	61.3%	—	20	30
Mean Travel Time to Work (minutes)	46.0	—	—	40.2	—	10	31
Serious Crime Rate (per 1,000 residents)	26.2	16.4	12.3	11.8	11.4	28	39
Students Performing at Grade Level in Math	—	—	—	—	33.0%	—	28
Students Performing at Grade Level in Reading	—	—	—	—	29.6%	—	27
Asthma Hospitalizations (per 1,000 people)	2.5	2.4	2.3	—	—	29	29
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	30.1	14.8	9.3	5.9	—	4	3

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 14 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

	2012	Rank
Population	153,182	21
Population Density (1,000 persons per square mile)	35.4	32
Racial Diversity Index	0.44	47
Single-Person Households (% of households)	29.3%	28
Median Household Income	$48,138	30
Income Diversity Ratio	5.1	31
Rental Vacancy Rate[1]	4.1%	21
Residential Units within a Hurricane Evacuation Zone	100.0%	1
Residential Units within 1/4 Mile of a Park	89.9%	32
Unused Capacity Rate (% of land area)[2]	24.6%	35
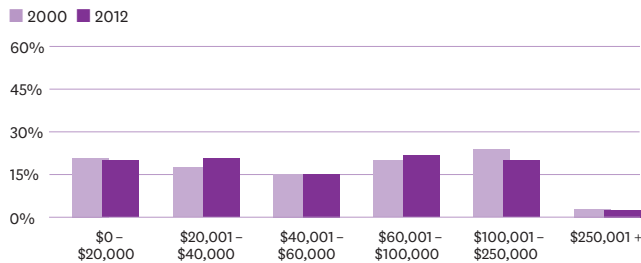
Rental Stock by Regulation and Subsidy Status (% of rental units)

	2011	Rank
Market Rate	34.5%	38
Rent-Stabilized or Rent-Controlled	58.0%	11
Public Housing	7.1%	26
Other Subsidized (Income-Restricted)	0.4%	46

Household Income Distribution (2013$), 2000–2012

2000 ■ 2012 ■

Racial and Ethnic Composition, 2000–2012

BK15 in 2000 ■ BK15 in 2012 ■ NYC in 2000 ■ NYC in 2012 ■

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	134	279	7	24	68	29	34
Units Issued New Certificates of Occupancy	85	209	110	85	86	30	28
Homeownership Rate	41.6%	—	—	48.2%	—	12	10
Index of Housing Price Appreciation (1 family building)[3]	100.0	200.6	182.6	170.4	192.9	—	4
Median Sales Price per Unit (1 family building)[3]	$377,861	$622,590	$533,149	$523,655	$550,000	7	7
Sales Volume	912	832	568	564	658	12	21
Median Monthly Rent (all renters)	—	$1,030	—	$1,185	—	—	28
Median Monthly Rent (recent movers)	—	$1,245	—	$1,322	—	—	31
Median Rent Burden	—	35.9%	—	32.7%	—	—	28
Median Rent Burden (low-income renters)	—	48.5%	—	45.6%	—	—	35
Severely Rent Burdened Households (% of renter households)	—	34.1%	—	29.8%	—	—	33
Housing Choice Vouchers (% of renter households)	—	—	12.3%	8.1%	—	—	11
Home Purchase Loan Rate (per 1,000 properties)	—	28.8	17.6	15.0	—	—	38
Refinance Loan Rate (per 1,000 properties)	—	22.1	17.1	21.1	—	—	26
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.2%	8.7%	5.0%	—	—	36
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	56.0	48.9	—	39
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	3.8	4.2	11.5	8.4	10.7	41	38
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.5%	1.4%	1.7%	—	—	43	35
Serious Housing Code Violations (per 1,000 rental units)	—	18.5	26.2	27.2	18.1	—	40
Severe Crowding Rate (% of renter households)	—	—	2.3%	2.9%	—	—	34

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	44.8%	—	—	44.8%	—	15	14
Households with Children under 18 Years Old	31.0%	—	—	31.2%	—	39	32
Population Aged 65 and Older	17.9%	—	—	16.8%	—	4	8
Share of Population Living in Racially Integrated Tracts	24.3%	—	24.2%	—	—	23	26
Poverty Rate	16.8%	—	—	18.3%	—	34	31
Unemployment Rate	6.6%	—	—	10.8%	—	42	26
Public Transportation Rate	48.6%	—	—	51.5%	—	41	41
Mean Travel Time to Work (minutes)	43.5	—	—	44.7	—	20	12
Serious Crime Rate (per 1,000 residents)	22.4	11.2	6.9	10.4	10.4	35	41
Students Performing at Grade Level in Math	—	—	—	—	37.6%	—	17
Students Performing at Grade Level in Reading	—	—	—	—	33.1%	—	18
Asthma Hospitalizations (per 1,000 people)	1.5	1.5	1.7	—	—	45	41
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	16.1	6.4	5.3	2.7	—	41	21

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 14 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

BK16 Brownsville

	2012	Rank
Population	128,864	42
Population Density (1,000 persons per square mile)	49.8	20
Racial Diversity Index	0.42	52
Single-Person Households (% of households)	24.7%	42
Median Household Income	$28,838	51
Income Diversity Ratio	5.2	30
Rental Vacancy Rate[1]	5.1%	10
Residential Units within a Hurricane Evacuation Zone	37.7%	25
Residential Units within 1/4 Mile of a Park	97.3%	16
Unused Capacity Rate (% of land area)[2]	49.2%	5

Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
■ Market Rate	21.6%	47
■ Rent-Stabilized or Rent-Controlled	32.7%	38
■ Public Housing	25.5%	3
■ Other Subsidized (Income-Restricted)	20.2%	6

Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ BK16 in 2000 ■ BK16 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	34	152	66	136	46	52	41
Units Issued New Certificates of Occupancy	82	307	367	136	70	33	36
Homeownership Rate	16.8%	—	—	21.1%	—	41	39
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	210.4	117.4	103.5	108.0	—	33
Median Sales Price per Unit (2–4 family building)[3]	$133,694	$247,484	$143,284	$161,842	$140,473	24	28
Sales Volume	284	576	181	191	266	39	46
Median Monthly Rent (all renters)	—	$723	—	$950	—	—	50
Median Monthly Rent (recent movers)	—	$698	—	$1,139	—	—	48
Median Rent Burden	—	33.4%	—	37.6%	—	—	8
Median Rent Burden (low-income renters)	—	35.5%	—	42.5%	—	—	43
Severely Rent Burdened Households (% of renter households)	—	32.4%	—	37.2%	—	—	7
Housing Choice Vouchers (% of renter households)	—	—	9.5%	9.0%	—	—	9
Home Purchase Loan Rate (per 1,000 properties)	—	75.7	13.7	13.5	—	—	46
Refinance Loan Rate (per 1,000 properties)	—	100.5	10.9	11.7	—	—	47
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	1.4%	83.2%	79.1%	—	—	2
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	165.9	154.8	—	11
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	22.8	41.3	59.7	38.2	52.9	10	3
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	14.5%	3.5%	5.1%	—	—	5	11
Serious Housing Code Violations (per 1,000 rental units)	—	88.4	95.5	93.1	82.1	—	13
Severe Crowding Rate (% of renter households)	—	—	1.7%	1.8%	—	—	44

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	23.6%	—	—	29.8%	—	42	38
Households with Children under 18 Years Old	51.7%	—	—	47.5%	—	3	1
Population Aged 65 and Older	7.2%	—	—	8.8%	—	51	46
Share of Population Living in Racially Integrated Tracts	0.0%	—	0.0%	—	—	45	47
Poverty Rate	42.6%	—	—	36.4%	—	3	5
Unemployment Rate	22.3%	—	—	12.7%	—	2	16
Public Transportation Rate	66.3%	—	—	69.1%	—	12	16
Mean Travel Time to Work (minutes)	48.1	—	—	44.9	—	4	9
Serious Crime Rate (per 1,000 residents)	31.8	25.2	23.2	26.0	24.2	19	17
Students Performing at Grade Level in Math	—	—	—	—	11.6%	—	58
Students Performing at Grade Level in Reading	—	—	—	—	12.9%	—	55
Asthma Hospitalizations (per 1,000 people)	6.2	6.0	5.6	—	—	9	10
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	18.1	6.7	2.4	1.3	—	29	55

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

	2012	Rank
Population	140,973	31
Population Density (1,000 persons per square mile)	45.8	22
Racial Diversity Index	0.22	55
Single-Person Households (% of households)	25.2%	40
Median Household Income	$49,437	29
Income Diversity Ratio	3.8	53
Rental Vacancy Rate[1]	4.8%	15
Residential Units within a Hurricane Evacuation Zone	58.9%	18
Residential Units within 1/4 Mile of a Park	63.7%	58
Unused Capacity Rate (% of land area)[2]	28.7%	28
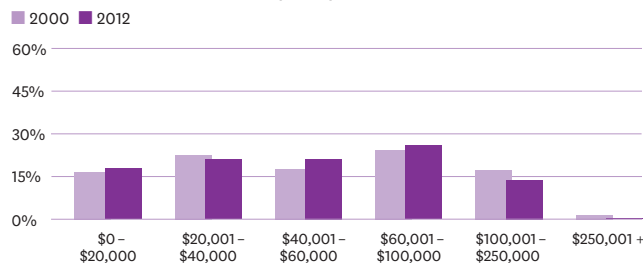
Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
Market Rate	43.1%	26
Rent-Stabilized or Rent-Controlled	53.4%	16
Public Housing	0.4%	40
Other Subsidized (Income-Restricted)	3.1%	32

Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ BK17 in 2000 ■ BK17 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	26	170	0	5	90	54	30
Units Issued New Certificates of Occupancy	82	166	105	24	18	33	53
Homeownership Rate	32.1%	—	—	30.7%	—	20	26
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	212.3	162.6	127.8	147.3	—	20
Median Sales Price per Unit (2–4 family building)[3]	$136,039	$267,656	$189,268	$160,994	$185,750	23	19
Sales Volume	516	971	292	327	366	25	41
Median Monthly Rent (all renters)	—	$1,068	—	$1,129	—	—	37
Median Monthly Rent (recent movers)	—	$1,129	—	$1,179	—	—	45
Median Rent Burden	—	33.1%	—	33.1%	—	—	26
Median Rent Burden (low-income renters)	—	46.5%	—	44.9%	—	—	38
Severely Rent Burdened Households (% of renter households)	—	30.0%	—	31.1%	—	—	29
Housing Choice Vouchers (% of renter households)	—	—	5.4%	4.6%	—	—	27
Home Purchase Loan Rate (per 1,000 properties)	—	49.0	11.7	10.1	—	—	50
Refinance Loan Rate (per 1,000 properties)	—	111.3	14.5	16.8	—	—	40
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.7%	73.1%	68.4%	—	—	6
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	175.1	165.6	—	4
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	16.2	22.9	33.4	26.0	37.2	19	14
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	8.2%	2.1%	3.1%	—	—	20	20
Serious Housing Code Violations (per 1,000 rental units)	—	101.4	120.8	101.2	95.5	—	7
Severe Crowding Rate (% of renter households)	—	—	5.5%	4.7%	—	—	19

POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	54.5%	—	—	55.5%	—	4	6
Households with Children under 18 Years Old	45.0%	—	—	36.1%	—	10	21
Population Aged 65 and Older	9.1%	—	—	12.2%	—	42	24
Share of Population Living in Racially Integrated Tracts	0.0%	—	0.0%	—	—	45	47
Poverty Rate	19.4%	—	—	17.1%	—	27	33
Unemployment Rate	12.5%	—	—	12.2%	—	18	19
Public Transportation Rate	63.5%	—	—	65.9%	—	17	24
Mean Travel Time to Work (minutes)	50.1	—	—	42.5	—	1	18
Serious Crime Rate (per 1,000 residents)	24.1	15.8	13.7	15.5	15.2	32	30
Students Performing at Grade Level in Math	—	—	—	—	21.6%	—	39
Students Performing at Grade Level in Reading	—	—	—	—	21.4%	—	39
Asthma Hospitalizations (per 1,000 people)	3.8	3.6	3.5	—	—	16	16
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	19.0	9.6	3.4	1.9	—	25	40

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

BK18 Flatlands/Canarsie

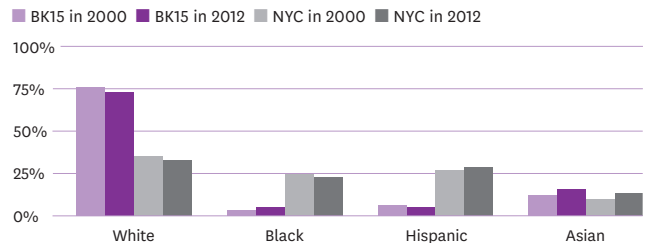|	2012	Rank
Population	204,158	5
Population Density (1,000 persons per square mile)	14.9	48
Racial Diversity Index	0.52	34
Single-Person Households (% of households)	23.5%	47
Median Household Income	$62,546	14
Income Diversity Ratio	4.6	43
Rental Vacancy Rate[1]	3.2%	39
Residential Units within a Hurricane Evacuation Zone	100.0%	1
Residential Units within 1/4 Mile of a Park	86.2%	38
Unused Capacity Rate (% of land area)[2]	19.6%	47
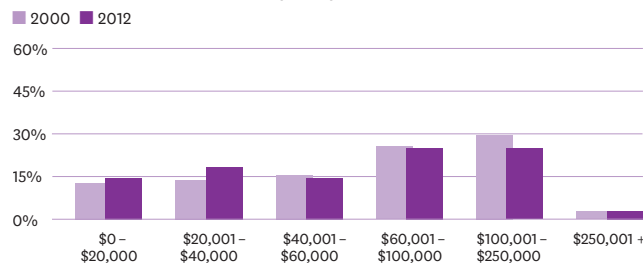
Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
Market Rate	67.6%	6
Rent-Stabilized or Rent-Controlled	15.7%	51
Public Housing	16.4%	11
Other Subsidized (Income-Restricted)	0.3%	47

Household Income Distribution (2013$), 2000–2012

■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012

■ BK18 in 2000 ■ BK18 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	129	133	20	9	31	31	48
Units Issued New Certificates of Occupancy	125	223	113	73	9	23	57
Homeownership Rate	54.7%	—	—	56.7%	—	6	6
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	208.5	154.3	142.3	155.9	—	17
Median Sales Price per Unit (2–4 family building)[3]	$178,259	$320,023	$245,249	$223,697	$225,000	10	15
Sales Volume	1,789	1,820	798	722	819	2	13
Median Monthly Rent (all renters)	—	$1,149	—	$1,226	—	—	25
Median Monthly Rent (recent movers)	—	$1,455	—	$1,363	—	—	27
Median Rent Burden	—	28.8%	—	32.6%	—	—	30
Median Rent Burden (low-income renters)	—	39.2%	—	44.8%	—	—	39
Severely Rent Burdened Households (% of renter households)	—	21.4%	—	31.9%	—	—	27
Housing Choice Vouchers (% of renter households)	—	—	3.5%	3.4%	—	—	31
Home Purchase Loan Rate (per 1,000 properties)	—	47.9	16.8	14.5	—	—	42
Refinance Loan Rate (per 1,000 properties)	—	92.5	21.8	26.6	—	—	16
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.6%	48.5%	46.3%	—	—	12
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	148.0	131.4	—	14
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	10.9	15.1	26.0	20.9	28.6	26	17
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.8%	1.1%	1.6%	—	—	31	37
Serious Housing Code Violations (per 1,000 rental units)	—	15.2	31.8	32.4	24.0	—	31
Severe Crowding Rate (% of renter households)	—	—	2.6%	14.0%	—	—	1

POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	37.3%	—	—	42.8%	—	22	19
Households with Children under 18 Years Old	43.0%	—	—	37.7%	—	14	19
Population Aged 65 and Older	11.2%	—	—	12.1%	—	26	26
Share of Population Living in Racially Integrated Tracts	25.6%	—	12.3%	—	—	20	35
Poverty Rate	12.2%	—	—	12.1%	—	43	45
Unemployment Rate	8.0%	—	—	11.4%	—	33	24
Public Transportation Rate	43.5%	—	—	49.0%	—	44	43
Mean Travel Time to Work (minutes)	46.7	—	—	46.0	—	6	3
Serious Crime Rate (per 1,000 residents)	46.6	31.7	24.5	26.5	26.2	12	15
Students Performing at Grade Level in Math	—	—	—	—	27.7%	—	33
Students Performing at Grade Level in Reading	—	—	—	—	26.2%	—	33
Asthma Hospitalizations (per 1,000 people)	2.2	2.1	2.3	—	—	35	26
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	12.9	6.1	3.4	2.5	—	49	25

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

Manhattan
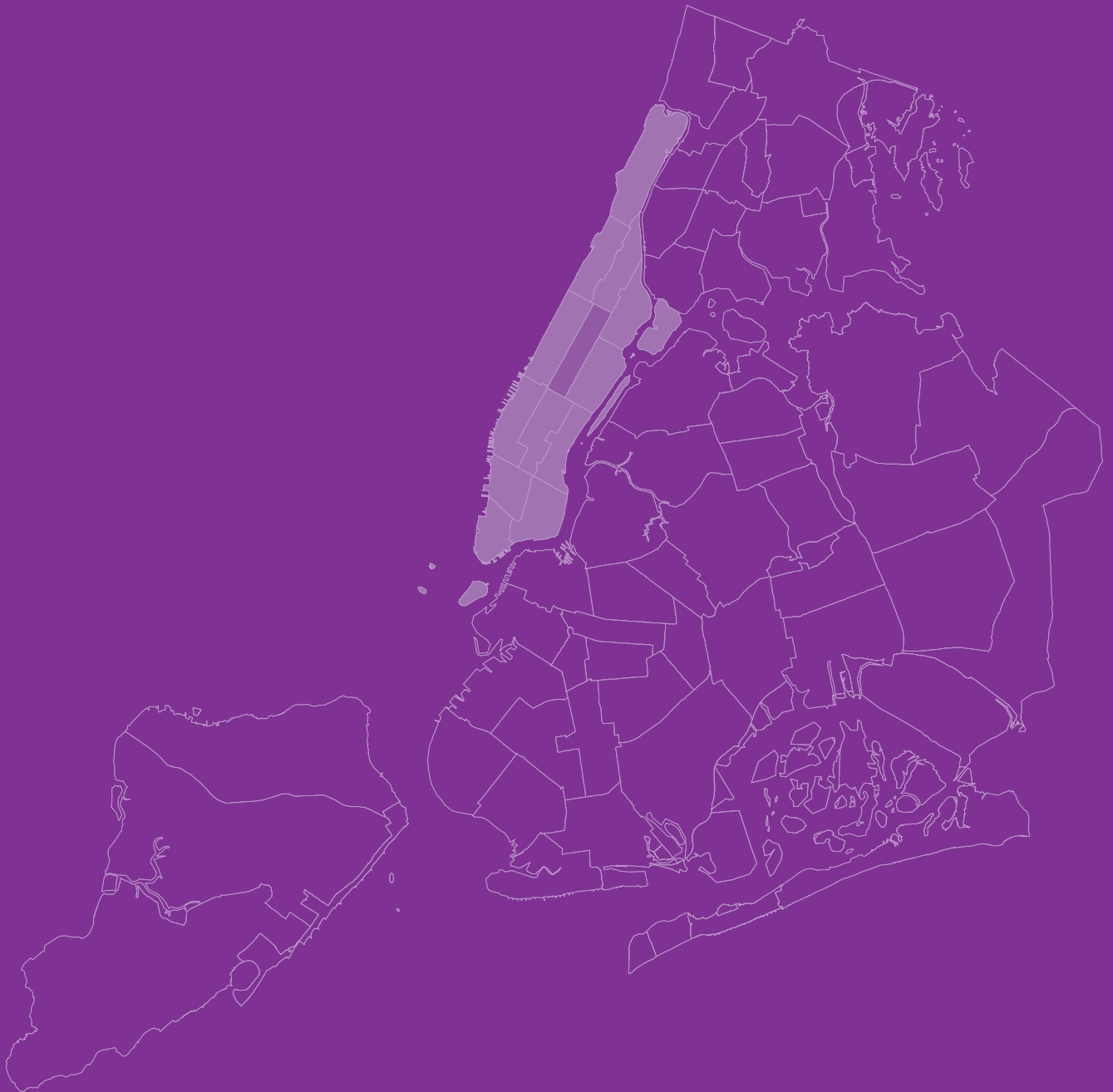
Manhattan

A large number of Manhattan's rental housing units were de-stabilized and converted to market rate from 2002 to 2012—nearly 100,000 units. This along with new construction of market rate units resulted in a significant shift in the distribution of rental units by regulation and subsidy status.

The percentage of market rate rental units in Manhattan increased by nearly 20 percentage points from 2002 to 2012. Over the same period, the share of rent-stabilized and rent-controlled rental units declined by just over 19 percentage points, but these units continued to make up the largest share of Manhattan's rental stock at 43.1 percent.

From 2000 to 2012, Manhattan saw a decline in the share of households with moderate incomes and an increase in the share with high incomes. The share of households in the borough earning between $40,000 and $60,000 decreased from 14 percent in 2000 to 12 percent in 2012, while the percentage of households earning more than $250,000 grew by one percentage point during the same period.

Manhattan households with incomes in the top tenth of the city's distribution have been more spatially isolated than similarly situated households elsewhere in the city since 1990. The increase in income segregation among these households in Manhattan was in line with citywide trends between 1990 and 2008-2012. Manhattan's households with incomes in the bottom tenth of the city's distribution remained about as income segregated in 2008-2012 as they were in 1990, and were slightly less segregated than the lowest-income households citywide in 2008-2012.

Manhattan had the highest median monthly rent of the five boroughs in 2012; it also had the lowest median rent burden. The average Manhattan household paid 28.6 percent of its income toward rent and utilities, although low-income households paid much more (42.9%). Manhattan also had the smallest share of households that were severely rent burdened in 2012 (23.4%).

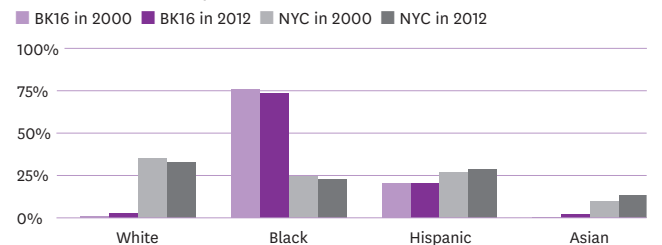|	2012	Rank
Population	1,619,090	3
Population Density (1,000 persons per square mile)	71.4	1
Racial Diversity Index	0.68	3
Single-Person Households (% of households)	49.5%	1
Median Household Income	$68,227	2
Income Diversity Ratio	7.5	1
Rental Vacancy Rate	3.8%	2
Residential Units within a Hurricane Evacuation Zone	44.4%	2
Residential Units within 1/4 Mile of a Park	94.1%	2
Unused Capacity Rate (% of land area)[1]	29.5%	3

Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012
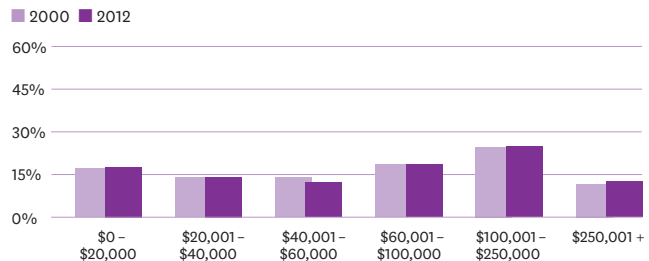
Isolation Index of Income Deciles, 1990-2012
■ 1990 ■ 2012
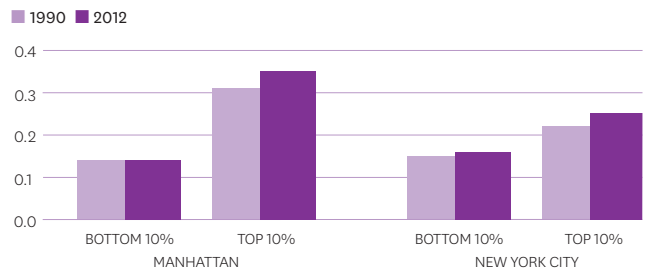
	2002	2012	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)			
■ Market Rate	17.0%	36.9%	4
■ Rent-Stabilized or Rent-Controlled	62.4%	43.1%	3
■ Public Housing	9.6%	8.8%	2
■ Other Subsidized (Income-Restricted)	11.0%	11.2%	2

Racial and Ethnic Composition, 2000–2012
■ Manhattan in 2000 ■ Manhattan in 2012 ■ NYC in 2000 ■ NYC in 2012
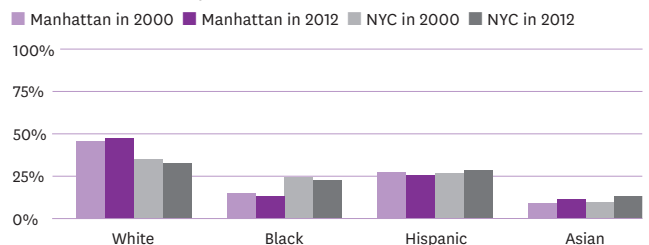
HOUSING: DEVELOPMENT	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	4,980	7,360	272	2,833	2,659	1	3
Units Issued New Certificates of Occupancy	5,131	4,479	1,746	1,159	2,960	1	3
HOUSING: STOCK							
Housing Units	798,144	840,443	847,090	850,490	—	3	2
Homeownership Rate	20.1%	23.5%	22.3%	22.1%	—	4	4
Serious Housing Code Violations (per 1,000 rental units)	—	34.4	37.1	36.5	31.2	—	3
Severe Crowding Rate (% of renter households)	—	—	3.1%	2.5%	—	—	5
HOUSING: MARKET							
Index of Housing Price Appreciation (1 family building)	100	265.9	240.1	307.1	368.0	—	—
Index of Housing Price Appreciation (2–4 family building)	100	203.2	205.9	220.8	245.5	—	—
Median Sales Price per Unit (1 family building)	$85,311	$227,271	$181,029	$216,243	$250,000	—	—
Median Sales Price per Unit (2–4 family building)	$706,368	$977,525	$1,065,233	$1,015,789	$1,101,000	—	—
Sales Volume (1 family building)	282	637	346	716	591	—	—
Sales Volume (2–4 family building)	2,517	7,872	5,844	5,794	5,949	—	—
Median Monthly Rent (all renters)	—	$1,258	$1,392	$1,474	—	—	1
Median Monthly Rent (recent movers)	—	$1,850	$1,930	$2,084	—	—	1
Median Rent Burden	—	27.5%	28.2%	28.6%	—	—	5
Median Rent Burden (low-income renters)	—	44.9%	43.4%	42.9%	—	—	5
Severely Rent Burdened Households (% of renter households)	—	22.6%	22.7%	23.4%	—	—	5
Housing Choice Vouchers (% of renter households)	—	—	3.7%	3.2%	—	—	4
HOUSING: FINANCE							
Home Purchase Loan Rate (per 1,000 properties)	—	34.4	21.2	21.0	—	—	1
Higher-Cost Home Purchase Loans (% of home purchase loans)	—	2.0%	0.8%	0.4%	—	—	5
Refinance Loan Rate (per 1,000 properties)	—	12.1	30.9	40.0	—	—	1
Higher-Cost Refinance Loans (% of refinance loans)	—	9.3%	0.3%	0.3%	—	—	5
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	1.5%	0.9%	—	—	5
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	26.6	24.1	—	5
Notices of Foreclosure (all residential properties)	356	212	842	439	479	5	5
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	4.9	2.0	6.8	3.5	4.2	1	5
Properties that Entered REO	7	0	5	2	3	4	5
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	6.6%	1.6%	2.1%	—	—	1	3
POPULATION							
Population	1,537,195	—	1,585,873	1,619,090	—	3	3
Population Density (1,000 persons per square mile)	67.1	—	69.5	71.4	—	1	1
Foreign-Born Population	29.4%	28.7%	28.5%	28.9%	—	3	4
Percent White	46.9%	—	48.0%	47.4%	—	2	2
Percent Black	15.6%	—	12.9%	13.1%	—	4	4
Percent Hispanic	27.8%	—	25.4%	25.8%	—	2	3
Percent Asian	9.6%	—	11.2%	11.2%	—	2	2
Households with Children under 18 Years Old	19.7%	20.2%	18.2%	18.2%	—	5	5
Population Aged 65 and Older	12.2%	12.7%	13.5%	14.0%	—	2	1
Median Household Income	$67,114	$69,843	$68,064	$68,227	—	2	2
Income Diversity Ratio	7.5	8.4	8.0	7.5	—	1	1
Share of Population Living in Racially Integrated Tracts	13.9%	—	17.5%	—	—	4	4
Poverty Rate	20.0%	18.3%	16.4%	17.8%	—	3	3
Unemployment Rate	8.5%	6.8%	9.2%	8.8%	—	3	4
Private Sector Employment	—	1,850,035	1,835,104	1,947,749	—	—	1
Public Transportation Rate	63.3%	60.8%	63.2%	63.4%	—	1	1
Mean Travel Time to Work (minutes)	30.5	30.1	30.1	31.0	—	5	5
NEIGHBORHOOD SERVICES AND CONDITIONS							
Serious Crime Rate (per 1,000 residents)	32.2	22.9	16.9	17.3	17.4	1	1
Adult Incarceration Rate (per 100,000 people aged 15 or older)	2,751.5	1,648.3	1,887.0	1,950.1	—	1	1
Students Performing at Grade Level in Math	—	—	—	—	35.3%	—	2
Students Performing at Grade Level in Reading	—	—	—	—	32.4%	—	2
Asthma Hospitalizations (per 1,000 people)	3.1	2.7	2.3	—	—	3	3
Low Birth Weight Rate (per 1,000 live births)	78	86	87	85	—	4	2
Elevated Blood Lead Levels (incidence per 1,000 children)	17.9	6.6	3.4	2.0	—	2	5

1. Data on unused capacity rate are from 2011.2. Rental vacancy rate is an average rate for 2010-2012.

MN01 Financial District[1]

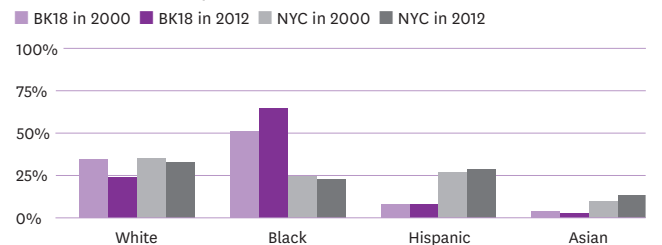|	2012	Rank
Population	147,935	25
Population Density (1,000 persons per square mile)	50.9	19
Racial Diversity Index	0.48	44
Single-Person Households (% of households)	54.8%	3
Median Household Income	$104,603	1
Income Diversity Ratio	6.3	11
Rental Vacancy Rate[2]	4.4%	17
Residential Units within a Hurricane Evacuation Zone	100.0%	1
Residential Units within 1/4 Mile of a Park	97.4%	15
Unused Capacity Rate (% of land area)[3]	0.0%	0
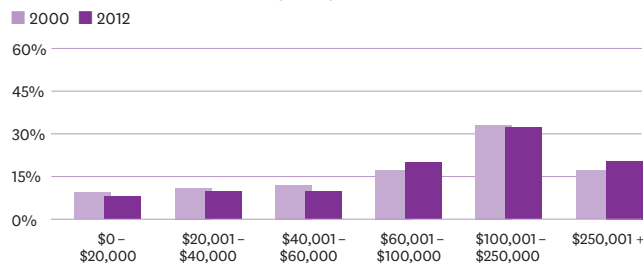
Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
■ Market Rate	57.1%	13
■ Rent-Stabilized or Rent-Controlled	33.5%	37
■ Public Housing	0.0%	43
■ Other Subsidized (Income-Restricted)	9.4%	17

Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ MN01 in 2000 ■ MN01 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	491	581	0	34	195	10	17
Units Issued New Certificates of Occupancy	586	1,052	6	46	66	8	38
Homeownership Rate	25.9%	—	—	28.0%	—	30	31
Index of Housing Price Appreciation (condominium)[4]	100.0	202.0	201.2	213.6	233.5	—	5
Median Sales Price per Unit (condominium)[4]	$851,419	$863,834	$1,050,304	$1,027,979	$1,100,000	4	6
Sales Volume	404	1,168	818	936	1,116	33	5
Median Monthly Rent (all renters)	—	$2,046	—	$2,035	—	—	1
Median Monthly Rent (recent movers)	—	$2,514	—	$2,725	—	—	1
Median Rent Burden	—	26.4%	—	26.6%	—	—	51
Median Rent Burden (low-income renters)	—	67.7%	—	66.7%	—	—	1
Severely Rent Burdened Households (% of renter households)	—	21.4%	—	21.4%	—	—	50
Housing Choice Vouchers (% of renter households)	—	—	1.0%	0.9%	—	—	46
Home Purchase Loan Rate (per 1,000 properties)	—	50.4	26.3	28.0	—	—	5
Refinance Loan Rate (per 1,000 properties)	—	14.9	35.1	41.7	—	—	3
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	0.3%	0.0%	—	—	52
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	21.6	19.8	—	56
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	2.9	1.1	5.6	4.4	4.8	45	50
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.4%	0.0%	1.8%	—	—	58	32
Serious Housing Code Violations (per 1,000 rental units)	—	1.8	1.5	3.2	1.1	—	59
Severe Crowding Rate (% of renter households)	—	—	4.4%	3.0%	—	—	31

POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	23.3%	—	—	24.5%	—	43	42
Households with Children under 18 Years Old	11.4%	—	—	14.3%	—	53	53
Population Aged 65 and Older	10.5%	—	—	10.2%	—	32	41
Share of Population Living in Racially Integrated Tracts	10.5%	—	26.5%	—	—	36	21
Poverty Rate	9.9%	—	—	7.4%	—	49	52
Unemployment Rate	5.8%	—	—	4.6%	—	46	55
Public Transportation Rate	60.3%	—	—	60.6%	—	25	31
Mean Travel Time to Work (minutes)	24.4	—	—	25.2	—	55	54
Serious Crime Rate (per 1,000 residents)	67.3	41.8	18.0	18.6	18.9	5	24
Students Performing at Grade Level in Math	—	—	—	—	60.2%	—	2
Students Performing at Grade Level in Reading	—	—	—	—	54.0%	—	2
Asthma Hospitalizations (per 1,000 people)	0.9	0.8	0.6	—	—	53	55
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	12.8	4.8	2.7	1.3	—	51	55

1. Community districts MN 01 and MN 02 both fall within sub-borough area 301. Data reported at the sub-borough area for these community districts are identical.

2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011. 4. Ranked out of 7 community districts with the same predominant housing type.

5. Sample size is less than 20 newly identified cases in at least one year presented.

MN02 Greenwich Village/Soho[1]

	2012	Rank
Population	147,935	25
Population Density (1,000 persons per square mile)	50.9	19
Racial Diversity Index	0.48	44
Single-Person Households (% of households)	54.8%	3
Median Household Income	$104,603	1
Income Diversity Ratio	6.3	11
Rental Vacancy Rate[2]	4.4%	17
Residential Units within a Hurricane Evacuation Zone	72.1%	11
Residential Units within 1/4 Mile of a Park	98.8%	8
Unused Capacity Rate (% of land area)[3]	6.2%	57

Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
Market Rate	57.1%	13
Rent-Stabilized or Rent-Controlled	33.5%	37
Public Housing	0.0%	43
Other Subsidized (Income-Restricted)	9.4%	17

Household Income Distribution (2013$), 2000–2012

■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012

■ MN02 in 2000 ■ MN02 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	31	86	0	23	228	53	14
Units Issued New Certificates of Occupancy	28	151	103	149	26	51	49
Homeownership Rate	25.9%	—	—	28.0%	—	30	31
Index of Housing Price Appreciation (condominium)[4]	100.0	206.9	209.8	245.5	262.5	—	3
Median Sales Price per Unit (condominium)[4]	$949,930	$1,454,650	$1,866,023	$1,909,053	$2,100,000	1	1
Sales Volume	271	521	536	408	457	41	33
Median Monthly Rent (all renters)	—	$2,046	—	$2,035	—	—	1
Median Monthly Rent (recent movers)	—	$2,514	—	$2,725	—	—	1
Median Rent Burden	—	26.4%	—	26.6%	—	—	51
Median Rent Burden (low-income renters)	—	67.7%	—	66.7%	—	—	1
Severely Rent Burdened Households (% of renter households)	—	21.4%	—	21.4%	—	—	50
Housing Choice Vouchers (% of renter households)	—	—	1.0%	0.9%	—	—	46
Home Purchase Loan Rate (per 1,000 properties)	—	50.4	26.3	28.0	—	—	5
Refinance Loan Rate (per 1,000 properties)	—	14.9	35.1	41.7	—	—	3
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	0.3%	0.0%	—	—	52
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	23.0	21.8	—	54
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	1.1	1.8	2.4	2.1	2.2	57	59
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.6%	0.4%	0.5%	—	—	54	57
Serious Housing Code Violations (per 1,000 rental units)	—	22.6	13.9	15.0	15.6	—	44
Severe Crowding Rate (% of renter households)	—	—	4.4%	3.0%	—	—	31

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	23.3%	—	—	24.5%	—	43	42
Households with Children under 18 Years Old	11.4%	—	—	14.3%	—	53	53
Population Aged 65 and Older	10.5%	—	—	10.2%	—	32	41
Share of Population Living in Racially Integrated Tracts	10.5%	—	26.5%	—	—	36	21
Poverty Rate	9.9%	—	—	7.4%	—	49	52
Unemployment Rate	5.8%	—	—	4.6%	—	46	55
Public Transportation Rate	60.3%	—	—	60.6%	—	25	31
Mean Travel Time to Work (minutes)	24.4	—	—	25.2	—	55	54
Serious Crime Rate (per 1,000 residents)	68.2	46.6	36.4	36.2	37.9	4	7
Students Performing at Grade Level in Math	—	—	—	—	60.2%	—	2
Students Performing at Grade Level in Reading	—	—	—	—	54.0%	—	2
Asthma Hospitalizations (per 1,000 people)	0.9	0.8	0.6	—	—	53	55
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	54.9	15.6	6.7	4.6	—	1	6

1. Community districts MN 01 and MN 02 both fall within sub-borough area 301. Data reported at the sub-borough area for these community districts are identical.

2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011. 4. Ranked out of 7 community districts with the same predominant housing type.

5. Sample size is less than 20 newly identified cases in at least one year presented.

	2012	Rank
Population	167,050	12
Population Density (1,000 persons per square mile)	95.6	3
Racial Diversity Index	0.73	4
Single-Person Households (% of households)	47.6%	6
Median Household Income	$41,512	38
Income Diversity Ratio	7.5	6
Rental Vacancy Rate[2]	3.9%	26
Residential Units within a Hurricane Evacuation Zone	71.5%	13
Residential Units within 1/4 Mile of a Park	98.6%	9
Unused Capacity Rate (% of land area)[3]	21.5%	41
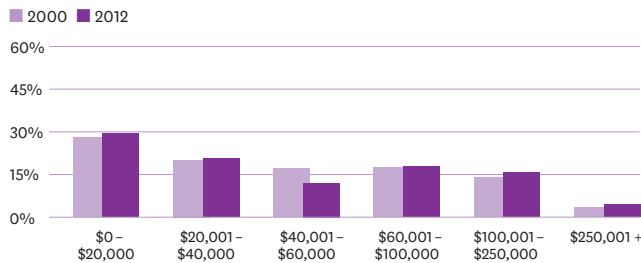
Rental Stock by Regulation and Subsidy Status (% of rental units)

	2011	Rank
Market Rate	27.2%	43
Rent-Stabilized or Rent-Controlled	42.0%	30
Public Housing	21.2%	4
Other Subsidized (Income-Restricted)	9.6%	16

Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ MN03 in 2000 ■ MN03 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	229	970	0	371	210	21	15
Units Issued New Certificates of Occupancy	711	715	271	110	66	6	38
Homeownership Rate	12.0%	—	—	12.5%	—	46	48
Index of Housing Price Appreciation (5+ family building)[4]	100.0	222.1	264.6	460.9	475.4	—	1
Median Sales Price per Unit (5+ family building)[4])	$85,304	$240,333	$195,488	$252,688	$368,333	1	1
Sales Volume	107	372	234	240	296	49	45
Median Monthly Rent (all renters)	—	$900	—	$1,073	—	—	42
Median Monthly Rent (recent movers)	—	$1,583	—	$1,871	—	—	8
Median Rent Burden	—	28.5%	—	30.9%	—	—	40
Median Rent Burden (low-income renters)	—	38.7%	—	39.0%	—	—	47
Severely Rent Burdened Households (% of renter households)	—	23.8%	—	24.0%	—	—	45
Housing Choice Vouchers (% of renter households)	—	—	2.6%	2.2%	—	—	37
Home Purchase Loan Rate (per 1,000 properties)	—	28.8	15.7	14.9	—	—	39
Refinance Loan Rate (per 1,000 properties)	—	10.5	19.6	31.2	—	—	12
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	0.0%	0.0%	—	—	52
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	31.6	25.3	—	52
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	1.5	0.8	3.9	1.6	3.5	56	53
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.2%	0.5%	0.4%	—	—	45	58
Serious Housing Code Violations (per 1,000 rental units)	—	17.5	18.0	19.8	18.5	—	39
Severe Crowding Rate (% of renter households)	—	—	3.7%	2.5%	—	—	40

POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	40.3%	—	—	35.8%	—	17	29
Households with Children under 18 Years Old	22.1%	—	—	17.9%	—	49	51
Population Aged 65 and Older	13.4%	—	—	13.2%	—	17	20
Share of Population Living in Racially Integrated Tracts	17.9%	—	31.1%	—	—	32	18
Poverty Rate	28.4%	—	—	25.1%	—	18	20
Unemployment Rate	9.4%	—	—	9.1%	—	27	34
Public Transportation Rate	55.3%	—	—	63.5%	—	32	28
Mean Travel Time to Work (minutes)	30.9	—	—	32.1	—	50	49
Serious Crime Rate (per 1,000 residents)	64.2	47.1	40.9	42.9	41.7	6	5
Students Performing at Grade Level in Math	—	—	—	—	42.3%	—	15
Students Performing at Grade Level in Reading	—	—	—	—	37.5%	—	12
Asthma Hospitalizations (per 1,000 people)	2.9	2.6	2.6	—	—	26	29
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	32.0	7.5	2.4	1.8	—	2	43

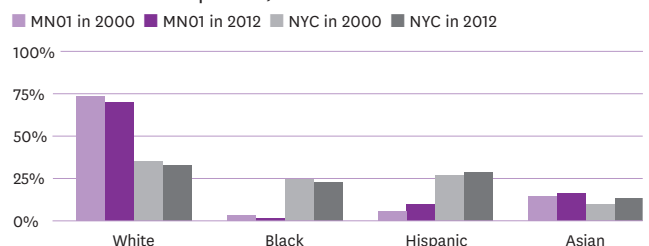1. Community district MN 03 falls within sub-borough area 302. 2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011.
4. Ranked out of 7 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

MN04 Clinton/Chelsea[1]

	2012	Rank
Population	141,068	30
Population Density (1,000 persons per square mile)	45.9	21
Racial Diversity Index	0.52	34
Single-Person Households (% of households)	64.0%	1
Median Household Income	$87,726	6
Income Diversity Ratio	6.7	8
Rental Vacancy Rate[2]	3.9%	26
Residential Units within a Hurricane Evacuation Zone	65.0%	16
Residential Units within 1/4 Mile of a Park	78.0%	48
Unused Capacity Rate (% of land area)[3]	19.6%	47

Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
Market Rate	36.8%	33
Rent-Stabilized or Rent-Controlled	32.4%	39
Public Housing	3.8%	31
Other Subsidized (Income-Restricted)	27.0%	2

Household Income Distribution (2013$), 2000–2012

Racial and Ethnic Composition, 2000–2012

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	1,151	903	0	1,248	185	3	18
Units Issued New Certificates of Occupancy	1,021	1,636	77	126	1,983	2	2
Homeownership Rate	20.2%	—	—	23.2%	—	37	36
Index of Housing Price Appreciation (condominium)[4]	100.0	211.3	217.1	239.6	270.5	—	1
Median Sales Price per Unit (condominium)[4]	$881,288	$888,718	$1,172,619	$1,159,606	$1,178,378	3	4
Sales Volume	561	1,649	731	852	724	22	16
Median Monthly Rent (all renters)	—	$1,669	—	$2,035	—	—	1
Median Monthly Rent (recent movers)	—	$2,153	—	$2,522	—	—	3
Median Rent Burden	—	25.3%	—	27.6%	—	—	48
Median Rent Burden (low-income renters)	—	45.6%	—	42.4%	—	—	44
Severely Rent Burdened Households (% of renter households)	—	19.7%	—	21.1%	—	—	51
Housing Choice Vouchers (% of renter households)	—	—	2.4%	2.1%	—	—	38
Home Purchase Loan Rate (per 1,000 properties)	—	53.7	23.4	23.6	—	—	10
Refinance Loan Rate (per 1,000 properties)	—	11.4	29.7	37.0	—	—	7
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	0.2%	0.1%	—	—	51
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	27.4	22.8	—	53
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	2.7	2.1	17.7	4.1	4.8	46	50
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.4%	0.4%	1.4%	—	—	58	41
Serious Housing Code Violations (per 1,000 rental units)	—	17.4	15.7	11.2	12.2	—	51
Severe Crowding Rate (% of renter households)	—	—	3.1%	1.6%	—	—	48

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	25.3%	—	—	24.5%	—	37	42
Households with Children under 18 Years Old	8.4%	—	—	8.8%	—	54	54
Population Aged 65 and Older	11.4%	—	—	11.9%	—	23	29
Share of Population Living in Racially Integrated Tracts	34.1%	—	29.2%	—	—	14	19
Poverty Rate	14.4%	—	—	11.5%	—	38	46
Unemployment Rate	7.3%	—	—	7.2%	—	37	46
Public Transportation Rate	54.9%	—	—	49.5%	—	33	42
Mean Travel Time to Work (minutes)	24.8	—	—	24.6	—	54	55
Serious Crime Rate (per 1,000 residents)	230.8	154.0	108.7	106.5	101.5	2	2
Students Performing at Grade Level in Math	—	—	—	—	60.2%	—	2
Students Performing at Grade Level in Reading	—	—	—	—	54.0%	—	2
Asthma Hospitalizations (per 1,000 people)	2.0	1.9	1.5	—	—	36	50
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	27.8	9.2	3.9	2.7	—	6	21

1. Community districts MN 04 and MN 05 both fall within sub-borough area 303. Data reported at the sub-borough area for these community districts are identical.

2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011. 4. Ranked out of 7 community districts with the same predominant housing type.

5. Sample size is less than 20 newly identified cases in at least one year presented.
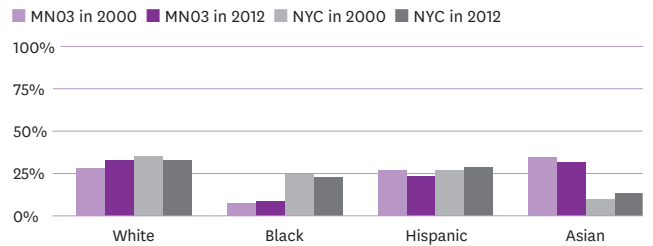
MN05 Midtown[1]

	2012	Rank
Population	141,068	30
Population Density (1,000 persons per square mile)	45.9	21
Racial Diversity Index	0.52	34
Single-Person Households (% of households)	64.0%	1
Median Household Income	$87,726	6
Income Diversity Ratio	6.7	8
Rental Vacancy Rate[2]	3.9%	26
Residential Units within a Hurricane Evacuation Zone	7.8%	45
Residential Units within 1/4 Mile of a Park	94.2%	24
Unused Capacity Rate (% of land area)[3]	0.0%	0

Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
■ Market Rate	36.8%	33
■ Rent-Stabilized or Rent-Controlled	32.4%	39
■ Public Housing	3.8%	31
■ Other Subsidized (Income-Restricted)	27.0%	2

MN05
NYC
0%   100%

Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ MN05 in 2000 ■ MN05 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	1,174	976	17	70	381	2	9
Units Issued New Certificates of Occupancy	730	697	221	7	324	5	8
Homeownership Rate	20.2%	—	—	23.2%	—	37	36
Index of Housing Price Appreciation (condominium)[4]	100.0	207.7	205.9	223.7	256.0	—	4
Median Sales Price per Unit (condominium)[4]	$654,396	$1,155,333	$1,374,602	$1,372,688	$1,345,000	6	2
Sales Volume	344	1,031	636	657	654	36	22
Median Monthly Rent (all renters)	—	$1,669	—	$2,035	—	—	1
Median Monthly Rent (recent movers)	—	$2,153	—	$2,522	—	—	3
Median Rent Burden	—	25.3%	—	27.6%	—	—	48
Median Rent Burden (low-income renters)	—	45.6%	—	42.4%	—	—	44
Severely Rent Burdened Households (% of renter households)	—	19.7%	—	21.1%	—	—	51
Housing Choice Vouchers (% of renter households)	—	—	2.4%	2.1%	—	—	38
Home Purchase Loan Rate (per 1,000 properties)	—	53.7	23.4	23.6	—	—	10
Refinance Loan Rate (per 1,000 properties)	—	11.4	29.7	37.0	—	—	7
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	0.2%	0.1%	—	—	51
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	14.5	11.1	—	59
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	0.9	1.6	4.0	5.2	2.5	59	57
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.0%	2.9%	0.0%	—	—	48	59
Serious Housing Code Violations (per 1,000 rental units)	—	6.8	7.1	6.3	6.2	—	56
Severe Crowding Rate (% of renter households)	—	—	3.1%	1.6%	—	—	48

POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	25.3%	—	—	24.5%	—	37	42
Households with Children under 18 Years Old	8.4%	—	—	8.8%	—	54	54
Population Aged 65 and Older	11.4%	—	—	11.9%	—	23	29
Share of Population Living in Racially Integrated Tracts	34.1%	—	29.2%	—	—	14	19
Poverty Rate	14.4%	—	—	11.5%	—	38	46
Unemployment Rate	7.3%	—	—	7.2%	—	37	46
Public Transportation Rate	54.9%	—	—	49.5%	—	33	42
Mean Travel Time to Work (minutes)	24.8	—	—	24.6	—	54	55
Serious Crime Rate (per 1,000 residents)	350.7	208.6	111.5	105.4	109.4	1	1
Students Performing at Grade Level in Math	—	—	—	—	60.2%	—	2
Students Performing at Grade Level in Reading	—	—	—	—	54.0%	—	2
Asthma Hospitalizations (per 1,000 people)	2.0	1.9	1.5	—	—	36	50
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	30.2	17.3	8.9	7.7	—	3	2

1. Community districts MN 04 and MN 05 both fall within sub-borough area 303. Data reported at the sub-borough area for these community districts are identical.

2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011. 4. Ranked out of 7 community districts with the same predominant housing type.

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MN06 Stuyvesant Town/ Turtle Bay[1]

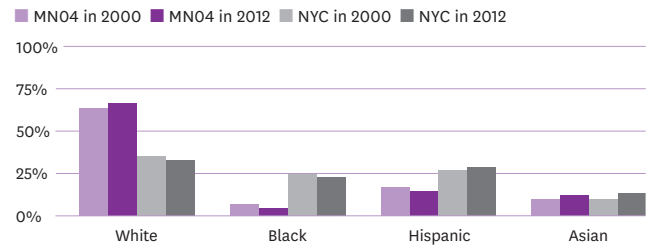|	2012	Rank
Population	141,157	29
Population Density (1,000 persons per square mile)	86.7	5
Racial Diversity Index	0.44	47
Single-Person Households (% of households)	56.2%	2
Median Household Income	$93,983	3
Income Diversity Ratio	5.6	20
Rental Vacancy Rate[2]	2.0%	50
Residential Units within a Hurricane Evacuation Zone	52.5%	19
Residential Units within 1/4 Mile of a Park	97.0%	18
Unused Capacity Rate (% of land area)[3]	16.8%	51
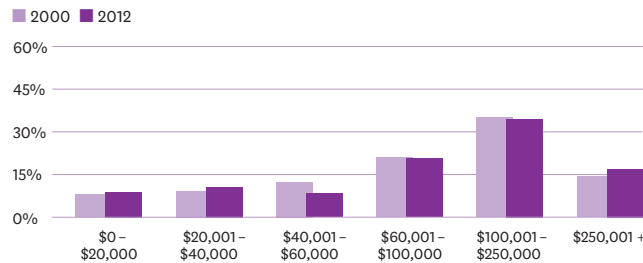
	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
Market Rate	57.5%	12
Rent-Stabilized or Rent-Controlled	38.4%	33
Public Housing	0.8%	37
Other Subsidized (Income-Restricted)	3.3%	30
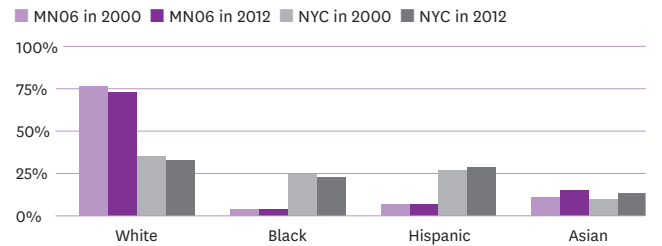
Household Income Distribution (2013$), 2000–2012

■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012

■ MN06 in 2000 ■ MN06 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	495	842	0	0	57	9	35
Units Issued New Certificates of Occupancy	281	180	0	0	28	12	47
Homeownership Rate	26.3%	—	—	30.7%	—	28	26
Index of Housing Price Appreciation (condominium)[4]	100.0	199.8	199.2	204.8	221.2	—	6
Median Sales Price per Unit (condominium)[4]	$532,273	$997,230	$863,178	$863,268	$946,250	7	7
Sales Volume	598	846	630	692	712	17	17
Median Monthly Rent (all renters)	—	$1,821	—	$2,035	—	—	1
Median Monthly Rent (recent movers)	—	$2,258	—	$2,705	—	—	2
Median Rent Burden	—	25.4%	—	26.5%	—	—	52
Median Rent Burden (low-income renters)	—	63.4%	—	62.7%	—	—	2
Severely Rent Burdened Households (% of renter households)	—	19.7%	—	19.5%	—	—	53
Housing Choice Vouchers (% of renter households)	—	—	1.7%	1.6%	—	—	40
Home Purchase Loan Rate (per 1,000 properties)	—	30.4	19.0	20.2	—	—	19
Refinance Loan Rate (per 1,000 properties)	—	10.5	29.3	38.1	—	—	6
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	0.6%	0.3%	—	—	50
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	26.0	21.1	—	55
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	1.5	1.4	2.7	2.2	2.6	55	56
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.6%	0.8%	1.0%	—	—	32	47
Serious Housing Code Violations (per 1,000 rental units)	—	5.1	5.4	5.6	5.7	—	57
Severe Crowding Rate (% of renter households)	—	—	2.6%	1.0%	—	—	51

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	24.0%	—	—	23.1%	—	40	47
Households with Children under 18 Years Old	8.4%	—	—	8.4%	—	54	55
Population Aged 65 and Older	14.6%	—	—	15.4%	—	11	11
Share of Population Living in Racially Integrated Tracts	1.5%	—	11.4%	—	—	41	37
Poverty Rate	7.9%	—	—	9.1%	—	51	50
Unemployment Rate	4.2%	—	—	5.5%	—	52	54
Public Transportation Rate	52.3%	—	—	47.3%	—	35	45
Mean Travel Time to Work (minutes)	25.6	—	—	27.3	—	53	53
Serious Crime Rate (per 1,000 residents)	53.9	39.7	27.8	27.3	28.1	10	13
Students Performing at Grade Level in Math	—	—	—	—	60.2%	—	2
Students Performing at Grade Level in Reading	—	—	—	—	54.0%	—	2
Asthma Hospitalizations (per 1,000 people)	1.2	1.6	1.2	—	—	49	50
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	16.6	6.1	3.5	1.6	—	38	47

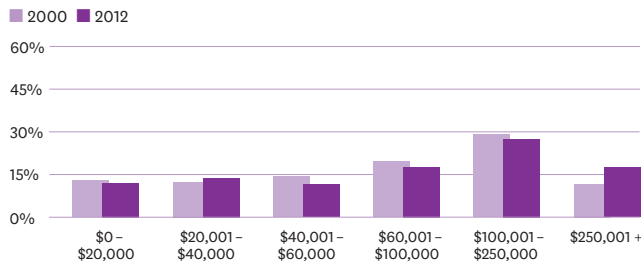1. Community district MN 06 falls within sub-borough area 304. 2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011.
4. Ranked out of 7 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.
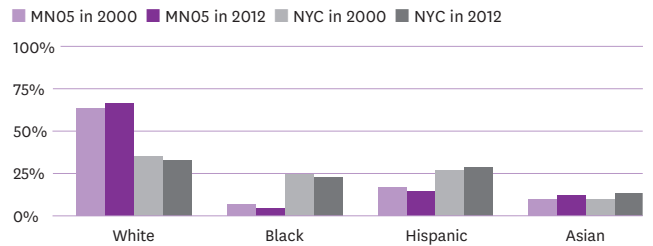
	2012	Rank
Population	198,568	6
Population Density (1,000 persons per square mile)	67.1	10
Racial Diversity Index	0.49	41
Single-Person Households (% of households)	50.9%	5
Median Household Income	$93,361	4
Income Diversity Ratio	6.1	12
Rental Vacancy Rate[2]	3.9%	26
Residential Units within a Hurricane Evacuation Zone	3.2%	51
Residential Units within 1/4 Mile of a Park	98.9%	7
Unused Capacity Rate (% of land area)[3]	23.3%	37
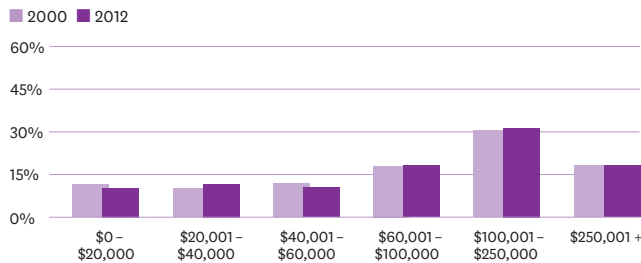
Rental Stock by Regulation and Subsidy Status (% of rental units)

	2011	Rank
■ Market Rate	40.4%	30
■ Rent-Stabilized or Rent-Controlled	43.4%	25
■ Public Housing	7.8%	23
■ Other Subsidized (Income-Restricted)	8.5%	18

Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ MN07 in 2000 ■ MN07 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	441	779	0	6	1,108	11	3
Units Issued New Certificates of Occupancy	921	574	0	0	101	3	23
Homeownership Rate	29.2%	—	—	30.9%	—	24	24
Index of Housing Price Appreciation (condominium)[4]	100.0	214.9	223.4	240.1	264.9	—	2
Median Sales Price per Unit (condominium)[4]	$791,609	$1,105,534	$1,146,271	$1,281,176	$1,150,000	5	5
Sales Volume	79	1,225	1,134	1,115	1,087	54	8
Median Monthly Rent (all renters)	—	$1,556	—	$1,694	—	—	6
Median Monthly Rent (recent movers)	—	$2,176	—	$2,379	—	—	4
Median Rent Burden	—	24.6%	—	27.1%	—	—	50
Median Rent Burden (low-income renters)	—	48.0%	—	38.1%	—	—	48
Severely Rent Burdened Households (% of renter households)	—	19.9%	—	20.0%	—	—	52
Housing Choice Vouchers (% of renter households)	—	—	2.1%	1.9%	—	—	39
Home Purchase Loan Rate (per 1,000 properties)	—	30.3	23.4	21.8	—	—	14
Refinance Loan Rate (per 1,000 properties)	—	11.8	43.7	55.9	—	—	1
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	0.0%	0.0%	—	—	52
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	17.8	15.6	—	58
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	0.9	1.7	3.8	1.5	2.9	58	55
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.7%	0.2%	0.7%	—	—	51	55
Serious Housing Code Violations (per 1,000 rental units)	—	12.7	13.5	12.5	13.7	—	49
Severe Crowding Rate (% of renter households)	—	—	1.5%	2.5%	—	—	40

POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	21.3%	—	—	19.1%	—	46	52
Households with Children under 18 Years Old	14.6%	—	—	18.5%	—	51	50
Population Aged 65 and Older	13.4%	—	—	19.9%	—	17	2
Share of Population Living in Racially Integrated Tracts	22.7%	—	16.4%	—	—	26	34
Poverty Rate	10.0%	—	—	11.1%	—	48	47
Unemployment Rate	4.8%	—	—	6.8%	—	51	49
Public Transportation Rate	74.1%	—	—	73.7%	—	1	3
Mean Travel Time to Work (minutes)	30.3	—	—	30.1	—	52	52
Serious Crime Rate (per 1,000 residents)	31.9	25.5	18.8	20.1	19.0	18	23
Students Performing at Grade Level in Math	—	—	—	—	42.8%	—	13
Students Performing at Grade Level in Reading	—	—	—	—	41.7%	—	8
Asthma Hospitalizations (per 1,000 people)	1.7	1.5	1.3	—	—	41	46
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	19.0	5.7	5.7	3.2	—	25	14

1. Community district MN 07 falls within sub-borough area 305. 2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011.
4. Ranked out of 7 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

MN08 Upper East Side[1]

	2012	Rank
Population	220,861	3
Population Density (1,000 persons per square mile)	111.2	1
Racial Diversity Index	0.37	53
Single-Person Households (% of households)	52.6%	4
Median Household Income	$100,994	2
Income Diversity Ratio	5.0	32
Rental Vacancy Rate[2]	4.9%	13
Residential Units within a Hurricane Evacuation Zone	25.8%	31
Residential Units within 1/4 Mile of a Park	83.8%	41
Unused Capacity Rate (% of land area)[3]	34.8%	20
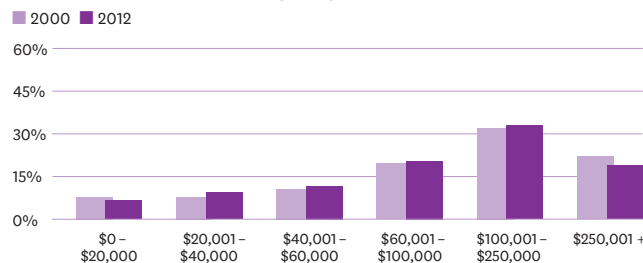
Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
■ Market Rate	51.6%	17
■ Rent-Stabilized or Rent-Controlled	42.5%	29
■ Public Housing	1.6%	35
■ Other Subsidized (Income-Restricted)	4.4%	26
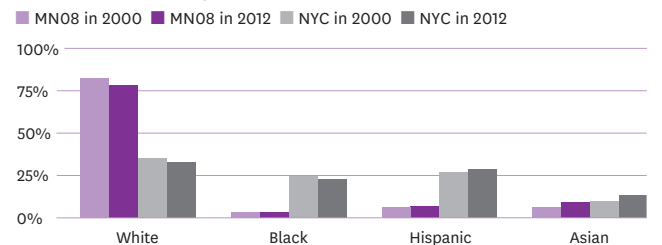
Household Income Distribution (2013$), 2000–2012

■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012

■ MN08 in 2000 ■ MN08 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	241	583	0	40	83	18	31
Units Issued New Certificates of Occupancy	559	948	380	3	61	9	40
Homeownership Rate	30.7%	—	—	30.9%	—	22	24
Index of Housing Price Appreciation (condominium)[4]	100.0	181.1	176.8	185.9	206.7	—	7
Median Sales Price per Unit (condominium)[4]	$917,562	$965,740	$1,263,031	$1,067,646	$1,200,000	2	3
Sales Volume	396	1,229	992	964	924	34	10
Median Monthly Rent (all renters)	—	$1,843	—	$1,984	—	—	4
Median Monthly Rent (recent movers)	—	$2,048	—	$2,003	—	—	6
Median Rent Burden	—	25.1%	—	25.0%	—	—	54
Median Rent Burden (low-income renters)	—	53.8%	—	54.2%	—	—	9
Severely Rent Burdened Households (% of renter households)	—	16.3%	—	17.3%	—	—	54
Housing Choice Vouchers (% of renter households)	—	—	1.5%	0.5%	—	—	54
Home Purchase Loan Rate (per 1,000 properties)	—	24.9	17.2	17.3	—	—	33
Refinance Loan Rate (per 1,000 properties)	—	10.1	30.7	40.2	—	—	4
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	0.2%	0.0%	—	—	52
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	19.8	19.2	—	57
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	2.4	1.7	7.8	2.2	3.0	51	54
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.1%	0.9%	1.1%	—	—	46	46
Serious Housing Code Violations (per 1,000 rental units)	—	9.6	11.7	10.9	10.5	—	52
Severe Crowding Rate (% of renter households)	—	—	1.7%	1.7%	—	—	46

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	21.5%	—	—	24.5%	—	44	42
Households with Children under 18 Years Old	13.3%	—	—	15.5%	—	52	52
Population Aged 65 and Older	14.2%	—	—	19.0%	—	12	3
Share of Population Living in Racially Integrated Tracts	4.4%	—	5.3%	—	—	39	41
Poverty Rate	6.5%	—	—	7.6%	—	53	51
Unemployment Rate	3.7%	—	—	6.0%	—	55	53
Public Transportation Rate	66.6%	—	—	59.0%	—	11	32
Mean Travel Time to Work (minutes)	30.7	—	—	30.3	—	51	51
Serious Crime Rate (per 1,000 residents)	21.5	14.6	10.2	11.0	11.0	39	40
Students Performing at Grade Level in Math	—	—	—	—	60.2%	—	2
Students Performing at Grade Level in Reading	—	—	—	—	54.0%	—	2
Asthma Hospitalizations (per 1,000 people)	0.8	0.8	0.6	—	—	55	54
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	13.6	7.8	2.5	1.6	—	46	47

1. Community district MN 08 falls within sub-borough area 306. 2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011.
4. Ranked out of 7 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.
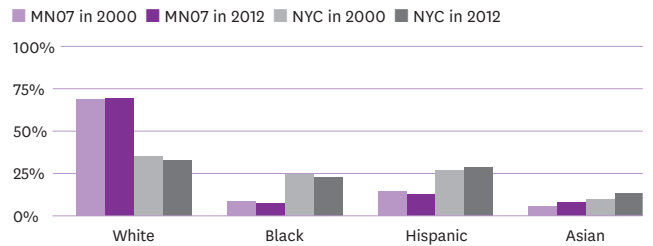
	2012	Rank
Population	128,093	45
Population Density (1,000 persons per square mile)	76.0	7
Racial Diversity Index	0.71	5
Single-Person Households (% of households)	38.2%	9
Median Household Income	$41,090	39
Income Diversity Ratio	9.8	1
Rental Vacancy Rate[2]	3.1%	42
Residential Units within a Hurricane Evacuation Zone	5.8%	48
Residential Units within 1/4 Mile of a Park	97.3%	16
Unused Capacity Rate (% of land area)[3]	29.4%	26
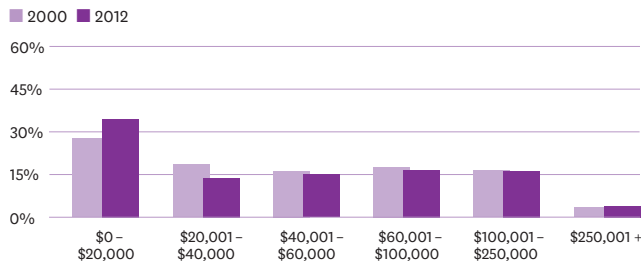
Rental Stock by Regulation and Subsidy Status (% of rental units)

	2011	Rank
Market Rate	37.4%	32
Rent-Stabilized or Rent-Controlled	44.8%	22
Public Housing	7.5%	24
Other Subsidized (Income-Restricted)	10.3%	14

Household Income Distribution (2013$), 2000–2012

Racial and Ethnic Composition, 2000–2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	2	309	0	2	6	58	57
Units Issued New Certificates of Occupancy	0	322	36	12	0	57	58
Homeownership Rate	10.9%	—	—	13.2%	—	47	46
Index of Housing Price Appreciation (5+ family building)[4]	100.0	311.4	298.0	396.3	399.9	—	4
Median Sales Price per Unit (5+ family building)[4])	$49,928	$143,575	$94,753	$128,061	$168,330	2	3
Sales Volume	32	163	95	137	133	59	51
Median Monthly Rent (all renters)	—	$925	—	$1,143	—	—	35
Median Monthly Rent (recent movers)	—	$1,362	—	$1,739	—	—	10
Median Rent Burden	—	32.0%	—	31.5%	—	—	38
Median Rent Burden (low-income renters)	—	45.6%	—	49.9%	—	—	22
Severely Rent Burdened Households (% of renter households)	—	31.0%	—	33.2%	—	—	23
Housing Choice Vouchers (% of renter households)	—	—	6.9%	6.1%	—	—	19
Home Purchase Loan Rate (per 1,000 properties)	—	28.1	18.0	14.6	—	—	41
Refinance Loan Rate (per 1,000 properties)	—	16.4	26.5	31.5	—	—	11
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	3.0%	3.0%	—	—	43
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	76.6	71.0	—	30
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	52.6	3.9	20.4	9.8	18.3	2	28
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	13.9%	3.7%	5.2%	—	—	7	10
Serious Housing Code Violations (per 1,000 rental units)	—	102.2	107.1	116.2	82.7	—	11
Severe Crowding Rate (% of renter households)	—	—	3.5%	1.5%	—	—	49

| POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	35.0%	—	—	33.3%	—	27	33
Households with Children under 18 Years Old	30.9%	—	—	24.2%	—	40	46
Population Aged 65 and Older	10.0%	—	—	12.1%	—	34	26
Share of Population Living in Racially Integrated Tracts	23.5%	—	19.4%	—	—	25	32
Poverty Rate	30.1%	—	—	29.0%	—	13	14
Unemployment Rate	16.5%	—	—	11.7%	—	10	21
Public Transportation Rate	67.9%	—	—	69.9%	—	8	14
Mean Travel Time to Work (minutes)	33.8	—	—	34.0	—	49	47
Serious Crime Rate (per 1,000 residents)	45.9	34.9	26.2	28.0	27.6	14	14
Students Performing at Grade Level in Math	—	—	—	—	20.8%	—	40
Students Performing at Grade Level in Reading	—	—	—	—	19.4%	—	40
Asthma Hospitalizations (per 1,000 people)	3.9	3.8	3.0	—	—	15	22
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	18.7	6.3	3.1	3.0	—	28	18

1. Community district MN 09 falls within sub-borough area 307. 2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011.
4. Ranked out of 5 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

MN10 Central Harlem[1]

	2012	Rank
Population	138,256	34
Population Density (1,000 persons per square mile)	96.8	2
Racial Diversity Index	0.59	23
Single-Person Households (% of households)	40.9%	8
Median Household Income	$37,460	43
Income Diversity Ratio	7.8	3
Rental Vacancy Rate[2]	5.6%	6
Residential Units within a Hurricane Evacuation Zone	76.6%	9
Residential Units within 1/4 Mile of a Park	99.7%	2
Unused Capacity Rate (% of land area)[3]	32.5%	22
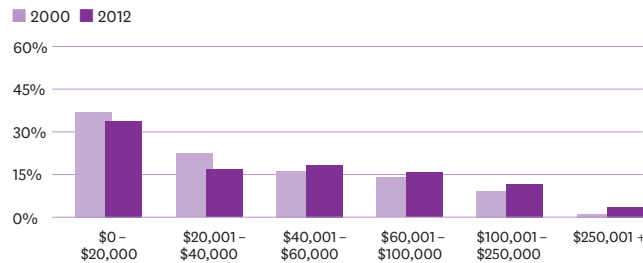
	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
Market Rate	16.5%	49
Rent-Stabilized or Rent-Controlled	39.6%	31
Public Housing	18.5%	5
Other Subsidized (Income-Restricted)	25.3%	5

Household Income Distribution (2013$), 2000–2012

■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012

■ MN10 in 2000 ■ MN10 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	261	789	4	384	173	15	19
Units Issued New Certificates of Occupancy	84	343	348	209	20	31	51
Homeownership Rate	6.6%	—	—	12.7%	—	52	47
Index of Housing Price Appreciation (5+ family building)[4]	100.0	375.1	247.7	324.1	473.0	—	2
Median Sales Price per Unit (5+ family building)[4])	$45,418	$133,631	$105,234	$101,681	$164,543	4	4
Sales Volume	118	339	427	413	391	46	38
Median Monthly Rent (all renters)	—	$753	—	$891	—	—	52
Median Monthly Rent (recent movers)	—	$989	—	$1,123	—	—	50
Median Rent Burden	—	30.1%	—	30.9%	—	—	40
Median Rent Burden (low-income renters)	—	37.4%	—	36.7%	—	—	51
Severely Rent Burdened Households (% of renter households)	—	25.3%	—	25.9%	—	—	44
Housing Choice Vouchers (% of renter households)	—	—	5.9%	4.9%	—	—	26
Home Purchase Loan Rate (per 1,000 properties)	—	36.0	47.7	27.3	—	—	7
Refinance Loan Rate (per 1,000 properties)	—	26.9	10.9	19.5	—	—	32
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	14.7%	14.3%	—	—	28
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	71.1	77.3	—	27
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	70.0	8.0	13.2	9.4	13.4	1	32
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	14.8%	3.0%	3.2%	—	—	3	19
Serious Housing Code Violations (per 1,000 rental units)	—	45.3	42.5	57.9	46.9	—	22
Severe Crowding Rate (% of renter households)	—	—	2.9%	3.2%	—	—	28

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	17.8%	—	—	22.8%	—	51	48
Households with Children under 18 Years Old	34.0%	—	—	32.4%	—	35	28
Population Aged 65 and Older	11.3%	—	—	9.0%	—	24	45
Share of Population Living in Racially Integrated Tracts	0.0%	—	7.2%	—	—	45	39
Poverty Rate	36.4%	—	—	27.5%	—	8	16
Unemployment Rate	18.6%	—	—	13.5%	—	5	14
Public Transportation Rate	72.9%	—	—	81.0%	—	2	1
Mean Travel Time to Work (minutes)	37.3	—	—	38.1	—	42	39
Serious Crime Rate (per 1,000 residents)	55.2	49.5	35.5	35.6	34.6	9	8
Students Performing at Grade Level in Math	—	—	—	—	22.4%	—	38
Students Performing at Grade Level in Reading	—	—	—	—	22.2%	—	37
Asthma Hospitalizations (per 1,000 people)	7.5	6.1	4.8	—	—	5	13
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	23.3	7.5	2.7	1.4	—	13	52

1. Community district MN 10 falls within sub-borough area 308. 2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011.
4. Ranked out of 5 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

	2012	Rank
Population	122,538	48
Population Density (1,000 persons per square mile)	53.0	15
Racial Diversity Index	0.68	11
Single-Person Households (% of households)	38.0%	10
Median Household Income	$31,537	48
Income Diversity Ratio	7.2	7
Rental Vacancy Rate[2]	3.8%	31
Residential Units within a Hurricane Evacuation Zone	90.4%	7
Residential Units within 1/4 Mile of a Park	99.7%	2
Unused Capacity Rate (% of land area)[3]	46.8%	9
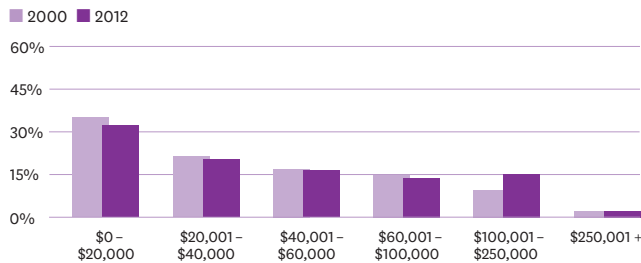
Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
■ Market Rate	22.8%	46
■ Rent-Stabilized or Rent-Controlled	25.5%	45
■ Public Housing	32.5%	1
■ Other Subsidized (Income-Restricted)	19.2%	7

Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ MN11 in 2000 ■ MN11 in 2012 ■ NYC in 2000 ■ NYC in 2012

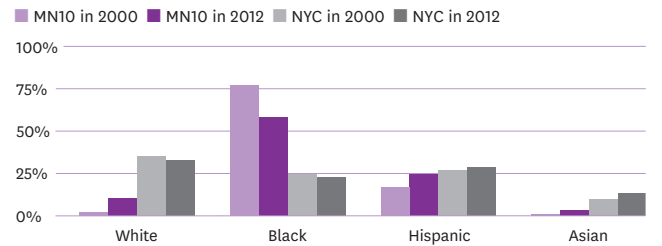| HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	334	380	251	492	25	13	49
Units Issued New Certificates of Occupancy	210	817	272	497	269	16	10
Homeownership Rate	6.3%	—	—	7.8%	—	54	50
Index of Housing Price Appreciation (5+ family building)[4]	100.0	385.4	521.7	409.6	428.4	—	3
Median Sales Price per Unit (5+ family building)[4])	$40,284	$206,408	$194,155	$145,403	$172,500	5	2
Sales Volume	50	137	109	235	198	58	49
Median Monthly Rent (all renters)	—	$652	—	$944	—	—	51
Median Monthly Rent (recent movers)	—	$1,234	—	$1,403	—	—	22
Median Rent Burden	—	27.1%	—	30.1%	—	—	44
Median Rent Burden (low-income renters)	—	30.4%	—	32.7%	—	—	54
Severely Rent Burdened Households (% of renter households)	—	19.7%	—	22.6%	—	—	48
Housing Choice Vouchers (% of renter households)	—	—	6.7%	6.9%	—	—	16
Home Purchase Loan Rate (per 1,000 properties)	—	33.8	10.2	28.3	—	—	4
Refinance Loan Rate (per 1,000 properties)	—	7.7	16.9	19.9	—	—	31
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	12.7%	2.4%	—	—	45
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	50.3	37.6	—	45
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	33.5	1.7	16.0	9.4	11.9	4	36
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	11.9%	2.1%	3.0%	—	—	9	21
Serious Housing Code Violations (per 1,000 rental units)	—	39.4	34.9	31.9	28.4	—	28
Severe Crowding Rate (% of renter households)	—	—	3.0%	4.2%	—	—	24

POPULATION							
Foreign-Born Population	21.1%	—	—	26.6%	—	47	41
Households with Children under 18 Years Old	38.1%	—	—	29.4%	—	29	35
Population Aged 65 and Older	11.5%	—	—	10.7%	—	22	35
Share of Population Living in Racially Integrated Tracts	0.0%	—	2.0%	—	—	45	45
Poverty Rate	37.1%	—	—	31.2%	—	7	11
Unemployment Rate	16.8%	—	—	8.6%	—	9	36
Public Transportation Rate	69.1%	—	—	74.7%	—	7	2
Mean Travel Time to Work (minutes)	35.5	—	—	33.0	—	47	48
Serious Crime Rate (per 1,000 residents)	46.3	38.3	31.0	36.1	38.0	13	6
Students Performing at Grade Level in Math	—	—	—	—	22.9%	—	36
Students Performing at Grade Level in Reading	—	—	—	—	22.1%	—	38
Asthma Hospitalizations (per 1,000 people)	10.5	7.5	7.5	—	—	1	3
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	19.9	5.7	4.5	1.6	—	21	47

1. Community district MN 11 falls within sub-borough area 309. 2. Rental vacancy rate is an average rate for 2010-2012. 2. Rental vacancy rate is an average rate for 2010-2012.
3. Data on unused capacity rate are from 2011. 4. Ranked out of 5 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

	2012	Rank
Population	213,564	4
Population Density (1,000 persons per square mile)	72.8	8
Racial Diversity Index	0.43	50
Single-Person Households (% of households)	34.7%	19
Median Household Income	$36,872	44
Income Diversity Ratio	5.4	23
Rental Vacancy Rate[2]	1.3%	55
Residential Units within a Hurricane Evacuation Zone	21.4%	34
Residential Units within 1/4 Mile of a Park	99.7%	2
Unused Capacity Rate (% of land area)[3]	26.0%	32
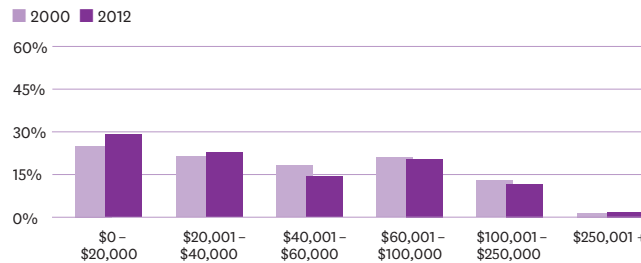
Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
■ Market Rate	12.8%	51
■ Rent-Stabilized or Rent-Controlled	81.5%	3
■ Public Housing	3.2%	33
■ Other Subsidized (Income-Restricted)	2.6%	34
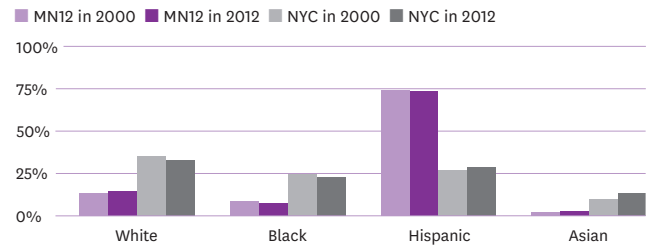
Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ MN12 in 2000 ■ MN12 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	127	162	0	163	8	32	54
Units Issued New Certificates of Occupancy	0	0	32	0	16	57	54
Homeownership Rate	6.5%	—	—	8.9%	—	53	49
Index of Housing Price Appreciation (5+ family building)	100.0	287.2	205.0	264.6	348.7	—	5
Median Sales Price per Unit (5+ family building)	$49,381	$123,992	$109,706	$116,783	$138,321	3	5
Sales Volume	53	112	72	140	114	57	53
Median Monthly Rent (all renters)	—	$971	—	$1,086	—	—	41
Median Monthly Rent (recent movers)	—	$1,187	—	$1,302	—	—	35
Median Rent Burden	—	32.4%	—	33.7%	—	—	25
Median Rent Burden (low-income renters)	—	44.9%	—	48.9%	—	—	25
Severely Rent Burdened Households (% of renter households)	—	31.9%	—	34.0%	—	—	20
Housing Choice Vouchers (% of renter households)	—	—	8.4%	7.8%	—	—	13
Home Purchase Loan Rate (per 1,000 properties)	—	36.5	18.5	19.2	—	—	23
Refinance Loan Rate (per 1,000 properties)	—	16.6	23.3	35.1	—	—	9
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	0.0%	1.3%	—	—	49
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	73.2	64.5	—	32
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	26.3	13.9	9.9	14.4	11.5	6	37
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	17.9%	7.0%	9.7%	—	—	1	1
Serious Housing Code Violations (per 1,000 rental units)	—	117.8	148.4	129.9	111.7	—	1
Severe Crowding Rate (% of renter households)	—	—	5.3%	4.3%	—	—	22

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	53.3%	—	—	49.4%	—	5	9
Households with Children under 18 Years Old	40.8%	—	—	26.8%	—	24	40
Population Aged 65 and Older	9.9%	—	—	13.2%	—	35	20
Share of Population Living in Racially Integrated Tracts	20.3%	—	24.0%	—	—	30	27
Poverty Rate	29.8%	—	—	25.3%	—	14	19
Unemployment Rate	14.5%	—	—	17.1%	—	14	5
Public Transportation Rate	64.6%	—	—	67.9%	—	15	18
Mean Travel Time to Work (minutes)	40.4	—	—	39.5	—	36	34
Serious Crime Rate (per 1,000 residents)	31.4	22.5	22.1	21.9	22.3	20	18
Students Performing at Grade Level in Math	—	—	—	—	17.1%	—	48
Students Performing at Grade Level in Reading	—	—	—	—	14.4%	—	51
Asthma Hospitalizations (per 1,000 people)	3.1	2.6	2.4	—	—	24	26
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	11.1	5.5	2.4	1.7	—	54	46

1. Community district MN 12 falls within sub-borough area 310. 2. Rental vacancy rate is an average rate for 2010-2012. 2. Rental vacancy rate is an average rate for 2010-2012.
3. Data on unused capacity rate are from 2011. 4. Ranked out of 5 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

Queens

Queens

The distribution of household income in Queens shifted downward between 2000 and 2012. The share of households earning $40,000 and below increased by five percentage points.

The city's lowest-income households living in Queens were less isolated than those living in other boroughs in 2008-2012, although the isolation index shows they had become more segregated since 1990. In contrast, Queens households in the top tenth of the city's distribution became less isolated over the same period, bucking the citywide trend.

The proportion of Queens' rental units that are market rate increased by 5.1 percentage points (a net increase of 26,600 units) between 2002 and 2012. The vast majority of this increase came through new construction, expiring out of rent control, or ownership units converting to rental. There was very little subsidized housing in Queens in 2012: just 3.8 percent of rental units were in public housing and 2.3 percent were privately owned and publicly subsidized, the smallest shares of the five boroughs.

Rental housing became more unaffordable to Queens residents from 2006 to 2012. In 2012, Queens had the second highest share of severely rent burdened households, who pay more than 50 percent of their income in rent and utilities. This proportion rose from 28 percent in 2006 to nearly 32 percent in 2012.

In 2012, Queens was the most racially diverse borough in New York City, according to the racial diversity index. Only 26.6 percent of Queens' residents identified as white, compared to 32.8 percent of New Yorkers overall. From 2000 to 2012, the share of Queens residents who are Asian increased by five percentage points, while the city as a whole saw an increase of just over three percentage points. Meanwhile, the proportion of Hispanic residents in Queens remained largely the same.

	2012	Rank
Population	2,272,771	2
Population Density (1,000 persons per square mile)	20.9	4
Racial Diversity Index	0.77	1
Single-Person Households (% of households)	26.5%	4
Median Household Income	$55,633	3
Income Diversity Ratio	4.7	5
Rental Vacancy Rate	2.9%	5
Residential Units within a Hurricane Evacuation Zone	28.8%	5
Residential Units within 1/4 Mile of a Park	81.2%	4
Unused Capacity Rate (% of land area)[1]	27.8%	4

Household Income Distribution (2013$), 2000–2012
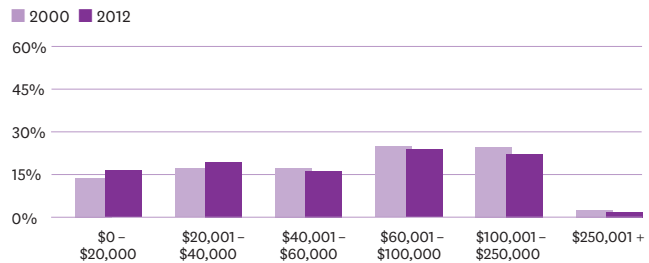
Isolation Index of Income Deciles, 1990-2012
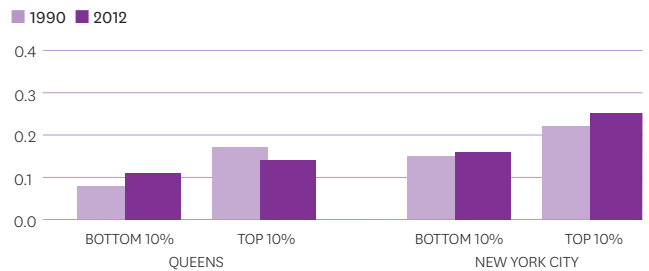
	2002	2012	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)			
Market Rate	46.6%	51.7%	2
Rent-Stabilized or Rent-Controlled	47.1%	42.3%	4
Public Housing	3.8%	3.8%	5
Other Subsidized (Income-Restricted)	2.5%	2.3%	5

Racial and Ethnic Composition, 2000–2012
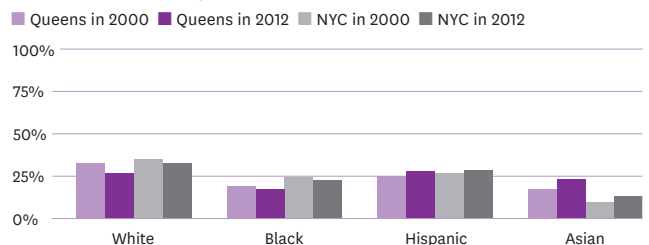
HOUSING: DEVELOPMENT	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	3,207	7,234	593	1,329	2,921	2	2
Units Issued New Certificates of Occupancy	2,033	4,585	3,986	2,632	3,851	3	2
HOUSING: STOCK							
Housing Units	817,250	832,545	832,127	840,147	—	2	3
Homeownership Rate	42.8%	47.0%	43.8%	43.6%	—	2	2
Serious Housing Code Violations (per 1,000 rental units)	—	22.6	21.5	22.1	20.1	—	5
Severe Crowding Rate (% of renter households)	—	—	4.8%	4.7%	—	—	2
HOUSING: MARKET							
Index of Housing Price Appreciation (1 family building)	100	215.5	158.6	158.9	174.7	—	2
Index of Housing Price Appreciation (2–4 family building)	100	227.3	152.2	151.6	165.7	—	2
Median Sales Price per Unit (1 family building)	$316,643	$552,767	$431,841	$421,405	$450,000	1	2
Median Sales Price per Unit (2–4 family building)	$181,542	$340,388	$231,031	$229,078	$245,000	2	2
Sales Volume (1 family building)	6,536	8,919	4,796	4,489	5,010	1	1
Sales Volume (2–4 family building)	5,041	7,611	3,904	3,238	3,624	2	2
Median Monthly Rent (all renters)	—	$1,239	$1,324	$1,327	—	—	2
Median Monthly Rent (recent movers)	—	$1,420	$1,461	$1,434	—	—	2
Median Rent Burden	—	31.2%	33.6%	33.8%	—	—	2
Median Rent Burden (low-income renters)	—	47.9%	50.1%	51.8%	—	—	2
Severely Rent Burdened Households (% of renter households)	—	28.0%	31.3%	31.8%	—	—	3
Housing Choice Vouchers (% of renter households)	—	—	2.7%	2.0%	—	—	5
HOUSING: FINANCE							
Home Purchase Loan Rate (per 1,000 properties)	—	34.3	21.1	18.2	—	—	4
Higher-Cost Home Purchase Loans (% of home purchase loans)	—	27.9%	1.1%	0.8%	—	—	4
Refinance Loan Rate (per 1,000 properties)	—	35.5	16.4	20.3	—	—	4
Higher-Cost Refinance Loans (% of refinance loans)	—	33.4%	2.2%	3.6%	—	—	3
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.4%	26.2%	23.4%	—	—	3
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	97.7	87.5	—	2
Notices of Foreclosure (all residential properties)	2,633	3,694	6,246	5,137	6,371	2	1
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	9.0	12.3	20.1	16.4	20.5	4	3
Properties that Entered REO	431	121	537	88	91	1	1
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.8%	1.2%	1.8%	—	—	4	4
POPULATION							
Population	2,229,379	—	2,230,722	2,272,771	—	2	2
Population Density (1,000 persons per square mile)	20.4	—	20.6	20.9	—	4	4
Foreign-Born Population	46.1%	48.5%	47.7%	47.9%	—	1	1
Percent White	34.9%	—	27.6%	26.6%	—	4	4
Percent Black	20.1%	—	17.7%	17.3%	—	3	3
Percent Hispanic	26.5%	—	27.5%	27.9%	—	3	2
Percent Asian	18.6%	—	22.8%	23.6%	—	1	1
Households with Children under 18 Years Old	35.9%	34.3%	33.7%	32.3%	—	4	4
Population Aged 65 and Older	12.7%	13.0%	12.9%	13.2%	—	1	3
Median Household Income	$60,563	$59,571	$56,571	$55,633	—	3	3
Income Diversity Ratio	4.2	4.3	4.5	4.7	—	5	5
Share of Population Living in Racially Integrated Tracts	37.6%	—	40.5%	—	—	1	1
Poverty Rate	14.6%	12.2%	15.0%	16.2%	—	4	4
Unemployment Rate	7.7%	7.5%	11.1%	9.6%	—	4	3
Private Sector Employment	—	450,286	456,154	486,637	—	—	2
Public Transportation Rate	48.2%	51.6%	51.7%	53.1%	—	4	4
Mean Travel Time to Work (minutes)	42.2	41.8	41.1	41.6	—	4	2
NEIGHBORHOOD SERVICES AND CONDITIONS							
Serious Crime Rate (per 1,000 residents)	19.1	12.6	10.3	11.0	10.8	4	4
Adult Incarceration Rate (per 100,000 people aged 15 or older)	517.5	450.0	484.0	442.8	—	4	5
Students Performing at Grade Level in Math	—	—	—	—	37.0%	—	1
Students Performing at Grade Level in Reading	—	—	—	—	32.0%	—	1
Asthma Hospitalizations (per 1,000 people)	2.1	2.0	1.9	—	—	4	5
Low Birth Weight Rate (per 1,000 live births)	76	82	82	78	—	5	5
Elevated Blood Lead Levels (incidence per 1,000 children)	16.8	6.4	4.2	2.3	—	3	3

1. Data on unused capacity rate are from 2011.

QN01 Astoria

	2012	Rank
Population	165,035	14
Population Density (1,000 persons per square mile)	32.3	34
Racial Diversity Index	0.64	19
Single-Person Households (% of households)	35.1%	17
Median Household Income	$52,727	21
Income Diversity Ratio	4.9	37
Rental Vacancy Rate[1]	3.5%	35
Residential Units within a Hurricane Evacuation Zone	30.2%	27
Residential Units within 1/4 Mile of a Park	69.6%	57
Unused Capacity Rate (% of land area)[2]	23.7%	36
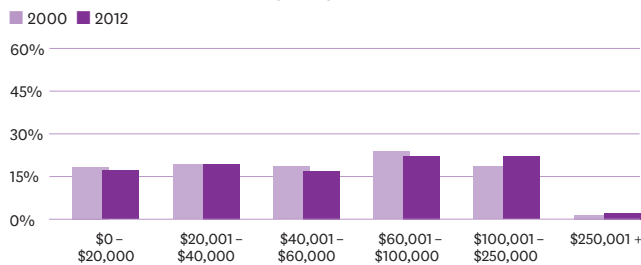
Rental Stock by Regulation and Subsidy Status (% of rental units)

	2011	Rank
■ Market Rate	28.7%	41
■ Rent-Stabilized or Rent-Controlled	55.6%	13
■ Public Housing	12.7%	14
■ Other Subsidized (Income-Restricted)	2.9%	33
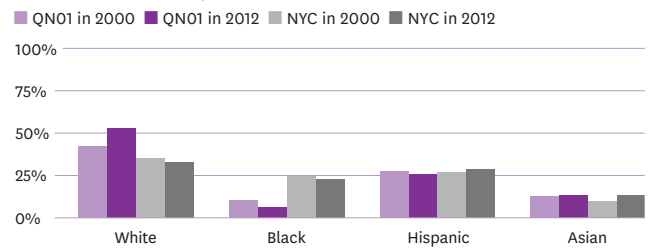
QN01
NYC
0% — 100%

Household Income Distribution (2013$), 2000–2012

■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012

■ QN01 in 2000 ■ QN01 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	242	749	20	215	169	17	20
Units Issued New Certificates of Occupancy	178	395	558	374	459	18	4
Homeownership Rate	20.0%	—	—	18.6%	—	39	41
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	227.1	184.4	207.1	224.3	—	5
Median Sales Price per Unit (2–4 family building)[3]	$195,615	$380,149	$287,901	$305,042	$325,000	7	8
Sales Volume	497	666	400	483	496	27	31
Median Monthly Rent (all renters)	—	$1,189	—	$1,389	—	—	12
Median Monthly Rent (recent movers)	—	$1,466	—	$1,586	—	—	12
Median Rent Burden	—	29.6%	—	29.6%	—	—	46
Median Rent Burden (low-income renters)	—	42.6%	—	43.6%	—	—	40
Severely Rent Burdened Households (% of renter households)	—	22.8%	—	23.4%	—	—	47
Housing Choice Vouchers (% of renter households)	—	—	0.7%	0.6%	—	—	53
Home Purchase Loan Rate (per 1,000 properties)	—	31.8	17.7	17.9	—	—	27
Refinance Loan Rate (per 1,000 properties)	—	27.5	13.2	17.6	—	—	39
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	22.0%	11.3%	—	—	29
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	43.9	37.5	—	46
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	2.6	4.4	14.4	6.0	7.9	47	43
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.0%	1.0%	1.0%	—	—	48	47
Serious Housing Code Violations (per 1,000 rental units)	—	14.2	9.5	11.8	12.6	—	50
Severe Crowding Rate (% of renter households)	—	—	4.9%	1.8%	—	—	44

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	46.0%	—	—	40.4%	—	14	24
Households with Children under 18 Years Old	28.5%	—	—	18.6%	—	45	49
Population Aged 65 and Older	10.9%	—	—	13.5%	—	30	19
Share of Population Living in Racially Integrated Tracts	65.2%	—	62.2%	—	—	1	6
Poverty Rate	20.3%	—	—	16.3%	—	25	36
Unemployment Rate	7.8%	—	—	7.8%	—	34	42
Public Transportation Rate	62.6%	—	—	71.9%	—	18	9
Mean Travel Time to Work (minutes)	36.2	—	—	37.3	—	45	42
Serious Crime Rate (per 1,000 residents)	15.6	10.5	8.8	9.1	8.2	51	52
Students Performing at Grade Level in Math	—	—	—	—	35.4%	—	19
Students Performing at Grade Level in Reading	—	—	—	—	30.7%	—	23
Asthma Hospitalizations (per 1,000 people)	2.0	2.1	1.9	—	—	36	32
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	21.6	7.7	4.7	2.5	—	17	25

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

QN02 Woodside/Sunnyside

	2012	Rank
Population	140,399	33
Population Density (1,000 persons per square mile)	23.5	42
Racial Diversity Index	0.68	11
Single-Person Households (% of households)	31.7%	22
Median Household Income	$50,684	27
Income Diversity Ratio	4.9	37
Rental Vacancy Rate[1]	2.8%	46
Residential Units within a Hurricane Evacuation Zone	21.9%	33
Residential Units within 1/4 Mile of a Park	92.9%	27
Unused Capacity Rate (% of land area)[2]	25.8%	33
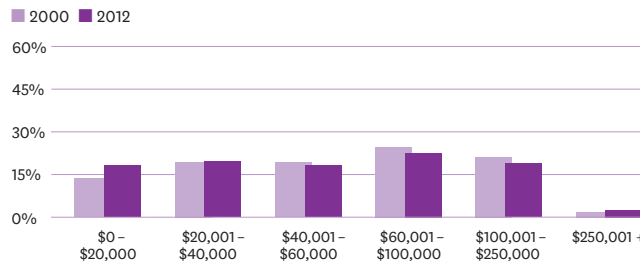
Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
Market Rate	42.7%	27
Rent-Stabilized or Rent-Controlled	57.1%	12
Public Housing	0.0%	43
Other Subsidized (Income-Restricted)	0.2%	49
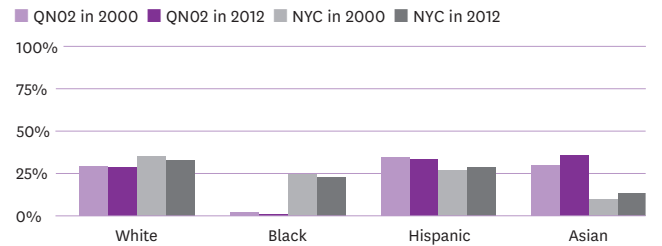
Household Income Distribution (2013$), 2000–2012

Racial and Ethnic Composition, 2000–2012

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	116	993	8	173	1,484	35	1
Units Issued New Certificates of Occupancy	64	746	591	807	2,068	41	1
Homeownership Rate	25.2%	—	—	28.4%	—	31	30
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	233.5	174.2	168.4	181.5	—	13
Median Sales Price per Unit (2–4 family building)[3]	$209,726	$401,483	$289,234	$275,809	$300,000	5	9
Sales Volume	269	448	472	410	445	42	35
Median Monthly Rent (all renters)	—	$1,239	—	$1,420	—	—	9
Median Monthly Rent (recent movers)	—	$1,455	—	$1,485	—	—	15
Median Rent Burden	—	30.1%	—	34.2%	—	—	22
Median Rent Burden (low-income renters)	—	51.0%	—	53.8%	—	—	12
Severely Rent Burdened Households (% of renter households)	—	30.1%	—	35.7%	—	—	12
Housing Choice Vouchers (% of renter households)	—	—	0.9%	0.8%	—	—	48
Home Purchase Loan Rate (per 1,000 properties)	—	45.9	26.4	24.1	—	—	8
Refinance Loan Rate (per 1,000 properties)	—	25.4	14.9	18.2	—	—	34
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	11.5%	5.0%	—	—	36
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	54.7	43.8	—	40
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	2.2	5.2	11.3	8.2	7.9	52	43
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.0%	0.8%	1.3%	—	—	39	42
Serious Housing Code Violations (per 1,000 rental units)	—	28.2	15.9	14.5	14.9	—	47
Severe Crowding Rate (% of renter households)	—	—	5.4%	6.9%	—	—	8

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	61.0%	—	—	55.5%	—	3	6
Households with Children under 18 Years Old	29.9%	—	—	27.8%	—	42	38
Population Aged 65 and Older	11.0%	—	—	9.8%	—	29	43
Share of Population Living in Racially Integrated Tracts	65.2%	—	62.2%	—	—	1	6
Poverty Rate	16.4%	—	—	16.0%	—	35	39
Unemployment Rate	7.4%	—	—	7.4%	—	35	44
Public Transportation Rate	66.7%	—	—	70.4%	—	10	12
Mean Travel Time to Work (minutes)	37.2	—	—	37.6	—	44	41
Serious Crime Rate (per 1,000 residents)	25.1	14.4	11.1	10.6	11.8	30	37
Students Performing at Grade Level in Math	—	—	—	—	35.1%	—	21
Students Performing at Grade Level in Reading	—	—	—	—	30.1%	—	26
Asthma Hospitalizations (per 1,000 people)	1.6	1.5	1.5	—	—	44	39
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	17.1	7.4	6.8	3.3	—	35	13

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

QN03 Jackson Heights

	2012	Rank
Population	179,741	9
Population Density (1,000 persons per square mile)	44.2	23
Racial Diversity Index	0.54	31
Single-Person Households (% of households)	24.6%	43
Median Household Income	$43,842	31
Income Diversity Ratio	4.6	43
Rental Vacancy Rate[1]	4.1%	21
Residential Units within a Hurricane Evacuation Zone	15.8%	37
Residential Units within 1/4 Mile of a Park	89.4%	36
Unused Capacity Rate (% of land area)[2]	16.1%	52
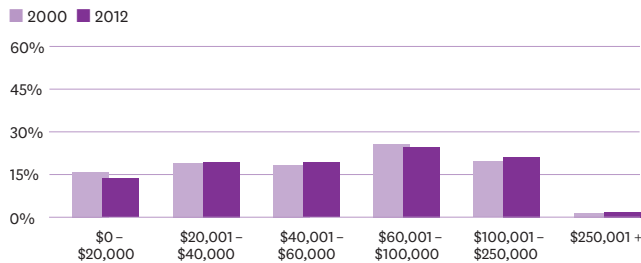
Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
Market Rate	46.6%	23
Rent-Stabilized or Rent-Controlled	52.9%	17
Public Housing	0.0%	43
Other Subsidized (Income-Restricted)	0.5%	45

Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ QN03 in 2000 ■ QN03 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	114	380	15	30	57	36	35
Units Issued New Certificates of Occupancy	67	334	226	165	185	39	18
Homeownership Rate	33.1%	—	—	33.6%	—	19	21
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	241.1	147.4	147.3	176.1	—	14
Median Sales Price per Unit (2–4 family building)[3]	$192,332	$386,452	$251,913	$237,255	$249,950	8	12
Sales Volume	698	1,039	450	461	513	14	29
Median Monthly Rent (all renters)	—	$1,273	—	$1,340	—	—	15
Median Monthly Rent (recent movers)	—	$1,408	—	$1,444	—	—	17
Median Rent Burden	—	32.1%	—	37.5%	—	—	10
Median Rent Burden (low-income renters)	—	49.8%	—	53.7%	—	—	13
Severely Rent Burdened Households (% of renter households)	—	30.1%	—	39.4%	—	—	4
Housing Choice Vouchers (% of renter households)	—	—	1.7%	1.5%	—	—	43
Home Purchase Loan Rate (per 1,000 properties)	—	51.3	20.7	17.8	—	—	28
Refinance Loan Rate (per 1,000 properties)	—	45.8	13.0	17.7	—	—	37
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	20.6%	17.4%	—	—	26
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	121.2	99.8	—	24
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	10.4	13.8	26.8	24.5	25.4	28	19
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.8%	1.5%	2.2%	—	—	26	27
Serious Housing Code Violations (per 1,000 rental units)	—	39.1	28.3	28.7	29.2	—	26
Severe Crowding Rate (% of renter households)	—	—	10.0%	9.9%	—	—	3

POPULATION							
Foreign-Born Population	62.2%	—	—	63.2%	—	2	2
Households with Children under 18 Years Old	41.6%	—	—	34.1%	—	22	23
Population Aged 65 and Older	9.8%	—	—	10.6%	—	37	36
Share of Population Living in Racially Integrated Tracts	27.5%	—	22.4%	—	—	19	29
Poverty Rate	19.3%	—	—	24.2%	—	29	22
Unemployment Rate	9.9%	—	—	8.9%	—	25	35
Public Transportation Rate	60.8%	—	—	66.9%	—	22	23
Mean Travel Time to Work (minutes)	41.3	—	—	39.5	—	30	34
Serious Crime Rate (per 1,000 residents)	17.9	12.8	10.3	10.3	10.3	44	42
Students Performing at Grade Level in Math	—	—	—	—	35.2%	—	20
Students Performing at Grade Level in Reading	—	—	—	—	30.3%	—	25
Asthma Hospitalizations (per 1,000 people)	1.9	1.8	1.5	—	—	39	41
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	20.2	12.1	6.6	3.0	—	20	18

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

QN04 Elmhurst/ Corona

	2012	Rank
Population	140,591	32
Population Density (1,000 persons per square mile)	38.6	27
Racial Diversity Index	0.59	23
Single-Person Households (% of households)	23.3%	48
Median Household Income	$42,366	34
Income Diversity Ratio	4.7	41
Rental Vacancy Rate[1]	1.7%	51
Residential Units within a Hurricane Evacuation Zone	40.0%	24
Residential Units within 1/4 Mile of a Park	82.2%	43
Unused Capacity Rate (% of land area)[2]	21.3%	42
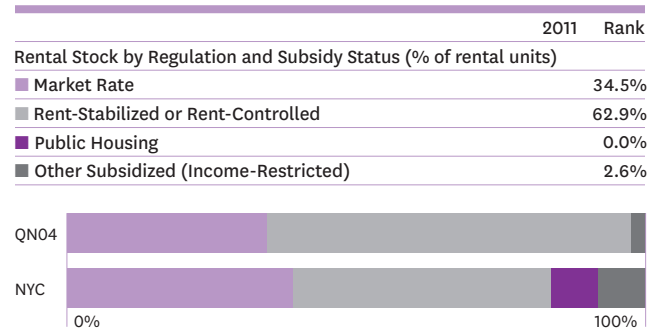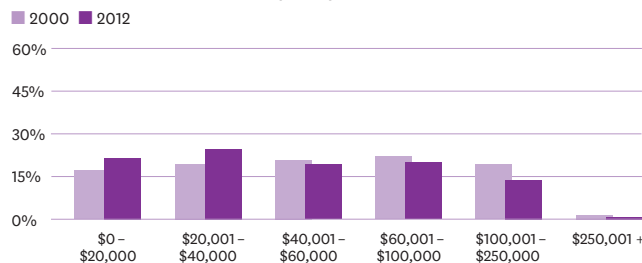
	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
■ Market Rate	34.5%	
■ Rent-Stabilized or Rent-Controlled	62.9%	
■ Public Housing	0.0%	
■ Other Subsidized (Income-Restricted)	2.6%	

Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ QN04 in 2000 ■ QN04 in 2012 ■ NYC in 2000 ■ NYC in 2012
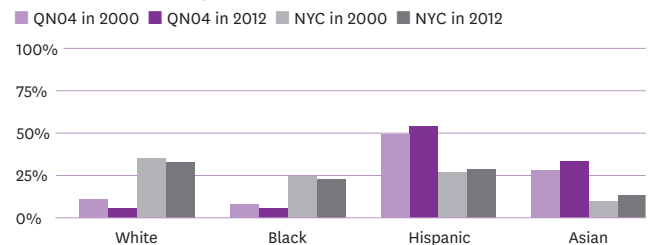
HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	210	383	95	78	118	25	28
Units Issued New Certificates of Occupancy	136	406	321	245	75	22	35
Homeownership Rate	21.8%	—	—	20.3%	—	35	40
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	231.9	165.4	166.0	182.6	—	12
Median Sales Price per Unit (2–4 family building)[3]	$179,431	$354,935	$277,238	$249,117	$278,833	9	10
Sales Volume	595	778	389	329	386	18	39
Median Monthly Rent (all renters)	—	$1,261	—	$1,333	—	—	16
Median Monthly Rent (recent movers)	—	$1,396	—	$1,342	—	—	30
Median Rent Burden	—	34.6%	—	38.3%	—	—	5
Median Rent Burden (low-income renters)	—	49.8%	—	57.7%	—	—	4
Severely Rent Burdened Households (% of renter households)	—	31.5%	—	37.0%	—	—	8
Housing Choice Vouchers (% of renter households)	—	—	2.1%	1.3%	—	—	45
Home Purchase Loan Rate (per 1,000 properties)	—	55.0	18.5	13.2	—	—	47
Refinance Loan Rate (per 1,000 properties)	—	36.3	9.1	12.0	—	—	46
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.2%	9.3%	5.7%	—	—	34
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	82.1	63.6	—	33
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	4.0	6.3	16.1	13.6	16.5	39	29
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.3%	1.0%	1.5%	—	—	44	40
Serious Housing Code Violations (per 1,000 rental units)	—	19.5	19.7	17.8	16.6	—	43
Severe Crowding Rate (% of renter households)	—	—	8.5%	10.1%	—	—	2

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	66.8%	—	—	63.4%	—	1	1
Households with Children under 18 Years Old	41.8%	—	—	35.3%	—	19	22
Population Aged 65 and Older	8.6%	—	—	10.9%	—	46	33
Share of Population Living in Racially Integrated Tracts	4.4%	—	3.5%	—	—	39	43
Poverty Rate	19.2%	—	—	24.8%	—	30	21
Unemployment Rate	9.3%	—	—	8.1%	—	28	39
Public Transportation Rate	63.6%	—	—	71.5%	—	16	10
Mean Travel Time to Work (minutes)	41.7	—	—	41.3	—	27	26
Serious Crime Rate (per 1,000 residents)	16.9	13.0	9.5	10.3	10.1	49	44
Students Performing at Grade Level in Math	—	—	—	—	34.5%	—	23
Students Performing at Grade Level in Reading	—	—	—	—	29.1%	—	28
Asthma Hospitalizations (per 1,000 people)	1.8	1.5	1.3	—	—	40	41
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	19.7	8.3	5.2	2.0	—	22	38

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 33 community districts with the same predominant housing type.
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	2012	Rank
Population	164,301	15
Population Density (1,000 persons per square mile)	22.4	43
Racial Diversity Index	0.58	25
Single-Person Households (% of households)	29.1%	29
Median Household Income	$51,723	23
Income Diversity Ratio	4.7	41
Rental Vacancy Rate[1]	3.9%	26
Residential Units within a Hurricane Evacuation Zone	1.9%	56
Residential Units within 1/4 Mile of a Park	75.0%	51
Unused Capacity Rate (% of land area)[2]	14.7%	54

Rental Stock by Regulation and Subsidy Status (% of rental units)

	2011	Rank
■ Market Rate	65.2%	7
■ Rent-Stabilized or Rent-Controlled	34.8%	36
■ Public Housing	0.0%	43
■ Other Subsidized (Income-Restricted)	0.0%	51

Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ QN05 in 2000 ■ QN05 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	101	214	29	33	53	40	39
Units Issued New Certificates of Occupancy	109	265	188	24	38	24	45
Homeownership Rate	40.5%	—	—	38.9%	—	14	16
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	231.6	175.9	191.2	199.4	—	9
Median Sales Price per Unit (2–4 family building)[3]	$172,395	$327,713	$245,677	$241,491	$249,750	12	13
Sales Volume	1,079	1,226	745	722	828	9	12
Median Monthly Rent (all renters)	—	$1,222	—	$1,260	—	—	21
Median Monthly Rent (recent movers)	—	$1,315	—	$1,322	—	—	31
Median Rent Burden	—	30.2%	—	32.5%	—	—	31
Median Rent Burden (low-income renters)	—	44.3%	—	56.6%	—	—	7
Severely Rent Burdened Households (% of renter households)	—	26.2%	—	31.7%	—	—	28
Housing Choice Vouchers (% of renter households)	—	—	2.7%	2.5%	—	—	36
Home Purchase Loan Rate (per 1,000 properties)	—	36.6	20.7	18.6	—	—	24
Refinance Loan Rate (per 1,000 properties)	—	41.1	19.2	23.2	—	—	21
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.4%	25.9%	25.2%	—	—	22
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	56.9	52.6	—	38
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	3.2	4.9	10.4	8.3	10.2	44	39
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.7%	0.8%	1.0%	—	—	51	47
Serious Housing Code Violations (per 1,000 rental units)	—	22.7	17.3	21.0	19.1	—	38
Severe Crowding Rate (% of renter households)	—	—	2.2%	0.7%	—	—	54

POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	35.9%	—	—	37.5%	—	25	28
Households with Children under 18 Years Old	35.0%	—	—	29.4%	—	32	35
Population Aged 65 and Older	13.8%	—	—	13.6%	—	15	17
Share of Population Living in Racially Integrated Tracts	41.7%	—	76.2%	—	—	12	4
Poverty Rate	13.8%	—	—	14.5%	—	41	41
Unemployment Rate	7.3%	—	—	7.8%	—	37	42
Public Transportation Rate	43.4%	—	—	55.7%	—	45	34
Mean Travel Time to Work (minutes)	38.4	—	—	36.4	—	40	44
Serious Crime Rate (per 1,000 residents)	18.1	11.8	10.2	9.8	9.4	43	47
Students Performing at Grade Level in Math	—	—	—	—	34.6%	—	22
Students Performing at Grade Level in Reading	—	—	—	—	29.0%	—	29
Asthma Hospitalizations (per 1,000 people)	2.3	1.5	1.9	—	—	34	32
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	13.7	5.3	3.8	2.4	—	44	28

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.
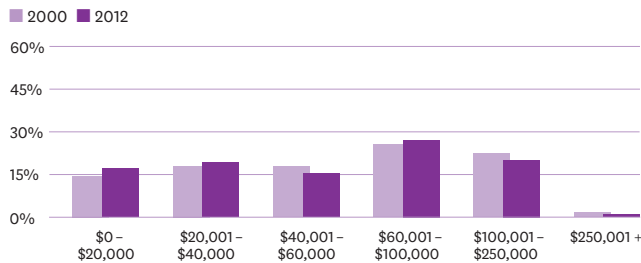
QN06 Rego Park/ Forest Hills

	2012	Rank
Population	115,976	51
Population Density (1,000 persons per square mile)	41.5	25
Racial Diversity Index	0.60	21
Single-Person Households (% of households)	41.3%	7
Median Household Income	$64,236	13
Income Diversity Ratio	5.4	23
Rental Vacancy Rate[1]	2.1%	49
Residential Units within a Hurricane Evacuation Zone	15.0%	39
Residential Units within 1/4 Mile of a Park	84.8%	40
Unused Capacity Rate (% of land area)[2]	20.9%	45
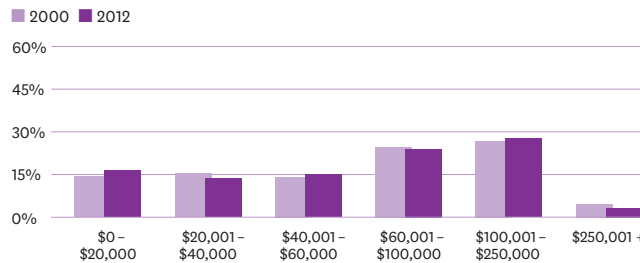
Rental Stock by Regulation and Subsidy Status (% of rental units)

	2011	Rank
Market Rate	35.7%	35
Rent-Stabilized or Rent-Controlled	62.8%	8
Public Housing	1.5%	36
Other Subsidized (Income-Restricted)	0.0%	51
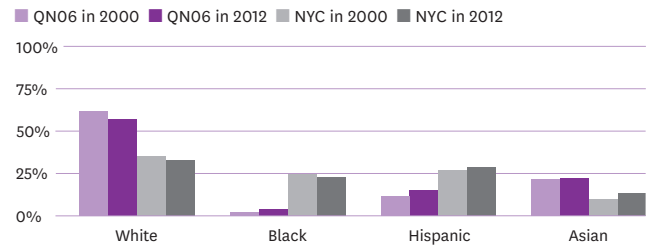
Household Income Distribution (2013$), 2000–2012

2000 · 2012

Racial and Ethnic Composition, 2000–2012

QN06 in 2000 · QN06 in 2012 · NYC in 2000 · NYC in 2012

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	81	25	10	39	457	46	6
Units Issued New Certificates of Occupancy	172	72	179	80	48	19	43
Homeownership Rate	38.3%	—	—	44.8%	—	15	14
Index of Housing Price Appreciation (1 family building)[3]	100.0	195.2	182.2	189.5	197.4	—	2
Median Sales Price per Unit (1 family building)[3]	$478,483	$762,237	$693,094	$683,802	$705,000	4	2
Sales Volume	420	522	333	345	357	32	42
Median Monthly Rent (all renters)	—	$1,299	—	$1,399	—	—	11
Median Monthly Rent (recent movers)	—	$1,600	—	$1,566	—	—	13
Median Rent Burden	—	28.9%	—	31.9%	—	—	35
Median Rent Burden (low-income renters)	—	57.1%	—	57.5%	—	—	5
Severely Rent Burdened Households (% of renter households)	—	28.6%	—	29.8%	—	—	33
Housing Choice Vouchers (% of renter households)	—	—	1.7%	0.7%	—	—	50
Home Purchase Loan Rate (per 1,000 properties)	—	8.0	26.4	19.3	—	—	22
Refinance Loan Rate (per 1,000 properties)	—	2.6	22.0	29.3	—	—	13
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.1%	1.1%	1.5%	—	—	48
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	35.7	30.0	—	50
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	2.4	3.7	7.4	3.2	6.1	49	48
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.9%	0.8%	0.7%	—	—	50	55
Serious Housing Code Violations (per 1,000 rental units)	—	9.6	9.1	9.8	7.4	—	55
Severe Crowding Rate (% of renter households)	—	—	3.2%	2.5%	—	—	40

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	52.1%	—	—	47.9%	—	6	11
Households with Children under 18 Years Old	21.9%	—	—	22.4%	—	50	48
Population Aged 65 and Older	18.8%	—	—	16.1%	—	2	9
Share of Population Living in Racially Integrated Tracts	47.8%	—	77.5%	—	—	8	3
Poverty Rate	11.2%	—	—	13.3%	—	45	44
Unemployment Rate	5.2%	—	—	6.2%	—	49	51
Public Transportation Rate	60.7%	—	—	64.2%	—	23	27
Mean Travel Time to Work (minutes)	42.3	—	—	41.2	—	25	27
Serious Crime Rate (per 1,000 residents)	17.8	12.0	7.1	8.2	7.6	46	55
Students Performing at Grade Level in Math	—	—	—	—	33.7%	—	24
Students Performing at Grade Level in Reading	—	—	—	—	30.4%	—	24
Asthma Hospitalizations (per 1,000 people)	1.2	1.1	1.1	—	—	49	49
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	14.0	4.4	1.6	1.0	—	43	58

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 14 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

QN07 Flushing/Whitestone

	2012	Rank
Population	250,135	1
Population Density (1,000 persons per square mile)	21.3	46
Racial Diversity Index	0.65	15
Single-Person Households (% of households)	24.5%	44
Median Household Income	$53,200	20
Income Diversity Ratio	4.6	43
Rental Vacancy Rate[1]	3.7%	33
Residential Units within a Hurricane Evacuation Zone	27.3%	29
Residential Units within 1/4 Mile of a Park	83.7%	42
Unused Capacity Rate (% of land area)[2]	22.5%	40

Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
Market Rate	51.3%	18
Rent-Stabilized or Rent-Controlled	45.2%	20
Public Housing	2.0%	34
Other Subsidized (Income-Restricted)	1.5%	40

Household Income Distribution (2013$), 2000–2012

■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012

■ QN07 in 2000 ■ QN07 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	529	624	174	307	401	7	7
Units Issued New Certificates of Occupancy	557	726	467	354	256	10	13
Homeownership Rate	47.3%	—	—	47.1%	—	9	13
Index of Housing Price Appreciation (1 family building)[3]	100.0	200.6	175.2	175.9	200.6	—	1
Median Sales Price per Unit (1 family building)[3]	$422,191	$713,186	$618,453	$559,243	$615,000	6	5
Sales Volume	1,593	1,759	1,254	1,326	1,720	5	1
Median Monthly Rent (all renters)	—	$1,350	—	$1,355	—	—	13
Median Monthly Rent (recent movers)	—	$1,536	—	$1,424	—	—	20
Median Rent Burden	—	34.1%	—	36.0%	—	—	14
Median Rent Burden (low-income renters)	—	52.4%	—	49.7%	—	—	24
Severely Rent Burdened Households (% of renter households)	—	31.1%	—	32.1%	—	—	26
Housing Choice Vouchers (% of renter households)	—	—	0.9%	0.7%	—	—	50
Home Purchase Loan Rate (per 1,000 properties)	—	41.1	21.1	17.8	—	—	28
Refinance Loan Rate (per 1,000 properties)	—	24.6	16.0	18.2	—	—	34
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	2.9%	3.6%	—	—	39
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	44.4	38.7	—	43
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	3.4	3.7	7.5	7.2	9.1	43	41
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.7%	0.8%	0.9%	—	—	51	51
Serious Housing Code Violations (per 1,000 rental units)	—	16.4	9.2	10.9	10.2	—	53
Severe Crowding Rate (% of renter households)	—	—	5.5%	6.8%	—	—	9

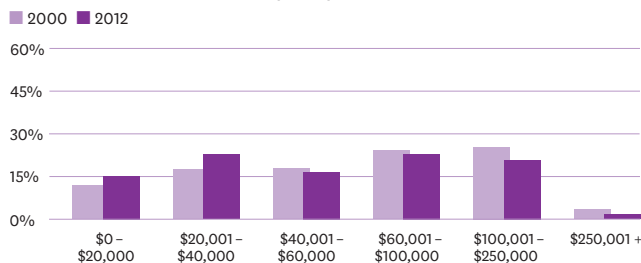| POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	50.3%	—	—	57.5%	—	8	3
Households with Children under 18 Years Old	31.5%	—	—	28.7%	—	38	37
Population Aged 65 and Older	15.8%	—	—	18.0%	—	9	5
Share of Population Living in Racially Integrated Tracts	44.5%	—	36.5%	—	—	10	13
Poverty Rate	13.2%	—	—	14.6%	—	42	40
Unemployment Rate	5.5%	—	—	9.5%	—	47	33
Public Transportation Rate	35.7%	—	—	38.5%	—	50	50
Mean Travel Time to Work (minutes)	40.5	—	—	39.3	—	35	36
Serious Crime Rate (per 1,000 residents)	16.7	10.1	7.7	8.0	8.7	50	50
Students Performing at Grade Level in Math	—	—	—	—	51.9%	—	8
Students Performing at Grade Level in Reading	—	—	—	—	40.8%	—	9
Asthma Hospitalizations (per 1,000 people)	1.5	1.3	1.2	—	—	45	44
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	13.1	4.4	2.9	2.5	—	47	25

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 14 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

QN08 Hillcrest/Fresh Meadows

	2012	Rank
Population	157,855	19
Population Density (1,000 persons per square mile)	21.2	47
Racial Diversity Index	0.74	2
Single-Person Households (% of households)	26.2%	36
Median Household Income	$65,192	12
Income Diversity Ratio	5.0	32
Rental Vacancy Rate[1]	3.7%	33
Residential Units within a Hurricane Evacuation Zone	3.2%	51
Residential Units within 1/4 Mile of a Park	92.7%	28
Unused Capacity Rate (% of land area)[2]	23.1%	38
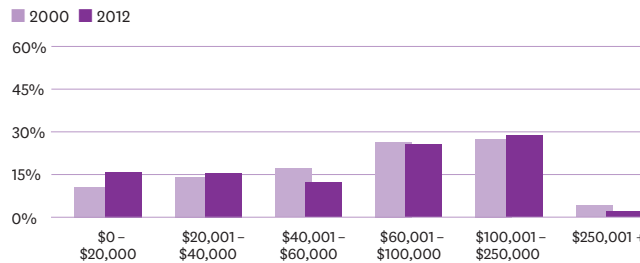
Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
Market Rate	47.5%	21
Rent-Stabilized or Rent-Controlled	44.1%	24
Public Housing	6.6%	27
Other Subsidized (Income-Restricted)	1.7%	39
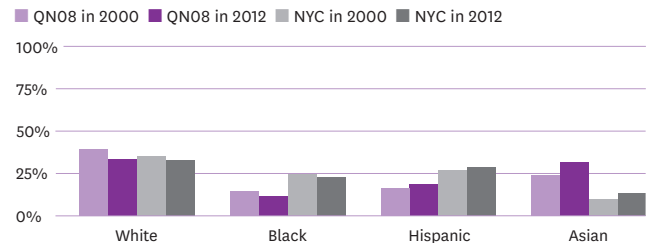
Household Income Distribution (2013$), 2000–2012

Racial and Ethnic Composition, 2000–2012

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	53	208	16	26	22	50	50
Units Issued New Certificates of Occupancy	67	158	180	85	83	39	31
Homeownership Rate	43.8%	—	—	48.2%	—	11	10
Index of Housing Price Appreciation (1 family building)[3]	100.0	201.4	167.2	175.2	191.6	—	5
Median Sales Price per Unit (1 family building)[3]	$432,746	$715,688	$570,470	$549,075	$573,000	5	6
Sales Volume	668	817	571	542	683	15	19
Median Monthly Rent (all renters)	—	$1,232	—	$1,315	—	—	19
Median Monthly Rent (recent movers)	—	$1,490	—	$1,434	—	—	18
Median Rent Burden	—	28.8%	—	31.9%	—	—	35
Median Rent Burden (low-income renters)	—	43.7%	—	61.5%	—	—	3
Severely Rent Burdened Households (% of renter households)	—	23.4%	—	32.4%	—	—	25
Housing Choice Vouchers (% of renter households)	—	—	1.2%	0.8%	—	—	48
Home Purchase Loan Rate (per 1,000 properties)	—	37.5	18.8	15.5	—	—	37
Refinance Loan Rate (per 1,000 properties)	—	26.5	14.4	20.2	—	—	29
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	8.3%	5.9%	—	—	33
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	67.1	58.6	—	35
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	3.9	5.7	10.3	8.0	9.2	40	40
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.1%	1.1%	1.3%	—	—	46	42
Serious Housing Code Violations (per 1,000 rental units)	—	17.2	18.9	17.6	15.6	—	44
Severe Crowding Rate (% of renter households)	—	—	2.7%	3.5%	—	—	26

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	44.8%	—	—	47.1%	—	15	12
Households with Children under 18 Years Old	34.4%	—	—	31.9%	—	34	31
Population Aged 65 and Older	14.1%	—	—	13.6%	—	14	17
Share of Population Living in Racially Integrated Tracts	58.2%	—	63.1%	—	—	5	5
Poverty Rate	10.6%	—	—	16.1%	—	46	37
Unemployment Rate	6.3%	—	—	10.0%	—	44	30
Public Transportation Rate	43.3%	—	—	47.9%	—	46	44
Mean Travel Time to Work (minutes)	43.2	—	—	43.3	—	22	16
Serious Crime Rate (per 1,000 residents)	18.5	13.5	8.8	8.5	8.6	42	51
Students Performing at Grade Level in Math	—	—	—	—	45.0%	—	11
Students Performing at Grade Level in Reading	—	—	—	—	38.0%	—	11
Asthma Hospitalizations (per 1,000 people)	2.4	2.3	2.0	—	—	30	32
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	19.6	5.7	5.1	2.7	—	23	21

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 14 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

	2012	Rank
Population	148,177	24
Population Density (1,000 persons per square mile)	31.2	36
Racial Diversity Index	0.74	2
Single-Person Households (% of households)	19.1%	53
Median Household Income	$56,581	17
Income Diversity Ratio	4.5	46
Rental Vacancy Rate[1]	4.8%	15
Residential Units within a Hurricane Evacuation Zone	14.0%	40
Residential Units within 1/4 Mile of a Park	73.9%	53
Unused Capacity Rate (% of land area)[2]	21.1%	43

Household Income Distribution (2013$), 2000–2012
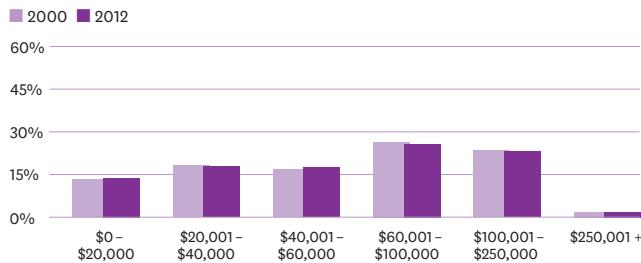
■ 2000 ■ 2012

	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
■ Market Rate	62.1%	8
■ Rent-Stabilized or Rent-Controlled	37.8%	34
■ Public Housing	0.0%	43
■ Other Subsidized (Income-Restricted)	0.1%	50

Racial and Ethnic Composition, 2000–2012
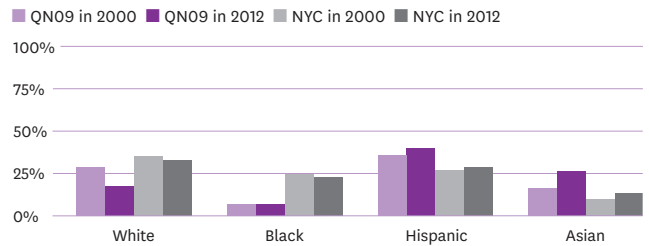
■ QN09 in 2000 ■ QN09 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	64	348	8	22	8	48	54
Units Issued New Certificates of Occupancy	46	378	187	58	220	46	15
Homeownership Rate	41.6%	—	—	48.5%	—	12	9
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	233.0	149.0	141.2	151.3	—	19
Median Sales Price per Unit (2–4 family building)[3]	$172,395	$340,388	$193,236	$195,735	$198,250	12	18
Sales Volume	1,083	1,506	676	531	585	8	26
Median Monthly Rent (all renters)	—	$1,291	—	$1,354	—	—	14
Median Monthly Rent (recent movers)	—	$1,336	—	$1,403	—	—	22
Median Rent Burden	—	36.8%	—	34.4%	—	—	19
Median Rent Burden (low-income renters)	—	56.7%	—	54.0%	—	—	11
Severely Rent Burdened Households (% of renter households)	—	35.4%	—	33.9%	—	—	22
Housing Choice Vouchers (% of renter households)	—	—	5.0%	5.4%	—	—	23
Home Purchase Loan Rate (per 1,000 properties)	—	65.4	23.3	20.4	—	—	17
Refinance Loan Rate (per 1,000 properties)	—	70.4	18.2	21.6	—	—	25
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.5%	40.3%	39.6%	—	—	16
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	134.0	114.6	—	19
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	11.7	16.2	33.2	25.8	30.3	24	16
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.4%	1.2%	1.8%	—	—	37	32
Serious Housing Code Violations (per 1,000 rental units)	—	21.5	32.6	25.2	24.8	—	30
Severe Crowding Rate (% of renter households)	—	—	2.9%	4.5%	—	—	20

POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	48.7%	—	—	54.4%	—	10	8
Households with Children under 18 Years Old	43.1%	—	—	43.3%	—	13	5
Population Aged 65 and Older	9.4%	—	—	10.0%	—	41	42
Share of Population Living in Racially Integrated Tracts	54.2%	—	26.2%	—	—	6	22
Poverty Rate	14.7%	—	—	16.1%	—	37	37
Unemployment Rate	8.2%	—	—	10.2%	—	31	29
Public Transportation Rate	51.5%	—	—	53.7%	—	36	37
Mean Travel Time to Work (minutes)	44.4	—	—	45.9	—	18	4
Serious Crime Rate (per 1,000 residents)	21.7	13.1	10.7	11.1	11.7	38	38
Students Performing at Grade Level in Math	—	—	—	—	31.4%	—	30
Students Performing at Grade Level in Reading	—	—	—	—	27.9%	—	30
Asthma Hospitalizations (per 1,000 people)	2.4	2.2	2.1	—	—	30	39
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	19.4	7.7	5.7	3.5	—	24	12

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

	2012	Rank
Population	133,178	38
Population Density (1,000 persons per square mile)	21.7	44
Racial Diversity Index	0.83	1
Single-Person Households (% of households)	18.1%	54
Median Household Income	$60,877	15
Income Diversity Ratio	4.0	52
Rental Vacancy Rate[1]	1.7%	51
Residential Units within a Hurricane Evacuation Zone	66.3%	15
Residential Units within 1/4 Mile of a Park	59.8%	59
Unused Capacity Rate (% of land area)[2]	19.9%	46
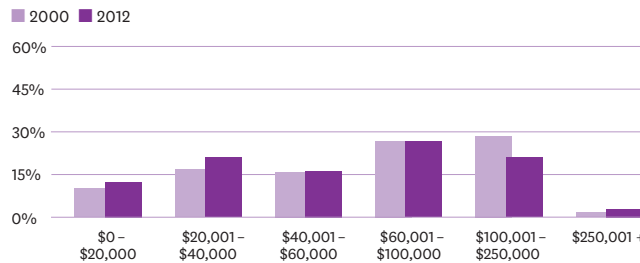
Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
Market Rate	95.9%	1
Rent-Stabilized or Rent-Controlled	3.9%	55
Public Housing	0.2%	42
Other Subsidized (Income-Restricted)	0.0%	51

Household Income Distribution (2013$), 2000–2012

■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012

■ QN10 in 2000 ■ QN10 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING

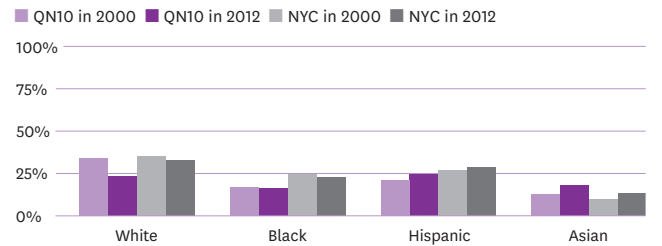|	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	107	193	24	18	21	38	51
Units Issued New Certificates of Occupancy	42	263	50	15	28	47	47
Homeownership Rate	63.0%	—	—	62.8%	—	5	5
Index of Housing Price Appreciation (1 family building)[3]	100.0	220.6	151.4	137.2	152.3	—	12
Median Sales Price per Unit (1 family building)[3]	$280,476	$533,478	$355,824	$355,882	$365,000	12	12
Sales Volume	1,078	1,598	684	614	676	10	20
Median Monthly Rent (all renters)	—	$1,352	—	$1,329	—	—	17
Median Monthly Rent (recent movers)	—	$1,362	—	$1,393	—	—	24
Median Rent Burden	—	35.6%	—	36.2%	—	—	13
Median Rent Burden (low-income renters)	—	0.0%	—	52.4%	—	—	17
Severely Rent Burdened Households (% of renter households)	—	36.3%	—	34.2%	—	—	16
Housing Choice Vouchers (% of renter households)	—	—	3.7%	3.0%	—	—	34
Home Purchase Loan Rate (per 1,000 properties)	—	56.4	19.0	18.0	—	—	26
Refinance Loan Rate (per 1,000 properties)	—	76.6	16.9	19.4	—	—	33
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.2%	45.1%	37.0%	—	—	19
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	119.2	104.5	—	22
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	10.4	14.1	26.6	19.7	23.9	27	23
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.5%	1.2%	1.7%	—	—	27	35
Serious Housing Code Violations (per 1,000 rental units)	—	20.2	26.5	27.9	22.1	—	35
Severe Crowding Rate (% of renter households)	—	—	1.0%	1.7%	—	—	46

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	39.4%	—	—	43.4%	—	19	17
Households with Children under 18 Years Old	41.7%	—	—	40.5%	—	21	13
Population Aged 65 and Older	11.8%	—	—	10.6%	—	21	36
Share of Population Living in Racially Integrated Tracts	25.4%	—	24.8%	—	—	21	23
Poverty Rate	11.5%	—	—	14.5%	—	44	41
Unemployment Rate	7.0%	—	—	11.5%	—	41	23
Public Transportation Rate	40.5%	—	—	45.3%	—	47	47
Mean Travel Time to Work (minutes)	42.9	—	—	44.9	—	24	9
Serious Crime Rate (per 1,000 residents)	22.4	13.3	11.7	13.0	13.6	35	34
Students Performing at Grade Level in Math	—	—	—	—	30.8%	—	31
Students Performing at Grade Level in Reading	—	—	—	—	27.3%	—	31
Asthma Hospitalizations (per 1,000 people)	2.0	2.5	2.0	—	—	36	38
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	13.7	4.5	1.7	2.1	—	44	36

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 14 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

	2012	Rank
Population	123,146	47
Population Density (1,000 persons per square mile)	13.2	49
Racial Diversity Index	0.65	15
Single-Person Households (% of households)	25.1%	41
Median Household Income	$73,315	10
Income Diversity Ratio	4.5	46
Rental Vacancy Rate[1]	4.2%	19
Residential Units within a Hurricane Evacuation Zone	2.5%	53
Residential Units within 1/4 Mile of a Park	89.5%	35
Unused Capacity Rate (% of land area)[2]	19.1%	49

Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
Market Rate	78.9%	4
Rent-Stabilized or Rent-Controlled	21.0%	47
Public Housing	0.0%	43
Other Subsidized (Income-Restricted)	0.0%	51

Household Income Distribution (2013$), 2000–2012

■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012

■ QN11 in 2000 ■ QN11 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	51	236	76	60	57	51	35
Units Issued New Certificates of Occupancy	47	211	114	60	84	44	30
Homeownership Rate	67.3%	—	—	69.3%	—	3	4
Index of Housing Price Appreciation (1 family building)[3]	100.0	184.6	166.9	174.2	188.3	—	6
Median Sales Price per Unit (1 family building)[3]	$492,556	$773,874	$671,768	$610,084	$640,000	2	4
Sales Volume	882	1,057	738	766	889	13	11
Median Monthly Rent (all renters)	—	$1,392	—	$1,577	—	—	7
Median Monthly Rent (recent movers)	—	$1,571	—	$1,729	—	—	11
Median Rent Burden	—	28.5%	—	36.5%	—	—	12
Median Rent Burden (low-income renters)	—	0.0%	—	56.4%	—	—	8
Severely Rent Burdened Households (% of renter households)	—	24.2%	—	31.0%	—	—	30
Housing Choice Vouchers (% of renter households)	—	—	0.2%	0.1%	—	—	55
Home Purchase Loan Rate (per 1,000 properties)	—	38.9	23.4	22.7	—	—	11
Refinance Loan Rate (per 1,000 properties)	—	25.8	20.6	25.7	—	—	17
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	2.1%	2.1%	—	—	46
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	41.5	37.9	—	44
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	2.6	3.2	6.9	5.4	6.2	48	47
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.5%	0.6%	0.8%	—	—	57	53
Serious Housing Code Violations (per 1,000 rental units)	—	5.4	7.1	4.1	5.2	—	58
Severe Crowding Rate (% of renter households)	—	—	1.1%	1.2%	—	—	50

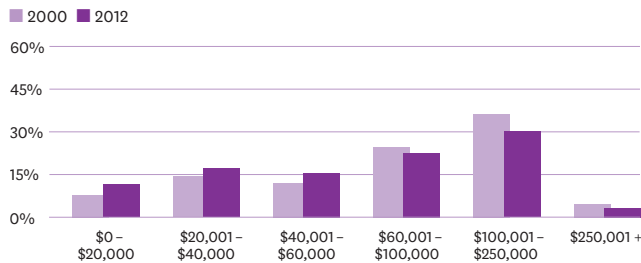| POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	35.9%	—	—	44.4%	—	25	15
Households with Children under 18 Years Old	30.7%	—	—	30.1%	—	41	34
Population Aged 65 and Older	17.2%	—	—	17.6%	—	5	7
Share of Population Living in Racially Integrated Tracts	61.6%	—	94.4%	—	—	4	2
Poverty Rate	6.5%	—	—	7.4%	—	53	52
Unemployment Rate	4.1%	—	—	7.9%	—	54	40
Public Transportation Rate	27.8%	—	—	27.3%	—	53	54
Mean Travel Time to Work (minutes)	39.8	—	—	38.1	—	37	39
Serious Crime Rate (per 1,000 residents)	13.9	10.3	7.7	7.6	7.8	56	53
Students Performing at Grade Level in Math	—	—	—	—	65.5%	—	1
Students Performing at Grade Level in Reading	—	—	—	—	55.0%	—	1
Asthma Hospitalizations (per 1,000 people)	0.9	1.1	0.8	—	—	53	53
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	5.3	3.2	1.0	1.5	—	58	50

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 14 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

QN12 Jamaica/ Hollis

	2012	Rank
Population	228,128	2
Population Density (1,000 persons per square mile)	24.6	41
Racial Diversity Index	0.56	30
Single-Person Households (% of households)	21.8%	49
Median Household Income	$51,574	24
Income Diversity Ratio	4.9	37
Rental Vacancy Rate[1]	3.2%	39
Residential Units within a Hurricane Evacuation Zone	49.5%	20
Residential Units within 1/4 Mile of a Park	76.1%	49
Unused Capacity Rate (% of land area)[2]	27.8%	29
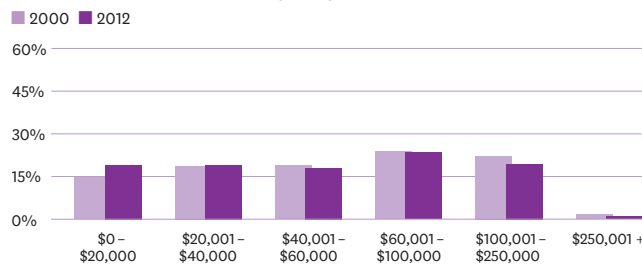
	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
■ Market Rate	60.8%	9
■ Rent-Stabilized or Rent-Controlled	29.9%	43
■ Public Housing	5.7%	29
■ Other Subsidized (Income-Restricted)	3.6%	29

QN12

NYC

0%   100%

Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ QN12 in 2000 ■ QN12 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING

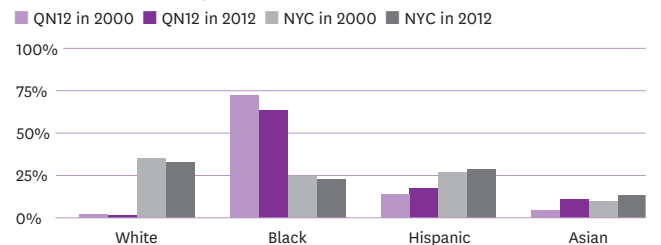|	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	218	908	61	268	33	23	45
Units Issued New Certificates of Occupancy	242	676	473	147	92	14	27
Homeownership Rate	50.6%	—	—	49.8%	—	8	8
Index of Housing Price Appreciation (1 family building)[3]	100.0	219.2	130.1	116.1	137.0	—	14
Median Sales Price per Unit (1 family building)[3]	$253,315	$465,488	$291,931	$281,249	$294,750	13	14
Sales Volume	1,524	3,523	1,875	1,341	1,427	7	3
Median Monthly Rent (all renters)	—	$1,081	—	$1,166	—	—	32
Median Monthly Rent (recent movers)	—	$1,234	—	$1,291	—	—	36
Median Rent Burden	—	33.0%	—	37.7%	—	—	6
Median Rent Burden (low-income renters)	—	42.4%	—	52.2%	—	—	18
Severely Rent Burdened Households (% of renter households)	—	28.1%	—	36.9%	—	—	9
Housing Choice Vouchers (% of renter households)	—	—	5.3%	4.5%	—	—	28
Home Purchase Loan Rate (per 1,000 properties)	—	66.0	20.6	16.5	—	—	36
Refinance Loan Rate (per 1,000 properties)	—	108.1	11.1	12.9	—	—	43
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	1.1%	84.7%	78.7%	—	—	4
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	186.0	173.1	—	2
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	23.2	33.9	41.3	36.3	45.0	9	7
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	9.6%	2.5%	4.0%	—	—	16	17
Serious Housing Code Violations (per 1,000 rental units)	—	47.8	61.8	51.6	52.4	—	19
Severe Crowding Rate (% of renter households)	—	—	5.5%	5.4%	—	—	13

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	34.2%	—	—	44.2%	—	30	16
Households with Children under 18 Years Old	44.9%	—	—	41.3%	—	12	10
Population Aged 65 and Older	11.3%	—	—	11.9%	—	24	29
Share of Population Living in Racially Integrated Tracts	0.0%	—	0.2%	—	—	45	46
Poverty Rate	17.0%	—	—	18.1%	—	33	32
Unemployment Rate	10.9%	—	—	14.0%	—	19	12
Public Transportation Rate	49.8%	—	—	53.6%	—	39	39
Mean Travel Time to Work (minutes)	49.3	—	—	47.5	—	2	1
Serious Crime Rate (per 1,000 residents)	56.3	37.1	33.9	37.1	34.2	8	9
Students Performing at Grade Level in Math	—	—	—	—	27.4%	—	34
Students Performing at Grade Level in Reading	—	—	—	—	26.1%	—	35
Asthma Hospitalizations (per 1,000 people)	3.7	3.2	3.3	—	—	19	24
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	18.0	7.8	3.9	2.2	—	31	34

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 14 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

	2012	Rank
Population	197,751	7
Population Density (1,000 persons per square mile)	10.0	53
Racial Diversity Index	0.65	15
Single-Person Households (% of households)	20.9%	52
Median Household Income	$74,226	9
Income Diversity Ratio	3.7	54
Rental Vacancy Rate[1]	3.5%	35
Residential Units within a Hurricane Evacuation Zone	32.5%	26
Residential Units within 1/4 Mile of a Park	75.8%	50
Unused Capacity Rate (% of land area)[2]	21.1%	43
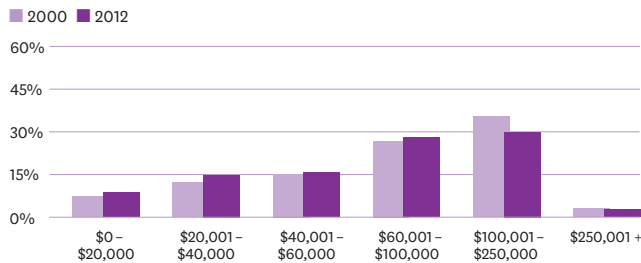
Rental Stock by Regulation and Subsidy Status (% of rental units)

	2011	Rank
■ Market Rate	86.9%	2
■ Rent-Stabilized or Rent-Controlled	12.4%	53
■ Public Housing	0.4%	40
■ Other Subsidized (Income-Restricted)	0.3%	47

Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ QN13 in 2000 ■ QN13 in 2012 ■ NYC in 2000 ■ NYC in 2012

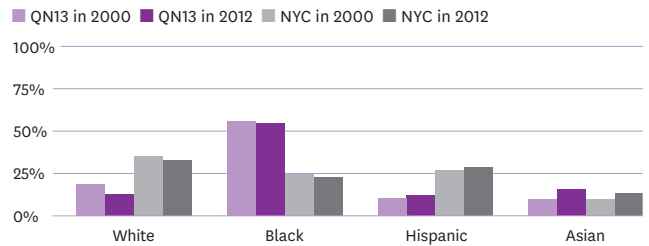| HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	112	1,247	36	45	9	37	53
Units Issued New Certificates of Occupancy	62	187	109	57	42	42	44
Homeownership Rate	72.3%	—	—	72.3%	—	2	2
Index of Housing Price Appreciation (1 family building)[3]	100.0	217.7	163.4	157.1	169.7	—	8
Median Sales Price per Unit (1 family building)[3]	$288,497	$524,256	$389,199	$360,966	$370,000	11	10
Sales Volume	1,694	2,405	1,178	1,091	1,112	3	6
Median Monthly Rent (all renters)	—	$1,409	—	$1,407	—	—	10
Median Monthly Rent (recent movers)	—	$1,629	—	$1,556	—	—	14
Median Rent Burden	—	29.8%	—	32.5%	—	—	31
Median Rent Burden (low-income renters)	—	0.0%	—	49.9%	—	—	22
Severely Rent Burdened Households (% of renter households)	—	22.0%	—	28.0%	—	—	39
Housing Choice Vouchers (% of renter households)	—	—	3.2%	2.8%	—	—	35
Home Purchase Loan Rate (per 1,000 properties)	—	49.5	18.7	17.7	—	—	31
Refinance Loan Rate (per 1,000 properties)	—	89.1	18.9	22.3	—	—	24
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.5%	53.6%	48.9%	—	—	10
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	146.6	137.3	—	13
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	13.8	16.2	25.9	21.5	28.3	21	18
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.9%	1.3%	2.1%	—	—	24	30
Serious Housing Code Violations (per 1,000 rental units)	—	20.1	35.0	26.8	28.0	—	29
Severe Crowding Rate (% of renter households)	—	—	2.0%	0.9%	—	—	53
POPULATION							
Foreign-Born Population	38.3%	—	—	41.3%	—	20	23
Households with Children under 18 Years Old	42.5%	—	—	37.7%	—	15	19
Population Aged 65 and Older	12.2%	—	—	14.2%	—	20	15
Share of Population Living in Racially Integrated Tracts	24.4%	—	24.3%	—	—	22	25
Poverty Rate	7.2%	—	—	10.9%	—	52	48
Unemployment Rate	7.3%	—	—	10.6%	—	37	27
Public Transportation Rate	33.9%	—	—	36.1%	—	52	51
Mean Travel Time to Work (minutes)	47.8	—	—	47.1	—	5	2
Serious Crime Rate (per 1,000 residents)	15.1	11.3	9.9	10.8	10.2	52	43
Students Performing at Grade Level in Math	—	—	—	—	32.7%	—	29
Students Performing at Grade Level in Reading	—	—	—	—	30.9%	—	22
Asthma Hospitalizations (per 1,000 people)	2.4	2.4	2.0	—	—	30	32
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	16.7	3.1	2.3	2.9	—	36	20

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 14 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

QN14 Rockaway/ Broad Channel

	2012	Rank
Population	128,358	43
Population Density (1,000 persons per square mile)	11.3	52
Racial Diversity Index	0.70	7
Single-Person Households (% of households)	25.7%	38
Median Household Income	$49,757	28
Income Diversity Ratio	6.4	9
Rental Vacancy Rate[1]	5.6%	6
Residential Units within a Hurricane Evacuation Zone	100.0%	1
Residential Units within 1/4 Mile of a Park	96.0%	22
Unused Capacity Rate (% of land area)[2]	58.8%	1
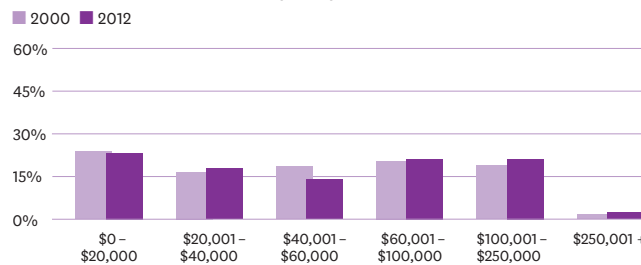
Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
Market Rate	52.9%	15
Rent-Stabilized or Rent-Controlled	14.9%	52
Public Housing	14.4%	13
Other Subsidized (Income-Restricted)	17.8%	9

Household Income Distribution (2013$), 2000–2012

■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012

■ QN14 in 2000 ■ QN14 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	1,070	726	21	15	32	4	46
Units Issued New Certificates of Occupancy	235	967	343	161	173	15	19
Homeownership Rate	35.1%	—	—	34.6%	—	17	18
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	238.0	133.9	113.9	120.9	—	28
Median Sales Price per Unit (2–4 family building)[3]	$148,471	$285,111	$146,616	$161,164	$182,013	18	21
Sales Volume	544	1,106	552	318	401	24	37
Median Monthly Rent (all renters)	—	$946	—	$988	—	—	49
Median Monthly Rent (recent movers)	—	$1,047	—	$1,200	—	—	42
Median Rent Burden	—	29.7%	—	31.3%	—	—	39
Median Rent Burden (low-income renters)	—	38.0%	—	38.1%	—	—	48
Severely Rent Burdened Households (% of renter households)	—	27.2%	—	21.9%	—	—	49
Housing Choice Vouchers (% of renter households)	—	—	11.7%	6.4%	—	—	17
Home Purchase Loan Rate (per 1,000 properties)	—	42.1	19.4	14.4	—	—	44
Refinance Loan Rate (per 1,000 properties)	—	38.8	15.7	22.4	—	—	23
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	1.4%	41.3%	39.9%	—	—	15
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	139.8	125.8	—	17
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	17.2	23.4	32.2	28.7	43.1	18	9
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	7.5%	1.9%	2.6%	—	—	21	22
Serious Housing Code Violations (per 1,000 rental units)	—	28.4	29.2	51.7	29.2	—	26
Severe Crowding Rate (% of renter households)	—	—	5.3%	3.6%	—	—	25

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	24.4%	—	—	22.8%	—	39	48
Households with Children under 18 Years Old	40.1%	—	—	41.7%	—	25	9
Population Aged 65 and Older	14.2%	—	—	12.9%	—	12	23
Share of Population Living in Racially Integrated Tracts	22.1%	—	32.4%	—	—	27	16
Poverty Rate	22.4%	—	—	18.4%	—	24	29
Unemployment Rate	12.8%	—	—	12.5%	—	17	18
Public Transportation Rate	38.5%	—	—	35.0%	—	48	52
Mean Travel Time to Work (minutes)	45.6	—	—	42.2	—	13	21
Serious Crime Rate (per 1,000 residents)	34.5	18.3	16.1	26.2	24.3	17	16
Students Performing at Grade Level in Math	—	—	—	—	30.5%	—	32
Students Performing at Grade Level in Reading	—	—	—	—	27.0%	—	32
Asthma Hospitalizations (per 1,000 people)	3.5	3.9	3.1	—	—	21	26
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	16.5	7.1	2.8	2.3	—	39	32

1. Rental vacancy rate is an average rate for 2010–2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 33 community districts with the same predominant housing type.
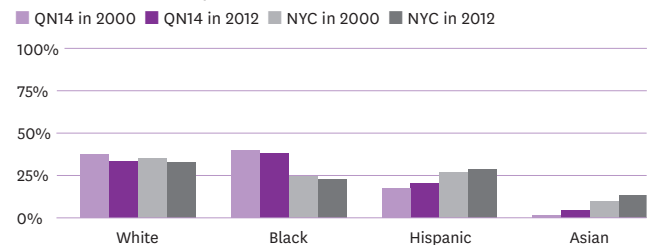4. Sample size is less than 20 newly identified cases in at least one year presented.

Staten Island

Staten Island

Staten Island had the highest percentages of households earning moderate and middle incomes in 2012. However, the share of households earning over $100,000 annually declined by just over four percentage points while the percentage earning $60,000 or less grew by almost four percentage points.

Staten Island households with incomes in the bottom tenth of the city's distribution were more segregated by income in 2012 than they were in 1990. In contrast, the city's highest-income households living in the borough became less segregated by income, even as the city's highest earners became more segregated in the city as a whole.

Of the five boroughs, Staten Island had the highest percentage of market rate rental housing and the lowest percentage of rent-stabilized or rent-controlled housing in 2012. The borough saw a small increase in the market rate share of its rental stock and a small decrease in the percentage of rent-stabilized or rent-controlled housing units, both by about three percentage points from 2002 to 2012.

Although Staten Island had the lowest proportion of renter households among the boroughs, some of its renters experienced severe cost burdens. The share of Staten Island's renters that are severely rent burdened increased by nearly six percentage points from 2006 to 2012, the largest increase of the boroughs. The median rent burden for low-income renters was 54.0 percent in 2012—the highest of the boroughs. This indicates that a majority of Staten Island's low-income renters were severely rent burdened.

Staten Island was the least racially diverse of the five boroughs, according to the racial diversity index. In 2012, 63.3 percent of Staten Island's residents identified as white. Nevertheless, the share of Staten Island residents who are Hispanic increased by just over five percentage points from 2010 to 2012, more than in New York City as a whole.

	2012	Rank
Population	470,728	5
Population Density (1,000 persons per square mile)	8.1	5
Racial Diversity Index	0.55	5
Single-Person Households (% of households)	24.0%	5
Median Household Income	$72,156	1
Income Diversity Ratio	4.9	4
Rental Vacancy Rate	6.7%	1
Residential Units within a Hurricane Evacuation Zone	31.4%	3
Residential Units within 1/4 Mile of a Park	77.2%	5
Unused Capacity Rate (% of land area)[1]	47.4%	1

Household Income Distribution (2013$), 2000–2012
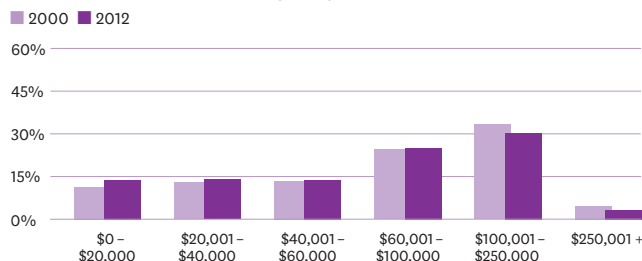
■ 2000 ■ 2012

Isolation Index of Income Deciles, 1990-2012

■ 1990 ■ 2012
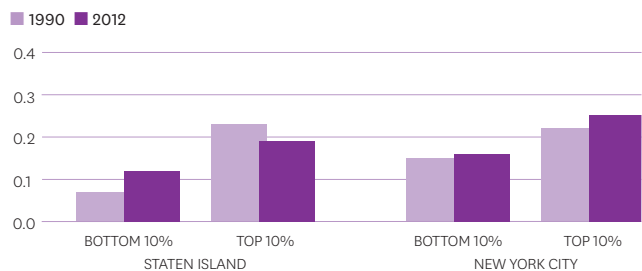
	2002	2012	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)			
■ Market Rate	68.2%	71.4%	1
■ Rent-Stabilized or Rent-Controlled	18.1%	14.4%	5
■ Public Housing	5.8%	7.8%	4
■ Other Subsidized (Income-Restricted)	7.9%	6.4%	4

Racial and Ethnic Composition, 2000–2012
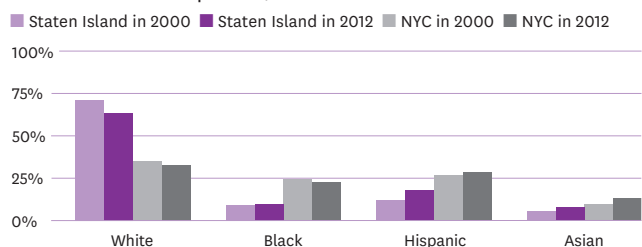
■ Staten Island in 2000 ■ Staten Island in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING: DEVELOPMENT	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	2,660	904	352	374	821	4	5
Units Issued New Certificates of Occupancy	3,271	1,945	698	640	482	2	5
HOUSING: STOCK							
Housing Units	163,993	177,353	176,656	177,479	—	5	5
Homeownership Rate	63.8%	72.0%	69.6%	67.3%	—	1	1
Serious Housing Code Violations (per 1,000 rental units)	—	17.3	34.0	27.2	30.2	—	4
Severe Crowding Rate (% of renter households)	—	—	1.8%	3.1%	—	—	4
HOUSING: MARKET							
Index of Housing Price Appreciation (1 family building)	100	186.6	162.7	159.0	165.4	—	3
Index of Housing Price Appreciation (2–4 family building)	100	199.0	149.6	136.9	150.7	—	3
Median Sales Price per Unit (1 family building)	$298,102	$482,944	$408,977	$381,302	$383,000	3	3
Median Sales Price per Unit (2–4 family building)	$193,504	$290,348	$239,917	$228,781	$232,500	1	3
Sales Volume (1 family building)	3,559	3,838	2,214	1,946	2,449	2	2
Sales Volume (2–4 family building)	1,259	1,649	863	742	956	4	4
Median Monthly Rent (all renters)	—	$1,154	$1,217	$1,134	—	—	4
Median Monthly Rent (recent movers)	—	$1,222	$1,354	$1,220	—	—	4
Median Rent Burden	—	31.1%	33.5%	32.4%	—	—	4
Median Rent Burden (low-income renters)	—	45.9%	48.4%	54.0%	—	—	1
Severely Rent Burdened Households (% of renter households)	—	27.3%	31.2%	33.0%	—	—	2
Housing Choice Vouchers (% of renter households)	—	—	4.9%	3.9%	—	—	3
HOUSING: FINANCE							
Home Purchase Loan Rate (per 1,000 properties)	—	42.1	20.4	18.7	—	—	3
Higher-Cost Home Purchase Loans (% of home purchase loans)	—	21.6%	0.5%	1.2%	—	—	2
Refinance Loan Rate (per 1,000 properties)	—	62.0	25.8	29.5	—	—	2
Higher-Cost Refinance Loans (% of refinance loans)	—	29.6%	1.9%	2.2%	—	—	4
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	1.1%	31.1%	29.4%	—	—	2
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	93.5	83.6	—	4
Notices of Foreclosure (all residential properties)	743	990	1,729	1,311	1,945	4	4
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	6.9	8.4	14.7	11.1	16.4	5	4
Properties that Entered REO	6	52	176	33	35	4	4
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.3%	1.1%	1.5%	—	—	5	5
POPULATION							
Population	443,728	—	468,730	470,728	—	5	5
Population Density (1,000 persons per square mile)	7.6	—	8	8.1	—	5	5
Foreign-Born Population	16.4%	20.9%	21.4%	22.1%	—	5	5
Percent White	72.8%	—	64.0%	63.3%	—	1	1
Percent Black	9.1%	—	9.5%	9.6%	—	5	5
Percent Hispanic	12.3%	—	17.3%	17.7%	—	5	5
Percent Asian	5.7%	—	7.4%	7.7%	—	4	4
Households with Children under 18 Years Old	38.5%	38.7%	36.8%	36.6%	—	2	2
Population Aged 65 and Older	11.6%	11.8%	12.7%	13.7%	—	3	2
Median Household Income	$78,543	$79,854	$75,238	$72,156	—	1	1
Income Diversity Ratio	4.3	4.3	5.3	4.9	—	4	4
Share of Population Living in Racially Integrated Tracts	15.7%	—	21.6%	—	—	3	3
Poverty Rate	10.0%	9.2%	11.8%	11.6%	—	5	5
Unemployment Rate	5.9%	5.4%	9.1%	7.2%	—	5	5
Private Sector Employment	—	84,111	86,286	86,307	—	—	5
Public Transportation Rate	28.8%	33.6%	29.8%	29.9%	—	5	5
Mean Travel Time to Work (minutes)	43.9	42.6	40.1	41.3	—	1	3
NEIGHBORHOOD SERVICES AND CONDITIONS							
Serious Crime Rate (per 1,000 residents)	10.5	7.7	6.2	7.2	7.3	5	5
Adult Incarceration Rate (per 100,000 people aged 15 or older)	410.6	497.4	555.6	481.4	—	5	4
Students Performing at Grade Level in Math	—	—	—	—	33.7%	—	3
Students Performing at Grade Level in Reading	—	—	—	—	31.7%	—	3
Asthma Hospitalizations (per 1,000 people)	1.8	1.6	2.0	—	—	5	4
Low Birth Weight Rate (per 1,000 live births)	86	87	84	85	—	2	2
Elevated Blood Lead Levels (incidence per 1,000 children)	12.7	4.5	2.6	2.4	—	5	2

1. Data on unused capacity rate are from 2011.

	2012	Rank
Population	175,699	11
Population Density (1,000 persons per square mile)	12.5	51
Racial Diversity Index	0.71	5
Single-Person Households (% of households)	25.3%	39
Median Household Income	$57,325	16
Income Diversity Ratio	5.4	23
Rental Vacancy Rate[1]	11.3%	1
Residential Units within a Hurricane Evacuation Zone	27.5%	28
Residential Units within 1/4 Mile of a Park	79.7%	45
Unused Capacity Rate (% of land area)[2]	36.7%	18
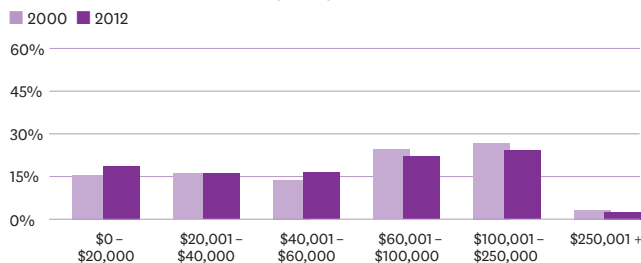
Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
■ Market Rate	59.3%	11
■ Rent-Stabilized or Rent-Controlled	19.5%	48
■ Public Housing	11.1%	17
■ Other Subsidized (Income-Restricted)	10.2%	15

SI01

NYC

0%   100%

Household Income Distribution (2013$), 2000–2012

■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012

■ SI01 in 2000 ■ SI01 in 2012 ■ NYC in 2000 ■ NYC in 2012

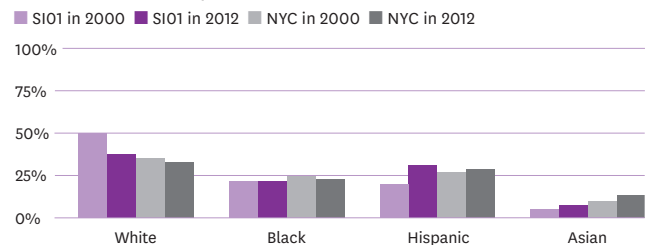| HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	522	294	107	56	610	8	5
Units Issued New Certificates of Occupancy	819	657	233	197	76	4	33
Homeownership Rate	51.9%	—	—	53.8%	—	7	7
Index of Housing Price Appreciation (1 family building)[3]	100.0	191.6	153.7	157.6	162.1	—	11
Median Sales Price per Unit (1 family building)[3]	$253,174	$432,904	$346,547	$333,512	$330,000	14	13
Sales Volume	1,529	2,260	1,113	927	1,193	6	4
Median Monthly Rent (all renters)	—	$1,106	—	$1,092	—	—	40
Median Monthly Rent (recent movers)	—	$1,187	—	$1,220	—	—	40
Median Rent Burden	—	30.3%	—	35.2%	—	—	16
Median Rent Burden (low-income renters)	—	44.1%	—	53.6%	—	—	14
Severely Rent Burdened Households (% of renter households)	—	26.7%	—	34.1%	—	—	18
Housing Choice Vouchers (% of renter households)	—	—	7.6%	6.3%	—	—	18
Home Purchase Loan Rate (per 1,000 properties)	—	51.0	18.8	16.9	—	—	34
Refinance Loan Rate (per 1,000 properties)	—	75.4	21.4	23.2	—	—	21
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	2.0%	41.5%	39.1%	—	—	18
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	116.3	104.2	—	23
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	11.2	13.0	20.7	16.8	24.4	25	22
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.3%	1.4%	2.4%	—	—	29	24
Serious Housing Code Violations (per 1,000 rental units)	—	30.7	61.0	46.6	50.0	—	20
Severe Crowding Rate (% of renter households)	—	—	2.7%	4.4%	—	—	21

POPULATION							
Foreign-Born Population	19.1%	—	—	23.8%	—	48	46
Households with Children under 18 Years Old	39.3%	—	—	41.3%	—	27	10
Population Aged 65 and Older	11.1%	—	—	10.8%	—	28	34
Share of Population Living in Racially Integrated Tracts	42.2%	—	48.5%	—	—	11	9
Poverty Rate	15.7%	—	—	19.7%	—	36	27
Unemployment Rate	8.2%	—	—	7.9%	—	31	40
Public Transportation Rate	35.1%	—	—	38.6%	—	51	49
Mean Travel Time to Work (minutes)	43.3	—	—	41.0	—	21	29
Serious Crime Rate (per 1,000 residents)	14.4	10.6	8.7	10.6	16.4	55	28
Students Performing at Grade Level in Math	—	—	—	—	33.7%	—	24
Students Performing at Grade Level in Reading	—	—	—	—	31.7%	—	19
Asthma Hospitalizations (per 1,000 people)	2.4	2.5	2.9	—	—	30	22
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	21.2	6.8	3.6	4.0	—	18	9

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 14 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

SI02 South Beach/ Willowbrook

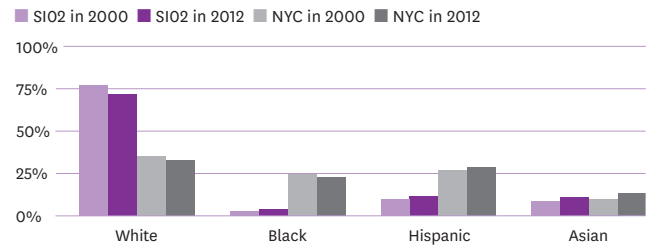|	2012	Rank
Population	131,923	39
Population Density (1,000 persons per square mile)	6.7	54
Racial Diversity Index	0.46	45
Single-Person Households (% of households)	25.8%	37
Median Household Income	$72,495	11
Income Diversity Ratio	4.4	50
Rental Vacancy Rate[1]	7.6%	3
Residential Units within a Hurricane Evacuation Zone	43.2%	22
Residential Units within 1/4 Mile of a Park	78.6%	46
Unused Capacity Rate (% of land area)[2]	49.7%	4
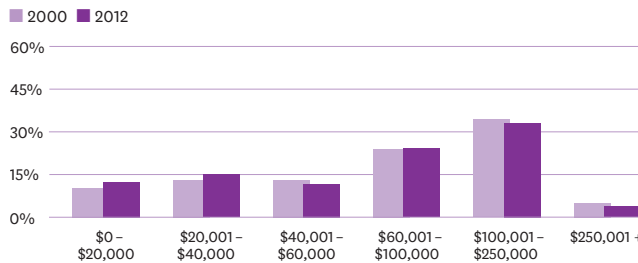
Rental Stock by Regulation and Subsidy Status (% of rental units)	2011	Rank
Market Rate	75.2%	5
Rent-Stabilized or Rent-Controlled	7.5%	54
Public Housing	11.5%	15
Other Subsidized (Income-Restricted)	5.9%	20

Household Income Distribution (2013$), 2000–2012

■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012

■ SI02 in 2000 ■ SI02 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	784	262	80	107	53	5	39
Units Issued New Certificates of Occupancy	682	458	146	151	101	7	23
Homeownership Rate	64.5%	—	—	71.5%	—	4	3
Index of Housing Price Appreciation (1 family building)[3]	100.0	188.3	165.4	156.5	171.9	—	7
Median Sales Price per Unit (1 family building)[3]	$316,141	$500,400	$426,520	$391,470	$405,000	9	8
Sales Volume	1,621	1,777	990	881	1,040	4	9
Median Monthly Rent (all renters)	—	$1,204	—	$1,094	—	—	38
Median Monthly Rent (recent movers)	—	$1,338	—	$1,057	—	—	53
Median Rent Burden	—	32.5%	—	34.4%	—	—	19
Median Rent Burden (low-income renters)	—	41.3%	—	51.6%	—	—	19
Severely Rent Burdened Households (% of renter households)	—	23.5%	—	36.3%	—	—	11
Housing Choice Vouchers (% of renter households)	—	—	1.7%	1.4%	—	—	44
Home Purchase Loan Rate (per 1,000 properties)	—	41.2	20.0	17.6	—	—	32
Refinance Loan Rate (per 1,000 properties)	—	51.0	24.3	27.8	—	—	15
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.7%	22.8%	21.8%	—	—	24
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	81.6	73.5	—	29
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	5.7	6.3	11.4	8.0	12.1	34	35
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.6%	0.9%	1.0%	—	—	42	47
Serious Housing Code Violations (per 1,000 rental units)	—	5.5	8.9	12.0	14.5	—	48
Severe Crowding Rate (% of renter households)	—	—	1.9%	0.0%	—	—	55

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	18.4%	—	—	27.3%	—	49	40
Households with Children under 18 Years Old	36.2%	—	—	33.5%	—	30	26
Population Aged 65 and Older	13.5%	—	—	14.8%	—	16	13
Share of Population Living in Racially Integrated Tracts	0.8%	—	11.9%	—	—	43	36
Poverty Rate	9.1%	—	—	7.3%	—	50	54
Unemployment Rate	5.1%	—	—	6.5%	—	50	50
Public Transportation Rate	26.9%	—	—	28.3%	—	54	53
Mean Travel Time to Work (minutes)	41.7	—	—	41.1	—	27	28
Serious Crime Rate (per 1,000 residents)	5.9	4.2	3.5	3.9	5.8	59	59
Students Performing at Grade Level in Math	—	—	—	—	33.7%	—	24
Students Performing at Grade Level in Reading	—	—	—	—	31.7%	—	19
Asthma Hospitalizations (per 1,000 people)	1.7	1.4	1.8	—	—	41	32
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	8.1	2.8	0.9	1.5	—	56	50

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 14 community districts with the same predominant housing type.
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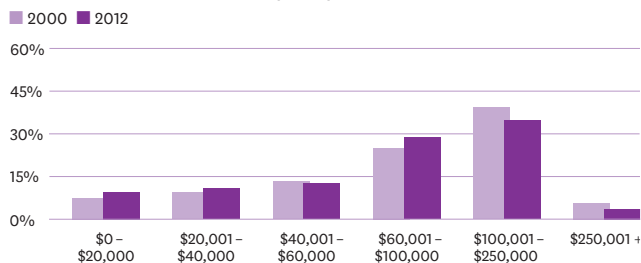
	2012	Rank
Population	163,106	16
Population Density (1,000 persons per square mile)	6.7	54
Racial Diversity Index	0.28	54
Single-Person Households (% of households)	21.1%	50
Median Household Income	$83,441	7
Income Diversity Ratio	3.6	55
Rental Vacancy Rate[1]	2.6%	48
Residential Units within a Hurricane Evacuation Zone	26.0%	30
Residential Units within 1/4 Mile of a Park	73.3%	55
Unused Capacity Rate (% of land area)[2]	47.5%	8

Rental Stock by Regulation and Subsidy Status (% of rental units)

	2011	Rank
Market Rate	82.2%	3
Rent-Stabilized or Rent-Controlled	17.8%	49
Public Housing	0.0%	43
Other Subsidized (Income-Restricted)	0.0%	51

SI03
NYC
0%   100%

Household Income Distribution (2013$), 2000–2012
■ 2000 ■ 2012

Racial and Ethnic Composition, 2000–2012
■ SI03 in 2000 ■ SI03 in 2012 ■ NYC in 2000 ■ NYC in 2012

HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	1,291	348	165	211	158	1	22
Units Issued New Certificates of Occupancy	1,767	727	319	292	305	1	9
Homeownership Rate	75.9%	—	—	78.5%	—	1	1
Index of Housing Price Appreciation (1 family building)[3]	100.0	182.4	167.4	161.3	164.4	—	10
Median Sales Price per Unit (1 family building)[3]	$321,076	$512,037	$437,183	$401,638	$400,000	8	9
Sales Volume	2,206	2,090	1,354	1,206	1,604	1	2
Median Monthly Rent (all renters)	—	$1,207	—	$1,250	—	—	23
Median Monthly Rent (recent movers)	—	$1,394	—	$1,464	—	—	16
Median Rent Burden	—	30.0%	—	24.6%	—	—	55
Median Rent Burden (low-income renters)	—	—	—	—	—	—	—
Severely Rent Burdened Households (% of renter households)	—	34.9%	—	26.6%	—	—	43
Housing Choice Vouchers (% of renter households)	—	—	2.5%	0.7%	—	—	50
Home Purchase Loan Rate (per 1,000 properties)	—	35.5	22.0	21.1	—	—	15
Refinance Loan Rate (per 1,000 properties)	—	59.7	30.7	36.0	—	—	8
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.4%	29.5%	27.8%	—	—	20
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	84.8	75.2	—	28
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	4.7	6.6	12.5	9.0	13.5	38	31
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.0%	1.0%	1.2%	—	—	39	45
Serious Housing Code Violations (per 1,000 rental units)	—	2.6	6.2	4.4	7.6	—	54
Severe Crowding Rate (% of renter households)	—	—	0.0%	3.5%	—	—	26
POPULATION							
Foreign-Born Population	11.7%	—	—	16.2%	—	55	55
Households with Children under 18 Years Old	39.7%	—	—	34.1%	—	26	23
Population Aged 65 and Older	10.5%	—	—	15.9%	—	32	10
Share of Population Living in Racially Integrated Tracts	0.0%	—	0.0%	—	—	45	47
Poverty Rate	4.9%	—	—	6.5%	—	55	55
Unemployment Rate	4.2%	—	—	7.0%	—	52	47
Public Transportation Rate	24.4%	—	—	22.0%	—	55	55
Mean Travel Time to Work (minutes)	46.1	—	—	41.9	—	9	24
Serious Crime Rate (per 1,000 residents)	10.0	7.4	5.5	5.9	6.8	58	57
Students Performing at Grade Level in Math	—	—	—	—	33.7%	—	24
Students Performing at Grade Level in Reading	—	—	—	—	31.7%	—	19
Asthma Hospitalizations (per 1,000 people)	1.1	1.0	1.2	—	—	52	44
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	4.9	2.9	2.1	0.3	—	59	59

1. Rental vacancy rate is an average rate for 2010-2012. 2. Data on unused capacity rate are from 2011. 3. Ranked out of 14 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

Indicator Definitions and Rankings

Indicator Definitions and Rankings

For each indicator used in this report, we provide the data source, the level of geography, the years for which it is reported, and the five neighborhoods with the highest and lowest values for the indicator. Rankings are provided for the most recent year data are available for each indicator. In the event of a tie, rank numbers are repeated. Where data are unavailable for a given neighborhood, we report rankings out of all neighborhoods for which the indicator can be calculated. Rankings are reported at either the sub-borough area or the community district level depending on data availability.

Adult Incarceration Rate
(per 100,000 people aged 15 or older)

This indicator measures the number of people incarcerated as a result of crimes committed in the city or borough regardless of the individual's residence. Incarcerations include state prison, county jail, and jail plus probation sentences. In New York State, people who are 16 years or older at the time of arrest serve their sentence in the adult criminal justice system, but demographic data for the entire population are broken into age groups that require us to compare the number of those 16 and older who are incarcerated to the total population of people 15 and older. The incarceration rate is therefore somewhat understated. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Sources: New York State Division of Criminal Justice Services, United States Census (2000), American Community Survey (2006, 2010, 2012)

Geography: City, Borough

Years Reported: 2000, 2006, 2010, 2012

Asthma Hospitalizations
(per 1,000 people)

This indicator measures the number of asthma-related hospital admissions per 1,000 residents. Data are reported by the ZIP code of the residence of the admitted patient. The NYU Furman Center aggregates the data to the sub-borough area using a population-weighting formula. For more information on our population-weighting method, please refer to the Methods chapter of this report. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Sources: Infoshare (2000, 2006), New York State Department of Health Statewide Planning and Research Cooperative System (2010), United States Census (2000), American Community Survey (2010), New York City Department of City Planning

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010

Five Highest

Rank	CD#	Name	Value
1	BX 01, 02	Mott Haven/Hunts Point	7.7
2	BX 03, 06	Morrisania/Belmont	6.8
3	MN 11	East Harlem	6.5
5	BX 05	University Heights/Fordham	6.3
5	BX 04	Highbridge/South Concourse	6.3

Five Lowest

Rank	CD#	Name	Value
51	MN 04, 05	Chelsea/Clinton/Midtown	1.0
51	BK 10	Bay Ridge	1.0
53	QN 11	Bayside/Little Neck	0.9
54	MN 08	Upper East Side	0.8
55	MN 01, 02	Greenwich Village/Financial District	0.5

Born in New York State

This indicator measures the percentage of city residents who were born in New York State.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2012)

Geography: City

Years Reported: 2000, 2006, 2010, 2012

Disabled Population

This indicator measures the percentage of the population aged 16 through 64 who have disabilities that impair hearing, vision, ambulation, cognition, self-care, or independent living. Beginning with the 2008 American Community Survey, substantial changes were made to the questions about disabilities. These changes prevent comparison with earlier years. Disability status is captured for the non-institutionalized population only. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: American Community Survey

Geography: City

Years Reported: 2010, 2012

Educational Attainment
(bachelor's degree and higher, no high school diploma)

These indicators measure the percentage of the population aged 25 and older who have attained a given level of education. People are considered to have no high school diploma if they have not graduated from high school and have not received a GED. A bachelor's degree and higher includes master's, professional, and doctoral degrees. These indicators are disaggregated by race and ethnicity in the State of New Yorkers section.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2012)

Geography: City

Years Reported: 2000, 2006, 2010, 2012

Elevated Blood Lead Levels
(incidence per 1,000 children)

This indicator measures the rate of new diagnoses of elevated blood lead levels among tested children under the age of 18. The Center for Disease Control and Prevention has defined an elevated blood lead level as 10 micrograms per deciliter or above. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section. In this section, the definition of an elevated blood lead level is 15 micrograms per deciliter or above.

Source: New York City Department of Health and Mental Hygiene

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	BK 01	Greenpoint/Williamsburg	10.3
2	MN 05	Midtown	7.7
3	BK 14	Flatbush/Midwood	5.9
4	BK 13	Coney Island	5.7
5	BK 03	Bedford Stuyvesant	5.0

Five Lowest

Rank	CD#	Name	Value
55	BK 16	Brownsville	1.3
55	MN 01	Financial District	1.3
57	BK 08	Crown Heights/Prospect Heights	1.1
58	QN 06	Rego Park/Forest Hills	1.0
59	SI 03	Tottenville/Great Kills	0.3

FHA/VA-Backed Home Purchase Loans
(% of home purchase loans)

This indicator measures the percentage of all first-lien, owner-occupied, home purchase loan originations for 1–4 family homes, condominiums, and cooperative apartments that were insured or guaranteed by the Federal Housing Administration (FHA) or U.S. Department of Veterans Affairs (VA), as reported by the Home Mortgage Disclosure Act (HMDA). For more information on HMDA data, please refer to the Methods chapter of this report. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Sources: Home Mortgage Disclosure Act, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	BX 03, 06	Morrisania/Belmont	80.3%
2	BK 16	Brownsville/Ocean Hill	79.1%
3	BK 05	East New York/Starrett City	78.9%
4	QN 12	Jamaica	78.7%
5	BX 12	Williamsbridge/Baychester	74.3%

Five Lowest

Rank	CD#	Name	Value
51	MN 04, 05	Chelsea/Clinton/Midtown	0.1%
52	MN 01, 02	Greenwich Village/Financial District	0.0%
52	MN 03	Lower East Side/Chinatown	0.0%
52	MN 07	Upper West Side	0.0%
52	MN 08	Upper East Side	0.0%

Foreign-Born Population

This indicator measures the share of the population that is foreign-born. Foreign-born includes all those born outside the United States or Puerto Rico, regardless of whether they currently are United States citizens, with the exception of children born abroad to parents who are United States citizens. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	QN 04	Elmhurst/Corona	63.4%
2	QN 03	Jackson Heights	63.2%
3	QN 07	Flushing/Whitestone	57.5%
4	BK 13	Coney Island	56.5%
5	BK 11	Bensonhurst	55.7%

Five Lowest

Rank	CD#	Name	Value
50	BX 10	Throgs Neck/Co-op City	20.7%
50	BK 02	Brooklyn Heights/Fort Greene	20.7%
52	MN 07	Upper West Side	19.1%
53	BK 03	Bedford Stuyvesant	18.8%
54	BK 06	Park Slope/Carroll Gardens	17.5%
55	SI 03	South Shore	16.2%

Gini Coefficient of Household Income

The Gini coefficient is a measure of inequality in the household income distribution. It measures how much the observed income distribution differs from a distribution in which all households earn the same amount of income. The value of the Gini coefficient ranges from zero to one: as the household income distribution becomes more equal, the coefficient approaches zero, and as the distribution becomes more unequal, the coefficient approaches one.

This indicator differs from this report's other measure of income inequality, the income diversity ratio, in meaningful ways. While the income diversity ratio measures the disparity between two points along the income distribution (the 20th and 80th percentiles), the Gini coefficient measures the entire distribution. As a result, the Gini coefficient responds to changes in the extremes and the middle of the distribution, while the income diversity ratio does not. The income diversity ratio can easily be broken down into the percentiles required to calculate it in order to trace whether changes in the lower or upper end of the distribution are driving the ratio. However, the Gini coefficient cannot be broken down into its constituent parts.

Sources: American Community Survey

Geography: City

Years Reported: 2006, 2010, 2012

Higher-Cost Home Purchase Loans
(% of home purchase loans)

This indicator measures the percentage of all first-lien, owner-occupied, 1–4 family home purchase loan originations that were reported as higher-cost under HMDA. For more information on HMDA data, please refer to the Methods chapter of this report.

Sources: Home Mortgage Disclosure Act, NYU Furman Center

Geography: City, Borough

Years Reported: 2006, 2010, 2012

Higher-Cost Refinance Loans
(% of refinance loans)

This indicator measures the percentage of owner-occupied, 1–4 family refinance loan originations that were reported as higher-cost under HMDA. For more information on HMDA data, please refer to the Methods chapter of this report.

Sources: Home Mortgage Disclosure Act, NYU Furman Center

Geography: City, Borough

Years Reported: 2006, 2010, 2012

What is a Higher-Cost Loan?

Since October 1, 2009, HMDA has required mortgage originators to use a specified standard for determining high cost status. The rules require lenders to compare the annual percentage rate (APR) on a loan with estimated APR that a high quality prime borrower would receive on a similar loan. Then, if the difference is more than 1.5 percentage points for first-lien loans or 3.4 percentage points for junior-lien loans, the loan is reported as higher-cost.

Home Purchase Loan Rate
(per 1,000 properties)

This indicator measures the home purchase loan rate by dividing the number of first-lien home purchase loan originations for owner-occupied, 1–4 family buildings, condominiums, and cooperative apartments by the total number of 1–4 family buildings, condominiums, and cooperative apartments in the given geography and then multiplying by 1,000 to establish a rate. For more information on HMDA data, please refer to the Methods chapter of this report. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Sources: Home Mortgage Disclosure Act, Department of Finance Final Tax Roll File, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2012

Six Highest

Rank	CD#	Name	Value
1	BK 06	Park Slope/Carroll Gardens	43.5
2	BK 02	Brooklyn Heights/Fort Greene	38.3
3	BK 01	Williamsburg/Greenpoint	30.1
4	MN 11	East Harlem	28.3
5	BK 08	North Crown Heights/Prospect Heights	28.0
5	MN 01, 02	Greenwich Village/Financial District	28.0

Six Lowest

Rank	CD#	Name	Value
50	BK 13	Coney Island	10.1
50	BK 17	East Flatbush	10.1
52	BX 03, 06	Morrisania/Belmont	9.2
52	BX 07	Kingsbridge Heights/Moshulu	9.2
54	BX 09	Soundview/Parkchester	9.0
55	BX 04	Highbridge/South Concourse	7.5

Home Purchase Loans to LMI Borrowers
(% of home purchase loans)

This indicator measures the share of all first-lien home purchase loan originations for owner-occupied, 1-4 family buildings, condominiums, and cooperative apartments that were made to borrowers of low- to moderate-income (LMI). In Home Mortgage Disclosure Act (HMDA) data, LMI borrowers are those who earn no more than 80 percent of the metropolitan statistical area median family income. In contrast with the U.S. Department of Housing and Urban Development's Section 8 and HOME program income guidelines used for other indicators in this report, HMDA's 80 percent limit does not adjust its definition of LMI for household size. For more information on HMDA data, please refer to the Methods chapter of this report.

Sources: Home Mortgage Disclosure Act, NYU Furman Center

Geography: City

Years Reported: 2006, 2010, 2012

Home Purchase Loans in LMI Tracts
(% of home purchase loans)

This indicator measures the share of all first-lien home purchase loans for owner-occupied, 1-4 family buildings, condominiums, and cooperative apartments that were originated for homes in low- to moderate-income (LMI) Census tracts. In Home Mortgage Disclosure Act (HMDA) data, LMI tracts have a median family income of no more than 80 percent of the metropolitan statistical area median family income. The HMDA data from 2003 to 2011 use the tract median family income as reported in 1999 for the 2000 Census. Starting in 2012, the source of the tract median family income was the American Community Survey 2006-2010 five-year estimates. For more information on HMDA data, please refer to the Methods chapter of this report.

Sources: Home Mortgage Disclosure Act, NYU Furman Center

Geography: City

Years Reported: 2006, 2010, 2012

Home Sales Affordable at 80%, 200% AMI

(% of 1-4 family and condo sales)

This indicator estimates the share of all arm's length one- to four-family building and condominium sales that were affordable in a year to a three-person household at various income levels. In calculating this indicator, we make several assumptions about the property's financing, occupancy, and income generated by rents. We assume owners will finance their homes through fixed-rate, 30-year conventional mortgages using level payments and an initial 20 percent down payment. For two- to four-family buildings specifically, we estimate that the owner will occupy one unit and rent out the others. For those properties, we adjust the owners' incomes by adding annualized rents of market rate rental units in two- to four-family homes estimated from the New York City Housing and Vacancy Survey to the owner's annual income. We define a maximum affordable monthly payment as not exceeding 25 percent of the owner's adjusted income, leaving a five percent buffer for insurance and property taxes. We then calculate an estimated monthly mortgage payment using the property's sales price and the average conforming interest rate for fixed-rate, 30-year conventional mortgages. Sales with monthly mortgage payments that exceed the maximum affordable payment for an income level are deemed not affordable.

In Part 2, Section 2: Homeowners and Their Homes, we present a variant of this measure based on different financing assumptions: a Federal Housing Administration-insured mortgage with a 3.5 percent down payment. Because of higher fees and larger principal, the share affordable assuming FHA financing is lower than the share affordable under a conventional loan.

Sources: New York City Department of Finance, U.S. Department of Housing and Urban Development, Freddie Mac Primary Mortgage Market Survey, New York City Housing and Vacancy Survey, NYU Furman Center

Geography: City

Years Reported: 2006, 2010, 2012, 2013

Homeownership Rate

This indicator measures the number of owner-occupied units divided by the total number of occupied housing units. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: United States Census (2000, 2010), American Community Survey (2006, 2010, 2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	SI 03	South Shore	78.5%
2	QN 13	Queens Village	72.3%
3	SI 02	Mid-Island	71.5%
4	QN 11	Bayside/Little Neck	69.3%
5	QN 10	South Ozone Park/Howard Beach	62.8%

Five Lowest

Rank	CD#	Name	Value
51	BX 03, 06	Morrisania/Belmont	7.7%
52	BX 01, 02	Mott Haven/Hunts Point	6.5%
53	BX 07	Kingsbridge Heights/Moshulu	6.1%
54	BX 04	Highbridge/South Concourse	5.7%
55	BX 05	University Heights/Fordham	2.8%

Households with Children under 18 Years Old

This indicator measures the percentage of households that include children under 18 years old. Households are counted if they include any children under 18, regardless of the child's relationship to the householder.

Sources: United States Census (2000),
American Community Survey (2006, 2010, 2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	BK 16	Brownsville/Ocean Hill	47.5%
2	BX 03, 06	Morrisania/Belmont	46.0%
3	BX 01, 02	Mott Haven/Hunts Point	45.3%
4	BX 05	University Heights/Fordham	43.9%
5	QN 09	Ozone Park/Woodhaven	43.3%

Five Lowest

Rank	CD#	Name	Value
51	MN 03	Lower East Side/Chinatown	17.9%
52	MN 08	Upper East Side	15.5%
53	MN 01, 02	Greenwich Village/Financial District	14.3%
54	MN 04, 05	Chelsea/Clinton/Midtown	8.8%
55	MN 06	Stuyvesant Town/Turtle Bay	8.4%

Housing Choice Vouchers
(% of renter households)

This indicator measures the share of all rental households in a geographic area whose rents are subsidized using a Housing Choice Voucher. Due to inconsistencies in data collection and reporting from the original source prior to 2009, we do not present this indicator before 2009.

Sources: U.S. Department of Housing and Urban Development
Picture of Subsidized Households, United States Census (2010),
American Community Survey (2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2010, 2012

Six Highest

Rank	CD#	Name	Value
1	BX 03, 06	Morrisania/Belmont	14.9%
1	BX 07	Kingsbridge Heights/Moshulu	14.9%
3	BK 12	Borough Park	11.7%
4	BK 05	East New York/Starrett City	11.3%
5	BX 01, 02	Mott Haven/Hunts Point	10.8%
5	BX 05	University Heights/Fordham	10.8%

Six Lowest

Rank	CD#	Name	Value
50	QN 06	Rego Park/Forest Hills	0.7%
50	QN 07	Flushing/Whitestone	0.7%
50	SI 03	South Shore	0.7%
53	QN 01	Astoria	0.6%
54	MN 08	Upper East Side	0.5%
55	QN 11	Bayside/Little Neck	0.1%

Housing Units

This indicator defines a housing unit as a house, apartment, mobile home, group of rooms, or single room that is occupied (or is vacant and intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and that have direct access from outside the building or through a common hall. They do not include dormitories or other group quarters. We do not present rankings for this indicator because sub-borough areas were designed to have roughly similar populations and therefore have a roughly similar number of housing units.

Source: United States Census (2000, 2010), American Community Survey (2012)

Geography: City, Borough

Years Reported: 2000, 2010, 2012

Income Diversity Ratio

The NYU Furman Center calculates the income diversity ratio for each sub-borough area, borough, and the city by dividing the income earned by the 80th percentile household by the income earned by the 20th percentile household. For example, if the 80th percentile income is $75,000 and the 20th percentile income is $15,000, then the income diversity ratio is 5.0. A higher ratio indicates a broader spread of incomes but does not measure the full distribution of income. To give a better sense of the distribution, each page also includes a chart showing the percentage of households in a given geographic area that fall into each of several income categories for New York City. The percentages in the charts may not add up to 100 percent because of rounding.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2012), NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	MN 09	Morningside Heights/Hamilton Heights	9.8
2	BK 13	Coney Island	8.2
3	MN 10	Central Harlem	7.8
4	BK 08	North Crown Heights/Prospect Heights	7.7
5	BK 01	Williamsburg/Greenpoint	7.6

Five Lowest

Rank	CD#	Name	Value
51	BK 06	Park Slope/Carroll Gardens	4.3
52	QN 10	South Ozone Park/Howard Beach	4.0
53	BK 17	East Flatbush	3.8
54	QN 13	Queens Village	3.7
55	SI 03	South Shore	3.6

Index of Housing Price Appreciation
(housing type)

This indicator measures average price changes in repeated sales of the same properties. Because it is based on price changes for the same properties, the index captures price appreciation while controlling for variations in the quality of the housing sold in each period. The index is available for several types of properties: 1 family buildings, 2–4 family buildings, 5+ family buildings, and condominiums. The index shown in each community district is the index for the type of housing that is most prevalent (i.e., with the most sales) in that community district. On the borough pages, we present the index for the two most predominant housing types. Sales data for 2013 only include sales recorded as of the end of 2013. This encompasses the vast majority of sales in 2013, but due to recording delays this number may be revised slightly when complete data are available. Rankings for 2013 are relative to other community districts with the same predominant housing type and compare appreciation since 2000. For more information on the techniques used to calculate the index, please refer to the Methods chapter of this report.

Sources: New York City Department of Finance, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2012, 2013

1 family buildings

Three Highest

Rank	CD#	Name	Value
1	QN 07	Flushing/Whitestone	200.6
2	BK 14	Flatbush/Midwood	197.4
2	QN 06	Rego Park/Forest Hills	197.4

Three Lowest

Rank			
12	QN 10	South Ozone Park/Howard Beach	152.3
13	BX 08	Riverdale/Fieldston	149.5
14	QN 12	Jamaica/Hollis	137.0

2–4 family buildings

Three Highest

1	BK 01	Greenpoint/Williamsburg	327.1
2	BK 02	Fort Greene/Brooklyn Heights	313.9
3	BK 07	Sunset Park	286.9

Three Lowest

31	BX 05	Fordham/University Heights	113.9
32	BX 04	Highbridge/Concourse	109.4
33	BK 16	Brownsville	108.0

5+ family buildings

Two Highest

1	MN 03	Lower East Side/Chinatown	475.4
2	MN 10	Central Harlem	473.0

Two Lowest

4	MN 09	Morningside Heights/Hamilton	399.9
5	MN 12	Washington Heights/Inwood	348.7

Condominiums

Three Highest

1	MN 04	Clinton/Chelsea	270.5
2	MN 07	Upper West Side	264.9
3	MN 02	Greenwich Village/Soho	262.5

Three Lowest

5	MN 01	Financial District	233.5
6	MN 06	Stuyvesant Town/Turtle Bay	221.2
7	MN 08	Upper East Side	206.7

Interpreting Changes in the Index of Housing Price Appreciation

Because the index of housing price appreciation is normalized to be 100 in the base year (2000) one should be careful in interpreting differences in index levels. A difference in two index levels only gives the change in terms of the base year. The percentage change between two years can be calculated by the formula

$$\frac{HPI_{year1} - HPI_{year0}}{HPI_{year0}}$$

For example:

In 2006, the index was 199.8 for Stuyvesant Town/Turtle Bay. In 2013, it was 221.2. So the index was 21.4 index points higher in 2013. This does not mean that the value of the average home went up by 21.4 percent. Using the formula above we see that the home appreciated by 10.7 percent between 2006 and 2013.

$$\frac{221.2 - 199.8}{199.8} = 10.7\%$$

In addition, caution is advised about drawing incorrect conclusions when comparing the index across different geographies. Since the index measures changes in prices relative to the base year, it does not reflect differences in current values. For example, the Upper East Side had the lowest index level in 2013 among community districts for which condominiums were the predominant housing type, while Clinton/Chelsea had the highest index level for such community districts. This does not mean that the condominiums in the Upper East Side are less valuable than those in Clinton/Chelsea, but rather that Upper East Side condominiums experienced a more modest increase in value since 2000.

Infant Mortality Rate
(per 1,000 live births)

New York City's Department of Health and Mental Hygiene collects data on infant mortality, which are reported by the community district in which the mother resides. We report the number of infant deaths per 1,000 live births. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: New York City Department of Health and Mental Hygiene Summary of Vital Statistics

Geography: City

Years Reported: 2000, 2006, 2010, 2012

Labor Force Participation Rate

This indicator measures the number of people aged 16 years and older who are in the civilian labor force, divided by the total number of non-institutionalized people aged 16 years and older. People are considered to be not in the labor force if they were neither employed nor unemployed (see unemployment rate for definition of unemployed) and whose work at home was "incidental" and unpaid. The U.S. Census Bureau advises using caution when comparing the 2000 Census labor force participation rate to the ACS figures because of differences in question construction and sampling.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2012)

Geography: City

Years Reported: 2000, 2006, 2010, 2012

Low Birth Weight Rate
(per 1,000 live births)

This indicator measures the number of babies who were born weighing less than 2,500 grams (about 5.5 pounds) per 1,000 live births. The geography reported refers to the residence of the mother. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: New York City Department of Health and Mental Hygiene Summary of Vital Statistics

Geography: City, Borough

Years Reported: 2000, 2006, 2010, 2012

Market Rate Rental Units
(% of rental units)

This indicator measures the share of rental units in a geographic area that are unsubsidized and are not rent controlled or rent stabilized. We calculate the number of market rate rental units by subtracting all subsidized rental units, rent-controlled, and rent-stabilized units from the total number of rental units. We then divide the total number of market rate rental units by the total number of rental units in that geographic area. At the city and borough levels, we report this indicator for both 2002 and 2011. We obtain the total number of rental units from the New York City Housing and Vacancy Survey for 2002 and from the American Community Survey for 2012. At the sub-borough area, we report this measure for 2011 only and generally obtain the total number of rental units from the Department of Finance Final Tax Roll File. For more information about our analysis of the rental stock, please see the Methods chapter.

Sources: NYU Furman Center Subsidized Housing Information Project, New York City Housing Authority, New York City Housing and Vacancy Survey, New York City Department of Finance Final Tax Roll File, American Community Survey, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2002, 2011, 2012

Five Highest

Rank	CD#	Name	Value
1	QN 10	South Ozone Park/Howard Beach	95.9%
2	QN 13	Queens Village	86.9%
3	SI 03	South Shore	82.2%
4	QN 11	Bayside/Little Neck	78.9%
5	SI 02	Mid-Island	75.2%

Five Lowest

Rank	CD#	Name	Value
51	MN 12	Washington Heights/Inwood	12.8%
52	BX 05	University Heights/Fordham	10.9%
53	BK 09	South Crown Heights	6.7%
54	BX 04	Highbridge/South Concourse	4.2%
55	BX 07	Kingsbridge Heights/Moshulu	3.8%

Mean Travel Time to Work
(minutes)

This indicator measures the mean commute time in minutes for commuters residing in the geographic area. The mean is calculated by dividing the aggregate commute time in minutes for each area by the number of workers 16 years old and older who did not work from home. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	QN 12	Jamaica	47.5
2	QN 13	Queens Village	47.1
3	BK 18	Flatlands/Canarsie	46.0
4	BX 10	Throgs Neck/Co-op City	45.9
4	QN 09	Ozone Park/Woodhaven	45.9

Five Lowest

Rank	CD#	Name	Value
51	MN 08	Upper East Side	30.3
52	MN 07	Upper West Side	30.1
53	MN 06	Stuyvesant Town/Turtle Bay	27.3
54	MN 01, 02	Greenwich Village/Financial District	25.2
55	MN 04, 05	Chelsea/Clinton/Midtown	24.6

Median Household Income

(all households, homeowner households, renter households)

Household income is the total income of all members of a household aged 15 years or older. The U.S. Census Bureau advises against comparisons of income data between the decennial census and the ACS due to differences in question construction and sampling. Because of these comparability concerns, at the sub-borough level we present median household income only for 2012. The median household income for the boroughs and the city are presented for all years. All figures have been adjusted to 2013 dollars. Even at these larger geographic levels, comparisons between decennial census data and ACS data are discouraged. For more information on comparisons across years and across U.S. Census Bureau products, please refer to the Methods chapter of this report. Because household income levels differ by tenure choice (whether an occupant owns or rents their home), we also separately report the median household income for homeowners and renters at the city level. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2012

Median Household Income (all households)

Five Highest

Rank	CD#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	$104,603
2	MN 08	Upper East Side	$100,994
3	MN 06	Stuyvesant Town/Turtle Bay	$93,983
4	MN 07	Upper West Side	$93,361
5	BK 06	Park Slope/Carroll Gardens	$88,610

Five Lowest

Rank	CD#	Name	Value
51	BK 16	Brownsville/Ocean Hill	$28,838
52	BX 04	Highbridge/South Concourse	$27,408
53	BX 05	University Heights/Fordham	$21,959
54	BX 03, 06	Morrisania/Belmont	$20,933
55	BX 01, 02	Mott Haven/Hunts Point	$19,443

Median Life Span by Gender

(years)

This indicator measures the median age at death of men and women in New York City. This includes all deaths occurring in New York City, regardless of the deceased's place of residence. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: New York City Department of Health and Mental Hygiene Summary of Vital Statistics

Geography: City

Years Reported: 2006, 2010, 2012

Median Monthly Rent
(all renters, recent movers)

The monthly rent includes two components: the amount agreed to or specified in the lease regardless of whether furnishings, utilities, or services are included, and estimated monthly electricity and heating fuel costs paid by the renter. Because rent in many units in New York City is kept below market rate through rent stabilization and other government programs, we report the median rent for all households and for the subset of households who have moved into their unit within the last five years. Rent is expressed in constant 2013 dollars. Compilation of this data was significantly different in the 2000 decennial census compared to the ACS; therefore, we do not report this indicator for 2000. For more information on comparisons across years, please refer to the Methods chapter of this report.

Sources: American Community Survey

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2012

Median Monthly Rent (all renters)

Five Highest

Rank	CD#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	$2,035
1	MN 04, 05	Chelsea/Clinton/Midtown	$2,035
1	MN 06	Stuyvesant Town/Turtle Bay	$2,035
4	MN 08	Upper East Side	$1,984
5	BK 06	Park Slope/Carroll Gardens	$1,723

Five Lowest

Rank	CD#	Name	Value
51	MN 11	East Harlem	$944
52	MN 10	Central Harlem	$891
53	BK 13	Coney Island	$888
54	BX 03, 06	Morrisania/Belmont	$876
55	BX 01, 02	Mott Haven/Hunts Point	$762

Median Monthly Rent (recent movers)

Five Highest

Rank	CD#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	$2,725
2	MN 06	Stuyvesant Town/Turtle Bay	$2,705
3	MN 04, 05	Chelsea/Clinton/Midtown	$2,522
4	MN 07	Upper West Side	$2,379
5	BK 06	Park Slope/Carroll Gardens	$2,054

Five Lowest

Rank	CD#	Name	Value
51	BX 04	Highbridge/South Concourse	$1,108
52	BK 13	Coney Island	$1,098
53	SI 02	Mid-Island	$1,057
54	BX 01, 02	Mott Haven/Hunts Point	$1,017
54	BX 03, 06	Morrisania/Belmont	$1,017

Median Rent Burden

This indicator measures the median percentage of gross, pre-tax income spent on gross rent (rent plus electricity and heating fuel costs; see median monthly rent definition) by New York City renter households. Compilation of this data was significantly different in the 2000 decennial census compared to the ACS; therefore, we do not report this indicator for 2000. For more information on comparisons across years, please refer to the Methods chapter of this report. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: American Community Survey

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	BX 05	University Heights/Fordham	45.2%
2	BK 12	Borough Park	42.2%
3	BX 07	Kingsbridge Heights/Moshulu	40.2%
4	BX 03, 06	Morrisania/Belmont	39.2%
5	QN 04	Elmhurst/Corona	38.3%

Five Lowest

Rank	CD#	Name	Value
51	MN 01, 02	Greenwich Village/Financial District	26.6%
52	MN 06	Stuyvesant Town/Turtle Bay	26.5%
53	BK 06	Park Slope/Carroll Gardens	26.2%
54	MN 08	Upper East Side	25.0%
55	SI 03	South Shore	24.6%

Median Rent Burden
(low-income renters)

This indicator measures the median percentage of gross, pre-tax income that low-income renter households spent on gross rent (rent plus electricity and heating fuel costs; see median monthly rent definition). Low-income households are those that qualify under the U.S. Department of Housing and Urban Development's definitions of "low-income" for the Section 8 and HOME programs. Comparisons to the overall median rent burden indicator should be made with caution because the sources differ. The median rent burden is collected from the full sample of the American Community Survey, and the median rent burden (low-income renters) is calculated from the Public Use Microdata Sample of the American Community Survey. Due to low sample size for low-income renters in South Shore, rankings only include 54 sub-borough areas.

Source: American Community Survey (2006, 2010, 2012), U.S. Department of Housing and Urban Development

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	66.7%
2	MN 06	Stuyvesant Town/Turtle Bay	62.7%
3	QN 08	Hillcrest/Fresh Meadows	61.5%
4	QN 04	Elmhurst/Corona	57.7%
5	QN 06	Rego Park/Forest Hills	57.5%

Five Lowest

Rank	CD#	Name	Value
50	BK 05	East New York/Starrett City	38.0%
51	MN 10	Central Harlem	36.7%
52	BK 03	Bedford Stuyvesant	36.4%
53	BK 13	Coney Island	36.2%
54	MN 11	East Harlem	32.7%

Median Sales Price per Unit
(housing type)

In this report we provide the median price per unit for the predominant housing type at the community district level. For each housing type, community districts are ranked against all community districts with the same predominant housing type. For 1 family buildings, price per unit is the sales price of the home. For condominium buildings, the sales price is available for each apartment. For other multi-family buildings, the price per unit is calculated by dividing the sales price of the residential building by the number of units contained within the building. Prices are expressed in constant 2013 dollars. Changes in the median price should not be used to compare sales prices across years. The index of housing price appreciation is a better measure of housing price changes over time. Sales data for 2013 only include sales recorded as of the end of 2013. This encompasses the vast majority of sales in 2013, but due to recording delays this number may be revised slightly when complete data are available.

Sources: New York City Department of Finance, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2012, 2013

1 family buildings

Three Highest

Rank	CD#	Name	Value
1	BK 14	Flatbush/Midwood	$750,000
2	QN 06	Rego Park/Forest Hills	$705,000
3	BX 08	Riverdale/Fieldston	$662,500

Three Lowest

12	QN 10	South Ozone Park/Howard Beach	$365,000
13	SI 01	St. George/Stapleton	$330,000
14	QN 12	Jamaica/Hollis	$294,750

2–4 family buildings

Three Highest

1	BK 06	Park Slope/Carroll Gardens	$691,417
2	BK 02	Fort Greene/Brooklyn Heights	$650,000
3	BK 01	Greenpoint/Williamsburg	$400,000

Three Lowest

31	BX 01	Mott Haven/Melrose	$134,183
32	BX 04	Highbridge/Concourse	$134,117
33	BX 02	Hunts Point/Longwood	$119,167

5+ family buildings

Two Highest

1	MN 03	Lower East Side/Chinatown	$368,333
2	MN 11	East Harlem	$172,500

Two Lowest

4	MN 10	Central Harlem	$164,543
5	MN 12	Washington Heights/Inwood	$138,321

Condominiums

Three Highest

1	MN 02	Greenwich Village/Soho	$2,100,000
2	MN 05	Midtown	$1,345,000
3	MN 08	Upper East Side	$1,200,000

Three Lowest

5	MN 07	Upper West Side	$1,150,000
6	MN 01	Financial District	$1,100,000
7	MN 06	Stuyvesant Town/Turtle Bay	$946,250

Moderately Rent Burdened Households
(% of renter households)

This indicator measures the share of renter households whose gross rent (rent plus electricity and heating fuel costs; see median monthly rent definition) made up at least 30 percent but less than 50 percent of their monthly pre-tax income. Compilation of rent burden data was significantly different in the 2000 decennial Census compared to the ACS; therefore, we do not report this indicator for 2000. For more information on comparisons across years, please refer to the Methods chapter of this report.

Sources: American Community Survey

Geography: City

Years Reported: 2006, 2010, 2012

Notices of Foreclosure
(all residential properties)

This indicator measures the total number of residential properties (single- and multi-family buildings, and condominium apartment units) that had mortgage foreclosure actions initiated against them. In order to initiate a mortgage foreclosure, the foreclosing party must file a legal document, called a *lis pendens*, in county court. In many cases, the filing of a *lis pendens* does not lead to a completed foreclosure; instead, the borrower and lender work out some other solution to the borrower's default or the borrower sells the property prior to foreclosure. If a property received multiple *lis pendens* within 90 days of each other, only the first *lis pendens* is counted here. For a more detailed description of our *lis pendens* methodology, please refer to the Methods chapter of this report.

Sources: Public Data Corporation, New York City Department of Finance Final Tax Roll File, NYU Furman Center

Geography: City, Borough

Years Reported: 2000, 2006, 2010, 2012, 2013

Notices of Foreclosure, Initial/Repeat
(1-4 family and condo properties)

This indicator distinguishes between a new *lis pendens* and a repeat filing issued to a property that already received a *lis pendens* in the past six years. By separating repeated filings, we are better able to ascertain the number of property owners who have newly fallen into distress. Because we are able to observe only the filing date and location of foreclosure notices, repeat filings might occur either because the lender refiled an expired or withdrawn foreclosure notice, or because an owner defaulted again after resolving a previous instance of default. This indicator applies only to one- to four-family buildings and condominiums, so it should not be compared to foreclosure counts for multi-family rental or cooperative apartment buildings. For a more detailed description of our *lis pendens* methodology, please refer to the Methods chapter of this report.

Sources: Public Data Corporation, New York City Department of Finance, NYU Furman Center

Geography: City

Years Reported: 2000, 2006, 2010, 2012, 2013

Notices of Foreclosure Rate
(per 1,000 1–4 family and condo properties)

This indicator measures the rate of mortgage foreclosure actions initiated in New York City per 1,000 1–4 family properties and condominium units. For this indicator, we report the number of 1–4 family properties and condominium units that have received a mortgage-related *lis pendens* in the given calendar year per 1,000 1–4 family properties and condominium units. Cooperative apartments are not included in this rate. If a property received multiple *lis pendens* within 90 days of each other, only the first *lis pendens* is counted here. For a more detailed description of our *lis pendens* methodology, please refer to the Methods chapter of this report.

Sources: Public Data Corporation, New York City Department of Finance, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2012, 2013

Five Highest

Rank	CD#	Name	Value
1	BX 04	Highbridge/Concourse	54.5
2	BX 06	Belmont/East Tremont	53.3
3	BK 16	Brownsville	52.9
4	BX 02	Hunts Point/Longwood	49.7
5	BX 03	Morrisania/Crotona	46.3

Five Lowest

Rank	CD#	Name	Value
55	MN 07	Upper West Side	2.9
56	MN 06	Stuyvesant Town/Turtle Bay	2.6
57	BK 06	Park Slope/Carroll Gardens	2.5
57	MN 05	Midtown	2.5
59	MN 02	Greenwich Village/Soho	2.2

Other Subsidized (Income-Restricted) Rental Units
(% of rental units)

This indicator measures the percentage of rental units that are privately owned and publicly subsidized and whose tenants are subject to income restrictions. This set of properties is limited to those subsidized through the Low-Income Housing Tax Credit (LIHTC), U.S. Department of Housing and Urban Development (HUD) Project-Based Rental Assistance, HUD financing or insurance, or the New York City or State Mitchell-Lama programs.

This indicator relies on work the NYU Furman Center has done in creating the Subsidized Housing Information Project (SHIP). For more information, see the NYU Furman Center Data Search Tool, available at http://datasearch.furmancenter.org.

For more information on this and other rental stock indicators, please refer to the Rental Housing Units by Regulation and Subsidy Status section of the Methods chapter. At the city and borough levels, we report this indicator for both 2002 and 2012, although data in 2012 refers to 2011 conditions. At the sub-borough area level, we report this indicator for 2011 only.

Source: NYU Furman Center Subsidized Housing Information Project, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2002, 2011, 2012

Five Highest

Rank	CD#	Name	Value
1	BX 03, 06	Morrisania/Belmont	29.3%
2	MN 04, 05	Chelsea/Clinton/Midtown	27.0%
3	BX 01, 02	Mott Haven/Hunts Point	26.7%
4	BK 05	East New York/Starrett City	25.5%
5	MN 10	Central Harlem	25.3%

Five Lowest

Rank	CD#	Name	Value
51	QN 05	Middle Village/Ridgewood	0.0%
51	QN 06	Rego Park/Forest Hills	0.0%
51	QN 10	South Ozone Park/Howard Beach	0.0%
51	QN 11	Bayside/Little Neck	0.0%
51	SI 03	South Shore	0.0%

Population

The U.S. Census Bureau defines population as all people, both children and adults, living in a given geographic area. Population estimates for the city and boroughs are obtained from the decennial census in years when the census is taken and from the ACS after the most recent census. At the sub-borough area level, we present the population density for 2012 only and use the ACS for our population estimates. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section. The U.S. Census Bureau advises that ACS population estimates should be compared with caution across years. We do not present rankings for this indicator because sub-borough areas were designed to have roughly similar populations.

*Sources: United States Census (2000, 2010),
American Community Survey (2012)*

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2012

Population Aged 65 and Older

These indicators measure the percentage of residents who are aged 65 years and older. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

*Sources: United States Census (2000, 2010),
American Community Survey (2006, 2010, 2012)*

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	BK 13	Coney Island	22.7%
2	MN 07	Upper West Side	19.9%
3	MN 08	Upper East Side	19.0%
4	BX 10	Throgs Neck/Co-op City	18.6%
5	QN 07	Flushing/Whitestone	18.0%
Six Lowest			
50	BX 05	University Heights/Fordham	8.2%
50	BK 04	Bushwick	8.2%
52	BX 03, 06	Morrisania/Belmont	7.8%
53	BX 04	Highbridge/South Concourse	7.7%
54	BK 03	Bedford Stuyvesant	7.6%
55	BX 01, 02	Mott Haven/Hunts Point	7.5%

Population Density
(1,000 persons per square mile)

Population density is calculated by dividing a geographic area's population by its land area and is reported in thousands of people per square mile. At the city and borough levels, we use data from the 2000 and 2010 decennial Censuses and the 2012 ACS. At the sub-borough area level, we present the population density for 2012 only and use the ACS for our population estimates. The U.S. Census Bureau advises that ACS population estimates should be compared with caution across years. For more information on comparisons across years, please refer to the Methods chapter of this report.

*Sources: United States Census (2000, 2010),
American Community Survey (2012)*

Geography: City, Borough, Sub-borough

Years Reported: 2000, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	MN 08	Upper East Side	111.2
2	MN 10	Central Harlem	96.8
3	MN 03	Lower East Side/Chinatown	95.6
4	BX 05	University Heights/Fordham	87.4
5	MN 06	Stuyvesant Town/Turtle Bay	86.7
Five Lowest			
51	SI 01	North Shore	12.5
52	QN 14	Rockaways	11.3
53	QN 13	Queens Village	10.0
54	SI 02	Mid-Island	6.7
54	SI 03	South Shore	6.7

Poverty Rate

This indicator measures the number of households with total income below the poverty threshold divided by the number of households for whom poverty status was determined. Poverty status is determined by the U.S. Census Bureau based on household size and the number of children under 18 years of age. The U.S. Census Bureau advises that ACS poverty data should be compared with caution across years. For more information on comparisons across years, please refer to the Methods chapter of this report. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Sources: United States Census (2000),
American Community Survey (2006, 2010, 2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2012

Poverty Rate by Age
(population under 18, population 65 and older)

The poverty rate by age is the number of people in each age group living in a household that is below the poverty line divided by the total population of that age group for whom poverty status was determined by the U.S. Census Bureau. Due to limitations in the income data, comparisons across years are discouraged. For more information on comparisons across years, please refer to the Methods chapter of this report. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Sources: United States Census (2000),
American Community Survey (2006, 2010, 2012)

Geography: City

Years Reported: 2000, 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	BX 03, 06	Morrisania/Belmont	46.4%
2	BX 01, 02	Mott Haven/Hunts Point	46.1%
3	BX 05	University Heights/Fordham	42.3%
4	BX 04	Highbridge/South Concourse	37.0%
5	BK 16	Brownsville/Ocean Hill	36.4%

Five Lowest

Rank	CD#	Name	Value
51	MN 08	Upper East Side	7.6%
52	MN 01, 02	Greenwich Village/Financial District	7.4%
52	QN 11	Bayside/Little Neck	7.4%
54	SI 02	Mid-Island	7.3%
55	SI 03	South Shore	6.5%

Pre-Foreclosure Notice Rate

(per 1,000 1–4 family properties and condo units)

This indicator measures the number of pre-foreclosure notices issued per 1,000 1–4 family homes and condominium units in a geographic area. New York State law requires mortgage servicers to send this notice to a homeowner 90 days prior to starting a foreclosure action. Data are reported by the ZIP code of the affected property. The NYU Furman Center aggregates the data to the community district using a population-weighting formula. For more information on our population-weighting method, please refer to the Methods chapter of this report.

Sources: New York State Department of Financial Services, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2012, 2013

Five Highest

Rank	CD#	Name	Value
1	BX 04	Highbridge/Concourse	192.5
2	QN 12	Jamaica/Hollis	173.1
3	BX 06	Belmont/East Tremont	166.7
4	BK 17	East Flatbush	165.6
5	BX 05	Fordham/University Heights	164.3

Five Lowest

Rank	CD#	Name	Value
55	MN 06	Stuyvesant Town/Turtle Bay	21.1
56	MN 01	Financial District	19.8
57	MN 08	Upper East Side	19.2
58	MN 07	Upper West Side	15.6
59	MN 05	Midtown	11.1

Private Sector Employment

This indicator measures the number of people employed by private firms in any industry as measured by the Quarterly Census of Employment and Wages (QCEW). The QCEW reports the number of employees by the employer's location, not by residence. As a result, this measure counts the number of people who work in a geographic area but may not live there. For example, the private sector employment reported for Manhattan will include commuters from other boroughs and even other states. In a given year, the annual QCEW captures employees who worked at any point during the calendar year, indicated largely by unemployment insurance records from both governmental and non-governmental unemployment insurance providers. As a result, this indicator does not include business owners, the self-employed, or the informally employed, and therefore undercounts the full number of people working in an area.

Source: Bureau of Labor Statistics Quarterly Census of Employment and Wages

Geography: City, Borough

Years Reported: 2006, 2010, 2012

Properties that Entered REO
(1–4 family)

This indicator measures the total number of 1–4 family buildings in New York City that completed the foreclosure process and were acquired by the foreclosing lender. Becoming real estate owned (REO) is just one of the possible outcomes for a property after it enters foreclosure. In other cases, properties that begin the foreclosure process are sold by their owners prior to completion of the process or are sold at auction to a third-party investor or homebuyer. Some owners of properties that enter foreclosure are also able to stop the process by modifying or refinancing their mortgage or otherwise becoming current with their payments. The 2013 figure only includes transfers into REO recorded as of the end of 2013. Because of a sometimes lengthy delay in recording REO transfers, we expect these numbers to increase when complete data are available. For more information about how this figure was derived, please refer to the Methods chapter of this report. We present only the five highest ranked community districts here. There were 17 community districts that had no properties entering REO in 2013.

Source: Public Data Corporation, New York City Department of Finance, NYU Furman Center

Geography: City, Borough

Years Reported: 2000, 2006, 2010, 2012, 2013

Five Highest

Rank	CD#	Name	Value
1	BX 12	Williamsbridge/Baychester	33
2	QN 12	Jamaica/Hollis	32
3	SI 01	St. George/Stapleton	23
4	BK 05	East New York/Starrett City	18
5	QN 13	Queens Village	17

Property Crime Rate
(per 1,000 residents)

The New York City Police Department (NYPD) collects data on criminal activity, which the department reports consistent with classifications set primarily by the New York State Penal Law. Serious property crimes include most types of burglary, larceny, or motor vehicle theft that the NYPD classifies as a major felony. Rates are calculated as the number of crimes committed in a given geographic area per 1,000 residents.

Sources: New York City Police Department, United States Census

Geography: City

Years Reported: 2000, 2006, 2010, 2012, 2013

Public Housing Units
(% of rental units)

This indicator measures the share of rental units that are in New York City Housing Authority public housing developments. At the city and borough levels, we report this indicator for both 2002 and 2012. At the sub-borough area level, we report this indicator for 2011 only. In 2011, there were 11 sub-borough areas without any public housing units.

Source: New York City Housing Authority, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2002, 2011, 2012

Five Highest

Rank	CD#	Name	Value
1	MN 11	East Harlem	32.5%
2	BX 01, 02	Mott Haven/Hunts Point	26.0%
3	BK 16	Brownsville/Ocean Hill	25.5%
4	MN 03	Lower East Side/Chinatown	21.2%
5	MN 10	Central Harlem	18.5%

Public Transportation Rate

This indicator measures the percentage of workers over the age of 16 who do not work at home and who commute using public transportation. The types of transportation included as public transportation are bus, subway, railroad, and ferry boat. Taxi cabs are not included. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: United States Census (2000),
American Community Survey (2006, 2010, 2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	MN 10	Central Harlem	81.0%
2	MN 11	East Harlem	74.7%
3	MN 07	Upper West Side	73.7%
4	BK 09	South Crown Heights	73.4%
5	BK 02	Brooklyn Heights/Fort Greene	73.2%

Five Lowest

Rank	CD#	Name	Value
51	QN 13	Queens Village	36.1%
52	QN 14	Rockaways	35.0%
53	SI 02	Mid-Island	28.3%
54	QN 11	Bayside/Little Neck	27.3%
55	SI 03	South Shore	22.0%

Racial Diversity Index

The Racial Diversity Index (RDI) measures the probability that two randomly chosen people in a given geographic area will be of a different race. The NYU Furman Center uses the categories of Asian (non-Hispanic), black (non-Hispanic), Hispanic, and white (non-Hispanic) to calculate the index. People identifying as some other race or reporting more than one race are excluded from this calculation. Nonetheless, the groups we focus on accounted for 97.3 percent of New York City's population in 2012. The RDI is calculated using the following formula:

$$RDI = 1 - (P^2_{Asian} + P^2_{black} + P^2_{Hispanic} + P^2_{white})$$

A higher number indicates a more racially diverse population. For instance, if an area is inhabited by a single racial/ethnic group, its RDI would be zero. If the population of a neighborhood is evenly distributed among the four groups (25% of residents are Asian, 25% black, 25% Hispanic and 25% white), its RDI would be 0.75. In practice, in neighborhoods with a large share of residents who do not fall into any of the four groups, the RDI may be slightly greater than 0.75.

Source: United States Census (2000, 2010),
American Community Survey (2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	QN 10	South Ozone Park/Howard Beach	0.83
2	QN 08	Hillcrest/Fresh Meadows	0.74
2	QN 09	Ozone Park/Woodhaven	0.74
4	MN 03	Lower East Side/Chinatown	0.73
5	MN 09	Morningside Heights/Hamilton Heights	0.71
5	SI 01	North Shore	0.71

Six Lowest

Rank	CD#	Name	Value
50	BX 01, 02	Mott Haven/Hunts Point	0.43
50	MN 12	Washington Heights/Inwood	0.43
52	BK 16	Brownsville/Ocean Hill	0.42
53	MN 08	Upper East Side	0.37
54	SI 03	South Shore	0.28
55	BK 17	East Flatbush	0.22

Racial/Ethnic Share
(white, black, Hispanic, Asian)

This indicator measures the percentage of the total population made up of each of the following racial/ethnic groups: white (non-Hispanic), black (non-Hispanic), Hispanic (of any race) and Asian (non-Hispanic). On the community district profile pages, you can find this data in the "Racial and Ethnic Composition" charts. The percentages of the four groups may not add up to 100 because people of other races or two or more races are not included.

Source: United States Census (2000, 2010), American Community Survey (2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2012

Refinance Loan Rate
(per 1,000 properties)

This indicator measures the refinance loan origination rate by dividing the number of refinance loans for owner-occupied, 1–4 family buildings, condominiums, and cooperative apartments by the total number of 1–4 family buildings, condominiums, and cooperative apartments in the given geographic area and then multiplying by 1,000 to establish a rate. For more information on the Home Mortgage Disclosure Act (HMDA) data, see the Methods chapter of this report. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Sources: Home Mortgage Disclosure Act, New York City Department of Finance Final Tax Roll File, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	MN 07	Upper West Side	55.9
2	BK 06	Park Slope/Carroll Gardens	55.7
3	MN 01, 02	Greenwich Village/Financial District	41.7
4	BK 02	Brooklyn Heights/Fort Greene	40.2
4	MN 08	Upper East Side	40.2

Five Lowest

Rank	CD#	Name	Value
51	BX 09	Soundview/Parkchester	8.5
52	BX 04	Highbridge/South Concourse	7.4
53	BX 01, 02	Mott Haven/Hunts Point	6.7
54	BX 03, 06	Morrisania/Belmont	6.5
55	BX 05	University Heights/Fordham	5.3

Rental Stock by Regulation and Subsidy Status

(% of rental units)

These charts display the distribution of all rental housing units by rent regulation and subsidy status. We assign rental units to one of four categories: market rate, rent-stabilized or rent-controlled, public housing, and other subsidized (income-restricted). Definitions and sub-borough area rankings for the rental stock categories—market rate, rent-stabilized or rent-controlled, public housing, and other subsidized (income-restricted)—are also available in this section.

There is no authoritative source of regulation or subsidy status for rental units in New York City, so as a result, it is difficult to compare the composition of rental units over time, especially at small geographies. We provide comparisons from 2002 to 2012 at the city and borough levels, but we show a cross-sectional comparison for the year 2011 for community districts only.

For more information about our analysis of the rental stock and our data sources in particular, please see the Methods chapter.

Sources: NYU Furman Center Subsidized Housing Information Project, New York City Housing Authority, New York City Housing and Vacancy Survey, New York City Department of Finance, American Community Survey, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years: 2002, 2011, 2012

Rental Units Affordable at 30%, 80% of AMI

(% of recently available units)

This indicator measures the share of occupied, recently available, two or more bedroom rental units that are affordable to three-person households at various income levels. The goal of this indicator is to estimate the affordability of rental units that become available on the market over time. Thus, we define "recently available" units as those that have become occupied by new households paying cash rent within the last five years. We define a recently available unit as "affordable" to a household if its gross rent (rent plus electricity and heating fuel costs; see median monthly rent definition) is less than 30 percent of the household's gross monthly income.

In order to represent the experiences of households of different incomes, we report shares affordable at 30 percent (the extremely low-income limit) and 80 percent (the low-income limit) of the area median income (AMI) as defined by the U.S. Department of Housing and Urban Development's Section 8 and HOME program guidelines. Income guidelines differ based on household size, so we select income levels based on a three-person household to approximate the city's average household size.

Compilation of rent data was significantly different in the 2000 decennial Census compared to the ACS; therefore, we advise caution when comparing data in 2000 to data reported in later years. For more information on comparisons across years, please refer to the Methods chapter of this report.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2012), U.S. Department of Housing and Urban Development, NYU Furman Center

Geography: City

Years Reported: 2000, 2006, 2010, 2012

Rental Vacancy Rate

The percentage of all rental apartments that are vacant is calculated by dividing the number of vacant, habitable, for-rent units by the number of renter-occupied units plus vacant, habitable for-rent units. This calculation excludes housing units in group quarters, such as hospitals, jails, mental institutions, and college dormitories as well as units that are rented but not occupied and units that are in such poor condition that they are not habitable. At the sub-borough area we report an average vacancy rate for 20010–2012 from the ACS rather than separate values for each year because of limitations in the data. For more information on this three-year average, please refer to the Methods chapter of this report.

Sources: United States Census (2000), American Community Survey (2010, 2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2012

Which Vacancy Rate?

There are three different rental vacancy rates available to consumers of New York City data: the New York City Housing and Vacancy Survey (HVS), the American Community Survey (ACS), and the decennial census. While all are conducted by the U.S. Census Bureau, the HVS is sponsored by the New York City Department of Housing Preservation and Development. The survey is mandated by the New York State rent regulation laws to measure rental vacancy rates, as a citywide rental vacancy rate below five percent is required to maintain rent control. Because the HVS is designed to capture the overall rate in the city, it is less statistically reliable at smaller geographies. The HVS is generally performed every three years.

The NYU Furman Center uses data from the decennial census in 2000 and the ACS otherwise.

In 2011, the citywide rental vacancy rate reported by the HVS was 3.12 percent, well below the five percent threshold.

Five Highest

Rank	CD#	Name	Value
1	SI 01	North Shore	11.3%
2	BK 05	East New York/Starrett City	8.1%
3	SI 02	Mid-Island	7.6%
4	BK 03	Bedford Stuyvesant	5.9%
5	BK 04	Bushwick	5.7%

Five Lowest

Rank	CD#	Name	Value
51	BX 09	Soundview/Parkchester	1.7%
51	QN 04	Elmhurst/Corona	1.7%
51	QN 10	South Ozone Park/Howard Beach	1.7%
54	BX 10	Throgs Neck/Co-op City	1.6%
55	MN 12	Washington Heights/Inwood	1.3%

Rent-Stabilized or Rent-Controlled Units

(% of rental units)

This indicator measures the percentage of all rental units that are rent-controlled or rent-stabilized. These programs were created at different times and include different degrees of regulation. For more information on rent regulation, see the New York City Rent Guidelines Board website at www.housingnyc.com.

This indicator is based on the New York City Housing and Vacancy Survey's estimate of the number of rent-stabilized and rent-controlled units, from which we subtract units that are both rent-stabilized and subsidized to avoid double-counting. For more information on this adjustment, please refer to the Rental Housing Units by Regulation and Subsidy Status section of the Methods chapter. At the city and borough levels, we report this indicator for both 2002 and 2012. At the sub-borough area level, we report this indicator for 2011 only.

Source: New York City Housing and Vacancy Survey, NYU Furman Center Subsidized Housing Information Project, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2002, 2011, 2012

Five Highest

Rank	CD#	Name	Value
1	BX 07	Kingsbridge Heights/Moshulu	91.3%
2	BK 09	South Crown Heights	89.3%
3	MN 12	Washington Heights/Inwood	81.5%
4	BX 04	Highbridge/South Concourse	74.7%
5	BK 14	Flatbush	73.5%

Five Lowest

51	BK 18	Flatlands/Canarsie	15.7%
52	QN 14	Rockaways	14.9%
53	QN 13	Queens Village	12.4%
54	SI 02	Mid-Island	7.5%
55	QN 10	South Ozone Park/Howard Beach	3.9%

Residential Units within 1/4 Mile of a Park

This indicator measures the share of residential units in a given geographic area that are within a quarter mile of a park. We require that a park be at least one quarter of an acre in size, which excludes some small parks but includes many in the Greenstreets program. As part of PlaNYC 2030, the City had a goal of having 99% of residents within a half mile of a park and 85% of residents within a quarter mile of a park by 2030. For a more detailed description of how This indicator is calculated, please refer to the Methods chapter of this report.

Sources: New York City Department of Parks and Recreation, New York City Department of City Planning, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2012

Five Highest

Rank	CD#	Name	Value
1	BX 05	Fordham/University Heights	100.0%
2	MN 10	Central Harlem	99.7%
2	MN 11	East Harlem	99.7%
2	MN 12	Washington Heights/Inwood	99.7%
5	BX 01	Mott Haven/Melrose	99.6%

Five Lowest

55	SI 03	Tottenville/Great Kills	73.3%
56	BK 14	Flatbush/Midwood	71.3%
57	QN 01	Astoria	69.6%
58	BK 17	East Flatbush	63.7%
59	QN 10	South Ozone Park/Howard Beach	59.8%

Residential Units within a Hurricane Evacuation Zone

This indicator measures the share of housing units that fall within any of the City's six designated hurricane evacuation zones. In 2013, the New York City Office of Emergency Management released hurricane evacuation zones, numbered one through six, that included more residents (approximately 600,000, according to the City) than the previously used zones A, B, and C. For data on the percentage of units that fell within the previous zone boundaries, please refer to the State of New York City's Housing and Neighborhoods 2012 report.

Sources: New York City Office of Emergency Management, New York City Department of City Planning, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2012

Five Highest

Rank	CD#	Name	Value
1	BK 13	Coney Island	100.0%
1	BK 15	Sheepshead Bay	100.0%
1	BK 18	Flatlands/Canarsie	100.0%
1	MN 01	Financial District	100.0%
1	QN 14	Rockaway/Broad Channel	100.0%

Five Lowest

Rank	CD#	Name	Value
55	BX 12	Williamsbridge/Baychester	2.2%
56	QN 05	Ridgewood/Maspeth	1.9%
57	BX 07	Kingsbridge Heights/Bedford	0.5%
58	BK 08	Crown Heights/Prospect Heights	0.0%
58	BK 09	South Crown Heights/Lefferts Gardens	0.0%

Sales Volume
(housing type)

This indicator measures the number of arm's length transactions of residential properties. To qualify as arm's length, a transaction must have a non-trivial price and the sale must not be marked as "insignificant" by the Department of Finance. At the city level, sales volume is disaggregated by property type, including single- and multi-family buildings, condominiums, and cooperative apartments. Sales volumes for cooperative apartments are not available prior to 2004. At the borough level, this indicator is reported for the two predominant housing types for each borough. At the community district level, all housing types, except cooperative apartments, are summed together. Sales data for 2013 only include sales recorded as of the end of 2013. This should include the vast majority of sales in 2013, but due to recording delays this number may be revised slightly when complete data are available.

Sources: New York City Department of Finance, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2012, 2013

Five Highest

Rank	CD#	Name	Value
1	QN 07	Flushing/Whitestone	1,720
2	SI 03	Tottenville/Great Kills	1,604
3	QN 12	Jamaica/Hollis	1,427
4	SI 01	St. George/Stapleton	1,193
5	MN 01	Financial District	1,116

Five Lowest

Rank	CD#	Name	Value
55	BX 05	Fordham/University Heights	99
56	BX 04	Highbridge/Concourse	95
57	BX 03	Morrisania/Crotona	78
58	BX 01	Mott Haven/Melrose	63
59	BX 02	Hunts Point/Longwood	61

Serious Crime Rate
(per 1,000 residents)

The New York City Police Department (NYPD) collects data on criminal activity, which the department reports consistent with classifications set primarily by the New York State Penal Law. A crime is considered serious if it is classified as major felony as defined by the NYPD. This category contains most types of assault, burglary, larceny, motor vehicle theft, murder, rape, and robbery. Rates are calculated as the number of crimes committed in a given geographic area per 1,000 residents. Because the daytime population in community districts with high levels of commercial activity is much higher than the official count of residents in these districts, their crime rates can be deceptively high. The NYU Furman Center aggregates these data from the precinct to the community district level using a population weighting formula. For more information on our population-weighting method, please refer to the Methods chapter of this report.

The reporting standard for crime changed in this year's report. In previous editions of the State of New York City's Housing and Neighborhoods, we used the Federal Bureau of Investigation's Universal Crime Reporting program classifications. UCR Type I classifications are not comparable to major felony classifications of the New York State Penal Law, so the serious crime rate in this year's report is generally not comparable to rates shown in previous reports.

Sources: New York City Police Department, United States Census Bureau, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2012, 2013

Five Highest

Rank	CD#	Name	Value
1	MN 05	Midtown	109.4
2	MN 04	Clinton/Chelsea	101.5
3	BK 02	Fort Greene/Brooklyn Heights	43.5
4	BK 03	Bedford Stuyvesant	43.1
5	MN 03	Lower East Side/Chinatown	41.7

Five Lowest

Rank	CD#	Name	Value
55	BK 10	Bay Ridge/Dyker Heights	7.6
55	QN 06	Rego Park/Forest Hills	7.6
57	SI 03	Tottenville/Great Kills	6.8
58	BK 12	Borough Park	6.2
59	SI 02	South Beach/Willowbrook	5.8

Serious Housing Code Violations
(per 1,000 rental units)

The New York City Department of Housing Preservation and Development investigates housing code complaints from tenants and issues code violations if housing inspections reveal problems. Serious Housing Code Violations are class C (immediately hazardous). These numbers include all violations that were opened in a given time period, regardless of their current status.

Sources: New York City Department of Housing Preservation and Development, New York City Department of Finance

Geography: City, Borough, Community District

Years Reported: 2006, 2010, 2012, 2013

Five Highest

Rank	CD#	Name	Value
1	MN 12	Washington Heights/Inwood	111.7
2	BK 04	Bushwick	108.6
3	BX 06	Belmont/East Tremont	106.5
4	BX 04	Highbridge/Concourse	99.8
5	BX 07	Kingsbridge Heights/Bedford	96.8

Five Lowest

Rank	CD#	Name	Value
55	QN 06	Rego Park/Forest Hills	7.4
56	MN 05	Midtown	6.2
57	MN 06	Stuyvesant Town/Turtle Bay	5.7
58	QN 11	Bayside/Little Neck	5.2
59	MN 01	Financial District	1.1

Severe Crowding Rate
(% of renter households)

A severely crowded household is defined as one in which there are more than 1.5 household members for each room in the unit. We present the indicator as a share of all renter households. Prior to the 2009 American Community Survey, the Census Bureau made substantial question and processing changes to the number of rooms in a housing unit. These changes prevent comparison with earlier years.

Sources: American Community Survey (2010, 2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	BK 18	Flatlands/Canarsie	14.0%
2	QN 04	Elmhurst/Corona	10.1%
3	QN 03	Jackson Heights	9.9%
4	BX 04	Highbridge/South Concourse	8.6%
5	BK 14	Flatbush	7.8%

Five Lowest

Rank	CD#	Name	Value
51	BX 10	Throgs Neck/Co-op City	1.0%
51	MN 06	Stuyvesant Town/Turtle Bay	1.0%
53	QN 13	Queens Village	0.9%
54	QN 05	Middle Village/Ridgewood	0.7%
55	SI 02	Mid-Island	0.0%

Severely Rent Burdened Households
(% of renter households)

This indicator measures the share of renter households whose gross rent (rent plus electricity and heating fuel costs; see median monthly rent definition) was more than 50 percent of their monthly pre-tax income. Compilation of rent burden data was significantly different in the 2000 decennial Census compared to the ACS; therefore, we do not report this indicator for 2000. For more information on comparisons across years, please refer to the Methods chapter of this report.

Sources: American Community Survey

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	BX 05	University Heights/Fordham	45.3%
2	BK 12	Borough Park	42.4%
3	BK 07	Sunset Park	39.5%
4	QN 03	Jackson Heights	39.4%
5	BX 07	Kingsbridge Heights/Moshulu	38.4%

Five Lowest

Rank	CD#	Name	Value
51	MN 04, 05	Chelsea/Clinton/Midtown	21.1%
52	MN 07	Upper West Side	20.0%
53	MN 06	Stuyvesant Town/Turtle Bay	19.5%
54	MN 08	Upper East Side	17.3%
55	BK 06	Park Slope/Carroll Gardens	16.0%

Share of Population Living in Racially Integrated Tracts

This indicator measures the total population within a geography who live in tracts which are considered to be racially integrated as a share of all population within the geography. A tract is considered to be racially integrated if the white share of the population is greater than 20 percent and at least one other racial category makes up 20 percent of the population or more. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: United States Census (2000, 2010)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010

Five Highest

Rank	CD#	Name	Value
1	BK 11	Bensonhurst	96.0%
2	QN 11	Bayside/Little Neck	94.4%
3	QN 06	Rego Park/Forest Hills	77.5%
4	QN 05	Middle Village/Ridgewood	76.2%
5	QN 08	Hillcrest/Fresh Meadows	63.1%

Share of Revenue from Property Taxes

This indicator measures the total property tax revenue as a share of all expected revenue.

Source: City of New York Comprehensive Annual Financial Report

Geography: City

Years Reported: 2000, 2006, 2010, 2012, 2013

Single-Person Households
(% of households)

This indicator measures the percentage of all households that consist of only one person.

Source: United States Census (2000, 2010), American Community Survey (2006, 2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	MN 04, 05	Chelsea/Clinton/Midtown	64.0%
2	MN 06	Stuyvesant Town/Turtle Bay	56.2%
3	MN 01, 02	Greenwich Village/Financial District	54.8%
4	MN 08	Upper East Side	52.6%
5	MN 07	Upper West Side	50.9%

Five Lowest

Rank	CD#	Name	Value
51	BK 12	Borough Park	21.0%
52	QN 13	Queens Village	20.9%
53	QN 09	Ozone Park/Woodhaven	19.1%
54	QN 10	South Ozone Park/Howard Beach	18.1%
55	BK 07	Sunset Park	17.6%

Students Performing at Grade Level
(reading, math)

The New York City Department of Education's (DOE) Division of Performance and Accountability develops and administers city and state tests and compiles data on students' performance on those tests. These education indicators report the percentage of students performing at or above grade level for grades three through eight. The Department of Education provides these data at the school district level. The NYU Furman Center aggregates these data from the school district to the community district level using a population weighting formula. For more information on our population-weighting method, please refer to the Methods chapter of this report. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

In 2013, DOE implemented new exams based on New York State's Common Core standards. As a result, proficiency rates for those exams are not comparable to rates from exams given before 2013, and should not be compared to rates in previous years' State of New York City's Housing and Neighborhoods reports. For this indicator, the year 2013 refers to the 2012-2013 school year.

Sources: New York City Department of Education, New York City Department of City Planning, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2013

Students Performing at Grade Level in Math

Seven Highest

Rank	CD#	Name	Value
1	QN 11	Bayside/Little Neck	65.5%
2	MN 01	Financial District	60.2%
2	MN 02	Greenwich Village/Soho	60.2%
2	MN 04	Clinton/Chelsea	60.2%
2	MN 05	Midtown	60.2%
2	MN 06	Stuyvesant Town/Turtle Bay	60.2%
2	MN 08	Upper East Side	60.2%

Five Lowest

Rank	CD#	Name	Value
55	BX 09	Parkchester/Soundview	14.3%
56	BX 03	Morrisania/Crotona	12.7%
57	BX 04	Highbridge/Concourse	12.3%
58	BK 16	Brownsville	11.6%
59	BX 01	Mott Haven/Melrose	9.6%

Students Performing at Grade Level in Reading

Seven Highest

Rank	CD#	Name	Value
1	QN 11	Bayside/Little Neck	55.0%
2	MN 01	Financial District	54.0%
2	MN 02	Greenwich Village/Soho	54.0%
2	MN 04	Clinton/Chelsea	54.0%
2	MN 05	Midtown	54.0%
2	MN 06	Stuyvesant Town/Turtle Bay	54.0%
2	MN 08	Upper East Side	54.0%

Five Lowest

Rank	CD#	Name	Value
55	BK 16	Brownsville	12.9%
56	BX 05	Fordham/University Heights	12.3%
57	BX 03	Morrisania/Crotona	11.3%
58	BX 04	Highbridge/Concourse	10.4%
59	BX 01	Mott Haven/Melrose	9.2%

Tax Delinquencies
(% of residential properties delinquent ≥ 1 year)

A residential property is considered tax delinquent if the tax payment for the property was not received within one year of the due date and the balance due is at least $500. The percentage is calculated by dividing the number of tax delinquent properties by the total number of residential properties.

Sources: New York City Department of Finance Open Balance File, New York City Department of Finance Final Tax Roll File

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	MN 12	Washington Heights/Inwood	9.7%
2	BX 04	Highbridge/Concourse	9.3%
3	BX 05	Fordham/University Heights	8.0%
4	BX 07	Kingsbridge Heights/Bedford	7.3%
5	BK 03	Bedford Stuyvesant	6.9%

Five Lowest

Rank	CD#	Name	Value
55	MN 07	Upper West Side	0.7%
55	QN 06	Rego Park/Forest Hills	0.7%
57	MN 02	Greenwich Village/Soho	0.5%
58	MN 03	Lower East Side/Chinatown	0.4%
59	MN 05	Midtown	0.0%

Total Housing Code Violations

(per 1,000 rental units)

The New York City Department of Housing Preservation and Development investigates housing code complaints from tenants and issues code violations if housing inspections reveal problems. Total housing code violations include class A (non-hazardous) and B (hazardous) violations in addition to class C (immediately hazardous or serious) violations. This indicator includes all violations that were opened in a given time period, regardless of their current status.

Sources: New York City Department of Housing Preservation and Development, New York City Department of Finance

Geography: City

Years Reported: 2006, 2010, 2012, 2013

Unemployment Rate

This indicator measures the number of people aged 16 years and older in the civilian labor force who are unemployed, divided by the total number of people aged 16 years and older in the civilian labor force. People are considered to be unemployed if they meet the following criteria: they have not worked during the week of the survey; they have been looking for a job during the previous four weeks; and they were available to begin work. The U.S. Census Bureau advises using caution when comparing the 2000 Census unemployment rate to the ACS figures because of differences in question construction and sampling. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: United States Census (2000), American Community Survey (2006, 2010, 2012)

Geography: City, Borough, Sub-borough Area Years

Reported: 2000, 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	BX 03, 06	Morrisania/Belmont	20.9%
2	BX 04	Highbridge/South Concourse	18.2%
3	BX 05	University Heights/Fordham	17.9%
4	BK 04	Bushwick	17.5%
5	MN 12	Washington Heights/Inwood	17.1%

Five Lowest

Rank	CD#	Name	Value
51	QN 06	Rego Park/Forest Hills	6.2%
52	BK 01	Williamsburg/Greenpoint	6.1%
53	MN 08	Upper East Side	6.0%
54	MN 06	Stuyvesant Town/Turtle Bay	5.5%
55	MN 01, 02	Greenwich Village/Financial District	4.6%

Units Authorized by New Residential Building Permits

The number of units authorized by new residential building permits is derived from the building permit reports of the New York City Department of Buildings. Permit renewals are not included. Not all building permits will result in actual construction, but the number of units authorized by new permits is the best available indicator of how many units are under construction. Comparisons between the years prior to 2006 and more recent years should be made with caution due to data improvements that facilitate more accurate estimates of the number of new units attached to each building permit. Specifically, the figures for 2000 may be an underestimate. In 2013, no new residential construction was authorized for BX 02, Hunts Point/Longwood.

Sources: New York City Department of Buildings,
New York City Department of City Planning

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2012, 2013

Five Highest

Rank	CD#	Name	Value
1	QN 02	Woodside/Sunnyside	1,484
2	BK 02	Fort Greene/Brooklyn Heights	1,472
3	MN 07	Upper West Side	1,108
4	BK 01	Greenpoint/Williamsburg	1,033
5	SI 01	St. George/Stapleton	610

Six Lowest

Rank	CD#	Name	Value
54	MN 12	Washington Heights/Inwood	8
54	QN 09	Kew Gardens/Woodhaven	8
56	BK 10	Bay Ridge/Dyker Heights	7
57	MN 09	Morningside Heights/Hamilton	6
58	BK 14	Flatbush/Midwood	5
59	BX 02	Hunts Point/Longwood	0

Units Issued New Certificates of Occupancy

This indicator measures residential certificates of occupancy (often called C of Os) issued by the Department of Buildings each year. The New York City Department of Buildings requires a certificate before any newly constructed housing unit can be occupied. Rehabilitated housing units generally do not require certification unless the rehabilitation is significant, meaning that the floor plan of the unit is changed. To avoid double counting, if a building has received multiple certificates since 2000 (e.g., a temporary and a final certificate) only the first is counted. In 2013, there were two community districts for which no certificates of occupancy were issued.

Sources: New York City Department of Buildings,
New York City Department of City Planning

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2012, 2013

Five Highest

Rank	CD#	Name	Value
1	QN 02	Woodside/Sunnyside	2,068
2	MN 04	Clinton/Chelsea	1,983
3	BK 01	Greenpoint/Williamsburg	1,585
4	QN 01	Astoria	459
5	BX 03	Morrisania/Crotona	426

Six Lowest

Rank	CD#	Name	Value
54	BX 01	Mott Haven/Melrose	16
54	MN 12	Washington Heights/Inwood	16
56	BK 10	Bay Ridge/Dyker Heights	13
57	BK 18	Flatlands/Canarsie	9
58	BX 05	Fordham/University Heights	0
58	MN 09	Morningside Heights/Hamilton	0

Unused Capacity Rate

(% of land area)

This indicator reports the percentage of all residentially zoned land area that is made up of lots built out at less than 50 percent of their zoning capacity. A lot's zoning capacity is determined by estimating the maximum floor area ratio under the New York City zoning code, based on an NYU Furman Center analysis, and multiplying it by the lot's land area. We do not calculate this indicator for the Financial District or Midtown because very few lots in these community districts are solely residentially zoned. Data reported for 2012 reflect 2011 conditions.

Source: New York City Department of Finance Final Tax Roll File, New York City Department of City Planning, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2012

Six Highest

Rank	CD#	Name	Value
1	BX 06	Belmont/East Tremont	58.8%
1	QN 14	Rockaway/Broad Channel	58.8%
3	BX 02	Hunts Point/Longwood	56.7%
4	SI 02	South Beach/Willowbrook	49.7%
5	BX 03	Morrisania/Crotona	49.2%
5	BK 16	Brownsville	49.2%

Five Lowest

Rank	CD#	Name	Value
53	BK 14	Flatbush/Midwood	16.0%
54	QN 05	Ridgewood/Maspeth	14.7%
55	BK 11	Bensonhurst	13.1%
56	BK 10	Bay Ridge/Dyker Heights	11.1%
57	MN 02	Greenwich Village/Soho	6.2%

Violent Crime Rate

(per 1,000 residents)

The New York City Police Department (NYPD) collects data on criminal activity, which the department reports consistent with classifications set primarily by the New York State Penal Law. Serious violent crime includes most types of assault, murder, rape, and robbery that the NYPD classifies as a major felony. Rates are calculated as the number of crimes committed in a given geographic area per 1,000 residents.

Sources: New York City Police Department, United States Census

Geography: City

Years Reported: 2000, 2006, 2010, 2012, 2013

Methods

Geographic Definitions

This report presents information for the entire City of New York, for each of the five boroughs, and for the neighborhoods within each borough. The city defines neighborhoods by dividing the boroughs into 59 community districts (CDs); the U.S. Census Bureau, however, divides the boroughs into 55 sub-borough areas (SBAs). This report provides data for community districts where available but otherwise employs data at the sub-borough level. The term neighborhood is used in this report to refer to both community districts and sub-borough areas even though they are larger than what many consider to be neighborhoods. We have included reference maps for community districts and sub-borough areas following this chapter.

Borough

New York City consists of five boroughs: the Bronx, Brooklyn, Manhattan, Queens, and Staten Island. Each borough is represented by a borough president, an elected official who advises the mayor on issues related to his or her borough and, along with the borough board, makes recommendations concerning land use and the allocation of public services. Each borough is also a county. Counties are legal entities with boundaries defined by state law.

Community District (CD)

Community districts are political units unique to New York City. Each of the 59 community districts has a community board. Half of the community board's members are appointed by the borough president and half are nominated by the City Council members who represent the district. The community boards review applications for zoning changes and other land use proposals and make recommendations for budget priorities.

Each community board is assigned a number within its borough. The borough and this number uniquely identify each of the 59 community districts. Therefore, the NYU Furman Center designates each community district with a two-letter borough code and a two-digit community board code. For example, BK 02 is the community district represented by Community Board 2 in Brooklyn.

Sub-Borough Area (SBA)

Sub-borough areas are geographic units created by the U.S. Census Bureau for the administration of the New York City Housing and Vacancy Survey and were designed to have similar boundaries to those of the community districts. These same areas are also defined by the U.S. Census Bureau as Public Use Microdata Areas (PUMAs) so we are able to use the two terms interchangeably.

Because sub-borough areas are constructed from Census tracts, their boundaries do not coincide precisely with community district boundaries, which generally follow major streets. However, they are similar enough that we use them interchangeably throughout this report. There are 59 community districts in New York City but only 55 sub-borough areas. The U.S. Census Bureau combined four pairs of community districts in creating the sub-borough areas to improve sampling and protect the confidentiality of respondents. These pairs are Mott Haven/Melrose (BX 01) and Hunts Point/Longwood (BX 02) in the Bronx, Morrisania/Crotona (BX 03) and Belmont/East Tremont (BX 06) in the Bronx, the Financial District (MN 01) and Greenwich Village/Soho (MN 02) in Manhattan, and Clinton/Chelsea (MN 04) and Midtown (MN 05) in Manhattan.

Rankings

This report includes rankings of the five boroughs and all 59 community districts or 55 sub-borough areas for each indicator. The neighborhood ranked first has the highest number or percentage for the measure, even if the measure is for a quality that one might think is "best" if lower. When possible, we rank all 59 community districts, however, because data for several indicators—including all indicators drawn from U.S. Census Bureau sources—are only available at the sub-borough area level, we can only rank the 55 sub-borough areas with respect to these indicators. In addition, a few indicators are not available for all neighborhoods so we provide rankings for a subset of neighborhoods. For instance, the NYU Furman Center only reports the index of housing price appreciation at the community district level for the predominant housing type in that district. Therefore, the rankings for these indicators come from a substantially reduced subset of the community districts.

Comparison Cities

The text of the State of New York City's Housing and Neighborhoods frequently compares indicators across the five U.S. cities with the largest populations according to the American Community Survey's 2012 estimates, including New York City. In 2012 these cities included, in descending size order, New York City, Los Angeles, Chicago, Houston, and Philadelphia.

Visualization in Geographic Information Systems

Maps displaying New York City-specific administrative and political boundaries use base map data provided by the New York City Department of City Planning's Bytes of the Big Apple program. These boundaries include boroughs, community districts, zoning boundaries, public streets, and individual properties.

United States Census Sources

A number of the indicators presented in the State of New York City's Housing and Neighborhoods are derived from five data sources collected by the U.S. Census Bureau. These sources are described below along with a discussion of issues of comparability across sources.

Decennial Census (Census)

From 1970 to 2000, the decennial Census consisted of two parts: the short form that collected information from every person and about every housing unit in the country, and the long form of additional questions asked of a sample of people and households. The short form collected information on age, race, Hispanic or Latino origin, household relationship, sex, tenure, and vacancy status. The long form provided more in-depth information about personal and housing characteristics such as income, employment status, and housing costs. In this edition of the *State of New York City's Housing and Neighborhoods*, we use data from the decennial Census short and long forms to derive demographic, economic, and housing measures for the year 2000. To create most of these indicators, we use summary Census data reported at the city, borough, and sub-borough area levels.

In 2010, the decennial Census only included the short form since most of the data that have previously been included in the long form have now been reported in the American Community Survey. While much of the short form data are also found in the American Community Survey, the numbers often differ because of statistical and methodological reasons. Whenever possible, we report data from the decennial Census with one exception: the rental vacancy rate in 2010.

American Community Survey (ACS)

The American Community Survey is an annual survey that collects data similar to those formerly collected by the Census long form, described above. As with the long form, the ACS covers only a sample of individuals and housing units. However, the ACS uses a smaller sample: the long form covered one out of every six housing units while the ACS only covers one in 40 housing units each year. The U.S. Census Bureau began developing the ACS in 1996, but reliable annual estimates for geographic areas with a population of 65,000 or more only became available in 2005. In December 2008, the U.S. Census Bureau began releasing three-year rolling estimates for all geographic areas with populations of 20,000 or more. In December 2010, the U.S. Census Bureau began releasing five-year rolling estimates for geographic areas as small as block groups.

Most of the indicators in this edition are derived from summary level data reported by the U.S. Census Bureau for PUMAs, which, as discussed above, are identical to New York City's sub-borough areas. Summary-level data are also reported at the borough and city levels. Because each PUMA in New York City has at least 100,000 residents, reliable annual estimates are available for each PUMA from the ACS. In this edition of the *State of New York City's Housing and Neighborhoods* we use annual estimates for almost all of the data we get from the ACS. One exception is the rental vacancy rate, for which we use the three-year estimate at the PUMA level (see the section below for more details). Because ACS one-year estimates can be prone to sizable margins of error and volatility at the PUMA level, we report only the first and last years of data available for each ACS-derived indicator shown on the community district data tables.

New York City Housing and Vacancy Survey (HVS)

The New York City Housing and Vacancy Survey is conducted every three years by the U.S. Census Bureau under contract

with the City of New York. The New York City Department of Housing Preservation and Development sponsors and supervises the HVS. The primary purpose of the HVS is to satisfy the city's statutory requirement to measure the rental vacancy rate in order to determine if rent regulation will continue. In addition to the housing unit information, a limited set of data are also collected about the household and the individual answering the questionnaire.

In this edition of the *State of New York City's Housing and Neighborhoods*, we use HVS data to construct one indicator that is specific to New York City and therefore not captured in the ACS: the number of units that are rent-stabilized or rent-controlled.

Public Use Microdata Sample (PUMS)

While most indicators that draw on U.S. Census Bureau data use measures that are already reported at a given geography, the NYU Furman Center calculates some indicators by aggregating person- and household-level data to the required geography. The U.S. Census Bureau makes household-level data available in Public Use Microdata Samples (PUMS), which are censored extracts from the confidential microdata that the U.S. Census Bureau uses in its own calculations from the decennial Census, the ACS, and the HVS. The NYU Furman Center uses PUMS data to calculate the income diversity ratio, median monthly rent for recent movers, median rent burden (low-income renters), rent-stabilized or rent-controlled units, several indicators in the State of New Yorkers section, and most indicators by income level in Part 1 of the report (see Household Income Distribution section below).

The PUMS data identify only the state and the PUMA in which a household is located, and does not identify the city or Census "place." New York City's and Philadelphia's PUMAs are completely coterminous with their place boundaries, so households can be placed in those cities by PUMA. The place boundaries of Chicago, Los Angeles, and, in particular, Houston, however, are not coterminous with PUMAs, which means that the data do not allow users to identify if households in several PUMAs in those metropolitan areas are in the City or bordering suburb. To address this issue, the NYU Furman Center weights observations by the share of the PUMA's households contained within the place boundary as calculated by the Missouri Census Data Center. (Specifically, if 60 percent of a PUMA's households live in the City of Chicago and 40 percent live in Cook County, outside of Chicago city limits, we assign each household in that PUMA a 60 percent weight.) For estimates prior to 2010, we use PUMA-to-place allocations as of the 2000 decennial Census, and for estimates afterward, we use allocations as of the 2010 decennial Census.

Comparisons Between Census Bureau Products

The U.S. Census Bureau makes continual adjustments to the decennial Census and the ACS to improve the coverage of the surveys and accuracy of the results. These adjustments often make cross-year comparisons difficult. Below is a discussion of the key areas where changes in sampling, question construction, or other methodology might affect the comparability of indicators that we report in the *State of New York City's Housing and Neighborhoods* over time. More information about comparability between U.S. Census Bureau data sources is available at: http://www.census.gov/acs/www/guidance_for_data_users/comparing_data/.

Sampling

Because both the ACS and HVS are sample surveys, not Censuses, all data derived from them are estimates, not exact counts. The ACS sample includes approximately three million housing units nationwide, including about 66,000 in New York City; the HVS samples 18,000 housing units. The sample for the HVS is designed primarily to achieve acceptable reliability in estimating the rental vacancy rate for the entire city, so estimates for smaller geographic units such as sub-borough areas are subject to potentially large sampling errors. Readers should treat all estimates with some skepticism and be aware that the true value may differ from the reported estimate. This is especially important when comparing small year-to-year changes in the ACS or with estimates that are derived from a reduced sample. For example, the median monthly rent does not use the entire sample but just the subset of respondents who are renters. The median monthly rent indicator for recent movers reduces the sample even more.

Income

Question construction and data collection for income information differs between the decennial Census and the ACS. The 1990 Census asked for the respondent's 1989 income,

and similarly, the 2000 Census asked for the respondent's 1999 income; thus incomes reported in 1990 and 2000 are all for one fixed period of time (calendar years 1989 and 1999 respectively). The ACS, by contrast, asks for the respondent's income over the "past 12 months" and as this information is collected on an on-going monthly basis, these figures are not directly comparable. The U.S. Census Bureau notes that a comparison study of the 2000 Census and the 2000 ACS found that incomes reported in the Census were about four percent higher than the incomes reported in the ACS. Because of the data collection methods mentioned above, adjacent years of ACS data may have reference months in common; thus comparisons of income data between adjacent ACS years (for example, 2010 and 2011) should not be interpreted as precise comparisons of economic conditions in those years. Indicators affected by the income methodology issues are income diversity ratio, median household income, poverty rate, and poverty rate by age. Note that for comparison purposes, we adjust all dollar amounts reported in this report to 2013 dollars (see below for more details).

Rental Vacancy Rate

To improve the accuracy of the rental vacancy rate, on the community district pages we report a three-year average rental vacancy rate for 2010–2012. We still report annual rental vacancy rates on the borough and city pages, but the reported value for community districts cannot be directly compared to any one year of borough or city data.

Industry and Occupation

We use industry and occupation of employment data in Parts 1 and 2 to examine shifts over time in the industries and required skill levels of jobs. These comparisons are difficult to undertake in original U.S. Census Bureau PUMS files due to changes in codes used to categorize industry and occupation. To ease these comparisons, we use Integrated Public Use Microdata Series PUMS files with consistent, harmonized industrial and occupational categories.

Indicator Notes

Household Income Distribution

In Part 1: Focus on Income Inequality and Integration, we report distributions of household income. These analyses use income and other characteristics from household- and person-level U.S. Census Bureau PUMS files (explained in more detail above). For 1990, we use decennial Census PUMS from the Integrated Public Use Microdata Series, and for 2012, we use American Community Survey PUMS. In order to facilitate comparison across space and time, we adjust all dollar amounts for inflation to constant 2013 dollars (see Inflation Adjustments section below) and stratify incomes into consistent categories. To reduce volatility in the lowest income category, we exclude all households without positive income from our analyses. For additional information about the treatment of income data in U.S. Census Bureau sources, please see the Income section above.

Neighborhood Characteristics by Household Income

Also in Part 1: Focus on Income Inequality, we report several indicators of neighborhood conditions (crime, public school student achievement, and park access) by household income. We construct these indicators through a multistep process. First we transform neighborhood condition data from their original unit of observation (e.g. police precincts or school districts) to the sub-borough area level (the finest geographic level of PUMS data), so that they can be assigned to each household. We then find the average neighborhood characteristics by household income category weighted by the number of households in that category. As a result, these indicators should be interpreted as average neighborhood conditions by income, not household outcomes by income. For example, the first bar of Figure 1.17 should not be interpreted as the share of public school students in households earning $20,000 who performed at or above grade level in math in 2000. The correct interpretation is that households earning $20,000 or less in 2000 lived in school districts where the average percentage of students performing at grade level in math was 34 percent.

Isolation Index of Household Income

The isolation index is an indicator of the concentration of some group over a larger area. Specifically, it measures—for an average member of a given group—the proportion of residents of her neighborhood that belongs to her same group. One typical application of the isolation index is to

measure racial segregation, but this year's *State of New York City's Housing and Neighborhoods* applies it to measure the segregation of low- and high-income households.

Using the bottom 10 percent of the household income distribution (its first or lowest decile) as an example, an isolation index of 0.25 means that the average household in the lowest income decile lives in a neighborhood where 25 percent of households are also in the lowest income decile. The values of the isolation index range from zero, indicating extreme dispersion of a group, to one, indicating extreme isolation of that group. The isolation index is sensitive to a group's overall share of a population, so if that share increases over time, so does the isolation index.

The isolation index is calculated using the following formula:

$$\sum_{i=1}^{n} \left(\frac{x_i}{X}\right)\left(\frac{x_i}{t_i}\right)$$

where x_i is the group population within a tract, X is the citywide population of the group of interest, and t_i is the total tract population.

We calculate isolation indices for the top and bottom 10 percent of the household income distribution using tract-level summary files for the 1990 Census and the 2008-2012 American Community Survey. Because these summary files report counts of households by dollar amount ranges and not percentile ranges, we construct approximate deciles based on the share of households each dollar amount range comprises. Table M.1 compares the actual shares each decile comprises in 1990 and 2008-2012 and shows that they have been relatively stable over time. Notably, our definition of the bottom decile shrank as a share of all households over this period. This has important implications for the isolation index, because if no households would have moved over those two decades, the isolation index should have fallen. We found that the isolation index for New York City actually increased from 0.148 in 1990 to 0.163 in 2008-2012, suggesting that our estimate of the citywide increase might be somewhat understated.

Table M.1: Actual Decile Shares of Approximated Deciles Used in Isolation Index, 1990 and 2008-2012, New York City

Household Income Decile	1990	2008-2012
Bottom 10%	10.5%	9.0%
Top 10%	12.3%	12.3%

Sources: U.S. Census (1990), American Community Survey (2008-2012), NYU Furman Center

Rental Housing Units by Regulation and Subsidy Status

Because so much of New York City's rental housing stock is subject to rent regulation or housing subsidy, we document changes and differences in the number of units participating in these programs. Throughout this report, we focus on four major types of regulation or subsidy: *rent-stabilized or rent-controlled, public housing, other subsidized (income-restricted), and market rate* (the absence of rent regulation and income-restricted subsidies). Several different agencies enforce the regulations of different programs: The New York City Department of Housing Preservation and Development, New York State Homes and Community Renewal, and the U.S. Department of Housing and Urban Development all regulate different housing programs. Thus, no single agency or organization has an authoritative count of the units participating across all statuses, although several data sets track certain subsets of those units, particularly the HVS, the New York City Housing Authority, and the NYU Furman Center's Subsidized Housing Information Project. We employ a general method that rectifies unit counts from these sources.

Our general method starts by identifying a total number of rental units, both vacant and occupied. Because the availability of data sources has changed over time, the source of the total number of rental units varies by year. For the total rental stock in 2012, we use the citywide estimate from the ACS. Although the ACS is available as early as 2005, in order to provide a longer term comparison, we use the HVS to get an estimate of the total rental stock (and rent-stabilized or rent-controlled stock, as described in more detail below) in 2002.

For the number of public housing units, we report the number of "current apartments" listed in the Summary of Developments section of the annual Development Data Books released by the New York City Housing Authority.[1] The number of *other subsidized (income-restricted)* units comes from the NYU Furman Center's Subsidized Housing Information Project (SHIP) Database, and reflects the number of units subsidized by at least one of four types of programs: HUD financing or insurance, HUD Project-Based Rental Assistance, the Low-Income Housing Tax Credit (LIHTC), or the Mitchell-Lama program. These four types of programs are unique in that they are the four largest

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[1] Available from http://www.nyc.gov/html/nycha/html/resources/development-data-book.shtml.

subsidy programs used in New York City and all require means testing of residents. For 2012, we filter for the number of units that are "currently affordable," although the most recent data in the SHIP refers to 2011 conditions. For 2002, we filter out properties whose affordability started after 2002 or that were no longer subject to affordability restrictions before 2002. We generally treat our estimate of the number of other subsidized units as a low-bound estimate. For a property to be cataloged in the SHIP database, it must have at least one of the four subsidies listed above. The city and state administer some other programs that are not explicitly captured in the SHIP Database because they do not require means testing (e.g. LAMP, 8A, PLP). Those units are generally subject to rent-stabilization and so are classified as rent-regulated as described below.

Our estimate of *rent-stabilized or rent-controlled* units is an adjustment of totals reported in the HVS. First, we sum the number of rent-stabilized and rent-controlled units as indicated in the New Control Status Recode field. This field prioritizes rent stabilization over HUD subsidized status in cases when units are both stabilized and HUD subsidized. A deficiency of the HVS is that it does not track units subsidized with LIHTC. Instead those units are classified by the other subsidies they receive or the other regulations to which they are subject. Some LIHTC units technically are governed by rent stabilization because they also receive a city property tax incentive (we estimate 41,004 units were subject to both programs in 2011), though the LIHTC rent regulations are stricter than the rent stabilization regulation. Thus, we assume that these LIHTC units are classified as rent-stabilized in the HVS.

To avoid double-counting these units in our totals, we perform the following adjustment. In the SHIP we are able to identify units developed with a combination of LIHTC and either the 421-a or J-51 property tax incentive programs, which impose rent stabilization in addition to LIHTC's rent restrictions. We subtract the number of currently affordable LIHTC units with either 421-a or J-51 from the HVS rent-stabilized and rent-controlled unit total to arrive at a revised estimate of rent-stabilized or rent-controlled units. Our adjusted count of rent-stabilized or rent-controlled units might still include other LIHTC units with rent stabilization that we cannot identify. The rent-stabilized or rent-controlled count in 2012 might be further inflated by the fact that the HVS

data represent 2011 conditions, and it is likely the number of rent-stabilized and rent-controlled units has experienced a slight net decline consistent with prior trends.

Finally, to estimate of the number of market rate units, we subtract public housing, other subsidized (income-restricted) units, and our revised estimate of rent-stabilized or rent-controlled units from the total number of rental housing units. Because our revised estimate of rent-stabilized or rent-controlled units might still include units should be classified as other subsidized, our estimate of market rate units might understate the true number of market rate units.

The general method above applies to totals presented at the city and borough levels. When we perform this analysis at the neighborhood level, we aggregate to the sub-borough area (SBA, the smallest geographic area available in the HVS), and we provide data only for 2011, due to the small sample size of the HVS. We also employ a few small additional changes to the method, which are explained below. Altogether, these changes would lead to minor differences in the total number of units by rent-regulation and subsidy status that we count citywide. Table M.2 compares these totals to the citywide totals reported in Part 2, Section 3: Renters and Their Homes using the general method reported above.

Table M.2: Differences Between Total Reported Rental Units by Rent-Regulation and Subsidy Status, and Totals Constructed by SBA-Level Estimates

Rental Stock Category	Total (2012) as Reported in Section 3: Renters and Their Homes	Citywide Total of SBA-Level Estimates (2011)
Market Rate	860,117	844,077
Other Subsidized (Income-Restricted)	181,904	181,826
Public Housing	178,914	179,693
Rent-Stabilized or Rent-Controlled	985,327	984,211
Total	2,206,262	2,189,807

Sources: American Community Survey, New York City Housing and Vacancy Survey, New York City Department of Finance, New York City Housing Authority, NYU Furman Center Subsidized Housing Information Project, NYU Furman Center

Because the total number of rental units reported in the ACS can be subject to volatility, we generally use the number of residential units reported in the New York City Department of Finance's final tax roll file for fiscal year 2011-2012, and multiply that total by one minus the homeownership rate of that SBA as reported in the 2011 ACS. The tax roll file estimates for two SBAs, 104 (Fordham/University Heights) and 109 (Morris Park/Bronxdale), were deemed unreliable, so we replaced them with the total rental units from the

ACS. Results for SBA 105 (Kingsbridge Heights/Bedford) led to a negative number of market rate units, so we instead used the total number of rental units from the HVS. Public housing counts come from a GIS shapefile of developments, which includes slightly more units than NYCHA's Development Data Book for 2011. Several properties cataloged in the SHIP do not have spatial coordinates and we cannot assign them to an SBA, so our other subsidized (income-restricted) counts are slightly lower at the SBA level.

U.S. Department of Housing and Urban Development Area Median Income

The U.S. Department of Housing and Urban Development (HUD) defines income eligibility limits for its Section 8 and HOME programs based on the area median income (AMI) in a metropolitan area. HUD generally determines three general income limits at 30, 50, and 80 percent of AMI for various household sizes. HUD does not publish income guidelines for households with more than eight members, although its methodology allows for their calculation. To ease computation, we apply the eight-person limits to these larger households. HUD assigns category names to ranges of the area median income. Extremely low-income households fall at or below 30 percent of AMI; and very low-income households have incomes above 30 and at or below 50 percent of AMI. Low-income households have incomes above 50 and at or below 80 percent of AMI, although this report uses "low-income" as shorthand for any household earning at or below the 80 percent limit.

We employ HUD's general method to calculate 120 and 200 percent of the area median income for various household sizes. While HUD does not set category names for higher income ranges, the NYU Furman Center defines moderate-income households as those making more than 80 and up to 120 percent of AMI; middle-income households as earning more than 120 and up to 200 percent of AMI; and high-income households as those earning more than 200 percent of AMI. Figure M.3 displays these income limits in nominal terms for three-person households (near the city's average household size in 2012) and their category names for years in which we publish indicators in Part 3. For more information about HUD's method and their published guidelines, refer to individual years' guidelines at http://www.huduser.org/portal/datasets/il.html.

Because income limits (and thus maximum affordable housing costs) very by household size, to measure the share of units affordable to households at certain income levels, we must also choose a household size. According to the 2012 ACS, New York City's average household size was 2.64, so we report the affordability of units from the perspective of three-person households. The lower panel of Figure M.3 shows maximum affordable rents (30 percent of monthly income) in nominal terms at each percentage of AMI for three-person households.

Index of Housing Price Appreciation

The index of housing price appreciation is a measure of relative change in property values over time. We construct housing price appreciation indices for four different property types (condominiums, 1 family buildings, 2–4 family buildings, and 5+ family buildings) for New York City as a whole and for each borough and community district. Estimating price indices separately for different types of properties allows for different market valuations and fluctuations

Figure M.3: Section 8 and HOME Program Income Guidelines and Maximum Affordable Rents for Three-Person Households, New York City

	Percentages of HUD Area Median Income				
	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Middle-Income
Year	30%	50%	80%	120%	200%
	Income Limits (Nominal $)				
2000	15,150	25,300	40,450	60,700	101,150
2006	19,150	31,900	51,050	76,550	127,600
2010	21,400	35,650	57,050	85,550	142,550
2012	22,450	37,350	59,800	89,650	149,400
	Maximum Affordable Rent (Nominal $)				
2000	379	633	1,011	1,518	2,529
2006	479	798	1,276	1,914	3,190
2010	535	891	1,426	2,139	3,564
2012	561	934	1,495	2,241	3,735

Source: U.S. Department of Housing and Urban Development, NYU Furman Center

within each property type. Due to insufficient data, we report the price indices only for the predominant property type at the community district level and at the two predominant property types for each borough.

The data used to construct the price index come from two sources, both obtained from the New York City Department of Finance. The first dataset is an annual sales file, which we receive under an exclusive arrangement. The second dataset is the Automated City Register Information System (ACRIS) sales data, which is available online from the Department of Finance. Both datasets contain information on address, price, and date of sale for all transactions involving sales of apartment buildings, condominium apartments and single- and multi-family homes in New York City between 1974 and 2013. While the ACRIS data are updated daily, the system contains less information on the circumstances of the sale than the annual sales file. The ACRIS data are used only if the sale is not recorded by the time we receive our annual sales file.

The repeat sales price indices are created using statistical regression techniques. Economists use two basic approaches to estimate housing price indices: the hedonic regression and the repeat sales method. Both of these approaches estimate temporal price movement controlling for the variation in the types of homes sold from period to period. Each method has its own strengths and weaknesses.

The repeat sales methodology controls for housing characteristics by using data on properties that have sold more than once. An attractive feature of this method is that, unlike the hedonic approach, it does not require the measurement of house quality; it only requires the quality of individual houses in the sample to be time invariant. The most important drawback of the repeat sales method is that it fails to use the full information available in the data. In most datasets, only a small proportion of the housing stock is sold more than once; the data on single sales cannot be used. Moreover, properties that transact more than once may not be representative of all properties in the market, raising concerns about sample selection bias. However, as the index period lengthens, more properties have changed hands more than once. This reduces sample selection bias but exacerbates a heteroskedasticity problem: Case and Shiller (1989) show evidence that price variability is positively related to the interval of time between sales because the

longer the amount of time between sales, the more likely it is that the surrounding neighborhood has experienced an exogenous shock.

This report overcomes most of the problems associated with the repeat sales method. Specifically, the dataset used here is quite large, so we lose little precision by eliminating properties that sold only once. Moreover, because we have sales data over such a long period (39 years), by 2012, more than 61 percent of residential lots changed hands at least twice. Finally, we use the three-step procedure suggested by Case and Shiller (1989) and modified by Quigley and Van Order (1995) to account for the possibility of time dependent error variances.

In the first stage, the difference between the log price of the second sale and the log price of the first sale is regressed on a set of dummy variables, one for each time period in the sample (a year, in this case) except for the base year (2000). The dummy variables have values of +1 for the year of the second sale, -1 for the year of the first sale, and zeros otherwise.

In the second stage, the squared residuals from the first stage are regressed on a constant term, the time interval between sales, and the time interval squared. The fitted value in the stage-two regression is a consistent estimate of the error variance in the stage-one regression. In the third stage, the stage-one regression is re-estimated by generalized least squares, using the inverses of the square root of the fitted values from the stage-two regression as weights.

Mortgage Lending Indicators

The Federal Home Mortgage Disclosure Act (HMDA) requires financial institutions with assets totaling $39 million or more to report information on loan applications and originations if they have originated or refinanced any home purchase loans on 1–4 family properties (including condominium and co-op units) in the previous year. Thus, the HMDA data capture most, but not all, 1–4 family residential mortgage lending activity. The NYU Furman Center uses this dataset to calculate the home purchase loan rate, the refinance loan rate and a number of derivative indicators.

All figures in our analysis are based on 1–4 family, non-business-related loans. We exclude from our analysis any loans for manufactured or multi-family housing (5+ families) and any loans deemed to be business related (classified as those loans for which a lender reports an applicant's

ethnicity, race and sex as "not applicable"). The loans that we consider constituted more than 80 percent of all loan applications in New York City in 2010.

Beginning in 2004, HMDA requires lenders to report when the spread between the annual percentage rate (APR) of a loan and the rate of Treasury securities of comparable maturity is greater than three percentage points for first-lien loans and five percentage points for junior-lien loans. In this report, all loans with an APR above this threshold are referred to as higher-cost loans.

Loan applicants were assigned to a racial/ethnic group for purposes of our research based on the first reported race of the primary applicant. However, if the applicant reported his or her ethnicity as "Hispanic" the applicant was classified as Hispanic, regardless of the applicant's reported race. When an applicant provided information to the lender via mail, internet or telephone and did not provide information on their race, we assigned those loans to the "not reported" racial category. These loans were included in our city and borough level analyses, but were omitted when calculating racial shares for our State of New Yorkers table in the New York City section.

Notices of Foreclosure

The NYU Furman Center collects data on *lis pendens* (LP) filings from a private vendor, Public Data Corporation. An LP may be filed for a host of reasons unrelated to a mortgage foreclosure so we use a variety of screening techniques to identify only those LPs related to a mortgage. These techniques include searching for words within either of the party names and dropping any LPs that relate to a tax lien, a mechanic's lien, or are originated by a government agency. If the same property receives any additional LPs within 90 days of the initial LP, the additional LPs are not included in our rate to avoid counting the same foreclosure twice.

Properties That Entered REO

The data for this indicator come from two sources—LPs from Public Data Corporation and residential sales data from the New York City Department of Finance. Each of these datasets identifies properties using a unique borough, block and lot number (BBL). Starting with the set of all LPs, we use BBLs to match each LP issued since 1993 with the most recent sale of that property prior to the LP (if the sale

happened in 1974 or later). We then match the LP to any sales that occurred within three years from the date of the LP, and assume that the first such sale was undertaken in response to the foreclosure filing. To identify transfers into REO, we search the grantee name field of the first sale after the LP for the word "bank" or the name of any large bank or subsidiary. Finally, we check if the name of the grantee matches the name of the LP servicer. If this is the case we classify the sale as a transfer into REO.

Population Weighting Formula

Several indicators included in this report are provided at geographic levels other than the community district level such as police precincts, school districts, or zip codes. We aggregate data to the community district level, weighing observations by the distribution of housing units.

For instance, when aggregating the student proficiency rates from the 32 school districts to the 59 community districts, we first calculate the rate for each of the 32 school districts. If a community district only contains one school district then that rate is directly used for the community district. If multiple community districts fall within the same school district, we assign the same proficiency rate to each. If a community district contains more than one school district, we weight each school district based on the number of housing units within the community district that are in that school district.

For example, if community district 1 contains three school districts A, B, and C, and of the 100 housing units in community district 1, 50 are in school district A, 30 are in school district B, and 20 are in school district C, then school district A would have weight 50/100, school district B would have weight 30/100, and school district C would have weight 20/100. The rate for community district 1 would be given by: $rate_{CD1} = rate_A *.5 + rate_B *.3 + rate_C *.2$

Calculating Distances to Amenities

This report reports the percentage of housing units within one-quarter mile of parks. To determine walking distances, the NYU Furman Center uses the New York City Department of City Planning's LION geodatabase of public streets to create network buffers of pedestrian rights-of-way within a specified distance of an amenity. Using geographic information systems (GIS) software, we then selected the

parcel polygons from the New York City Department of City Planning's MapPLUTO data that intersected this network buffer. Finally, we summed the total number of residential units associated with the parcels within the specified distance of the amenity, and divided by the total number of residential units.

To calculate distance from parks, we first constructed a data set of all parks, playgrounds, and Greenstreets that are administered by the New York City Department of Parks and Recreation through data posted on the City of New York's Open Data portal in 2010. Because this data set does not contain information on park entrances, we calculated walking distances from points along each park's perimeter. For parks with an area of 2.5 acres or less, we decomposed park polygons into their component points that typically rest at their corners. For parks larger than 2.5 acres, this process often resulted in perimeter points that were too far apart to generate realistic service areas. Instead, we used the intersections of pedestrian rights-of-way within 150 feet of these larger parks to approximate their perimeters. Consistent with indicators used in the City of New York's *PlaNYC* report, we did not include parks with areas of less than 0.25 acres in this analysis.

Inflation Adjustments

Unless stated otherwise, when reporting dollar-denominated indicators, we adjust amounts to 2013 dollars using the Consumer Price Index for All Urban Consumers (Current Series) without seasonal adjustments from the Bureau of Labor Statistics over all major expenditure classes for the relevant metropolitan area. This allows for more consistent comparisons across years for individual indicators. The inflation-adjusted values include median monthly rent, median household income, and median price per unit.

Index of Community Districts

New York City Community Districts

- Parkland / Airports
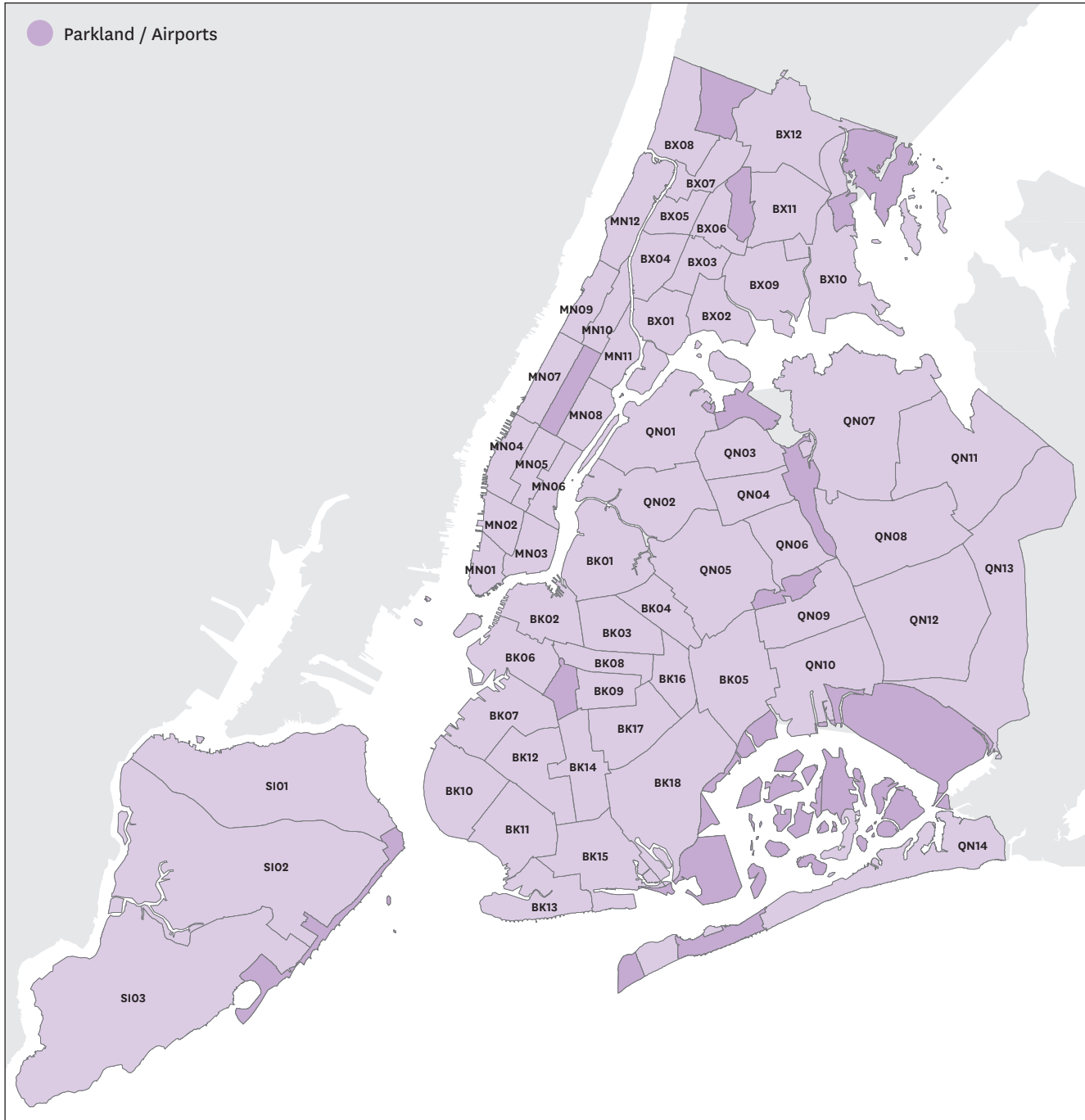
New York City Sub-Borough Areas
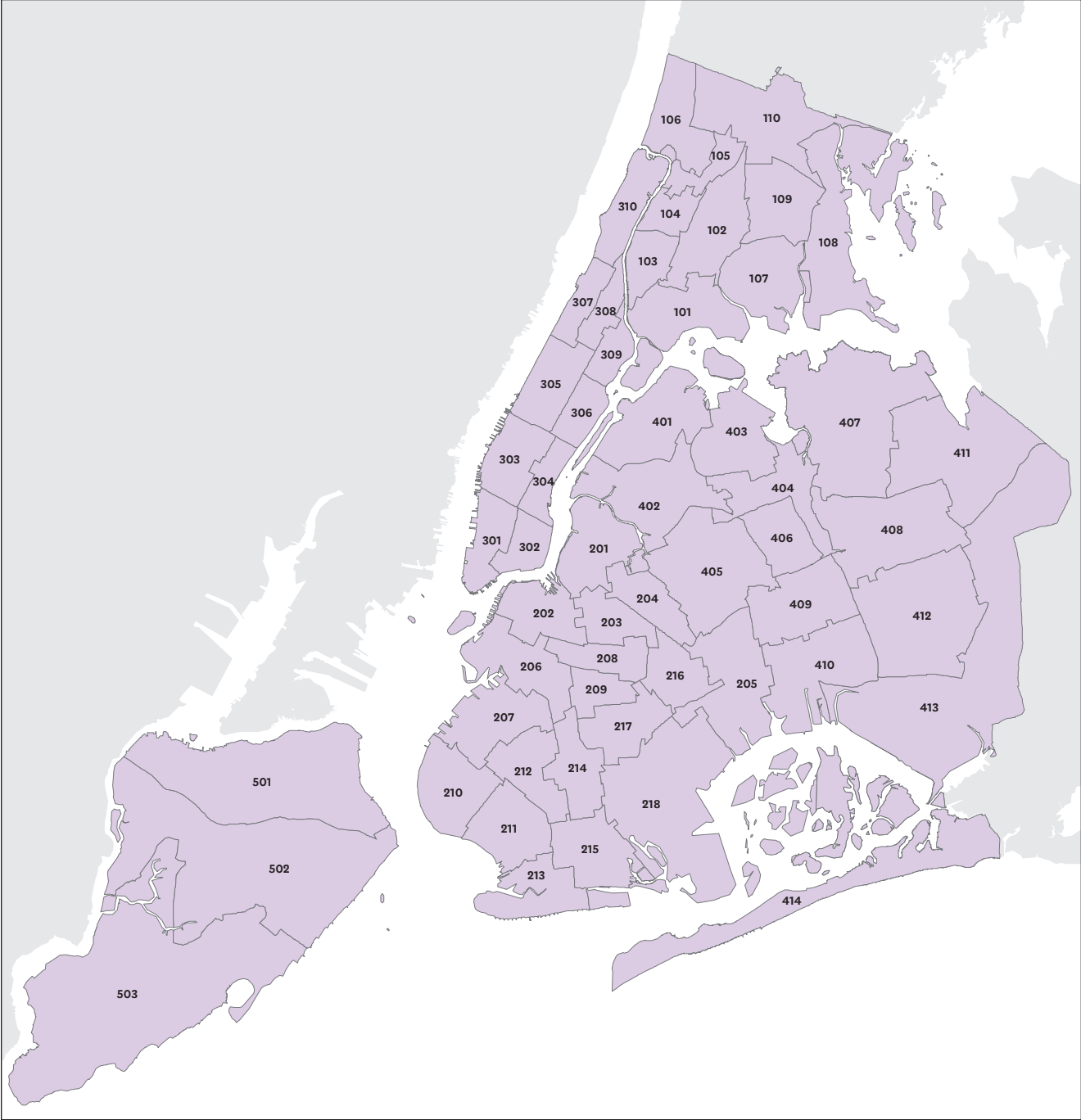
About the NYU Furman Center

The NYU Furman Center advances research and debate on housing, neighborhoods, and urban policy.

Established in 1995, it is a joint center of the New York University School of Law and the Robert F. Wagner Graduate School of Public Service. Its mission is to:

Provide objective academic and empirical research on the legal and public policy issues involving land use, real estate, housing and urban affairs in the United States;

Promote frank and productive discussions among elected and appointed officials, leaders of the real estate industry, leaders of non-profit housing and community development organizations, scholars, faculty and students about critical issues in land use, real estate and urban policy;

Present essential data and analysis about the state of New York City's housing and neighborhoods to all those involved in land use, real estate development, community economic development, housing, urban economics and urban policy.

The Furman Center launched the Moelis Institute for Affordable Housing Policy in 2010 to improve the effectiveness of affordable housing policies and programs. The Institute is named for NYU Law alumnus Ron Moelis, class of '82, who provided financial support for its work and who continually exhibits leadership in the development of affordable housing.

The NYU Furman Center received the prestigious Mac-Arthur Award for Creative and Effective Institutions in 2012. This distinguished award recognized the Center's excellence in providing objective, policy-relevant research and analyses to address the challenges facing New York City and other communities across the nation.

The NYU Furman Center is named in honor of NYU Law alumnus Jay Furman, class of '71, who is a member of both the NYU School of Law Foundation Board of Trustees and the NYU Board of Trustees. Mr. Furman, an international real estate investor and developer, provided generous financial support to endow the Center, and is a constant source of support, ideas, and inspiration.

Ingrid Gould Ellen, Paulette Goddard Professor of Urban Policy and Planning, is the Center's Faculty Director. Mark Willis, Resident Research Fellow, is the Interim Executive Director. The Center's staff regularly collaborates with faculty and researchers from the School of Law, the Wagner School of Public Service, the Faculty of Arts and Sciences, and many other research organizations at NYU and beyond.

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