



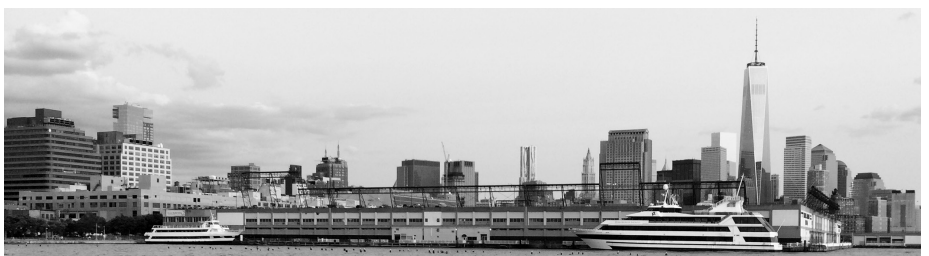
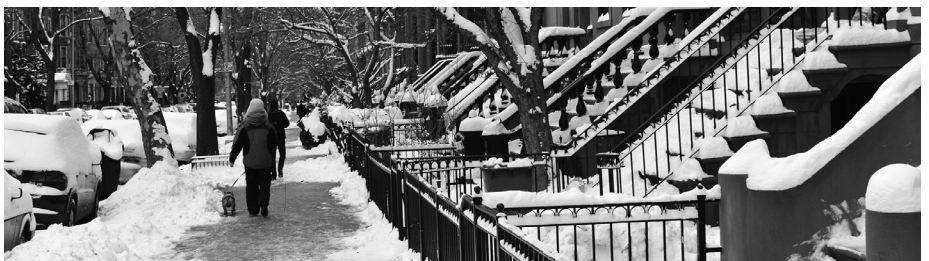
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# State of New York City's Housing and Neighborhoods in 2014



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# State of New York City's Housing and Neighborhoods in 2014

***This publication is dedicated  
to the memory of Jay Furman,***

founding board member of the NYU Furman Center.

Jay's vision and generous financial support brought the NYU Furman Center to life in 1995, and he continued to be a great friend of the Center, ever committed to the value of rigorous analysis tied directly to policy debates. He was a consistent source of support, ideas, and humor.



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*State of New York City's Housing and Neighborhoods in 2014* was designed by Michael Bierman

# State of New York City's Housing and Neighborhoods in 2014

*The State of New York City's Housing and Neighborhoods in 2014* 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.

## **Part 1:** **Focus on Density**

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 2014, the report focuses on the evolution of density in New York City's neighborhoods over time, whether this evolution has been accompanied by changes in New Yorkers' quality of life, and how the city might accommodate future population growth.

## **Part 2:** **City-Wide Analysis**

The City-Wide Analysis provides a broad, longitudinal analysis of the 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; residents; and neighborhood services and conditions.

## **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; methods; and an index of New York City's community districts and sub-borough areas.



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The *State of New York City's  
Housing and Neighborhoods in 2014*  
is available in a tablet-friendly format  
at [furmancenter.org](http://furmancenter.org).

# Part 1: Focus on Density

# Part 1:

## Focus on Density

In 2010, New York City's population and employment reached all-time highs, marking a significant rebound since the fiscal crisis of the 1970s. Yet the city's housing stock has not kept pace with its growing population, as geographic and regulatory constraints have made new construction challenging. As a result, housing has become increasingly unaffordable for many New Yorkers. Despite the city's notorious housing affordability challenges, however, New York City remains a highly desirable place to live, and people continue to move to the city. In an effort to accommodate future growth and alleviate rent pressures, the city is planning a number of rezonings to add density and spur new construction. Many of these plans have met public apprehension about the effect that denser neighborhoods might have on residents' quality of life. This friction highlights the need for a closer examination of residential density in New York City.

In this year's *State of New York City's Housing and Neighborhoods* report, we examine the evolution of density in New York City's neighborhoods, whether this evolution has been accompanied by changes in New Yorkers' quality of life, and how the city might accommodate future population growth. First, we provide a historical look at how density in New York City has changed over time by looking backward at shifts in New York's population since 1970. Next we describe how density has evolved at the community level and influenced the neighborhood map we see today. We then turn to the built environment and its role in mediating this geography of density. We conclude by exploring several scenarios for accommodating future population growth and consider what implications such growth would have for the density of New York's neighborhoods.

### **1. Compared to 1970, the typical New Yorker in 2010 experienced a lower level of density in their neighborhood despite a substantial rebound in population.**

After a stark population loss of nearly one million people during the 1970s, New York City started growing again in the 1980s. Figure 1.1<sup>1</sup> tracks these changes in New York City's population over time. The city's population increased by 3.5 percent in the 1980s and 9.4 percent in the 1990s. By 2000, the city's population slightly topped the level of 1970. The population continued to grow during the first decade of the 21st century, increasing by 2.1 percent between 2000 and 2010.

With the geographic boundaries of the city fixed, changes in raw population density mechanically mirrored these changes, rising from about 26,100 people per square mile in 1970 to 27,000 people per square mile by 2010. However, raw population density levels can be misleading, as they fail to account for the presence of commercial and sparsely populated areas. Raw density does not reflect the density levels most New Yorkers experience where they live.

1 According to tabulations from the Neighborhood Change Database, New York City had a population density of about 26,500 people per square mile in 2000. Due to a minor difference in land area, this estimate shows approximately 100 more people per square mile than the U.S. Census Bureau's estimate in 2000, which we report in Figure 1.1 and in Part 3 of this report.

We can better capture the density experienced by a typical New Yorker by using a population-weighted measure that accounts for the fact that many more New Yorkers reside in fairly high-density neighborhoods than in low-density neighborhoods. We define “neighborhoods” as Census tracts—small areas of land generally encompassing 2,000 to 8,000 people. In 2010, there were 2,217 tracts in New York City. From this point on in this section, when we describe the population density of New York, or other cities or metropolitan areas, we present the median tract density experienced by city residents, or “experienced density.” Specifically, for every person in the city, we find the population density of her Census tract. The median represents the population density in the middle, which the “typical” resident experiences.<sup>2</sup>

### A) New York City’s population growth since 1980 has been concentrated in lower-density areas.

Figure 1.2 shows that even though more people lived in the city in 2010 than ever before, the typical New Yorker lived in a lower density neighborhood than the typical New Yorker in 1970. Specifically, the typical resident in 2000 lived in a tract with almost 5,000 fewer people per square mile than in 1970, and this changed little by 2010. The population growth since 1980 has been concentrated in lower density areas of the city.

Figure 1.3 illustrates this reshuffling of New York’s population from high-density to low-density tracts between 1970 and 2010. Broadly speaking, the proportion of the city’s population living in tracts with a population density in excess of 70,000 people per square mile of land shrank, while the proportion living in less dense areas grew. The biggest increase occurred in tracts with between 50,000 and 60,000 people per square mile, where one in 10 New Yorkers resided in 2010. This level of density corresponds with the average density of the East Harlem sub-borough area in Manhattan.<sup>3</sup>

<sup>2</sup> More formally, to find the median neighborhood density experienced by city residents, we compute the raw population density, population per square mile of land for each Census tract, and then find the median tract density, weighting each tract by its population. When presenting neighborhood-level population densities, we always use the standard population density measure, persons per square mile of land, not the median density experienced by city residents.

<sup>3</sup> In 2010, a population density of 7,000 people per square mile was roughly equivalent to the average density of the South Beach/Willowbrook and Tottenville/Great Kills sub-borough areas in Staten Island; 20,000 people per square mile was about the average density of Hillcrest/Fresh Meadows and South Ozone Park/Howard Beach in Queens; the sub-borough area with the highest population density, the Upper East Side, housed nearly 109,000 people per square mile.

Figure 1.1: Population and Population Density in New York City

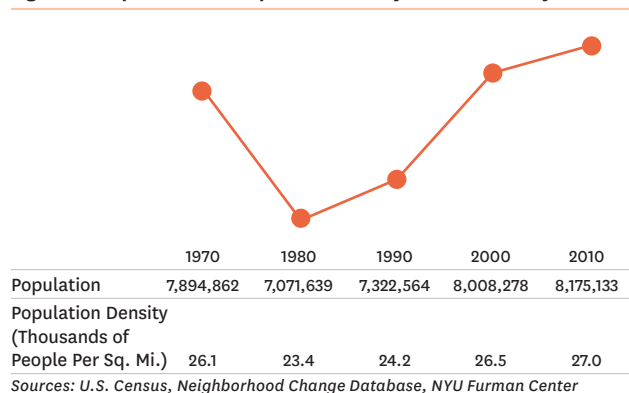


Figure 1.2: Median Neighborhood (Tract) Population Density Experienced by New York City Residents

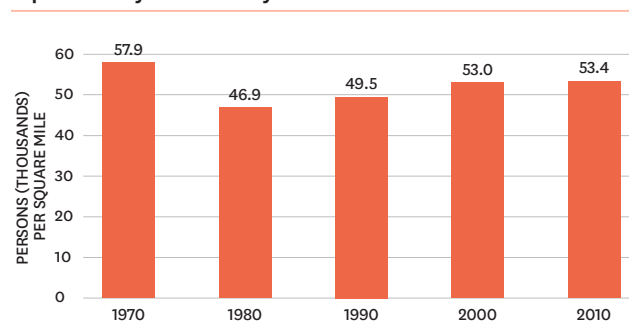
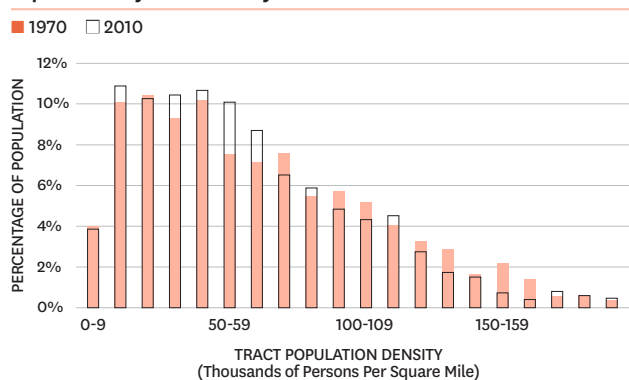


Figure 1.3: Distribution of Neighborhood (Tract) Population Density Experienced by New York City Residents





## **B) While recent growth made slow changes to the geography of density, the rapid exits of the 1970s still leave their mark.**

Map A in Figure 1.4 depicts the density of the city's 55 sub-borough areas in 2010.<sup>4</sup> Unsurprisingly, Manhattan's neighborhoods (except East Harlem, Clinton/Chelsea/Midtown, and Financial District/Greenwich Village/Soho) and the western edge of the South Bronx made up the densest areas of the city with more than 65,000 people per square mile of land in 2010. Pockets of high density also appeared notably in a swath of Brooklyn neighborhoods from Bensonhurst to Bushwick and the Queens neighborhoods of Astoria, Jackson Heights, Elmhurst/Corona, and Rego Park/Forest Hills. Table 1.1 lists the densest ten sub-borough areas in the city for 1970 and 2010. In 1970 the densest sub-borough area was Central Harlem with over 111,000 people per square mile; by 2010 Manhattan's Upper East Side was the densest with about 109,000 people per square mile.

Several neighborhoods experienced substantial increases in density between 1970 and 2010, even as the typical New Yorker lived in a less densely populated neighborhood. Table 1.2 and Figure 1.4 portray changes in the population density of sub-borough areas over this 40-year period and during notable decades. Population grew with the construction or conversion of housing units in the Manhattan neighborhoods of Chelsea/Clinton/Midtown and Greenwich Village/

Financial District. Other neighborhoods that experienced sizable increases in density (in excess of 10,000 people per square mile of land) include Stuyvesant Town/Turtle Bay in Manhattan, Kingsbridge Heights/Moshulu in the Bronx, and the Queens neighborhoods of Elmhurst/Corona and Jackson Heights. Many low-density areas saw substantial growth, from Staten Island to Throgs Neck/Co-op City in the Bronx and Flushing/Whitestone in Queens. These changes in the geography of density illustrate how it was possible for the typical city resident to reside in a lower-density neighborhood in 2010 than in 1970 despite citywide population growth.

Over this 40-year span, the most striking declines in density occurred in the South Bronx, portions of North and Central Brooklyn, and the Manhattan neighborhoods of the Lower East Side and East and Central Harlem. These neighborhoods suffered dramatic population losses during the 1970s (shown in Map C in Figure 1.4). Though many of these neighborhoods increased in population during the 2000s (including the South Bronx, Central Harlem in Manhattan, and Bushwick and Bedford-Stuyvesant in Brooklyn), these increases were not enough to counteract the substantial losses of the 1970s. Except for southern and central Manhattan neighborhoods where density increased, few of the city's other neighborhoods saw much change during the 2000s.

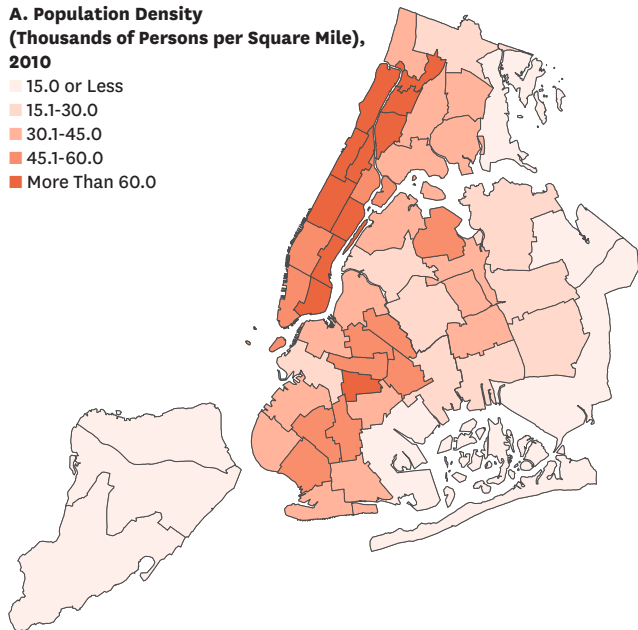
<sup>4</sup> Sub-borough areas partition the city into 55 broad neighborhoods that are much larger than Census tracts. Because sub-borough areas are groupings of Census tracts, they show less variation in population density. Sub-borough areas are similar in size and delineation to the city's 59 community districts with a few exceptions. As in the case of Census tracts, we only describe the population density of sub-borough areas using the standard measure persons per square mile of land—not the median density experienced by residents. See the Methods chapter for more detail about sub-borough areas.



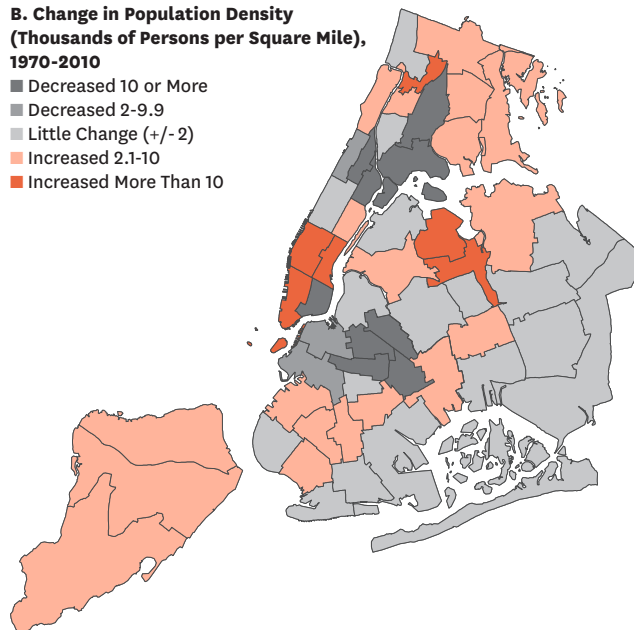
Figure 1.4: Changing Population Density, New York City, 1970-2010

**A. Population Density  
(Thousands of Persons per Square Mile),  
2010**

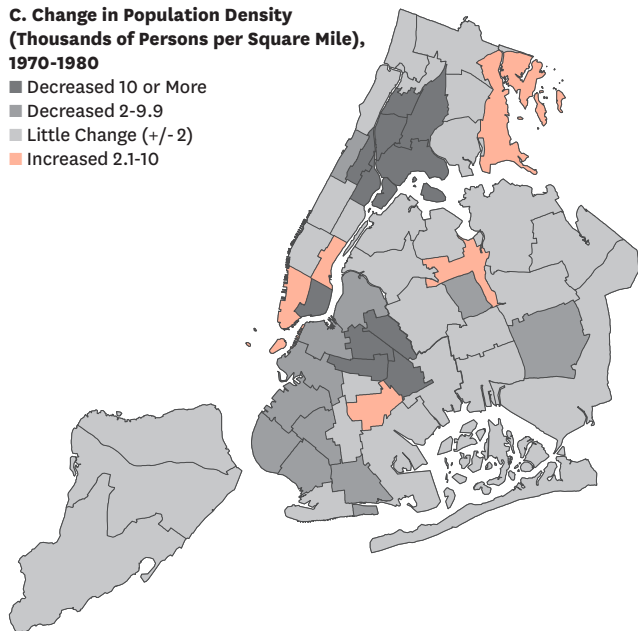
- 15.0 or Less
- 15.1-30.0
- 30.1-45.0
- 45.1-60.0
- More Than 60.0

**B. Change in Population Density  
(Thousands of Persons per Square Mile),  
1970-2010**

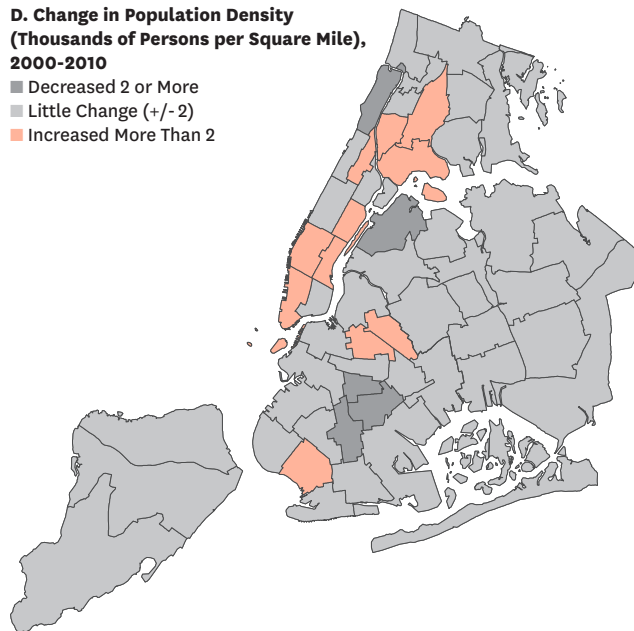
- Decreased 10 or More
- Decreased 2-9.9
- Little Change (+/- 2)
- Increased 2.1-10
- Increased More Than 10

**C. Change in Population Density  
(Thousands of Persons per Square Mile),  
1970-1980**

- Decreased 10 or More
- Decreased 2-9.9
- Little Change (+/- 2)
- Increased 2.1-10

**D. Change in Population Density  
(Thousands of Persons per Square Mile),  
2000-2010**

- Decreased 2 or More
- Little Change (+/- 2)
- Increased More Than 2



Sources: U.S. Census, Neighborhood Change Database, NYU Furman Center

**Table 1.1: Most Densely Populated Neighborhoods, New York City, 1970 and 2010**

**Highest Population Density in 1970**

Rank	SBA	Population Density (Thousands of Persons per Sq. Mi.)
1	308 Central Harlem	111.4
2	302 Lower East Side/Chinatown	104.8
3	306 Upper East Side	99.4
4	104 University Heights/Fordham	85.5
5	307 Morningside Heights/Hamilton Heights	78.9
6	304 Stuyvesant Town/Turtle Bay	77.0
7	203 Bedford Stuyvesant	74.0
8	103 Highbridge/South Concourse	69.5
9	208 North Crown Heights/Prospect Heights	69.0
10	105 Kingsbridge Heights/Mosholu	66.0

**Highest Population Density in 2010**

1	306 Upper East Side	109.0
2	302 Lower East Side/Chinatown	94.4
3	304 Stuyvesant Town/Turtle Bay	92.0
4	104 University Heights/Fordham	88.9
5	308 Central Harlem	82.0
6	105 Kingsbridge Heights/Mosholu	79.1
7	307 Morningside Heights/Hamilton Heights	75.4
8	103 Highbridge/South Concourse	70.2
9	310 Washington Heights/Inwood	66.5
10	305 Upper West Side	65.7

Sources: U.S. Census, Neighborhood Change Database, NYU Furman Center

**Table 1.2: Neighborhoods With Largest Changes in Population Density 1970-2010, New York City**

Rank	SBA	Population Density (1,000s of Persons per Sq. Mi.) 1970	Population Density (1,000 of Persons per Sq. Mi.) 2010	Difference in Population Density	Percentage Change in Population Density
<b>SBA's With Biggest Increases in Population Density</b>					
1	301 Greenwich Village/Financial District	30.3	50.4	20.0	66%
2	304 Stuyvesant Town/Turtle Bay	77.0	92.0	15.0	19%
3	404 Elmhurst/Corona	25.9	40.1	14.1	55%
4	403 Jackson Heights	31.9	45.1	13.2	42%
5	105 Kingsbridge Heights/Moshulu	66.0	79.1	13.1	20%
6	303 Chelsea/Clinton/Midtown	35.4	47.1	11.7	33%
7	306 Upper East Side	99.4	109.0	9.6	10%
8	409 Ozone Park/Woodhaven	23.0	30.1	7.1	31%
9	214 Flatbush	47.9	54.6	6.7	14%
10	207 Sunset Park	29.7	35.4	5.8	19%
<b>SBA's With Biggest Decreases in Population Density</b>					
1	308 Central Harlem	111.4	82.0	-29.4	-26%
2	102 Morrisania/Belmont	59.2	36.9	-22.2	-38%
3	216 Brownsville/Ocean Hill	63.6	46.2	-17.4	-27%
4	101 Mott Haven/Hunts Point	49.5	32.1	-17.4	-35%
5	203 Bedford Stuyvesant	74.0	58.4	-15.6	-21%
6	309 East Harlem	64.8	50.8	-14.0	-22%
7	208 North Crown Heights/Prospect Heights	69.0	55.3	-13.6	-20%
8	204 Bushwick	63.1	51.1	-12.0	-19%
9	302 Lower East Side/Chinatown	104.8	94.4	-10.4	-10%
10	206 Park Slope/Carroll Gardens	34.9	26.5	-8.4	-24%

Sources: U.S. Census, Neighborhood Change Database, NYU Furman Center

## 2. New York City and its metro area remain far more dense than other large U.S. cities and metro areas.

New York is by far the most populous city in the U.S., and its typical resident experiences levels of neighborhood density far exceeding those of typical residents in other cities. Changes in population density for the next 10 largest cities were mixed over the last four decades, while their surrounding metropolitan areas typically became much less dense.

### A) Except for New York City, no major U.S. city saw both population growth and a decrease in experienced density since 1970.

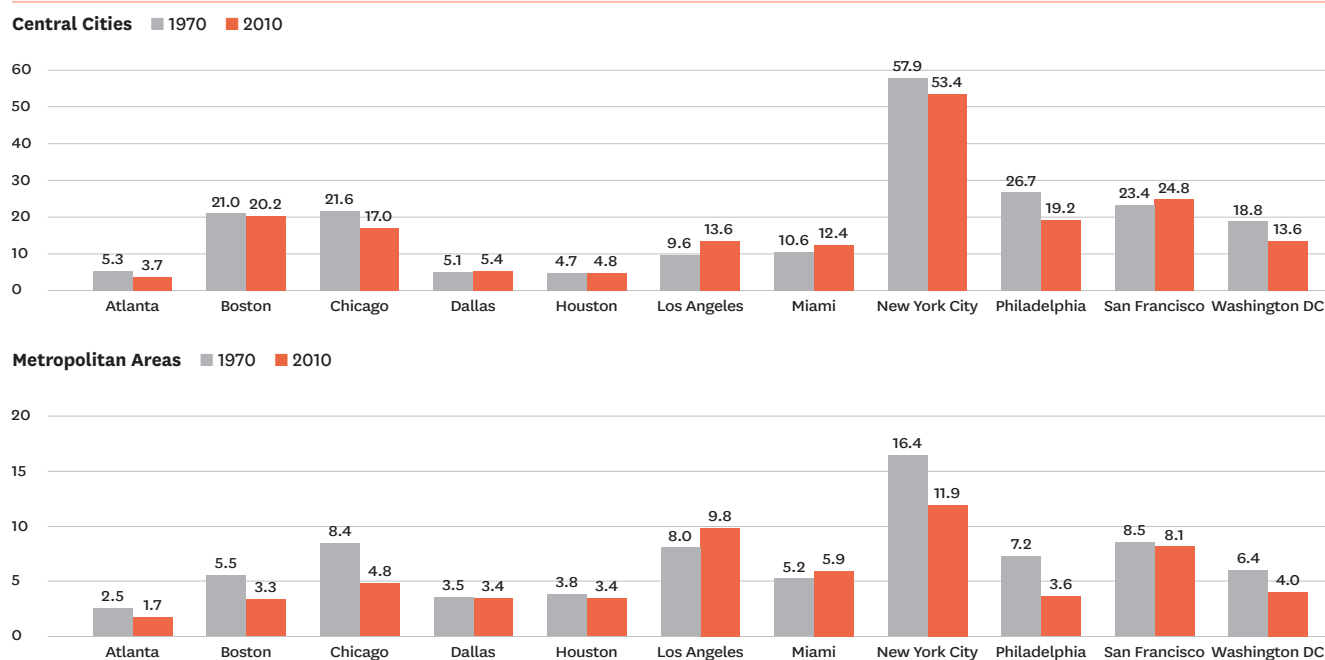
Figure 1.5 shows that density levels in New York City remain exceptional among large U.S. cities. In 2010, the population density experienced by the typical resident was more than twice that of the second densest city, San Francisco. In fact, in 2010, only 20.3 percent of New York City's residents lived in a tract with a density level at or below that experienced by the typical resident of San Francisco in 2010. Unlike New York, a few large central cities saw increases in density for their typical inhabitant between 1970 and 2010. Los Angeles, Miami, and San Francisco showed increases in excess of one percentage point, while Dallas and Houston showed marginal

increases. The typical resident of the six remaining central cities, including New York City, experienced reductions in population density. However, New York City is unique among this group because its median experienced density decreased even as its population increased. In Atlanta, Boston, Chicago, Philadelphia, and Washington DC, declining population at least partially explains decreases in experienced density.

The bottom panel in Figure 1.5 focuses on changes in the population density of metropolitan areas.<sup>5</sup> Metropolitan area population density outside the city boundaries is substantially lower than inside the city limits, leading the typical metropolitan area resident to experience much lower densities than the median central city resident. Mirroring central city residents, the typical New York metropolitan area resident saw a decrease in the population density of their tract between 1970 and 2010. The trend of decreasing experienced density in the metropolitan area was common nationwide. Looking beyond the New York metropolitan area, the experienced neighborhood density of the typical resident increased between 1970 and 2010 in only two metropolitan areas: Los Angeles (by 1,800 residents per square mile) and Miami (by 700 residents per square mile).

<sup>5</sup> In this analysis, we define metropolitan areas as core-based statistical areas set by the U.S. Office of Management and Budget.

**Figure 1.5. Median Neighborhood Density Experienced by Residents of Large Central Cities and Metropolitan Areas, 1970-2010**



Sources: U.S. Census, Neighborhood Change Database, NYU Furman Center

**B) Despite having about one-fifth the population of the New York City metropolitan area, the San Francisco metropolitan area is most similar in terms of its variety of density levels.**

Another way to compare the density levels of metropolitan areas is to divide their populations into groups by the population density of their Census tracts. We start by finding the density levels that, when used as cutoff points, divide the 2010 New York City metropolitan area population into five equally sized groups. For example, one in five people lived in tracts with density exceeding 56,700 people per square mile in 2010, while another one in five lived in tracts with less than 2,700 people per square mile. We then divide the comparison metropolitan area's populations into groups using the same neighborhood population density cutoff points. Figure 1.6 shows the proportion of each metropolitan area's population that falls in each of the five bins.

Much of the broader New York City metropolitan area population lives at density levels comparable to those experienced in other large metropolitan areas. However, the large proportion of New York metropolitan area residents living in very high-density tracts, with more than 56,700 people per square mile, is unparalleled. Virtually no one in Philadelphia, Miami, Houston, Dallas, or Washington DC lived in a tract with the density levels experienced by the top fifth of New York metropolitan area residents in 2010. The San Francisco metropolitan area had the second highest proportion of its population in the highest-density tracts, though only one in 50 of its residents lived at this level of density.

The Atlanta metropolitan area is unique among these large metropolitan areas as fully two-thirds of its population lived in neighborhoods in the lowest-density category in 2010. While the Los Angeles metropolitan area is often described as sprawling, few of its residents lived in neighborhoods that fall in the lowest-density categories. About half of the population of Los Angeles lived in neighborhoods in the middle category, with density roughly similar to that of Staten Island or Rockaway/Broad Channel in Queens.

It is worth noting that these distributional differences do not solely reflect overall measures of density and population change across cities. For instance, the Boston metropolitan area had far more people living in both the two highest-density categories and the very lowest-density category than did either Dallas or Houston, despite all three cities having nearly equivalent median metropolitan density in 2010.

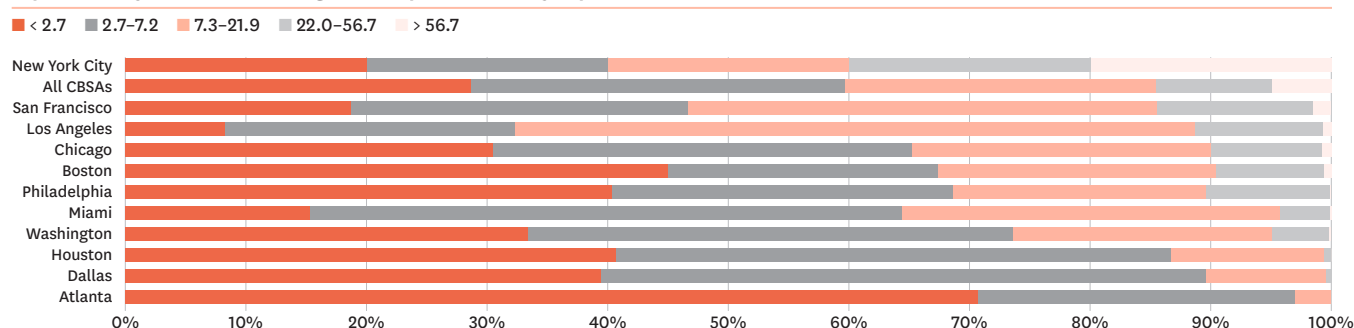
### **3. New York City's housing density continues to increase.**

A neighborhood's population density can increase through the addition of housing units, an increase in the number of people per unit, or a combination of both. As we show below, increases in the number of housing units have been by far the predominant driver of increases in density in New York City since 1970—not the number of people per housing unit.

**A) The addition of new housing units facilitated increases in New York City's population density since 1980.**

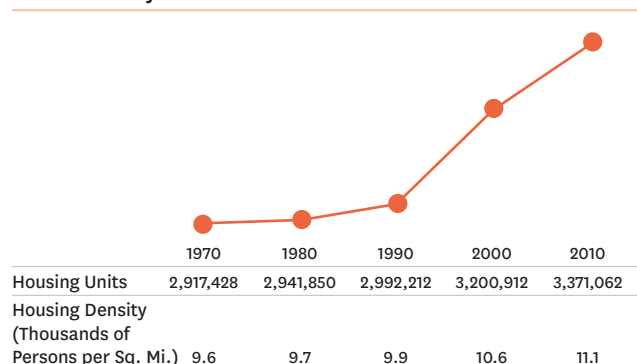
The lived experience of density is mediated by a city's structures. Crowded sidewalks may mask relatively spacious housing quarters, while tall buildings with little open space may contribute to a sense of density even when few people are around. Figure 1.7 presents the total number of housing units in the city in each decade since 1970. This number has increased during every decade, rising more than 15 percent since 1970 to reach 3,371,062 units in 2010, according to the U.S. Census. The pace of additions increased markedly after 1990, and the past two decades of growth in housing units accounted for nearly all of the increase since 1970. City-wide housing unit density (the number of housing units per square mile) has increased as a result, rising from around 9,600 units per square mile in 1970 to about 11,100 units per square mile in 2010.

**Figure 1.6: Neighborhood Population Density (Thousands of Persons per Square Mile) Experienced by Residents of 10 Largest Metropolitan Areas by Population, 2010**



Sources: U.S. Census, Neighborhood Change Database, NYU Furman Center

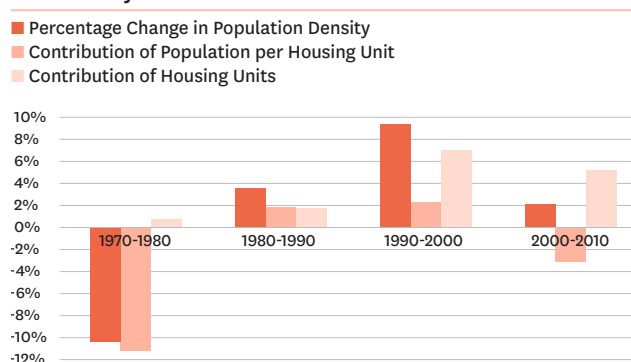
**Figure 1.7: Housing Units and Housing Unit Density in New York City**



Sources: U.S. Census, Neighborhood Change Database, NYU Furman Center

Figure 1.8 divides overall changes in density by decade since 1970 into the change in the number of housing units and the change in the average number of people living in those units. Since 1970, the increase in the number of units was by far the larger contributor to increased population density. The large drop in population density during the 1970s came entirely from a reduction in the number of people relative to the number of housing units in the city, which coincided with a large increase in the city's vacancy rate. This is unsurprising given the long-lived nature of housing and relative rarity of demolition in any city. In fact, according to the U.S. Census Bureau, the number of housing units in the city increased slightly during the 1970s even as the

**Figure 1.8: Decomposition of Citywide Density Changes by Decade, New York City**



Sources: U.S. Census, Neighborhood Change Database, New York City Department of Finance Final Tax Roll Files, NYU Furman Center

population declined. The growth in density in the 1980s was due in equal measure to increases in the housing stock and increases in the average number of people per housing unit. By the 1990s, the large increase in population density occurred primarily as a result of growth in new housing units (through construction and conversion from non-residential uses) and only secondarily due to a small increase in the number of people per unit. Although the increase in population density during the 2000s was much less pronounced, continued increases in the housing stock drove the increase in density. In fact, while the number of housing units increased by more than five percent in this period, the number of people per unit actually declined.

The maps in Figure 1.9 depict the geography of changes in housing density. The first panel depicts sub-borough level changes in housing unit density, revealing substantial variation underlying the citywide housing density shifts shown in Figure 1.8. The South Bronx and Central Harlem saw decreases in housing unit density consistent with the decline in population density seen in Map B of Figure 1.4. The East Bronx and Northern Queens both saw increases in housing unit density of between 2,000 and 4,000 units per square mile—modest changes when compared to the dramatic declines in housing unit density in Central Harlem and the South Bronx. The most substantial increases in the city all occurred in Manhattan south of 110th Street, where the increase in unit density surpassed 4,000 units per square mile in all sub-borough areas except the Lower East Side.

Table 1.3 focuses on the neighborhoods that lost more than 1,000 housing units per square mile of land during the 1970s. Morrisania/Belmont and Mott Haven/Hunts Point had the most dramatic losses, in excess of 30,000 units per square mile. This same decade also saw a decline in the number of people per housing unit, reflecting an increase in vacancy during this period. The simultaneous loss of units and increase in vacancies underpin these neighborhoods' staggering declines in population. While some of the housing stock in these areas had been built back by 2010, it was built at lower density levels than before the population loss of the 1970s.

## B) The highest amounts of residential space per person in New York City are found in the high-density neighborhoods of Manhattan.

To a person on the sidewalk, the density of the built environment may be better captured by the total bulk of residential space than by the specific number of housing units. Map B in Figure 1.9 represents this aspect of density by showing the square footage of residential space per square mile of land in each sub-borough area. In 2010, this density of total residential space was by far highest in Manhattan, with a belt of higher built density in central Brooklyn and in the west Bronx. Staten Island and eastern Queens had the lowest density of residential square footage.

In 2010, the highest-density neighborhoods of Manhattan also had the highest amounts of space per person in the city. The combination of this high population density with relatively spacious units results in a built density unparalleled in the rest of the city (see Map B of Figure 1.9). Larger housing units (adjusted for number of occupants) are expected to some degree, given the higher-income residents of these neighborhoods, whose residents outbid others for central locations with shorter walks or subway rides to work. Notably, the higher per-square-foot prices and rents in these central areas have not totally counteracted this demand for larger units.

The final two panels in Figure 1.9 seek to capture how densely people live within their homes. Map C examines the number of people per housing unit in 2010 regardless of unit size. Jackson Heights and Elmhurst/Corona in Queens, Sunset Park and Borough Park in Brooklyn, and Mott Haven/

**Table 1.3: Neighborhoods With Largest Declines in Housing Unit Density 1970-2010, New York City**

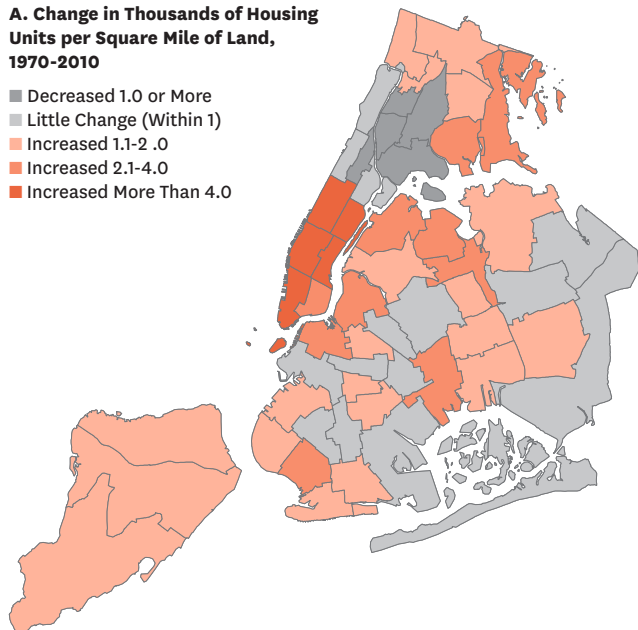
	Change in Housing Units per Square Mile		Change in Population per Square Mile		Change in Population per Unit	
	1970-1980	1970-2010	1970-1980	1970-2010	1970-1980	1970-2010
102 Morrisania/Belmont	-35,363	-22,555	-142,664	-97,249	-0.63	-0.42
101 Mott Haven/Hunts Point	-30,650	-21,095	-121,023	-84,308	-0.43	-0.26
103 Highbridge/South Concourse	-10,897	-4,364	-29,401	1,423	-0.03	0.26
204 Bushwick	-10,134	-1,914	-51,204	-30,301	-0.46	-0.52
216 Brownsville/Ocean Hill	-9,709	-2,304	-61,013	-45,116	-0.72	-0.82
308 Central Harlem	-8,906	-8,892	-55,191	-42,482	-0.59	-0.36
104 University Heights/Fordham	-7,309	-4,453	-17,203	5,145	0.04	0.36
203 Bedford Stuyvesant	-5,422	4,181	-57,587	-35,790	-0.86	-0.89
302 Lower East Side/Chinatown	-5,216	4,217	-28,149	-18,096	-0.22	-0.38
309 East Harlem	-4,688	-992	-38,276	-32,374	-0.54	-0.60
208 North Crown Heights/Prospect Heights	-4,139	2,219	-40,054	-30,328	-0.58	-0.68
201 Williamsburg/Greenpoint	-3,023	12,070	-26,248	-3,964	-0.36	-0.62
206 Park Slope/Carroll Gardens	-1,791	1,806	-29,967	-33,781	-0.52	-0.76

Sources: U.S. Census, Neighborhood Change Database, NYU Furman Center

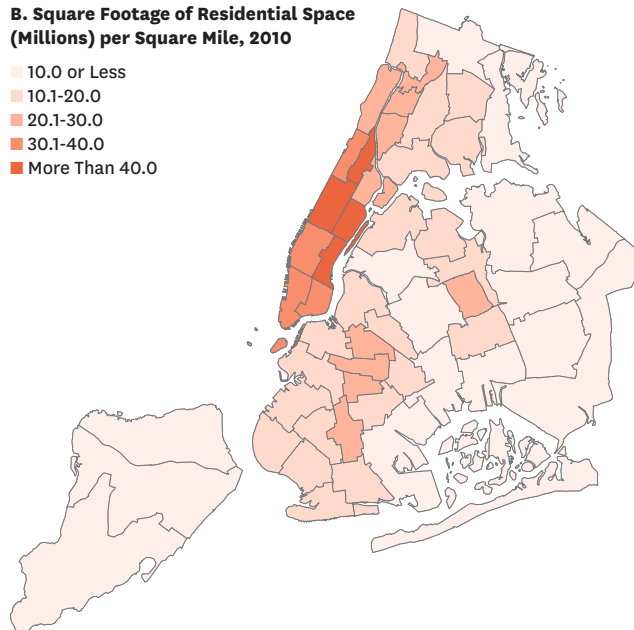


**Figure 1.9: Built Density in New York City****A. Change in Thousands of Housing Units per Square Mile of Land, 1970-2010**

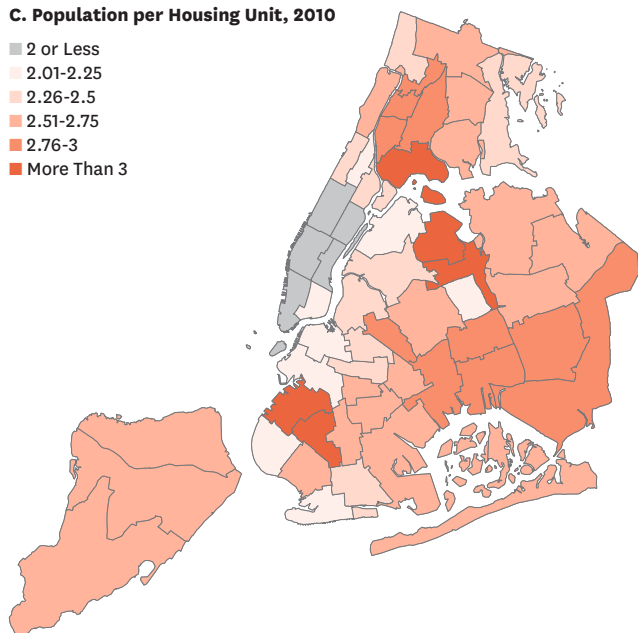
- Decreased 1.0 or More
- Little Change (Within 1)
- Increased 1.1-2.0
- Increased 2.1-4.0
- Increased More Than 4.0

**B. Square Footage of Residential Space (Millions) per Square Mile, 2010**

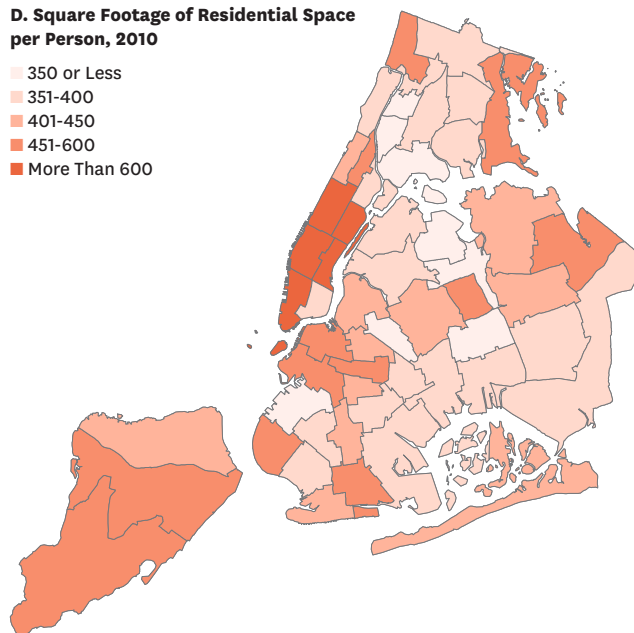
- 10.0 or Less
- 10.1-20.0
- 20.1-30.0
- 30.1-40.0
- More Than 40.0

**C. Population per Housing Unit, 2010**

- 2 or Less
- 2.01-2.25
- 2.26-2.5
- 2.51-2.75
- 2.76-3
- More Than 3

**D. Square Footage of Residential Space per Person, 2010**

- 350 or Less
- 351-400
- 401-450
- 451-600
- More Than 600



Sources: U.S. Census, Neighborhood Change Database, New York City Department of Finance Final Tax Roll Files, NYU Furman Center

Melrose in the Bronx are the only neighborhoods in the city that averaged more than three people per unit in 2010. Manhattan below Harlem generally had less than two people per unit on average. Map D shows the average square footage per person in each neighborhood, to give a better sense of the average living space neighborhood residents may enjoy. Residents of Riverdale/Fieldston and Throgs Neck/Co-op City

in the Bronx, northeastern Queens, and Staten Island—where commuting by car is more common—inhabited more than the average residential space in their homes in 2010. This is unsurprising, as prices and rents per square foot are cheaper farther from the main job centers in Midtown, the Financial District, and Downtown Brooklyn, and median incomes in these three areas are higher than the city median.



#### **4. Population density in New York City is associated with certain positive neighborhood amenities and largely unrelated to many negative attributes.**

Community residents often resist higher levels of density, voicing concerns about congestion and livability. But are denser neighborhoods associated with lower quality of life? We compare a number of indicators of neighborhood conditions and amenities across sub-borough areas with different levels of density.<sup>6</sup> In New York City, greater density does not seem to negatively correlate with these indicators of New Yorker's quality of life. As compared to other New Yorkers, residents in higher-density neighborhoods enjoy shorter commutes and more retail options, while experiencing similar levels of crime and having access to similar quality schools. However, these relationships might be different when neighborhoods experience large increases in density over a short period of time.

##### **A) Educational proficiency and measures of public safety do not strongly relate to density in New York City.**

###### **Education**

While there were wide disparities across New York City neighborhoods in educational outcomes during the 2013-2014 school year, these disparities did not strongly correlate with neighborhood density, as Figure 1.10<sup>7</sup> shows. The city's highest rates of proficiency on standardized tests given to students in third through eighth grade appeared in some of the highest-density neighborhoods in Manhattan and the lowest-density neighborhoods in Staten Island. Schools in higher-density neighborhoods actually had more teachers per pupil (lower student-teacher ratios) in the 2012-2013 school year, though the differences were fairly small.

6 In Figures 1.10 through 1.13, we divide sub-borough areas into five generally equally sized groups, or quintiles, of population density in 2010 (as measured by persons per square mile). In each figure, the indicator of neighborhood condition is the most recent version of that indicator available, and often represents conditions after 2010 when population density was last measured.

7 Performance is for the 2013-2014 school year, measured in 2014. The student-teacher ratio is for the 2012-2013 school year.

###### **Public Safety**

Figure 1.11 presents average crime rates of sub-borough areas in 2013 by quintile of population density in 2010.<sup>8</sup> The lowest-density neighborhoods had the lowest average crime rates, most notably for violent crimes. Property crime did not increase with density, as neighborhoods in each of the four higher density categories had similar average crime rates. It appears that once a neighborhood density reaches a certain, fairly low, threshold of population density, there is no longer any correlation between density and crime.

There is no clear prediction for the relationship between vehicle collisions with pedestrians and population density. As with crime, the average collision rate was lowest in the least-dense neighborhoods in 2013. Collision rates increased as population density increased but then dropped off for neighborhoods in the highest density quintile, possibly reflecting a more subtle interaction between more cars and pedestrians but also slower driving speeds.

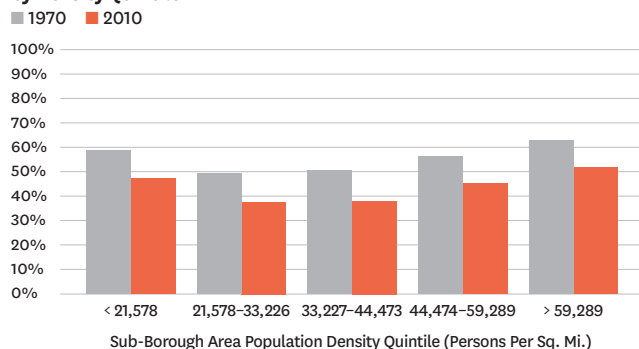
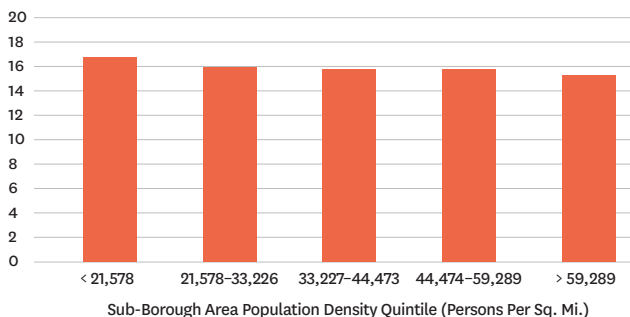
##### **B) New York City's dense neighborhoods have slightly more retail options and shorter commute times.**

###### **Retail Goods and Services**

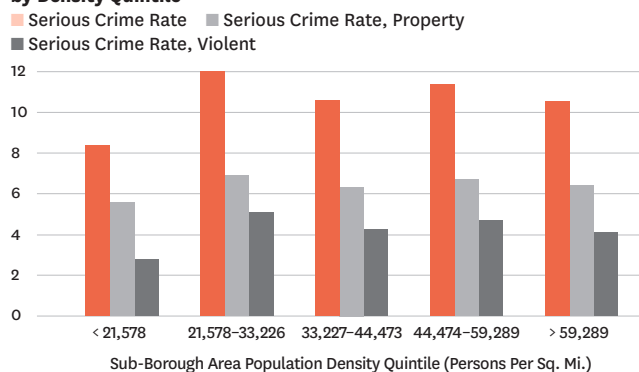
Figure 1.12 presents the number of frequently patronized retail establishments, or those serving everyday needs, relative to the combined resident and worker population by sub-borough area in 2010.<sup>9</sup> The highest-density neighborhoods had the greatest retail availability: 5.7 establishments per 1,000 people, compared to 4.5 establishments per 1,000 people in the lowest density neighborhoods. The overall relationship of retail establishments to population density in the city was relatively consistent, however, in sub-borough areas with a density greater than the lowest quintile.

8 We present crime and retail establishments as a rate per 1,000 residents and non-resident workers. Including non-resident workers more accurately captures a neighborhood's ambient population and permits more accurate comparisons of these indicators across neighborhoods. For more information about this approach and how it applies to crime rates in particular, see Neighborhood Services and Conditions in Part 2.

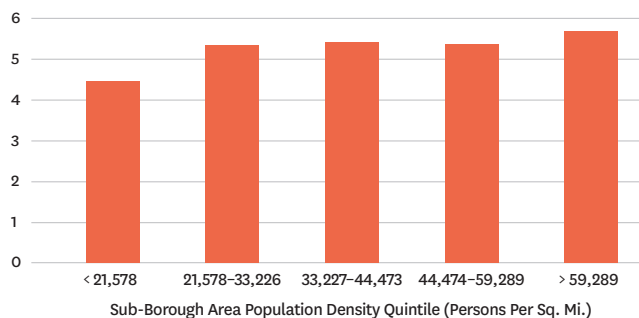
9 We define frequently patronized retail establishments as the following (NAICS codes in parentheses): hardware stores (44413); grocery stores (4451); specialty food and beverage stores (44521, 44522, 44523, 44529); beer and wine stores (4453); pharmacies, cosmetics, and health-related stores (44611, 44612, 44615, 446191); gasoline stations (44711); book stores (4512); department and general merchandise stores (4521, 4529); florists (4531); stationers (45321); gift stores (45322); pet stores (45391); banks and credit unions (52211, 52213); video rental stores (53223); fitness centers (71394); restaurants and bars (7221, 7222, 7224); barbers, salons, and other personal care services (81211, 81212, 81213, 812199); laundries and dry cleaners (81231, 81232).

**Figure 1.10: Density and School Quality, New York City, 2013****Mean Percentage of Students Performing at Grade Level by Density Quintile****Mean Student-Teacher Ratio by Density Quintile**

Sources: New York City Department of Education, U.S. Census, Neighborhood Change Database, NYU Furman Center

**Figure 1.11: Density and Public Safety, 2013****Mean Crime Rates (Per 1,000 Residents and Non-Resident Workers) by Density Quintile****Mean Pedestrian Collision Rate (Per 1,000 Residents and Non-Resident Workers) by Density Quintile**

Sources: New York City Police Department, U.S. Census, Neighborhood Change Database, NYU Furman Center

**Figure 1.12: Mean Retail Establishments (Per 1,000 Residents and Non-Resident Workers) by Density Quintile**

Sources: National Establishment Time Series, U.S. Census, Neighborhood Change Database, NYU Furman Center

These moderate-density neighborhoods had about the same number of establishments per resident and non-resident worker as sub-borough areas in the top quintile of population density.

### **Commuting Time**

As shown in Panel A of Figure 1.4, the highest-density neighborhoods in New York City were primarily in or near the city's commercial centers. Although the high desirability of these central locations leads to their greater density, higher density can also support more efficient public transit investments that further reinforce this pattern. As Figure 1.13 shows, the typical worker living in one of the lowest-density sub-borough areas spent about 43 minutes commuting in 2011-2013. Meanwhile, her counterpart residing in one of the highest-density sub-borough areas got to work, on average, in a comparatively speedy 35 minutes.

## **5. Looking to the future: The next 15 years of growth appears unlikely to raise density much beyond what the typical New Yorker experienced in 1970.**

After reversing population losses during the 1970s and growing steadily between 1980 and 2010, the city's population is likely to grow further. In 2013, the New York City Department of City Planning projected that the city's population will grow by approximately 578,000 people between 2010 and 2030 to reach a new high of 8.82 million.<sup>10</sup> As explored above, changes in neighborhood population density varied widely, and we expect this trend to hold as the city continues to grow over the next decade and a half.

To assess how New Yorkers' experience of density may change in the future, we consider a scenario of how the growing population might spread across the city's neighborhoods. We add the projected 578,000 new residents to the city's tracts according to each tract's share of citywide population growth between 2000 and 2010, assuming that new population growth would follow the same trends seen in the previous decade. Tracts that grew more over that period would receive more of the population growth projected between

2010 and 2030.<sup>11</sup> Figure 1.14 shows how this growth scenario might affect the neighborhood population density that the typical New Yorker might experience by 2030.

If the projected population growth were to mimic the pattern observed during the 2000s, the typical city resident would live in a neighborhood with a population density of about 58,300 people per square mile in 2030. This is marginally higher than the median experienced density in 1970 of around 57,900 people per square mile. If the projected population growth were instead to be spread more uniformly across the city's neighborhoods, the median experienced density would increase less.

## **6. Conclusion**

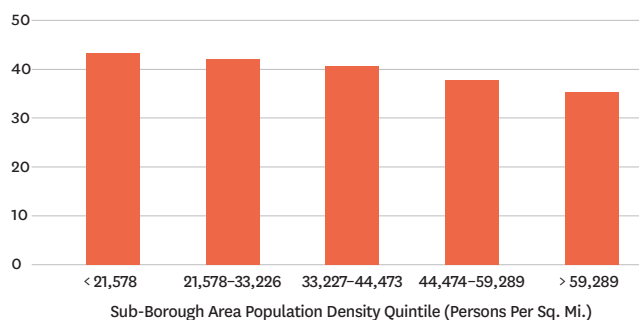
The renewed attractiveness of New York City since the 1970s means population will likely keep increasing, and so will population and housing density. In 2010, few other U.S. cities had any neighborhoods that matched the density experienced by the typical New Yorker. Yet, by recent historical standards, today's density levels are not extreme. In recent years, the typical New Yorker lived in a lower-density neighborhood than the typical New Yorker in 1970, as population growth in the city since 1980 was focused in moderate-density neighborhoods. Further, while great disparities in education and crime across neighborhoods exist, these differences are not generally associated with density levels.

High density cities like New York are playing an increasingly important role in the economy as drivers of productivity and innovation. This means the accessibility of the city to new residents is important both for New Yorkers and the nation. We have demonstrated that significant numbers of new residents can be accommodated without elevating density to levels above what the city has historically experienced, and that high-density neighborhoods do not perform lower on key quality of life indicators. City officials will need to ensure that neighborhoods have sufficient infrastructure to accommodate their new residents.

<sup>10</sup> New York City Department of City Planning, *New York City Population Projections by Age/Sex & Borough, 2010-2040* (2013), [http://www.nyc.gov/html/dcp/pdf/census/projections\\_report\\_2010\\_2040.pdf](http://www.nyc.gov/html/dcp/pdf/census/projections_report_2010_2040.pdf).

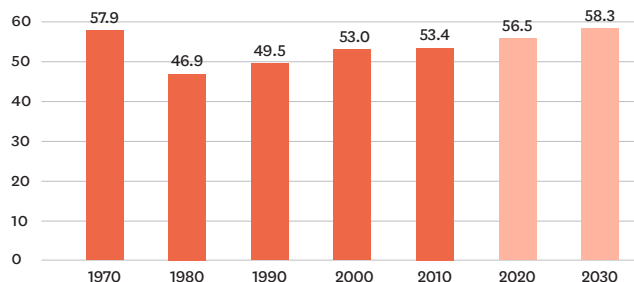
<sup>11</sup> Mathematically, we calculate the tract's share of the citywide population growth between 2000 and 2010, and then multiply it by the projected increase of 578,000 people to estimate the population growth in that tract. For example, if a tract's population growth between 2000 and 2010 accounted for one percent of the city's population growth during that decade, we would assign one percent of the projected population increase (5,780 people) between 2010 and 2030 to that tract.

**Figure 1.13: Density and Mean Travel Time to Work (Minutes), New York City, 2013**



Sources: U.S. Census, Neighborhood Change Database, NYU Furman Center

**Figure 1.14: Median Neighborhood (Tract) Population Density Experienced by New York City Residents Projected Through 2030**  
Assuming Projected Growth of 578,000 People Is Distributed According to Tract Population Growth Between 2000–2010



Sources: U.S. Census, Neighborhood Change Database, NYU Furman Center

# Part 2: City-Wide Analysis

# State of Land Use and the Built Environment

The city approved more units for construction in 2014 than in 2013, but the level remained below that of the mid-2000s. Meanwhile, city-initiated rezonings all but stopped in 2014; the number of blocks rezoned was the lowest since 2002.

## **1. In 2014, planned housing construction activity increased, even as the number of completed units fell slightly.**

Development activity continued on an upward trajectory in 2014, though fewer units were completed than in 2013. As shown in Figure 2.1, 21,478 new residential units were authorized by new building permits, an increase of nearly 22 percent over the previous year. Newly planned and approved housing construction still remained below levels seen during the housing boom between 2005 and 2008, when over 25,000 new housing units were authorized by building permits each year. In 2014, 10,113 units were issued certificates of occupancy, a decrease of 12 percent compared to 2013.

As Figure 2.2 shows, medium and large projects dominated residential construction activity in 2014. Of all the new units authorized by building permits issued in 2014, 72 percent were in projects with 50 or more units.

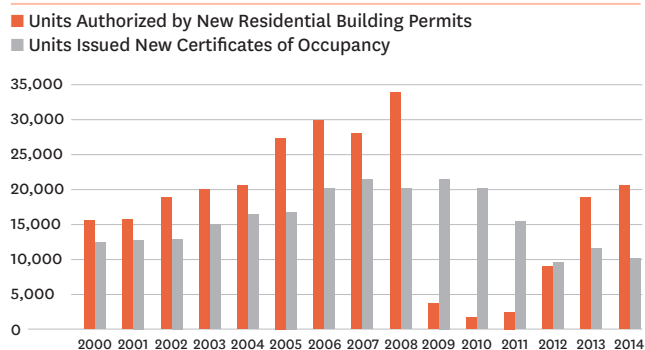
While permitting activity was distributed throughout all five boroughs, as shown in Figure 2.3, there were concentrations of activity in a few communities in Manhattan, northern Brooklyn, and Long Island City.

A portion of those buildings with market rate units are participating in the city's Inclusionary Housing Program (IHP) and therefore will generate units affordable to low-income households earning up to 80 percent of the U.S. Department of Housing and Urban Development's (HUD) Area Median Income.<sup>1</sup> The program allows developers to build larger buildings in the highest density residential districts (R10) or in areas designated in the Zoning Resolution in exchange for the provision of affordable units on site, within the same community district, or within one-half mile. As Figure 2.4 shows, the New York City Department of Housing Preservation and Development signed regulatory agreements for 936 affordable units participating in the IHP in fiscal year 2014. This was the second largest total number of units planned through the IHP for a single year on record.

Figure 2.5 shows the number of units issued certificates of occupancy in 2014 by building type. The number of new rental units remained stable while condo completions continued to fall for the sixth consecutive year. As a result, in 2014, 74 percent of all new residential units were in predominantly rental buildings with five or more units; only 16 percent of new units were in condominiums. By contrast, in 2008, 30 percent of new units were in predominantly rental buildings with five or more units and 51 percent were in condominiums.

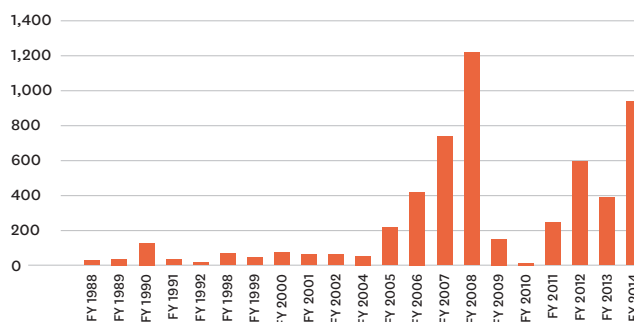
<sup>1</sup> For a three-person household in 2014, 80 percent of the Area Median Income was \$60,400. See the Methods chapter for more information on HUD Area Median Incomes.

**Figure 2.1: Residential Units Authorized by New Building Permits and Completed Units Issued Certificates of Occupancy, New York City**



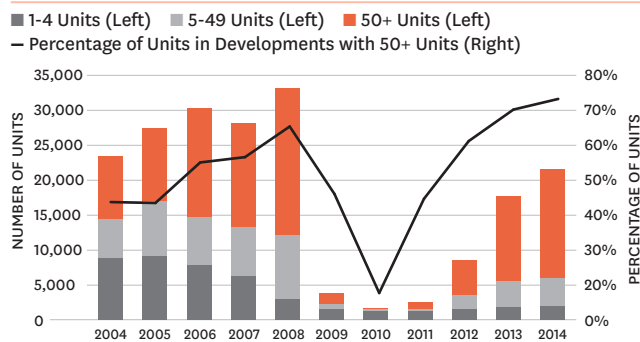
Sources: New York City Department of City Planning, New York City Department of Buildings, NYU Furman Center

**Figure 2.4: Number of Affordable Units Generated Through the Inclusionary Housing Program, New York City**



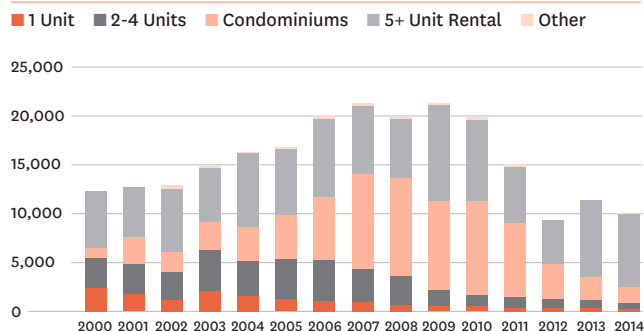
Sources: New York City Department of Housing Preservation and Development, NYU Furman Center

**Figure 2.2: Residential Units Authorized by New Building Permits by Project Size, New York City**



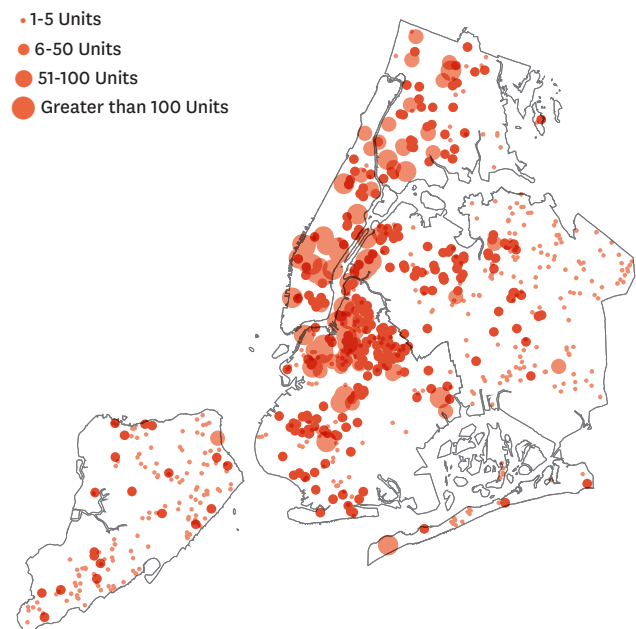
Sources: New York City Department of Buildings, NYU Furman Center

**Figure 2.5: Types of Completed Residential Units Issued Certificates of Occupancy, New York City**



Note: The "other" category includes cooperatives and small mixed-use properties.   
 Sources: New York City Department of City Planning, New York City Department of Buildings, PLUTO, New York City Department of Finance Tax Roll File, NYU Furman Center

**Figure 2.3: Housing Units Authorized by New Building Permits by Block, 2014**



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



## 2. Fewer land use regulation changes were approved in 2014 compared to the previous year.

In 2014, the city adopted no zoning map amendments (also known as rezonings) initiated by the Department of City Planning. The city did, however, adopt a number of rezonings sought by property owners to accommodate specific plans. These rezonings only affected a small portion of the city—a total of 12 small areas—as shown in Figure 2.6 comprising just 17 blocks. As Figure 2.7<sup>2</sup> shows, the rezonings the city approved included the fewest blocks since 2002.

Two 2014 rezonings allowed residential use in what were manufacturing districts and created new IHP Designated Areas on the rezoned lots as an incentive to build affordable housing. At Halletts Point in Queens, the Astoria Cove project will create 1,723 new housing units, 460 of which will be affordable to households across a range of incomes. In Midtown West, another rezoning allows for a residential building in which 237 out of 1,189 units will be affordable.

The city rezoned lots in two Queens manufacturing districts to facilitate new residential development without establishing new IHP Designated Areas at 49th Avenue in Hunters Point and in Woodward Avenue in Ridgewood. The city also approved some small zoning map amendments that increased permitted residential floor area ratios (FAR) in Harlem and Manhattan Valley in Manhattan, at Empire Boulevard in Brooklyn and at Union Turnpike in Queens.

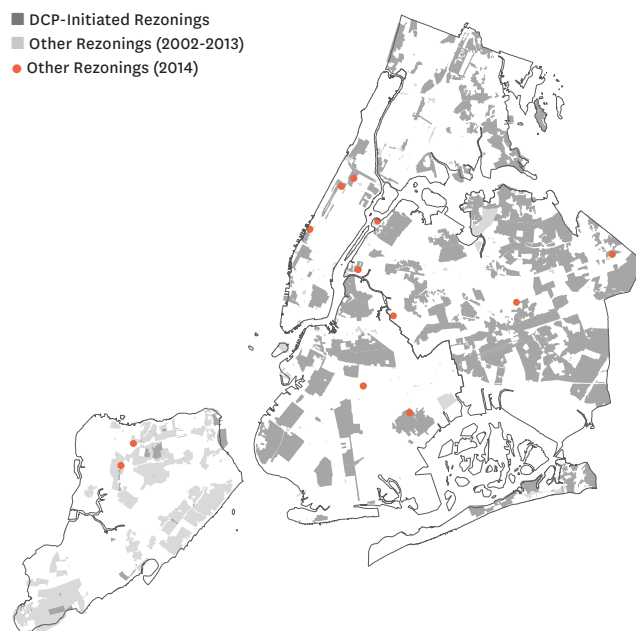
Rezonings in Queens Village and Canarsie allow for a wider range of commercial uses, zoning map amendments at Richmond Avenue and Sollazzo Plaza are facilitating one-story commercial developments and establishment of a new zoning district on a portion of the Grand Central Parkway is facilitating a parking lot expansion.

In addition to rezonings, in 2014 the city approved 23 site-specific special permits enabling development or building conversions that do not strictly conform with bulk, use, and other regulations in the Zoning Resolution. Special permits allow modifications for a specific proposal and do not change the underlying zoning for a lot. As shown in Figure 2.8, most special permits were in Manhattan and none were in the Bronx. Ten special permits granted in 2014 facilitated new development or conversions in just two historic districts—the NoHo Historic District and the SoHo-Cast Iron Historic District. Four of the special permits permitted more parking than is allowed as of right. The remaining special permits allowed for deviations from bulk, use, and loading berth requirements in Brooklyn and Manhattan.

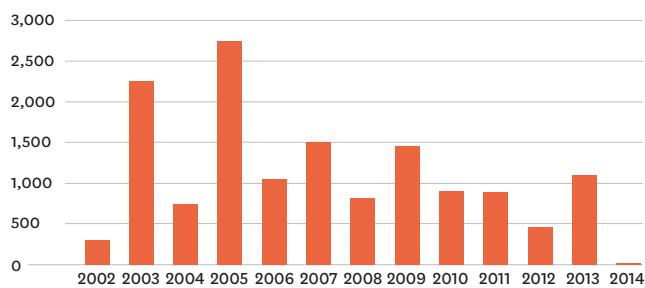
## 3. The Landmarks Preservation Commission designated somewhat fewer properties as part of new historic districts and landmarks.

In 2014, the Landmarks Preservation Commission (LPC) designated three new historic districts as shown in Figure 2.9. The Chester Court Historic District designated 18 row houses in the South Crown Heights/Lefferts Gardens neighborhood of Brooklyn (BK 09). The Park Avenue Historic District extends from 79th street to 91st street on the Upper East Side of Manhattan (MN 08) covering 60 parcels. Lastly, the Central Ridgewood Historic District includes 930 properties in the Ridgewood neighborhood of Queens (QN 05). While fewer properties were included in new historic districts in 2014, it marked the fourth year in a row since 2011 in which the city added at least 1,000 properties to historic districts, as shown in Figure 2.10.

<sup>2</sup> A similar figure in the *State of New York City's Housing and Neighborhoods* in 2013 depicts the number of blocks affected only by DCP-initiated rezonings, while Figure 2.7 includes both DCP-initiated rezonings and those initiated by other actors. Therefore the two figures are not comparable.

**Figure 2.6: Rezoning in New York City, 2002-2014**

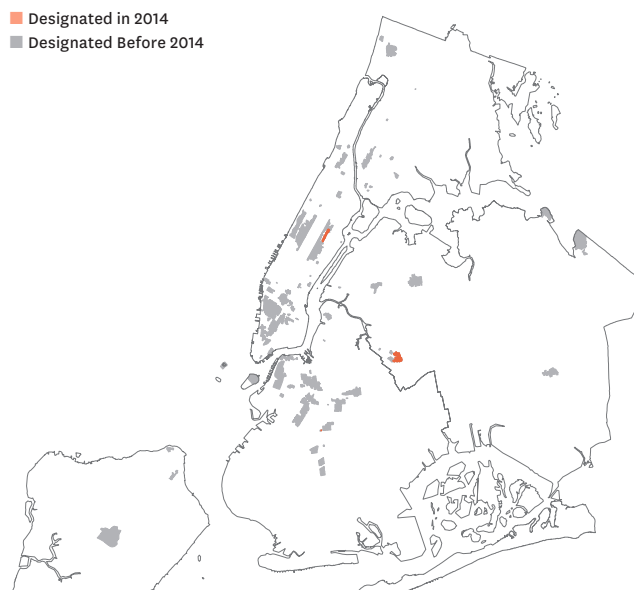
Sources: New York City Department of City Planning, NYU Furman Center

**Figure 2.7: Number of Blocks Affected by Rezoning by Year, New York City**

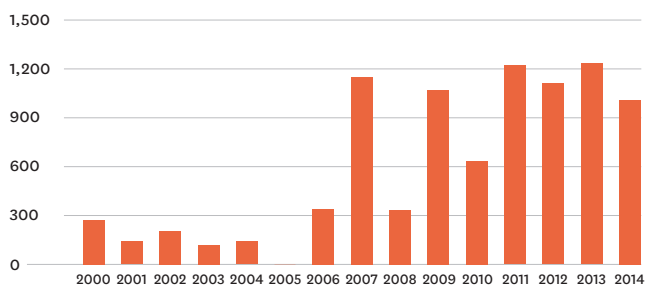
Sources: New York City Department of City Planning, NYU Furman Center

**Figure 2.8: Special Permits Approved in 2014**

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

**Figure 2.9: Historic Districts, New York City**

Sources: New York City Landmarks Preservation Commission, NYU Furman Center

**Figure 2.10: Number of Lots Added to Historic Districts, New York City**

Sources: New York City Landmarks Preservation Commission, NYU Furman Center

The city also designated six individual landmarks as shown in Figure 2.11. In Brooklyn, the city designated the Doering-Bohack House and the Ridgewood Lodge No. 710, Free and Accepted Masons in Bushwick and the Fourth Police Precinct Station House in Bedford-Stuyvesant. In Queens, LPC designated the Hawthorne Court Apartments in Bayside. In Manhattan, LPC designated the First German Baptist Church in the East Village as well as the Mills Hotel No. 3 in Midtown.

#### 4. The city continued to experience a loss of space classified as industrial and manufacturing.

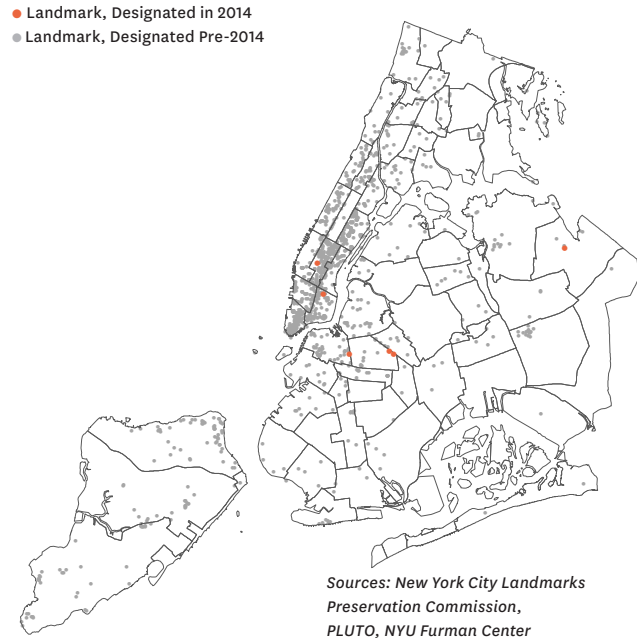
As shown in Table 2.1,<sup>3</sup> over 40 percent of the city's land area was classified by the Department of Finance as used for housing in 2013, while less than 15 percent was classified for commercial, office, public facility, institution, hotel, industrial and manufacturing uses combined.<sup>4</sup>

As Table 2.1 shows, between 2003 and 2013, the land area in the city classified for manufacturing and industrial use declined by 9.9 percent. This had a dramatic effect on the amount of floor area in buildings the city classified for these purposes, as depicted in Figure 2.12. Between 2003 and 2013, the gross square footage of floor area in buildings classified as industrial and manufacturing use shrank by 23 percent. The drop was especially pronounced in Manhattan with a loss of 46 million square feet of floor area—a 55 percent decline. Brooklyn also lost a notable amount of floor area in properties classified as industrial and manufacturing, nearly 18 million square feet, over the same period. The reduction in all five boroughs may have come about through new residential construction facilitated through rezonings (to districts permitting residential), new hotel construction allowed as-of-right, repurposing of existing structures for commercial or office use, and formal reclassification by the Department of Finance of properties that had previously converted without filing a building permit.

<sup>3</sup> To maintain consistency with other indicators in this report, several land use categories differ from their original definitions in PLUTO. 1-4 unit residential includes three- and four-unit buildings (not cooperatives or condominiums) previously classified as multifamily walkup or elevator buildings. 5+ unit rental includes walkup and elevator buildings not classified as cooperatives or condominiums in addition to primarily residential building classes originally classified as mixed residential and commercial. Cooperatives, residential condominiums, and hotels occupy separate categories.

<sup>4</sup> Actual use of property may be different than use classified by the New York City Department of Finance.

**Figure 2.11: Individual Landmarks, New York City**

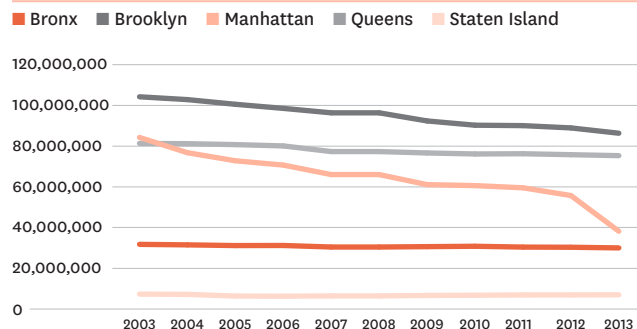


**Table 2.1: Land Area by Use Type (As Classified by the New York City Department of Finance), 2013**

Land Use	Land Area (Square Feet), 2013	Percent Change 2003-2013
1-4 Unit Residential	2,034,464,536	1.0%
5+ Unit Rental	621,113,017	2.4%
Commercial and Office	264,620,465	9.9%
Condominium (Residential)	59,883,098	73.4%
Cooperative	23,226,710	1.1%
Hotel	9,467,082	20.5%
Industrial and Manufacturing	236,401,441	-9.9%
Mixed Residential and Commercial	118,369,029	15.4%
Open Space and Recreation	1,819,899,293	8.1%
Parking	87,517,139	-0.3%
Public Facilities and Institutions	459,830,730	-8.6%
Transport and Utility	512,301,537	1.4%
Vacant	449,987,212	-10.3%

Sources: PLUTO, NYU Furman Center

**Figure 2.12: Change in Gross Floor Area in Buildings Classified as Industrial and Manufacturing (Square Feet) by Borough**



# State of Homeowners and Their Homes

For the third consecutive year, citywide home prices increased, while the volume of home sales dipped from 2013 to 2014. Citywide, the homeownership rate stayed more or less unchanged from 2012 to 2013. Foreclosure filings dropped in 2014, but remained significantly higher than in the early 2000s.

## 1. The citywide homeownership rate in 2013 was basically unchanged from 2012, lower than 2007, but higher than 2000.

In contrast to the national decline, the homeownership rate in New York City remained basically unchanged from 2012 to 2013. The citywide rate rose by less than half a percentage point from 2012 to 2013 (from 31.7% to 32.0%), and remained substantially below the national average of around 63 percent in 2013. Changes to the homeownership rate varied across boroughs, but all changes were relatively small. Manhattan saw the largest growth in homeownership rates with a one percentage point increase; the Bronx saw the largest decline with a 0.6 percentage point drop.

Looking over a longer time period, the citywide homeownership rate in 2013 was nearly two percentage points higher than in it was in 2000. The largest change over this 13-year period occurred in Staten Island, which is the only borough with a homeownership rate comparable to that of the U.S. The Bronx, the borough with the lowest homeownership rate in 2013, was the only borough in the city where the rate was lower in 2013 than 2000. In all boroughs, the homeownership rate in 2013 was lower than in 2007 (except in Manhattan, where it was about the same in these two years). Figure 3.1 shows the citywide and borough homeownership rates in 2000, 2007, and 2013. It also shows the national homeownership rates over this time period.

## 2. Home prices in New York City continued to rise in all five boroughs in 2014.

In 2014, for the third year in a row, prices in each borough were higher compared to the previous year. Brooklyn joined Manhattan in achieving housing prices that surpassed their pre-recession peak. Figure 3.2 shows that housing prices increased the most between 2013 and 2014 in

Manhattan (13.5%), followed closely by Brooklyn (13.4%). Prices increased 8.4 percent in Queens, 8.1 percent in the Bronx, and 3.8 percent in Staten Island.

Figure 3.3 shows that prices also increased for all property types in 2014. Between 2000 and 2006, before the housing market dropped, prices were rising at roughly similar rates for all housing types. Since the downturn, prices for condominiums and buildings with five or more units recovered first and continue to increase faster than prices for the other types of properties, which remain below their peak levels. In 2014, for the second year in a row, condominium prices rose by over 10 percent year over year (10.5 % price increase from 2013 to 2014, 11.6 % price increase from 2012 to 2013). In 2014, single-family homes saw prices increase by 6.0 percent, and prices for two- to four-unit houses increased by 11.4 percent.

The median prices paid for properties sold in 2014 also differed markedly by property type and location. In 2014, the median sales price for a single-family home in New York City was \$437,500, while the median price of a condominium (most of which are in Manhattan) was \$806,950. The Bronx was the borough with the lowest median sales prices for both of these housing types—\$355,000 and \$120,000 respectively. These median sales prices in the Bronx also fell slightly from 2013 to 2014.

In order to purchase a single-family home or condominium, a potential buyer using a home loan needs to afford both the monthly mortgage payment and the down payment for purchase. In Table 3.1, we estimate the monthly payment and down payment necessary to purchase a typical housing unit in 2014, within the city in general and specifically in the Bronx. We tabulate these figures separately for four categories: single-family homes versus condominiums, and conforming loans versus Federal Housing Administration (FHA) loans. For the typical single-family unit in New York City, Table 3.1 shows that a buyer must have over \$15,000 available for a down payment, if she is able to obtain an FHA

loan and pay about \$2,500 per month on her mortgage. If she has \$87,500 for a down payment and could qualify for a conforming loan, her mortgage payment would be reduced to around \$1,700 per month.

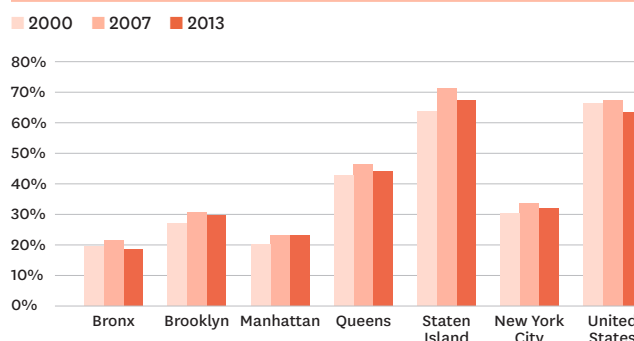
### What Is a Conforming Loan?

A conforming loan is a mortgage loan that conforms to the requirements necessary for purchase by the government-sponsored enterprises Fannie Mae and Freddie Mac. In Table 3.1, we assume that the mortgage covers only 80 percent of the value of the home with the rest of the purchase price covered by a down payment from the purchaser. Conforming loans typically have lower interest rates than non-conforming loans and do not require that the borrower obtain mortgage insurance. Fannie Mae and Freddie Mac currently offer mortgage loans for up to 97 percent of a property's value. These loans require the borrower to purchase mortgage insurance and often have higher interest rates than loans with larger down payments.

### What Is an FHA Loan?

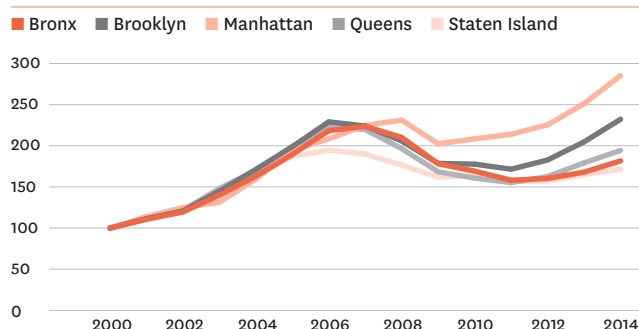
FHA loans—made by approved lenders and guaranteed by the FHA—can be made for up to 96.5 percent of the value of the property that serves as collateral for the loan. The FHA requires the borrower to pay a mortgage insurance premium, and FHA loans typically have higher interest rates than conforming loans.

**Figure 3.1: Homeownership Rate by Borough**



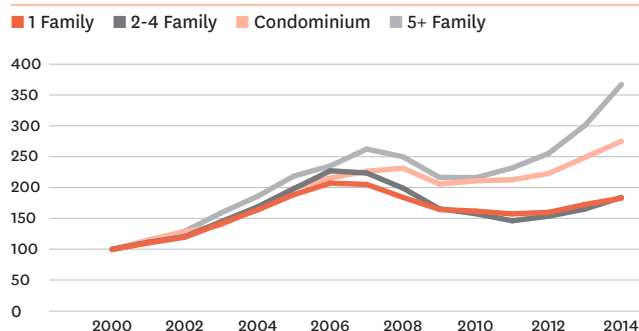
Sources: U.S. Census (2000), American Community Survey (2013), NYU Furman Center

**Figure 3.2: Index of Housing Price Appreciation for All Residential Property Types (Except Cooperatives) by Borough (Index = 100 in 2000)**



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

**Figure 3.3: Index of Housing Price Appreciation by Property Type, New York City (Index = 100 in 2000)**



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

**Table 3.1: Affordability Analysis for Home Purchase in New York City and in the Bronx, 2014**

	Purchase Price	FHA Loan (96.5% Loan to Value Ratio)		Conforming Loan (80% Loan to Value Ratio)	
		Monthly Mortgage Payment	Required Down Payment	Monthly Mortgage Payment	Required Down Payment
Single-Family (New York City Median)	\$437,500	\$2,507	\$15,313	\$1,706	\$87,500
Condominium (New York City Median)	\$806,950	\$4,624	\$28,243	\$3,146	\$161,390
Single-Family (Bronx Median)	\$355,000	\$2,034	\$12,425	\$1,384	\$71,000
Condominium (Bronx Median)	\$120,000	\$688	\$4,200	\$468	\$24,000

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



### 3. For the first time since 2011, the volume of home sales fell citywide in 2014.

In 2014, 31,839 units were sold through arm's-length transactions in New York City—2,348 fewer sales than 2013. This marks the first year since 2011 in which annual sales volumes did not rise in every borough. With the exception of the Bronx, which saw a marginal increase but still had the lowest sales volume, each borough had fewer sales in 2014 than in 2013, as shown in Figure 3.4. Figure 3.5 shows the number of sales in 2014 by property type. The number of sales was basically unchanged between 2013 and 2014 for single-family units and two- to four-unit properties, slightly down for cooperatives, and significantly down (by 20%) for condominiums.

### 4. Single-family mortgage lending remained below pre-boom levels in 2013.

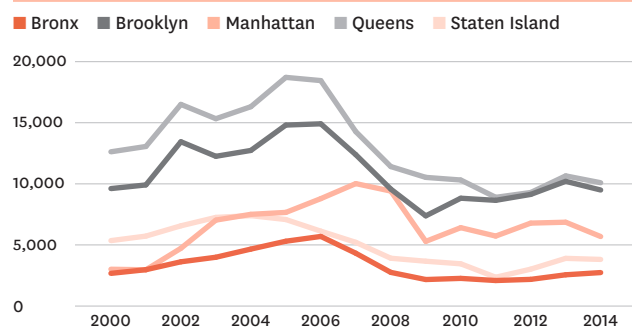
Mortgage lending in all five boroughs increased between 2012 and 2013 according to the most recent data available through the Home Mortgage Disclosure Act. However, as Figure 3.6 shows, lending throughout the city in 2013 was still markedly lower than the peak years in the middle of the previous decade and even below levels seen in 2000.

As in New York City, the total number of first-lien home purchase loans made in the U.S. rose from 2012 to 2013. Figure 3.7 shows the number of home purchase loans made in the U.S. and New York City between 2004 and 2013, indexed to 2004 levels. Lending levels in 2013 remained substantially below where they were in 2004.

Loans backed by the FHA or U.S. Department of Veterans Affairs (VA) as a share of total home purchase loan originations, shown in Figure 3.8, fell in both New York City and the nation between 2012 and 2013. However, these loans continue to make up a much larger share in both markets than they did prior to the financial downturn of the last decade.

Figure 3.9 shows that refinance lending fell between 2012 and 2013 in all boroughs, corresponding with an uptick in the annual average U.S. conforming interest rate from 3.66 percent to 3.98 percent. Manhattan saw the largest decline in refinance lending with the number of originations falling roughly 25 percent between 2012 and 2013.

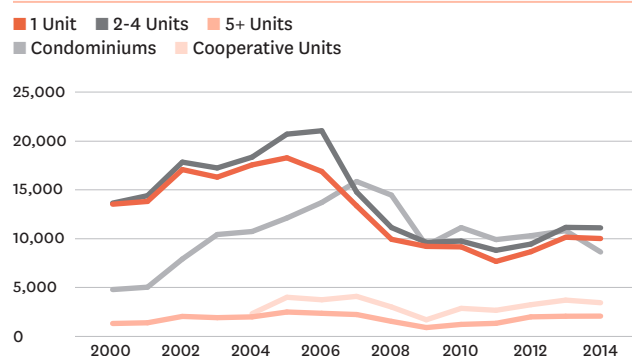
Figure 3.4: Property Sales Volume by Borough



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

Note: Borough totals do not include sales of cooperative apartments

Figure 3.5: Property Sales Volume by Property Type, New York City



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

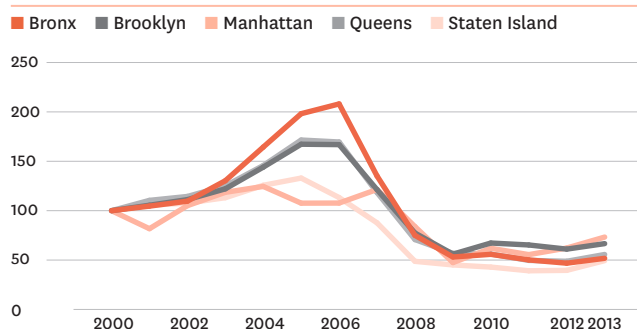
### 5. Foreclosure indicators signaled less mortgage-related distress in 2014 than in 2013.

**A) Foreclosure filings dropped in 2014, but were still significantly higher than in the early 2000s.**

The total number of foreclosure filings (*lis pendens*) for one- to four-unit properties and condominiums combined, shown in Figure 3.10, dropped in 2014 by 2,862 filings, or 18 percent. The number of filings also fell for each property type between 2013 and 2014. The total number of properties receiving a foreclosure notice, however, was still significantly elevated compared to the level in the early 2000s; the total number of filings in 2014 was close to double the number of filings in 2000.

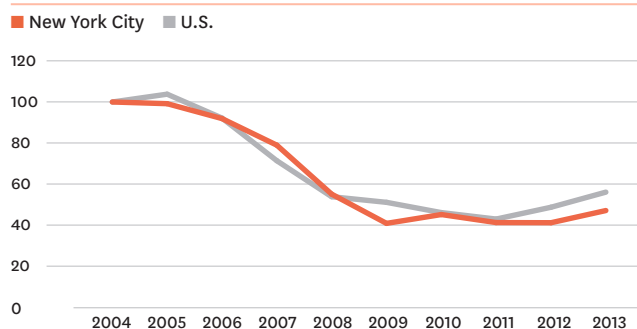
Figure 3.11 shows the number of foreclosure filings in 2014 by borough. In 2014, Queens and Brooklyn continued to have higher numbers of filings than the other three boroughs, although the number of properties receiving foreclosure notices was lower across all boroughs in 2014 compared

**Figure 3.6: Index of Home Purchase Loan Originations by Borough, All Mortgage Liens (Index = 100 in 2000)**



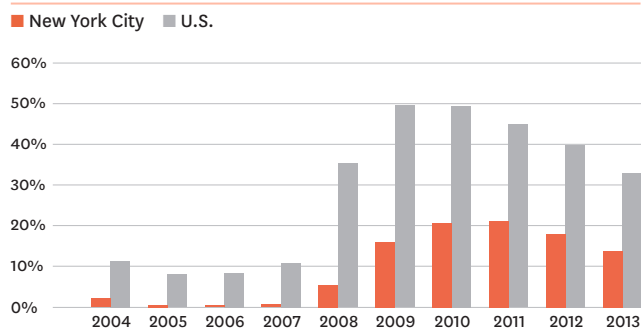
Sources: Home Mortgage Disclosure Act, NYU Furman Center  
 Note: Covers home purchase loans issued to owner-occupants of one- to four-family homes, condominiums, and cooperative apartments

**Figure 3.7: Index of Home Purchase Loan Originations, U.S. and New York City (Index = 100 in 2004)**



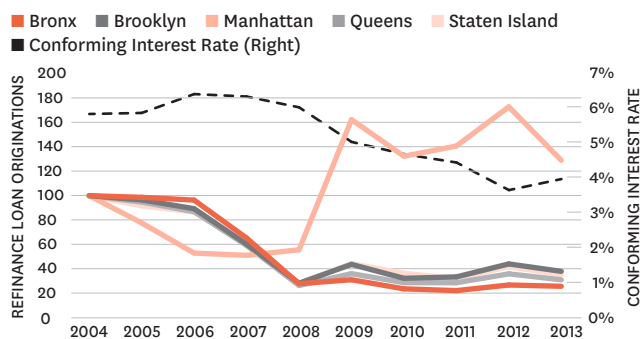
Sources: Home Mortgage Disclosure Act, NYU Furman Center  
 Note: Covers first-lien home purchase loans issued to owner-occupants of one- to four-family homes, condominiums, and cooperative apartments

**Figure 3.8: FHA/VA Share of Home Purchase Mortgage Originations, New York City**



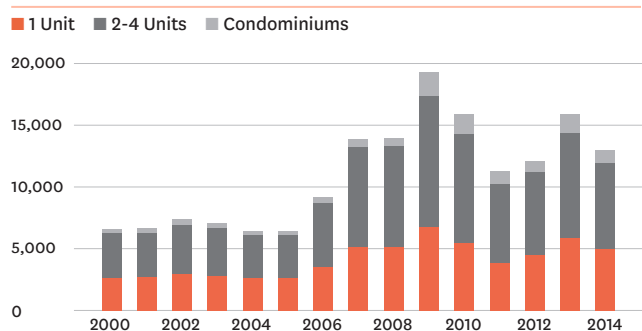
Sources: Home Mortgage Disclosure Act, NYU Furman Center  
 Note: Covers first-lien home purchase loans issued to owner-occupants of one- to four-family homes, condominiums, and cooperative apartments

**Figure 3.9: Index of Refinance Originations by Borough**



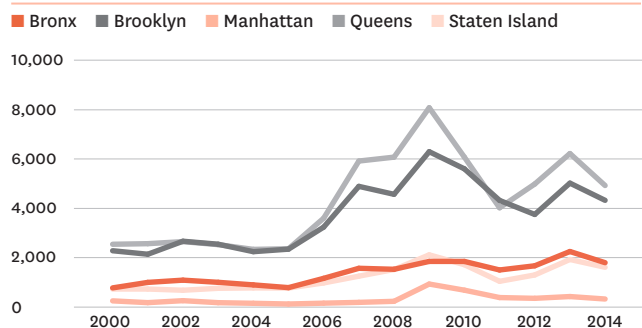
Sources: Home Mortgage Disclosure Act, Freddie Mac Primary Mortgage Market Survey, NYU Furman Center

**Figure 3.10: Number of Foreclosure Filings by Property Type, New York City**



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

**Figure 3.11: Foreclosure Filings on One- to Four-Unit Buildings and Condominiums by Borough**



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



to 2013. The biggest drop occurred in Queens, which had 1,296 (21%) fewer filings in 2014. Foreclosure filings, shown in the map in Figure 3.12, continue to be concentrated in southeast Queens and northeast Brooklyn, as well as some areas of Staten Island and the Bronx, suggesting that there are neighborhoods in the city that are still suffering from the distress that can accompany concentrated foreclosures.

Figure 3.13 shows the number of foreclosure filings again but distinguishes between initial and repeat filings. We define an initial *lis pendens* as one in which the property owner did not receive a foreclosure notice in the previous six years. We define repeat filings as *lis pendens* that were filed on a property that had an earlier *lis pendens* filing in the previous six years and that did not experience a change in ownership during that time. A repeat filing can indicate that a borrower caught up on a previous delinquency but then fell behind again. It can also mean that the delinquency lingered for more than three years and required the lender to file an additional *lis pendens* to keep the case active, since *lis pendens* expire after three years. In either case, a repeat filing is an indication of prolonged homeowner distress.

In 2014, repeat filings made up about 50 percent of total foreclosure filings on one- to four-unit buildings and condominiums, up five percentage points from 2013. Thus, about half of the foreclosure filings in 2014 were a reflection of either repeat or ongoing mortgage distress that began during the foreclosure crisis. The number of initial filings in 2014 was still higher than the annual numbers for 2000 through 2005. However, the 2014 initial filings number was much lower than the number of initial filings seen annually from 2007 through 2010—the height of the foreclosure crisis in New York City.

### **B) The number of new real estate owned (REO) properties continues to be well below the peak during the foreclosure crisis.**

As the number of foreclosures in the city dropped following the foreclosure crisis, the city also experienced a reduction in the number of properties becoming “real estate owned” (REO), shown in Figure 3.14. A property becomes REO when, after a completed foreclosure, it fails to sell for a price acceptable to the foreclosing lender. At that time, the lender acquires the property and records it as an asset on its financial statement. Thus, the number of properties

entering REO status is both a function of the foreclosure pipeline and the surrounding housing market. In 2014, 306 properties in New York City entered REO status, a level that has remained stable since 2011, and is far below the number of properties entering REO status during the foreclosure crisis between 2007 and 2010.

### **C) Pre-foreclosure notices were significantly lower in 2014 than 2013.**

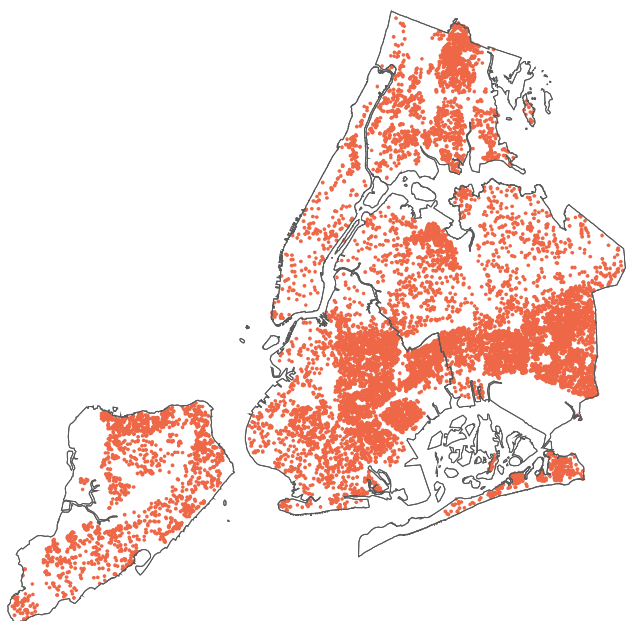
For the second year in a row, pre-foreclosure notices, which lenders must send to delinquent borrowers at least 90 days prior to filing a foreclosure case, decreased citywide and in every borough, as seen in Table 3.2. After remaining stable from 2011 to 2012 and falling by 9.2 percent between 2012 and 2013, the total number of pre-foreclosure notices issued in New York City fell substantially, by 36 percent, from 2013 to 2014. This suggests that owners of one- to four-unit properties and condominiums in the city are at lower risk of entering the foreclosure process in the coming year.

### **D) The share of city homeowners with underwater mortgages fell between 2012 and 2014, but remained high in some neighborhoods.**

A mortgage is “underwater” when the amount owed to the bank is more than the current market value of the home. While the vast majority of people with underwater mortgages remain current on their payments, having an underwater mortgage makes a homeowner more vulnerable because it limits her options in the event of a financial setback.

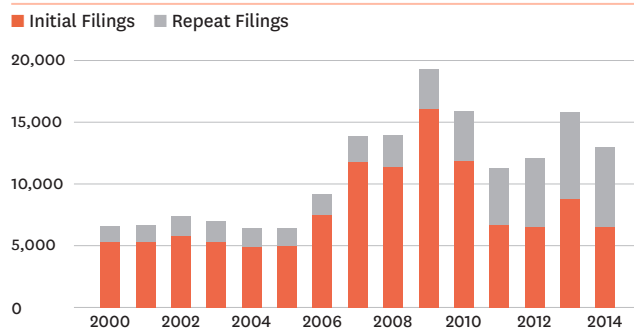
Citywide, the share of mortgages that were underwater fell substantially between 2012 and 2014, in part reflecting the increase in prices observed in Figure 3.2. Figure 3.15 compares the share of underwater homes in the city and in each borough between the third quarter of 2012 and the same quarter in 2014. The share of homes with underwater mortgages fell in each borough over that period, with the Bronx experiencing the largest drop. Figure 3.16 reveals, however, that a number of neighborhoods still have a substantial percentage of mortgaged homes with underwater mortgages. Many of these neighborhoods are also the neighborhoods with a concentration of new foreclosure filings, shown in Figure 3.12.

**Figure 3.12: Lis Pendens Issued to One- to Four-Unit Buildings and Condominiums, 2014**



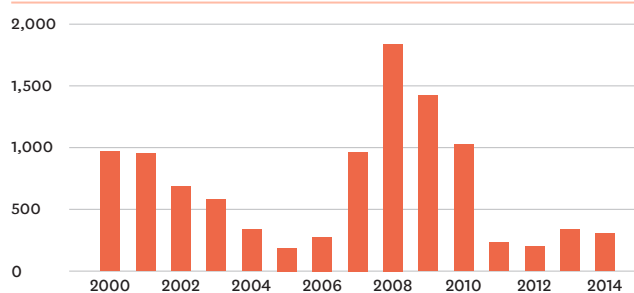
Sources: Public Data Corporation, NYU Furman Center

**Figure 3.13: Foreclosure Filings on One- to Four-Unit Buildings and Condominiums by Repeat Status, New York City**



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

**Figure 3.14: One- to Four-Unit Properties Entering REO, New York City**



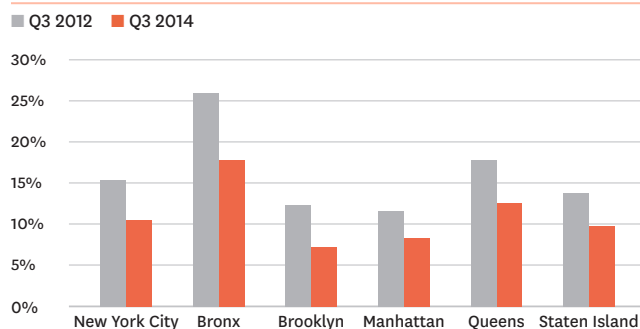
Sources: Public Data Corporation, New York City Department of Finance, NYU Furman Center

**Table 3.2: Pre-Foreclosure Notices Issued to One- to Four-Unit Properties and Condominiums**

	2011	2012	2013	2014	Percent Change 2013-2014
Bronx	8,770	8,956	8,456	5,459	-35%
Brooklyn	21,351	21,768	19,745	12,530	-37%
Manhattan	1,142	1,154	1,213	733	-40%
Queens	29,307	28,721	25,712	16,007	-38%
Staten Island	10,319	10,274	9,163	6,222	-32%
New York City	70,889	70,873	64,289	40,951	-36%

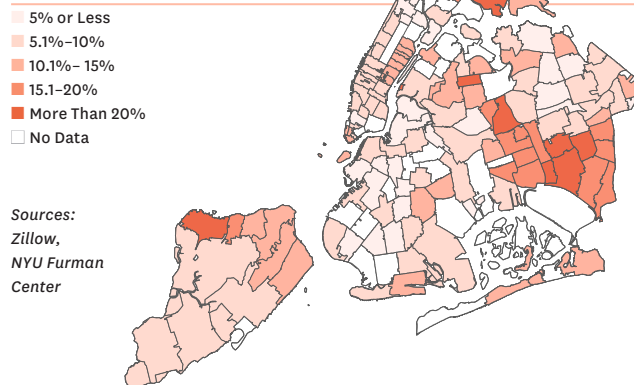
Sources: New York State Department of Financial Services, NYU Furman Center

**Figure 3.15: Percentage of Mortgaged, Owner-Occupied Homes with Underwater Mortgages, Q3 2012 and Q3 2014**



Sources: Zillow, NYU Furman Center

**Figure 3.16: Percentage of Mortgaged, Owner-Occupied Homes with Underwater Mortgages, Q3 2014**



Sources:  
Zillow,  
NYU Furman  
Center

# State of Renters and Their Homes

As rents rose and renters' incomes remained stagnant from 2012 to 2013, many New Yorkers continued to face heavy rent burdens. In 2013, roughly 30 percent of the city's renter households faced rental costs of 50 percent or more of their income.

## 1. Renters make up a majority of households.

In 2013, 2.1 million households in New York City rented their homes. Figure 4.1 shows that renters made up 68.0 percent of all city households in 2013. This share was far higher than in the United States as a whole, where 36.5 percent of households rented their homes in 2013.

New York City has always had a large share of renters, but this share has fluctuated somewhat in recent years. Figure 4.2 shows that the share of renters in New York City fell by 11 percentage points, from 76.6 percent to 65.6 percent, between 1980 and 2006. From 2006 to 2011, the rental share crept up to 68.7 percent, and then dropped slightly to 68.0 percent by 2013. In contrast, the national share of renters grew consistently between 2007 and 2013.

## 2. Rents continued to rise.

Renting an apartment in New York City is expensive and may be out of reach for many. The American Community Survey reports that the median monthly gross rent<sup>1</sup> paid by rental households in New York City in 2013 was \$1,244, about \$300 more than the median rent in the United States as a whole. Figure 4.3 shows that the median rent in New York City increased by 12 percent in real terms between 2005 and 2013.

Because many renters live in rent-stabilized apartments, receive rent subsidies, or simply get favorable terms as a result of long-term tenancy, the median gross rent paid by all New Yorkers may not reflect the experience of those looking for an apartment on the open market. The median asking rent of apartments advertised for rent on StreetEasy in 2013 was \$2,900—more than double the median rent paid by all renters in the city.<sup>2</sup>

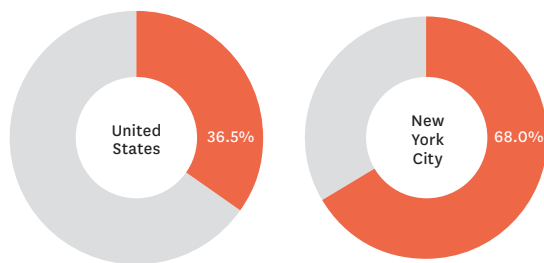
There is tremendous variation in asking rents across the city's neighborhoods. Figure 4.4 shows the median asking rent by community district in 2013. Median asking rents were highest in Manhattan and the neighborhoods closest to Manhattan. A home is commonly considered affordable if its occupants spend 30 percent or less of their income on rent. Table 4.1 shows that, in eight neighborhoods, the median asking rent met or exceeded \$3,000 a month, a level that would be unaffordable to any household that earned less than \$120,000 per year. Still, in 19 neighborhoods, the median asking rent for apartments on the market was \$1,500 or below.

## 3. Rents levels have increased faster than income.

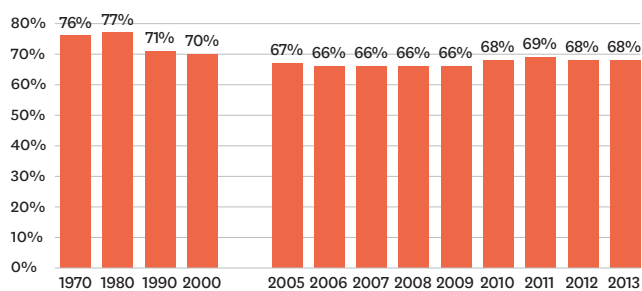
Over the past nine years, rent increases have far surpassed income growth. Figure 4.5 shows that between 2005 and 2013, the median rent increased by nearly 12 percent while the median income of renter households increased by only 2.3 percent, as measured in real terms. Further, while rents steadily increased during this period, incomes were more volatile. After rising from 2005 to 2008, median renter household income fell during the Great Recession, recovered slightly from 2011 to 2012, and then remained stagnant through 2013.

<sup>1</sup> 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 rent* in the Indicator Definitions and Rankings chapter.

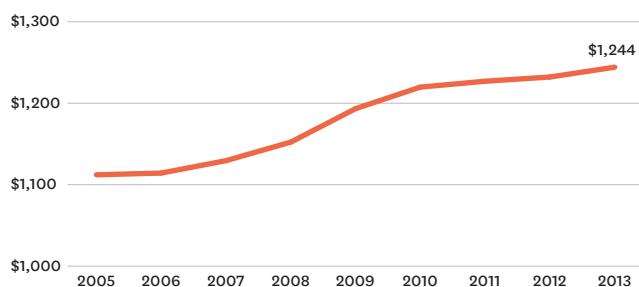
<sup>2</sup> This only reflects advertised rent levels, not the actual terms of leases.

**Figure 4.1: Renter Share of Households, 2013**

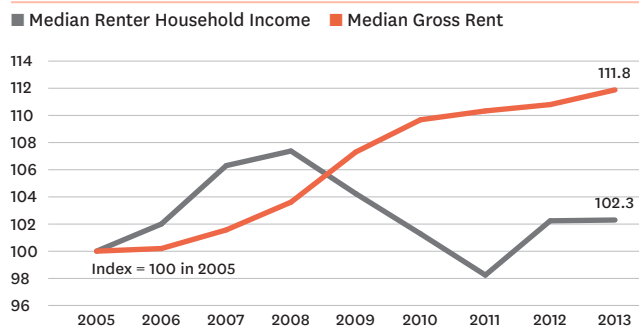
Sources: American Community Survey, NYU Furman Center

**Figure 4.2: Renter Share of Households, New York City**

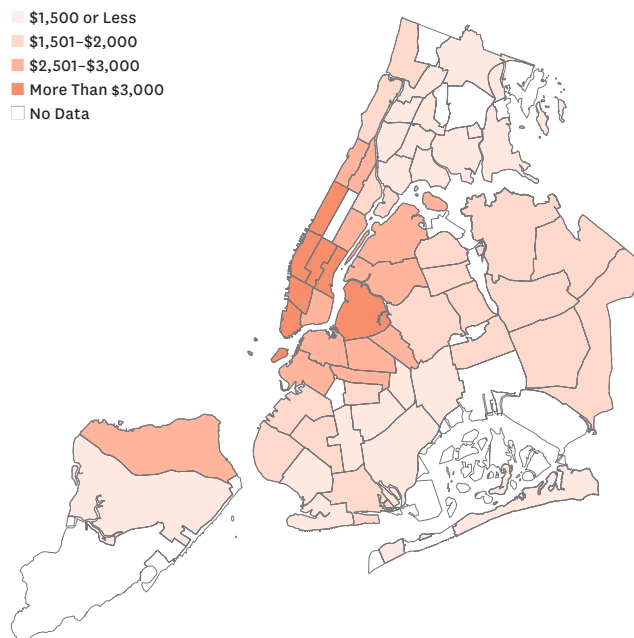
Sources: American Community Survey, NYU Furman Center

**Figure 4.3: Median Gross Rent (2014\$), New York City**

Sources: American Community Survey, NYU Furman Center

**Figure 4.5: Index of Median Gross Rent and Median Renter Household Income (2014\$), New York City**

Sources: American Community Survey, NYU Furman Center

**Figure 4.4: Median Asking Rent by Community District, 2013**

Sources: StreetEasy, NYU Furman Center

**Table 4.1: Top and Bottom 10 Median Asking Rent by Community District (Ranked by Rent Level), 2013**

Rank	Community District	Name	Median Asking Rent
<b>Top 10</b>			
1	MN 01	Financial District	\$3,750
2	MN 05	Midtown	\$3,655
3	MN 04	Clinton/Chelsea	\$3,468
4	MN 02	Greenwich Village/Soho	\$3,400
5	MN 06	Stuyvesant Town/Turtle Bay	\$3,195
6	BK 01	Greenpoint/Williamsburg	\$3,100
6	MN 07	Upper West Side	\$3,100
8	MN 03	Lower East Side/Chinatown	\$3,000
9	BK 02	Fort Greene/Brooklyn Heights	\$2,995
10	BK 06	Park Slope/Carroll Gardens	\$2,750
<b>Bottom 10</b>			
47	BX 10	Throgs Neck/Co-op City	\$1,350
48	BX 04	Belmont/East Tremont	\$1,325
49	BX 09	Parkchester/Soundview	\$1,313
50	BX 12	Williamsbridge/Baychester	\$1,300
51	QN 14	Rockaway/Broad Channel	\$1,218
52	BX 05	Highbridge/Concourse	\$1,185
53	BX 07	Kingsbridge Heights/Bedford	\$1,175
53	SI 02	South Beach/Willowbrook	\$1,175
55	BX 06	Fordham/University Heights	\$1,150
55	BX 02	Hunts Point/Longwood	\$1,150

Sources: StreetEasy, NYU Furman Center

Note: Three community districts, Morris Park/Bronxdale (BX 11), South Ozone Park/Howard Beach (QN 10), and Tottenville/Great Kills (SI 03), were excluded from this analysis because there were fewer than 30 rental listings in 2013. Only the 10 community districts with the highest and lowest median asking rents are shown here. Data for all 56 community districts with available data can be found on the community district data pages.

A household earning the median renter income of about \$41,450 in 2013 would be able to afford an apartment renting for \$1,036 or less if paying less than 30 percent of their income on rent. In 2013, 54 percent of renter households were rent burdened, facing housing costs equal to at least 30 percent or more of their income. Figure 4.6 suggests that this share has stopped rising in recent years. The 2013 rate was slightly lower than the rate in 2011,<sup>3</sup> but it remained high compared to historical trends. As recently as 2000, just 43.2 percent of renters were rent burdened.

#### **4. Compared to higher-income renters, a much larger share of low-income renters are rent burdened.**

A larger share of renters at all income levels faced rent burdens in 2013 than in 2000. However, not all renter households in New York City are equally likely to be burdened by high rents. Low-income renters are especially hard hit. Figure 4.7 shows that in 2013, more than 80 percent of very low-income renters were rent burdened, with about 42 percent of households making between 30 percent and 50 percent of the area median income (AMI) being severely rent burdened, or facing housing costs equal to half or more of their income. In 2013, nearly 55 percent of renter households earning between 51 percent and 80 percent of AMI (\$47,451–\$61,850 for a three-person household) were rent burdened, with nearly 10 percent facing a severe rent burden.

Compared to other household sizes, single-person households are the most likely to be rent burdened—61 percent faced rental housing costs equal to at least 30 percent of their income in 2013. Yet, Figure 4.8 shows that the rent-burdened share increased for households of all sizes since 2000, with the largest households seeing the greatest increases. The share of four-person households facing rental housing costs equal to 30 percent or more of their income increased from 39.6 percent in 2000 to 52.7 percent in 2013.

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

Another potential indicator of housing affordability challenges is the number of rental units recently on the rental market that were affordable to households at different income

levels. Of rental units that were *recently available* (occupied units whose tenants moved in less than five years before their survey date) in 2013, only about 476,700 units (51.7%) would be affordable to an appropriately-sized<sup>4</sup> household earning 80 percent of AMI. As Figure 4.9 shows, the share of available units affordable at this income level fell substantially since 2000, when just short of 70 percent of recently available units were affordable to an appropriately-sized household.

Households with income less than 50 percent of AMI may be eligible to use a housing choice voucher, although the total number of vouchers is limited. In 2013, about 122,000 low-income renter households (6.4% of all households in privately owned rental units) used federal housing choice vouchers<sup>5</sup> to supplement their rent. A household using a housing choice voucher in New York City may choose to live in any privately owned rental unit in the city that rents at a level less than or equal to the maximum payment standard, which is \$1,555 for a two-bedroom unit in 2015. The voucher holder has their rent payment capped at 30 percent of their income, and the federal government pays the remainder of the contract rent directly to the landlord. Households with a housing choice voucher may rent an apartment with a contract rent above the maximum payment standard if the household pays the difference between the payment standard and the contract rent, but pays no more than 40 percent of their income on rent.

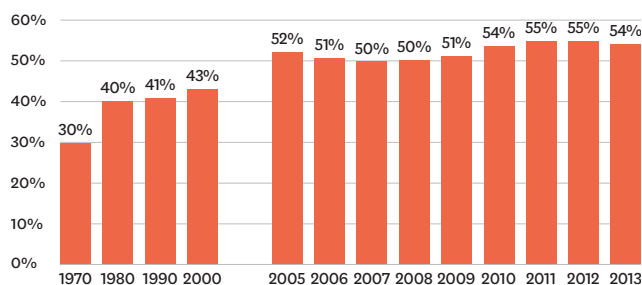
Although the housing choice voucher program allows a household to live in any apartment renting at the prices described above, these lower-rent apartments are not distributed evenly across the city, resulting in concentrations of voucher holders in some neighborhoods. Figure 4.10 and Table 4.2 illustrate the share of households in privately owned rental units using a housing choice voucher by sub-borough area. In four Bronx neighborhoods, more than 15 percent of all renter households used a housing choice voucher in 2013, while in five other neighborhoods across the city, less than one percent of households in privately owned rental units used a voucher.

<sup>4</sup> Our analysis of the affordability of recently available units is based in part on household size, because the income guidelines used by the U.S. Department of Housing and Urban Development's (HUD) subsidy programs differ by household size. In this affordability analysis, we determine the affordability of studio apartments (no bedrooms) for one-person households, one-bedroom units for two-person households, two-bedroom units for three-person households, and units with three or more bedrooms for four-person households. In the *State of New York City's Housing and Neighborhoods in 2013*, for this indicator, we determined affordability for recently available rental units using the three-person income limits. Because of these differences, Figure 4.9 in this edition of the report should not be compared to similar figures in previous editions. For more information on HUD's income guidelines, please see the Methods chapter.

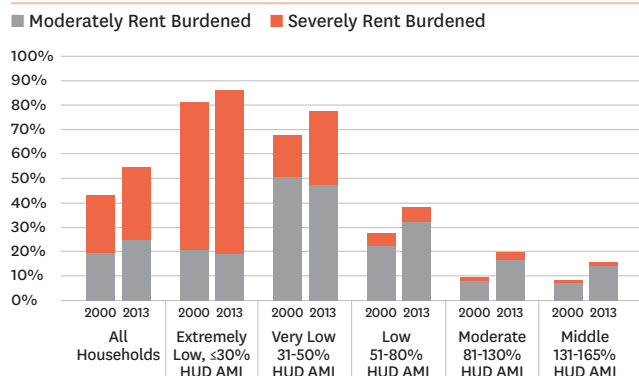
<sup>5</sup> These are sometimes known as Section 8 vouchers.

<sup>3</sup> The difference between the 2012 rate and the 2013 rate is within the margin of error for this data set, so these rates are not statistically significantly different from one another.

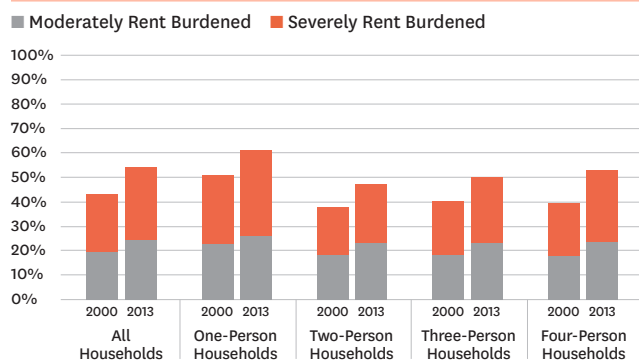


**Figure 4.6: Rent-Burdened Share of Households, New York City**

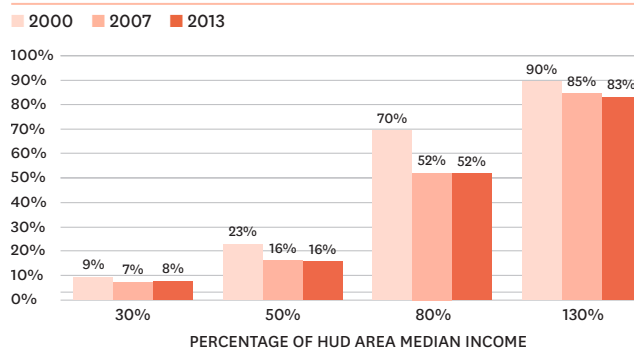
Sources: U.S. Census (1970-2000), American Community Survey (2005-2013), NYU Furman Center

**Figure 4.7: Rent-Burdened Households by Income, New York City**

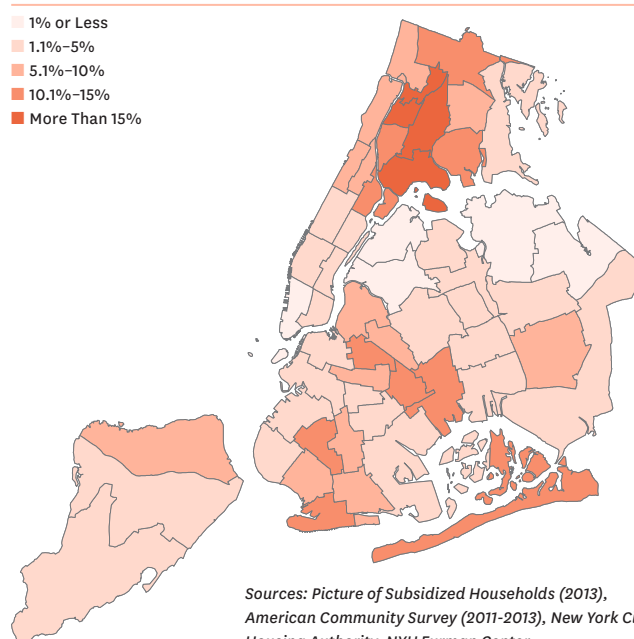
Sources: U.S. Census (2000), American Community Survey (2013), U.S. Department of Housing and Urban Development Section 8/HOME Program Income Guidelines, NYU Furman Center

**Figure 4.8: Rent-Burdened Share by Household Size, New York City**

Sources: U.S. Census (2000), American Community Survey (2013), NYU Furman Center

**Figure 4.9: Recently Available Rental Units Affordable to Appropriately-Sized Households, New York City**

Sources: U.S. Census (2000), American Community Survey (2007, 2013), U.S. Department of Housing and Urban Development Section 8/HOME Program Income Guidelines, NYU Furman Center

**Figure 4.10: Housing Choice Vouchers (Percent of Occupied, Privately Owned Rental Units) by Sub-Borough Area, 2013**

Sources: Picture of Subsidized Households (2013), American Community Survey (2011-2013), New York City Housing Authority, NYU Furman Center

**Table 4.2: Neighborhoods With the Highest Percentages of Housing Choice Voucher Holders (Percent of Occupied, Privately Owned Rental Units) by Sub-Borough Area, 2013**

Rank	Sub-Borough Area	Name	Voucher Share
1	BX 03, BX 06	Morrisania/Belmont	20.6%
3	BX 05	University Heights/Fordham	20.1%
4	BX 01, BX 02	Mott Haven/Hunts Point	16.4%
6	BX 05	Kingsbridge Heights/Mosholu	16.1%
7	BK 13	Coney Island	15.0%
8	BK 05	East New York/Starrett City	14.7%
9	BX 04	Highbridge/South Concourse	13.8%
10	BX 09	Soundview/Parkchester	13.7%
11	BK 16	Brownsville/Ocean Hill	13.0%
12	BX 12	Williamsbridge/Baychester	12.9%

Sources: Picture of Subsidized Households (2013), American Community Survey (2011-2013), New York City Housing Authority, NYU Furman Center



## 6. Vacancy rates remain low.

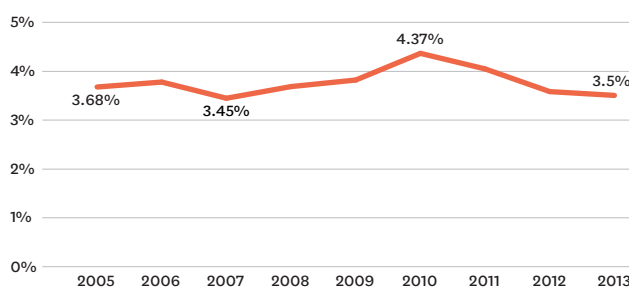
Despite new market-rate and subsidized rental housing construction, the rental vacancy rate remained low. Figure 4.11 shows that just 3.5 percent of New York City's rental units were vacant in 2013, the lowest rate since 2007.

Some households may respond to the lack of affordable housing by doubling up in the same unit with other households. Figure 4.12 shows that, in 2013, 4.4 percent of rental units in New York City were severely overcrowded, with 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. The severe crowding rate increased slightly in 2013, indicating that households appear to be coping with increasing rents in the city in part by sharing space.

## 7. The housing code violation rate increased slightly between 2013 and 2014.

Although affordability has been declining in recent years, housing quality as measured by housing code violations may be slowly improving. Figure 4.13 shows that, in 2014, the city issued about 210.8 housing code violations per 1,000 rental housing units. This was a slight increase from 2013, but still lower than any other year since 2004, the first full year during which the city's 311 hotline was fully operational.<sup>6</sup> Part of the 2014 increase may be due to a spike in heating complaints during January 2014, an abnormally cold month.

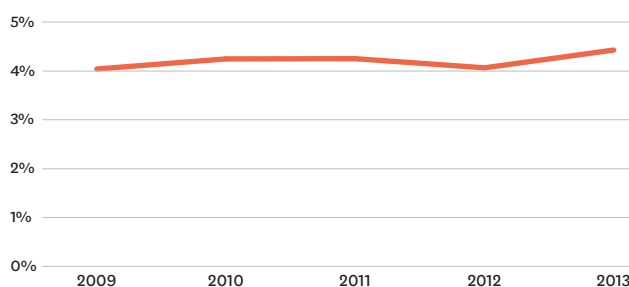
Figure 4.11: Rental Vacancy Rate, New York City



Note: The figures presented here are from the American Community Survey and are presented to illustrate annual changes in the rental vacancy rate. Please see this indicator's entry in the Indicator Definitions and Rankings chapter for a discussion of the difference between this rate and the official rate derived from the New York City Housing and Vacancy Survey used by the city.

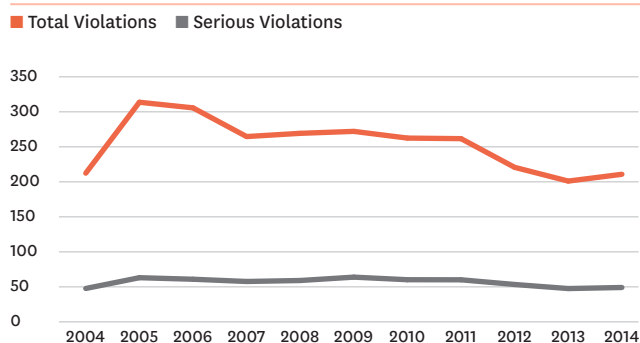
Sources: American Community Survey, NYU Furman Center

Figure 4.12: Severe Crowding Rate, New York City



Sources: American Community Survey, NYU Furman Center

Figure 4.13: New Housing Code Violations (per 1,000 Privately Owned Rental Units), New York City



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

<sup>6</sup> The 311 system is the source of most complaints that lead to housing code violations.

# State of Residents: Demographics, Income, and Wellbeing

Since 2000, the population of New York City became more diverse, older, and healthier. The city's median household income showed continued signs of recovery in 2013, but remained below the 2008 peak.

## 1. Demographics

### A) Adults made up a growing share of the city's population.

Between 2000 and 2013, the share of the city's population age 18 or older, including those aged 65 and older, grew, while the percentage under 18 declined. The proportion of the population aged 18 to 64—working age adults—grew the most, nearly two percentage points, to reach 66.0 percent of the city's population in 2013. As shown in Figure 5.1, the proportion of the population aged 65 and older grew slightly, by one percentage point, from 11.7 percent in 2000 to 12.8 percent in 2013. Children under age 18 made up over 24 percent of the city's residents in 2000 but just over 21 percent by 2013. The number of children fell as well, from 1.94 million in 2000 to 1.78 million in 2013, while the number of adults of all ages grew.

Some neighborhoods have experienced different shifts in their age distributions. Figure 5.2 depicts the change in the share of households with children in different neighborhoods. The share of households with at least one child increased between 2000 and 2011-2013 in several neighborhoods, despite the overall citywide decline in the number of children. Most of the neighborhoods that experienced an increase in the share of children were in parts of Manhattan south of 110th Street and western Brooklyn. No neighborhood experienced an increase in excess of five percentage points. In contrast, the share of households with children fell substantially, by more than five percentage points, in several sections of the city during this period—mainly in Upper Manhattan, the central and South Bronx, northwest Queens, and north and central Brooklyn.

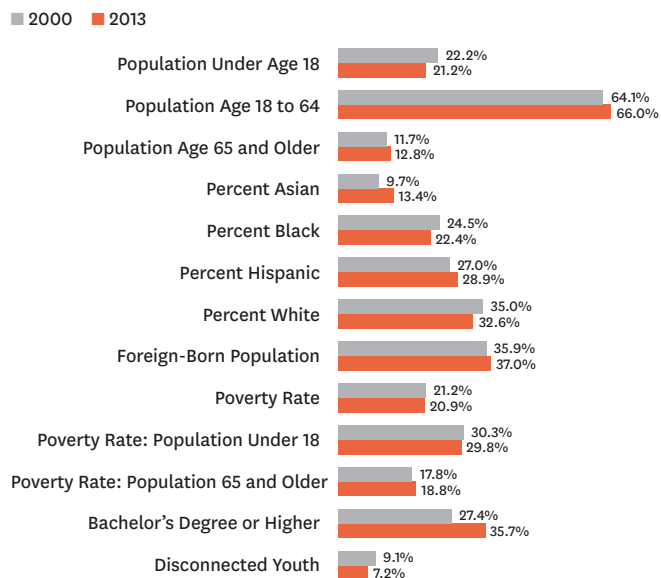
In most neighborhoods the share of the population aged 65 and older remained stable or increased slightly between 2000 and 2011-2013. Figure 5.3 maps these changes. The

Upper East Side (MN 08) experienced the largest growth in the percentage 65 or over of just more than five percentage points, and other increases occurred in Upper Manhattan, the western Bronx, northern and eastern Brooklyn, and southern and central Staten Island. A few neighborhoods experienced minor reductions in their shares of older adults. These include Greenpoint/Williamsburg (BK 01), three neighborhoods in southwest Brooklyn, Central Harlem (MN 10), and Rego Park/Forest Hills (QN 06). Two of these neighborhoods, Central Harlem and Greenpoint/Williamsburg, also had falling shares of households with children during the same period, indicating that they experienced significant boosts in their population of working-age adults aged 18 to 64.

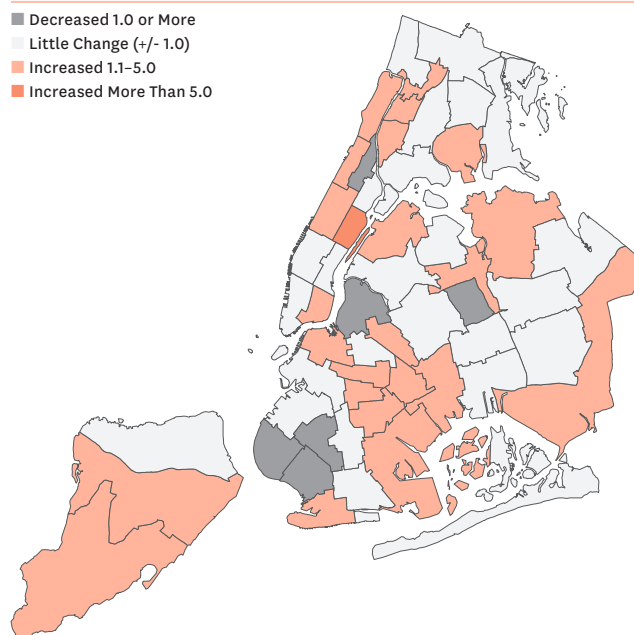
### B) New York's population became more diverse.

From 2000 to 2013, the city's Asian and Hispanic shares of population increased while white and black shares decreased. Of the four racial and ethnic categories shown in Figure 5.1, the proportion Asian grew the most, by almost four percentage points, from 9.7 percent of the city's population in 2000 to 13.4 percent in 2013. In 2000, whites made up 35 percent of the city's population, but as a result of the subsequent demographic changes, no race or ethnicity accounted for more than a third of the total population by 2013.

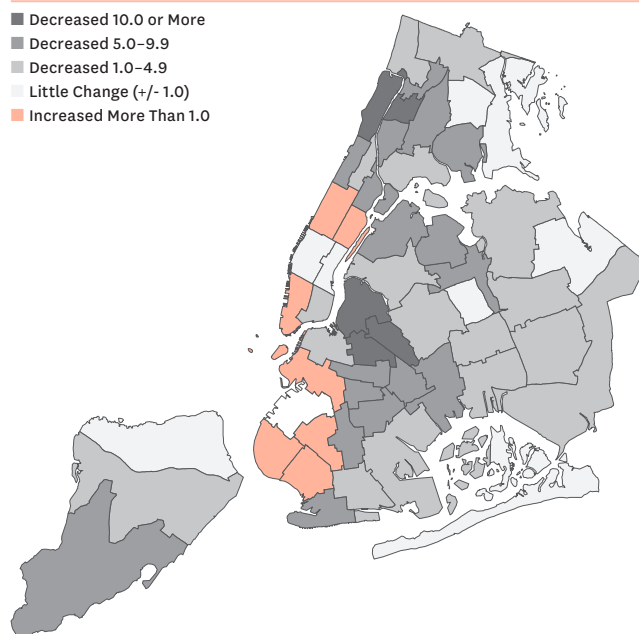
As shown in Figure 5.4, changes in the non-white share of population across community districts between 2000 and 2011-2013 were highly uneven. Northern and central Brooklyn, Upper Manhattan, and Astoria (QN 01) saw relatively large declines in their non-white population percentages during this period. Meanwhile, parts of the northern Bronx, southern Brooklyn, much of Queens, and Staten Island faced relatively large increases in their proportion non-white.

**Figure 5.1: Demographic Characteristics of New Yorkers**

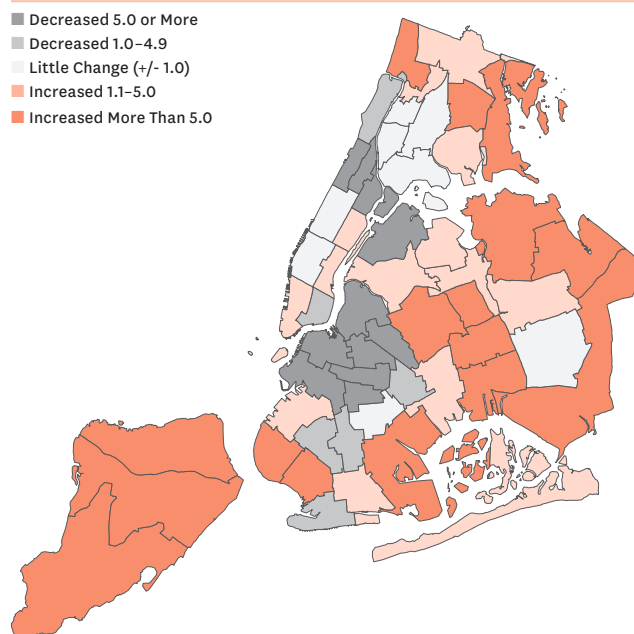
*Note: The Hispanic population may be of any race, while we define the Asian, black, and white populations as being non-Hispanic.*  
*Sources: U.S. Census (2000), American Community Survey (2013), NYU Furman Center*

**Figure 5.3: Percentage Point Change in Percentage of Population Age 65 and Older, 2000 to 2011-2013**

*Sources: U.S. Census (2000), American Community Survey (2011-2013), NYU Furman Center*

**Figure 5.2: Percentage Point Change in Percentage of Households with Children Under 18, 2000 to 2011-2013**

*Sources: U.S. Census (2000), American Community Survey (2011-2013), NYU Furman Center*

**Figure 5.4: Percentage Point Change in Percent Non-White Population, 2000 to 2011-2013**

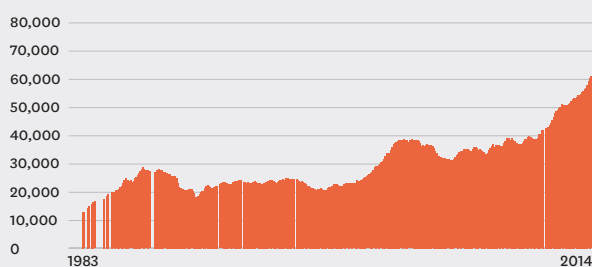
*Sources: U.S. Census (2000), American Community Survey (2011-2013), NYU Furman Center*

Accompanying the increase in racial and ethnic diversity in the city was a slight increase in the percentage foreign-born from 35.9 percent of the city's population in 2000 to 37 percent in 2013, as displayed in Figure 5.1. As shown in Figure 5.5, the proportion foreign-born increased outside of Lower and central Manhattan with some clusters of large increases occurring in the South and central Bronx and western Queens. Only a handful of neighborhoods experienced declines in their share foreign-born, with the largest drop occurring in Greenpoint/Williamsburg (BK 01).

### The Growth of Homelessness in New York City

The population of the city's homeless shelters showed consistent year-over-year increases between December 2005 and December 2014. At the end of 2014, just over 60,939 people lived in a homeless shelter—roughly 7,800 more than in December 2013 and nearly 30,000 more than in December 2005. Since 1983, the city has experienced only two other major periods of growth in the homeless population—the first between 1983 and 1987, and the second between 1997 and 2003. Still, both those earlier peak levels were far lower than levels seen in 2014.

Figure: Homeless Shelter Population, New York City



Sources: New York City Department of Homeless Services, NYU Furman Center

## 2. Income, Poverty, and Inequality

Despite continued overall economic gains, not all New Yorkers have benefited and many continue to struggle to make ends meet. Income inequality was higher in 2013 than it was at any point over the past two decades.

### A) The metropolitan area economy continued to grow.

The New York metropolitan area economy continued to grow since 2009, though at a slower rate than that of U.S. metropolitan areas as a whole, as shown in Figure 5.6. The combined gross domestic product (GDP) of all U.S. metropolitan areas grew in real terms by nine percent between 2009 and 2013, and by 2.2 percent between 2012 and 2013. At the same time, the New York metropolitan area GDP expanded less, by about 6.7 percent since 2009 and by one percent since 2012, to reach a total of \$1.378 billion in 2013, the latest year in which GDP data are available for individual metropolitan areas. Despite the growth in the regional economy, not all New Yorkers have benefited from this expansion.

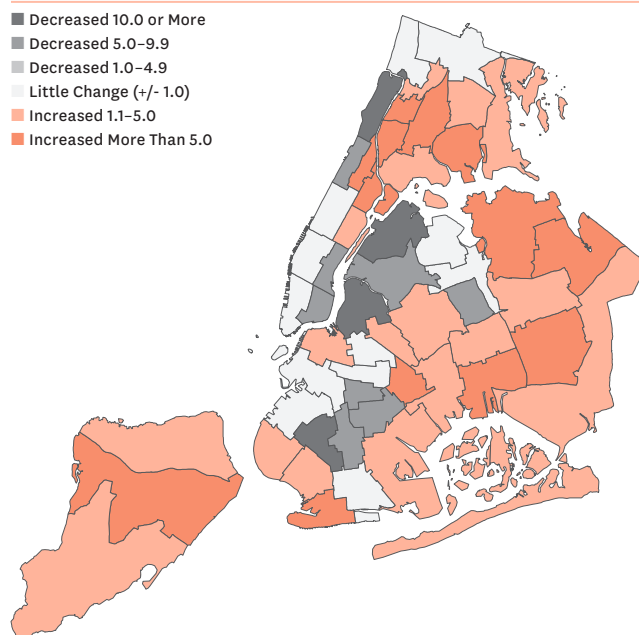
### B) The typical household's income is recovering weakly.

Even as the median household income grew slowly between 2011 and 2013, it remained well below its pre-recession peak, as seen in Figure 5.7. The inflation-adjusted income earned by the typical household in New York City grew after the early 2000s to a pre-recession high of \$56,416 in 2008, just above its 2000 level of \$56,299.<sup>1</sup> After last decade's recession, the median household income fell precipitously, hitting a trough of \$51,959 in 2011. Since then, it has grown by just under one percent annually to reach \$52,914 in 2013, remaining well below pre-recession levels.

Since 2000, the majority of the city's neighborhoods experienced declines in median household income while a handful saw some income growth. Figure 5.8 maps inflation-adjusted changes in the median household income by neighborhood between 2000 and 2011-2013. The mean decline in the median household income across all neighborhoods was about 7.3 percent over this period. In 2011-2013, many neighborhoods suffered declines that were considerably larger—with some seeing declines greater than

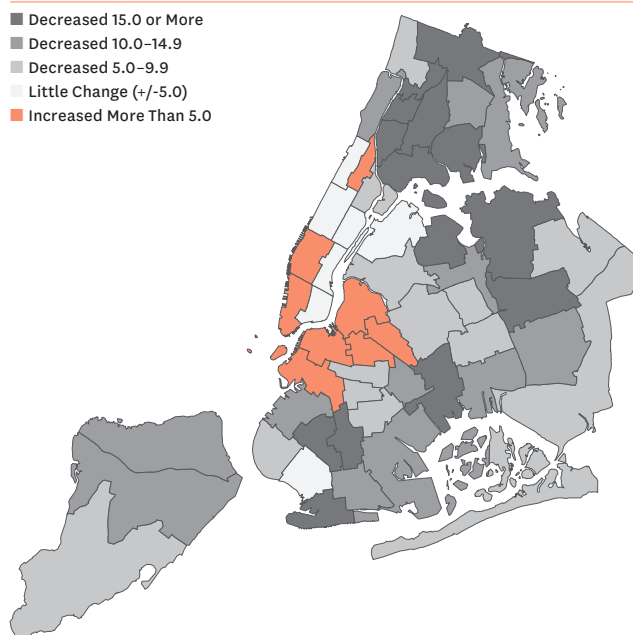
<sup>1</sup> Reported income in the 2000 decennial Census corresponds to income earned in 1999.

**Figure 5.5: Percentage Point Change in Percentage Foreign-Born, 2000 to 2011-2013**



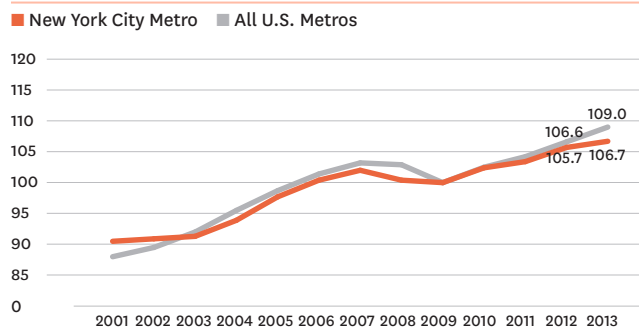
Sources: U.S. Census (2000), American Community Survey (2011-2013), NYU Furman Center

**Figure 5.8: Percent Change in Sub-Borough Area Median Household Income, 2000 to 2011-2013**



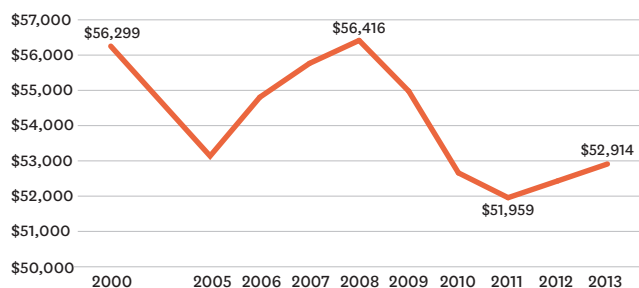
Sources: U.S. Census (2000), American Community Survey (2011-2013), NYU Furman Center

**Figure 5.6: Index of Real Gross Domestic Product, All U.S. Metros vs. New York City Metro Area (Index = 100 in 2009)**



Sources: Bureau of Economic Analysis, NYU Furman Center

**Figure 5.7: Median Household Income (2014\$), New York City**



Sources: Bureau of Economic Analysis, NYU Furman Center

10 percent. These areas include the South Bronx, northern Queens, southeastern Brooklyn, and northern Staten Island. Meanwhile, several neighborhoods experienced an increase in their median income in excess of five percent. These increases were concentrated in northwest Brooklyn, the west side of Manhattan south of 59th Street, and Central Harlem (MN 10). Much of the rest of Manhattan saw little change in their median household income, except for Washington Heights/Inwood (MN 12) and East Harlem (MN 09) where the median income fell.

### **C) The poverty rate fell slightly between 2012 and 2013.**

As the median income rose slightly between 2012 and 2013, the city's poverty rate also fell marginally. Figure 5.9 plots the city's poverty rate and the rates for children and older adults between 2000 and 2013. In 2000, 21.2 percent of the city's population had an income below the federal poverty line. The poverty rate fell during the early- and mid-2000s, hitting a low of 18.2 percent in 2008. Afterward, the poverty rate grew steadily back to 21.2 percent in 2012. Since then, the poverty rate fell marginally to 20.9 percent in 2013.

The poverty rate for children under 18 and for adults 65 and older, two potentially vulnerable populations, exhibited some divergence from the dominant trends. Historically, the poverty rate for children has been higher than that for the whole population; in 2013, 29.8 percent of children were below the poverty line. Further, from 2000 to 2013, the poverty rate for children fluctuated more than the overall poverty rate. The poverty rate for older adults rose between 2000 and 2005 as the overall poverty rate fell. While the overall poverty rate started to increase after its 2008 low, the poverty rate for older adults continued to fall until 2010, when 17.2 percent of adults aged 65 and older were under the poverty line. The rate for older adults increased to 19.0 percent in 2011 and has remained somewhat stable since then, falling slightly to 18.8 percent in 2013.

### **D) Income inequality remained high.**

The distribution of income shifted between 2000 and 2013 as the citywide median income declined. During this period, the share of households earning a moderate or middle income fell, the share earning low incomes increased, and the proportion earning the highest incomes stayed about the same. Figure 5.10 shows the distribution of income in 2000 and 2013. The percentage of households earning between \$40,001 and \$100,000 fell by almost three percentage points in this period. Meanwhile, the share of households with an income of \$40,000 or less grew by nearly the same amount. In addition, the share of households earning more than \$100,000 remained generally stable, although the percentage among them earning up to \$250,000 fell slightly, while the share earning more than \$250,000 marginally increased. As the city's population grew over those 13 years, the absolute number of households who earned more than \$100,000 grew

substantially, by almost 30,000 households. The number of households earning \$40,000 or less grew even more over this period—by just over 120,000.

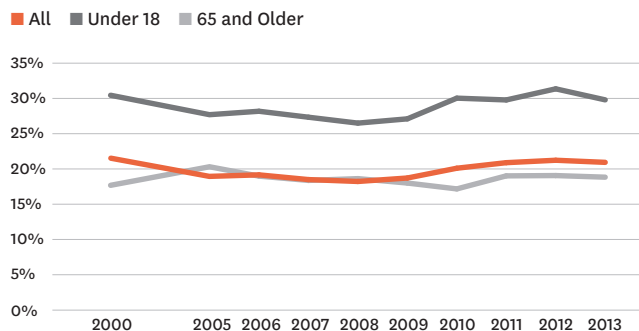
Using the income diversity ratio—a measure that shows how much a household in the 80th percentile of the income distribution earns relative to a household in the 20th percentile—income inequality has remained elevated since the onset of the recession. Figure 5.11 reveals how this measure has changed since 1990. In 1990, the income diversity ratio of 5.5 meant that the 80th percentile household earned 5.5 times more income than the household at the 20th percentile of the income distribution. The income diversity ratio increased over the next 15 years to reach 6.1 in 2005 as the city's economy expanded. This period was followed by a decline in the ratio in 2007 as a result of an increase in the 20th percentile income. However, as the economy first suffered and then began to recover from the recession, the earnings of households at the lower end of the household income distribution fell more than those at the top in percentage terms. By 2013, the income diversity ratio reached 6.2, the highest level in the past two decades.

## **3. Education and the Labor Force**

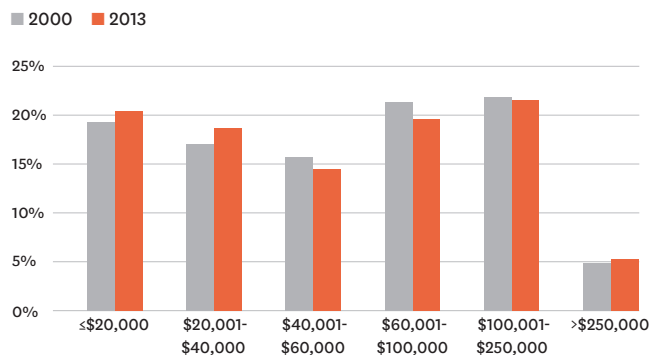
### **A) The proportion of college-educated New Yorkers continued to grow.**

The share of New Yorkers aged 25 and older with a four-year degree or higher increased from 34.7 percent in 2012 to 35.7 percent in 2013, continuing a trend observed since 2000, when 27.4 percent of adults had at least a bachelor's degree (Figure 5.1). Between 2000 and 2011-2013, all neighborhoods experienced an increase in their percentages of college-educated adults, and a few showed large gains in excess of 15 percentage points. These increases occurred in Greenpoint/Williamsburg (BK 01), Fort Greene/Brooklyn Heights (BK 02), and Crown Heights/Prospect Heights (BK 08) in Brooklyn; East Harlem (MN 09) and Central Harlem (MN 10) in Manhattan; and Astoria (QN 01) in Queens. Further, most of Manhattan, northern and western Brooklyn, and western Queens showed increases of 10 percentage points or more. No neighborhoods in the Bronx or Staten Island experienced growth of more than 10 percentage points in their proportion of residents with college degrees.

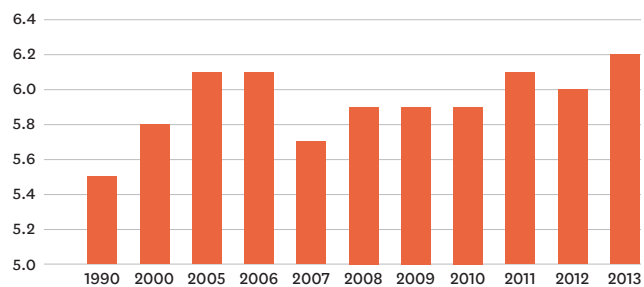


**Figure 5.9: Poverty Rate by Age, New York City**

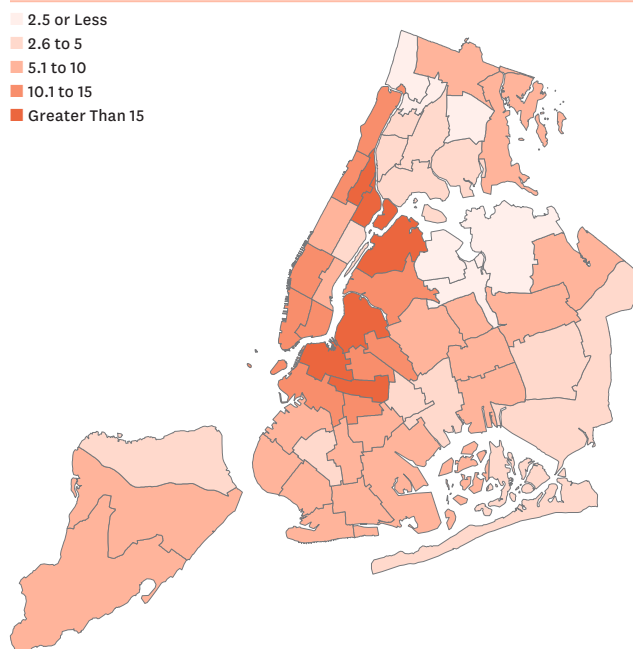
Sources: U.S. Census (2000), American Community Survey (2005-2013), NYU Furman Center

**Figure 5.10: Household Income Distribution, New York City**

Sources: U.S. Census (2000), American Community Survey (2013), NYU Furman Center

**Figure 5.11: Income Diversity Ratio, New York City**

Sources: U.S. Census (1990, 2000), American Community Survey (2005-2013), Integrated Public Use Microdata Series (1990, 2000), NYU Furman Center

**Figure 5.12: Percentage Point Change in Percentage of Residents With a Bachelor's Degree or Higher, 2000 to 2011-2013**

Sources: U.S. Census (2000), American Community Survey (2011-2013), NYU Furman Center

### **B) Labor force participation remained largely the same between 2012 and 2013.**

The labor force participation rate, the percentage of civilians aged 18 to 64 who are employed or actively looking for work, declined marginally between 2012 and 2013. This decline of 0.1 percentage points was smaller than the decline of 0.3 percentage points observed for the country as a whole in the same period. Figure 5.13 displays the evolution of the labor force participation rate in New York City and in the U.S. between 2000 and 2013. Before 2011, the city's labor force participation rate was typically lower than that for the country as a whole, but the gap between the local and national rates closed steadily since 2000 during last decade's recession. By 2012 the gap in the labor force participation rate between the city and the country as a whole had vanished.

### **C) The city's unemployment rate continued to fall.**

The unemployment rate in New York City fell from 7.5 percent to 6.4 percent between 2013 and 2014, a 0.9 percentage point drop similar to the decline experienced nationwide. Figure 5.14<sup>2</sup> compares the local and national unemployment rates since 2000. Between 2000 and 2006, the unemployment rate in the city was consistently greater than in the country as a whole. The largest difference of 2.7 percentage points arose in 2002 as a result of the sluggish metropolitan economy, as observed through the metropolitan GDP in Figure 5.6. The unemployment rate in the city and in the country as a whole exhibited relatively similar trends between 2006 and 2010. While the national unemployment rate continued to drop after 2010, the rate in the city fluctuated around nine percent in 2011 and 2012, after which it fell steeply, mirroring the nationwide trend. By 2014, the city's unemployment rate still remained one percentage point higher than in the country as a whole.

<sup>2</sup> In order to provide more timely estimates of the citywide unemployment rate, this figure uses data from the Bureau of Labor Statistics. This data source differs from the unemployment rate presented in Part 3, which uses data from the American Community Survey to produce neighborhood-level estimates for sub-borough areas. The two sources come from different surveys and should not be compared.

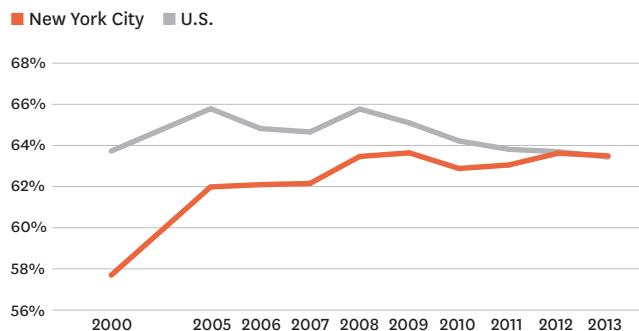
### **D) Older teens in the city were more likely to be enrolled in school or attached to the labor force.**

In 2013, the percentage of disconnected youth, people aged 16 to 19 who were neither enrolled in school nor participating in the labor force, was 7.2 percent, a share much lower than in 2000, when 9.1 percent of these older teens were neither in school nor in the labor force. This decline between 2000 and 2013 masked an increase during last decade's recession, illustrated for each borough in Figure 5.15. Both the Bronx and Manhattan saw notable increases in their percentage of disconnected youth, which grew by 3.0 and 2.8 percentage points respectively between 2005-2007 and 2008-2010. These shares remained generally stable in Brooklyn and Queens, and the percentage of disconnected youth grew by only half a percentage point in Staten Island. By 2011-2013, with the exception of Brooklyn, in each of the boroughs the percentage of disconnected youth either returned to its pre-recession level or, in the case of Queens, remained generally stable. In Brooklyn, however, the percentage of disconnected youth fell by more than a percentage point between 2008-2010 and 2011-2013 after staying steady through the recession.

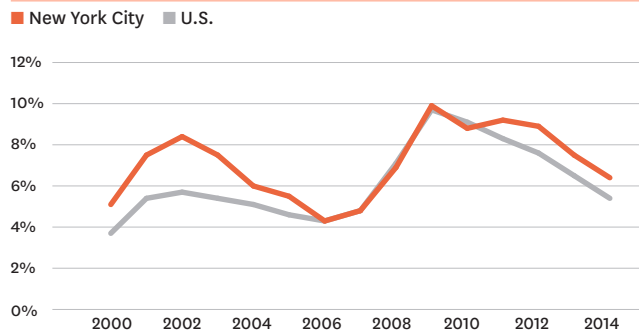
## **4. Health**

### **A) Fewer New Yorkers were hospitalized for asthma.**

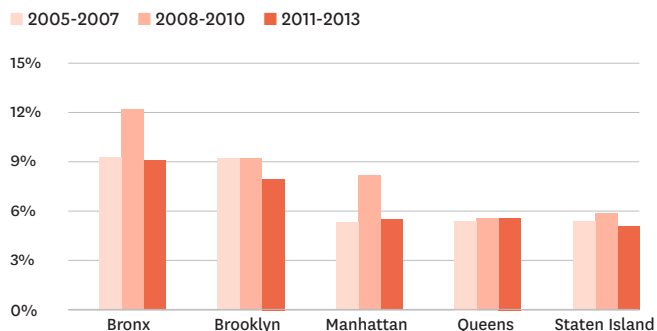
The asthma hospitalization rate in 2012 continued to decline, hitting its lowest recorded level since 2000 of 2.7 hospitalizations per 1,000 residents from a level of 3.3 hospitalizations per resident in 2000. The drop in the rate of 0.4 hospitalizations per 1,000 residents observed between 2006 and 2012 was twice as large as the 0.2 drop experienced between 2000 and 2006. While clear racial disparities in asthma hospitalization persist, the overall decrease citywide in asthma hospitalizations was primarily driven by decreases among black and Hispanic residents. As Figure 5.16 illustrates, the percentage of blacks and Hispanics hospitalized declined by 0.3 and 0.4 percentage points between 2006 and 2012. In comparison, asthma hospitalizations for Whites and Asians only decreased by 0.2 and 0.1 percentage points.

**Figure 5.13: Labor Force Participation Rate, New York City and U.S.**

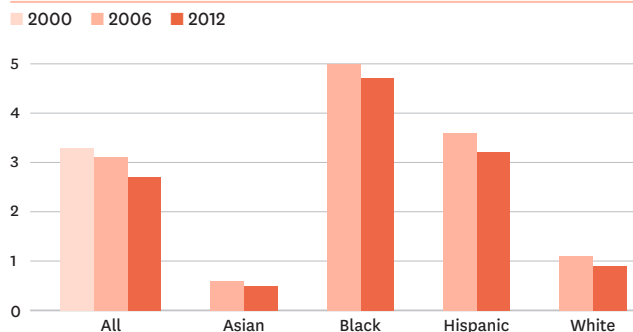
Sources: U.S. Census (2000), American Community Survey (2005-2013), NYU Furman Center

**Figure 5.14: Annual Average Unemployment Rate, New York City and U.S.**

Sources: Bureau of Labor Statistics, Local Area Unemployment Statistics, NYU Furman Center

**Figure 5.15: Disconnected Youth by Borough, New York City**

Sources: American Community Survey (3-Year Estimates), NYU Furman Center

**Figure 5.16: Asthma Hospitalization Rate (Per 1,000 Residents), New York City**

Sources: New York State Department of Health Statewide Planning and Research Cooperative System (2006, 2012), Infoshare (2000), U.S. Census (2000), American Community Survey (2006, 2012), NYU Furman Center

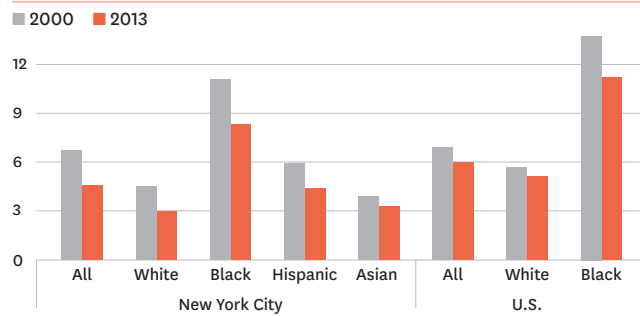
### B) The city's infant mortality rate continued to fall and is now well below the national rate.

The city's infant mortality rate, which reports the number of infants dying before reaching one year of age per 1,000 live births in a given year, fell from 6.7 in 2000 to 4.6 in 2013. This citywide decline of 2.1 infant deaths per 1,000 births was much larger than the national drop of 0.9 infant deaths per 1,000 births over the same period. After being nearly equal in 2000, the city rate in 2013 was well below that of the U.S. As illustrated in Figure 5.17,<sup>3</sup> reductions in the infant mortality rate occurred for all races/ethnicities in the city, with infants born to black mothers experiencing the largest drop—2.8 infant deaths per 1,000 births. Infants born to white and Hispanic mothers showed declines in mortality of 1.5 infant deaths per 1,000 births, and infants born to Asian mothers had the lowest reduction of 0.6 infant deaths per 1,000 births. Relative to the reduction in the rates observed in the country as a whole for blacks and whites, the decline in the mortality rate of infants born to black mothers in New York was similarly large, while the rate for infants born to white mothers fell more in the city than in the country as a whole. In 2013, clear racial disparities in the infant mortality rate persisted in the city. Hispanics had a rate that exceeded that of whites by 1.4 infant deaths per 1,000 births while the gap for blacks was even larger, at 5.3 infant deaths per 1,000 births.

### C) New Yorkers live longer but gender and racial disparities persist.

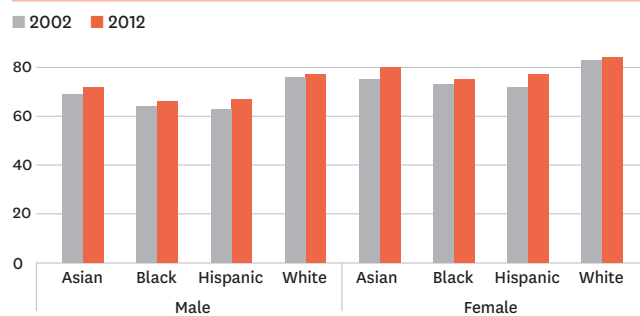
Life expectancies increased for both men and women between 2002 and 2012, and large disparities by gender persisted. In 2012, women lived longer than men and this difference was greatest among Hispanics, with a gap of ten years, and smallest for whites with a gap of seven years. The gender gap widened by a year for Hispanics and by two years for Asians, but remained steady for whites and blacks. Furthermore, large disparities within gender by race also persist. Of all women in 2012, white women lived longest at 84 years, followed by Asian women at 80 years, Hispanic women at 77 years, and then black women at 75 years. The same pattern exists across races/ethnicities for males. The racial/ethnic groups that had the largest gains in median life span between 2002 and 2012 were Hispanics (for both men and women) and Asians (especially females).

Figure 5.17: Infant Mortality Rate (Per 1,000 Births) by Race/Ethnicity of Mother, New York City



Sources: New York City Department of Health and Mental Hygiene, U.S. Centers for Disease Control and Prevention, NYU Furman Center

Figure 5.18: Median Life Span (Years) by Race/Ethnicity, New York City



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

3 Our U.S. Centers for Disease Control and Prevention source on national infant mortality by race does not provide tabulations for Asian or Hispanic mothers.

# State of Neighborhood Services and Conditions

Indicators of school performance and public safety continued to improve in New York City. Meanwhile, the share of commuters using transit increased citywide, as did the share of bicycle commuters.

## 1. Elementary and Middle Schools and Student Performance

### A) Proficiency rates in both math and English language arts improved in public elementary and middle schools between 2013 and 2014.

Starting in the 2012-2013 school year, New York State administered new annual exams designed to assess third through eighth graders' performance according to the new Common Core Learning Standards.<sup>1</sup> Compared to tests administered the previous year, markedly fewer students scored *proficient* or above on the new tests. However, students' test scores improved in every borough between the first and second years in which the Common Core-based exams were administered.

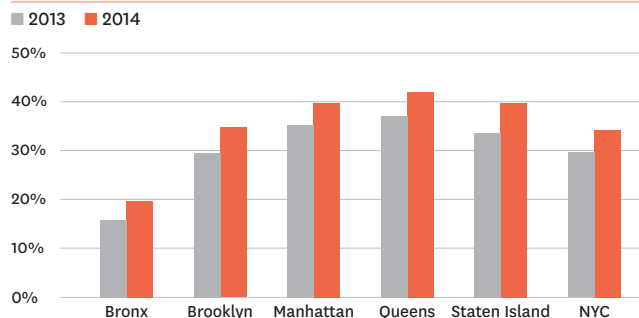
Figures 6.1 and 6.2 show the percentage of students in grades three through eight scoring at or above a proficient level in math and English language arts, respectively, in the school years ending in 2013 and 2014. Students in Queens were more likely to perform at grade level in math than students in any other borough, with 42 percent scoring at or above proficient, while Manhattan had highest percentage performing at grade level in English language arts (34.8%). Students in Staten Island showed the greatest gains between 2013 and 2014 in math proficiency, while those in Brooklyn improved the most in English language arts. Students in the Bronx were less likely than those in other boroughs to perform at grade level in both subjects, and they made the smallest gains between 2013 and 2014.

### B) There was significant variation in math and English language arts proficiency across school districts.

Figure 6.3 shows the variation in math proficiency rates across districts, and Figure 6.4 shows proficiency rates in English language arts. A majority of students performed at grade level in math in only four of New York City's 32 districts: district 2 in Manhattan (Financial District/Midtown/Upper East Side), district 20 in Brooklyn (Bay Ridge/Borough Park/West Bensonhurst), and districts 25 and 26 in Queens (Flushing/Whitestone/Kew Gardens Hills and Fresh Meadows/Bayside/Bellerose). Only in districts 2 and 26 did a majority of students score at or above proficient in English in 2014. Fewer than one in five students performed at grade level in math in eastern Brooklyn, central Harlem, and portions of the central and southern Bronx, while fewer than one in five performed at grade level in English language arts in eastern and central Brooklyn, northern Manhattan, and every district in the Bronx.

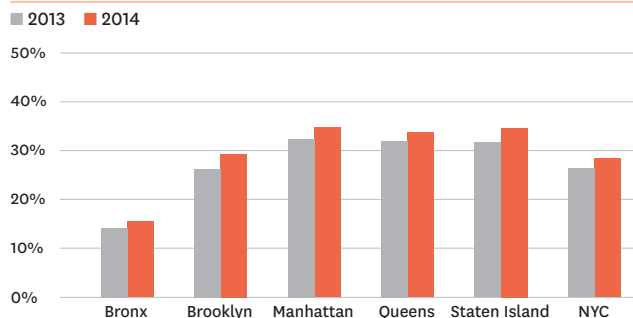
<sup>1</sup> All figures in this section refer to New York City District schools, which do not include public charter schools.

**Figure 6.1: Students (Grades Three through Eight) Performing at Grade Level in Math**



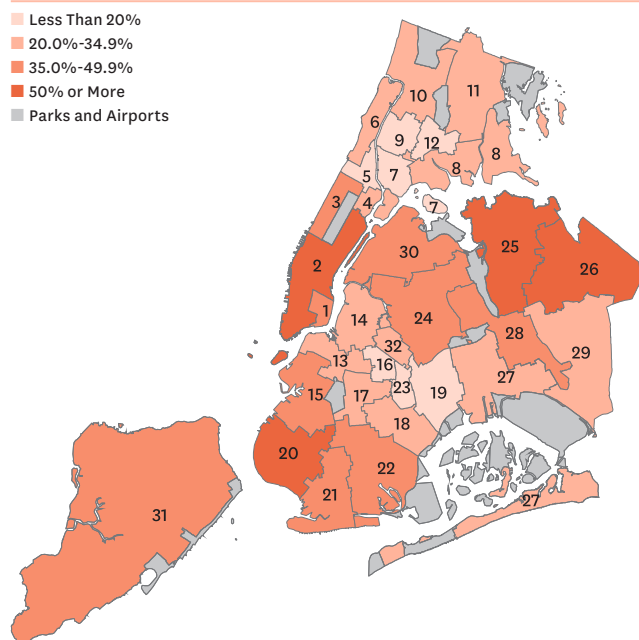
Sources: New York City Department of Education, NYU Furman Center

**Figure 6.2: Students (Grades Three through Eight) Performing at Grade Level in English Language Arts**



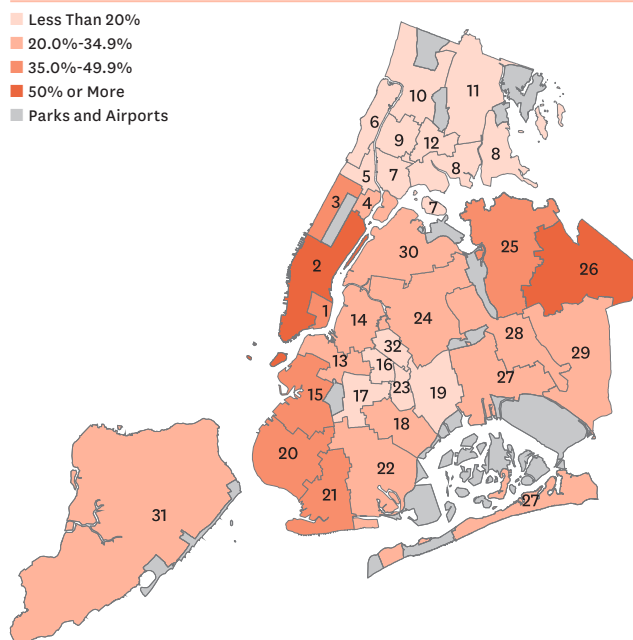
Sources: New York City Department of Education, NYU Furman Center

**Figure 6.3: Share of Students in Grades Three through Eight Performing at Grade Level in Math by School District, 2014**



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

**Figure 6.4: Share of Students in Grades Three through Eight Performing at Grade Level in English Language Arts by School District, 2014**



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



It is difficult to measure longer-term changes in school performance, as the state tests have changed dramatically in recent years.<sup>2</sup> Rather than looking at changes in proficiency rates, we instead ranked each district's performance in math and English language arts in 2000 and 2014, and compared districts' rankings in those two years. The districts with the greatest changes in rank in each subject are listed in Table 6.1 and Table 6.2. Three districts, all in Manhattan, stand out for their improved ranks in both math and English: districts 1 (Lower East Side), 3 (Upper West Side/Morningside Heights), and 4 (East Harlem). Each of these districts moved up at least six places between 2000 and 2014 in both subjects. In addition, districts 15 (Carroll Gardens/Park Slope/Sunset Park) and 13 (Brooklyn Heights/Prospect Heights/Clinton Hill) in Brooklyn improved notably in English language arts compared to other districts in the city, while districts 9 (Concourse/Highbridge/University Heights) and 10 (Fordham/Norwood/Riverdale) in the Bronx moved up four spots in math between 2000 and 2014. District 18 (Canarsie/Remsen Village) in Brooklyn experienced the greatest relative declines in both English language arts and math rank since 2000.

## 2. High School Graduation Rates

### A) After dropping between 2010 and 2012, the high school graduation rate rebounded between 2012 and 2014.

The share of New York City high school students who graduate on time (by the end of June of their class year, which is four years after they matriculate in ninth grade) increased by more than 10 percentage points between 2005 and 2014 (to 64.2%), as shown in Figure 6.5. Citywide graduation rates dipped slightly from the class of 2010 to the class of 2012, but more than recovered by the class of 2014.

More than three-quarters of the class of 2014 in Staten Island graduated on time, while less than 55 percent in the Bronx graduated on time. While all boroughs experienced dips in on-time graduation rate after 2010, the Bronx was the only borough not to have fully recovered by 2014, with 56.1 percent of the class of 2010 graduating on time, and only 54.7 percent of the class of 2014 graduating on time.

### B) In all five boroughs, fewer students dropped out of high school, and more received Regents diplomas in 2014 compared to 2005.

Between 2005 and 2014, the citywide dropout rate (defined as the share of students who have not graduated and are also not still enrolled in school as of June 30, four years after entering ninth grade) declined by 6.5 percentage points, as Figure 6.6 illustrates. In 2012, the New York State Board of Regents implemented a policy to end issuing local (that is, non-Regents) diplomas. Accordingly, the percentage of students receiving a Regents diploma increased during that period by 25.4 percentage points, to 60.6 percent. In 2014, Staten Island continued to have the highest percentage of Regents graduates (69.6%) while the Bronx, despite gains, had the lowest (50.5%). Students in Staten Island were also most likely to graduate with a Regents diploma with advanced distinction, although that rate has not changed significantly since 2005. The share receiving Regents diplomas with advanced distinction increased by nearly three percentage points citywide since 2005 and by more than four percentage points in Queens, a larger gain than in any other borough. Students in the Bronx are notably less likely to receive an advanced Regents diploma than in any other borough, with a rate more than seven percentage points lower than for the city as a whole.

<sup>2</sup> In addition to the implementation of the Common Core standards, in 2010 the state increased the score required to meet the level of proficiency in each subject.

**Table 6.1: Districts with Greatest Increases and Decreases in Rank for Math Proficiency**

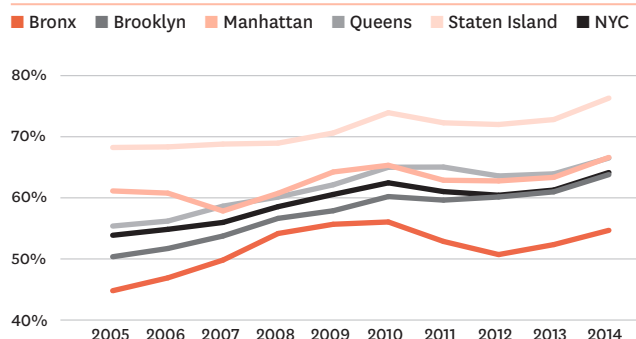
Rank of Change in Rank	Borough	District	Name	Math Rank 2000	Math Rank 2014	Change in Math Rank
<b>Greatest Increases</b>						
1	MN	1	Lower East Side	17	8	+9
2	MN	4	East Harlem	23	16	+7
3	MN	3	Upper West Side, Morningside Heights	12	6	+6
4	BX	9	Concourse/Highbridge/University Heights	31	27	+4
5	BX	10	Fordham/Norwood/Riverdale	25	21	+4
<b>Greatest Decreases</b>						
28	BK	22	Flatbush/Flatlands/Sheepshead Bay	7	12	-5
29	BK	32	Bushwick	20	25	-5
30	BK	16	Stuyvesant Heights	26	31	-5
31	SI	31	Staten Island	6	13	-7
32	BK	18	Canarsie/Remsen Village	13	22	-9

Sources: New York State Department of Education, NYU Furman Center

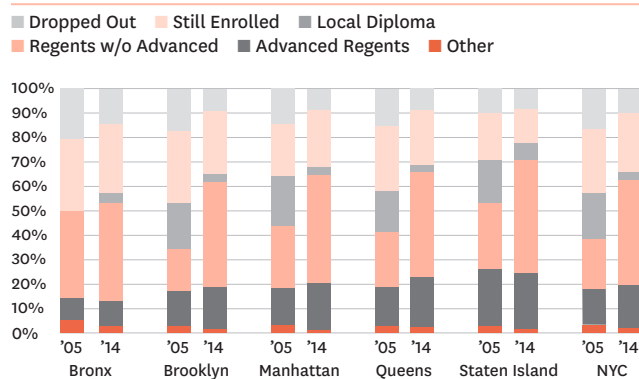
**Table 6.2: Districts with Greatest Increases and Decreases in Rank for English Language Arts (ELA) Proficiency**

Rank of Change in Rank	Borough	District	Name	ELA Rank 2000	ELA Rank 2014	Change in ELA Rank
<b>Greatest Increases</b>						
1	MN	1	Lower East Side	18	8	+10
2	MN	3	Upper West Side, Morningside Heights	11	3	+8
3	BK	15	Carroll Gardens/Park Slope/Sunset Park	13	5	+8
4	MN	4	East Harlem	24	18	+6
5	BK	13	Brooklyn Heights/Prospect Heights/Clinton Hill	21	16	+5
<b>Greatest Decreases</b>						
28	MN	6	Washington Heights, Inwood	20	24	-4
29	BK	16	Stuyvesant Heights	22	26	-4
30	QN	29	E. Jamaica/Hollis/Queens Village/Rosedale	12	17	-5
31	BX	11	Parkchester/Coop City/Williamsbridge	15	21	-6
32	BK	18	Canarsie/Remsen Village	10	19	-9

Sources: New York State Department of Education, NYU Furman Center

**Figure 6.5: Four-Year High School Graduation Rates (Measured in June), by Borough**

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

**Figure 6.6: High School Outcomes in June of Class Year (Four Years after Matriculation)**

Note: "Other" includes students who transferred to "an approved alternative high school education preparation program" and students who received Individualized Education Plan Diplomas in years in which such diplomas were offered. (New York State phased out these diplomas in 2013.)

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

### **C) The likelihood of a student attending college or other postsecondary programs varies widely by neighborhood.**

The New York City Department of Education calculates the postsecondary enrollment rate as the share of all students in each cohort who have both graduated high school and enrolled in a postsecondary institution—which includes two- and four-year colleges, vocational programs, and public service programs—six months after they were scheduled to graduate. Figure 6.7 shows how this rate varied across neighborhoods in 2013. In much of Manhattan, more than 80 percent of students in the class of 2013 were enrolled in a postsecondary institution by the end of 2013. In most of the Bronx and central Brooklyn, the rates were less than 50 percent.

## **3. Crime and Police**

### **A) The serious crime rate in New York City declined dramatically over the past two decades but has remained steady in recent years.**

Figure 6.8 shows the rate of serious felonies since 2000, broken out into serious property crimes (burglary, grand larceny, and car theft) and violent crimes (murder and non-negligent manslaughter, rape, felony assault, and robbery). The rate of serious felonies in 2014 (13.0 per 1,000 residents) was relatively unchanged from the low of 12.9 per 1,000 residents reached in 2010, which represented a drop of 10.1 crimes per 1,000 residents from 2000. Violent crime decreased significantly from 2000, when it was 7.6 per 1,000 residents, to 2009, when it reached a low of 4.6 per 1,000 residents, similar to the 2014 rate of 4.7 per 1,000 residents. The rate of serious property crimes fell to 8.1 per 1,000 residents in 2011, a decrease of 7.3 crimes per 1,000 residents from 2000, before increasing slightly to 8.4 per 1,000 residents in 2014.

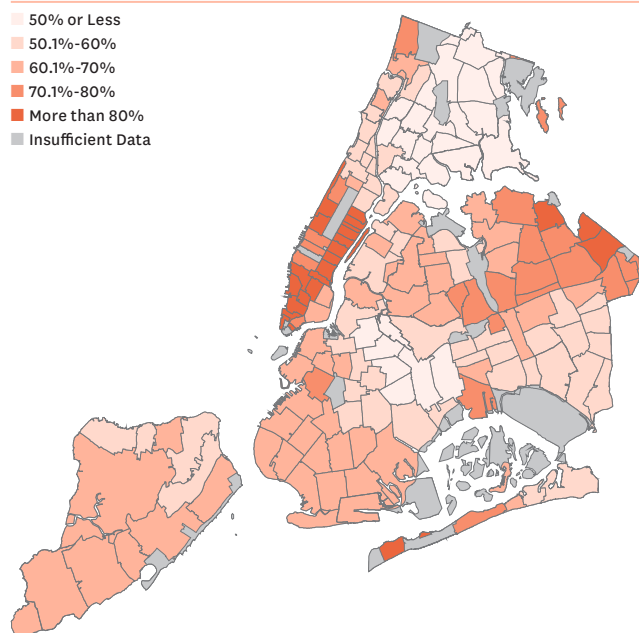
### **B) Of the seven serious felonies, the rate of motor vehicle theft decreased the most since 2000, while the rate of grand larceny dropped the least.**

Figure 6.9 illustrates the change in prevalence for each of the seven serious felonies reported by the New York City Police Department (NYPD), using an index where the rate for each crime type in 2000 is set at 100, allowing us to compare rates of change across crime types. The rate for all seven categories of crime was lower in 2014 than in 2000. Car theft showed the most dramatic declines since 2000, with rates in 2014 nearly 80 percent lower than in 2000. Burglary rates went down nearly 60 percent in that period, while murder (including non-negligent manslaughter) and robbery rates in 2014 were less than half their rates in 2000. Grand larceny, primarily comprised of the theft of property exceeding \$1,000, declined the least during the first decade of the century and has increased slightly since reaching a low in 2010. The incidence of felony assault and the incidence of rape (as reported to the NYPD) have also both increased since reaching lows in 2008 and 2009 respectively.

### **C) Crime rates vary widely across neighborhoods.**

Figure 6.10 shows the rates of serious violent felonies per 1,000 residents by borough. In 2014, the rate of serious violent crime in the Bronx was nearly three times the rate in Staten Island. Figure 6.11 shows that, even though the prevalence of serious property crimes fell dramatically in Manhattan since 2000, in 2014 it was still nearly three times as high as in Staten Island. Crime rates per 1,000 residents in Manhattan, however, are somewhat misleading. Manhattan, as a center for employment as well as leisure activities and tourism, attracts a large number of people during the day who do not live in the borough. (See sidebar for further discussion of the challenge of calculating crime rates.)

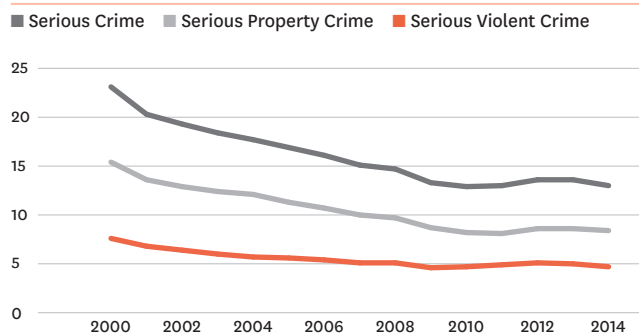
**Figure 6.7: Post-Secondary Enrollment Six Months after High School Graduation by Zip Code, 2013**



*Note: High schools are more likely to draw students from a wider geographic area than elementary or middle schools, so we allocated each high school's rate of postsecondary enrollment according to the number of students living in each zip code who went to that high school.*

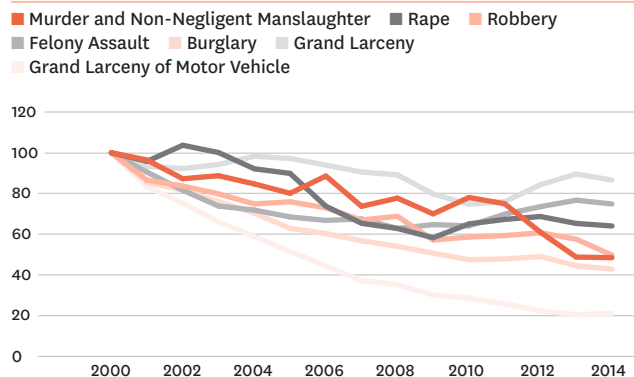
*Sources: New York City Department of Education, NYU Institute for Education and Social Policy, NYU Furman Center*

**Figure 6.8: Serious Crime Rate (per 1,000 Residents) by Major Type, New York City**



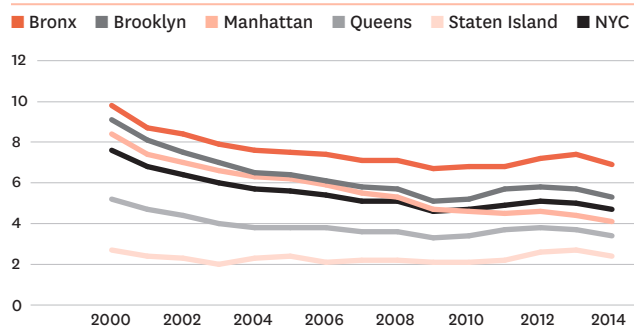
*Sources: New York City Police Department, U.S. Census, NYU Furman Center*

**Figure 6.9: Index of Crime Rates by Type of Crime, New York City (Index=100 in 2000)**



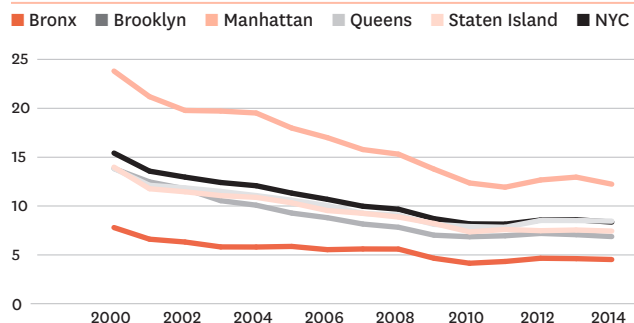
*Sources: New York City Police Department, U.S. Census, NYU Furman Center*

**Figure 6.10: Serious Violent Crime Rate (per 1,000 Residents) by Borough**



*Sources: New York City Police Department, U.S. Census, NYU Furman Center*

**Figure 6.11: Serious Property Crime Rate (per 1,000 Residents) by Borough**



*Sources: New York City Police Department, U.S. Census, NYU Furman Center*

## Daytime or Ambient Population and Alternative Definitions of Neighborhood Crime Rates

Crime rates are traditionally calculated by dividing the number of crimes by the number of residents in an area. For large geographies, using the count of residents as the denominator works well, as the count of residents reflects the overall population. For smaller geographies, however, especially those in which non-resident workers or others spend a significant portion of the day, the assumption that the resident population will include the whole set of potential victims and potential perpetrators is more problematic.

Figure 6.12 illustrates how traditional crime rates can sometimes be misleading. It shows the rate of serious property crimes per 1,000 residents in 2014, by police precinct. The colors group precincts into quintiles, and according to the map, eight of the 10 precincts in Manhattan below 59th Street are in the top quintile in terms of the rate of serious property crimes. But these rates are misleading because the daytime or ambient population of those neighborhoods, the number of people who typically spend time there over the course of a day, includes large numbers of workers, shoppers, tourists, and other visitors. (Much of the ambient population resides in New York City, and thus is included in citywide measures of the crime rate, but even such citywide measures do not account for populations of commuters, tourists, and shoppers.)

The primary reason resident population is normally used as the denominator in crime rate calculations is, of course, that such data are readily available; ambient population is much more difficult to estimate, as it changes based on many factors, including time of day, day of the week, time of year, and weather. We can, however, get closer to the true ambient population by adding the number of employees in a neighborhood to the number of residents. In order to avoid double-counting those who live and work in the same neighborhoods, we exclude employees who also reside in the same area.

Figure 6.13 shows the rate of serious property crimes per 1,000 residents and non-resident employees in 2014, colored according to quintile as in Figure 6.12.<sup>3</sup> Comparing the two, the greatest differences are in lower Manhattan. When using resident population as the denominator, eight of the 10 precincts in lower Manhattan were in the top quintile; when using residents plus non-resident employees instead, only two of those precincts remain in the top quintile, while four move into the bottom quintile. The 84th precinct, covering Brooklyn Heights and Downtown Brooklyn, also goes from the top quintile to the bottom quintile.

When we examine the rate of serious violent crimes using each denominator, precincts in lower Manhattan appear to have lower rates relative to the rest of the city when including non-resident employees, although the difference is not as great as it is with property crimes.

## 4. Transit

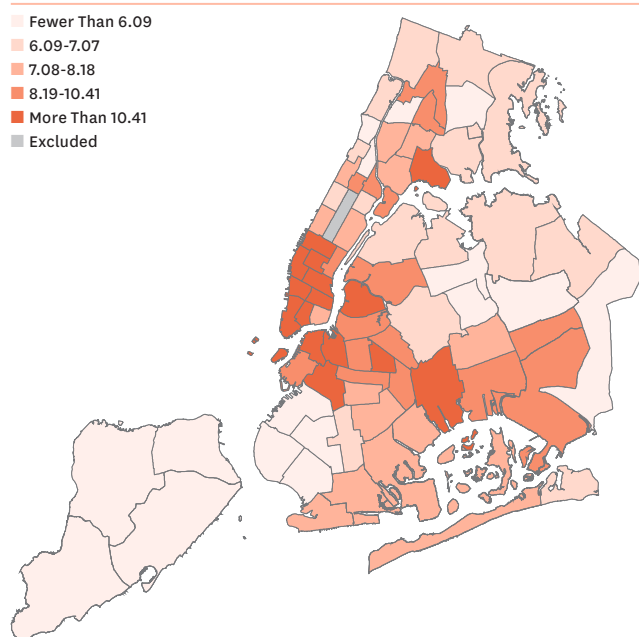
### A) More than 70 percent of New Yorkers commuted without a car in 2013, up from 64 percent in 2000.

Figure 6.14 illustrates the transportation modes used by commuting workers. In 2013, 27.4 percent of workers commuted by car, down from 33.9 percent in 2000. While the share of workers commuting by bicycle increased somewhat,

the bulk of the increase in car-free commutes since 2000 came from the growth in the share of commuters using public transit, which rose from 52.6 percent to 59.1 percent. As Figure 6.15 shows, subway ridership increased in recent years, to nearly 5.5 million average weekday riders in 2013, while ridership on Metropolitan Transportation Authority buses decreased, suggesting that the increasing rate of public transit commuting was due to increased subway usage.

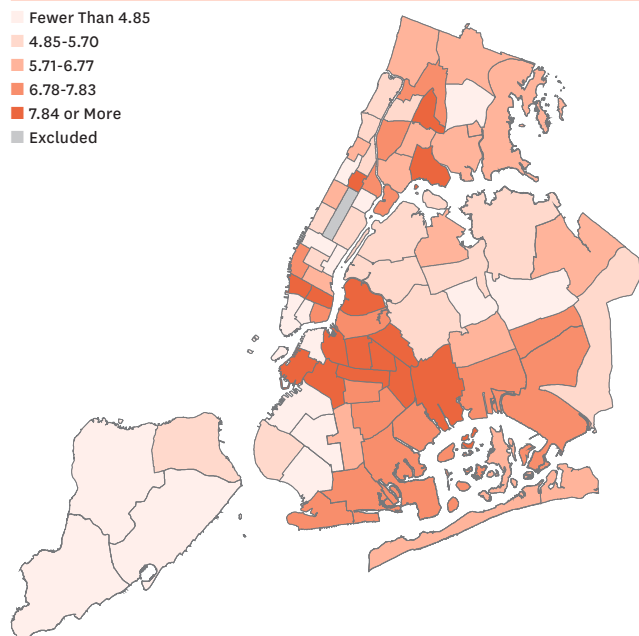
<sup>3</sup>In order to calculate population counts for each precinct, we use block-level estimates from the decennial Census. Crime rates in 2014 thus use population data from the 2010 census, although the actual count of crimes is from 2014. For the number of non-resident jobs, we use Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics (LODES) data from 2010.

**Figure 6.12: Serious Property Crime Rate (per 1,000 Residents) by Precinct, 2014**



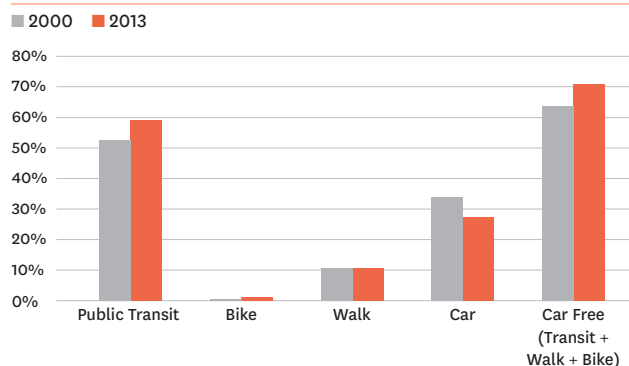
Sources: New York City Police Department, U.S. Census, NYU Furman Center

**Figure 6.13: Serious Property Crime Rate (per 1,000 Residents and Non-Resident Workers) by Precinct, 2014**



Sources: New York City Police Department, U.S. Census, NYU Furman Center

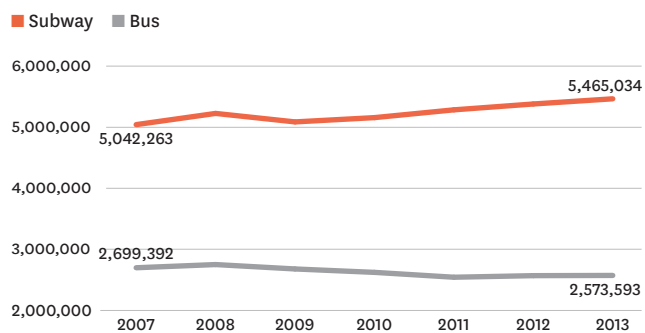
**Figure 6.14: Means of Travelling to Work (Share of Workers Who Do Not Work at Home), New York City**



Note: To be consistent with the way commute transportation modes are tabulated in the American Community Survey, public transit rates from the 2000 Census exclude those commuting by taxi. "Car" refers only to those using a personal motor vehicle other than a motorcycle.

Sources: U.S. Census (2000), American Community Survey (2013), NYU Furman Center

**Figure 6.15: Average Weekday Ridership on Metropolitan Transportation Authority, New York City**



Note: Bus category includes both New York City Transit bus and MTA Bus Company ridership.

Sources: Metropolitan Transportation Authority, NYU Furman Center



**B) In most neighborhoods, the majority of commuters traveled to work by public transit, and that share grew across New York City.**

Figure 6.16 shows, by neighborhood, the share of workers (excluding those who worked at home) who commuted via public transportation. Rates tended to be highest just outside the central business district (roughly, Manhattan south of 59th Street), in neighborhoods such as the Upper West Side in Manhattan, Astoria and Long Island City in Queens, and western and central Brooklyn. Areas without convenient subway access to Lower and Midtown Manhattan, such as eastern Queens, Flatlands/Canarsie in Brooklyn, and all of Staten Island, had much lower rates of public transit usage on average.

Still, the majority of workers in most neighborhoods used public transit to get to work; more than one third of commuters traveled to work via public transportation in all but three sub-borough areas: Tottenville/Great Kills (SI 03) and South Beach/Willowbrook (SI 02) in Staten Island, and Bayside/Little Neck (QN 11) in Queens.

Furthermore, Figure 6.17 shows that the share of commuters traveling to work via public transit increased in every neighborhood in the city between 2000 and 2011–2013. In Mott Haven/Hunts Point in the Bronx, Bushwick and East New York/Starrett City in Brooklyn, and Ridgewood/Maspeth in Queens, the share commuting by public transit increased by more than 10 percentage points between 2000 and 2011–2013.

**C) The share of commuters who use a bicycle to get to work grew since 2000, though it remained small and concentrated in certain neighborhoods.**

In most neighborhoods, as shown in Figure 6.18, cyclists comprised less than one percent of commuters, yet in northern and western Brooklyn, and in the Lower East Side in Manhattan, cyclists represented roughly four percent of commuters. Neighborhoods with relatively high shares of bicycle commuters also tended to have a high density of designated on-street bike routes (which includes bike lanes as well as signed bike routes without designated bike lanes). Sunset Park, Borough Park, and Flatbush/Midwood in Brooklyn, and Jackson Heights and Elmhurst/Corona in Queens, have relatively high shares of commuters traveling by bicycle despite comparatively limited on-street bike routes.

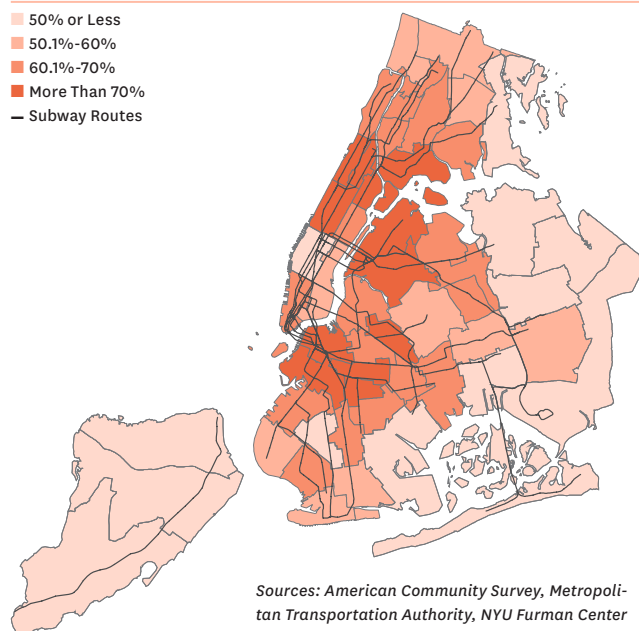
## **5. Parks**

**A) Although a large majority of New Yorkers live close to parks, some neighborhoods lack access to parks.**

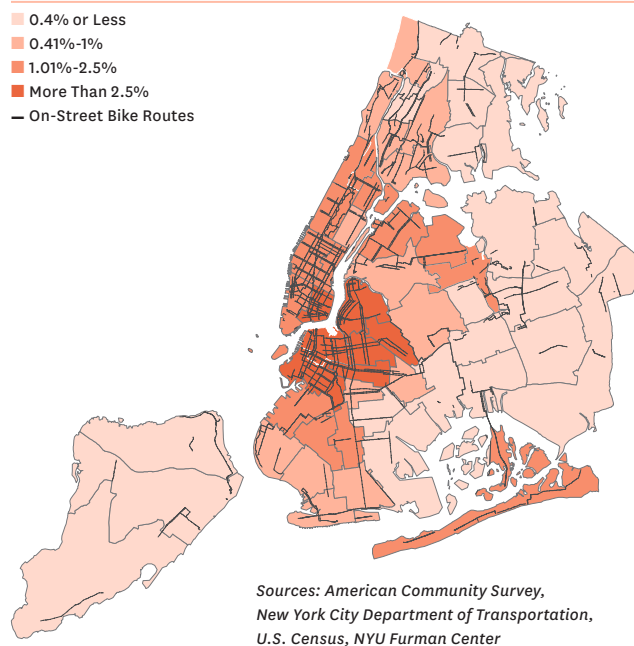
Figure 6.19 illustrates the share of residential units, by borough, living within a quarter mile of a park of at least a quarter acre in size.<sup>5</sup> In 2014, only 56.8 percent of residential units in Staten Island were within a quarter mile walk of a park of at least a quarter acre, the lowest share of the five boroughs. Manhattan had the highest share (89.4%) of the five boroughs, with the Bronx close behind at 84.9 percent.

Access to parks varies widely by neighborhood, as Figure 6.20 illustrates. In the 1920s, the Bronx became known as the “Borough of Parks,” and indeed 95 percent or more of residential units in neighborhoods in the South and central Bronx were within a quarter mile of a park in 2014. Access to parks at least a quarter of an acre in size in some parts of southern Brooklyn and Queens was more limited, however. In Bensonhurst (BK 11), Borough Park (BK 12), Flatbush/Midwood (BK 14), and East Flatbush (BK 17) in Brooklyn, as well as Kew Gardens/Woodhaven (QN 09), South Ozone Park/Howard Beach (QN 10), and Queens Village in Queens (QN 13), less than half of residential units were within one-quarter mile of a park a quarter acre or larger in size.

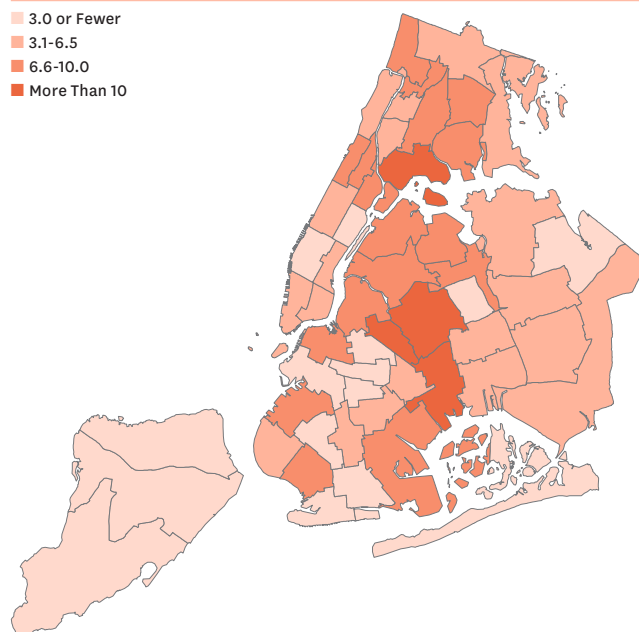
**Figure 6.16: Share of Commuters Traveling to Work by Public Transit by Sub-Borough Area, 2011–2013**



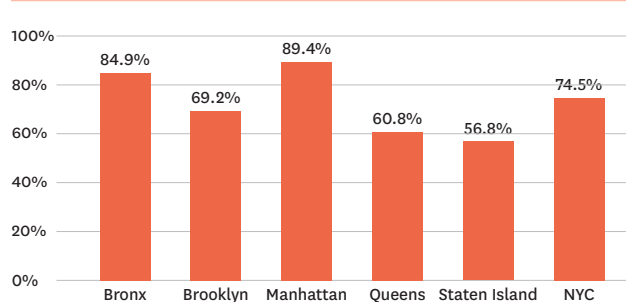
**Figure 6.18: Share of Commuters Traveling to Work by Bike by Sub-Borough Area, 2011–2013**



**Figure 6.17: Percentage Point Change in Percentage of Commuters Using Public Transit by Sub-Borough Area, 2000 to 2011–2013**

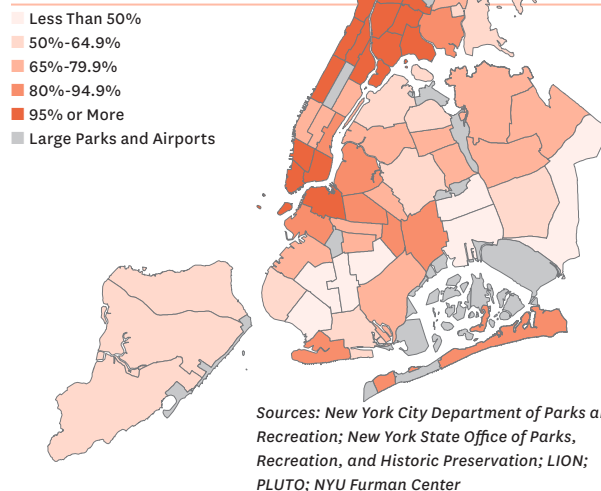


**Figure 6.19: Share of Residential Units Within a Quarter Mile of a Park of at Least a Quarter Acre, 2014**



Sources: New York City Department of Parks and Recreation, LION, PLUTO, NYU Furman Center

**Figure 6.20: Share of Residential Units within a Quarter Mile of a Park of a Quarter Acre or More, 2014**



# Part 3: City, Borough, and Community District Data

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# User's Guide

Part 3: City, Borough, and Community District Data provides current and historical statistics for nearly 100 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 66–67)

Pages 66–68 provide an overview of New York City through indicators presented in six categories: land use and development; housing stock; housing market; housing finance; residents; and neighborhood services and conditions. Depending on data availability, tables in this section show baseline data from 2000 and updates from 2007, 2010, 2013, and 2014, making evident recent trends as well as more significant changes over the last decade.

## The State of New Yorkers (page 68)

The State of New Yorkers section illustrates how citywide trends differ based on race and ethnicity for a selection of 31 indicators in four categories: housing stock; housing market and 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, and being left behind.

## Boroughs and Community Districts (pages 69–146)

The remainder of the data tables present trends in housing, socioeconomic characteristics, and neighborhood environments at smaller levels of geography: New York City's five boroughs and 59 community districts. The community district pages present a subset of the metrics found in the borough pages.

## New to the 2014 Report

We are constantly improving the data resources in this report. This year's edition includes several new indicators and updated methodologies for some existing indicators.

### *New Indicators:*

- Median asking rent
- Housing units in FEMA preliminary flood hazard areas
- Moderately and severely rent-burdened households, low and moderate income
- Homeless shelter population
- Disconnected youth
- Car-free commute

### *Updated Methodologies:*

- Residential units within ¼ mile of a park
- Land with unused zoning capacity (formerly called “unused capacity rate”)
- Units authorized by new residential building permits
- Units issued new certificates of occupancy
- Total and serious housing code violations
- Rental units affordable at 30%, 80% of AMI
- Housing choice vouchers
- Tax delinquencies ≥ 1 year

See the Indicator Definitions and Rankings chapter for more information about these indicators.

### *Three-Year Estimates*

This year, we present three-year estimates for all indicators in community district profiles that are derived from the American Community Survey (ACS). Three-year estimates reflect data from three full years of surveys, allowing for more robust and accurate estimates at the expense of being slightly less current. Most ACS indicators in the New York City and borough profiles still use one-year estimates. This symbol [♦] identifies the indicators reported as three-year estimates.

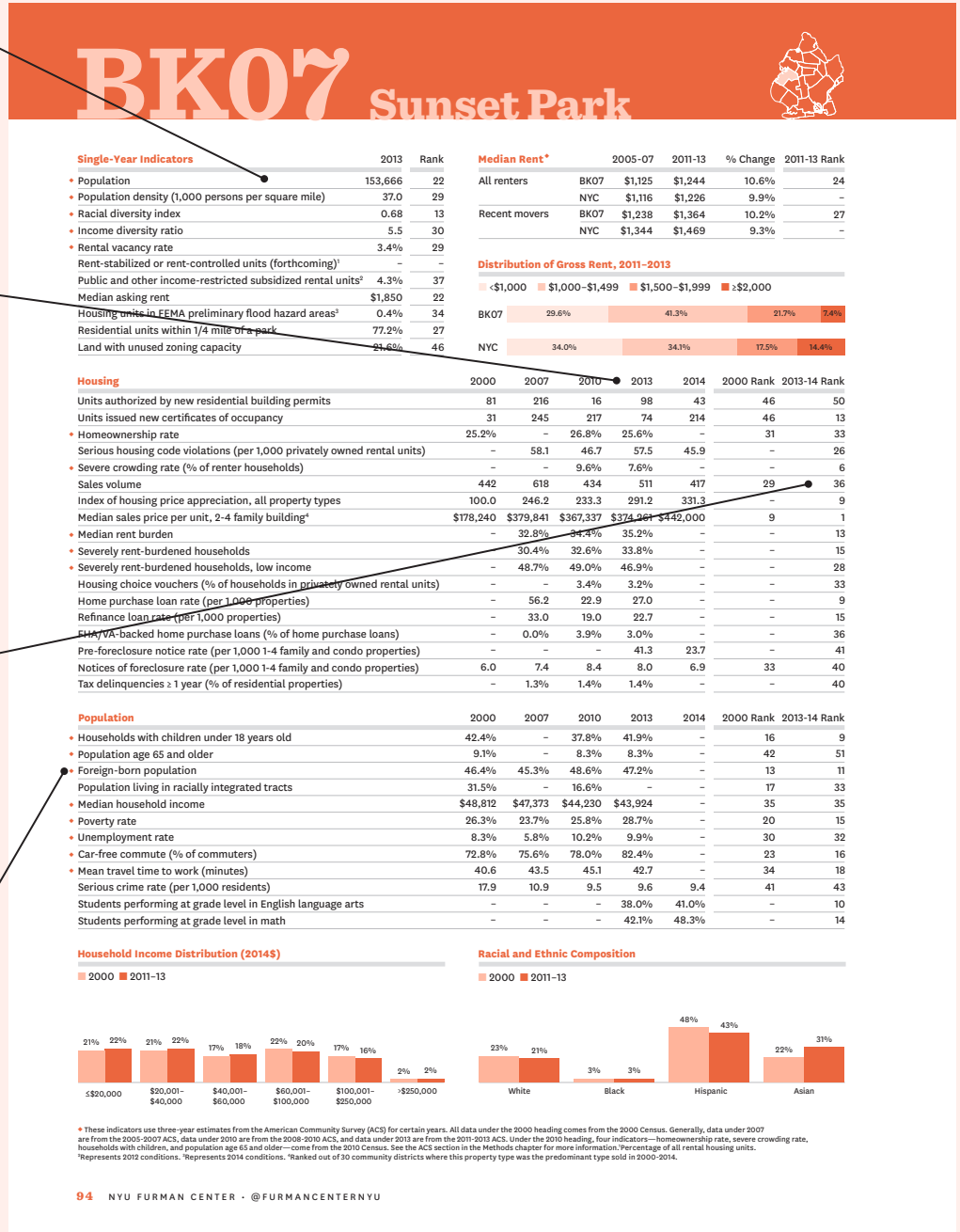
For more information, see the Comparisons Between Different Sampling Intervals section in the Methods chapter.

These variables change little from year to year, or are only available for a single year. The same indicators are displayed here for each community district.

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 148) 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 2013 or 2014, depending on the indicator.

Indicators with this symbol use three-year estimates. For example, the foreign-born individuals made up 46.4 percent of the population in this community district in 2000. By 2011-2013, it was 47.2 percent.

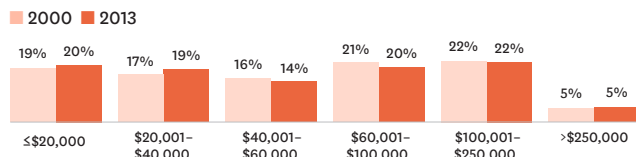


# New York City

## Single-Year Indicators

	2013
Population	8,405,837
Population density (1,000 persons per square mile)	27.8
Racial diversity index	0.74
Income diversity ratio	6.2
Rental vacancy rate	3.5%
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	–
Public and other income-restricted subsidized rental units <sup>2</sup>	16.4%
Median asking rent	\$2,900
Housing units in FEMA preliminary flood hazard areas	11.5%
Housing units within 1/4 mile of a park <sup>3</sup>	74.5%
Land with unused zoning capacity <sup>3</sup>	33.0%

## Household Income Distribution (2014\$)



## Land Use and Development

	2000	2007	2010	2013	2014
Units authorized by new residential building permits	15,544	28,221	1,647	17,633	21,478
Units issued new certificates of occupancy	12,352	21,371	20,151	11,489	10,113

## Housing: Stock

Housing units	3,200,912	–	3,370,647	3,394,486	–
Homeownership rate	30.2%	33.6%	32.1%	32.0%	–
Rental vacancy rate	3.2%	3.4%	4.4%	3.5%	–
Total housing code violations (per 1,000 privately owned rental units)	–	264.7	262.5	201.1	210.8
Serious housing code violations (per 1,000 privately owned rental units)	–	57.7	60.2	47.6	49.1
Severe crowding rate (% of renter households)	–	–	4.2%	4.4%	–

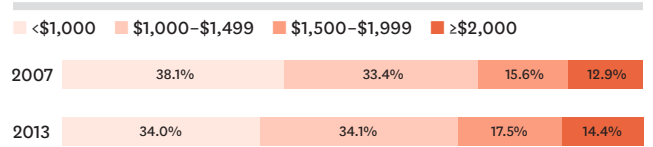
## Housing: Market

Sales volume, 1 family building	13,528	13,358	9,163	10,149	10,015
Sales volume, 2-4 family building	13,639	14,773	9,754	11,156	11,109
Sales volume, 5+ family building	1,323	2,240	1,229	2,065	2,077
Sales volume, condominium	4,793	15,848	11,134	10,817	8,638
Sales volume, cooperative unit	–	4,097	2,871	3,713	3,449
Index of housing price appreciation, all property types	100.0	216.0	174.9	198.4	216.8
Index of housing price appreciation, 1 family building	100.0	205.2	161.9	172.6	182.9
Index of housing price appreciation, 2-4 family building	100.0	223.7	157.8	165.4	184.2
Index of housing price appreciation, 5+ family building	100.0	262.5	216.2	300.7	366.9
Index of housing price appreciation, condominium	100.0	226.6	211.1	248.9	275.1
Median sales price per unit, 1 family building	\$313,702	\$538,945	\$433,241	\$425,555	\$437,500
Median sales price per unit, 2-4 family building	\$176,101	\$317,251	\$235,067	\$238,108	\$253,000
Median sales price per unit, 5+ family building	\$61,790	\$129,958	\$108,040	\$138,652	\$163,462
Median sales price per unit, condominium	\$384,998	\$786,919	\$664,447	\$754,854	\$806,950
Median sales price per unit, cooperative unit	–	\$1,002,208	\$1,051,231	\$1,011,707	\$1,074,000
Median monthly rent, all renters	–	\$1,129	\$1,220	\$1,244	–
Median monthly rent, recent movers	–	\$1,387	\$1,469	\$1,469	–
Rental units affordable at 30% AMI (% of recently available units) <sup>4</sup>	–	7.3%	8.3%	7.8%	–
Rental units affordable at 80% AMI (% of recently available units) <sup>4</sup>	–	52.0%	51.0%	51.7%	–
Median rent burden	–	29.9%	31.9%	32.2%	–
Moderately rent-burdened households	–	23.2%	24.5%	24.4%	–
Severely rent-burdened households	–	26.6%	29.1%	29.6%	–
Moderately rent-burdened households, low income	–	31.0%	30.0%	30.3%	–
Severely rent-burdened households, low income	–	43.0%	45.7%	46.5%	–
Moderately rent-burdened households, moderate income	–	17.3%	20.6%	18.6%	–
Severely rent-burdened households, moderate income	–	2.7%	3.0%	3.4%	–
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	6.9%	6.4%	–

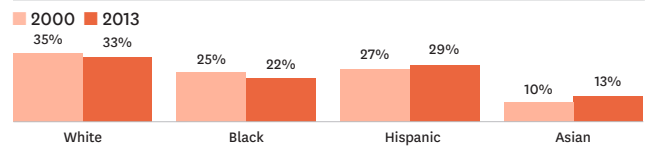
## Median Rent

	2007	2013	% Change
All renters	\$1,129	\$1,244	10.2%
Recent movers	\$1,387	\$1,469	5.9%

## Distribution of Gross Rent



## Racial and Ethnic Composition





**Housing: Finance**

	2000	2007	2010	2013	2014
Home purchase loan rate (per 1,000 properties)	-	38.0	20.9	21.5	-
Higher-cost home purchase loans (% of home purchase loans)	-	9.9%	0.9%	1.8%	-
Refinance loan rate (per 1,000 properties)	-	30.5	20.5	21.3	-
Higher-cost refinance loans (% of refinance loans)	-	23.1%	1.7%	1.7%	-
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.7%	20.8%	13.9%	-
Home purchase loans to LMI borrowers (% of home purchase loans)	-	4.3%	9.7%	8.5%	-
Home purchase loans in LMI tracts (% of home purchase loans)	-	24.5%	22.4%	18.4%	-
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	81.3	50.7
Notices of foreclosure, all residential properties	7,353	14,529	17,031	16,586	13,554
Notices of foreclosure, initial, 1-4 family and condo properties	5,305	11,786	11,844	8,808	6,551
Notices of foreclosure, repeat, 1-4 family and condo properties	1,286	2,036	4,080	7,041	6,436
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	9.1	17.1	18.9	18.7	15.25
Properties that entered REO	986	973	1,042	341	317
Tax delinquencies ≥ 1 year (% of residential properties)	-	1.6%	1.7%	2.1%	-

**Residents**

Population	8,008,278	-	8,175,133	8,405,837	-
Population density (1,000 persons per square mile)	26.4	-	27.0	27.8	-
Single-person households	31.9%	-	31.6%	32.9%	-
Households with children under 18 years old	34.0%	-	31.5%	30.5%	-
Population age 65 and older	11.7%	-	12.2%	12.8%	-
Foreign-born population	35.9%	36.8%	37.2%	37.0%	-
Born in New York State	49.5%	49.4%	48.5%	48.6%	-
Percent white	35.0%	-	33.3%	32.6%	-
Percent black	24.5%	-	22.8%	22.4%	-
Percent Hispanic	27.0%	-	28.6%	28.9%	-
Percent Asian	9.7%	-	12.6%	13.4%	-
Population living in racially integrated tracts	22.9%	-	25.2%	-	-
Racial diversity index	0.74	-	0.74	0.74	-
Disabled population	-	-	7.3%	7.6%	-
Homeless shelter population (measured in December)	25,235	34,818	38,688	53,173	60,939
Median household income	\$55,554	\$55,765	\$52,662	\$52,914	-
Median household income, homeowners	\$89,501	\$88,433	\$86,890	\$85,936	-
Median household income, renters	\$44,814	\$43,072	\$41,036	\$41,449	-
Income diversity ratio	5.8	5.7	5.9	6.2	-
Poverty rate	21.2%	18.5%	20.1%	20.9%	-
Poverty rate, population under 18	30.3%	27.3%	30.0%	29.8%	-
Poverty rate, population 65 and older	17.8%	18.4%	17.2%	18.8%	-
Labor force participation rate	57.7%	62.2%	62.9%	63.5%	-
Unemployment rate	9.6%	7.1%	11.2%	9.8%	-
Disconnected youth	9.1%	7.1%	8.9%	7.2%	-
Educational attainment, no high school diploma	27.7%	21.1%	20.4%	19.6%	-
Educational attainment, bachelor's degree and higher	27.4%	32.9%	33.4%	35.7%	-
Asthma hospitalizations (per 1,000 people)	3.3	3.1	3.0	-	-
Infant mortality rate (per 1,000 live births)	6.7	5.4	4.9	4.6	-
Low birth weight rate (per 1,000 live births)	83	86	88	85	-
Median life span, male (years)	-	71	72	72	-
Median life span, female (years)	-	80	81	81	-

**Neighborhood Services and Conditions**

Serious crime rate, property (per 1,000 residents)	15.4	10.0	8.2	8.6	8.4
Serious crime rate, violent (per 1,000 residents)	7.6	5.1	4.7	5.0	4.7
Adult incarceration rate (per 100,000 people age 15 or older)	1,340.7	1,216.2	1,076.6	1,066.0	988.5
Students performing at grade level in English language arts	-	-	-	26.4%	28.4%
Students performing at grade level in math	-	-	-	29.6%	34.2%
Car-free commute (% of commuters)	63.8%	68.1%	69.4%	70.9%	-
Mean travel time to work (minutes)	40.0	39.8	38.7	39.7	-

<sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Affordability is determined for household sizes appropriate to units. Recently available units are those with occupants who moved in less than five years before their survey date.

# State of New Yorkers

## Housing: Stock

	White	Black	Hispanic	Asian
Homeownership rate <sup>1</sup>	41.4%	26.5%	16.1%	41.6%
<i>Percentage point change since 2000</i>	4.9	2.0	2.1	7.0
Severe crowding rate (% of renter households)	1.4%	2.8%	6.6%	4.3%

## Housing: Market and Finance

Median rent burden	28.6%	32.5%	35.1%	33.7%
Moderately rent-burdened households	21.4%	24.9%	26.2%	22.4%
Severely rent-burdened households	26.0%	30.0%	33.9%	33.5%
Share of home purchase loans <sup>2</sup>	54.2%	10.0%	9.0%	26.6%
<i>Percentage point change since 2006</i>	10.4	-9.9	-7.4	7.1
FHA/VA-backed home purchase loans (% of home purchase loans)	6.90%	58.40%	36.90%	6.80%
<i>Percentage point change since 2006</i>	6.8	56.8	36.2	6.7
Share of refinance loans <sup>3</sup>	67.2%	12.2%	8.7%	11.6%
<i>Percentage point change since 2006</i>	27.9	-22.5	-8.3	3.1

## Residents

Population	2,739,146	2,070,401	2,428,756	1,133,042
<i>Percentage change since 2000</i>	-2.2%	5.5%	12.4%	45.2%
Share of New York City population	32.6%	24.6%	28.9%	13.5%
<i>Percentage point change since 2000</i>	-2.4	0.1	1.9	3.8
Population under age 18 <sup>4</sup>	16.4%	22.9%	26.0%	18.6%
<i>Percentage point change since 2000</i>	-2.3	-6.4	-4.6	-12.0
Population age 65 and older <sup>4</sup>	17.6%	12.1%	9.2%	10.5%
<i>Percentage point change since 2000</i>	0.7	3.6	2.8	2.9
Foreign-born population <sup>4</sup>	22.8%	32.7%	40.9%	70.4%
<i>Percentage point change since 2000</i>	-0.4	3.7	-0.3	-7.1
Population living in racially integrated tracts	32.8%	10.4%	22.5%	41.2%
<i>Percentage point change since 2000</i>	4.8	0.4	-0.1	1.6
Disabled population <sup>4</sup>	6.0%	9.5%	10.0%	4.1%
Median household income	\$76,139	\$41,207	\$36,675	\$58,597
<i>Percentage change since 1999</i>	2.1%	-9.8%	-10.1%	-3.1%
Poverty rate <sup>4</sup>	12.5%	23.7%	29.3%	20.4%
<i>Percentage point change since 2000</i>	1.0	-2.0	-1.4	0.8
Poverty rate, population under 18 <sup>4</sup>	18.1%	33.4%	38.9%	26.7%
<i>Percentage point change since 2000</i>	2.0	-0.5	-1.1	2.8
Poverty rate, population 65 and older <sup>4</sup>	12.4%	19.3%	29.5%	24.7%
<i>Percentage point change since 2000</i>	0.6	-3.9	-0.5	0.4
Unemployment rate <sup>4</sup>	6.3%	14.5%	12.3%	7.8%
<i>Percentage point change since 2000</i>	1.0	0.3	-1.5	1.4
Educational attainment, no high school diploma <sup>4</sup>	7.9%	19.1%	34.4%	24.7%
<i>Percentage point change since 2000</i>	-7.4	-10.5	-12.2	-5.9
Educational attainment, bachelor's degree and higher <sup>4</sup>	55.6%	21.6%	16.5%	41.9%
<i>Percentage point change since 2000</i>	13.8	5.8	6.0	5.7
Asthma hospitalizations (per 1,000 people) <sup>5</sup>	0.9	4.3	3.2	0.5
Infant mortality rate (per 1,000 live births) <sup>4</sup>	3.0	8.3	4.4	3.1
<i>Change since 2000</i>	-1.5	-2.8	-1.5	-0.8
Median life span, male (years)	77	66	67	73
Median life span, female (years)	85	76	77	79

## Neighborhood Services and Conditions

Adult incarceration rate (per 100,000 people age 15 or older)	322	2,515	1,158	132
Students performing at grade level in English language arts	49.4	18.1	18.3	49.5
Students performing at grade level in math	55.8	18.6	23.1	66.6
Car-free commute (% of commuters) <sup>4</sup>	69.4%	70.1%	75.7%	69.9%
Mean travel time to work (minutes) <sup>4</sup>	35.34	45.79	40.66	41.28

Note: Unless otherwise noted, all data are from 2013.

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

<sup>3</sup>Values indicate race/ethnic share of all refinance loans. <sup>4</sup>It is not possible to disaggregate the data for blacks and Asians by Hispanic ethnicity, therefore some double counting may occur.

<sup>5</sup>More recent data on asthma hospitalization was not available as of this writing, so we present data for 2012.

# The Bronx



# The Bronx

Population density decreased across the Bronx between 1970 and 2010, though the Bronx remained the third densest borough in the city. Although density increased in the majority of the Bronx's sub-borough areas, significant density reductions in two of the borough's sub-borough areas (Mott Haven, Hunts Point, Morrisania, and East Tremont) over this 40-year period led to an overall borough-wide decrease in density from approximately 35,000 to 33,000 persons per square mile.

The Bronx became majority Hispanic between 2000 and 2013, and had the largest Hispanic population share of any borough in 2013 at 55 percent. The white population of the Bronx decreased from 15 percent to 10 percent over the same time period, while the black and Asian population shares remained steady.

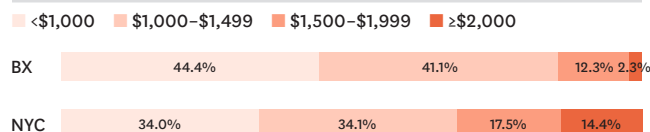
The majority of Bronx households earned less than \$40,000 annually in 2013. The Bronx continued to have the highest percentage of population in the lowest income brackets of any borough. Households earning less than \$20,000 per year accounted for 31 percent of the population of the Bronx in 2013, an increase of three percentage points since 2000.

Median rents in the Bronx were the lowest of any borough. Just more than 85 percent of renters in the Bronx paid less than \$1,500 per month in 2013, compared to approximately 68 percent of rents below \$1,500 for New York City.

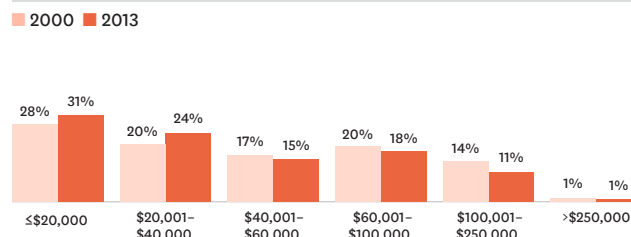
Single-Year Indicators	2013	Rank
Population	1,418,733	4
Population density (1,000 persons per square mile)	33.6	3
Racial diversity index	0.60	4
Income diversity ratio	6.0	2
Rental vacancy rate	2.8%	4
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	–	–
Public and other income-restricted subsidized rental units <sup>2</sup>	24.4%	1
Median asking rent	\$1,450	4
Housing units in FEMA preliminary flood hazard areas	3.6%	5
Housing units within 1/4 mile of a park <sup>3</sup>	84.9%	2
Land with unused zoning capacity <sup>3</sup>	42.7%	2

Median Rent	2007	2013	% Change	2013 Rank
All renters				
BX	\$986	\$1,070	8.5%	5
NYC	\$1,129	\$1,244	10.2%	–
Recent movers				
BX	\$1,131	\$1,165	3.0%	5
NYC	\$1,387	\$1,469	5.9%	–

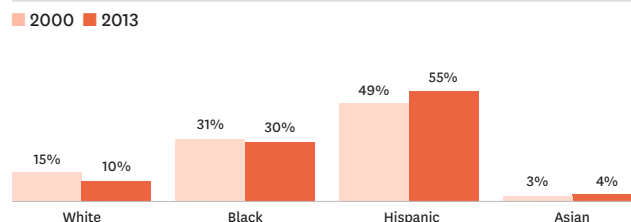
## Distribution of Gross Rent, 2013



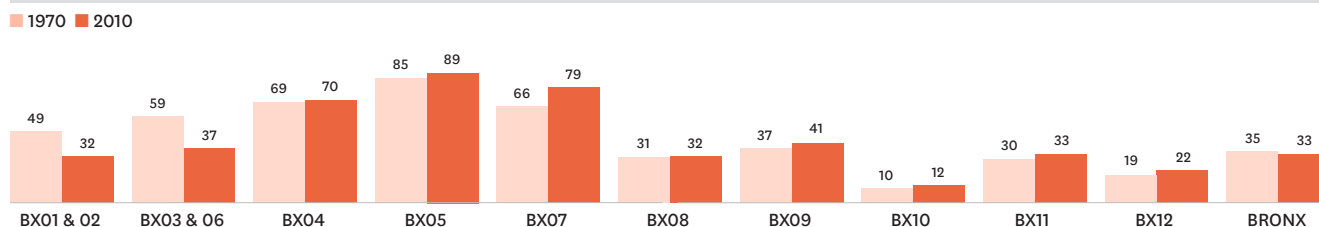
## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



## Population Density (1,000 Persons per Square Mile) by Sub-Borough Area



Land Use and Development	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	1,652	3,232	133	2,475	1,957	5	4
Units issued new certificates of occupancy	1,199	3,121	3,328	1,135	1,473	5	4
<b>Housing: Stock</b>							
Housing units	490,659	-	511,896	516,474	-	4	4
Homeownership rate	19.6%	21.4%	18.8%	18.5%	-	5	5
Rental vacancy rate	4.2%	3.9%	4.1%	2.8%	-	1	4
Serious housing code violations (per 1,000 privately owned rental units)	-	122.5	114.2	80.1	89.4	-	1
Severe crowding rate (% of renter households)	-	-	5.1%	6.5%	-	-	1
<b>Housing: Market and Finance</b>							
Sales volume, 1 family building <sup>4</sup>	754	935	576	627	677	4	4
Sales volume, 2-4 family building <sup>4</sup>	1,425	2,079	1,104	1,326	1,380	3	3
Index of housing price appreciation, all property types	100.0	223.7	169.2	168.0	181.7	-	4
Index of housing price appreciation, 1 family building <sup>4</sup>	100.0	200.4	159.7	154.7	163.9	-	4
Index of housing price appreciation, 2-4 family building <sup>4</sup>	100.0	205.0	147.8	135.5	148.0	-	4
Median sales price per unit, 1 family building <sup>4</sup>	\$285,184	\$475,877	\$377,643	\$353,353	\$355,000	4	4
Median sales price per unit, 2-4 family building <sup>4</sup>	\$156,851	\$265,760	\$197,888	\$168,533	\$175,000	4	4
Median monthly rent, all renters	-	\$986	\$1,052	\$1,070	-	-	5
Median monthly rent, recent movers	-	\$1,131	\$1,167	\$1,165	-	-	5
Median rent burden	-	31.9%	34.2%	34.9%	-	-	1
Moderately rent-burdened households	-	23.0%	24.6%	25.1%	-	-	3
Severely rent-burdened households	-	30.3%	33.3%	34.4%	-	-	1
Moderately rent-burdened households, low income	-	29.6%	30.0%	31.1%	-	-	3
Severely rent-burdened households, low income	-	41.3%	42.5%	43.0%	-	-	5
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	14.9%	14.1%	-	-	1
Home purchase loan rate (per 1,000 properties)	-	31.2	14.9	13.7	-	-	5
Higher-cost home purchase loans (% of home purchase loans)	-	17.4%	1.0%	4.8%	-	-	1
Refinance loan rate (per 1,000 properties)	-	32.5	11.5	12.4	-	-	5
Higher-cost refinance loans (% of refinance loans)	-	29.5%	3.1%	3.6%	-	-	1
FHA/VA-backed home purchase loans (% of home purchase loans)	-	1.6%	40.4%	37.2%	-	-	1
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	111.4	71.0	-	1
Notices of foreclosure, all residential properties	837	1,646	1,974	2,377	1,878	3	3
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	10.4	19.7	22.8	27.7	22.1	2	1
Properties that entered REO	133	113	140	104	85	3	2
Tax delinquencies ≥ 1 year (% of residential properties)	6.5%	2.4%	2.8%	3.9%	-	2	1
<b>Residents</b>							
Population	1,332,650	-	1,385,108	1,418,733	-	4	4
Population density (1,000 persons per square mile)	31.7	-	32.9	33.6	-	3	3
Households with children under 18 years old	43.8%	-	41.3%	38.4%	-	1	1
Population age 65 and older	10.1%	-	10.6%	11.2%	-	5	5
Foreign-born population	29.0%	31.4%	34.0%	33.7%	-	4	3
Population living in racially integrated tracts	12.0%	-	10.9%	-	-	5	5
Racial diversity index	0.65	-	0.61	0.60	-	4	4
Median household income	\$40,594	\$39,166	\$35,187	\$33,446	-	5	5
Income diversity ratio	6.3	5.9	5.8	6.0	-	2	2
Poverty rate	30.7%	27.1%	30.2%	30.9%	-	1	1
Unemployment rate	14.3%	10.1%	15.8%	14.6%	-	1	1
Disconnected youth <sup>5</sup>	11.5%	9.2%	12.2%	9.1%	-	1	1
Asthma hospitalizations (per 1,000 people)	5.7	5.6	5.9	-	-	1	1
Low birth weight rate (per 1,000 live births)	93	99	98	95	-	1	1
<b>Neighborhood Services and Conditions</b>							
Students performing at grade level in English language arts	-	-	-	14.2%	15.5%	-	5
Students performing at grade level in math	-	-	-	15.8%	19.7%	-	5
Serious crime rate, property crime (per 1,000 residents)	14.0	9.2	7.4	7.6	7.4	2	3
Serious crime rate, violent crime (per 1,000 residents)	9.8	7.1	6.8	7.4	6.9	1	1
Adult incarceration rate (per 100,000 people age 15 or older)	2,239.5	1,588.0	1,005.7	950.3	829.4	2	3
Car-free commute (% of commuters)	61.1%	65.7%	69.4%	70.3%	-	3	3
Mean travel time to work (minutes)	43.0	41.3	42.9	42.2	-	3	1

<sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 4 boroughs with the same predominant housing type.

<sup>5</sup>Data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. See the ACS section in the Methods chapter for more information.



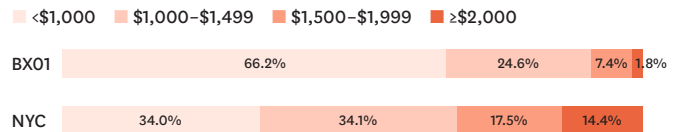
## Single-Year Indicators

	2013	Rank
Population	157,954	18
Population density (1,000 persons per square mile)	32.2	36
Racial diversity index	0.44	51
Income diversity ratio	5.1	35
Rental vacancy rate	3.3%	30
Rent-stabilized or rent-controlled units (forthcoming) <sup>2</sup>	–	–
Public and other income-restricted subsidized rental units <sup>3</sup>	52.0%	1
Median asking rent	\$1,500	38
Housing units in FEMA preliminary flood hazard areas	2.2%	30
Residential units within 1/4 mile of a park <sup>4</sup>	99.6%	4
Land with unused zoning capacity <sup>4</sup>	43.5%	14

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	BX01	\$672	\$784	16.7%	55
	NYC	\$1,116	\$1,226	9.9%	–
Recent movers	BX01	\$884	\$993	12.3%	55
	NYC	\$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



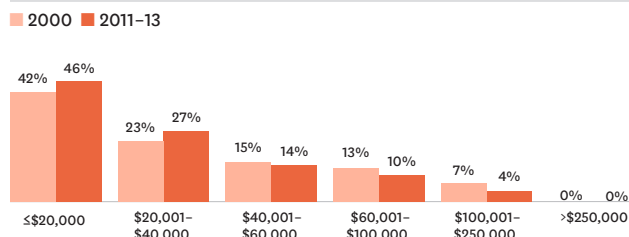
## Housing

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	240	181	18	130	406	19	13
Units issued new certificates of occupancy	96	390	371	13	261	24	11
Homeownership rate	7.4%	–	7.6%	6.5%	–	49	54
Serious housing code violations (per 1,000 privately owned rental units)	–	102.9	86.1	77.6	85.3	–	13
Severe crowding rate (% of renter households)	–	–	4.7%	4.4%	–	–	21
Sales volume	66	119	58	65	76	55	59
Index of housing price appreciation, all property types	100.0	293.0	187.9	244.5	231.6	–	27
Median sales price per unit, 2-4 family building <sup>5</sup>	\$106,480	\$252,628	\$132,129	\$136,786	\$110,000	30	30
Median rent burden	–	33.4%	33.7%	34.7%	–	–	16
Severely rent-burdened households	–	32.6%	32.7%	31.5%	–	–	27
Severely rent-burdened households, low income	–	35.1%	36.3%	34.1%	–	–	54
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	16.6%	16.4%	–	–	3
Home purchase loan rate (per 1,000 properties)	–	29.2	9.3	15.5	–	–	42
Refinance loan rate (per 1,000 properties)	–	41.3	6.2	11.8	–	–	47
FHA/VA-backed home purchase loans (% of home purchase loans)	–	3.7%	68.9%	38.0%	–	–	12
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	112.6	59.7	–	23
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	17.9	18.7	28.8	25.1	20.6	16	20
Tax delinquencies ≥ 1 year (% of residential properties)	–	4.2%	4.6%	4.7%	–	–	11

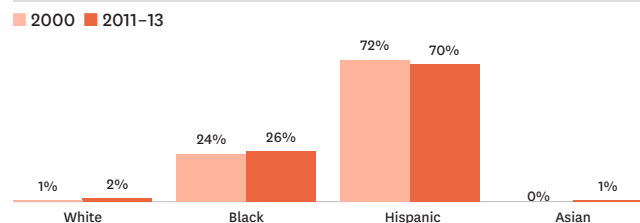
## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	50.6%	–	50.1%	45.8%	–	5	1
Population age 65 and older	7.5%	–	8.1%	7.7%	–	50	53
Foreign-born population	23.9%	24.9%	26.9%	27.9%	–	41	39
Population living in racially integrated tracts	0.0%	–	0.0%	–	–	45	47
Median household income	\$25,729	\$20,497	\$21,648	\$21,600	–	55	55
Poverty rate	45.5%	45.5%	42.4%	43.2%	–	1	2
Unemployment rate	23.6%	15.1%	15.6%	16.0%	–	1	7
Car-free commute (% of commuters)	74.5%	79.0%	79.3%	84.2%	–	16	13
Mean travel time to work (minutes)	41.3	39.0	40.5	40.3	–	30	33
Serious crime rate (per 1,000 residents)	29.8	22.2	18.3	20.8	18.0	9	11
Students performing at grade level in English language arts	–	–	–	9.2%	9.3%	–	59
Students performing at grade level in math	–	–	–	9.6%	12.7%	–	59

## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. \*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. \*Percentage of all rental housing units. \*Percentage of all rental housing units. Represents 2012 conditions. \*Represents 2014 conditions. \*Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.





## Single-Year Indicators

	2013	Rank
Population	157,954	18
Population density (1,000 persons per square mile)	32.2	36
Racial diversity index	0.44	51
Income diversity ratio	5.1	35
Rental vacancy rate	3.3%	30
Rent-stabilized or rent-controlled units (forthcoming) <sup>2</sup>	-	-
Public and other income-restricted subsidized rental units <sup>3</sup>	52.0%	1
Median asking rent	\$1,150	55
Housing units in FEMA preliminary flood hazard areas <sup>4</sup>	0.0%	37
Residential units within 1/4 mile of a park	99.6%	4
Land with unused zoning capacity	56.3%	3

## Housing

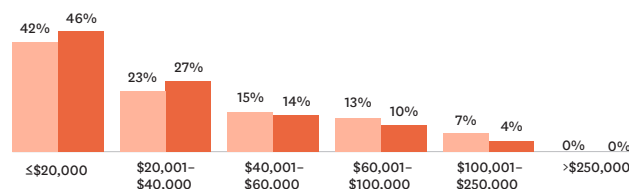
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	136	139	0	0	16	28	54
Units issued new certificates of occupancy	68	114	220	113	0	32	59
Homeownership rate	7.4%	-	7.6%	6.5%	-	49	54
Serious housing code violations (per 1,000 privately owned rental units)	-	163.7	119.8	79.2	81.8	-	15
Severe crowding rate (% of renter households)	-	-	4.7%	4.4%	-	-	21
Sales volume	56	96	49	62	84	56	58
Index of housing price appreciation, all property types	100.0	220.1	146.5	141.8	159.2	-	52
Median sales price per unit, 2-4 family building <sup>5</sup>	\$111,697	\$220,298	\$143,569	\$123,698	\$148,083	29	27
Median rent burden	-	33.4%	33.7%	34.7%	-	-	16
Severely rent-burdened households	-	32.6%	32.7%	31.5%	-	-	27
Severely rent-burdened households, low income	-	35.1%	36.3%	34.1%	-	-	54
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	16.6%	16.4%	-	-	3
Home purchase loan rate (per 1,000 properties)	-	29.2	9.3	15.5	-	-	42
Refinance loan rate (per 1,000 properties)	-	41.3	6.2	11.8	-	-	47
FHA/VA-backed home purchase loans (% of home purchase loans)	-	3.7%	68.9%	38.0%	-	-	12
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	157.0	90.6	-	10
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	20.9	29.4	29.4	49.7	34.7	13	7
Tax delinquencies ≥ 1 year (% of residential properties)	-	5.5%	6.2%	6.4%	-	-	5

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	50.6%	-	50.1%	45.8%	-	5	1
Population age 65 and older	7.5%	-	8.1%	7.7%	-	50	53
Foreign-born population	23.9%	24.9%	26.9%	27.9%	-	41	39
Population living in racially integrated tracts	0.0%	-	0.0%	-	-	45	47
Median household income	\$25,729	\$20,497	\$21,648	\$21,600	-	55	55
Poverty rate	45.5%	45.5%	42.4%	43.2%	-	1	2
Unemployment rate	23.6%	15.1%	15.6%	16.0%	-	1	7
Car-free commute (% of commuters)	74.5%	79.0%	79.3%	84.2%	-	16	13
Mean travel time to work (minutes)	41.3	39.0	40.5	40.3	-	30	33
Serious crime rate (per 1,000 residents)	39.2	27.3	24.3	33.7	24.7	5	3
Students performing at grade level in English language arts	-	-	-	14.7%	16.1%	-	51
Students performing at grade level in math	-	-	-	15.8%	19.3%	-	50

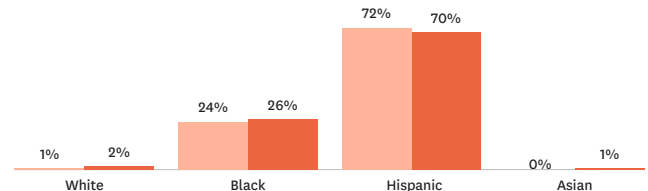
## Household Income Distribution (2014\$)

2000 2011-13



## Racial and Ethnic Composition

2000 2011-13



◆ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>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. <sup>2</sup>Percentage of all rental housing units. <sup>3</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>4</sup>Represents 2014 conditions. <sup>5</sup>Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.



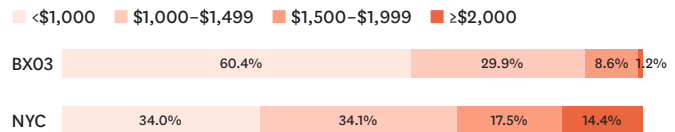
## Single-Year Indicators

	2013	Rank
Population	168,329	13
Population density (1,000 persons per square mile)	38.5	28
Racial diversity index	0.52	36
Income diversity ratio	5.5	30
Rental vacancy rate	4.0%	17
Rent-stabilized or rent-controlled units (forthcoming) <sup>2</sup>	–	–
Public and other income-restricted subsidized rental units <sup>3</sup>	43.8%	4
Median asking rent	\$1,400	44
Housing units in FEMA preliminary flood hazard areas <sup>4</sup>	0.0%	37
Residential units within 1/4 mile of a park	99.2%	6
Land with unused zoning capacity	49.6%	6

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	BX03	\$830	\$914	10.1%	50
	NYC	\$1,116	\$1,226	9.9%	–
Recent movers	BX03	\$1,035	\$1,033	-0.2%	54
	NYC	\$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



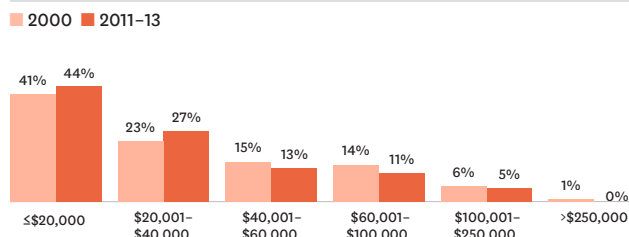
## Housing

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	11	566	2	539	361	56	155
Units issued new certificates of occupancy	84	344	1,216	419	275	28	10
Homeownership rate	8.5%	–	7.4%	6.9%	–	48	51
Serious housing code violations (per 1,000 privately owned rental units)	–	154.7	140.3	87.1	98.7	–	8
Severe crowding rate (% of renter households)	–	–	5.3%	6.9%	–	–	8
Sales volume	101	186	81	79	89	50	57
Index of housing price appreciation, all property types	100.0	179.7	111.0	135.1	136.6	–	58
Median sales price per unit, 2-4 family building <sup>5</sup>	\$112,648	\$208,576	\$178,266	\$141,852	\$150,903	28	26
Median rent burden	–	35.3%	36.5%	36.8%	–	–	8
Severely rent-burdened households	–	34.8%	37.2%	37.0%	–	–	5
Severely rent-burdened households, low income	–	40.1%	41.5%	41.3%	–	–	45
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	22.6%	20.6%	–	–	1
Home purchase loan rate (per 1,000 properties)	–	31.1	11.0	8.6	–	–	54
Refinance loan rate (per 1,000 properties)	–	39.6	7.5	8.3	–	–	53
FHA/VA-backed home purchase loans (% of home purchase loans)	–	4.7%	78.2%	79.0%	–	–	1
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	156.5	87.0	–	12
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	17.8	40.4	45.6	46.2	36.6	17	5
Tax delinquencies ≥ 1 year (% of residential properties)	–	5.1%	5.3%	5.9%	–	–	6

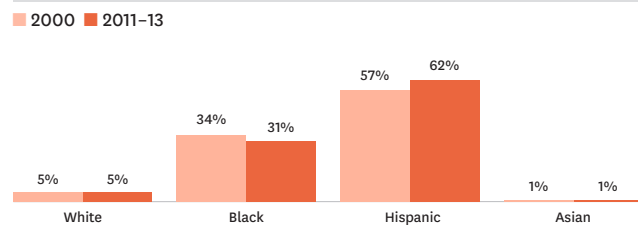
## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	50.7%	–	47.4%	45.6%	–	4	2
Population age 65 and older	7.1%	–	7.2%	7.7%	–	52	53
Foreign-born population	21.5%	25.2%	29.6%	31.4%	–	44	36
Population living in racially integrated tracts	6.0%	–	5.6%	–	–	38	40
Median household income	\$27,199	\$22,766	\$23,355	\$22,639	–	54	54
Poverty rate	45.5%	42.4%	41.8%	43.5%	–	1	1
Unemployment rate	21.2%	14.4%	14.3%	19.8%	–	3	1
Car-free commute (% of commuters)	70.3%	77.4%	75.4%	76.6%	–	27	28
Mean travel time to work (minutes)	45.0	41.7	42.1	42.0	–	14	22
Serious crime rate (per 1,000 residents)	27.0	22.9	14.8	16.7	16.7	16	14
Students performing at grade level in English language arts	–	–	–	11.3%	12.3%	–	57
Students performing at grade level in math	–	–	–	12.7%	15.8%	–	56

## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005–2007 ACS, data under 2010 are from the 2008–2010 ACS, and data under 2013 are from the 2011–2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>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. <sup>2</sup>Percentage of all rental housing units. <sup>3</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>4</sup>Represents 2014 conditions. <sup>5</sup>Ranked out of 30 community districts where this property type was the predominant type sold in 2000–2014.

# BX04 Highbridge/ Concourse<sup>1</sup>



## Single-Year Indicators

	2013	Rank
♦ Population	139,148	32
♦ Population density (1,000 persons per square mile)	69.8	9
♦ Racial diversity index	0.50	40
♦ Income diversity ratio	5.6	28
♦ Rental vacancy rate	3.5%	27
Rent-stabilized or rent-controlled units (forthcoming) <sup>2</sup>	-	-
Public and other income-restricted subsidized rental units <sup>3</sup>	20.9%	14
Median asking rent	\$1,350	48
Housing units in FEMA preliminary flood hazard areas <sup>4</sup>	0.0%	37
Residential units within 1/4 mile of a park	99.0%	8
Land with unused zoning capacity	51.3%	5

## Housing

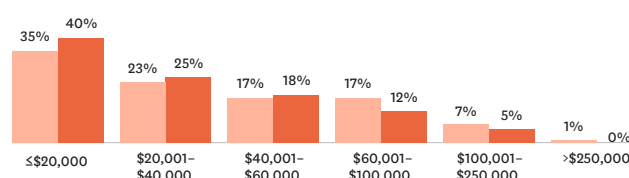
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	94	216	6	117	128	45	35
Units issued new certificates of occupancy	331	757	342	57	230	13	12
♦ Homeownership rate	6.9%	-	6.9%	6.7%	-	51	52
Serious housing code violations (per 1,000 privately owned rental units)	-	153.7	148.6	103.2	118.4	-	5
♦ Severe crowding rate (% of renter households)	-	-	7.7%	8.7%	-	-	4
Sales volume	80	185	89	97	100	53	55
Index of housing price appreciation, all property types	100.0	238.2	186.3	178.2	233.0	-	26
Median sales price per unit, 2-4 family building <sup>5</sup>	\$120,490	\$220,986	\$199,334	\$135,891	\$141,667	27	28
♦ Median rent burden	-	36.3%	35.6%	39.8%	-	-	4
♦ Severely rent-burdened households	-	37.8%	35.4%	40.9%	-	-	3
♦ Severely rent-burdened households, low income	-	46.0%	41.8%	47.8%	-	-	26
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	14.9%	13.8%	-	-	7
Home purchase loan rate (per 1,000 properties)	-	28.1	33.5	10.7	-	-	53
Refinance loan rate (per 1,000 properties)	-	18.8	6.1	6.1	-	-	55
FHA/VA-backed home purchase loans (% of home purchase loans)	-	6.1%	8.6%	26.9%	-	-	19
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	192.5	114.4	-	1
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	21.8	38.7	42.7	54.5	53.0	12	1
Tax delinquencies ≥ 1 year (% of residential properties)	-	6.3%	7.0%	7.4%	-	-	3

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
♦ Households with children under 18 years old	50.5%	-	42.4%	42.5%	-	6	7
♦ Population age 65 and older	6.9%	-	9.6%	8.6%	-	53	48
♦ Foreign-born population	35.0%	39.9%	40.3%	40.2%	-	27	24
Population living in racially integrated tracts	0.0%	-	0.0%	-	-	45	47
♦ Median household income	\$33,668	\$27,228	\$28,888	\$26,086	-	49	52
♦ Poverty rate	40.0%	37.2%	35.6%	38.9%	-	5	4
♦ Unemployment rate	18.1%	12.3%	13.1%	17.5%	-	6	3
♦ Car-free commute (% of commuters)	72.9%	77.5%	78.6%	78.3%	-	21	25
♦ Mean travel time to work (minutes)	43.1	41.2	42.3	39.9	-	23	36
Serious crime rate (per 1,000 residents)	26.3	15.8	13.6	15.0	15.7	17	19
Students performing at grade level in English language arts	-	-	-	10.4%	11.6%	-	58
Students performing at grade level in math	-	-	-	12.2%	15.4%	-	57

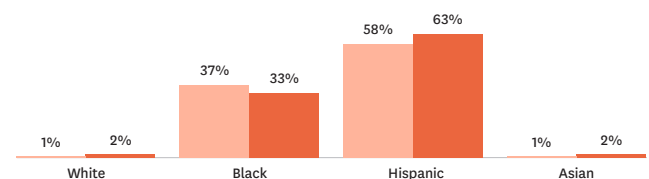
## Household Income Distribution (2014\$)

■ 2000 ■ 2011-13



## Racial and Ethnic Composition

■ 2000 ■ 2011-13



♦ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Community district BX 04 falls within sub-borough area 103. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.



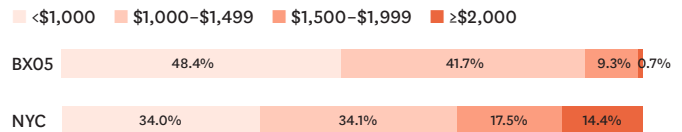
## Single-Year Indicators

	2013	Rank
♦ Population	134,207	37
♦ Population density (1,000 persons per square mile)	89.0	5
♦ Racial diversity index	0.46	44
♦ Income diversity ratio	5.5	30
♦ Rental vacancy rate	3.0%	38
Rent-stabilized or rent-controlled units (forthcoming) <sup>2</sup>	–	–
Public and other income-restricted subsidized rental units <sup>3</sup>	22.2%	12
Median asking rent	\$1,185	52
Housing units in FEMA preliminary flood hazard areas <sup>4</sup>	11.8%	16
Residential units within 1/4 mile of a park	98.8%	9
Land with unused zoning capacity	45.6%	11

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	BX05	\$963	\$1,028	6.8%	47
	NYC	\$1,116	\$1,226	9.9%	–
Recent movers	BX05	\$1,035	\$1,115	7.7%	50
	NYC	\$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



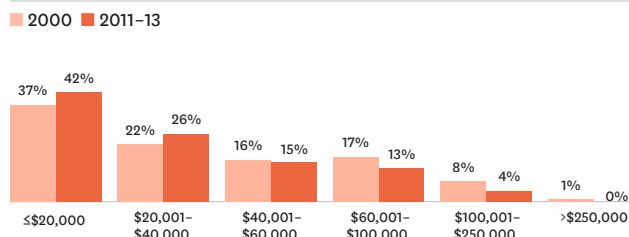
## Housing

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	130	438	0	383	164	30	32
Units issued new certificates of occupancy	0	198	287	0	312	56	7
♦ Homeownership rate	4.8%	–	3.1%	3.9%	–	55	55
Serious housing code violations (per 1,000 privately owned rental units)	–	195.2	132.7	76.0	79.4	–	17
♦ Severe crowding rate (% of renter households)	–	–	8.3%	6.5%	–	–	11
Sales volume	87	142	82	100	100	52	55
Index of housing price appreciation, all property types	100.0	231.2	154.5	187.8	241.1	–	21
Median sales price per unit, 2-4 family building <sup>5</sup>	\$131,897	\$234,649	\$189,070	\$147,044	\$178,750	23	20
♦ Median rent burden	–	39.0%	36.9%	41.3%	–	–	2
♦ Severely rent-burdened households	–	38.8%	35.6%	42.2%	–	–	2
♦ Severely rent-burdened households, low income	–	47.2%	42.0%	46.5%	–	–	32
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	19.3%	20.1%	–	–	2
Home purchase loan rate (per 1,000 properties)	–	22.7	10.5	10.9	–	–	52
Refinance loan rate (per 1,000 properties)	–	38.9	7.9	9.3	–	–	52
FHA/VA-backed home purchase loans (% of home purchase loans)	–	1.5%	90.6%	72.7%	–	–	3
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	164.3	94.4	–	9
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	20.6	32.0	39.7	39.0	43.9	14	3
Tax delinquencies ≥ 1 year (% of residential properties)	–	6.9%	8.5%	8.6%	–	–	1

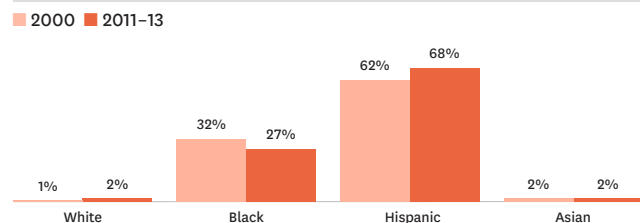
## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
♦ Households with children under 18 years old	55.4%	–	50.1%	43.2%	–	1	4
♦ Population age 65 and older	5.0%	–	5.1%	7.3%	–	55	55
♦ Foreign-born population	34.8%	37.7%	39.5%	42.9%	–	29	18
Population living in racially integrated tracts	0.0%	–	0.0%	–	–	45	47
♦ Median household income	\$31,595	\$25,421	\$28,232	\$24,841	–	51	53
♦ Poverty rate	40.6%	40.0%	38.4%	41.9%	–	4	3
♦ Unemployment rate	19.9%	14.3%	19.4%	18.0%	–	4	2
♦ Car-free commute (% of commuters)	72.9%	75.3%	74.6%	80.7%	–	21	18
♦ Mean travel time to work (minutes)	43.9	42.6	41.3	41.7	–	19	24
Serious crime rate (per 1,000 residents)	23.1	15.7	11.8	13.1	12.8	25	29
Students performing at grade level in English language arts	–	–	–	12.5%	13.7%	–	55
Students performing at grade level in math	–	–	–	14.5%	18.0%	–	53

## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



♦ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. \*Community district BX 05 falls within sub-borough area 104. <sup>2</sup>Percentage of all rental housing units. <sup>3</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>4</sup>Represents 2014 conditions. <sup>5</sup>Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.

# BX06 Belmont/ East Tremont<sup>1</sup>



## Single-Year Indicators

	2013	Rank
Population	168,329	13
Population density (1,000 persons per square mile)	38.5	28
Racial diversity index	0.52	36
Income diversity ratio	5.5	30
Rental vacancy rate	4.0%	17
Rent-stabilized or rent-controlled units (forthcoming) <sup>2</sup>	-	-
Public and other income-restricted subsidized rental units <sup>3</sup>	43.8%	4
Median asking rent	\$1,150	55
Housing units in FEMA preliminary flood hazard areas <sup>4</sup>	0.0%	37
Residential units within 1/4 mile of a park	99.7%	3
Land with unused zoning capacity	61.2%	1

## Housing

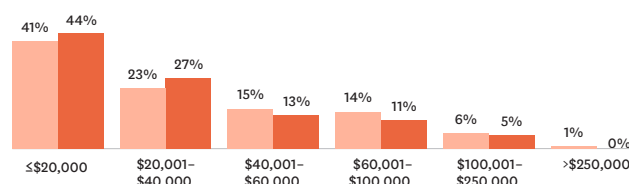
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	103	353	4	261	54	39	48
Units issued new certificates of occupancy	193	280	112	20	95	17	29
Homeownership rate	8.5%	-	7.4%	6.9%	-	48	51
Serious housing code violations (per 1,000 privately owned rental units)	-	158.6	136.6	109.0	122.7	-	3
Severe crowding rate (% of renter households)	-	-	5.3%	6.9%	-	-	8
Sales volume	90	204	108	104	158	51	51
Index of housing price appreciation, all property types	100.0	215.1	163.9	167.9	146.7	-	55
Median sales price per unit, 2-4 family building <sup>5</sup>	\$131,897	\$258,005	\$171,274	\$141,852	\$133,333	23	29
Median rent burden	-	35.3%	36.5%	36.8%	-	-	8
Severely rent-burdened households	-	34.8%	37.2%	37.0%	-	-	5
Severely rent-burdened households, low income	-	40.1%	41.5%	41.3%	-	-	45
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	22.6%	20.6%	-	-	1
Home purchase loan rate (per 1,000 properties)	-	31.1	11.0	8.6	-	-	54
Refinance loan rate (per 1,000 properties)	-	39.6	7.5	8.3	-	-	53
FHA/VA-backed home purchase loans (% of home purchase loans)	-	4.7%	78.2%	79.0%	-	-	1
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	166.7	96.2	-	7
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	22.5	46.2	39.9	53.5	34.1	11	10
Tax delinquencies ≥ 1 year (% of residential properties)	-	5.7%	5.9%	7.8%	-	-	2

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	50.7%	-	47.4%	45.6%	-	4	2
Population age 65 and older	7.1%	-	7.2%	7.7%	-	52	53
Foreign-born population	21.5%	25.2%	29.6%	31.4%	-	44	36
Population living in racially integrated tracts	6.0%	-	5.6%	-	-	38	40
Median household income	\$27,199	\$22,766	\$23,355	\$22,639	-	54	54
Poverty rate	45.5%	42.4%	41.8%	43.5%	-	1	1
Unemployment rate	21.2%	14.4%	14.3%	19.8%	-	3	1
Car-free commute (% of commuters)	70.3%	77.4%	75.4%	76.6%	-	27	28
Mean travel time to work (minutes)	45.0	41.7	42.1	42.0	-	14	22
Serious crime rate (per 1,000 residents)	29.7	21.5	17.9	21.2	21.3	11	6
Students performing at grade level in English language arts	-	-	-	13.5%	14.1%	-	54
Students performing at grade level in math	-	-	-	15.1%	18.4%	-	52

## Household Income Distribution (2014\$)

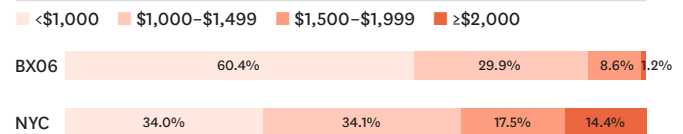
■ 2000 ■ 2011-13



## Median Rent\*

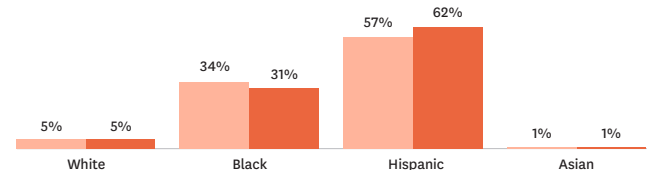
	2005-07	2011-13	% Change	2011-13 Rank
All renters	BX06 \$830	\$914	10.1%	50
	NYC \$1,116	\$1,226	9.9%	-
Recent movers	BX06 \$1,035	\$1,033	-0.2%	54
	NYC \$1,344	\$1,469	9.3%	-

## Distribution of Gross Rent, 2011-2013



## Racial and Ethnic Composition

■ 2000 ■ 2011-13



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. \*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. \*Percentage of all rental housing units. \*Percentage of all rental housing units. Represents 2012 conditions. \*Represents 2014 conditions. \*Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.



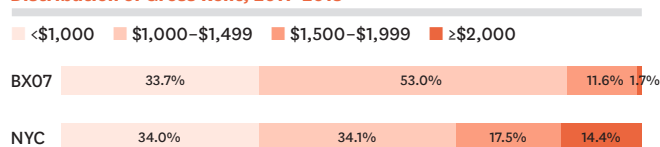
## Single-Year Indicators

	2013	Rank
♦ Population	123,746	46
♦ Population density (1,000 persons per square mile)	78.8	6
♦ Racial diversity index	0.52	36
♦ Income diversity ratio	5.8	25
♦ Rental vacancy rate	2.8%	41
Rent-stabilized or rent-controlled units (forthcoming) <sup>2</sup>	–	–
Public and other income-restricted subsidized rental units <sup>3</sup>	5.3%	36
Median asking rent	\$1,175	53
Housing units in FEMA preliminary flood hazard areas <sup>4</sup>	0.0%	37
Residential units within 1/4 mile of a park	88.0%	22
Land with unused zoning capacity	45.6%	11

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	BX07	\$1,038	\$1,131	9.0%	38
	NYC	\$1,116	\$1,226	9.9%	–
Recent movers	BX07	\$1,108	\$1,207	8.9%	46
	NYC	\$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



## Housing

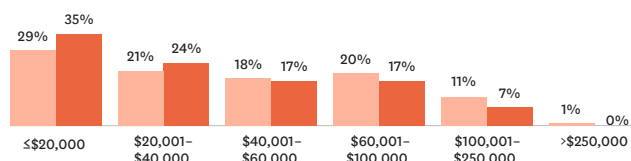
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	3	91	1	340	101	57	39
Units issued new certificates of occupancy	0	149	260	124	82	56	32
♦ Homeownership rate	7.4%	–	6.3%	6.6%	–	49	53
Serious housing code violations (per 1,000 privately owned rental units)	–	144.8	149.0	96.8	107.1	–	7
♦ Severe crowding rate (% of renter households)	–	–	7.2%	6.8%	–	–	9
Sales volume	109	177	82	119	125	48	53
Index of housing price appreciation, all property types	100.0	233.0	161.0	209.0	241.6	–	20
Median sales price per unit, 2-4 family building <sup>5</sup>	\$134,721	\$259,917	\$203,116	\$164,649	\$152,333	22	25
♦ Median rent burden	–	36.2%	38.8%	40.0%	–	–	3
♦ Severely rent-burdened households	–	36.3%	40.0%	38.8%	–	–	4
♦ Severely rent-burdened households, low income	–	49.3%	49.4%	48.2%	–	–	22
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	18.6%	16.1%	–	–	4
Home purchase loan rate (per 1,000 properties)	–	36.8	12.8	14.1	–	–	46
Refinance loan rate (per 1,000 properties)	–	27.4	9.7	10.6	–	–	49
FHA/VA-backed home purchase loans (% of home purchase loans)	–	1.6%	33.3%	27.8%	–	–	17
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	160.9	94.9	–	8
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	20.6	33.5	30.7	40.6	34.2	14	9
Tax delinquencies ≥ 1 year (% of residential properties)	–	6.2%	6.7%	6.9%	–	–	4

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
♦ Households with children under 18 years old	47.4%	–	44.1%	40.9%	–	8	11
♦ Population age 65 and older	7.6%	–	8.6%	8.9%	–	49	46
♦ Foreign-born population	36.6%	41.1%	40.5%	41.5%	–	23	20
Population living in racially integrated tracts	16.1%	–	0.0%	–	–	33	47
♦ Median household income	\$39,990	\$33,993	\$31,525	\$30,945	–	44	48
♦ Poverty rate	34.3%	30.5%	32.3%	31.9%	–	10	8
♦ Unemployment rate	14.9%	10.9%	13.4%	16.3%	–	12	5
♦ Car-free commute (% of commuters)	70.4%	75.7%	79.4%	78.7%	–	26	24
♦ Mean travel time to work (minutes)	41.9	40.7	43.0	42.6	–	26	20
Serious crime rate (per 1,000 residents)	26.0	17.2	15.7	15.8	15.7	20	19
Students performing at grade level in English language arts	–	–	–	16.1%	16.8%	–	49
Students performing at grade level in math	–	–	–	18.2%	21.9%	–	45

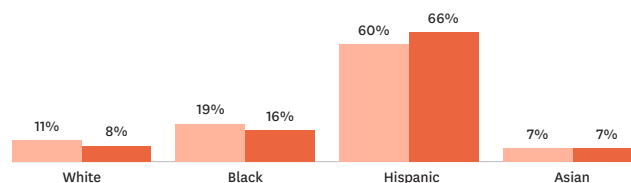
## Household Income Distribution (2014\$)

■ 2000 ■ 2011–13



## Racial and Ethnic Composition

■ 2000 ■ 2011–13



♦ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005–2007 ACS, data under 2010 are from the 2008–2010 ACS, and data under 2013 are from the 2011–2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. \*Community district BX 07 falls within sub-borough area 105. <sup>2</sup>Percentage of all rental housing units. <sup>3</sup>Represents 2012 conditions. <sup>4</sup>Represents 2014 conditions. <sup>5</sup>Ranked out of 30 community districts where this property type was the predominant type sold in 2000–2014.



# BX08 Riverdale/ Fieldston<sup>1</sup>



## Single-Year Indicators

	2013	Rank
♦ Population	107,360	54
♦ Population density (1,000 persons per square mile)	31.3	37
♦ Racial diversity index	0.65	16
♦ Income diversity ratio	4.6	48
♦ Rental vacancy rate	3.7%	22
Rent-stabilized or rent-controlled units (forthcoming) <sup>2</sup>	-	-
Public and other income-restricted subsidized rental units <sup>3</sup>	11.5%	25
Median asking rent	\$1,850	22
Housing units in FEMA preliminary flood hazard areas <sup>4</sup>	0.0%	37
Residential units within 1/4 mile of a park	88.1%	21
Land with unused zoning capacity	48.1%	8

## Housing

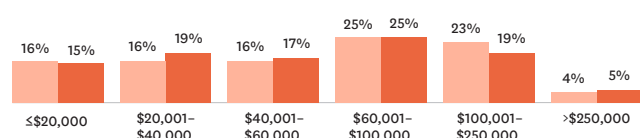
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	97	157	3	129	207	43	27
Units issued new certificates of occupancy	73	89	23	76	6	31	56
♦ Homeownership rate	26.4%	-	30.1%	31.5%	-	27	25
Serious housing code violations (per 1,000 privately owned rental units)	-	52.3	83.6	43.6	48.5	-	25
♦ Severe crowding rate (% of renter households)	-	-	3.1%	3.8%	-	-	25
Sales volume	112	200	136	154	169	47	49
Index of housing price appreciation, all property types	100.0	202.2	191.4	165.2	187.9	-	41
Median sales price per unit, 1 family building <sup>5</sup>	\$496,219	\$831,351	\$675,251	\$663,663	\$672,500	3	5
♦ Median rent burden	-	28.1%	28.3%	31.2%	-	-	40
♦ Severely rent-burdened households	-	25.9%	25.1%	28.3%	-	-	39
♦ Severely rent-burdened households, low income	-	43.4%	43.4%	48.6%	-	-	19
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	8.5%	8.8%	-	-	16
Home purchase loan rate (per 1,000 properties)	-	31.9	18.1	21.3	-	-	24
Refinance loan rate (per 1,000 properties)	-	14.6	20.3	21.4	-	-	20
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.2%	5.8%	6.2%	-	-	29
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	61.6	41.7	-	31
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	2.2	6.7	8.1	12.5	10.8	53	34
Tax delinquencies ≥ 1 year (% of residential properties)	-	1.7%	1.6%	2.8%	-	-	22

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
♦ Households with children under 18 years old	32.1%	-	28.3%	28.8%	-	36	41
♦ Population age 65 and older	16.6%	-	14.8%	16.2%	-	7	9
♦ Foreign-born population	31.5%	32.5%	31.7%	31.6%	-	34	34
Population living in racially integrated tracts	24.3%	-	31.8%	-	-	23	17
♦ Median household income	\$61,749	\$58,063	\$56,506	\$57,629	-	20	19
♦ Poverty rate	18.7%	15.8%	15.6%	17.3%	-	31	33
♦ Unemployment rate	10.4%	9.3%	9.7%	11.4%	-	23	22
♦ Car-free commute (% of commuters)	55.0%	61.1%	64.1%	67.1%	-	40	36
♦ Mean travel time to work (minutes)	41.0	42.3	42.1	42.0	-	33	22
Serious crime rate (per 1,000 residents)	17.2	10.9	9.5	9.4	9.6	46	40
Students performing at grade level in English language arts	-	-	-	16.1%	16.8%	-	49
Students performing at grade level in math	-	-	-	18.2%	21.9%	-	45

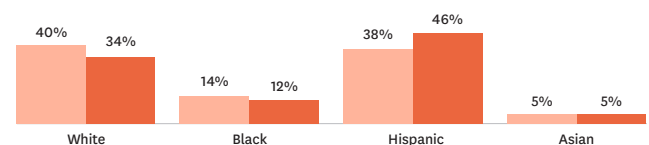
## Household Income Distribution (2014\$)

■ 2000 ■ 2011-13



## Racial and Ethnic Composition

■ 2000 ■ 2011-13



♦ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. \*Community district BX 08 falls within sub-borough area 106. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 12 community districts where this property type was the predominant type sold in 2000-2014.



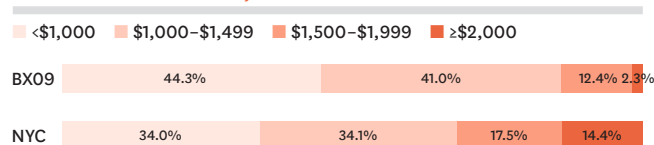
## Single-Year Indicators

	2013	Rank
Population	185,973	9
Population density (1,000 persons per square mile)	41.6	24
Racial diversity index	0.57	26
Income diversity ratio	6.0	21
Rental vacancy rate	1.9%	52
Rent-stabilized or rent-controlled units (forthcoming) <sup>2</sup>	–	–
Public and other income-restricted subsidized rental units <sup>3</sup>	22.1%	13
Median asking rent	\$1,325	49
Housing units in FEMA preliminary flood hazard areas <sup>4</sup>	3.4%	27
Residential units within 1/4 mile of a park	89.0%	18
Land with unused zoning capacity	39.2%	18

## Median Rent\*

	2005-07	2011-13	% Change	2011-13 Rank
All renters	BX09 \$984	\$1,069	8.6%	44
	NYC \$1,116	\$1,226	9.9%	–
Recent movers	BX09 \$1,108	\$1,172	5.7%	49
	NYC \$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



## Housing

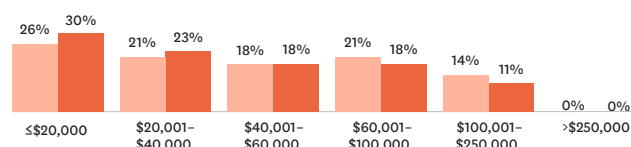
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	212	247	19	266	191	24	30
Units issued new certificates of occupancy	24	152	137	17	3	48	58
Homeownership rate	20.2%	–	19.0%	21.7%	–	37	39
Serious housing code violations (per 1,000 privately owned rental units)	–	87.2	91.1	74.2	82.7	–	14
Severe crowding rate (% of renter households)	–	–	2.4%	5.5%	–	–	14
Sales volume	581	1,088	475	503	493	20	28
Index of housing price appreciation, all property types	100.0	271.3	219.2	200.8	205.6	–	38
Median sales price per unit, condominium <sup>5</sup>	\$48,481	\$145,630	\$159,900	\$96,257	\$99,250	15	15
Median rent burden	–	30.6%	30.3%	33.5%	–	–	26
Severely rent-burdened households	–	28.2%	26.4%	34.9%	–	–	10
Severely rent-burdened households, low income	–	37.3%	35.8%	44.6%	–	–	40
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	14.6%	13.7%	–	–	8
Home purchase loan rate (per 1,000 properties)	–	34.0	13.8	8.6	–	–	54
Refinance loan rate (per 1,000 properties)	–	32.7	6.8	8.1	–	–	54
FHA/VA-backed home purchase loans (% of home purchase loans)	–	1.4%	51.1%	48.7%	–	–	8
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	69.7	43.1	–	29
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	9.4	13.3	15.8	18.6	14.2	29	28
Tax delinquencies ≥ 1 year (% of residential properties)	–	1.3%	1.6%	2.9%	–	–	21

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	45.5%	–	44.7%	38.6%	–	9	17
Population age 65 and older	9.1%	–	10.1%	11.6%	–	42	29
Foreign-born population	24.6%	29.6%	29.4%	32.2%	–	38	33
Population living in racially integrated tracts	1.0%	–	0.0%	–	–	42	47
Median household income	\$43,078	\$40,131	\$41,568	\$35,239	–	41	46
Poverty rate	28.6%	24.7%	25.0%	29.0%	–	15	13
Unemployment rate	13.8%	9.2%	10.2%	14.2%	–	15	14
Car-free commute (% of commuters)	61.2%	68.1%	67.9%	69.6%	–	36	35
Mean travel time to work (minutes)	45.8	43.3	44.6	44.1	–	11	13
Serious crime rate (per 1,000 residents)	21.3	15.5	13.4	14.4	14.2	35	26
Students performing at grade level in English language arts	–	–	–	13.2%	14.6%	–	53
Students performing at grade level in math	–	–	–	14.3%	17.9%	–	54

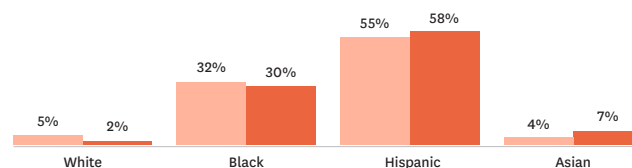
## Household Income Distribution (2014\$)

■ 2000 ■ 2011–13



## Racial and Ethnic Composition

■ 2000 ■ 2011–13



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Community district BX 09 falls within sub-borough area 107. <sup>2</sup>Percentage of all rental housing units. <sup>3</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>4</sup>Represents 2014 conditions. <sup>5</sup>Ranked out of 15 community districts where this property type was the predominant type sold in 2000-2014.

# BX10 Throgs Neck/ Co-op City<sup>1</sup>



## Single-Year Indicators

	2013	Rank
Population	123,140	47
Population density (1,000 persons per square mile)	13.2	49
Racial diversity index	0.69	9
Income diversity ratio	4.8	43
Rental vacancy rate	2.1%	50
Rent-stabilized or rent-controlled units (forthcoming) <sup>2</sup>	-	-
Public and other income-restricted subsidized rental units <sup>3</sup>	11.3%	27
Median asking rent	\$1,388	47
Housing units in FEMA preliminary flood hazard areas <sup>4</sup>	18.2%	11
Residential units within 1/4 mile of a park	63.9%	42
Land with unused zoning capacity	45.2%	13

## Housing

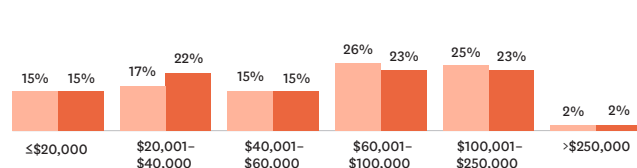
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	236	140	26	43	30	20	52
Units issued new certificates of occupancy	42	247	158	52	21	40	45
Homeownership rate	45.5%	-	41.5%	44.0%	-	10	13
Serious housing code violations (per 1,000 privately owned rental units)	-	18.5	27.5	24.0	26.2	-	34
Severe crowding rate (% of renter households)	-	-	2.0%	0.9%	-	-	55
Sales volume	392	633	336	396	428	35	35
Index of housing price appreciation, all property types	100.0	192.3	168.5	160.6	162.1	-	51
Median sales price per unit, 2-4 family building <sup>5</sup>	\$171,110	\$303,988	\$224,859	\$202,645	\$200,850	12	17
Median rent burden	-	25.8%	27.5%	29.7%	-	-	46
Severely rent-burdened households	-	23.2%	25.1%	25.1%	-	-	47
Severely rent-burdened households, low income	-	40.4%	41.9%	36.4%	-	-	53
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	3.8%	3.2%	-	-	33
Home purchase loan rate (per 1,000 properties)	-	26.2	13.0	13.0	-	-	49
Refinance loan rate (per 1,000 properties)	-	21.9	9.4	10.3	-	-	50
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.6%	34.2%	33.8%	-	-	14
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	81.3	54.2	-	25
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	4.7	10.4	17.4	21.5	15.0	37	26
Tax delinquencies ≥ 1 year (% of residential properties)	-	1.1%	1.7%	1.9%	-	-	32

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	29.4%	-	24.9%	28.9%	-	43	39
Population age 65 and older	18.5%	-	21.3%	18.1%	-	3	3
Foreign-born population	15.8%	17.1%	19.4%	20.2%	-	54	51
Population living in racially integrated tracts	33.1%	-	40.9%	-	-	15	11
Median household income	\$64,690	\$57,916	\$54,985	\$55,408	-	16	21
Poverty rate	10.1%	9.5%	13.2%	12.1%	-	47	45
Unemployment rate	6.4%	7.0%	9.2%	11.2%	-	43	23
Car-free commute (% of commuters)	42.9%	43.6%	45.1%	48.5%	-	49	50
Mean travel time to work (minutes)	41.6	40.0	41.2	42.9	-	29	17
Serious crime rate (per 1,000 residents)	17.6	12.4	11.9	9.2	9.5	43	42
Students performing at grade level in English language arts	-	-	-	16.8%	18.3%	-	46
Students performing at grade level in math	-	-	-	18.1%	22.0%	-	43

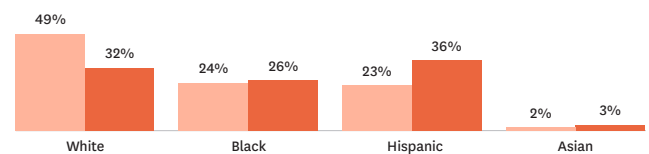
## Household Income Distribution (2014\$)

■ 2000 ■ 2011-13



## Racial and Ethnic Composition

■ 2000 ■ 2011-13



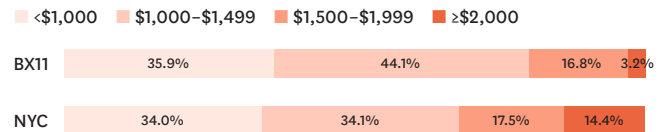
◆ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Community district BX10 falls within sub-borough area 108. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.



Single-Year Indicators	2013	Rank
Population	125,712	44
Population density (1,000 persons per square mile)	33.0	34
Racial diversity index	0.69	9
Income diversity ratio	6.0	21
Rental vacancy rate	2.9%	40
Rent-stabilized or rent-controlled units (forthcoming) <sup>2</sup>	–	–
Public and other income-restricted subsidized rental units <sup>3</sup>	14.6%	23
Median asking rent	–	–
Housing units in FEMA preliminary flood hazard areas <sup>4</sup>	0.3%	35
Residential units within 1/4 mile of a park	73.6%	32
Land with unused zoning capacity	31.4%	25

Median Rent*	2005-07	2011-13	% Change	2011-13 Rank
All renters	BX11 \$1,071	\$1,163	8.6%	33
	NYC \$1,116	\$1,226	9.9%	–
Recent movers	BX11 \$1,194	\$1,275	6.8%	38
	NYC \$1,344	\$1,469	9.3%	–

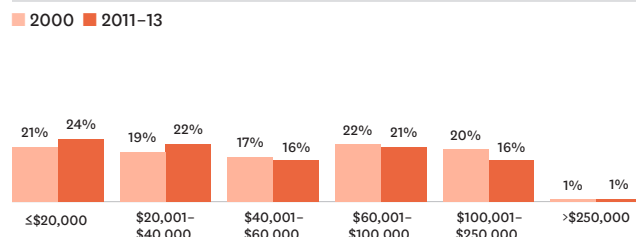
## Distribution of Gross Rent, 2011–2013



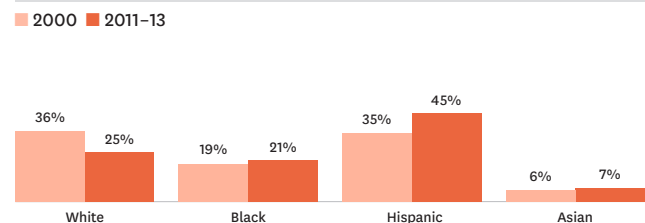
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	64	270	18	21	26	48	53
Units issued new certificates of occupancy	160	130	35	26	16	19	48
Homeownership rate	27.8%	–	31.9%	27.0%	–	26	31
Serious housing code violations (per 1,000 privately owned rental units)	–	58.3	65.1	48.4	58.4	–	22
Severe crowding rate (% of renter households)	–	–	4.4%	4.6%	–	–	18
Sales volume	447	457	286	351	377	28	41
Index of housing price appreciation, all property types	100.0	211.7	159.4	150.8	181.3	–	42
Median sales price per unit, 2-4 family building <sup>5</sup>	\$170,397	\$286,099	\$205,276	\$187,447	\$199,333	13	18
Median rent burden	–	29.8%	30.5%	33.5%	–	–	26
Severely rent-burdened households	–	30.1%	29.3%	31.6%	–	–	26
Severely rent-burdened households, low income	–	47.2%	43.8%	45.2%	–	–	38
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	10.5%	9.3%	–	–	15
Home purchase loan rate (per 1,000 properties)	–	33.2	15.7	15.0	–	–	43
Refinance loan rate (per 1,000 properties)	–	40.7	15.1	15.2	–	–	39
FHA/VA-backed home purchase loans (% of home purchase loans)	–	1.2%	44.2%	43.5%	–	–	10
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	122.7	80.8	–	15
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	6.8	15.3	18.3	19.5	15.5	31	24
Tax delinquencies ≥ 1 year (% of residential properties)	–	1.3%	1.6%	2.4%	–	–	25

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	35.7%	–	37.1%	35.2%	–	31	23
Population age 65 and older	15.0%	–	13.6%	14.3%	–	10	16
Foreign-born population	30.8%	32.6%	35.0%	34.7%	–	35	31
Population living in racially integrated tracts	53.3%	–	49.0%	–	–	7	8
Median household income	\$51,458	\$49,601	\$48,916	\$44,078	–	30	34
Poverty rate	17.5%	18.5%	19.4%	19.9%	–	32	27
Unemployment rate	8.8%	9.1%	9.5%	14.7%	–	29	12
Car-free commute (% of commuters)	51.9%	54.2%	56.6%	62.3%	–	43	39
Mean travel time to work (minutes)	39.3	37.7	38.1	40.8	–	39	29
Serious crime rate (per 1,000 residents)	23.1	15.7	14.7	10.0	9.4	25	43
Students performing at grade level in English language arts	–	–	–	18.4%	19.5%	–	44
Students performing at grade level in math	–	–	–	20.0%	24.2%	–	39

## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Community district BX 11 falls within sub-borough area 109. <sup>2</sup>Percentage of all rental housing units. <sup>3</sup>Represents 2012 conditions. <sup>4</sup>Represents 2014 conditions. <sup>5</sup>Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.



## Single-Year Indicators

	2013	Rank
Population	141,966	31
Population density (1,000 persons per square mile)	21.1	46
Racial diversity index	0.49	42
Income diversity ratio	6.3	16
Rental vacancy rate	5.4%	5
Rent-stabilized or rent-controlled units (forthcoming) <sup>2</sup>	-	-
Public and other income-restricted subsidized rental units <sup>3</sup>	11.2%	28
Median asking rent	\$1,300	50
Housing units in FEMA preliminary flood hazard areas <sup>4</sup>	0.6%	32
Residential units within 1/4 mile of a park	44.3%	54
Land with unused zoning capacity	32.1%	24

## Housing

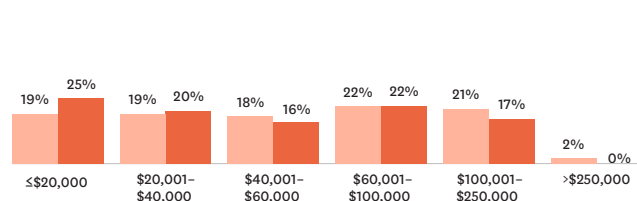
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	285	434	36	246	273	14	19
Units issued new certificates of occupancy	128	271	167	218	172	21	18
Homeownership rate	35.9%	-	35.4%	35.8%	-	16	18
Serious housing code violations (per 1,000 privately owned rental units)	-	79.7	95.0	91.2	108.4	-	6
Severe crowding rate (% of renter households)	-	-	4.5%	2.6%	-	-	41
Sales volume	555	836	483	529	542	23	27
Index of housing price appreciation, all property types	100.0	200.2	144.8	137.6	148.3	-	54
Median sales price per unit, 2-4 family building <sup>5</sup>	\$167,545	\$278,978	\$194,472	\$174,782	\$176,500	14	21
Median rent burden	-	30.5%	32.8%	35.0%	-	-	15
Severely rent-burdened households	-	25.5%	30.3%	34.6%	-	-	12
Severely rent-burdened households, low income	-	34.4%	44.4%	47.9%	-	-	24
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	11.7%	12.9%	-	-	10
Home purchase loan rate (per 1,000 properties)	-	34.1	14.0	15.0	-	-	43
Refinance loan rate (per 1,000 properties)	-	62.9	14.6	14.6	-	-	41
FHA/VA-backed home purchase loans (% of home purchase loans)	-	2.1%	81.9%	67.3%	-	-	6
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	158.3	105.6	-	4
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	14.3	30.4	32.0	41.4	34.7	20	7
Tax delinquencies ≥ 1 year (% of residential properties)	-	2.2%	2.7%	4.8%	-	-	10

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	42.2%	-	40.9%	40.2%	-	17	12
Population age 65 and older	11.2%	-	11.8%	11.7%	-	26	28
Foreign-born population	38.2%	36.5%	39.0%	39.1%	-	21	25
Population living in racially integrated tracts	0.6%	-	0.0%	-	-	44	47
Median household income	\$54,398	\$51,851	\$49,359	\$44,117	-	27	33
Poverty rate	19.4%	14.7%	17.9%	20.3%	-	27	26
Unemployment rate	10.6%	10.3%	13.1%	15.6%	-	22	8
Car-free commute (% of commuters)	53.2%	54.6%	57.9%	58.4%	-	41	43
Mean travel time to work (minutes)	45.7	42.3	43.8	44.7	-	12	8
Serious crime rate (per 1,000 residents)	19.8	12.8	12.9	14.2	13.4	37	28
Students performing at grade level in English language arts	-	-	-	18.4%	19.4%	-	45
Students performing at grade level in math	-	-	-	20.0%	24.2%	-	39

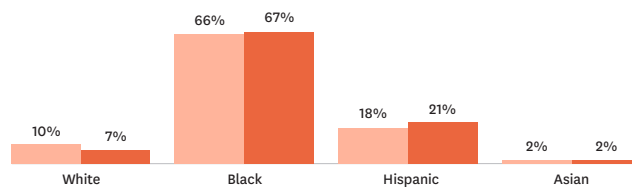
## Household Income Distribution (2014\$)

■ 2000 ■ 2011-13



## Racial and Ethnic Composition

■ 2000 ■ 2011-13



◆ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Community district BX12 falls within sub-borough area 110. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.

# Brooklyn





# Brooklyn

Brooklyn was the city's second densest borough after Manhattan in 2010, though borough-wide average density decreased between 1970 and 2010. Density decreased in 10 of 18 sub-borough areas, and four sub-borough areas (Bedford-Stuyvesant, Bushwick, Crown Heights/Prospect Heights, and Brownsville) experienced density reductions of more than 10,000 persons per square mile over this period.

**There was little change in racial and ethnic composition in Brooklyn between 2000 and 2013**, with the largest changes being a four percentage point increase in the share of the population that is Asian, from seven to 11 percent, and a three percentage point decrease in the population share that is black, from 34 to 31 percent. The black, Hispanic, and Asian population shares in Brooklyn all remained lower than citywide averages.

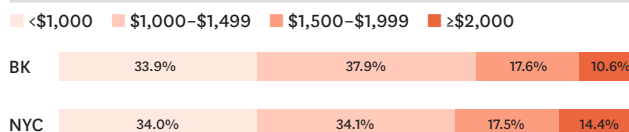
**The household income distribution in Brooklyn changed little between 2000 and 2013**, with the largest change being a 1.3 percentage point increase in households earning between \$100,001 and \$250,000 per year. In 2013, the income distribution in Brooklyn reflected the city-wide income distribution, with small deviations from city-wide averages for all six income brackets.

**The rent distribution in Brooklyn tracked closely with New York City averages**, particularly for rents less than \$1,000 per month (33.9% in Brooklyn, 34.0% city-wide) and rents between \$1,500 and \$1,999 (17.6% in Brooklyn, 17.5% city-wide). In 2013, Brooklyn had a lower share of apartments renting for more than \$2,000 per month than in the city overall.

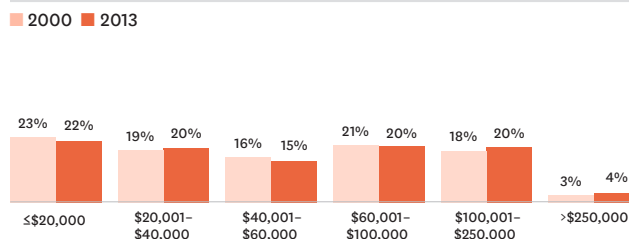
Single-Year Indicators	2013	Rank
Population	2,592,149	1
Population density (1,000 persons per square mile)	36.6	2
Racial diversity index	0.72	2
Income diversity ratio	6.1	3
Rental vacancy rate	3.4%	3
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	–	–
Public and other income-restricted subsidized rental units <sup>2</sup>	15.4%	3
Median asking rent	\$2,500	2
Housing units in FEMA preliminary flood hazard areas	15.0%	2
Housing units within 1/4 mile of a park <sup>3</sup>	69.2%	3
Land with unused zoning capacity <sup>3</sup>	26.9%	4

Median Rent		2007	2013	% Change	2013 Rank
All renters	BK	\$1,082	\$1,208	11.6%	3
	NYC	\$1,129	\$1,244	10.2%	–
Recent movers	BK	\$1,271	\$1,378	8.4%	3
	NYC	\$1,387	\$1,469	5.9%	–

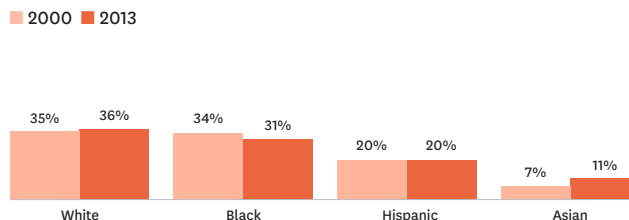
## Distribution of Gross Rent, 2013



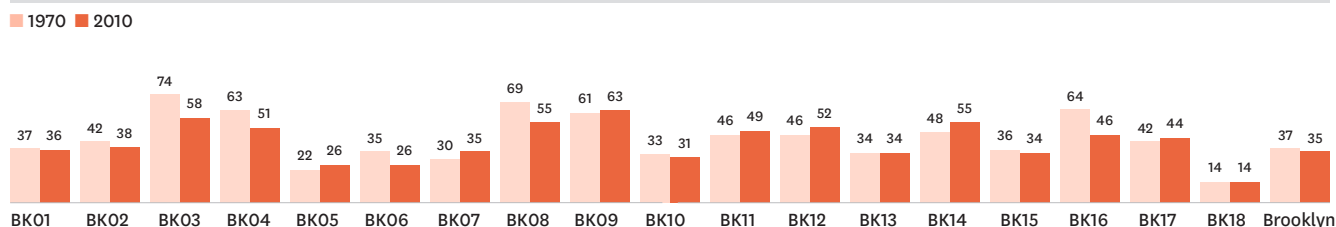
## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



## Population Density (1,000 Persons per Square Mile) by Sub-Borough Area



Land Use and Development	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	3,045	8,934	389	6,137	7,553	3	1
Units issued new certificates of occupancy	1,431	5,056	6,467	3,394	3,943	4	1
<b>Housing: Stock</b>							
Housing units	930,866	–	1,000,293	1,006,081	–	1	1
Homeownership rate	27.1%	30.6%	30.2%	29.6%	–	3	3
Rental vacancy rate	3.1%	3.4%	4.9%	3.4%	–	4	3
Serious housing code violations (per 1,000 privately owned rental units)	–	67.7	71.0	58.6	52.9	–	2
Severe crowding rate (% of renter households)	–	–	4.5%	4.3%	–	–	3
<b>Housing: Market and Finance</b>							
Sales volume, 1 family building <sup>4</sup>	2,620	2,178	1,489	1,854	1,821	3	3
Sales volume, 2-4 family building <sup>4</sup>	5,759	5,740	3,746	5,003	4,986	1	1
Index of housing price appreciation, all property types	100.0	224.1	177.7	204.8	232.3	–	2
Index of housing price appreciation, 1 family building <sup>4</sup>	100.0	217.9	178.6	187.0	195.6	–	1
Index of housing price appreciation, 2-4 family building <sup>4</sup>	100.0	233.3	166.5	173.5	203.0	–	1
Median sales price per unit, 1 family building <sup>4</sup>	\$320,832	\$590,546	\$523,995	\$506,613	\$550,000	1	1
Median sales price per unit, 2-4 family building <sup>4</sup>	\$167,783	\$319,712	\$252,094	\$255,166	\$287,250	3	1
Median monthly rent, all renters	–	\$1,082	\$1,166	\$1,208	–	–	3
Median monthly rent, recent movers	–	\$1,271	\$1,372	\$1,378	–	–	3
Median rent burden	–	31.6%	32.8%	32.7%	–	–	3
Moderately rent-burdened households	–	24.4%	24.8%	25.2%	–	–	2
Severely rent-burdened households	–	28.5%	30.4%	29.7%	–	–	4
Moderately rent-burdened households, low income	–	31.6%	29.8%	30.9%	–	–	4
Severely rent-burdened households, low income	–	42.5%	44.9%	45.5%	–	–	4
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	7.8%	6.9%	–	–	2
Home purchase loan rate (per 1,000 properties)	–	37.5	23.1	22.4	–	–	2
Higher-cost home purchase loans (% of home purchase loans)	–	11.8%	0.9%	1.9%	–	–	3
Refinance loan rate (per 1,000 properties)	–	35.5	18.1	20.9	–	–	3
Higher-cost refinance loans (% of refinance loans)	–	25.2%	2.8%	2.3%	–	–	2
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.7%	21.8%	14.7%	–	–	4
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	86.3	53.8	–	3
Notices of foreclosure, all residential properties	2,785	5,329	6,240	5,414	4,607	1	2
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	11.0	21.2	23.3	20.5	17.7	3	2
Properties that entered REO	403	197	170	72	43	2	4
Tax delinquencies ≥ 1 year (% of residential properties)	6.4%	2.0%	2.2%	2.4%	–	3	2
<b>Residents</b>							
Population	2,465,326	–	2,504,700	2,592,149	–	1	1
Population density (1,000 persons per square mile)	34.9	–	35.4	36.6	–	2	2
Households with children under 18 years old	38.2%	–	34.2%	33.8%	–	3	3
Population age 65 and older	11.5%	–	11.5%	12.0%	–	4	4
Foreign-born population	37.8%	37.3%	37.8%	37.2%	–	2	2
Population living in racially integrated tracts	22.5%	–	25.1%	–	–	2	2
Racial diversity index	0.72	–	0.72	0.72	–	2	2
Median household income	\$47,246	\$47,480	\$45,531	\$48,149	–	4	4
Income diversity ratio	6.0	5.8	5.7	6.1	–	3	3
Poverty rate	25.1%	21.9%	23.0%	23.3%	–	2	2
Unemployment rate	10.7%	6.7%	10.9%	10.4%	–	2	2
Disconnected youth <sup>5</sup>	9.8%	9.2%	9.2%	8.0%	–	2	2
Asthma hospitalizations (per 1,000 people)	3.5	2.7	3.0	–	–	2	2
Low birth weight rate (per 1,000 live births)	83	84	84	79	–	3	5
<b>Neighborhood Services and Conditions</b>							
Students performing at grade level in English language arts	–	–	–	26.3%	29.4%	–	4
Students performing at grade level in math	–	–	–	29.5%	34.7%	–	4
Serious crime rate, property crime (per 1,000 residents)	13.8	9.2	7.9	8.5	8.4	4	2
Serious crime rate, violent crime (per 1,000 residents)	9.1	5.8	5.2	5.7	5.3	2	2
Adult incarceration rate (per 100,000 people age 15 or older)	866.5	1,208.4	1,198.5	1,167.7	984.8	3	2
Car-free commute (% of commuters)	67.6%	73.0%	74.4%	75.4%	–	2	2
Mean travel time to work (minutes)	43.2	44.2	40.7	41.8	–	2	4

<sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 4 boroughs with the same predominant housing type.

<sup>5</sup>Data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. See the ACS section in the Methods chapter for more information.



## Single-Year Indicators

	2013	Rank
Population	149,773	26
Population density (1,000 persons per square mile)	36.5	30
Racial diversity index	0.52	36
Income diversity ratio	7.2	10
Rental vacancy rate	1.9%	52
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	–	–
Public and other income-restricted subsidized rental units <sup>2</sup>	11.4%	26
Median asking rent	\$3,100	6
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	18.0%	12
Residential units within 1/4 mile of a park	88.6%	20
Land with unused zoning capacity	40.4%	16

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	BK01	\$1,052	\$1,297	23.3%	19
	NYC	\$1,116	\$1,226	9.9%	–
Recent movers	BK01	\$1,479	\$1,799	21.6%	9
	NYC	\$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013

	<\$1,000	\$1,000–\$1,499	\$1,500–\$1,999	≥\$2,000
BK01	36.1%	22.1%	19.6%	22.3%
NYC	34.0%	34.1%	17.5%	14.4%

## Housing

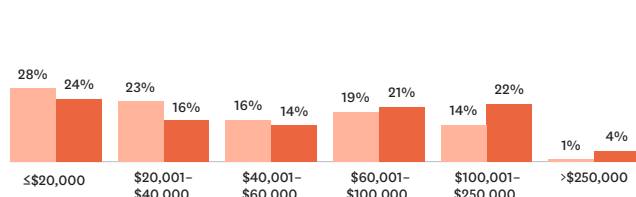
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	757	2,869	3	1,027	1,644	6	4
Units issued new certificates of occupancy	105	820	2,482	1,493	906	23	3
Homeownership rate	14.5%	–	17.7%	16.3%	–	44	43
Serious housing code violations (per 1,000 privately owned rental units)	–	25.9	29.3	22.5	23.0	–	37
Severe crowding rate (% of renter households)	–	–	3.7%	3.5%	–	–	28
Sales volume	278	945	945	704	606	40	21
Index of housing price appreciation, all property types	100.0	255.5	218.6	318.0	371.4	–	6
Median sales price per unit, condominium <sup>4</sup>	\$378,344	\$621,756	\$547,764	\$714,325	\$845,000	9	11
Median rent burden	–	31.4%	31.3%	29.7%	–	–	46
Severely rent-burdened households	–	28.1%	28.7%	25.6%	–	–	45
Severely rent-burdened households, low income	–	41.3%	47.4%	42.9%	–	–	44
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	9.0%	8.2%	–	–	19
Home purchase loan rate (per 1,000 properties)	–	46.3	41.6	18.9	–	–	32
Refinance loan rate (per 1,000 properties)	–	18.7	10.6	21.1	–	–	21
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	17.3%	3.0%	–	–	36
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	36.5	18.3	–	49
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	5.5	3.7	12.0	6.5	6.9	35	40
Tax delinquencies ≥ 1 year (% of residential properties)	–	1.9%	1.7%	1.9%	–	–	32

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	35.0%	–	25.2%	23.5%	–	32	46
Population age 65 and older	9.9%	–	9.1%	8.4%	–	35	50
Foreign-born population	33.5%	28.3%	25.3%	24.1%	–	32	44
Population living in racially integrated tracts	44.8%	–	38.5%	–	–	9	12
Median household income	\$39,505	\$42,647	\$44,880	\$51,450	–	45	25
Poverty rate	33.8%	31.1%	29.2%	29.6%	–	11	12
Unemployment rate	9.8%	5.9%	6.5%	7.1%	–	26	45
Car-free commute (% of commuters)	76.6%	82.2%	83.3%	86.1%	–	13	11
Mean travel time to work (minutes)	35.3	33.3	31.8	32.2	–	48	49
Serious crime rate (per 1,000 residents)	19.1	16.5	15.4	16.1	16.0	38	16
Students performing at grade level in English language arts	–	–	–	22.4%	24.9%	–	36
Students performing at grade level in math	–	–	–	22.6%	27.1%	–	36

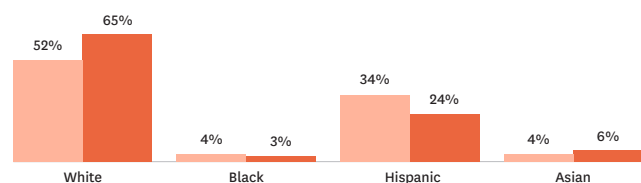
## Household Income Distribution (2014\$)

■ 2000 ■ 2011–13



## Racial and Ethnic Composition

■ 2000 ■ 2011–13



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005–2007 ACS, data under 2010 are from the 2008–2010 ACS, and data under 2013 are from the 2011–2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 15 community districts where this property type was the predominant type sold in 2000–2014.

# BK02 Fort Greene/ Brooklyn Hts



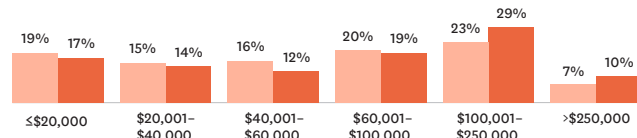
Single-Year Indicators	2013	Rank
Population	127,080	42
Population density (1,000 persons per square mile)	40.9	26
Racial diversity index	0.70	7
Income diversity ratio	7.4	6
Rental vacancy rate	2.2%	48
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	-	-
Public and other income-restricted subsidized rental units <sup>2</sup>	20.7%	15
Median asking rent	\$2,995	9
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	3.1%	29
Residential units within 1/4 mile of a park	96.4%	15
Land with unused zoning capacity	30.2%	30

Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	151	1,294	4	2,546	1,937	27	3
Units issued new certificates of occupancy	66	1,168	914	217	1,438	34	1
Homeownership rate	26.3%	-	31.1%	30.4%	-	28	28
Serious housing code violations (per 1,000 privately owned rental units)	-	13.1	10.6	16.1	15.4	-	47
Severe crowding rate (% of renter households)	-	-	1.8%	2.4%	-	-	44
Sales volume	261	1,160	791	788	575	44	24
Index of housing price appreciation, all property types	100.0	251.4	238.2	314.6	364.0	-	7
Median sales price per unit, condominium <sup>4</sup>	\$313,702	\$790,228	\$660,072	\$856,325	\$900,000	11	9
Median rent burden	-	26.7%	26.3%	27.5%	-	-	49
Severely rent-burdened households	-	21.1%	20.5%	21.6%	-	-	49
Severely rent-burdened households, low income	-	35.5%	42.5%	44.7%	-	-	39
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	2.1%	2.2%	-	-	39
Home purchase loan rate (per 1,000 properties)	-	74.8	44.4	38.2	-	-	3
Refinance loan rate (per 1,000 properties)	-	23.6	29.6	37.5	-	-	3
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.1%	11.3%	1.8%	-	-	43
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	40.6	24.2	-	40
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	12.9	9.5	9.4	7.9	5.3	22	46
Tax delinquencies ≥ 1 year (% of residential properties)	-	1.6%	2.2%	1.6%	-	-	36

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	24.7%	-	23.3%	23.6%	-	48	45
Population age 65 and older	9.8%	-	9.2%	10.8%	-	37	35
Foreign-born population	16.9%	18.0%	18.8%	19.9%	-	53	52
Population living in racially integrated tracts	31.8%	-	44.3%	-	-	16	10
Median household income	\$60,279	\$65,616	\$71,707	\$74,259	-	21	10
Poverty rate	24.5%	21.4%	18.4%	20.4%	-	21	25
Unemployment rate	10.7%	7.5%	9.0%	9.6%	-	20	33
Car-free commute (% of commuters)	81.5%	83.9%	86.6%	89.1%	-	9	4
Mean travel time to work (minutes)	35.7	34.1	34.4	34.8	-	46	47
Serious crime rate (per 1,000 residents)	35.9	25.1	21.1	21.8	21.1	6	8
Students performing at grade level in English language arts	-	-	-	27.9%	30.4%	-	30
Students performing at grade level in math	-	-	-	26.4%	31.4%	-	34

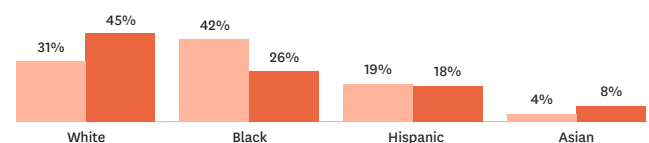
## Household Income Distribution (2014\$)

■ 2000 ■ 2011-13



## Racial and Ethnic Composition

■ 2000 ■ 2011-13



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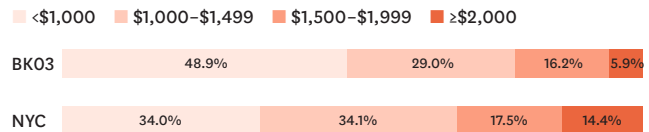
## Single-Year Indicators

	2013	Rank
Population	137,977	33
Population density (1,000 persons per square mile)	60.1	12
Racial diversity index	0.59	24
Income diversity ratio	7.2	10
Rental vacancy rate	5.4%	5
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	–	–
Public and other income-restricted subsidized rental units <sup>2</sup>	28.4%	10
Median asking rent	\$2,400	13
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	0.3%	35
Residential units within 1/4 mile of a park	93.9%	16
Land with unused zoning capacity	25.5%	40

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	BK03	\$881	\$1,030	17.0%	46
	NYC	\$1,116	\$1,226	9.9%	–
Recent movers	BK03	\$1,101	\$1,301	18.2%	36
	NYC	\$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



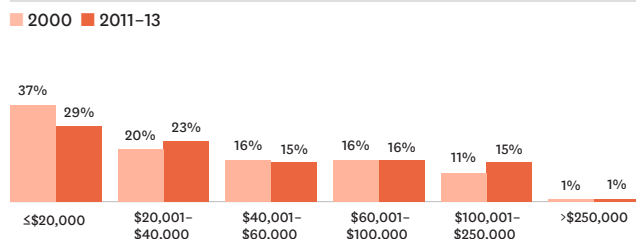
## Housing

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	125	551	102	482	763	33	8
Units issued new certificates of occupancy	92	462	263	318	167	25	19
Homeownership rate	19.2%	–	20.4%	22.0%	–	40	38
Serious housing code violations (per 1,000 privately owned rental units)	–	130.7	103.5	85.9	73.3	–	19
Severe crowding rate (% of renter households)	–	–	4.4%	3.2%	–	–	32
Sales volume	582	993	719	1,118	953	19	7
Index of housing price appreciation, all property types	100.0	254.2	146.7	183.9	238.7	–	23
Median sales price per unit, 2-4 family building <sup>4</sup>	\$142,592	\$296,228	\$174,665	\$227,976	\$300,000	18	8
Median rent burden	–	32.3%	33.2%	33.6%	–	–	24
Severely rent-burdened households	–	31.0%	32.5%	31.8%	–	–	24
Severely rent-burdened households, low income	–	39.3%	45.0%	40.1%	–	–	48
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	12.1%	10.8%	–	–	13
Home purchase loan rate (per 1,000 properties)	–	46.5	18.2	28.1	–	–	6
Refinance loan rate (per 1,000 properties)	–	63.1	13.3	18.6	–	–	32
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.8%	65.8%	25.0%	–	–	20
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	130.2	79.2	–	17
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	35.2	60.5	53.0	36.9	32.8	3	11
Tax delinquencies ≥ 1 year (% of residential properties)	–	5.0%	5.4%	5.3%	–	–	7

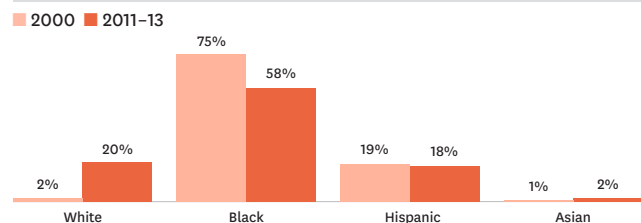
## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	45.0%	–	36.1%	33.9%	–	10	25
Population age 65 and older	8.8%	–	10.7%	8.7%	–	45	47
Foreign-born population	18.4%	19.4%	20.9%	19.1%	–	49	53
Population living in racially integrated tracts	0.0%	–	3.4%	–	–	45	44
Median household income	\$33,521	\$35,060	\$37,294	\$37,011	–	50	44
Poverty rate	35.9%	33.8%	32.2%	33.4%	–	9	6
Unemployment rate	17.9%	12.2%	10.7%	16.5%	–	7	4
Car-free commute (% of commuters)	73.4%	76.0%	79.4%	80.6%	–	19	19
Mean travel time to work (minutes)	44.7	41.6	40.5	40.8	–	17	29
Serious crime rate (per 1,000 residents)	29.8	25.5	21.2	21.2	21.2	9	7
Students performing at grade level in English language arts	–	–	–	17.3%	19.8%	–	41
Students performing at grade level in math	–	–	–	16.1%	18.7%	–	51

## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.

# BK04 Bushwick



## Single-Year Indicators

	2013	Rank
Population	142,934	30
Population density (1,000 persons per square mile)	56.5	13
Racial diversity index	0.53	35
Income diversity ratio	6.3	16
Rental vacancy rate	4.7%	12
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	-	-
Public and other income-restricted subsidized rental units <sup>2</sup>	18.1%	18
Median asking rent	\$2,295	15
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	0.0%	37
Residential units within 1/4 mile of a park	76.5%	29
Land with unused zoning capacity	31.4%	25

## Housing

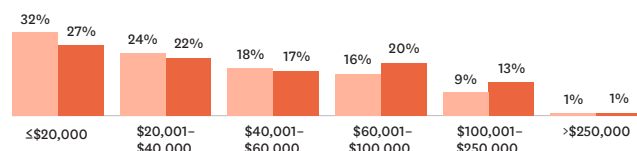
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	225	444	13	274	216	22	23
Units issued new certificates of occupancy	4	246	387	249	166	54	20
Homeownership rate	13.7%	-	15.9%	13.5%	-	45	46
Serious housing code violations (per 1,000 privately owned rental units)	-	201.3	175.6	111.8	95.7	-	9
Severe crowding rate (% of renter households)	-	-	7.7%	4.7%	-	-	16
Sales volume	423	525	304	626	560	31	26
Index of housing price appreciation, all property types	100.0	233.5	169.7	176.1	218.6	-	34
Median sales price per unit, 2-4 family building <sup>4</sup>	\$123,342	\$272,912	\$178,266	\$182,381	\$233,333	26	14
Median rent burden	-	34.4%	34.4%	34.6%	-	-	18
Severely rent-burdened households	-	35.7%	34.9%	33.3%	-	-	19
Severely rent-burdened households, low income	-	45.9%	46.2%	46.5%	-	-	32
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	7.3%	6.4%	-	-	24
Home purchase loan rate (per 1,000 properties)	-	41.2	21.1	15.6	-	-	41
Refinance loan rate (per 1,000 properties)	-	67.1	9.6	16.4	-	-	37
FHA/VA-backed home purchase loans (% of home purchase loans)	-	2.1%	63.0%	45.2%	-	-	9
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	141.0	85.4	-	14
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	23.5	58.7	52.7	44.3	28.0	8	14
Tax delinquencies ≥ 1 year (% of residential properties)	-	4.4%	5.0%	4.6%	-	-	12

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	53.6%	-	43.3%	39.3%	-	2	15
Population age 65 and older	6.7%	-	7.1%	8.0%	-	54	52
Foreign-born population	33.2%	37.4%	37.4%	37.2%	-	33	28
Population living in racially integrated tracts	0.0%	-	5.3%	-	-	45	41
Median household income	\$33,815	\$33,061	\$37,892	\$38,780	-	47	41
Poverty rate	38.2%	32.9%	30.1%	30.4%	-	6	11
Unemployment rate	17.2%	9.8%	8.8%	16.1%	-	8	6
Car-free commute (% of commuters)	73.6%	80.3%	83.7%	85.7%	-	18	12
Mean travel time to work (minutes)	39.8	44.8	39.3	39.8	-	37	37
Serious crime rate (per 1,000 residents)	24.4	18.1	16.3	16.9	15.9	23	17
Students performing at grade level in English language arts	-	-	-	16.0%	18.0%	-	47
Students performing at grade level in math	-	-	-	15.4%	20.2%	-	49

## Household Income Distribution (2014\$)

■ 2000 ■ 2011-13

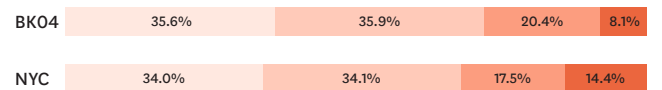


## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	BK04	\$982	\$1,208	23.0%	27
	NYC	\$1,116	\$1,226	9.9%	-
Recent movers	BK04	\$1,226	\$1,460	19.0%	17
	NYC	\$1,344	\$1,469	9.3%	-

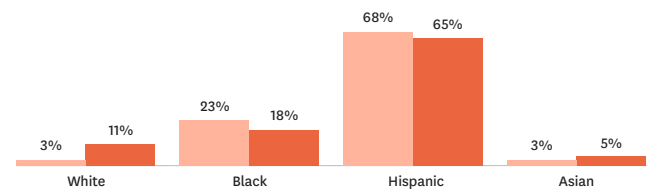
## Distribution of Gross Rent, 2011-2013

■ <\$1,000 ■ \$1,000-\$1,499 ■ \$1,500-\$1,999 ■ ≥\$2,000



## Racial and Ethnic Composition

■ 2000 ■ 2011-13



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. \*Percentage of all rental housing units. \*Percentage of all rental housing units. Represents 2012 conditions. \*Represents 2014 conditions. \*Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.





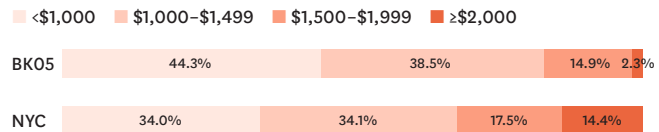
## Single-Year Indicators

	2013	Rank
Population	154,460	20
Population density (1,000 persons per square mile)	26.2	40
Racial diversity index	0.58	25
Income diversity ratio	7.2	10
Rental vacancy rate	6.3%	3
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	–	–
Public and other income-restricted subsidized rental units <sup>2</sup>	42.7%	5
Median asking rent	\$1,500	38
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	4.1%	26
Residential units within 1/4 mile of a park	81.3%	25
Land with unused zoning capacity	39.7%	17

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	BK05	\$998	\$1,074	7.7%	43
	NYC	\$1,116	\$1,226	9.9%	–
Recent movers	BK05	\$1,179	\$1,192	1.1%	47
	NYC	\$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



## Housing

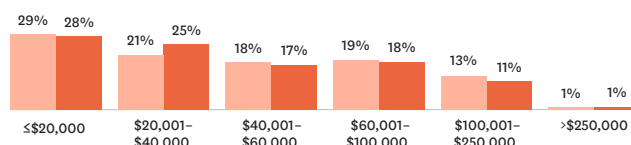
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	392	357	21	477	445	12	12
Units issued new certificates of occupancy	484	371	357	67	43	11	40
Homeownership rate	23.4%	–	23.1%	22.1%	–	33	37
Serious housing code violations (per 1,000 privately owned rental units)	–	102.6	132.7	102.2	93.4	–	10
Severe crowding rate (% of renter households)	–	–	5.7%	4.7%	–	–	16
Sales volume	957	907	658	793	711	11	14
Index of housing price appreciation, all property types	100.0	254.0	141.6	132.2	141.2	–	57
Median sales price per unit, 2-4 family building <sup>4</sup>	\$128,333	\$275,588	\$169,748	\$161,610	\$162,500	25	23
Median rent burden	–	32.7%	34.3%	33.4%	–	–	28
Severely rent-burdened households	–	31.1%	34.5%	30.2%	–	–	33
Severely rent-burdened households, low income	–	37.3%	44.1%	38.9%	–	–	49
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	15.6%	14.7%	–	–	6
Home purchase loan rate (per 1,000 properties)	–	42.8	25.5	27.2	–	–	8
Refinance loan rate (per 1,000 properties)	–	70.0	9.9	12.3	–	–	46
FHA/VA-backed home purchase loans (% of home purchase loans)	–	3.1%	62.7%	71.2%	–	–	4
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	158.9	104.0	–	5
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	24.1	52.4	52.2	45.3	40.8	7	4
Tax delinquencies ≥ 1 year (% of residential properties)	–	2.7%	3.7%	3.9%	–	–	16

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	50.3%	–	47.0%	43.2%	–	7	4
Population age 65 and older	8.3%	–	10.6%	9.5%	–	48	43
Foreign-born population	33.8%	34.0%	34.0%	34.9%	–	31	30
Population living in racially integrated tracts	10.0%	–	8.6%	–	–	37	38
Median household income	\$40,284	\$35,833	\$35,651	\$34,146	–	43	47
Poverty rate	31.3%	28.1%	31.6%	31.5%	–	12	9
Unemployment rate	15.2%	8.1%	10.3%	13.6%	–	11	15
Car-free commute (% of commuters)	63.0%	72.6%	70.7%	73.3%	–	35	29
Mean travel time to work (minutes)	48.2	52.1	44.2	43.8	–	3	14
Serious crime rate (per 1,000 residents)	27.5	18.8	16.9	21.3	20.5	14	9
Students performing at grade level in English language arts	–	–	–	14.0%	15.2%	–	52
Students performing at grade level in math	–	–	–	15.8%	17.5%	–	55

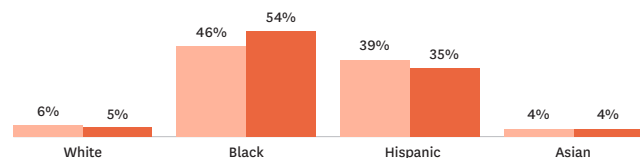
## Household Income Distribution (2014\$)

■ 2000 ■ 2011–13



## Racial and Ethnic Composition

■ 2000 ■ 2011–13



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005–2007 ACS, data under 2010 are from the 2008–2010 ACS, and data under 2013 are from the 2011–2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 30 community districts where this property type was the predominant type sold in 2000–2014.



## Single-Year Indicators

	2013	Rank
♦ Population	113,036	52
♦ Population density (1,000 persons per square mile)	28.2	39
♦ Racial diversity index	0.54	33
♦ Income diversity ratio	4.9	40
♦ Rental vacancy rate	3.2%	34
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	-	-
Public and other income-restricted subsidized rental units <sup>2</sup>	9.6%	29
Median asking rent	\$2,750	10
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	14.1%	15
Residential units within 1/4 mile of a park	84.9%	23
Land with unused zoning capacity	18.0%	52

## Housing

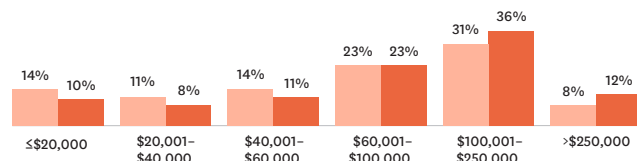
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	101	250	11	59	656	40	9
Units issued new certificates of occupancy	11	60	466	226	110	53	27
♦ Homeownership rate	28.7%	-	36.0%	34.7%	-	25	20
Serious housing code violations (per 1,000 privately owned rental units)	-	24.3	18.0	19.0	13.7	-	51
♦ Severe crowding rate (% of renter households)	-	-	1.5%	2.7%	-	-	39
Sales volume	428	759	684	642	563	30	25
Index of housing price appreciation, all property types	100.0	254.5	254.7	312.4	386.5	-	4
Median sales price per unit, condominium <sup>4</sup>	\$344,616	\$834,262	\$678,931	\$754,854	\$887,500	10	10
♦ Median rent burden	-	25.7%	26.7%	26.0%	-	-	54
♦ Severely rent-burdened households	-	16.9%	17.2%	16.9%	-	-	55
♦ Severely rent-burdened households, low income	-	38.7%	40.8%	44.5%	-	-	41
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.1%	1.0%	-	-	49
Home purchase loan rate (per 1,000 properties)	-	50.8	43.6	41.7	-	-	1
Refinance loan rate (per 1,000 properties)	-	24.4	39.4	41.5	-	-	1
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	6.4%	0.7%	-	-	47
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	27.4	16.0	-	51
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	3.7	4.9	4.4	2.5	3.4	42	52
Tax delinquencies ≥ 1 year (% of residential properties)	-	0.9%	1.1%	1.2%	-	-	47

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
♦ Households with children under 18 years old	25.1%	-	29.2%	27.1%	-	47	42
♦ Population age 65 and older	8.6%	-	7.8%	9.2%	-	46	45
♦ Foreign-born population	17.4%	16.6%	16.9%	17.6%	-	52	54
Population living in racially integrated tracts	41.2%	-	19.9%	-	-	13	31
♦ Median household income	\$77,922	\$87,362	\$92,898	\$95,212	-	10	5
♦ Poverty rate	14.4%	11.7%	10.3%	10.5%	-	38	47
♦ Unemployment rate	5.5%	5.5%	7.2%	6.8%	-	47	47
♦ Car-free commute (% of commuters)	81.5%	85.3%	86.5%	86.7%	-	9	10
♦ Mean travel time to work (minutes)	37.9	37.3	36.7	37.1	-	41	43
Serious crime rate (per 1,000 residents)	25.0	14.8	13.6	15.7	15.2	22	23
Students performing at grade level in English language arts	-	-	-	37.2%	40.1%	-	11
Students performing at grade level in math	-	-	-	38.2%	44.4%	-	16

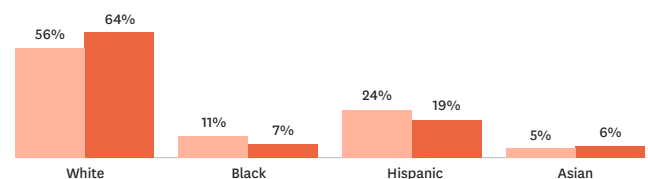
## Household Income Distribution (2014\$)

■ 2000 ■ 2011-13



## Racial and Ethnic Composition

■ 2000 ■ 2011-13



♦ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>2</sup>Represents 2014 conditions. <sup>3</sup>Ranked out of 15 community districts where this property type was the predominant type sold in 2000-2014.



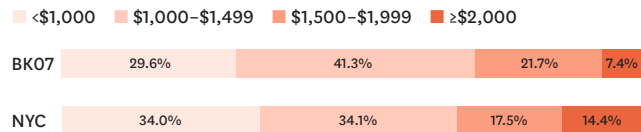
## Single-Year Indicators

	2013	Rank
Population	153,666	22
Population density (1,000 persons per square mile)	37.0	29
Racial diversity index	0.68	13
Income diversity ratio	5.5	30
Rental vacancy rate	3.4%	29
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	–	–
Public and other income-restricted subsidized rental units <sup>2</sup>	4.3%	37
Median asking rent	\$1,850	22
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	0.4%	34
Residential units within 1/4 mile of a park	77.2%	27
Land with unused zoning capacity	21.6%	46

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	BK07	\$1,125	\$1,244	10.6%	24
	NYC	\$1,116	\$1,226	9.9%	–
Recent movers	BK07	\$1,238	\$1,364	10.2%	27
	NYC	\$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



## Housing

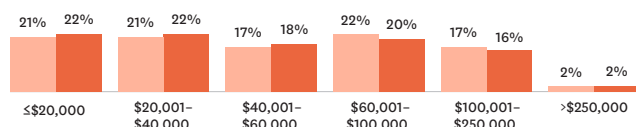
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	81	216	16	98	43	46	50
Units issued new certificates of occupancy	31	245	217	74	214	46	13
Homeownership rate	25.2%	–	26.8%	25.6%	–	31	33
Serious housing code violations (per 1,000 privately owned rental units)	–	58.1	46.7	57.5	45.9	–	26
Severe crowding rate (% of renter households)	–	–	9.6%	7.6%	–	–	6
Sales volume	442	618	434	511	417	29	36
Index of housing price appreciation, all property types	100.0	246.2	233.3	291.2	331.3	–	9
Median sales price per unit, 2-4 family building <sup>4</sup>	\$178,240	\$379,841	\$367,337	\$374,261	\$442,000	9	1
Median rent burden	–	32.8%	34.4%	35.2%	–	–	13
Severely rent-burdened households	–	30.4%	32.6%	33.8%	–	–	15
Severely rent-burdened households, low income	–	48.7%	49.0%	46.9%	–	–	28
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	3.4%	3.2%	–	–	33
Home purchase loan rate (per 1,000 properties)	–	56.2	22.9	27.0	–	–	9
Refinance loan rate (per 1,000 properties)	–	33.0	19.0	22.7	–	–	15
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	3.9%	3.0%	–	–	36
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	41.3	23.7	–	41
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	6.0	7.4	8.4	8.0	6.9	33	40
Tax delinquencies ≥ 1 year (% of residential properties)	–	1.3%	1.4%	1.4%	–	–	40

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	42.4%	–	37.8%	41.9%	–	16	9
Population age 65 and older	9.1%	–	8.3%	8.3%	–	42	51
Foreign-born population	46.4%	45.3%	48.6%	47.2%	–	13	11
Population living in racially integrated tracts	31.5%	–	16.6%	–	–	17	33
Median household income	\$48,812	\$47,373	\$44,230	\$43,924	–	35	35
Poverty rate	26.3%	23.7%	25.8%	28.7%	–	20	15
Unemployment rate	8.3%	5.8%	10.2%	9.9%	–	30	32
Car-free commute (% of commuters)	72.8%	75.6%	78.0%	82.4%	–	23	16
Mean travel time to work (minutes)	40.6	43.5	45.1	42.7	–	34	18
Serious crime rate (per 1,000 residents)	17.9	10.9	9.5	9.6	9.4	41	43
Students performing at grade level in English language arts	–	–	–	38.0%	41.0%	–	10
Students performing at grade level in math	–	–	–	42.1%	48.3%	–	14

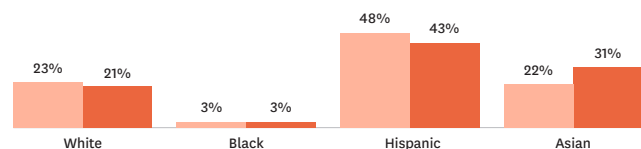
## Household Income Distribution (2014\$)

■ 2000 ■ 2011–13



## Racial and Ethnic Composition

■ 2000 ■ 2011–13



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## Single-Year Indicators

	2013	Rank
Population	124,629	45
Population density (1,000 persons per square mile)	56.1	14
Racial diversity index	0.57	26
Income diversity ratio	6.8	13
Rental vacancy rate	6.2%	4
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	-	-
Public and other income-restricted subsidized rental units <sup>2</sup>	20.4%	16
Median asking rent	\$2,300	14
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	0.0%	37
Residential units within 1/4 mile of a park	76.7%	28
Land with unused zoning capacity	28.3%	37

## Housing

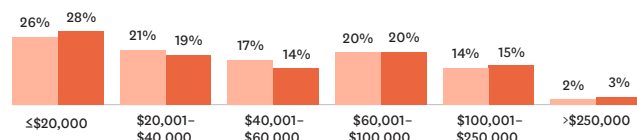
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	152	584	2	294	303	26	17
Units issued new certificates of occupancy	17	166	188	59	390	51	6
Homeownership rate	16.0%	-	19.3%	17.5%	-	42	42
Serious housing code violations (per 1,000 privately owned rental units)	-	123.3	111.1	100.5	86.9	-	12
Severe crowding rate (% of renter households)	-	-	4.3%	2.8%	-	-	36
Sales volume	263	398	336	438	415	43	37
Index of housing price appreciation, all property types	100.0	260.1	201.8	246.7	284.6	-	14
Median sales price per unit, 2-4 family building <sup>4</sup>	\$141,641	\$323,940	\$230,936	\$249,254	\$299,750	19	9
Median rent burden	-	32.1%	31.4%	32.4%	-	-	31
Severely rent-burdened households	-	30.1%	26.6%	29.1%	-	-	38
Severely rent-burdened households, low income	-	44.4%	42.3%	43.7%	-	-	42
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	6.9%	6.1%	-	-	25
Home purchase loan rate (per 1,000 properties)	-	46.7	30.3	34.4	-	-	4
Refinance loan rate (per 1,000 properties)	-	46.6	22.5	28.7	-	-	6
FHA/VA-backed home purchase loans (% of home purchase loans)	-	1.2%	34.0%	11.8%	-	-	26
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	110.7	63.4	-	21
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	28.1	39.4	37.5	29.9	24.4	5	15
Tax delinquencies ≥ 1 year (% of residential properties)	-	4.1%	4.8%	4.2%	-	-	13

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	38.2%	-	30.7%	28.9%	-	28	39
Population age 65 and older	9.6%	-	9.1%	10.9%	-	40	34
Foreign-born population	30.7%	31.5%	30.4%	31.4%	-	36	36
Population living in racially integrated tracts	14.1%	-	21.5%	-	-	34	30
Median household income	\$44,107	\$40,880	\$42,391	\$41,618	-	38	39
Poverty rate	28.2%	24.0%	25.4%	26.9%	-	19	18
Unemployment rate	14.7%	11.1%	9.8%	12.1%	-	13	19
Car-free commute (% of commuters)	78.8%	80.1%	83.7%	83.0%	-	11	14
Mean travel time to work (minutes)	45.0	41.2	39.9	41.7	-	14	24
Serious crime rate (per 1,000 residents)	26.3	16.7	14.2	18.5	17.2	17	12
Students performing at grade level in English language arts	-	-	-	17.5%	20.1%	-	40
Students performing at grade level in math	-	-	-	17.3%	20.6%	-	48

## Household Income Distribution (2014\$)

■ 2000 ■ 2011-13

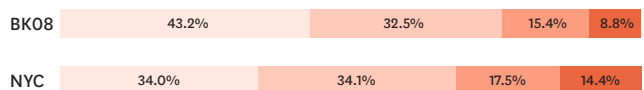


## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	BK08	\$1,007	\$1,104	9.7%	41
	NYC	\$1,116	\$1,226	9.9%	-
Recent movers	BK08	\$1,254	\$1,316	4.9%	35
	NYC	\$1,344	\$1,469	9.3%	-

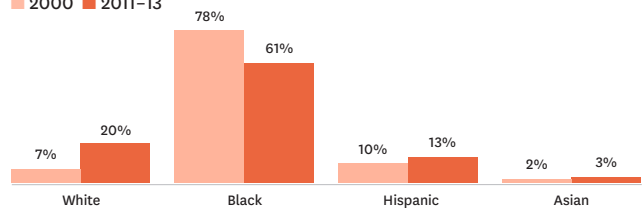
## Distribution of Gross Rent, 2011-2013

■ <\$1,000 ■ \$1,000-\$1,499 ■ \$1,500-\$1,999 ■ ≥\$2,000



## Racial and Ethnic Composition

■ 2000 ■ 2011-13



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. \*Percentage of all rental housing units. \*Represents 2012 conditions. \*Represents 2014 conditions. \*Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.



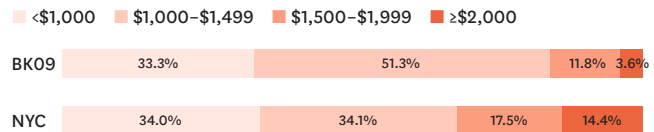
## Single-Year Indicators

	2013	Rank
Population	110,415	53
Population density (1,000 persons per square mile)	64.6	10
Racial diversity index	0.47	43
Income diversity ratio	5.1	35
Rental vacancy rate	4.5%	13
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	–	–
Public and other income-restricted subsidized rental units <sup>2</sup>	3.9%	38
Median asking rent	\$1,800	24
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	0.0%	37
Residential units within 1/4 mile of a park	73.1%	33
Land with unused zoning capacity	36.8%	19

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	BK09	\$1,048	\$1,142	9.0%	37
	NYC	\$1,116	\$1,226	9.9%	–
Recent movers	BK09	\$1,147	\$1,238	8.0%	42
	NYC	\$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



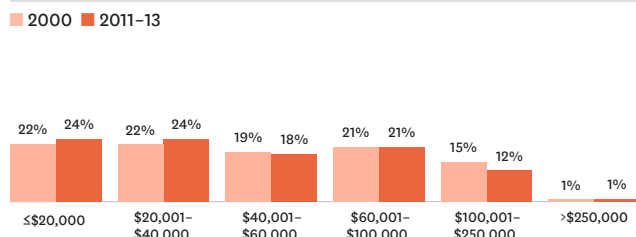
## Housing

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	24	226	13	172	393	55	14
Units issued new certificates of occupancy	35	34	24	0	30	44	44
Homeownership rate	15.0%	–	15.1%	15.9%	–	43	44
Serious housing code violations (per 1,000 privately owned rental units)	–	105.0	119.3	95.4	80.9	–	16
Severe crowding rate (% of renter households)	–	–	5.4%	4.3%	–	–	23
Sales volume	171	241	157	224	251	45	46
Index of housing price appreciation, all property types	100.0	237.5	221.0	210.9	267.2	–	15
Median sales price per unit, 2-4 family building <sup>4</sup>	\$166,119	\$313,429	\$180,118	\$218,350	\$313,431	15	7
Median rent burden	–	30.3%	35.2%	34.7%	–	–	16
Severely rent-burdened households	–	26.3%	32.7%	33.0%	–	–	22
Severely rent-burdened households, low income	–	40.6%	47.9%	46.0%	–	–	36
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	3.5%	4.0%	–	–	31
Home purchase loan rate (per 1,000 properties)	–	25.5	15.7	16.2	–	–	39
Refinance loan rate (per 1,000 properties)	–	40.9	15.2	19.2	–	–	25
FHA/VA-backed home purchase loans (% of home purchase loans)	–	2.6%	29.3%	15.5%	–	–	24
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	127.5	80.2	–	16
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	12.6	31.3	33.1	24.7	22.4	23	19
Tax delinquencies ≥ 1 year (% of residential properties)	–	3.5%	4.0%	5.0%	–	–	9

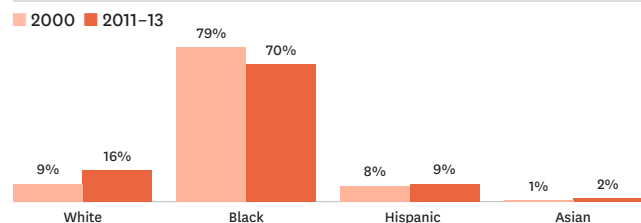
## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	42.2%	–	34.4%	32.8%	–	17	28
Population age 65 and older	9.7%	–	11.1%	13.0%	–	39	22
Foreign-born population	47.9%	46.9%	43.2%	43.4%	–	11	16
Population living in racially integrated tracts	10.9%	–	22.6%	–	–	35	28
Median household income	\$44,548	\$43,562	\$40,817	\$41,639	–	37	38
Poverty rate	24.0%	20.2%	21.8%	21.6%	–	22	23
Unemployment rate	13.6%	11.7%	14.7%	15.0%	–	16	11
Car-free commute (% of commuters)	76.5%	80.0%	78.7%	79.8%	–	14	22
Mean travel time to work (minutes)	46.4	43.0	42.1	42.3	–	7	21
Serious crime rate (per 1,000 residents)	29.2	16.6	14.9	16.6	15.2	12	23
Students performing at grade level in English language arts	–	–	–	17.1%	19.8%	–	41
Students performing at grade level in math	–	–	–	17.5%	20.9%	–	47

## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.



## Single-Year Indicators

	2013	Rank
♦ Population	130,581	40
♦ Population density (1,000 persons per square mile)	33.6	32
♦ Racial diversity index	0.57	26
♦ Income diversity ratio	5.5	30
♦ Rental vacancy rate	2.6%	45
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	-	-
Public and other income-restricted subsidized rental units <sup>2</sup>	2.0%	43
Median asking rent	\$1,600	32
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	0.5%	33
Residential units within 1/4 mile of a park	58.9%	47
Land with unused zoning capacity	11.8%	59

## Housing

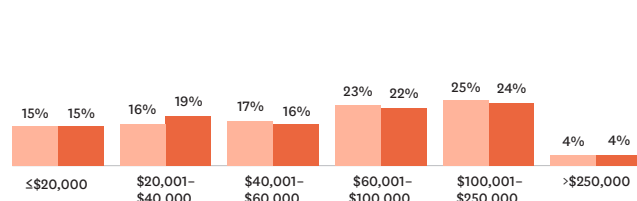
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	99	64	14	24	15	42	55
Units issued new certificates of occupancy	66	84	23	10	14	34	51
♦ Homeownership rate	33.6%	-	36.9%	39.3%	-	18	16
Serious housing code violations (per 1,000 privately owned rental units)	-	18.1	22.9	17.3	17.5	-	44
♦ Severe crowding rate (% of renter households)	-	-	3.8%	4.9%	-	-	15
Sales volume	502	541	440	458	463	26	30
Index of housing price appreciation, all property types	100.0	189.6	187.6	212.3	238.2	-	24
Median sales price per unit, 2-4 family building <sup>4</sup>	\$241,693	\$384,141	\$365,446	\$379,960	\$418,750	1	2
♦ Median rent burden	-	28.4%	30.8%	31.3%	-	-	39
♦ Severely rent-burdened households	-	25.9%	26.3%	30.7%	-	-	31
♦ Severely rent-burdened households, low income	-	48.0%	42.9%	50.5%	-	-	13
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.7%	1.6%	-	-	43
Home purchase loan rate (per 1,000 properties)	-	31.1	20.6	22.0	-	-	22
Refinance loan rate (per 1,000 properties)	-	18.8	19.7	19.4	-	-	24
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	6.2%	1.7%	-	-	44
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	35.9	22.2	-	47
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	1.9	3.4	5.2	4.3	5.0	54	48
Tax delinquencies ≥ 1 year (% of residential properties)	-	1.0%	0.8%	1.2%	-	-	47

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
♦ Households with children under 18 years old	26.3%	-	29.7%	31.2%	-	46	31
♦ Population age 65 and older	16.2%	-	13.1%	14.8%	-	8	14
♦ Foreign-born population	36.5%	35.4%	36.9%	38.4%	-	24	26
Population living in racially integrated tracts	20.4%	-	34.4%	-	-	29	15
♦ Median household income	\$63,220	\$59,348	\$56,446	\$57,760	-	19	18
♦ Poverty rate	13.9%	14.0%	14.5%	15.7%	-	40	38
♦ Unemployment rate	6.1%	7.3%	8.3%	9.3%	-	45	36
♦ Car-free commute (% of commuters)	59.4%	65.5%	64.0%	65.3%	-	37	38
♦ Mean travel time to work (minutes)	41.2	40.9	41.6	43.0	-	32	16
Serious crime rate (per 1,000 residents)	14.7	9.9	7.3	7.6	7.6	53	52
Students performing at grade level in English language arts	-	-	-	36.1%	39.4%	-	16
Students performing at grade level in math	-	-	-	47.9%	53.5%	-	9

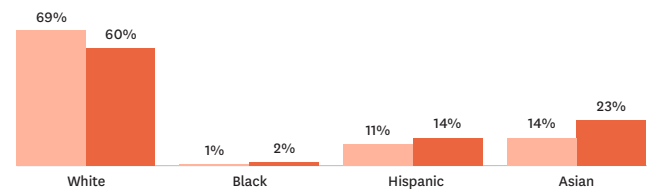
## Household Income Distribution (2014\$)

■ 2000 ■ 2011-13



## Racial and Ethnic Composition

■ 2000 ■ 2011-13



♦ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.



# BK11 Bensonhurst



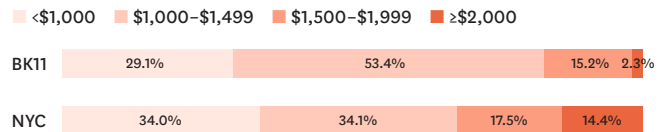
## Single-Year Indicators

	2013	Rank
Population	186,411	8
Population density (1,000 persons per square mile)	50.3	19
Racial diversity index	0.63	20
Income diversity ratio	5.7	27
Rental vacancy rate	3.2%	34
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	–	–
Public and other income-restricted subsidized rental units <sup>2</sup>	0.6%	48
Median asking rent	\$1,400	44
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	10.2%	21
Residential units within 1/4 mile of a park	45.0%	53
Land with unused zoning capacity	13.4%	58

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	BK11	\$1,124	\$1,183	5.3%	29
	NYC	\$1,116	\$1,226	9.9%	–
Recent movers	BK11	\$1,206	\$1,249	3.6%	41
	NYC	\$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



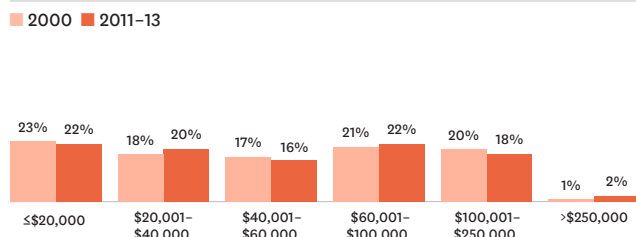
## Housing

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	97	183	15	51	97	43	40
Units issued new certificates of occupancy	62	248	202	65	16	37	48
Homeownership rate	31.2%	–	39.4%	35.2%	–	21	19
Serious housing code violations (per 1,000 privately owned rental units)	–	19.9	22.5	22.7	18.9	–	42
Severe crowding rate (% of renter households)	–	–	3.9%	3.9%	–	–	24
Sales volume	621	876	594	657	622	16	19
Index of housing price appreciation, all property types	100.0	202.2	205.9	214.0	240.8	–	22
Median sales price per unit, 2-4 family building <sup>4</sup>	\$206,758	\$337,414	\$329,523	\$339,431	\$361,000	4	4
Median rent burden	–	34.7%	33.9%	32.4%	–	–	31
Severely rent-burdened households	–	33.7%	28.7%	30.5%	–	–	32
Severely rent-burdened households, low income	–	48.6%	37.0%	45.4%	–	–	37
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	7.5%	5.8%	–	–	26
Home purchase loan rate (per 1,000 properties)	–	39.6	26.0	20.9	–	–	26
Refinance loan rate (per 1,000 properties)	–	19.4	13.8	14.2	–	–	42
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.1%	1.4%	2.6%	–	–	39
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	34.9	20.8	–	48
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	2.4	4.6	5.2	5.5	4.5	49	50
Tax delinquencies ≥ 1 year (% of residential properties)	–	0.7%	0.6%	0.8%	–	–	59

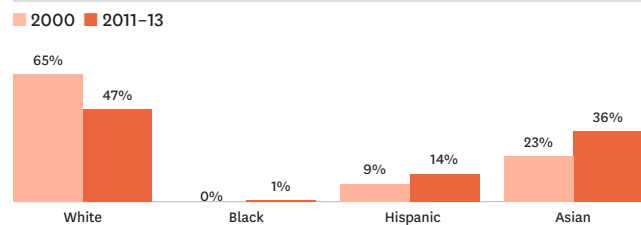
## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	31.9%	–	29.4%	33.4%	–	37	26
Population age 65 and older	17.0%	–	20.5%	14.8%	–	6	14
Foreign-born population	50.7%	51.3%	52.1%	55.1%	–	7	6
Population living in racially integrated tracts	63.5%	–	96.0%	–	–	3	1
Median household income	\$49,988	\$46,810	\$42,149	\$48,890	–	34	28
Poverty rate	19.7%	17.3%	15.2%	18.0%	–	26	31
Unemployment rate	7.1%	5.5%	8.4%	10.3%	–	40	26
Car-free commute (% of commuters)	63.3%	66.3%	70.4%	71.0%	–	33	32
Mean travel time to work (minutes)	44.9	43.9	43.9	45.7	–	16	6
Serious crime rate (per 1,000 residents)	14.6	9.2	6.9	7.7	7.1	54	55
Students performing at grade level in English language arts	–	–	–	36.1%	39.5%	–	15
Students performing at grade level in math	–	–	–	46.2%	52.2%	–	10

## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.

# BK12 Borough Park

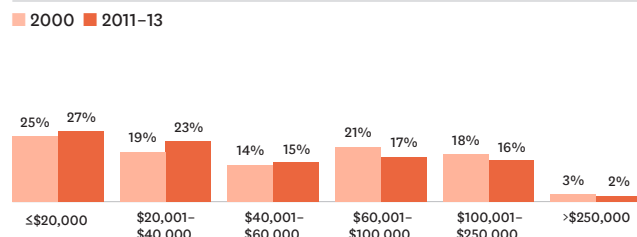


Single-Year Indicators	2013	Rank
Population	162,779	17
Population density (1,000 persons per square mile)	51.8	17
Racial diversity index	0.45	47
Income diversity ratio	5.8	25
Rental vacancy rate	3.1%	36
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	-	-
Public and other income-restricted subsidized rental units <sup>2</sup>	0.7%	46
Median asking rent	\$1,750	28
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	0.0%	37
Residential units within 1/4 mile of a park	38.2%	55
Land with unused zoning capacity	26.4%	39

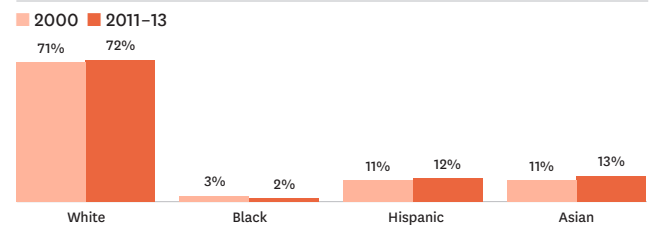
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	122	263	29	167	349	34	16
Units issued new certificates of occupancy	38	119	229	85	111	41	26
Homeownership rate	29.3%	-	30.6%	31.9%	-	23	23
Serious housing code violations (per 1,000 privately owned rental units)	-	34.7	41.9	31.5	28.4	-	32
Severe crowding rate (% of renter households)	-	-	7.4%	7.8%	-	-	5
Sales volume	566	657	483	539	456	21	32
Index of housing price appreciation, all property types	100.0	202.4	155.0	193.3	213.0	-	36
Median sales price per unit, 2-4 family building <sup>4</sup>	\$221,017	\$401,342	\$324,121	\$349,086	\$400,000	2	3
Median rent burden	-	36.7%	41.4%	45.8%	-	-	1
Severely rent-burdened households	-	37.1%	41.7%	46.5%	-	-	1
Severely rent-burdened households, low income	-	49.2%	56.0%	57.7%	-	-	4
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	11.8%	11.4%	-	-	12
Home purchase loan rate (per 1,000 properties)	-	23.3	12.7	15.7	-	-	40
Refinance loan rate (per 1,000 properties)	-	20.2	12.3	16.5	-	-	34
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	6.9%	3.2%	-	-	35
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	53.8	30.2	-	39
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	4.8	6.6	20.8	15.9	14.7	36	27
Tax delinquencies ≥ 1 year (% of residential properties)	-	1.6%	1.8%	2.6%	-	-	24

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	41.1%	-	45.5%	42.3%	-	23	8
Population age 65 and older	13.2%	-	9.3%	10.5%	-	19	39
Foreign-born population	39.8%	36.0%	34.4%	31.6%	-	18	34
Population living in racially integrated tracts	27.6%	-	24.5%	-	-	18	24
Median household income	\$46,606	\$43,223	\$42,513	\$38,720	-	36	42
Poverty rate	28.5%	26.7%	29.6%	32.3%	-	16	7
Unemployment rate	7.4%	7.1%	8.5%	7.2%	-	35	44
Car-free commute (% of commuters)	63.1%	66.0%	68.8%	69.7%	-	34	34
Mean travel time to work (minutes)	37.3	36.1	35.6	36.8	-	42	44
Serious crime rate (per 1,000 residents)	11.9	7.7	6.6	6.2	6.0	57	58
Students performing at grade level in English language arts	-	-	-	36.6%	39.8%	-	12
Students performing at grade level in math	-	-	-	45.1%	51.1%	-	11

## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



♦ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. \*Percentage of all rental housing units. Represents 2012 conditions. \*Represents 2014 conditions. \*Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.



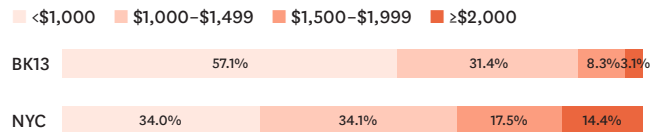
## Single-Year Indicators

	2013	Rank
Population	103,483	55
Population density (1,000 persons per square mile)	30.4	38
Racial diversity index	0.60	23
Income diversity ratio	8.4	2
Rental vacancy rate	4.8%	11
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	–	–
Public and other income-restricted subsidized rental units <sup>2</sup>	27.4%	11
Median asking rent	\$1,500	38
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	99.7%	1
Residential units within 1/4 mile of a park	82.0%	24
Land with unused zoning capacity	35.4%	21

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	BK13	\$843	\$910	8.0%	51
	NYC	\$1,116	\$1,226	9.9%	–
Recent movers	BK13	\$1,169	\$1,110	-5.0%	52
	NYC	\$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



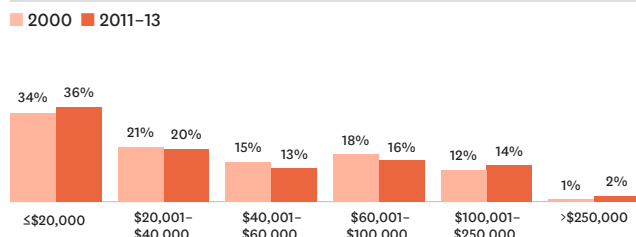
## Housing

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	250	243	41	72	57	16	47
Units issued new certificates of occupancy	36	226	166	327	77	43	33
Homeownership rate	23.3%	–	30.2%	29.7%	–	34	29
Serious housing code violations (per 1,000 privately owned rental units)	–	30.0	31.9	29.4	25.4	–	35
Severe crowding rate (% of renter households)	–	–	3.3%	3.4%	–	–	31
Sales volume	285	353	192	242	243	38	47
Index of housing price appreciation, all property types	100.0	225.5	210.4	207.9	228.9	–	29
Median sales price per unit, 2-4 family building <sup>4</sup>	\$149,721	\$303,843	\$270,101	\$246,130	\$259,000	17	13
Median rent burden	–	31.6%	32.1%	34.0%	–	–	21
Severely rent-burdened households	–	28.4%	26.9%	31.8%	–	–	24
Severely rent-burdened households, low income	–	37.0%	33.9%	40.3%	–	–	47
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	14.7%	14.9%	–	–	5
Home purchase loan rate (per 1,000 properties)	–	22.3	13.0	13.9	–	–	47
Refinance loan rate (per 1,000 properties)	–	13.6	9.0	10.9	–	–	48
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	2.5%	3.9%	–	–	33
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	52.9	32.3	–	36
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	6.6	11.3	14.0	12.9	10.1	32	35
Tax delinquencies ≥ 1 year (% of residential properties)	–	1.4%	1.6%	1.6%	–	–	36

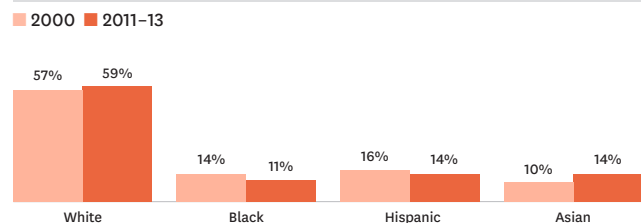
## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	29.3%	–	24.2%	22.6%	–	44	47
Population age 65 and older	20.7%	–	22.4%	23.5%	–	1	1
Foreign-born population	47.6%	52.8%	51.0%	55.3%	–	12	5
Population living in racially integrated tracts	20.2%	–	35.3%	–	–	31	14
Median household income	\$36,021	\$33,137	\$34,875	\$30,558	–	46	50
Poverty rate	28.5%	24.2%	22.7%	26.5%	–	16	20
Unemployment rate	10.4%	6.0%	10.8%	12.4%	–	23	17
Car-free commute (% of commuters)	64.1%	67.5%	73.5%	66.4%	–	32	37
Mean travel time to work (minutes)	46.3	44.7	44.6	44.4	–	8	10
Serious crime rate (per 1,000 residents)	22.4	14.0	12.7	13.6	14.0	30	27
Students performing at grade level in English language arts	–	–	–	36.2%	39.7%	–	13
Students performing at grade level in math	–	–	–	42.7%	49.4%	–	13

## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.

# BK14 Flatbush/ Midwood



## Single-Year Indicators

	2013	Rank
Population	155,520	19
Population density (1,000 persons per square mile)	53.5	15
Racial diversity index	0.70	7
Income diversity ratio	6.1	20
Rental vacancy rate	3.3%	30
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	-	-
Public and other income-restricted subsidized rental units <sup>2</sup>	1.4%	44
Median asking rent	\$1,500	38
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	0.0%	37
Residential units within 1/4 mile of a park	24.5%	59
Land with unused zoning capacity	19.5%	50

## Housing

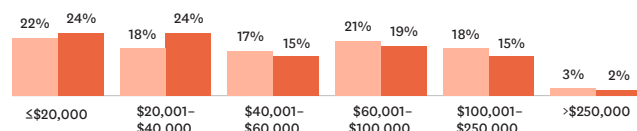
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	0	403	11	77	221	59	22
Units issued new certificates of occupancy	14	58	78	51	18	52	47
Homeownership rate	20.4%	-	24.3%	22.9%	-	36	36
Serious housing code violations (per 1,000 privately owned rental units)	-	92.0	109.7	83.8	74.7	-	18
Severe crowding rate (% of renter households)	-	-	6.0%	7.3%	-	-	7
Sales volume	334	324	248	334	338	37	43
Index of housing price appreciation, all property types	100.0	221.2	168.5	196.8	223.2	-	31
Median sales price per unit, 1 family building <sup>4</sup>	\$527,590	\$854,858	\$785,993	\$759,920	\$795,000	1	1
Median rent burden	-	33.2%	33.6%	35.7%	-	-	11
Severely rent-burdened households	-	30.8%	31.4%	34.8%	-	-	11
Severely rent-burdened households, low income	-	44.2%	46.9%	48.6%	-	-	19
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	8.0%	6.7%	-	-	23
Home purchase loan rate (per 1,000 properties)	-	27.2	16.2	22.9	-	-	20
Refinance loan rate (per 1,000 properties)	-	22.3	20.3	22.4	-	-	16
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.4%	11.0%	5.5%	-	-	30
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	90.1	51.6	-	26
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	7.8	12.5	20.7	18.4	15.1	30	25
Tax delinquencies ≥ 1 year (% of residential properties)	-	2.2%	2.2%	2.3%	-	-	27

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	41.8%	-	37.1%	33.2%	-	19	27
Population age 65 and older	10.8%	-	9.8%	11.6%	-	31	29
Foreign-born population	49.4%	44.6%	45.9%	44.7%	-	9	15
Population living in racially integrated tracts	21.3%	-	27.0%	-	-	28	20
Median household income	\$51,458	\$46,771	\$45,430	\$42,232	-	30	37
Poverty rate	22.8%	19.9%	22.8%	21.4%	-	23	24
Unemployment rate	10.7%	7.0%	9.1%	10.3%	-	20	26
Car-free commute (% of commuters)	68.1%	69.2%	73.5%	73.0%	-	28	30
Mean travel time to work (minutes)	46.0	42.6	40.9	40.5	-	10	32
Serious crime rate (per 1,000 residents)	26.2	14.6	12.3	11.4	10.7	19	36
Students performing at grade level in English language arts	-	-	-	29.7%	32.5%	-	23
Students performing at grade level in math	-	-	-	33.1%	38.3%	-	28

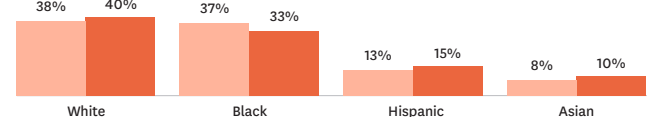
## Household Income Distribution (2014\$)

2000 2011-13



## Racial and Ethnic Composition

2000 2011-13



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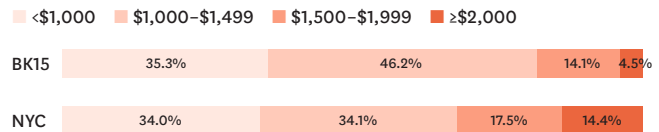
## Single-Year Indicators

	2013	Rank
Population	151,177	25
Population density (1,000 persons per square mile)	34.9	31
Racial diversity index	0.46	44
Income diversity ratio	5.6	28
Rental vacancy rate	3.7%	22
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	–	–
Public and other income-restricted subsidized rental units <sup>2</sup>	7.6%	32
Median asking rent	\$1,529	37
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	57.8%	3
Residential units within 1/4 mile of a park	62.5%	44
Land with unused zoning capacity	25.1%	41

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	BK15	\$1,081	\$1,163	7.6%	33
	NYC	\$1,116	\$1,226	9.9%	–
Recent movers	BK15	\$1,230	\$1,326	7.8%	32
	NYC	\$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



## Housing

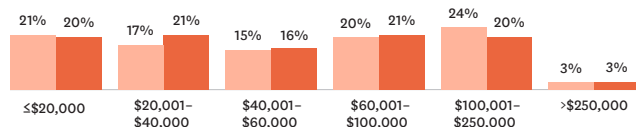
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	134	164	8	103	119	29	38
Units issued new certificates of occupancy	67	297	120	77	50	33	38
Homeownership rate	41.6%	–	46.5%	47.6%	–	12	9
Serious housing code violations (per 1,000 privately owned rental units)	–	19.5	28.2	19.5	24.4	–	36
Severe crowding rate (% of renter households)	–	–	2.3%	2.9%	–	–	35
Sales volume	912	784	568	664	688	12	16
Index of housing price appreciation, all property types	100.0	202.0	173.5	187.2	202.2	–	39
Median sales price per unit, 2-4 family building <sup>4</sup>	\$213,888	\$332,540	\$297,111	\$291,303	\$316,000	3	6
Median rent burden	–	34.7%	31.9%	34.5%	–	–	19
Severely rent-burdened households	–	32.5%	28.9%	33.1%	–	–	21
Severely rent-burdened households, low income	–	47.9%	42.6%	46.3%	–	–	35
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	13.5%	8.5%	–	–	17
Home purchase loan rate (per 1,000 properties)	–	28.1	17.6	17.6	–	–	36
Refinance loan rate (per 1,000 properties)	–	16.4	17.1	15.3	–	–	38
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.1%	8.7%	3.9%	–	–	33
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	48.9	31.1	–	38
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	3.8	8.0	11.5	10.6	9.5	41	36
Tax delinquencies ≥ 1 year (% of residential properties)	–	1.1%	1.4%	1.2%	–	–	47

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	31.0%	–	24.1%	29.8%	–	39	34
Population age 65 and older	17.9%	–	18.3%	17.0%	–	4	7
Foreign-born population	44.8%	44.8%	45.6%	45.7%	–	15	13
Population living in racially integrated tracts	24.3%	–	24.2%	–	–	23	26
Median household income	\$55,869	\$50,857	\$51,343	\$50,045	–	26	27
Poverty rate	16.8%	17.5%	12.6%	16.6%	–	34	36
Unemployment rate	6.6%	6.4%	7.3%	9.4%	–	42	34
Car-free commute (% of commuters)	55.5%	59.0%	61.4%	60.6%	–	39	42
Mean travel time to work (minutes)	43.5	42.1	41.7	42.7	–	20	18
Serious crime rate (per 1,000 residents)	22.4	10.1	6.9	10.4	10.6	30	38
Students performing at grade level in English language arts	–	–	–	33.1%	36.0%	–	18
Students performing at grade level in math	–	–	–	37.6%	43.3%	–	18

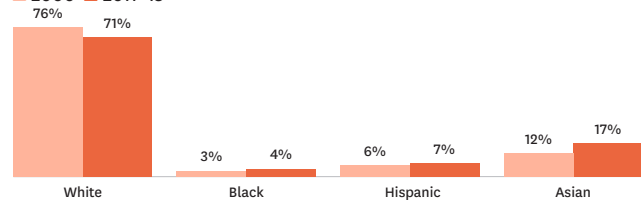
## Household Income Distribution (2014\$)

■ 2000 ■ 2011–13



## Racial and Ethnic Composition

■ 2000 ■ 2011–13



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# BK16 Brownsville



## Single-Year Indicators

	2013	Rank
Population	126,303	43
Population density (1,000 persons per square mile)	48.8	20
Racial diversity index	0.39	52
Income diversity ratio	6.7	14
Rental vacancy rate	4.9%	9
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	-	-
Public and other income-restricted subsidized rental units <sup>2</sup>	46.1%	3
Median asking rent	\$1,400	44
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	0.0%	37
Residential units within 1/4 mile of a park	88.8%	19
Land with unused zoning capacity	48.2%	7

## Housing

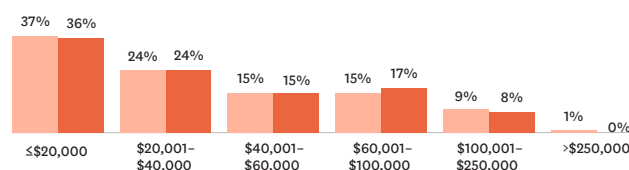
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	34	485	66	46	192	52	29
Units issued new certificates of occupancy	92	73	240	64	114	25	24
Homeownership rate	16.8%	-	17.5%	18.4%	-	41	40
Serious housing code violations (per 1,000 privately owned rental units)	-	149.2	143.7	120.9	129.5	-	1
Severe crowding rate (% of renter households)	-	-	1.7%	3.2%	-	-	32
Sales volume	284	358	181	270	307	39	44
Index of housing price appreciation, all property types	100.0	215.8	125.2	124.4	141.5	-	56
Median sales price per unit, 2-4 family building <sup>4</sup>	\$135,462	\$258,749	\$145,179	\$142,331	\$161,500	21	24
Median rent burden	-	33.6%	33.7%	35.2%	-	-	13
Severely rent-burdened households	-	32.0%	33.9%	33.5%	-	-	17
Severely rent-burdened households, low income	-	39.1%	41.8%	40.4%	-	-	46
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	12.9%	13.0%	-	-	9
Home purchase loan rate (per 1,000 properties)	-	31.6	13.7	13.7	-	-	48
Refinance loan rate (per 1,000 properties)	-	67.7	10.9	13.0	-	-	44
FHA/VA-backed home purchase loans (% of home purchase loans)	-	5.1%	83.2%	73.3%	-	-	2
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	154.8	100.4	-	6
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	22.8	60.0	59.7	52.9	44.4	10	2
Tax delinquencies ≥ 1 year (% of residential properties)	-	3.6%	4.3%	5.3%	-	-	7

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	51.7%	-	45.1%	45.2%	-	3	3
Population age 65 and older	7.2%	-	9.4%	8.6%	-	51	48
Foreign-born population	23.6%	28.2%	27.5%	29.7%	-	42	38
Population living in racially integrated tracts	0.0%	-	0.0%	-	-	45	47
Median household income	\$31,316	\$27,532	\$29,430	\$28,139	-	53	51
Poverty rate	42.6%	37.3%	36.3%	36.7%	-	3	5
Unemployment rate	22.3%	13.1%	14.7%	15.6%	-	2	8
Car-free commute (% of commuters)	73.1%	75.3%	76.2%	77.1%	-	20	26
Mean travel time to work (minutes)	48.1	48.9	44.7	46.0	-	4	4
Serious crime rate (per 1,000 residents)	31.8	24.9	23.2	24.2	21.7	7	5
Students performing at grade level in English language arts	-	-	-	12.8%	13.5%	-	56
Students performing at grade level in math	-	-	-	11.5%	14.6%	-	58

## Household Income Distribution (2014\$)

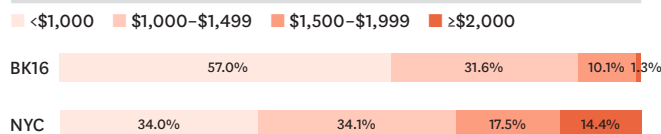
2000 2011-13



## Median Rent\*

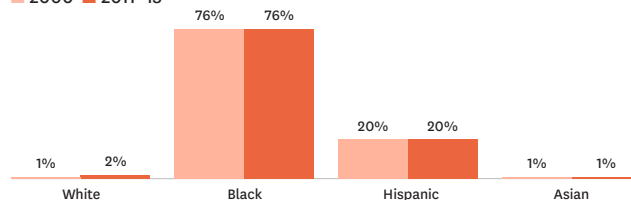
	2005-07	2011-13	% Change	2011-13 Rank
All renters	BK16 \$743	\$908	22.2%	52
	NYC \$1,116	\$1,226	9.9%	-
Recent movers	BK16 \$962	\$1,115	15.8%	50
	NYC \$1,344	\$1,469	9.3%	-

## Distribution of Gross Rent, 2011-2013



## Racial and Ethnic Composition

2000 2011-13



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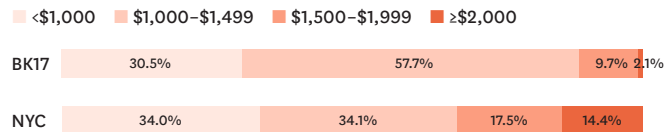
## Single-Year Indicators

	2013	Rank
• Population	134,215	36
• Population density (1,000 persons per square mile)	43.6	23
• Racial diversity index	0.20	55
• Income diversity ratio	4.7	44
• Rental vacancy rate	4.1%	15
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	–	–
Public and other income-restricted subsidized rental units <sup>2</sup>	3.4%	40
Median asking rent	\$1,475	43
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	0.0%	37
Residential units within 1/4 mile of a park	37.3%	57
Land with unused zoning capacity	29.1%	34

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	BK17	\$1,086	\$1,151	6.0%	36
	NYC	\$1,116	\$1,226	9.9%	–
Recent movers	BK17	\$1,144	\$1,213	6.0%	45
	NYC	\$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



## Housing

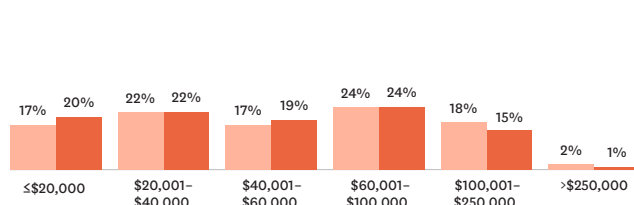
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	26	231	0	153	96	54	41
Units issued new certificates of occupancy	82	74	57	6	47	29	39
• Homeownership rate	32.1%	–	36.0%	33.6%	–	20	21
Serious housing code violations (per 1,000 privately owned rental units)	–	97.0	123.6	97.7	92.0	–	11
• Severe crowding rate (% of renter households)	–	–	5.5%	4.5%	–	–	20
Sales volume	516	597	292	371	444	25	34
Index of housing price appreciation, all property types	100.0	218.4	161.3	155.7	162.3	–	50
Median sales price per unit, 2-4 family building <sup>4</sup>	\$137,839	\$274,059	\$191,771	\$187,954	\$183,333	20	19
• Median rent burden	–	32.3%	33.5%	35.5%	–	–	12
• Severely rent-burdened households	–	26.4%	31.5%	33.4%	–	–	18
• Severely rent-burdened households, low income	–	39.4%	42.6%	48.7%	–	–	18
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	5.3%	4.9%	–	–	28
Home purchase loan rate (per 1,000 properties)	–	27.7	11.7	12.3	–	–	50
Refinance loan rate (per 1,000 properties)	–	73.8	14.5	17.3	–	–	33
FHA/VA-backed home purchase loans (% of home purchase loans)	–	3.3%	73.1%	63.5%	–	–	7
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	165.6	108.3	–	3
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	16.2	33.4	33.4	37.2	32.2	19	12
Tax delinquencies ≥ 1 year (% of residential properties)	–	2.6%	3.1%	3.7%	–	–	18

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
• Households with children under 18 years old	45.0%	–	40.7%	35.7%	–	10	22
• Population age 65 and older	9.1%	–	11.7%	13.5%	–	42	20
• Foreign-born population	54.5%	52.2%	52.7%	53.2%	–	4	7
Population living in racially integrated tracts	0.0%	–	0.0%	–	–	45	47
• Median household income	\$51,458	\$50,184	\$48,713	\$46,562	–	30	31
• Poverty rate	19.4%	15.0%	13.6%	17.7%	–	27	32
• Unemployment rate	12.5%	9.2%	10.7%	12.3%	–	18	18
• Car-free commute (% of commuters)	67.7%	70.5%	70.9%	70.8%	–	29	33
• Mean travel time to work (minutes)	50.1	44.9	46.8	44.4	–	1	10
Serious crime rate (per 1,000 residents)	24.1	14.3	13.7	15.3	15.0	24	25
Students performing at grade level in English language arts	–	–	–	21.1%	23.2%	–	37
Students performing at grade level in math	–	–	–	21.1%	24.5%	–	38

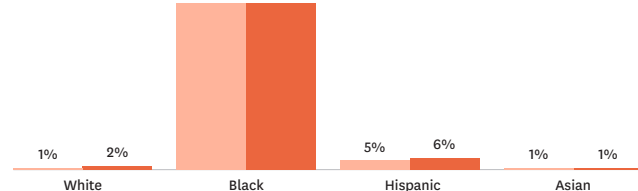
## Household Income Distribution (2014\$)

■ 2000 ■ 2011–13



## Racial and Ethnic Composition

■ 2000 ■ 2011–13



• These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005–2007 ACS, data under 2010 are from the 2008–2010 ACS, and data under 2013 are from the 2011–2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 30 community districts where this property type was the predominant type sold in 2000–2014.

# BK18 Flatlands/Canarsie



## Single-Year Indicators

	2013	Rank
Population	202,762	5
Population density (1,000 persons per square mile)	14.8	48
Racial diversity index	0.54	33
Income diversity ratio	4.6	48
Rental vacancy rate	4.1%	15
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	-	-
Public and other income-restricted subsidized rental units <sup>2</sup>	15.7%	20
Median asking rent	\$1,500	38
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	45.7%	6
Residential units within 1/4 mile of a park	71.4%	35
Land with unused zoning capacity	20.4%	48

## Housing

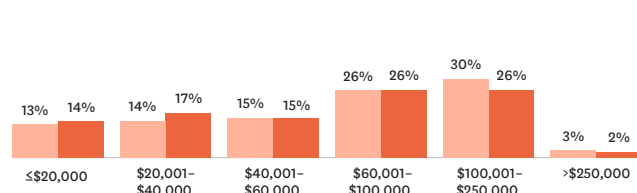
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	129	107	20	15	7	31	57
Units issued new certificates of occupancy	129	305	54	6	32	20	43
Homeownership rate	54.7%	-	57.8%	57.0%	-	6	6
Serious housing code violations (per 1,000 privately owned rental units)	-	21.7	37.8	28.4	28.6	-	31
Severe crowding rate (% of renter households)	-	-	2.6%	9.4%	-	-	2
Sales volume	1,789	1,350	800	829	886	2	10
Index of housing price appreciation, all property types	100.0	206.1	162.7	161.4	168.7	-	48
Median sales price per unit, 2-4 family building <sup>4</sup>	\$180,616	\$329,674	\$248,493	\$225,443	\$231,750	8	15
Median rent burden	-	28.8%	28.9%	32.2%	-	-	34
Severely rent-burdened households	-	21.2%	24.8%	29.7%	-	-	34
Severely rent-burdened households, low income	-	34.3%	41.0%	43.4%	-	-	43
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	4.2%	4.2%	-	-	30
Home purchase loan rate (per 1,000 properties)	-	31.8	16.8	16.3	-	-	38
Refinance loan rate (per 1,000 properties)	-	59.5	21.8	21.9	-	-	17
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.9%	48.5%	38.0%	-	-	12
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	131.4	86.2	-	13
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	10.9	22.3	26.0	28.6	24.1	26	16
Tax delinquencies ≥ 1 year (% of residential properties)	-	1.0%	1.2%	1.5%	-	-	38

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	43.0%	-	38.4%	38.5%	-	14	18
Population age 65 and older	11.2%	-	11.1%	12.4%	-	26	24
Foreign-born population	37.3%	38.9%	39.8%	41.3%	-	22	21
Population living in racially integrated tracts	25.6%	-	12.3%	-	-	20	35
Median household income	\$73,511	\$68,190	\$66,626	\$63,941	-	11	13
Poverty rate	12.2%	9.8%	11.3%	12.4%	-	43	44
Unemployment rate	8.0%	6.1%	7.4%	11.0%	-	33	25
Car-free commute (% of commuters)	46.6%	52.8%	50.0%	53.6%	-	46	45
Mean travel time to work (minutes)	46.7	44.2	43.5	45.8	-	6	5
Serious crime rate (per 1,000 residents)	22.8	14.1	12.2	12.9	12.2	28	33
Students performing at grade level in English language arts	-	-	-	25.3%	27.5%	-	34
Students performing at grade level in math	-	-	-	26.5%	30.4%	-	35

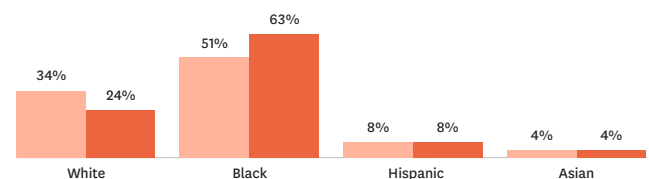
## Household Income Distribution (2014\$)

■ 2000 ■ 2011-13



## Racial and Ethnic Composition

■ 2000 ■ 2011-13



♦ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. \*Percentage of all rental housing units. Represents 2012 conditions. \*Represents 2014 conditions. \*Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.

# Manhattan



# Manhattan

Manhattan saw the greatest changes in population density of any borough between 1970 and 2010, with changes of more than 10,000 persons per square mile in seven of the borough's 10 sub-borough areas. The largest density increase was in the Financial District /Greenwich Village/ Soho, which rose from 30,000 persons to 50,000 persons per square mile between 1970 and 2010, while the largest decrease was in Central Harlem, where density decreased from 111,000 to 82,000 persons per square mile.

The racial and ethnic composition in Manhattan remained relatively constant between 2000 and 2013, with a slight growth in the white and Asian populations and a slight decrease in the share of black and Hispanic residents. In 2013, Manhattan remained the borough with the second-highest white population share, after Staten Island.

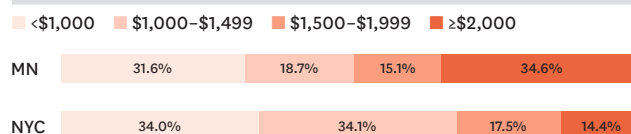
Manhattan had the highest share of households earning high incomes of any borough, with 41 percent of households earning more than \$100,000 in 2013. The share of Manhattan residents earning more than \$100,000 grew by four percentage points between 2000 and 2013. In contrast, the share of Manhattan residents earning from \$40,001 to \$100,000 per year declined from 32 percent in 2000 to 27 percent in 2013.

The gross rent distribution in Manhattan was the most skewed of any borough toward expensive units. Nearly 35 percent of Manhattan renters paid more than \$2,000 per month in rent in 2013, compared to a city-wide average of 14.4 percent. Nearly half of Manhattan renters (49.6%) paid \$1,500 or more per month in 2013.

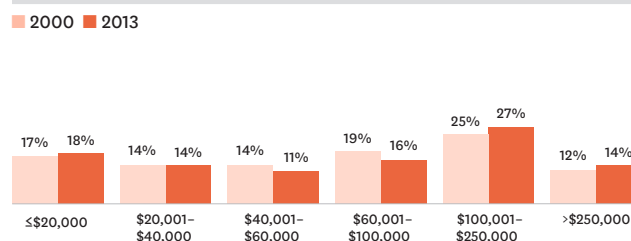
Single-Year Indicators	2013	Rank
Population	1,626,159	3
Population density (1,000 persons per square mile)	71.7	1
Racial diversity index	0.68	3
Income diversity ratio	8.4	1
Rental vacancy rate	4.5%	2
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	–	–
Public and other income-restricted subsidized rental units <sup>2</sup>	20.0%	2
Median asking rent	\$3,100	1
Housing units in FEMA preliminary flood hazard areas	15.1%	1
Housing units within 1/4 mile of a park <sup>3</sup>	89.4%	1
Land with unused zoning capacity <sup>3</sup>	30.5%	3

Median Rent	2007	2013	% Change	2013 Rank
All renters				
MN	\$1,300	\$1,510	16.1%	1
NYC	\$1,129	\$1,244	10.2%	–
Recent movers				
MN	\$2,017	\$2,128	5.5%	1
NYC	\$1,387	\$1,469	5.9%	–

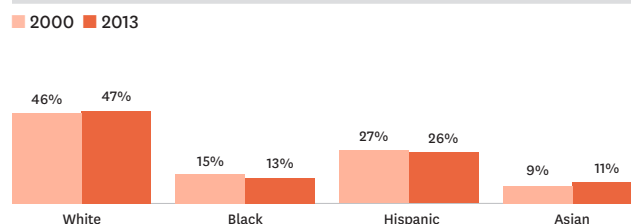
## Distribution of Gross Rent, 2013



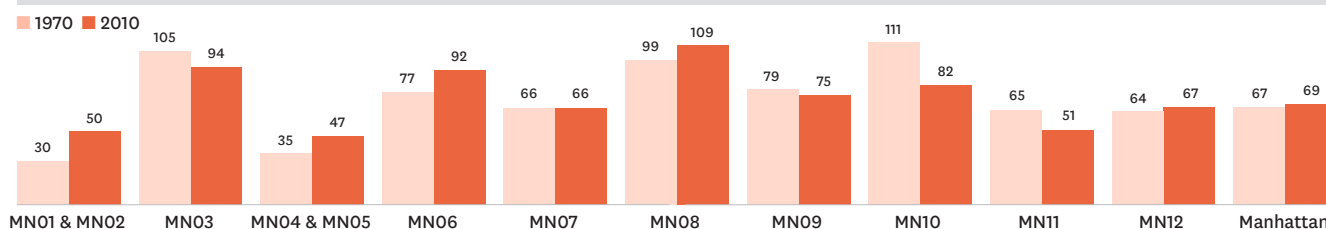
## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



## Population Density (1,000 Persons per Square Mile) by Sub-Borough Area



Land Use and Development	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	4,980	8,653	105	4,224	6,896	1	2
Units issued new certificates of occupancy	4,661	7,578	6,470	2,960	1,854	1	3
<b>Housing: Stock</b>							
Housing units	798,144	-	847,090	852,642	-	3	2
Homeownership rate	20.1%	23.1%	22.3%	23.1%	-	4	4
Rental vacancy rate	3.4%	2.9%	4.0%	4.5%	-	3	2
Serious housing code violations (per 1,000 privately owned rental units)	-	34.8	41.1	33.7	38.0	-	3
Severe crowding rate (% of renter households)	-	-	3.1%	2.9%	-	-	5
<b>Housing: Market and Finance</b>							
Sales volume, 5+ family building	282	661	346	589	598	-	-
Sales volume, condominium	2,517	9,069	5,845	6,001	4,832	-	-
Index of housing price appreciation, all property types	100.0	224.8	208.5	251.2	285.2	-	1
Index of housing price appreciation, 5+ family building	100.0	318.0	235.8	365.1	453.6	-	-
Index of housing price appreciation, condominium	100.0	217.9	205.6	244.0	273.5	-	-
Median sales price per unit, 5+ family building	\$86,439	\$250,839	\$183,423	\$253,307	\$308,417	-	-
Median sales price per unit, condominium	\$715,711	\$1,135,224	\$1,079,322	\$1,114,549	\$1,225,000	-	-
Median monthly rent, all renters	-	\$1,300	\$1,410	\$1,510	-	-	1
Median monthly rent, recent movers	-	\$2,017	\$1,956	\$2,128	-	-	1
Median rent burden	-	26.4%	28.2%	28.7%	-	-	5
Moderately rent-burdened households	-	20.1%	23.4%	22.3%	-	-	4
Severely rent-burdened households	-	22.0%	22.7%	24.9%	-	-	5
Moderately rent-burdened households, low income	-	26.8%	27.7%	25.9%	-	-	5
Severely rent-burdened households, low income	-	43.6%	45.2%	47.1%	-	-	3
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	4.1%	4.0%	-	-	4
Home purchase loan rate (per 1,000 properties)	-	42.3	21.2	24.6	-	-	1
Higher-cost home purchase loans (% of home purchase loans)	-	2.2%	0.8%	0.2%	-	-	5
Refinance loan rate (per 1,000 properties)	-	12.9	30.9	29.8	-	-	1
Higher-cost refinance loans (% of refinance loans)	-	7.7%	0.3%	0.3%	-	-	5
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	1.5%	0.3%	-	-	5
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	24.1	12.1	-	5
Notices of foreclosure, all residential properties	356	259	842	479	379	5	5
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	4.9	2.2	6.8	4.1	3.2	1	5
Properties that entered REO	6	2	5	3	6	4	5
Tax delinquencies ≥ 1 year (% of residential properties)	6.6%	1.4%	1.4%	1.6%	-	1	4
<b>Residents</b>							
Population	1,537,195	-	1,585,873	1,626,159	-	3	3
Population density (1,000 persons per square mile)	67.1	-	69.5	71.7	-	1	1
Households with children under 18 years old	19.7%	-	18.2%	18.0%	-	5	5
Population age 65 and older	12.2%	-	13.5%	14.2%	-	2	1
Foreign-born population	29.4%	29.1%	28.5%	28.4%	-	3	4
Population living in racially integrated tracts	13.9%	-	17.5%	-	-	4	4
Racial diversity index	0.68	-	0.68	0.68	-	3	3
Median household income	\$69,145	\$73,637	\$68,964	\$73,145	-	2	2
Income diversity ratio	7.5	8.4	8.0	8.4	-	1	1
Poverty rate	20.0%	17.6%	16.4%	18.9%	-	3	3
Unemployment rate	8.5%	6.8%	9.2%	7.5%	-	3	4
Disconnected youth <sup>4</sup>	7.7%	5.3%	8.2%	5.5%	-	4	4
Asthma hospitalizations (per 1,000 people)	3.1	2.1	2.3	-	-	3	3
Low birth weight rate (per 1,000 live births)	78	82	87	84	-	4	3
<b>Neighborhood Services and Conditions</b>							
Students performing at grade level in English language arts	-	-	-	32.4%	34.8%	-	1
Students performing at grade level in math	-	-	-	35.3%	39.8%	-	2
Serious crime rate, property crime (per 1,000 residents)	23.8	15.8	12.5	13.1	12.4	1	1
Serious crime rate, violent crime (per 1,000 residents)	8.4	5.5	4.6	4.5	4.2	3	3
Adult incarceration rate (per 100,000 people age 15 or older)	2,751.5	2,007.2	1,887.0	1,968.4	1,952.8	1	1
Car-free commute (% of commuters)	82.5%	84.7%	86.9%	88.0%	-	1	1
Mean travel time to work (minutes)	30.5	30.3	30.1	30.8	-	5	5

<sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. See the ACS section in the Methods chapter for more information.

# MN01 Financial District<sup>1</sup>



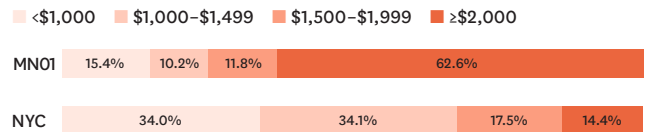
## Single-Year Indicators

	2013	Rank
Population	151,858	24
Population density (1,000 persons per square mile)	52.2	16
Racial diversity index	0.45	47
Income diversity ratio	6.4	15
Rental vacancy rate	3.9%	19
Rent-stabilized or rent-controlled units (forthcoming) <sup>2</sup>	–	–
Public and other income-restricted subsidized rental units <sup>3</sup>	7.6%	32
Median asking rent	\$3,750	1
Housing units in FEMA preliminary flood hazard areas <sup>4</sup>	56.3%	4
Residential units within 1/4 mile of a park	98.3%	11
Land with unused zoning capacity	32.7%	22

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	MN01	\$2,092	\$2,375	13.5%	1
	NYC	\$1,116	\$1,226	9.9%	–
Recent movers	MN01	\$2,706	\$2,770	2.4%	1
	NYC	\$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



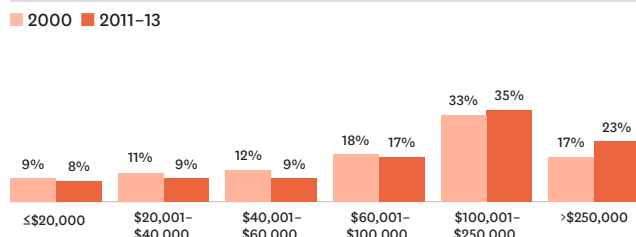
## Housing

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	491	1,510	0	154	0	10	58
Units issued new certificates of occupancy	580	694	78	66	33	7	42
Homeownership rate	25.9%	–	25.3%	28.0%	–	30	30
Serious housing code violations (per 1,000 privately owned rental units)	–	1.0	1.5	1.1	2.1	–	59
Severe crowding rate (% of renter households)	–	–	4.4%	2.7%	–	–	39
Sales volume	404	1,580	818	1,125	819	33	13
Index of housing price appreciation, all property types	100.0	210.0	200.4	233.5	259.1	–	18
Median sales price per unit, condominium <sup>5</sup>	\$862,680	\$1,078,586	\$1,064,196	\$1,114,402	\$1,110,816	4	6
Median rent burden	–	25.8%	25.6%	24.9%	–	–	55
Severely rent-burdened households	–	20.2%	21.5%	20.2%	–	–	54
Severely rent-burdened households, low income	–	62.1%	58.5%	65.9%	–	–	1
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	1.0%	0.9%	–	–	51
Home purchase loan rate (per 1,000 properties)	–	67.2	26.3	31.1	–	–	5
Refinance loan rate (per 1,000 properties)	–	17.5	35.1	33.9	–	–	4
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	0.3%	0.0%	–	–	51
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	19.8	9.1	–	57
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	2.9	2.4	5.6	4.8	3.4	45	52
Tax delinquencies ≥ 1 year (% of residential properties)	–	0.5%	1.0%	0.9%	–	–	57

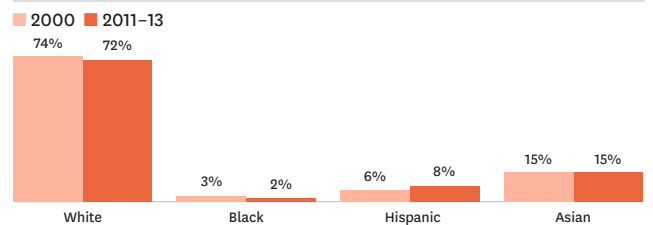
## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	11.4%	–	12.7%	15.1%	–	53	53
Population age 65 and older	10.5%	–	11.2%	10.3%	–	32	40
Foreign-born population	23.3%	23.9%	23.7%	23.8%	–	43	45
Population living in racially integrated tracts	10.5%	–	26.5%	–	–	36	21
Median household income	\$101,593	\$115,545	\$108,892	\$121,178	–	2	1
Poverty rate	9.9%	9.7%	9.1%	7.5%	–	49	53
Unemployment rate	5.8%	4.3%	5.7%	4.5%	–	46	55
Car-free commute (% of commuters)	85.9%	84.8%	88.6%	88.4%	–	3	7
Mean travel time to work (minutes)	24.4	24.9	24.1	24.5	–	55	55
Serious crime rate (per 1,000 residents)	83.0	46.5	21.6	21.2	18.1	3	10
Students performing at grade level in English language arts	–	–	–	54.0%	55.5%	–	2
Students performing at grade level in math	–	–	–	60.2%	65.5%	–	2

## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005–2007 ACS, data under 2010 are from the 2008–2010 ACS, and data under 2013 are from the 2011–2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>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. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 15 community districts where this property type was the predominant type sold in 2000–2014.





## Single-Year Indicators

	2013	Rank
♦ Population	151,858	24
♦ Population density (1,000 persons per square mile)	52.2	16
♦ Racial diversity index	0.45	47
♦ Income diversity ratio	6.4	15
♦ Rental vacancy rate	3.9%	19
Rent-stabilized or rent-controlled units (forthcoming) <sup>2</sup>	-	-
Public and other income-restricted subsidized rental units <sup>3</sup>	7.6%	32
Median asking rent	\$3,400	4
Housing units in FEMA preliminary flood hazard areas <sup>4</sup>	10.9%	19
Residential units within 1/4 mile of a park	99.2%	6
Land with unused zoning capacity	14.8%	57

## Housing

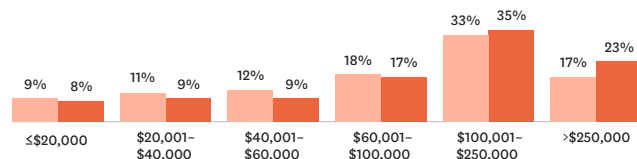
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	31	219	0	268	224	53	21
Units issued new certificates of occupancy	19	237	237	26	7	50	55
♦ Homeownership rate	25.9%	-	25.3%	28.0%	-	30	30
Serious housing code violations (per 1,000 privately owned rental units)	-	15.4	13.9	15.5	14.2	-	48
♦ Severe crowding rate (% of renter households)	-	-	4.4%	2.7%	-	-	39
Sales volume	271	741	536	458	401	41	39
Index of housing price appreciation, all property types	100.0	211.7	207.3	260.6	303.4	-	11
Median sales price per unit, condominium <sup>5</sup>	\$962,495	\$1,868,647	\$1,890,704	\$2,127,776	\$2,134,163	1	1
♦ Median rent burden	-	25.8%	25.6%	24.9%	-	-	55
♦ Severely rent-burdened households	-	20.2%	21.5%	20.2%	-	-	54
♦ Severely rent-burdened households, low income	-	62.1%	58.5%	65.9%	-	-	1
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.0%	0.9%	-	-	51
Home purchase loan rate (per 1,000 properties)	-	67.2	26.3	31.1	-	-	5
Refinance loan rate (per 1,000 properties)	-	17.5	35.1	33.9	-	-	4
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	0.3%	0.0%	-	-	51
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	21.8	9.8	-	55
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	1.1	0.8	2.4	2.2	2.0	57	57
Tax delinquencies ≥ 1 year (% of residential properties)	-	0.9%	0.9%	1.4%	-	-	40

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
♦ Households with children under 18 years old	11.4%	-	12.7%	15.1%	-	53	53
♦ Population age 65 and older	10.5%	-	11.2%	10.3%	-	32	40
♦ Foreign-born population	23.3%	23.9%	23.7%	23.8%	-	43	45
Population living in racially integrated tracts	10.5%	-	26.5%	-	-	36	21
♦ Median household income	\$101,593	\$115,545	\$108,892	\$121,178	-	2	1
♦ Poverty rate	9.9%	9.7%	9.1%	7.5%	-	49	53
♦ Unemployment rate	5.8%	4.3%	5.7%	4.5%	-	46	55
♦ Car-free commute (% of commuters)	85.9%	84.8%	88.6%	88.4%	-	3	7
♦ Mean travel time to work (minutes)	24.4	24.9	24.1	24.5	-	55	55
Serious crime rate (per 1,000 residents)	40.8	29.0	23.2	25.2	23.0	4	4
Students performing at grade level in English language arts	-	-	-	54.0%	55.5%	-	2
Students performing at grade level in math	-	-	-	60.2%	65.5%	-	2

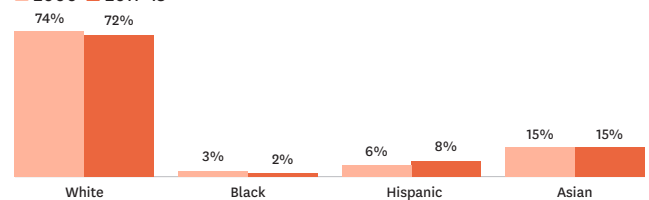
## Household Income Distribution (2014\$)

■ 2000 ■ 2011-13



## Racial and Ethnic Composition

■ 2000 ■ 2011-13



♦ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. \*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. <sup>2</sup>Percentage of all rental housing units. <sup>3</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>4</sup>Represents 2014 conditions. <sup>5</sup>Ranked out of 15 community districts where this property type was the predominant type sold in 2000-2014.



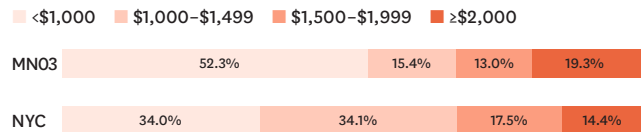
## Single-Year Indicators

	2013	Rank
Population	166,335	14
Population density (1,000 persons per square mile)	95.2	3
Racial diversity index	0.73	3
Income diversity ratio	8.0	4
Rental vacancy rate	4.0%	17
RRent-stabilized or rent-controlled units (forthcoming) <sup>2</sup>	–	–
Public and other income-restricted subsidized rental units <sup>3</sup>	30.1%	8
Median asking rent	\$3,000	8
Housing units in FEMA preliminary flood hazard areas <sup>4</sup>	31.6%	7
Residential units within 1/4 mile of a park	96.6%	13
Land with unused zoning capacity	24.9%	42

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	MN03	\$854	\$977	14.3%	49
	NYC	\$1,116	\$1,226	9.9%	–
Recent movers	MN03	\$1,604	\$1,809	12.8%	8
	NYC	\$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



## Housing

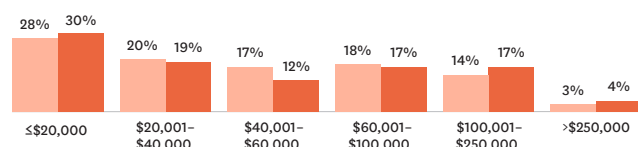
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	229	517	0	256	236	21	20
Units issued new certificates of occupancy	493	704	402	66	302	10	8
Homeownership rate	12.0%	–	13.6%	12.0%	–	46	48
Serious housing code violations (per 1,000 privately owned rental units)	–	28.1	24.2	24.4	21.4	–	38
Severe crowding rate (% of renter households)	–	–	3.7%	3.6%	–	–	27
Sales volume	107	340	234	297	199	49	48
Index of housing price appreciation, all property types	100.0	269.4	242.5	319.6	343.8	–	8
Median sales price per unit, condominium <sup>5</sup>	\$265,822	\$1,084,164	\$950,754	\$954,459	\$1,110,000	12	7
Median rent burden	–	28.5%	30.3%	30.1%	–	–	45
Severely rent-burdened households	–	24.0%	24.4%	25.2%	–	–	46
Severely rent-burdened households, low income	–	36.4%	35.7%	37.9%	–	–	51
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	3.4%	2.8%	–	–	36
Home purchase loan rate (per 1,000 properties)	–	26.0	15.7	19.6	–	–	29
Refinance loan rate (per 1,000 properties)	–	9.1	19.6	23.0	–	–	14
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	0.0%	0.0%	–	–	51
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	25.3	10.0	–	54
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	1.5	1.9	3.9	3.4	1.8	56	59
Tax delinquencies ≥ 1 year (% of residential properties)	–	2.4%	2.2%	2.3%	–	–	27

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	22.1%	–	16.3%	18.4%	–	49	50
Population age 65 and older	13.4%	–	14.3%	14.9%	–	17	12
Foreign-born population	40.3%	38.9%	35.7%	35.9%	–	17	29
Population living in racially integrated tracts	17.9%	–	31.1%	–	–	32	18
Median household income	\$42,637	\$40,011	\$43,226	\$41,460	–	42	40
Poverty rate	28.4%	26.6%	25.2%	27.7%	–	18	16
Unemployment rate	9.4%	8.3%	9.1%	8.9%	–	27	37
Car-free commute (% of commuters)	86.0%	86.2%	89.6%	89.9%	–	2	2
Mean travel time to work (minutes)	30.9	30.7	30.1	31.3	–	50	50
Serious crime rate (per 1,000 residents)	22.4	18.5	16.2	16.6	15.8	30	18
Students performing at grade level in English language arts	–	–	–	34.7%	38.9%	–	17
Students performing at grade level in math	–	–	–	39.3%	43.8%	–	17

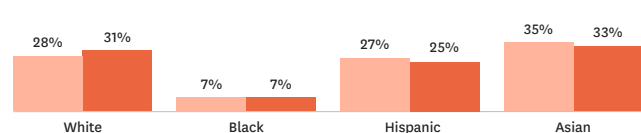
## Household Income Distribution (2014\$)

■ 2000 ■ 2011–13



## Racial and Ethnic Composition

■ 2000 ■ 2011–13



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005–2007 ACS, data under 2010 are from the 2008–2010 ACS, and data under 2013 are from the 2011–2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Community district MN 03 falls within sub-borough area 302. <sup>2</sup>Percentage of all rental housing units. <sup>3</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>4</sup>Represents 2014 conditions. <sup>5</sup>Ranked out of 15 community districts where this property type was the predominant type sold in 2000–2014.

# MNO4 Clinton/Chelsea<sup>1</sup>



## Single-Year Indicators

	2013	Rank
♦ Population	143,909	28
♦ Population density (1,000 persons per square mile)	46.8	21
♦ Racial diversity index	0.55	32
♦ Income diversity ratio	8.2	3
♦ Rental vacancy rate	5.4%	5
Rent-stabilized or rent-controlled units (forthcoming) <sup>2</sup>	-	-
Public and other income-restricted subsidized rental units <sup>3</sup>	29.2%	9
Median asking rent	\$3,468	3
Housing units in FEMA preliminary flood hazard areas <sup>4</sup>	15.3%	14
Residential units within 1/4 mile of a park	76.4%	31
Land with unused zoning capacity	30.8%	29

## Housing

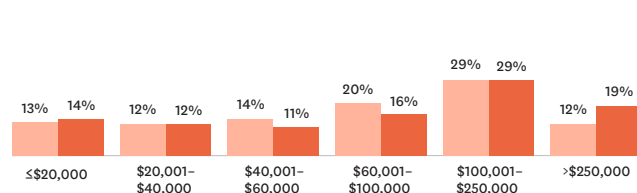
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	1,151	2,449	0	978	2,845	3	1
Units issued new certificates of occupancy	1,021	1,187	2,169	1,983	159	2	22
♦ Homeownership rate	20.2%	-	24.9%	23.6%	-	37	34
Serious housing code violations (per 1,000 privately owned rental units)	-	13.7	16.5	11.0	11.4	-	54
♦ Severe crowding rate (% of renter households)	-	-	3.1%	2.2%	-	-	48
Sales volume	561	1,193	731	729	599	22	22
Index of housing price appreciation, all property types	100.0	235.6	217.7	270.7	306.5	-	10
Median sales price per unit, condominium <sup>5</sup>	\$892,944	\$1,089,356	\$1,188,129	\$1,205,381	\$1,300,000	3	3
♦ Median rent burden	-	25.7%	26.2%	27.8%	-	-	48
♦ Severely rent-burdened households	-	19.3%	20.3%	21.2%	-	-	51
♦ Severely rent-burdened households, low income	-	47.0%	46.7%	46.8%	-	-	30
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	2.3%	2.2%	-	-	39
Home purchase loan rate (per 1,000 properties)	-	59.3	23.4	24.4	-	-	16
Refinance loan rate (per 1,000 properties)	-	13.0	29.7	27.0	-	-	10
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	0.2%	0.1%	-	-	50
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	22.8	12.3	-	52
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	2.7	2.8	17.7	4.7	4.6	46	49
Tax delinquencies ≥ 1 year (% of residential properties)	-	1.0%	0.9%	1.4%	-	-	40

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
♦ Households with children under 18 years old	8.4%	-	9.2%	8.9%	-	54	54
♦ Population age 65 and older	11.4%	-	11.9%	11.5%	-	23	32
♦ Foreign-born population	25.3%	24.9%	26.1%	25.6%	-	37	43
Population living in racially integrated tracts	34.1%	-	29.2%	-	-	14	19
♦ Median household income	\$80,862	\$87,143	\$84,942	\$93,808	-	9	6
♦ Poverty rate	14.4%	13.5%	13.3%	12.7%	-	38	43
♦ Unemployment rate	7.3%	5.6%	8.2%	7.3%	-	37	43
♦ Car-free commute (% of commuters)	86.7%	87.8%	88.8%	87.6%	-	1	8
♦ Mean travel time to work (minutes)	24.8	25.8	24.6	25.1	-	54	54
Serious crime rate (per 1,000 residents)	89.2	54.5	38.8	38.3	37.6	2	2
Students performing at grade level in English language arts	-	-	-	54.0%	55.5%	-	2
Students performing at grade level in math	-	-	-	60.2%	65.5%	-	2

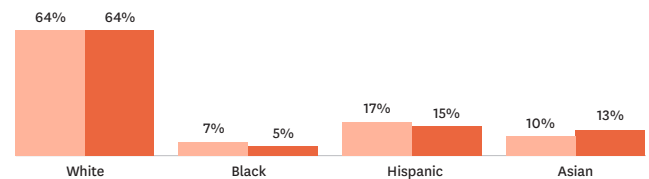
## Household Income Distribution (2014\$)

■ 2000 ■ 2011-13



## Racial and Ethnic Composition

■ 2000 ■ 2011-13



♦ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. \*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. <sup>2</sup>Percentage of all rental housing units. <sup>3</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>4</sup>Represents 2014 conditions. <sup>5</sup>Ranked out of 15 community districts where this property type was the predominant type sold in 2000-2014.



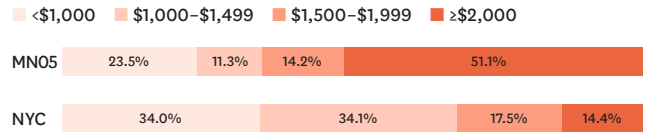
## Single-Year Indicators

	2013	Rank
Population	143,909	28
Population density (1,000 persons per square mile)	46.8	21
Racial diversity index	0.55	32
Income diversity ratio	8.2	3
Rental vacancy rate	5.4%	5
Rent-stabilized or rent-controlled units (forthcoming) <sup>2</sup>	–	–
Public and other income-restricted subsidized rental units <sup>3</sup>	29.2%	9
Median asking rent	\$3,655	2
Housing units in FEMA preliminary flood hazard areas <sup>4</sup>	0.0%	37
Residential units within 1/4 mile of a park	68.5%	38
Land with unused zoning capacity	24.9%	42

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	MN05	\$1,696	\$2,067	21.9%	3
	NYC	\$1,116	\$1,226	9.9%	–
Recent movers	MN05	\$2,277	\$2,625	15.3%	3
	NYC	\$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



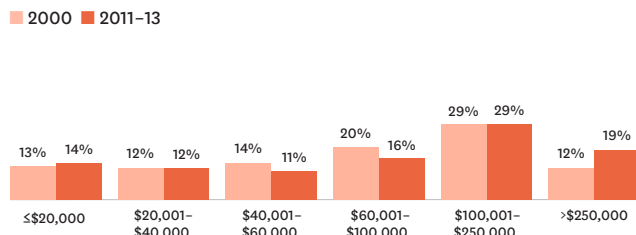
## Housing

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	1,174	280	17	606	974	2	6
Units issued new certificates of occupancy	594	1,982	549	324	180	6	16
Homeownership rate	20.2%	–	24.9%	23.6%	–	37	34
Serious housing code violations (per 1,000 privately owned rental units)	–	6.7	7.1	5.7	5.6	–	57
Severe crowding rate (% of renter households)	–	–	3.1%	2.2%	–	–	48
Sales volume	344	1,274	636	663	576	36	23
Index of housing price appreciation, all property types	100.0	219.2	208.3	257.8	284.9	–	13
Median sales price per unit, condominium <sup>5</sup>	\$663,052	\$1,500,389	\$1,392,783	\$1,343,032	\$1,620,000	6	2
Median rent burden	–	25.7%	26.2%	27.8%	–	–	48
Severely rent-burdened households	–	19.3%	20.3%	21.2%	–	–	51
Severely rent-burdened households, low income	–	47.0%	46.7%	46.8%	–	–	30
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	2.3%	2.2%	–	–	39
Home purchase loan rate (per 1,000 properties)	–	59.3	23.4	24.4	–	–	16
Refinance loan rate (per 1,000 properties)	–	13.0	29.7	27.0	–	–	10
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	0.2%	0.1%	–	–	50
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	11.1	5.2	–	59
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	0.9	1.6	4.0	2.4	2.8	59	54
Tax delinquencies ≥ 1 year (% of residential properties)	–	0.9%	1.2%	1.7%	–	–	35

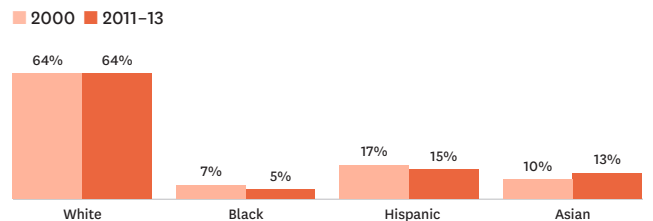
## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	8.4%	–	9.2%	8.9%	–	54	54
Population age 65 and older	11.4%	–	11.9%	11.5%	–	23	32
Foreign-born population	25.3%	24.9%	26.1%	25.6%	–	37	43
Population living in racially integrated tracts	34.1%	–	29.2%	–	–	14	19
Median household income	\$80,862	\$87,143	\$84,942	\$93,808	–	9	6
Poverty rate	14.4%	13.5%	13.3%	12.7%	–	38	43
Unemployment rate	7.3%	5.6%	8.2%	7.3%	–	37	43
Car-free commute (% of commuters)	86.7%	87.8%	88.8%	87.6%	–	1	8
Mean travel time to work (minutes)	24.8	25.8	24.6	25.1	–	54	54
Serious crime rate (per 1,000 residents)	168.4	90.4	59.7	60.0	59.4	1	1
Students performing at grade level in English language arts	–	–	–	54.0%	55.5%	–	2
Students performing at grade level in math	–	–	–	60.2%	65.5%	–	2

## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>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. <sup>2</sup>Percentage of all rental housing units. <sup>3</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>4</sup>Represents 2014 conditions. <sup>5</sup>Ranked out of 15 community districts where this property type was the predominant type sold in 2000-2014.



## Single-Year Indicators

	2013	Rank
♦ Population	146,337	27
♦ Population density (1,000 persons per square mile)	89.9	4
♦ Racial diversity index	0.45	47
♦ Income diversity ratio	6.2	19
♦ Rental vacancy rate	3.1%	36
Rent-stabilized or rent-controlled units (forthcoming) <sup>2</sup>	-	-
Public and other income-restricted subsidized rental units <sup>3</sup>	3.6%	39
Median asking rent	\$3,195	5
Housing units in FEMA preliminary flood hazard areas <sup>4</sup>	17.3%	13
Residential units within 1/4 mile of a park	90.8%	17
Land with unused zoning capacity	26.7%	38

## Housing

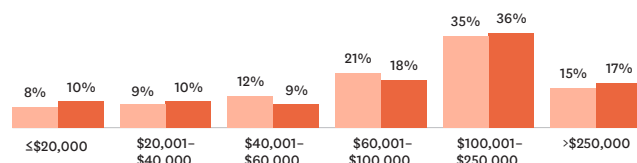
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	495	284	0	200	1,325	9	5
Units issued new certificates of occupancy	399	584	214	28	207	12	14
♦ Homeownership rate	26.3%	-	28.2%	30.5%	-	28	27
Serious housing code violations (per 1,000 privately owned rental units)	-	4.3	5.5	5.8	6.3	-	56
♦ Severe crowding rate (% of renter households)	-	-	2.6%	1.9%	-	-	50
Sales volume	598	992	630	718	625	17	18
Index of housing price appreciation, all property types	100.0	210.2	198.0	220.1	248.9	-	19
Median sales price per unit, condominium <sup>5</sup>	\$539,313	\$1,030,875	\$874,595	\$953,699	\$1,039,699	8	8
♦ Median rent burden	-	24.6%	26.9%	26.2%	-	-	53
♦ Severely rent-burdened households	-	18.1%	19.2%	20.9%	-	-	52
♦ Severely rent-burdened households, low income	-	61.2%	57.4%	58.8%	-	-	2
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.7%	1.6%	-	-	43
Home purchase loan rate (per 1,000 properties)	-	38.2	19.0	25.9	-	-	14
Refinance loan rate (per 1,000 properties)	-	11.4	29.3	25.8	-	-	11
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	0.6%	0.0%	-	-	51
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	21.1	11.4	-	53
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	1.5	1.3	2.7	2.6	2.1	55	56
Tax delinquencies ≥ 1 year (% of residential properties)	-	1.0%	0.9%	1.5%	-	-	38

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
♦ Households with children under 18 years old	8.4%	-	10.8%	8.0%	-	54	55
♦ Population age 65 and older	14.6%	-	14.4%	15.6%	-	11	11
♦ Foreign-born population	24.0%	24.4%	22.0%	21.7%	-	40	50
Population living in racially integrated tracts	1.5%	-	11.4%	-	-	41	37
♦ Median household income	\$99,975	\$107,140	\$104,366	\$103,115	-	3	3
♦ Poverty rate	7.9%	7.7%	7.2%	10.3%	-	51	48
♦ Unemployment rate	4.2%	4.7%	6.4%	5.2%	-	52	53
♦ Car-free commute (% of commuters)	83.2%	84.8%	86.9%	87.3%	-	7	9
♦ Mean travel time to work (minutes)	25.6	25.7	26.2	26.3	-	53	53
Serious crime rate (per 1,000 residents)	31.8	22.3	16.7	16.8	15.6	7	22
Students performing at grade level in English language arts	-	-	-	54.0%	55.5%	-	2
Students performing at grade level in math	-	-	-	60.2%	65.5%	-	2

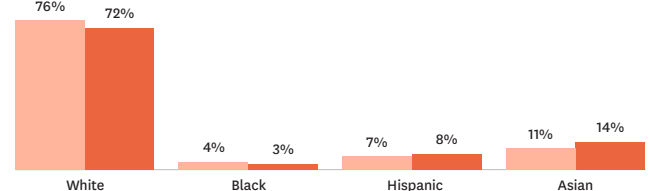
## Household Income Distribution (2014\$)

■ 2000 ■ 2011-13



## Racial and Ethnic Composition

■ 2000 ■ 2011-13



♦ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Community district MN 06 falls within sub-borough area 304. <sup>2</sup>Percentage of all rental housing units. <sup>3</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>4</sup>Represents 2014 conditions. <sup>5</sup>Ranked out of 15 community districts where this property type was the predominant type sold in 2000-2014.



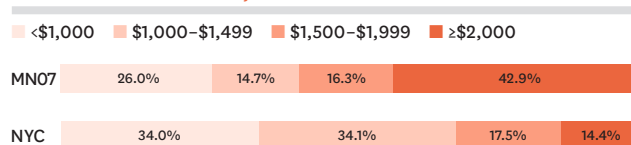
## Single-Year Indicators

	2013	Rank
Population	191,437	7
Population density (1,000 persons per square mile)	64.6	10
Racial diversity index	0.50	40
Income diversity ratio	7.3	9
Rental vacancy rate	4.4%	14
Rent-stabilized or rent-controlled units (forthcoming) <sup>2</sup>	–	–
Public and other income-restricted subsidized rental units <sup>3</sup>	13.3%	24
Median asking rent	\$3,100	6
Housing units in FEMA preliminary flood hazard areas <sup>4</sup>	0.0%	37
Residential units within 1/4 mile of a park	98.7%	10
Land with unused zoning capacity	29.1%	34

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	MN07	\$1,563	\$1,808	15.7%	5
	NYC	\$1,116	\$1,226	9.9%	–
Recent movers	MN07	\$2,241	\$2,330	4.0%	4
	NYC	\$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



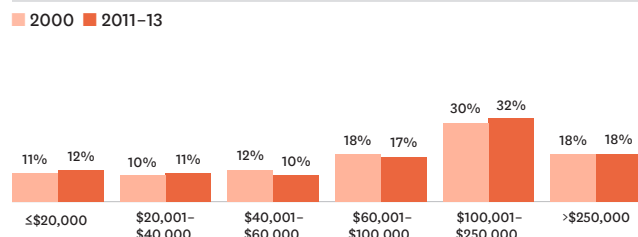
## Housing

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	441	1,187	0	1,098	0	11	58
Units issued new certificates of occupancy	788	1,060	1,113	101	15	4	50
Homeownership rate	29.2%	–	32.0%	30.6%	–	24	26
Serious housing code violations (per 1,000 privately owned rental units)	–	14.4	14.8	14.7	19.8	–	39
Severe crowding rate (% of renter households)	–	–	1.5%	1.6%	–	–	51
Sales volume	79	1,529	1,135	1,093	888	54	9
Index of housing price appreciation, all property types	100.0	226.6	219.5	258.8	296.2	–	12
Median sales price per unit, condominium <sup>5</sup>	\$802,079	\$1,235,423	\$1,161,432	\$1,165,210	\$1,299,000	5	5
Median rent burden	–	24.5%	25.0%	26.7%	–	–	50
Severely rent-burdened households	–	20.9%	19.2%	21.6%	–	–	49
Severely rent-burdened households, low income	–	51.7%	48.1%	49.2%	–	–	16
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	2.2%	2.1%	–	–	41
Home purchase loan rate (per 1,000 properties)	–	42.5	23.4	23.6	–	–	17
Refinance loan rate (per 1,000 properties)	–	14.3	43.7	40.5	–	–	2
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	0.0%	0.0%	–	–	51
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	15.6	6.9	–	58
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	0.9	1.6	3.8	2.9	2.0	58	57
Tax delinquencies ≥ 1 year (% of residential properties)	–	0.9%	0.8%	1.0%	–	–	54

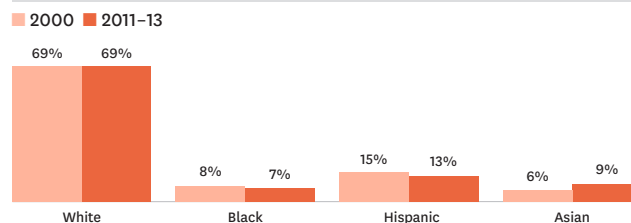
## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	14.6%	–	18.9%	17.8%	–	51	51
Population age 65 and older	13.4%	–	16.7%	18.1%	–	17	3
Foreign-born population	21.3%	19.3%	21.3%	21.9%	–	46	49
Population living in racially integrated tracts	22.7%	–	16.4%	–	–	26	34
Median household income	\$97,035	\$101,851	\$104,893	\$97,279	–	4	4
Poverty rate	10.0%	9.4%	10.2%	11.2%	–	48	46
Unemployment rate	4.8%	4.9%	6.2%	6.6%	–	51	50
Car-free commute (% of commuters)	83.3%	84.0%	85.9%	88.7%	–	6	5
Mean travel time to work (minutes)	30.3	29.8	29.5	30.1	–	52	52
Serious crime rate (per 1,000 residents)	16.0	11.9	9.4	9.5	9.1	50	49
Students performing at grade level in English language arts	–	–	–	41.7%	45.2%	–	8
Students performing at grade level in math	–	–	–	42.8%	47.8%	–	15

## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Community district MN 07 falls within sub-borough area 305. <sup>2</sup>Percentage of all rental housing units. <sup>3</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>4</sup>Represents 2014 conditions. <sup>5</sup>Ranked out of 15 community districts where this property type was the predominant type sold in 2000-2014.



# MN08 Upper East Side<sup>1</sup>



## Single-Year Indicators

	2013	Rank
Population	217,691	3
Population density (1,000 persons per square mile)	109.6	1
Racial diversity index	0.36	53
Income diversity ratio	6.3	16
Rental vacancy rate	3.9%	19
Rent-stabilized or rent-controlled units (forthcoming) <sup>2</sup>	-	-
Public and other income-restricted subsidized rental units <sup>3</sup>	6.1%	34
Median asking rent	\$2,650	12
Housing units in FEMA preliminary flood hazard areas <sup>4</sup>	11.7%	17
Residential units within 1/4 mile of a park	69.3%	37
Land with unused zoning capacity	35.7%	20

## Housing

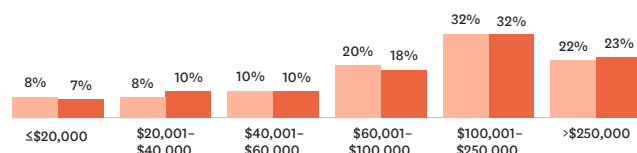
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	241	1,004	0	340	464	18	10
Units issued new certificates of occupancy	554	377	165	61	8	8	54
Homeownership rate	30.7%	-	32.7%	33.5%	-	22	22
Serious housing code violations (per 1,000 privately owned rental units)	-	10.7	12.1	10.9	14.2	-	48
Severe crowding rate (% of renter households)	-	-	1.7%	2.0%	-	-	49
Sales volume	396	1,233	992	936	820	34	12
Index of housing price appreciation, all property types	100.0	192.7	175.1	205.4	235.1	-	25
Median sales price per unit, condominium <sup>5</sup>	\$929,698	\$1,185,131	\$1,279,736	\$1,196,793	\$1,300,000	2	3
Median rent burden	-	25.3%	26.3%	26.4%	-	-	52
Severely rent-burdened households	-	17.4%	20.1%	20.3%	-	-	53
Severely rent-burdened households, low income	-	57.1%	63.9%	56.7%	-	-	5
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.6%	1.3%	-	-	47
Home purchase loan rate (per 1,000 properties)	-	28.6	17.2	21.4	-	-	23
Refinance loan rate (per 1,000 properties)	-	10.2	30.7	27.9	-	-	8
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	0.2%	0.0%	-	-	51
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	19.2	9.5	-	56
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	2.4	1.4	7.8	2.9	2.5	51	55
Tax delinquencies ≥ 1 year (% of residential properties)	-	0.8%	0.8%	1.2%	-	-	47

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	13.3%	-	16.2%	16.6%	-	52	52
Population age 65 and older	14.2%	-	17.6%	19.5%	-	12	2
Foreign-born population	21.5%	20.2%	21.0%	22.6%	-	44	48
Population living in racially integrated tracts	4.4%	-	5.3%	-	-	39	41
Median household income	\$110,267	\$110,234	\$108,158	\$105,986	-	1	2
Poverty rate	6.5%	5.2%	6.6%	7.0%	-	53	54
Unemployment rate	3.7%	4.0%	5.2%	5.1%	-	55	54
Car-free commute (% of commuters)	78.4%	79.0%	82.6%	81.4%	-	12	17
Mean travel time to work (minutes)	30.7	30.3	29.7	30.3	-	51	51
Serious crime rate (per 1,000 residents)	20.0	12.3	9.1	9.9	9.2	36	47
Students performing at grade level in English language arts	-	-	-	54.0%	55.5%	-	2
Students performing at grade level in math	-	-	-	60.2%	65.5%	-	2

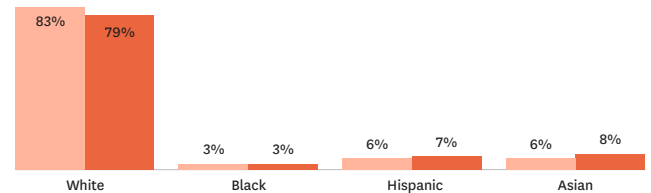
## Household Income Distribution (2014\$)

2000 2011-13



## Racial and Ethnic Composition

2000 2011-13



◆ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Community district MN 08 falls within sub-borough area 306. <sup>2</sup>Percentage of all rental housing units. <sup>3</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>4</sup>Represents 2014 conditions. <sup>5</sup>Ranked out of 15 community districts where this property type was the predominant type sold in 2000-2014.



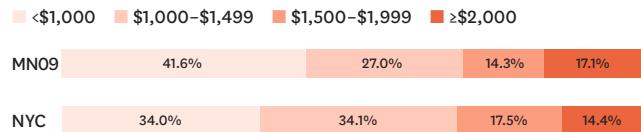
## Single-Year Indicators

	2013	Rank
Population	132,269	38
Population density (1,000 persons per square mile)	78.5	7
Racial diversity index	0.71	5
Income diversity ratio	9.3	1
Rental vacancy rate	3.6%	25
Rent-stabilized or rent-controlled units (forthcoming) <sup>2</sup>	–	–
Public and other income-restricted subsidized rental units <sup>3</sup>	17.4%	19
Median asking rent	\$2,200	16
Housing units in FEMA preliminary flood hazard areas <sup>4</sup>	0.0%	37
Residential units within 1/4 mile of a park	100.0%	1
Land with unused zoning capacity	29.3%	33

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	MN09	\$968	\$1,161	20.0%	35
	NYC	\$1,116	\$1,226	9.9%	–
Recent movers	MN09	\$1,340	\$1,560	16.5%	13
	NYC	\$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



## Housing

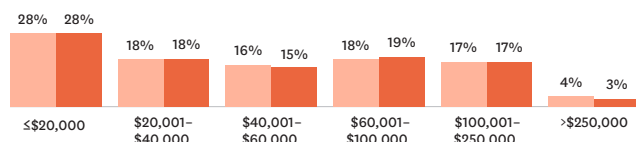
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	2	24	0	57	463	58	11
Units issued new certificates of occupancy	0	99	162	0	144	56	23
Homeownership rate	10.9%	–	14.3%	12.8%	–	47	47
Serious housing code violations (per 1,000 privately owned rental units)	–	113.1	120.1	92.7	119.0	–	4
Severe crowding rate (% of renter households)	–	–	3.5%	2.8%	–	–	36
Sales volume	32	178	95	133	124	59	54
Index of housing price appreciation, all property types	100.0	408.4	295.6	366.2	456.3	–	1
Median sales price per unit, 5+ family building <sup>5</sup>	\$50,589	\$169,273	\$96,006	\$170,556	\$200,000	1	1
Median rent burden	–	30.0%	32.8%	31.7%	–	–	38
Severely rent-burdened households	–	28.3%	29.9%	31.4%	–	–	28
Severely rent-burdened households, low income	–	42.1%	43.1%	46.9%	–	–	28
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	7.7%	7.9%	–	–	20
Home purchase loan rate (per 1,000 properties)	–	37.0	18.0	19.2	–	–	31
Refinance loan rate (per 1,000 properties)	–	18.4	26.5	27.9	–	–	8
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.3%	3.0%	1.4%	–	–	45
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	71.0	35.2	–	34
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	52.6	7.8	20.4	18.1	11.1	2	31
Tax delinquencies ≥ 1 year (% of residential properties)	–	5.1%	6.1%	4.1%	–	–	14

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	30.9%	–	25.3%	24.6%	–	40	44
Population age 65 and older	10.0%	–	10.9%	11.3%	–	34	33
Foreign-born population	35.0%	33.4%	34.2%	33.7%	–	27	32
Population living in racially integrated tracts	23.5%	–	19.4%	–	–	25	32
Median household income	\$44,107	\$38,267	\$39,976	\$42,288	–	38	36
Poverty rate	30.1%	27.5%	28.5%	27.6%	–	13	17
Unemployment rate	16.5%	7.8%	8.0%	10.2%	–	10	28
Car-free commute (% of commuters)	84.3%	89.5%	89.4%	89.3%	–	5	3
Mean travel time to work (minutes)	33.8	33.4	33.7	35.3	–	49	46
Serious crime rate (per 1,000 residents)	23.0	15.7	12.9	13.8	12.4	27	31
Students performing at grade level in English language arts	–	–	–	17.0%	19.6%	–	43
Students performing at grade level in math	–	–	–	18.6%	22.7%	–	41

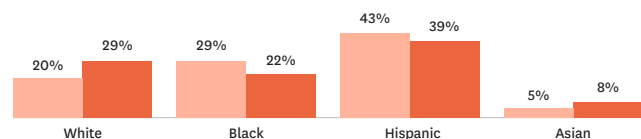
## Household Income Distribution (2014\$)

■ 2000 ■ 2011–13



## Racial and Ethnic Composition

■ 2000 ■ 2011–13



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005–2007 ACS, data under 2010 are from the 2008–2010 ACS, and data under 2013 are from the 2011–2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Community district MN 09 falls within sub-borough area 307. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>4</sup>Represents 2014 conditions. <sup>5</sup>Ranked out of 2 community districts where this property type was the predominant type sold in 2000–2014.



## Single-Year Indicators

	2013	Rank
Population	136,557	34
Population density (1,000 persons per square mile)	95.6	2
Racial diversity index	0.57	26
Income diversity ratio	7.4	6
Rental vacancy rate	4.9%	9
Rent-stabilized or rent-controlled units (forthcoming) <sup>2</sup>	-	-
Public and other income-restricted subsidized rental units <sup>3</sup>	40.6%	6
Median asking rent	\$2,025	19
Housing units in FEMA preliminary flood hazard areas <sup>4</sup>	11.3%	18
Residential units within 1/4 mile of a park	96.6%	13
Land with unused zoning capacity	32.6%	23

## Housing

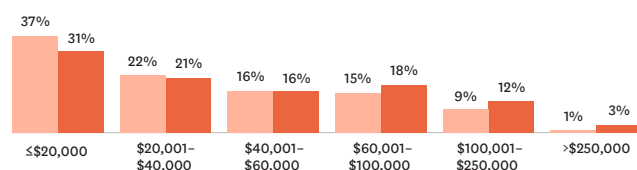
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	261	546	4	169	135	15	34
Units issued new certificates of occupancy	3	433	435	20	195	55	15
Homeownership rate	6.6%	-	13.4%	14.0%	-	52	45
Serious housing code violations (per 1,000 privately owned rental units)	-	54.1	50.5	55.8	61.3	-	20
Severe crowding rate (% of renter households)	-	-	2.9%	2.3%	-	-	46
Sales volume	118	640	427	396	340	46	42
Index of housing price appreciation, all property types	100.0	366.2	278.4	400.3	450.0	-	2
Median sales price per unit, condominium <sup>5</sup>	\$237,080	\$674,299	\$665,528	\$608,291	\$753,234	13	12
Median rent burden	-	30.0%	29.6%	30.9%	-	-	42
Severely rent-burdened households	-	25.5%	24.1%	27.3%	-	-	42
Severely rent-burdened households, low income	-	34.0%	33.7%	36.6%	-	-	52
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	7.6%	7.7%	-	-	21
Home purchase loan rate (per 1,000 properties)	-	91.7	47.7	26.7	-	-	11
Refinance loan rate (per 1,000 properties)	-	23.2	10.9	24.1	-	-	12
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	14.7%	2.9%	-	-	38
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	77.3	37.6	-	32
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	70.0	9.7	13.2	12.7	7.6	1	37
Tax delinquencies ≥ 1 year (% of residential properties)	-	3.8%	3.8%	3.1%	-	-	19

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	34.0%	-	27.8%	29.5%	-	35	35
Population age 65 and older	11.3%	-	10.5%	9.6%	-	24	42
Foreign-born population	17.8%	20.0%	20.9%	23.7%	-	51	46
Population living in racially integrated tracts	0.0%	-	7.2%	-	-	45	39
Median household income	\$31,463	\$33,488	\$35,198	\$36,950	-	52	45
Poverty rate	36.4%	31.5%	28.4%	28.9%	-	8	14
Unemployment rate	18.6%	13.8%	12.3%	13.1%	-	5	16
Car-free commute (% of commuters)	81.7%	84.5%	85.3%	88.5%	-	8	6
Mean travel time to work (minutes)	37.3	34.9	35.3	36.1	-	42	45
Serious crime rate (per 1,000 residents)	27.1	20.3	17.3	16.6	15.7	15	19
Students performing at grade level in English language arts	-	-	-	19.6%	22.1%	-	38
Students performing at grade level in math	-	-	-	19.6%	22.0%	-	43

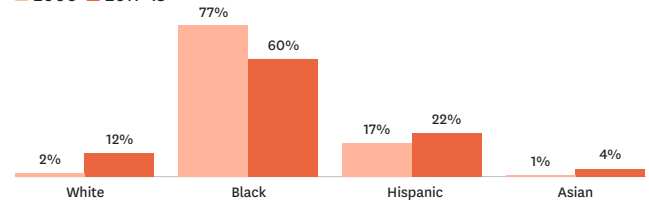
## Household Income Distribution (2014\$)

■ 2000 ■ 2011-13



## Racial and Ethnic Composition

■ 2000 ■ 2011-13



◆ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Community district MN 10 falls within sub-borough area 308. <sup>2</sup>Percentage of all rental housing units. <sup>3</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>4</sup>Represents 2014 conditions. <sup>5</sup>Ranked out of 15 community districts where this property type was the predominant type sold in 2000-2014.



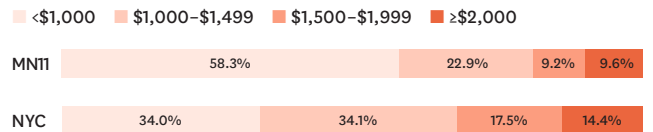
## Single-Year Indicators

	2013	Rank
Population	119,618	49
Population density (1,000 persons per square mile)	51.7	18
Racial diversity index	0.68	13
Income diversity ratio	8.0	4
Rental vacancy rate	3.5%	27
Rent-stabilized or rent-controlled units (forthcoming) <sup>2</sup>	–	–
Public and other income-restricted subsidized rental units <sup>3</sup>	51.0%	2
Median asking rent	\$2,000	20
Housing units in FEMA preliminary flood hazard areas <sup>4</sup>	49.6%	5
Residential units within 1/4 mile of a park	99.9%	2
Land with unused zoning capacity	46.2%	10

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	MN11	\$706	\$886	25.4%	54
	NYC	\$1,116	\$1,226	9.9%	–
Recent movers	MN11	\$932	\$1,264	35.7%	39
	NYC	\$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



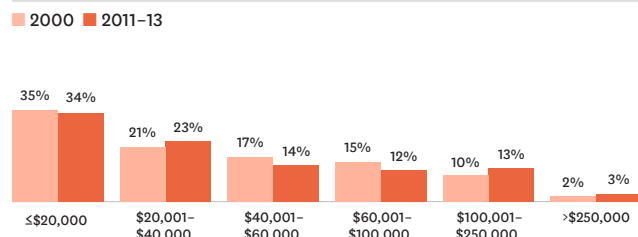
## Housing

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	334	589	84	55	168	13	31
Units issued new certificates of occupancy	210	113	906	269	527	16	4
Homeownership rate	6.3%	–	6.6%	7.6%	–	54	50
Serious housing code violations (per 1,000 privately owned rental units)	–	50.3	51.0	41.9	49.7	–	24
Severe crowding rate (% of renter households)	–	–	3.0%	3.5%	–	–	28
Sales volume	50	183	109	199	135	58	52
Index of housing price appreciation, all property types	100.0	319.0	310.8	309.9	384.2	–	5
Median sales price per unit, condominium <sup>5</sup>	\$570,367	\$569,745	\$471,055	\$840,849	\$660,000	7	14
Median rent burden	–	27.9%	28.7%	30.4%	–	–	43
Severely rent-burdened households	–	20.2%	20.2%	23.9%	–	–	48
Severely rent-burdened households, low income	–	28.3%	28.9%	30.7%	–	–	55
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	10.7%	11.6%	–	–	11
Home purchase loan rate (per 1,000 properties)	–	22.9	10.2	38.6	–	–	2
Refinance loan rate (per 1,000 properties)	–	9.2	16.9	19.0	–	–	27
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	12.7%	2.1%	–	–	41
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	37.6	22.8	–	45
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	33.5	4.9	16.0	11.6	5.3	4	46
Tax delinquencies ≥ 1 year (% of residential properties)	–	3.7%	3.3%	3.1%	–	–	19

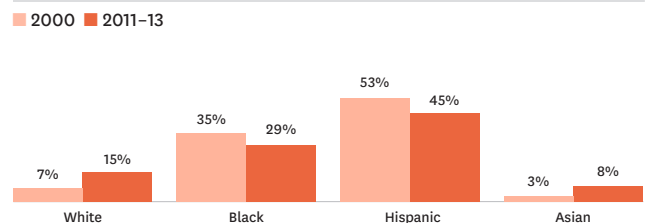
## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	38.1%	–	26.9%	29.3%	–	29	37
Population age 65 and older	11.5%	–	12.5%	11.6%	–	22	29
Foreign-born population	21.1%	23.1%	24.9%	26.3%	–	47	42
Population living in racially integrated tracts	0.0%	–	2.0%	–	–	45	45
Median household income	\$33,815	\$33,651	\$32,769	\$30,736	–	47	49
Poverty rate	37.1%	32.7%	31.0%	31.0%	–	7	10
Unemployment rate	16.8%	11.9%	14.6%	11.5%	–	9	21
Car-free commute (% of commuters)	85.2%	90.1%	87.9%	90.4%	–	4	1
Mean travel time to work (minutes)	35.5	33.9	34.6	33.4	–	47	48
Serious crime rate (per 1,000 residents)	22.7	17.3	14.9	18.0	17.1	29	13
Students performing at grade level in English language arts	–	–	–	20.2%	22.0%	–	39
Students performing at grade level in math	–	–	–	20.6%	25.6%	–	37

## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005–2007 ACS, data under 2010 are from the 2008–2010 ACS, and data under 2013 are from the 2011–2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Community district MN 11 falls within sub-borough area 309. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 15 community districts where this property type was the predominant type sold in 2000–2014.

# MN12 Washington Hts/ Inwood<sup>1</sup>



## Single-Year Indicators

	2013	Rank
Population	212,255	4
Population density (1,000 persons per square mile)	72.4	8
Racial diversity index	0.45	47
Income diversity ratio	5.9	24
Rental vacancy rate	1.4%	55
Rent-stabilized or rent-controlled units (forthcoming) <sup>2</sup>	-	-
Public and other income-restricted subsidized rental units <sup>3</sup>	5.7%	35
Median asking rent	\$1,750	28
Housing units in FEMA preliminary flood hazard areas <sup>4</sup>	3.2%	28
Residential units within 1/4 mile of a park	98.0%	12
Land with unused zoning capacity	28.7%	36

## Housing

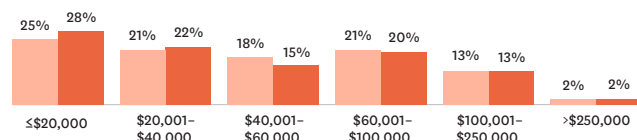
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	127	44	0	43	62	32	45
Units issued new certificates of occupancy	0	108	40	16	77	56	33
Homeownership rate	6.5%	-	10.3%	8.8%	-	53	49
Serious housing code violations (per 1,000 privately owned rental units)	-	108.6	153.9	115.7	123.9	-	2
Severe crowding rate (% of renter households)	-	-	5.3%	4.6%	-	-	18
Sales volume	53	139	72	115	164	57	50
Index of housing price appreciation, all property types	100.0	340.8	199.4	320.3	395.1	-	3
Median sales price per unit, 5+ family building <sup>5</sup>	\$50,034	\$143,079	\$111,157	\$140,151	\$167,679	2	2
Median rent burden	-	31.8%	31.4%	33.8%	-	-	23
Severely rent-burdened households	-	30.7%	29.6%	33.6%	-	-	16
Severely rent-burdened households, low income	-	44.5%	42.6%	47.2%	-	-	27
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	8.7%	8.3%	-	-	18
Home purchase loan rate (per 1,000 properties)	-	38.9	18.5	26.8	-	-	10
Refinance loan rate (per 1,000 properties)	-	13.2	23.3	31.1	-	-	5
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	0.0%	0.6%	-	-	48
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	64.5	41.9	-	30
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	26.3	9.8	9.9	11.5	13.4	6	29
Tax delinquencies ≥ 1 year (% of residential properties)	-	7.2%	5.7%	4.0%	-	-	15

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	40.8%	-	28.7%	29.4%	-	24	36
Population age 65 and older	9.9%	-	12.0%	12.6%	-	35	23
Foreign-born population	53.3%	49.9%	49.2%	48.0%	-	5	10
Population living in racially integrated tracts	20.3%	-	24.0%	-	-	30	27
Median household income	\$44,107	\$38,955	\$41,399	\$38,183	-	38	43
Poverty rate	29.8%	26.6%	24.1%	26.7%	-	14	19
Unemployment rate	14.5%	12.1%	14.1%	15.6%	-	14	8
Car-free commute (% of commuters)	75.0%	79.9%	83.9%	82.9%	-	15	15
Mean travel time to work (minutes)	40.4	39.8	38.5	39.7	-	36	38
Serious crime rate (per 1,000 residents)	15.8	10.9	10.9	10.9	10.3	51	39
Students performing at grade level in English language arts	-	-	-	14.3%	16.9%	-	48
Students performing at grade level in math	-	-	-	17.0%	22.3%	-	42

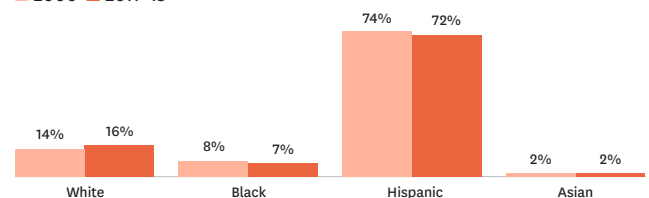
## Household Income Distribution (2014\$)

■ 2000 ■ 2011-13



## Racial and Ethnic Composition

■ 2000 ■ 2011-13



◆ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. Community district MN 12 falls within sub-borough area 310. <sup>2</sup>Percentage of all rental housing units. <sup>3</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>4</sup>Represents 2014 conditions. <sup>5</sup>Ranked out of 2 community districts where this property type was the predominant type sold in 2000-2014.

# Queens





# Queens

Queens remained far less than dense than the Bronx, Brooklyn, and Manhattan, though average density across Queens increased between 1970 and 2010. Only three of the borough's 14 sub-borough areas experienced a density decline in this period, and the largest increases in density were in Jackson Heights and Elmhurst/Corona.

**Queens had the largest Asian population share of any borough in 2013.** Between 2000 and 2013, the share of the Queens population that is Asian grew by seven percentage points (from 17% to 24%), while the share white decreased from 33 percent to 26 percent. The share Hispanic also increased during this same period, from 25 percent to 28 percent.

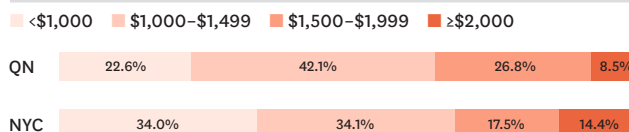
**Changes in household income distribution in Queens roughly mirrored citywide averages.** Forty-six percent of households in Queens earned between \$60,001 and \$250,000 in 2013, a decrease of four percentage points since 2000, but still higher than the city-wide average of 41 percent.

**Queens had a larger share of apartments concentrated in the middle of the gross rent distribution than other boroughs.** Sixty-nine percent of Queens' apartments rented for between \$1,000 and \$1,999 per month in 2013, compared to a city-wide average of 52 percent.

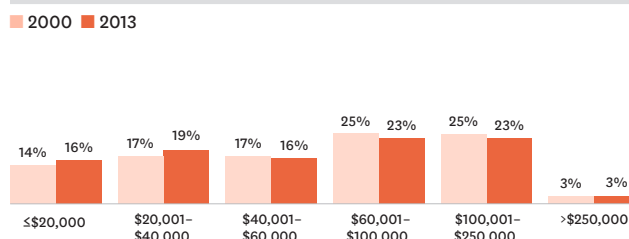
Single-Year Indicators	2013	Rank
Population	2,296,175	2
Population density (1,000 persons per square mile)	21.2	4
Racial diversity index	0.76	1
Income diversity ratio	4.7	5
Rental vacancy rate	2.6%	5
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	–	–
Public and other income-restricted subsidized rental units <sup>2</sup>	6.1%	5
Median asking rent	\$2,100	3
Housing units in FEMA preliminary flood hazard areas	8.7%	4
Housing units within 1/4 mile of a park <sup>3</sup>	60.8%	4
Land with unused zoning capacity <sup>3</sup>	26.4%	5

Median Rent	2007	2013	% Change	2013 Rank
All renters				
QN	\$1,266	\$1,351	6.7%	2
NYC	\$1,129	\$1,244	10.2%	–
Recent movers				
QN	\$1,469	\$1,479	0.7%	2
NYC	\$1,387	\$1,469	5.9%	–

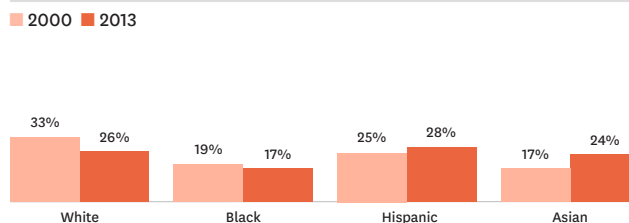
## Distribution of Gross Rent, 2013



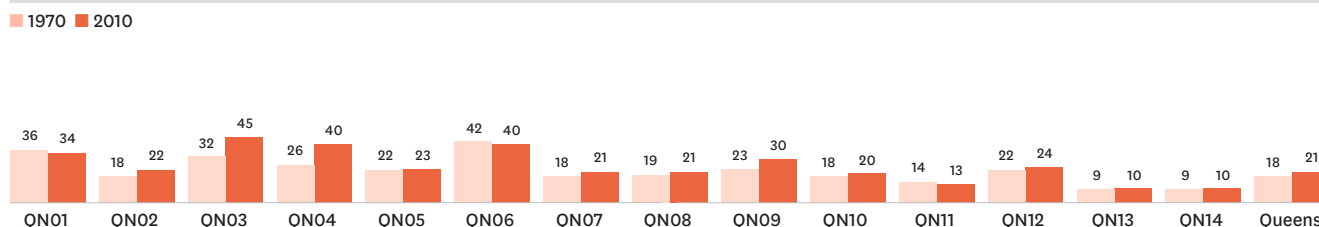
## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



## Population Density (1,000 Persons per Square Mile) by Sub-Borough Area



Land Use and Development	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	3,207	6,727	687	3,697	4,452	2	3
Units issued new certificates of occupancy	1,750	4,213	3,194	3,522	2,466	3	2
<b>Housing: Stock</b>							
Housing units	817,250	-	832,127	841,254	-	2	3
Homeownership rate	42.8%	46.4%	43.8%	43.9%	-	2	2
Rental vacancy rate	2.3%	3.3%	3.8%	2.6%	-	5	5
Serious housing code violations (per 1,000 privately owned rental units)	-	23.2	22.8	20.9	22.2	-	5
Severe crowding rate (% of renter households)	-	-	4.8%	4.9%	-	-	2
<b>Housing: Market and Finance</b>							
Sales volume, 1 family building <sup>4</sup>	6,536	6,816	4,795	5,081	4,886	1	1
Sales volume, 2-4 family building <sup>4</sup>	5,041	5,446	3,905	3,678	3,695	2	2
Index of housing price appreciation, all property types	100.0	219.7	160.8	179.3	194.4	-	3
Index of housing price appreciation, 1 family building <sup>4</sup>	100.0	213.6	158.7	174.2	187.9	-	2
Index of housing price appreciation, 2-4 family building <sup>4</sup>	100.0	225.9	153.3	166.7	181.3	-	2
Median sales price per unit, 1 family building <sup>4</sup>	\$320,832	\$572,726	\$437,563	\$455,952	\$480,000	1	2
Median sales price per unit, 2-4 family building <sup>4</sup>	\$183,943	\$342,096	\$234,087	\$248,240	\$262,500	2	2
Median monthly rent, all renters	-	\$1,266	\$1,342	\$1,351	-	-	2
Median monthly rent, recent movers	-	\$1,469	\$1,480	\$1,479	-	-	2
Median rent burden	-	31.1%	33.6%	33.6%	-	-	2
Moderately rent-burdened households	-	25.2%	25.2%	25.4%	-	-	1
Severely rent-burdened households	-	26.7%	31.3%	30.7%	-	-	3
Moderately rent-burdened households, low income	-	35.8%	32.3%	32.5%	-	-	1
Severely rent-burdened households, low income	-	45.2%	50.7%	50.8%	-	-	1
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	2.8%	2.3%	-	-	5
Home purchase loan rate (per 1,000 properties)	-	38.3	21.1	20.7	-	-	4
Higher-cost home purchase loans (% of home purchase loans)	-	12.2%	1.1%	2.4%	-	-	4
Refinance loan rate (per 1,000 properties)	-	34.3	16.4	17.5	-	-	4
Higher-cost refinance loans (% of refinance loans)	-	23.8%	2.2%	2.2%	-	-	3
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.6%	26.2%	17.2%	-	-	3
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	87.5	54.0	-	2
Notices of foreclosure, all residential properties	2,633	6,033	6,246	6,371	5,071	2	1
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	9.0	20.0	20.1	20.4	16.2	4	3
Properties that entered REO	438	546	547	119	124	1	1
Tax delinquencies ≥ 1 year (% of residential properties)	4.8%	1.3%	1.4%	1.8%	-	4	3
<b>Residents</b>							
Population	2,229,379	-	2,230,722	2,296,175	-	2	2
Population density (1,000 persons per square mile)	20.4	-	20.6	21.2	-	4	4
Households with children under 18 years old	35.9%	-	33.7%	32.4%	-	4	4
Population age 65 and older	12.7%	-	12.9%	13.4%	-	1	3
Foreign-born population	46.1%	48.4%	47.7%	48.1%	-	1	1
Population living in racially integrated tracts	37.6%	-	40.5%	-	-	1	1
Racial diversity index	0.76	-	0.76	0.76	-	1	1
Median household income	\$62,395	\$60,971	\$57,320	\$57,348	-	3	3
Income diversity ratio	4.2	4.2	4.5	4.7	-	5	5
Poverty rate	14.6%	12.0%	15.0%	15.3%	-	4	4
Unemployment rate	7.7%	6.6%	11.1%	8.9%	-	4	3
Disconnected youth <sup>5</sup>	7.9%	5.4%	5.6%	5.6%	-	3	3
Asthma hospitalizations (per 1,000 people)	2.1	1.6	1.9	-	-	4	5
Low birth weight rate (per 1,000 live births)	76	82	82	80	-	5	4
<b>Neighborhood Services and Conditions</b>							
Students performing at grade level in English language arts	-	-	-	32.0%	33.7%	-	3
Students performing at grade level in math	-	-	-	37.0%	42.0%	-	1
Serious crime rate, property crime (per 1,000 residents)	13.8	8.1	6.8	7.0	6.8	3	4
Serious crime rate, violent crime (per 1,000 residents)	5.2	3.6	3.4	3.7	3.4	4	4
Adult incarceration rate (per 100,000 people age 15 or older)	517.5	539.6	484.0	473.5	476.9	4	4
Car-free commute (% of commuters)	53.6%	58.2%	57.8%	60.3%	-	4	4
Mean travel time to work (minutes)	42.2	41.3	41.1	42.3	-	4	2

<sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 4 boroughs with the same predominant housing type.

<sup>5</sup>Data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. See the ACS section in the Methods chapter for more information.

# QNO1 Astoria



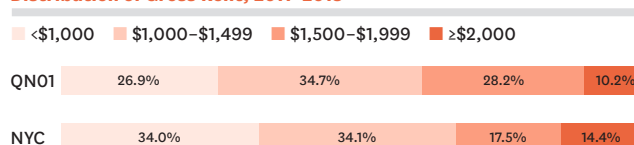
## Single-Year Indicators

	2013	Rank
Population	171,520	12
Population density (1,000 persons per square mile)	33.6	32
Racial diversity index	0.66	15
Income diversity ratio	5.5	30
Rental vacancy rate	3.3%	30
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	–	–
Public and other income-restricted subsidized rental units <sup>2</sup>	14.9%	22
Median asking rent	\$2,200	16
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	8.1%	22
Residential units within 1/4 mile of a park	61.2%	45
Land with unused zoning capacity	30.0%	31

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	QNO1	\$1,204	\$1,377	14.4%	12
	NYC	\$1,116	\$1,226	9.9%	–
Recent movers	QNO1	\$1,445	\$1,564	8.2%	12
	NYC	\$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



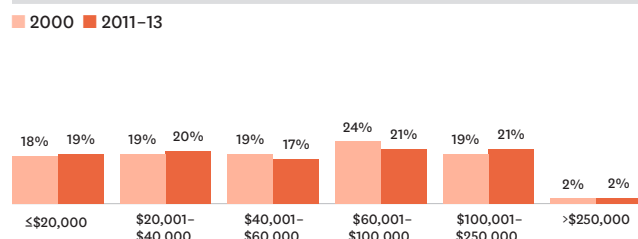
## Housing

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	242	764	20	680	856	17	7
Units issued new certificates of occupancy	91	351	712	422	481	27	5
Homeownership rate	20.0%	–	18.1%	18.0%	–	39	41
Serious housing code violations (per 1,000 privately owned rental units)	–	16.7	10.7	13.8	13.9	–	50
Severe crowding rate (% of renter households)	–	–	4.9%	2.4%	–	–	44
Sales volume	497	581	400	499	457	27	31
Index of housing price appreciation, all property types	100.0	242.5	210.2	243.0	264.3	–	16
Median sales price per unit, 2-4 family building <sup>4</sup>	\$198,203	\$378,408	\$291,709	\$329,299	\$360,000	5	5
Median rent burden	–	30.2%	29.7%	30.3%	–	–	44
Severely rent-burdened households	–	23.2%	24.4%	26.3%	–	–	44
Severely rent-burdened households, low income	–	39.4%	41.6%	46.5%	–	–	32
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	0.8%	0.7%	–	–	54
Home purchase loan rate (per 1,000 properties)	–	33.0	17.7	17.3	–	–	37
Refinance loan rate (per 1,000 properties)	–	24.6	13.2	18.8	–	–	30
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.2%	22.0%	8.0%	–	–	28
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	37.5	22.7	–	46
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	2.6	6.4	14.4	7.9	5.6	47	45
Tax delinquencies ≥ 1 year (% of residential properties)	–	1.0%	0.9%	1.4%	–	–	40

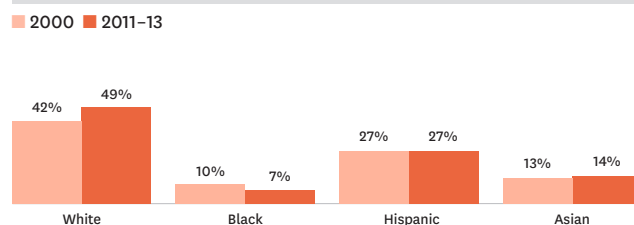
## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	28.5%	–	23.9%	20.6%	–	45	49
Population age 65 and older	10.9%	–	11.7%	12.4%	–	30	24
Foreign-born population	46.0%	46.9%	42.7%	40.5%	–	14	23
Population living in racially integrated tracts	65.2%	–	62.2%	–	–	1	6
Median household income	\$53,884	\$49,667	\$52,699	\$51,387	–	28	26
Poverty rate	20.3%	17.4%	17.3%	18.7%	–	25	30
Unemployment rate	7.8%	8.2%	10.0%	9.4%	–	34	34
Car-free commute (% of commuters)	70.9%	75.8%	76.1%	79.7%	–	24	23
Mean travel time to work (minutes)	36.2	36.2	36.5	37.2	–	45	42
Serious crime rate (per 1,000 residents)	16.9	10.7	10.0	9.3	9.4	47	43
Students performing at grade level in English language arts	–	–	–	30.7%	31.9%	–	25
Students performing at grade level in math	–	–	–	35.4%	40.1%	–	19

## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005–2007 ACS, data under 2010 are from the 2008–2010 ACS, and data under 2013 are from the 2011–2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 30 community districts where this property type was the predominant type sold in 2000–2014.

# QNO2 Woodside/Sunnyside



## Single-Year Indicators

	2013	Rank
♦ Population	135,074	35
♦ Population density (1,000 persons per square mile)	22.6	42
♦ Racial diversity index	0.69	9
♦ Income diversity ratio	5.0	37
♦ Rental vacancy rate	2.7%	43
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	-	-
Public and other income-restricted subsidized rental units <sup>2</sup>	0.2%	50
Median asking rent	\$2,675	11
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	18.5%	10
Residential units within 1/4 mile of a park	76.5%	29
Land with unused zoning capacity	31.2%	27

## Housing

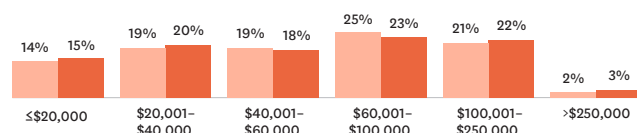
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	116	569	8	1,329	2,296	35	2
Units issued new certificates of occupancy	34	975	243	1,987	1,046	45	2
♦ Homeownership rate	25.2%	-	24.2%	26.8%	-	31	32
Serious housing code violations (per 1,000 privately owned rental units)	-	29.4	15.9	14.4	17.1	-	45
♦ Severe crowding rate (% of renter households)	-	-	5.4%	5.9%	-	-	12
Sales volume	269	613	472	449	413	42	38
Index of housing price appreciation, all property types	100.0	226.4	185.2	231.2	260.9	-	17
Median sales price per unit, condominium <sup>4</sup>	\$157,564	\$753,113	\$614,479	\$699,126	\$675,000	14	13
♦ Median rent burden	-	29.5%	29.5%	32.1%	-	-	35
♦ Severely rent-burdened households	-	26.1%	21.9%	30.9%	-	-	30
♦ Severely rent-burdened households, low income	-	46.0%	43.6%	49.8%	-	-	15
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	0.9%	0.8%	-	-	53
Home purchase loan rate (per 1,000 properties)	-	51.1	26.4	27.8	-	-	7
Refinance loan rate (per 1,000 properties)	-	18.2	14.9	19.0	-	-	27
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	11.5%	2.6%	-	-	39
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	43.8	23.0	-	44
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	2.2	9.0	11.3	7.8	6.5	52	42
Tax delinquencies ≥ 1 year (% of residential properties)	-	0.9%	1.1%	1.2%	-	-	47

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
♦ Households with children under 18 years old	29.9%	-	26.0%	26.4%	-	42	43
♦ Population age 65 and older	11.0%	-	9.7%	10.6%	-	29	38
♦ Foreign-born population	61.0%	59.4%	57.3%	56.5%	-	3	4
Population living in racially integrated tracts	65.2%	-	62.2%	-	-	1	6
♦ Median household income	\$58,809	\$53,306	\$58,597	\$54,852	-	23	22
♦ Poverty rate	16.4%	14.7%	10.8%	15.6%	-	35	39
♦ Unemployment rate	7.4%	7.5%	6.6%	6.8%	-	35	47
♦ Car-free commute (% of commuters)	73.8%	76.5%	78.0%	80.4%	-	17	20
♦ Mean travel time to work (minutes)	37.2	38.2	37.7	37.6	-	44	40
Serious crime rate (per 1,000 residents)	25.1	13.1	11.1	11.8	11.3	21	34
Students performing at grade level in English language arts	-	-	-	30.0%	31.3%	-	27
Students performing at grade level in math	-	-	-	35.0%	40.1%	-	19

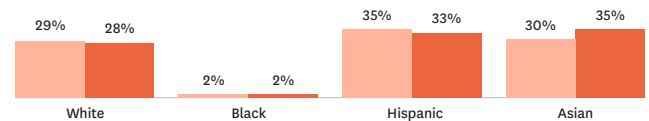
## Household Income Distribution (2014\$)

■ 2000 ■ 2011-13



## Racial and Ethnic Composition

■ 2000 ■ 2011-13



♦ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 15 community districts where this property type was the predominant type sold in 2000-2014.



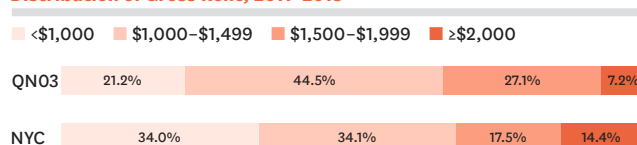
## Single-Year Indicators

	2013	Rank
Population	185,815	10
Population density (1,000 persons per square mile)	45.7	22
Racial diversity index	0.52	36
Income diversity ratio	4.7	44
Rental vacancy rate	2.8%	41
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	–	–
Public and other income-restricted subsidized rental units <sup>2</sup>	0.5%	49
Median asking rent	\$1,600	32
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	0.0%	37
Residential units within 1/4 mile of a park	59.1%	46
Land with unused zoning capacity	18.3%	51

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	QN03	\$1,284	\$1,340	4.4%	16
	NYC	\$1,116	\$1,226	9.9%	–
Recent movers	QN03	\$1,415	\$1,460	3.2%	17
	NYC	\$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



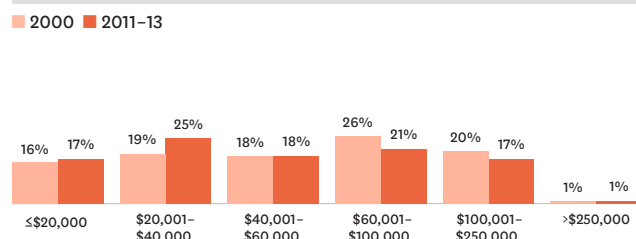
## Housing

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	114	260	21	59	78	36	43
Units issued new certificates of occupancy	28	243	177	157	64	47	37
Homeownership rate	33.1%	–	33.7%	31.9%	–	19	23
Serious housing code violations (per 1,000 privately owned rental units)	–	35.1	28.3	29.1	29.4	–	30
Severe crowding rate (% of renter households)	–	–	10.0%	11.1%	–	–	1
Sales volume	698	694	450	518	478	14	29
Index of housing price appreciation, all property types	100.0	251.2	161.9	196.2	215.3	–	35
Median sales price per unit, 2-4 family building <sup>4</sup>	\$194,875	\$370,286	\$255,245	\$253,307	\$292,500	6	11
Median rent burden	–	33.4%	34.7%	37.3%	–	–	6
Severely rent-burdened households	–	31.4%	30.1%	35.4%	–	–	8
Severely rent-burdened households, low income	–	49.0%	43.4%	53.4%	–	–	8
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	1.6%	1.5%	–	–	45
Home purchase loan rate (per 1,000 properties)	–	40.3	20.7	23.0	–	–	19
Refinance loan rate (per 1,000 properties)	–	31.0	13.0	16.5	–	–	34
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.2%	20.6%	10.9%	–	–	27
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	99.8	56.7	–	24
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	10.4	26.8	26.8	25.3	20.4	28	21
Tax delinquencies ≥ 1 year (% of residential properties)	–	1.6%	1.6%	2.2%	–	–	30

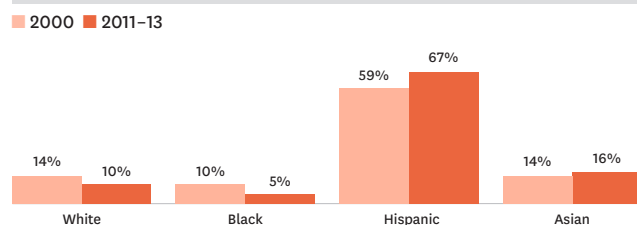
## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	41.6%	–	38.6%	36.2%	–	22	21
Population age 65 and older	9.8%	–	9.6%	9.9%	–	37	41
Foreign-born population	62.2%	62.2%	63.0%	62.8%	–	2	2
Population living in racially integrated tracts	27.5%	–	22.4%	–	–	19	29
Median household income	\$56,736	\$54,084	\$51,295	\$48,184	–	25	29
Poverty rate	19.3%	15.6%	18.9%	22.0%	–	29	22
Unemployment rate	9.9%	7.5%	8.9%	8.0%	–	25	41
Car-free commute (% of commuters)	67.5%	73.8%	76.2%	77.0%	–	30	27
Mean travel time to work (minutes)	41.3	42.0	42.4	39.7	–	30	38
Serious crime rate (per 1,000 residents)	17.9	11.5	10.3	10.3	11.0	41	35
Students performing at grade level in English language arts	–	–	–	30.2%	31.4%	–	26
Students performing at grade level in math	–	–	–	35.2%	40.1%	–	19

## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.

# QNO4 Elmhurst/Corona



## Single-Year Indicators

	2013	Rank
Population	143,553	29
Population density (1,000 persons per square mile)	39.4	27
Racial diversity index	0.62	21
Income diversity ratio	4.6	48
Rental vacancy rate	1.6%	54
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	-	-
Public and other income-restricted subsidized rental units <sup>2</sup>	2.4%	42
Median asking rent	\$1,750	28
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	0.0%	37
Residential units within 1/4 mile of a park	65.6%	41
Land with unused zoning capacity	22.1%	45

## Housing

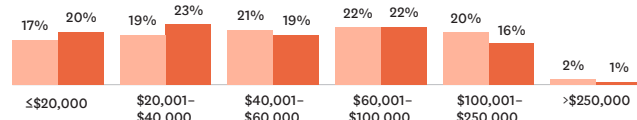
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	210	272	103	80	143	25	33
Units issued new certificates of occupancy	76	194	197	30	85	30	31
Homeownership rate	21.8%	-	27.6%	23.2%	-	35	35
Serious housing code violations (per 1,000 privately owned rental units)	-	15.9	19.7	16.6	15.7	-	46
Severe crowding rate (% of renter households)	-	-	8.5%	9.3%	-	-	3
Sales volume	595	625	388	390	383	18	40
Index of housing price appreciation, all property types	100.0	232.3	175.2	196.2	226.6	-	30
Median sales price per unit, 2-4 family building <sup>4</sup>	\$181,805	\$349,741	\$280,905	\$282,015	\$297,500	7	10
Median rent burden	-	33.9%	36.3%	37.0%	-	-	7
Severely rent-burdened households	-	29.7%	34.4%	35.0%	-	-	9
Severely rent-burdened households, low income	-	45.7%	47.5%	54.5%	-	-	7
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	2.1%	1.7%	-	-	42
Home purchase loan rate (per 1,000 properties)	-	55.1	18.5	14.9	-	-	45
Refinance loan rate (per 1,000 properties)	-	25.9	9.1	9.4	-	-	51
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.1%	9.3%	4.5%	-	-	31
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	63.6	35.7	-	33
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	4.0	12.7	16.1	16.4	11.1	39	31
Tax delinquencies ≥ 1 year (% of residential properties)	-	1.0%	1.2%	1.4%	-	-	40

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	41.8%	-	36.4%	36.7%	-	19	20
Population age 65 and older	8.6%	-	11.0%	10.7%	-	46	37
Foreign-born population	66.8%	67.1%	66.3%	65.9%	-	1	1
Population living in racially integrated tracts	4.4%	-	3.5%	-	-	39	43
Median household income	\$52,928	\$49,521	\$45,223	\$46,265	-	29	32
Poverty rate	19.2%	16.9%	20.3%	22.7%	-	30	21
Unemployment rate	9.3%	5.9%	7.9%	6.5%	-	28	51
Car-free commute (% of commuters)	70.7%	74.7%	76.4%	80.0%	-	25	21
Mean travel time to work (minutes)	41.7	42.3	42.7	41.2	-	27	27
Serious crime rate (per 1,000 residents)	16.9	12.0	9.5	10.1	9.3	47	46
Students performing at grade level in English language arts	-	-	-	29.1%	30.6%	-	28
Students performing at grade level in math	-	-	-	34.5%	40.1%	-	19

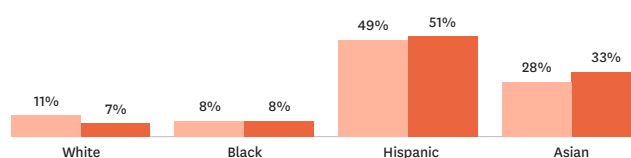
## Household Income Distribution (2014\$)

■ 2000 ■ 2011-13



## Racial and Ethnic Composition

■ 2000 ■ 2011-13



♦ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. \*Percentage of all rental housing units. Represents 2012 conditions. \*Represents 2014 conditions. \*Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.





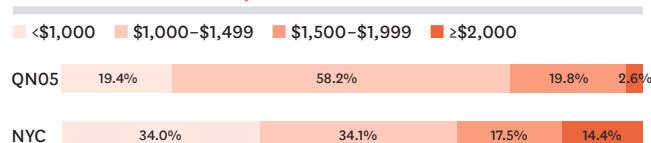
## Single-Year Indicators

	2013	Rank
Population	165,843	15
Population density (1,000 persons per square mile)	22.6	42
Racial diversity index	0.57	26
Income diversity ratio	5.0	37
Rental vacancy rate	3.7%	22
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	–	–
Public and other income-restricted subsidized rental units <sup>2</sup>	0.0%	53
Median asking rent	\$1,795	26
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	0.0%	37
Residential units within 1/4 mile of a park	51.4%	51
Land with unused zoning capacity	15.4%	56

## Median Rent\*

	2005-07	2011-13	% Change	2011-13 Rank
All renters	Q1N05 \$1,244	\$1,272	2.2%	21
	NYC \$1,116	\$1,226	9.9%	–
Recent movers	Q1N05 \$1,319	\$1,347	2.1%	30
	NYC \$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



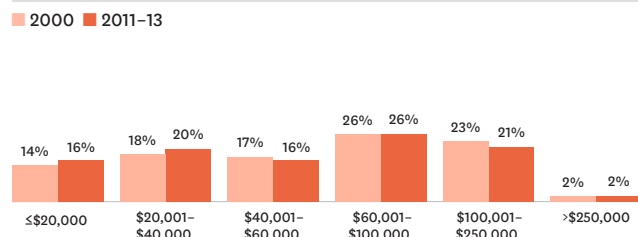
## Housing

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	101	182	37	60	75	40	44
Units issued new certificates of occupancy	106	67	109	36	9	22	53
Homeownership rate	40.5%	–	40.4%	40.0%	–	14	15
Serious housing code violations (per 1,000 privately owned rental units)	–	18.7	17.3	19.0	19.7	–	40
Severe crowding rate (% of renter households)	–	–	2.2%	1.6%	–	–	51
Sales volume	1,079	1,058	745	837	896	9	8
Index of housing price appreciation, all property types	100.0	211.3	180.8	207.7	230.0	–	28
Median sales price per unit, 2-4 family building <sup>4</sup>	\$174,675	\$320,691	\$248,926	\$252,040	\$275,250	10	12
Median rent burden	–	31.2%	30.9%	32.1%	–	–	35
Severely rent-burdened households	–	28.1%	28.0%	31.4%	–	–	28
Severely rent-burdened households, low income	–	44.6%	48.3%	51.6%	–	–	11
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	2.7%	2.5%	–	–	37
Home purchase loan rate (per 1,000 properties)	–	30.7	20.7	19.6	–	–	29
Refinance loan rate (per 1,000 properties)	–	30.5	19.2	20.5	–	–	23
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.6%	25.9%	16.7%	–	–	23
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	52.6	31.8	–	37
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	3.2	6.4	10.4	10.2	7.3	44	39
Tax delinquencies ≥ 1 year (% of residential properties)	–	0.9%	0.8%	1.4%	–	–	40

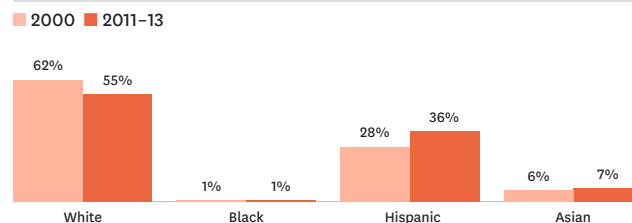
## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	35.0%	–	36.4%	31.1%	–	32	32
Population age 65 and older	13.8%	–	12.7%	13.2%	–	15	21
Foreign-born population	35.9%	39.3%	37.6%	38.3%	–	25	27
Population living in racially integrated tracts	41.7%	–	76.2%	–	–	12	4
Median household income	\$60,279	\$58,227	\$58,248	\$55,650	–	21	20
Poverty rate	13.8%	12.0%	14.2%	14.4%	–	41	41
Unemployment rate	7.3%	7.1%	7.0%	8.5%	–	37	40
Car-free commute (% of commuters)	51.0%	56.7%	59.7%	61.8%	–	44	40
Mean travel time to work (minutes)	38.4	39.8	39.2	37.3	–	40	41
Serious crime rate (per 1,000 residents)	18.3	10.2	10.3	9.4	8.9	40	50
Students performing at grade level in English language arts	–	–	–	29.0%	30.5%	–	29
Students performing at grade level in math	–	–	–	34.6%	40.1%	–	19

## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005–2007 ACS, data under 2010 are from the 2008–2010 ACS, and data under 2013 are from the 2011–2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 30 community districts where this property type was the predominant type sold in 2000–2014.



## Single-Year Indicators

	2013	Rank
Population	114,993	51
Population density (1,000 persons per square mile)	41.1	25
Racial diversity index	0.61	22
Income diversity ratio	4.9	40
Rental vacancy rate	2.7%	43
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	-	-
Public and other income-restricted subsidized rental units <sup>2</sup>	1.4%	44
Median asking rent	\$1,800	24
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	0.0%	37
Residential units within 1/4 mile of a park	72.3%	34
Land with unused zoning capacity	15.5%	55

## Housing

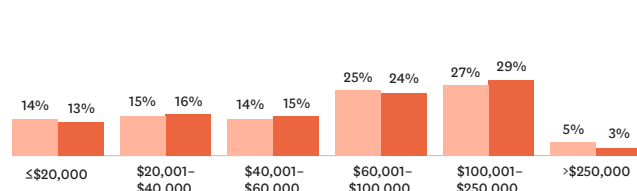
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	81	396	11	457	88	46	42
Units issued new certificates of occupancy	162	5	86	48	69	18	36
Homeownership rate	38.3%	-	42.0%	43.6%	-	15	14
Serious housing code violations (per 1,000 privately owned rental units)	-	8.8	9.3	7.5	11.7	-	53
Severe crowding rate (% of renter households)	-	-	3.2%	2.8%	-	-	36
Sales volume	420	444	333	358	301	32	45
Index of housing price appreciation, all property types	100.0	210.2	178.6	206.5	219.9	-	33
Median sales price per unit, 1 family building <sup>4</sup>	\$484,812	\$743,629	\$702,261	\$714,325	\$769,000	4	2
Median rent burden	-	30.3%	32.7%	31.1%	-	-	41
Severely rent-burdened households	-	29.1%	30.0%	27.6%	-	-	40
Severely rent-burdened households, low income	-	58.8%	59.1%	48.3%	-	-	21
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.8%	1.5%	-	-	45
Home purchase loan rate (per 1,000 properties)	-	41.8	26.4	26.2	-	-	13
Refinance loan rate (per 1,000 properties)	-	11.9	22.0	21.8	-	-	18
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	1.1%	0.4%	-	-	49
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	30.0	17.1	-	50
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	2.4	4.1	7.4	6.0	4.5	49	50
Tax delinquencies ≥ 1 year (% of residential properties)	-	0.8%	1.0%	1.1%	-	-	53

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	21.9%	-	24.6%	21.5%	-	50	48
Population age 65 and older	18.8%	-	16.5%	17.2%	-	2	6
Foreign-born population	52.1%	51.2%	50.1%	49.9%	-	6	9
Population living in racially integrated tracts	47.8%	-	77.5%	-	-	8	3
Median household income	\$70,571	\$69,328	\$67,324	\$65,223	-	14	12
Poverty rate	11.2%	8.2%	9.4%	9.9%	-	45	49
Unemployment rate	5.2%	5.9%	8.0%	6.2%	-	49	52
Car-free commute (% of commuters)	65.7%	69.3%	68.9%	71.5%	-	31	31
Mean travel time to work (minutes)	42.3	41.7	41.7	41.1	-	25	28
Serious crime rate (per 1,000 residents)	17.6	10.2	7.1	7.5	6.7	43	56
Students performing at grade level in English language arts	-	-	-	30.4%	32.7%	-	22
Students performing at grade level in math	-	-	-	33.7%	39.7%	-	24

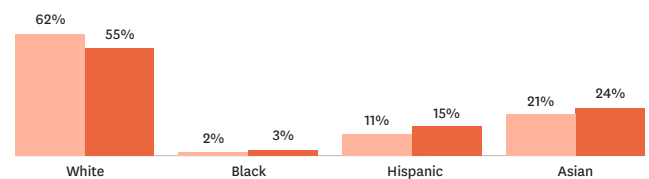
## Household Income Distribution (2014\$)

■ 2000 ■ 2011-13



## Racial and Ethnic Composition

■ 2000 ■ 2011-13



◆ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 12 community districts where this property type was the predominant type sold in 2000-2014.

# QNO7 Flushing/Whitestone



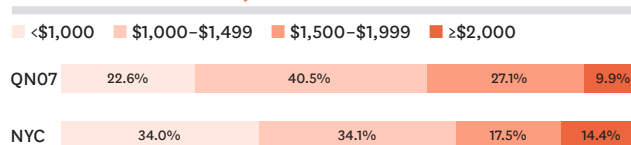
## Single-Year Indicators

	2013	Rank
Population	249,243	1
Population density (1,000 persons per square mile)	21.2	44
Racial diversity index	0.64	17
Income diversity ratio	5.0	37
Rental vacancy rate	3.6%	25
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	–	–
Public and other income-restricted subsidized rental units <sup>2</sup>	3.3%	41
Median asking rent	\$1,700	31
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	4.7%	24
Residential units within 1/4 mile of a park	68.2%	39
Land with unused zoning capacity	31.1%	28

## Median Rent\*

	2005-07	2011-13	% Change	2011-13 Rank
All renters	QNO7 \$1,346	\$1,371	1.8%	13
	NYC \$1,116	\$1,226	9.9%	–
Recent movers	QNO7 \$1,479	\$1,469	-0.7%	16
	NYC \$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



## Housing

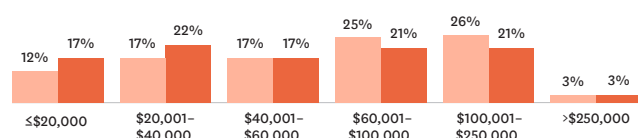
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	529	1,509	183	538	286	7	18
Units issued new certificates of occupancy	532	573	389	247	165	9	21
Homeownership rate	47.3%	–	49.0%	47.1%	–	9	10
Serious housing code violations (per 1,000 privately owned rental units)	–	9.8	9.4	10.3	10.5	–	55
Severe crowding rate (% of renter households)	–	–	5.5%	5.7%	–	–	13
Sales volume	1,593	1,837	1,254	1,732	1,450	5	2
Index of housing price appreciation, all property types	100.0	201.6	186.3	202.4	222.6	–	32
Median sales price per unit, 1 family building <sup>4</sup>	\$427,775	\$693,748	\$626,633	\$623,134	\$690,000	6	4
Median rent burden	–	34.4%	34.0%	37.4%	–	–	5
Severely rent-burdened households	–	30.5%	32.9%	35.9%	–	–	7
Severely rent-burdened households, low income	–	47.3%	53.3%	53.0%	–	–	9
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	0.8%	0.9%	–	–	51
Home purchase loan rate (per 1,000 properties)	–	42.5	21.1	21.1	–	–	25
Refinance loan rate (per 1,000 properties)	–	19.2	16.0	15.1	–	–	40
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	2.9%	1.9%	–	–	42
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	38.7	23.4	–	43
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	3.4	6.3	7.5	9.1	6.2	43	43
Tax delinquencies ≥ 1 year (% of residential properties)	–	0.7%	0.8%	1.0%	–	–	54

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	31.5%	–	29.9%	29.3%	–	38	37
Population age 65 and older	15.8%	–	16.0%	17.6%	–	9	5
Foreign-born population	50.3%	54.5%	54.6%	57.1%	–	8	3
Population living in racially integrated tracts	44.5%	–	36.5%	–	–	10	13
Median household income	\$64,690	\$59,454	\$57,530	\$51,929	–	16	23
Poverty rate	13.2%	10.8%	13.3%	15.2%	–	42	40
Unemployment rate	5.5%	8.0%	9.6%	8.8%	–	47	39
Car-free commute (% of commuters)	42.4%	47.8%	49.1%	48.6%	–	50	49
Mean travel time to work (minutes)	40.5	40.8	40.9	40.8	–	35	29
Serious crime rate (per 1,000 residents)	16.7	9.3	7.7	8.7	8.2	49	51
Students performing at grade level in English language arts	–	–	–	40.8%	42.3%	–	9
Students performing at grade level in math	–	–	–	51.8%	56.9%	–	8

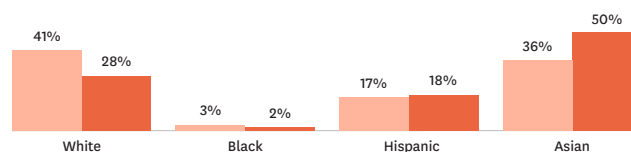
## Household Income Distribution (2014\$)

■ 2000 ■ 2011–13



## Racial and Ethnic Composition

■ 2000 ■ 2011–13



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 12 community districts where this property type was the predominant type sold in 2000-2014.



## Single-Year Indicators

	2013	Rank
♦ Population	153,638	23
♦ Population density (1,000 persons per square mile)	20.6	47
♦ Racial diversity index	0.74	2
♦ Income diversity ratio	4.9	40
♦ Rental vacancy rate	2.3%	47
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	-	-
Public and other income-restricted subsidized rental units <sup>2</sup>	8.5%	31
Median asking rent	\$1,600	32
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	0.0%	37
Residential units within 1/4 mile of a park	70.4%	36
Land with unused zoning capacity	23.1%	44

## Housing

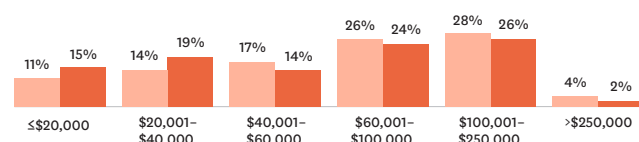
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	53	241	17	44	127	50	36
Units issued new certificates of occupancy	49	178	142	78	11	38	52
♦ Homeownership rate	43.8%	-	46.0%	46.2%	-	11	12
Serious housing code violations (per 1,000 privately owned rental units)	-	15.2	20.9	17.3	19.0	-	41
♦ Severe crowding rate (% of renter households)	-	-	2.7%	3.7%	-	-	26
Sales volume	668	809	571	693	643	15	17
Index of housing price appreciation, all property types	100.0	196.2	168.7	188.5	192.9	-	40
Median sales price per unit, 1 family building <sup>4</sup>	\$438,470	\$688,014	\$578,015	\$578,552	\$620,000	5	6
♦ Median rent burden	-	29.6%	29.7%	34.3%	-	-	20
♦ Severely rent-burdened households	-	25.5%	25.8%	32.2%	-	-	23
♦ Severely rent-burdened households, low income	-	44.1%	46.4%	55.9%	-	-	6
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.2%	1.0%	-	-	49
Home purchase loan rate (per 1,000 properties)	-	34.3	18.8	20.3	-	-	27
Refinance loan rate (per 1,000 properties)	-	19.1	14.4	16.5	-	-	34
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	8.3%	4.5%	-	-	31
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	58.6	33.8	-	35
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	3.9	8.9	10.3	9.2	7.6	40	37
Tax delinquencies ≥ 1 year (% of residential properties)	-	1.0%	1.0%	1.3%	-	-	46

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
♦ Households with children under 18 years old	34.4%	-	29.3%	32.1%	-	34	30
♦ Population age 65 and older	14.1%	-	15.7%	14.2%	-	14	18
♦ Foreign-born population	44.8%	47.3%	46.1%	46.7%	-	15	12
Population living in racially integrated tracts	58.2%	-	63.1%	-	-	5	5
♦ Median household income	\$72,041	\$62,272	\$60,696	\$59,906	-	12	15
♦ Poverty rate	10.6%	9.5%	11.6%	16.3%	-	46	37
♦ Unemployment rate	6.3%	6.9%	10.2%	10.2%	-	44	28
♦ Car-free commute (% of commuters)	47.8%	48.5%	52.3%	51.8%	-	45	46
♦ Mean travel time to work (minutes)	43.2	41.4	42.4	43.1	-	22	15
Serious crime rate (per 1,000 residents)	18.5	12.0	8.8	8.6	7.3	39	54
Students performing at grade level in English language arts	-	-	-	37.8%	39.6%	-	14
Students performing at grade level in math	-	-	-	44.4%	49.7%	-	12

## Household Income Distribution (2014\$)

■ 2000 ■ 2011-13

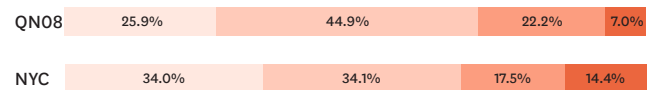


## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	QN08	\$1,209	\$1,305	8.0%	18
	NYC	\$1,116	\$1,226	9.9%	-
Recent movers	QN08	\$1,413	\$1,460	3.3%	17
	NYC	\$1,344	\$1,469	9.3%	-

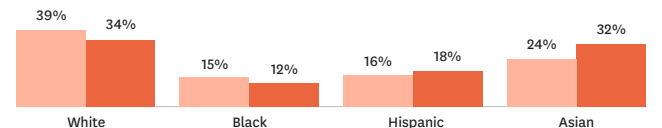
## Distribution of Gross Rent, 2011-2013

■ <\$1,000 ■ \$1,000-\$1,499 ■ \$1,500-\$1,999 ■ ≥\$2,000



## Racial and Ethnic Composition

■ 2000 ■ 2011-13



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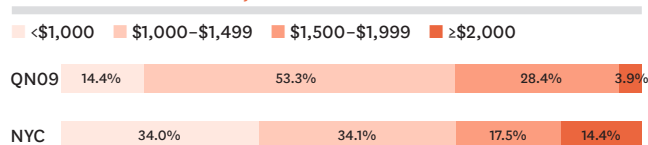
## Single-Year Indicators

	2013	Rank
Population	153,980	21
Population density (1,000 persons per square mile)	32.4	35
Racial diversity index	0.73	3
Income diversity ratio	4.6	48
Rental vacancy rate	3.9%	19
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	–	–
Public and other income-restricted subsidized rental units <sup>2</sup>	0.1%	52
Median asking rent	\$1,550	36
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	0.0%	37
Residential units within 1/4 mile of a park	45.8%	52
Land with unused zoning capacity	18.0%	52

## Median Rent\*

	2005-07	2011-13	% Change	2011-13 Rank
All renters	Q109 \$1,276	\$1,352	5.9%	15
	NYC \$1,116	\$1,226	9.9%	–
Recent movers	Q109 \$1,344	\$1,398	4.0%	23
	NYC \$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



## Housing

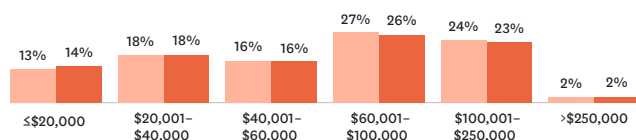
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	64	261	10	20	14	48	56
Units issued new certificates of occupancy	22	114	40	217	4	49	57
Homeownership rate	41.6%	–	43.3%	46.5%	–	12	11
Serious housing code violations (per 1,000 privately owned rental units)	–	24.1	32.6	24.6	29.9	–	29
Severe crowding rate (% of renter households)	–	–	2.9%	3.5%	–	–	28
Sales volume	1,083	863	677	595	618	8	20
Index of housing price appreciation, all property types	100.0	233.5	150.5	159.5	175.4	–	43
Median sales price per unit, 2-4 family building <sup>4</sup>	\$174,675	\$329,960	\$196,570	\$201,632	\$222,950	10	16
Median rent burden	–	33.3%	32.3%	33.6%	–	–	24
Severely rent-burdened households	–	32.1%	28.0%	33.3%	–	–	19
Severely rent-burdened households, low income	–	52.5%	45.4%	51.3%	–	–	12
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	4.9%	4.7%	–	–	29
Home purchase loan rate (per 1,000 properties)	–	40.6	23.3	23.5	–	–	18
Refinance loan rate (per 1,000 properties)	–	48.7	18.2	19.1	–	–	26
FHA/VA-backed home purchase loans (% of home purchase loans)	–	1.2%	40.3%	27.0%	–	–	18
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	114.6	69.2	–	20
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	11.7	30.0	33.2	30.2	22.9	24	18
Tax delinquencies ≥ 1 year (% of residential properties)	–	1.3%	1.3%	2.3%	–	–	27

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	43.1%	–	37.9%	41.9%	–	13	9
Population age 65 and older	9.4%	–	8.6%	9.5%	–	41	43
Foreign-born population	48.7%	51.4%	50.5%	50.7%	–	10	8
Population living in racially integrated tracts	54.2%	–	26.2%	–	–	6	22
Median household income	\$63,440	\$59,177	\$58,906	\$59,353	–	18	16
Poverty rate	14.7%	13.1%	12.9%	16.8%	–	37	35
Unemployment rate	8.2%	8.5%	11.3%	10.2%	–	31	28
Car-free commute (% of commuters)	55.9%	59.7%	61.4%	61.2%	–	38	41
Mean travel time to work (minutes)	44.4	43.0	43.9	45.3	–	18	7
Serious crime rate (per 1,000 residents)	21.7	12.0	10.7	11.8	10.7	34	36
Students performing at grade level in English language arts	–	–	–	27.7%	29.2%	–	31
Students performing at grade level in math	–	–	–	31.2%	34.7%	–	30

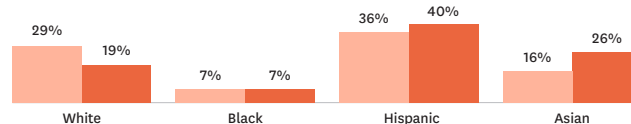
## Household Income Distribution (2014\$)

■ 2000 ■ 2011–13



## Racial and Ethnic Composition

■ 2000 ■ 2011–13



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## Single-Year Indicators

	2013	Rank
♦ Population	130,232	41
♦ Population density (1,000 persons per square mile)	21.2	44
♦ Racial diversity index	0.83	1
♦ Income diversity ratio	4.3	53
♦ Rental vacancy rate	2.2%	48
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	-	-
Public and other income-restricted subsidized rental units <sup>2</sup>	0.2%	50
Median asking rent	-	-
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	23.9%	8
Residential units within 1/4 mile of a park	37.4%	56
Land with unused zoning capacity	20.6%	47

## Housing

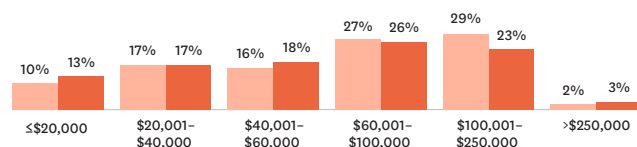
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	107	181	26	53	39	38	51
Units issued new certificates of occupancy	37	129	43	27	20	42	46
♦ Homeownership rate	63.0%	-	65.2%	64.8%	-	5	5
Serious housing code violations (per 1,000 privately owned rental units)	-	33.0	26.8	22.3	26.4	-	33
♦ Severe crowding rate (% of renter households)	-	-	1.0%	2.5%	-	-	43
Sales volume	1,078	1,029	684	689	711	10	14
Index of housing price appreciation, all property types	100.0	226.8	151.3	153.6	172.8	-	47
Median sales price per unit, 1 family building <sup>4</sup>	\$284,185	\$527,478	\$360,530	\$367,801	\$400,000	10	8
♦ Median rent burden	-	35.6%	33.5%	36.6%	-	-	10
♦ Severely rent-burdened households	-	34.1%	32.4%	36.4%	-	-	6
♦ Severely rent-burdened households, low income	-	53.1%	44.0%	52.4%	-	-	10
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	3.8%	3.6%	-	-	32
Home purchase loan rate (per 1,000 properties)	-	34.7	19.0	18.9	-	-	32
Refinance loan rate (per 1,000 properties)	-	53.8	16.9	18.9	-	-	29
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.6%	45.1%	30.9%	-	-	15
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	104.5	62.3	-	22
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	10.4	24.8	26.6	24.0	20.3	27	22
Tax delinquencies ≥ 1 year (% of residential properties)	-	1.2%	1.3%	1.8%	-	-	34

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
♦ Households with children under 18 years old	41.7%	-	40.6%	39.2%	-	21	16
♦ Population age 65 and older	11.8%	-	13.2%	12.1%	-	21	26
♦ Foreign-born population	39.4%	46.2%	48.0%	45.3%	-	19	14
Population living in racially integrated tracts	25.4%	-	24.8%	-	-	21	23
♦ Median household income	\$71,159	\$65,815	\$63,813	\$61,633	-	13	14
♦ Poverty rate	11.5%	9.5%	11.3%	13.4%	-	44	42
♦ Unemployment rate	7.0%	8.0%	9.8%	11.9%	-	41	20
♦ Car-free commute (% of commuters)	43.7%	48.3%	49.6%	49.2%	-	48	47
♦ Mean travel time to work (minutes)	42.9	42.1	44.2	44.7	-	24	8
Serious crime rate (per 1,000 residents)	22.4	12.4	11.7	13.6	12.8	30	29
Students performing at grade level in English language arts	-	-	-	27.2%	28.5%	-	32
Students performing at grade level in math	-	-	-	30.7%	33.7%	-	31

## Household Income Distribution (2014\$)

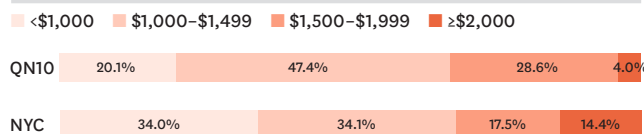
■ 2000 ■ 2011-13



## Median Rent\*

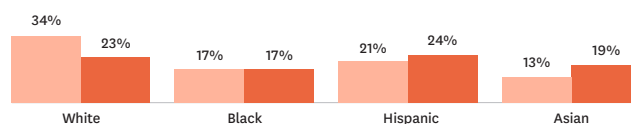
		2005-07	2011-13	% Change	2011-13 Rank
All renters	QN10	\$1,352	\$1,325	-2.0%	17
	NYC	\$1,116	\$1,226	9.9%	-
Recent movers	QN10	\$1,468	\$1,419	-3.4%	21
	NYC	\$1,344	\$1,469	9.3%	-

## Distribution of Gross Rent, 2011-2013



## Racial and Ethnic Composition

■ 2000 ■ 2011-13



♦ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. \*Percentage of all rental housing units. †Percentage of all rental housing units. ‡Represents 2012 conditions. §Represents 2014 conditions. ¶Ranked out of 12 community districts where this property type was the predominant type sold in 2000-2014.



# QN11 Bayside/ Little Neck



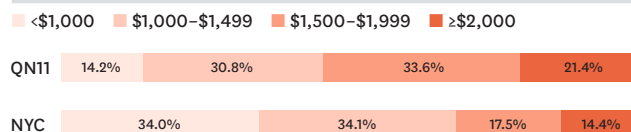
## Single-Year Indicators

	2013	Rank
Population	120,614	48
Population density (1,000 persons per square mile)	13.0	50
Racial diversity index	0.64	17
Income diversity ratio	4.7	44
Rental vacancy rate	3.3%	30
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	–	–
Public and other income-restricted subsidized rental units <sup>2</sup>	0.0%	53
Median asking rent	\$1,900	21
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	0.8%	31
Residential units within 1/4 mile of a park	66.4%	40
Land with unused zoning capacity	17.6%	54

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	QN11	\$1,397	\$1,611	15.3%	7
	NYC	\$1,116	\$1,226	9.9%	–
Recent movers	QN11	\$1,632	\$1,679	2.9%	10
	NYC	\$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013<sup>4</sup>



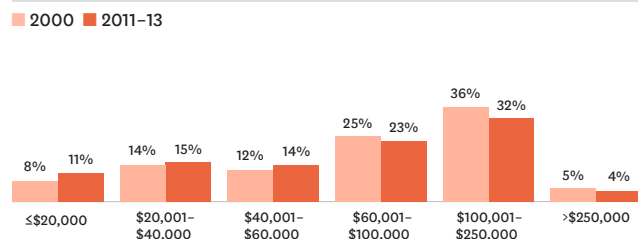
## Housing

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	51	177	114	83	62	51	45
Units issued new certificates of occupancy	49	159	114	78	73	38	35
Homeownership rate	67.3%	–	70.7%	69.4%	–	3	4
Serious housing code violations (per 1,000 privately owned rental units)	–	5.1	7.1	5.2	4.5	–	58
Severe crowding rate (% of renter households)	–	–	1.1%	1.2%	–	–	54
Sales volume	882	1,104	738	894	825	13	11
Index of housing price appreciation, all property types	100.0	184.4	171.3	188.7	206.5	–	37
Median sales price per unit, 1 family building <sup>5</sup>	\$499,071	\$745,349	\$680,653	\$648,465	\$705,000	2	3
Median rent burden	–	29.1%	31.4%	33.9%	–	–	22
Severely rent-burdened households	–	24.3%	29.6%	29.5%	–	–	37
Severely rent-burdened households, low income	–	58.8%	56.6%	58.1%	–	–	3
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	0.2%	0.1%	–	–	55
Home purchase loan rate (per 1,000 properties)	–	41.3	23.4	25.7	–	–	15
Refinance loan rate (per 1,000 properties)	–	19.9	20.6	18.8	–	–	30
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.1%	2.1%	1.4%	–	–	45
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	37.9	23.6	–	42
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	2.6	4.7	6.9	6.2	5.8	48	44
Tax delinquencies ≥ 1 year (% of residential properties)	–	0.6%	0.6%	0.9%	–	–	57

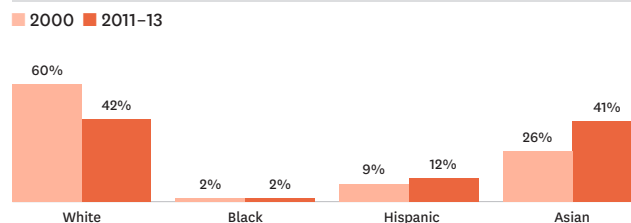
## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	30.7%	–	29.8%	30.6%	–	41	33
Population age 65 and older	17.2%	–	16.2%	16.9%	–	5	8
Foreign-born population	35.9%	38.2%	41.0%	43.2%	–	25	17
Population living in racially integrated tracts	61.6%	–	94.4%	–	–	4	2
Median household income	\$82,921	\$79,986	\$78,413	\$75,951	–	7	9
Poverty rate	6.5%	5.7%	6.9%	8.5%	–	53	52
Unemployment rate	4.1%	4.6%	7.8%	7.7%	–	54	42
Car-free commute (% of commuters)	30.6%	35.3%	33.3%	33.1%	–	53	53
Mean travel time to work (minutes)	39.8	39.1	39.6	40.3	–	37	33
Serious crime rate (per 1,000 residents)	13.9	8.6	7.7	7.8	7.6	56	52
Students performing at grade level in English language arts	–	–	–	55.1%	56.1%	–	1
Students performing at grade level in math	–	–	–	65.7%	70.2%	–	1

## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005–2007 ACS, data under 2010 are from the 2008–2010 ACS, and data under 2013 are from the 2011–2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Community district shares are five-year estimates over 2009–2013. <sup>5</sup>Ranked out of 12 community districts where this property type was the predominant type sold in 2000–2014.

# QN12 Jamaica/Hollis



## Single-Year Indicators

	2013	Rank
♦ Population	235,680	2
♦ Population density (1,000 persons per square mile)	25.4	41
♦ Racial diversity index	0.56	31
♦ Income diversity ratio	4.7	44
♦ Rental vacancy rate	2.6%	45
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	-	-
Public and other income-restricted subsidized rental units <sup>2</sup>	9.0%	30
Median asking rent	\$1,595	35
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	0.0%	37
Residential units within 1/4 mile of a park	56.6%	48
Land with unused zoning capacity	29.8%	32

## Housing

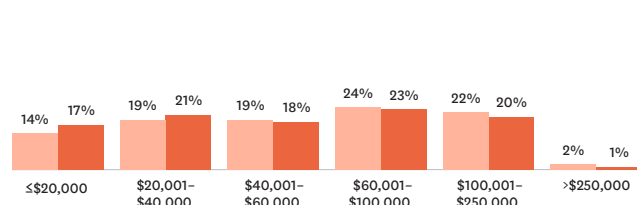
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	218	1,151	67	165	127	23	36
Units issued new certificates of occupancy	246	498	643	48	291	15	9
♦ Homeownership rate	50.6%	-	46.3%	48.4%	-	8	8
Serious housing code violations (per 1,000 privately owned rental units)	-	62.7	67.0	55.7	53.5	-	23
♦ Severe crowding rate (% of renter households)	-	-	5.5%	6.6%	-	-	10
Sales volume	1,524	2,207	1,875	1,464	1,380	7	3
Index of housing price appreciation, all property types	100.0	222.3	129.4	133.9	133.6	-	59
Median sales price per unit, 1 family building <sup>4</sup>	\$256,665	\$468,538	\$295,793	\$298,902	\$315,000	11	12
♦ Median rent burden	-	33.0%	33.0%	36.8%	-	-	8
♦ Severely rent-burdened households	-	29.6%	30.6%	34.4%	-	-	13
♦ Severely rent-burdened households, low income	-	41.3%	44.1%	47.9%	-	-	24
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	6.0%	5.2%	-	-	27
Home purchase loan rate (per 1,000 properties)	-	34.4	20.6	18.0	-	-	34
Refinance loan rate (per 1,000 properties)	-	68.9	11.1	13.8	-	-	43
FHA/VA-backed home purchase loans (% of home purchase loans)	-	2.2%	84.7%	69.0%	-	-	5
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	173.1	112.7	-	2
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	23.2	52.7	41.3	45.0	36.6	9	5
Tax delinquencies ≥ 1 year (% of residential properties)	-	2.7%	3.1%	3.9%	-	-	16

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
♦ Households with children under 18 years old	44.9%	-	42.0%	43.1%	-	12	6
♦ Population age 65 and older	11.3%	-	11.2%	11.9%	-	24	27
♦ Foreign-born population	34.2%	40.5%	41.0%	42.7%	-	30	19
Population living in racially integrated tracts	0.0%	-	0.2%	-	-	45	46
♦ Median household income	\$58,221	\$56,609	\$55,679	\$51,929	-	24	23
♦ Poverty rate	17.0%	12.4%	15.2%	17.1%	-	33	34
♦ Unemployment rate	10.9%	9.7%	13.6%	14.5%	-	19	13
♦ Car-free commute (% of commuters)	53.2%	56.8%	54.4%	57.6%	-	41	44
♦ Mean travel time to work (minutes)	49.3	48.4	47.2	47.6	-	2	1
Serious crime rate (per 1,000 residents)	28.1	18.7	17.0	17.1	16.2	13	15
Students performing at grade level in English language arts	-	-	-	25.6%	27.5%	-	34
Students performing at grade level in math	-	-	-	26.5%	31.7%	-	33

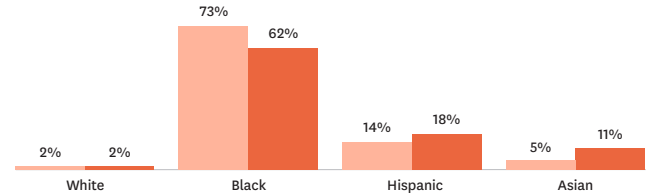
## Household Income Distribution (2014\$)

■ 2000 ■ 2011-13



## Racial and Ethnic Composition

■ 2000 ■ 2011-13



♦ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. \*Percentage of all rental housing units. Represents 2012 conditions. \*Represents 2014 conditions. \*Ranked out of 12 community districts where this property type was the predominant type sold in 2000-2014.



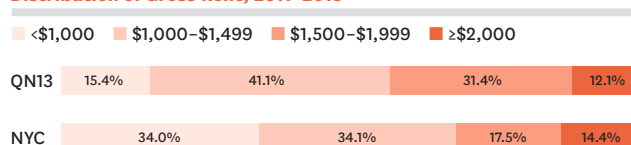
## Single-Year Indicators

	2013	Rank
Population	198,944	6
Population density (1,000 persons per square mile)	10.1	53
Racial diversity index	0.64	17
Income diversity ratio	3.7	55
Rental vacancy rate	3.0%	38
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	–	–
Public and other income-restricted subsidized rental units <sup>2</sup>	0.7%	46
Median asking rent	\$1,795	26
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	7.5%	23
Residential units within 1/4 mile of a park	36.5%	58
Land with unused zoning capacity	20.4%	48

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	QN13	\$1,386	\$1,440	3.9%	10
	NYC	\$1,116	\$1,226	9.9%	–
Recent movers	QN13	\$1,651	\$1,532	-7.2%	15
	NYC	\$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



## Housing

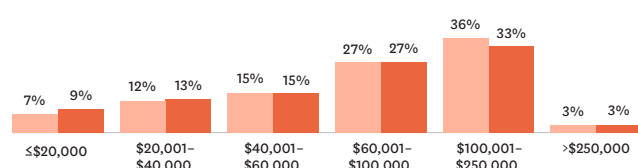
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	112	203	45	19	49	37	49
Units issued new certificates of occupancy	64	173	85	42	36	36	41
Homeownership rate	72.3%	–	72.2%	72.6%	–	2	2
Serious housing code violations (per 1,000 privately owned rental units)	–	26.0	38.1	30.4	32.6	–	28
Severe crowding rate (% of renter households)	–	–	2.0%	2.3%	–	–	46
Sales volume	1,694	1,627	1,177	1,129	1,090	3	6
Index of housing price appreciation, all property types	100.0	221.7	159.0	161.4	175.2	–	44
Median sales price per unit, 1 family building <sup>4</sup>	\$292,313	\$527,478	\$394,347	\$374,894	\$400,000	9	8
Median rent burden	–	28.5%	30.3%	32.4%	–	–	31
Severely rent-burdened households	–	22.7%	25.3%	29.6%	–	–	36
Severely rent-burdened households, low income	–	53.0%	50.6%	48.2%	–	–	22
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	3.3%	3.1%	–	–	35
Home purchase loan rate (per 1,000 properties)	–	31.2	18.7	17.8	–	–	35
Refinance loan rate (per 1,000 properties)	–	56.8	18.9	20.9	–	–	22
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.9%	53.6%	41.3%	–	–	11
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	137.3	88.9	–	11
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	13.8	26.3	25.9	28.3	23.2	21	17
Tax delinquencies ≥ 1 year (% of residential properties)	–	1.5%	1.7%	2.1%	–	–	31

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	42.5%	–	40.5%	37.7%	–	15	19
Population age 65 and older	12.2%	–	13.9%	14.3%	–	20	16
Foreign-born population	38.3%	42.7%	42.6%	41.3%	–	20	21
Population living in racially integrated tracts	24.4%	–	24.3%	–	–	22	25
Median household income	\$83,377	\$82,461	\$81,189	\$77,007	–	6	8
Poverty rate	7.2%	5.4%	6.8%	9.6%	–	52	50
Unemployment rate	7.3%	7.1%	8.6%	10.1%	–	37	31
Car-free commute (% of commuters)	35.7%	37.7%	37.5%	39.0%	–	52	52
Mean travel time to work (minutes)	47.8	45.0	45.4	46.1	–	5	3
Serious crime rate (per 1,000 residents)	15.1	10.9	9.9	10.2	9.2	52	47
Students performing at grade level in English language arts	–	–	–	30.1%	32.0%	–	24
Students performing at grade level in math	–	–	–	31.6%	36.7%	–	29

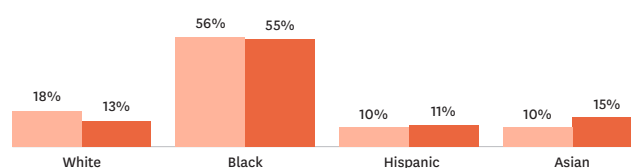
## Household Income Distribution (2014\$)

■ 2000 ■ 2011–13



## Racial and Ethnic Composition

■ 2000 ■ 2011–13



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005–2007 ACS, data under 2010 are from the 2008–2010 ACS, and data under 2013 are from the 2011–2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 12 community districts where this property type was the predominant type sold in 2000–2014.

# QN14 Rockaway/ Broad Channel



## Single-Year Indicators

	2013	Rank
Population	117,505	50
Population density (1,000 persons per square mile)	10.4	52
Racial diversity index	0.69	9
Income diversity ratio	7.4	6
Rental vacancy rate	5.3%	8
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	-	-
Public and other income-restricted subsidized rental units <sup>2</sup>	34.3%	7
Median asking rent	\$1,218	51
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	84.4%	2
Residential units within 1/4 mile of a park	80.1%	26
Land with unused zoning capacity	58.4%	2

## Housing

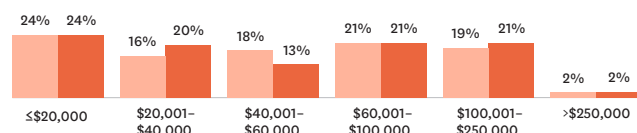
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	1,070	561	25	110	212	4	25
Units issued new certificates of occupancy	254	554	214	105	112	14	25
Homeownership rate	35.1%	-	37.8%	36.3%	-	17	17
Serious housing code violations (per 1,000 privately owned rental units)	-	30.9	39.6	36.9	43.4	-	27
Severe crowding rate (% of renter households)	-	-	5.3%	3.2%	-	-	32
Sales volume	544	782	552	407	448	24	33
Index of housing price appreciation, all property types	100.0	233.0	140.2	127.4	148.7	-	53
Median sales price per unit, 2-4 family building <sup>4</sup>	\$150,434	\$273,078	\$148,555	\$184,914	\$174,500	16	22
Median rent burden	-	30.2%	31.1%	32.0%	-	-	37
Severely rent-burdened households	-	26.1%	32.5%	26.6%	-	-	43
Severely rent-burdened households, low income	-	38.1%	45.9%	38.6%	-	-	50
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	15.8%	10.4%	-	-	14
Home purchase loan rate (per 1,000 properties)	-	37.2	19.4	12.0	-	-	51
Refinance loan rate (per 1,000 properties)	-	33.9	15.7	12.8	-	-	45
FHA/VA-backed home purchase loans (% of home purchase loans)	-	3.1%	41.3%	25.0%	-	-	20
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	125.8	77.6	-	18
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	17.2	37.6	32.2	43.0	32.0	18	13
Tax delinquencies ≥ 1 year (% of residential properties)	-	2.0%	1.9%	2.7%	-	-	23

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	40.1%	-	38.8%	39.5%	-	25	14
Population age 65 and older	14.2%	-	13.6%	14.2%	-	12	18
Foreign-born population	24.4%	26.0%	25.9%	26.6%	-	39	40
Population living in racially integrated tracts	22.1%	-	32.4%	-	-	27	16
Median household income	\$51,311	\$52,184	\$51,657	\$47,565	-	33	30
Poverty rate	22.4%	18.3%	21.0%	19.4%	-	24	29
Unemployment rate	12.8%	7.3%	10.8%	11.2%	-	17	23
Car-free commute (% of commuters)	44.2%	49.3%	49.1%	49.0%	-	47	48
Mean travel time to work (minutes)	45.6	42.1	46.2	46.9	-	13	2
Serious crime rate (per 1,000 residents)	17.5	9.9	8.1	12.2	12.3	45	32
Students performing at grade level in English language arts	-	-	-	27.0%	28.2%	-	33
Students performing at grade level in math	-	-	-	30.5%	33.3%	-	32

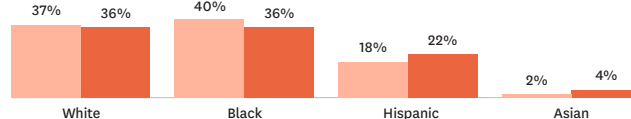
## Household Income Distribution (2014\$)

■ 2000 ■ 2011-13



## Racial and Ethnic Composition

■ 2000 ■ 2011-13



♦ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. \*Percentage of all rental housing units. Represents 2012 conditions. \*Represents 2014 conditions. \*Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.

# Staten Island



# Staten Island

At just over 8,000 persons per square mile, Staten Island remained the least dense borough. Density increased, however, in all three Community Districts on Staten Island between 1970 and 2010, with the largest increase in Tottenville/Great Kills.

Although the white population share decreased by eight percentage points between 2000 and 2013, Staten Island remained 63 percent white in 2013, 30 percentage points higher than New York City as a whole. The share of the Staten Island population that is Hispanic grew from 12 percent to 18 percent between 2000 and 2013, and the black and Asian population shares grew as well.

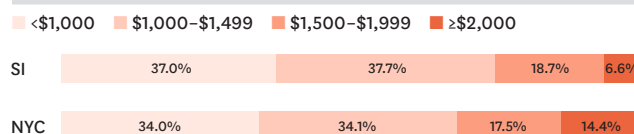
Staten Island saw increased percentages of households in each of three brackets earning less than \$60,000 and decreased proportions of households in all three brackets earning more than \$60,000, between 2000 and 2013. However, the share of households earning more than \$60,000 per year on Staten Island, at 56 percent, remained 10 percentage points higher than the New citywide proportion of 46 percent.

Staten Island had the second-lowest share of apartments renting for more than \$2,000 per month in 2013, after the Bronx, at 6.6 percent. Nearly 75 percent of Staten Island apartments rented for less than \$1,500, compared to a citywide average of 68 percent.

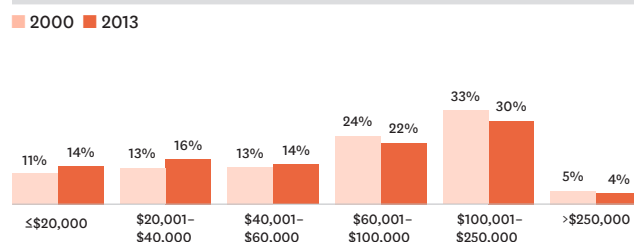
Single-Year Indicators	2013	Rank
Population	472,621	5
Population density (1,000 persons per square mile)	8.1	5
Racial diversity index	0.56	5
Income diversity ratio	4.9	4
Rental vacancy rate	6.6%	1
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	–	–
Public and other income-restricted subsidized rental units <sup>2</sup>	14.2%	4
Median rent (asking)	\$1,250	5
Housing units in FEMA preliminary flood hazard areas	11.6%	3
Housing units within 1/4 mile of a park <sup>3</sup>	56.8%	5
Land with unused capacity <sup>3</sup>	47.3%	1

Median Rent	2007	2013	% Change	2013 Rank
All renters				
SI	\$1,230	\$1,176	-4.4%	4
NYC	\$1,129	\$1,244	10.2%	–
Recent movers				
SI	\$1,259	\$1,226	-2.6%	4
NYC	\$1,387	\$1,469	5.9%	–

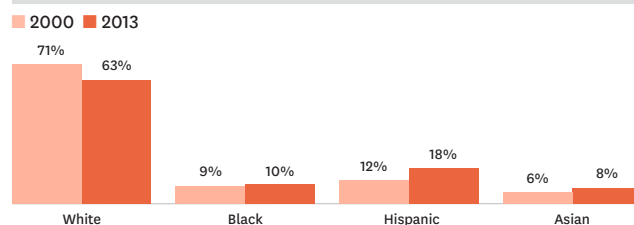
## Distribution of Gross Rent, 2013



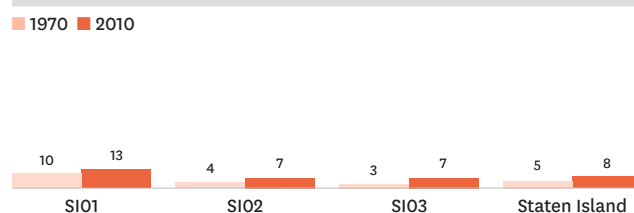
## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



## Population Density (1,000 Persons per Square Mile) by Sub-Borough Area





Land Use and Development	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	2,660	675	333	1,100	620	4	5
Units issued new certificates of occupancy	3,311	1,403	692	478	377	2	5
<b>Housing: Stock</b>							
Housing units	163,993	-	176,656	178,035	-	5	5
Homeownership rate	63.8%	71.2%	69.6%	67.4%	-	1	1
Rental vacancy rate	4.1%	7.4%	7.8%	6.6%	-	2	1
Serious housing code violations (per 1,000 privately owned rental units)	-	22.8	37.2	33.2	36.0	-	4
Severe crowding rate (% of renter households)	-	-	1.8%	3.5%	-	-	4
<b>Housing: Market and Finance</b>							
Sales volume, 1 family building <sup>4</sup>	3,559	3,336	2,214	2,493	2,552	2	2
Sales volume, 2-4 family building <sup>4</sup>	1,259	1,309	864	971	867	4	4
Index of housing price appreciation, all property types	100.0	190.0	164.2	165.0	171.3	-	5
Index of housing price appreciation, 1 family building <sup>4</sup>	100.0	183.5	161.8	163.9	170.4	-	3
Index of housing price appreciation, 2-4 family building <sup>4</sup>	100.0	189.3	149.2	152.0	156.4	-	3
Median sales price per unit, 1 family building <sup>4</sup>	\$302,045	\$475,433	\$414,386	\$385,330	\$389,802	3	3
Median sales price per unit, 2-4 family building <sup>4</sup>	\$196,064	\$286,673	\$243,090	\$235,575	\$232,500	1	3
Median monthly rent, all renters	-	\$1,230	\$1,233	\$1,176	-	-	4
Median monthly rent, recent movers	-	\$1,259	\$1,372	\$1,226	-	-	4
Median rent burden	-	32.1%	33.5%	33.0%	-	-	4
Moderately rent-burdened households	-	27.5%	25.1%	22.1%	-	-	5
Severely rent-burdened households	-	28.0%	31.2%	32.7%	-	-	2
Moderately rent-burdened households, low income	-	33.3%	30.9%	31.8%	-	-	2
Severely rent-burdened households, low income	-	43.4%	47.5%	50.3%	-	-	2
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	5.4%	4.4%	-	-	3
Home purchase loan rate (per 1,000 properties)	-	35.7	20.4	23.4	-	-	3
Higher-cost home purchase loans (% of home purchase loans)	-	10.1%	0.5%	2.2%	-	-	2
Refinance loan rate (per 1,000 properties)	-	43.4	25.8	24.8	-	-	2
Higher-cost refinance loans (% of refinance loans)	-	21.6%	1.9%	2.3%	-	-	4
FHA/VA-backed home purchase loans (% of home purchase loans)	-	2.4%	31.1%	21.6%	-	-	2
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	83.6	55.7	-	4
Notices of foreclosure, all residential properties	743	1,262	1,729	1,945	1,619	4	4
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	6.9	10.8	14.7	16.4	13.7	5	4
Properties that entered REO	6	115	180	43	59	4	3
Tax delinquencies ≥ 1 year (% of residential properties)	4.3%	1.1%	1.1%	1.5%	-	5	5
<b>Residents</b>							
Population	443,728	-	468,730	472,621	-	5	5
Population density (1,000 persons per square mile)	7.6	-	8	8.1	-	5	5
Households with children under 18 years old	38.5%	-	36.8%	34.6%	-	2	2
Population age 65 and older	11.6%	-	12.7%	14.1%	-	3	2
Foreign-born population	16.4%	21.8%	21.4%	20.4%	-	5	5
Population living in racially integrated tracts	15.7%	-	21.6%	-	-	3	3
Racial diversity index	0.47	-	0.55	0.56	-	5	5
Median household income	\$80,920	\$76,811	\$76,233	\$70,554	-	1	1
Income diversity ratio	4.3	4.7	5.3	4.9	-	4	4
Poverty rate	10.0%	9.8%	11.8%	12.8%	-	5	5
Unemployment rate	5.9%	4.6%	9.1%	7.3%	-	5	5
Disconnected youth <sup>5</sup>	5.0%	5.4%	5.9%	5.1%	-	5	5
Asthma hospitalizations (per 1,000 people)	1.8	2.1	2.0	-	-	5	4
Low birth weight rate (per 1,000 live births)	86	87	84	85	-	2	2
<b>Neighborhood Services and Conditions</b>							
Students performing at grade level in English language arts	-	-	-	31.7%	34.7%	-	2
Students performing at grade level in math	-	-	-	33.7%	39.8%	-	2
Serious crime rate, property crime (per 1,000 residents)	7.8	5.6	4.1	4.6	4.5	5	5
Serious crime rate, violent crime (per 1,000 residents)	2.7	2.2	2.1	2.7	2.4	5	5
Adult incarceration rate (per 100,000 people age 15 or older)	410.6	674.5	555.6	446.9	435.0	5	5
Car-free commute (% of commuters)	31.6%	35.8%	33.0%	34.0%	-	5	5
Mean travel time to work (minutes)	43.9	43.3	40.1	43.9	-	1	3

<sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 4 boroughs with the same predominant housing type.

<sup>5</sup>Data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. See the ACS section in the Methods chapter for more information.



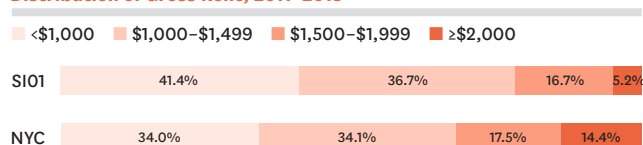
## Single-Year Indicators

	2013	Rank
Population	176,221	11
Population density (1,000 persons per square mile)	12.5	51
Racial diversity index	0.71	5
Income diversity ratio	6.0	21
Rental vacancy rate	10.4%	1
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	–	–
Public and other income-restricted subsidized rental units <sup>2</sup>	20.2%	17
Median asking rent	\$2,048	18
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	4.3%	25
Residential units within 1/4 mile of a park	63.2%	43
Land with unused zoning capacity	41.0%	15

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	SI01	\$1,167	\$1,115	-4.5%	40
	NYC	\$1,116	\$1,226	9.9%	–
Recent movers	SI01	\$1,215	\$1,228	1.0%	44
	NYC	\$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



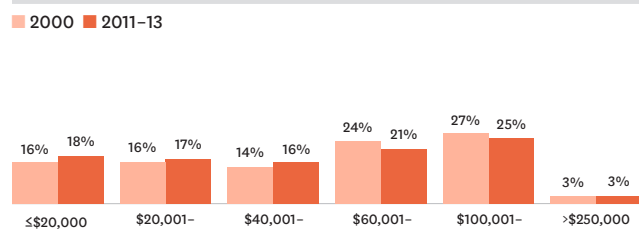
## Housing

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	522	197	106	631	214	8	24
Units issued new certificates of occupancy	833	377	258	76	92	3	30
Homeownership rate	51.9%	–	58.3%	54.5%	–	7	7
Serious housing code violations (per 1,000 privately owned rental units)	–	40.7	69.4	57.5	60.1	–	21
Severe crowding rate (% of renter households)	–	–	2.7%	4.4%	–	–	21
Sales volume	1,529	1,729	1,113	1,220	1,125	6	5
Index of housing price appreciation, all property types	100.0	200.2	156.7	161.9	164.2	–	49
Median sales price per unit, 1 family building <sup>4</sup>	\$256,523	\$424,706	\$351,131	\$332,085	\$335,000	12	11
Median rent burden	–	32.8%	35.6%	33.1%	–	–	29
Severely rent-burdened households	–	30.2%	37.2%	33.9%	–	–	14
Severely rent-burdened households, low income	–	42.6%	50.5%	49.0%	–	–	17
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	8.0%	7.1%	–	–	22
Home purchase loan rate (per 1,000 properties)	–	37.5	18.8	22.8	–	–	21
Refinance loan rate (per 1,000 properties)	–	48.9	21.4	23.7	–	–	13
FHA/VA-backed home purchase loans (% of home purchase loans)	–	5.0%	41.5%	30.4%	–	–	16
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	104.2	70.3	–	19
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	11.2	16.9	20.7	24.4	19.3	25	23
Tax delinquencies ≥ 1 year (% of residential properties)	–	1.7%	1.7%	2.4%	–	–	25

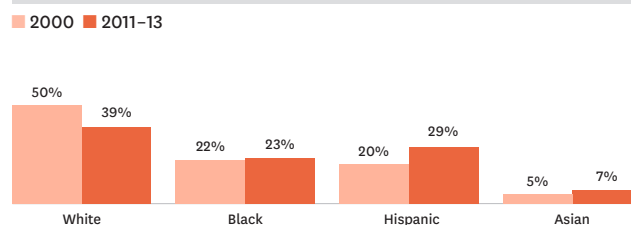
## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	39.3%	–	40.0%	40.1%	–	27	13
Population age 65 and older	11.1%	–	10.7%	10.8%	–	28	35
Foreign-born population	19.1%	24.1%	24.0%	23.1%	–	48	47
Population living in racially integrated tracts	42.2%	–	48.5%	–	–	11	9
Median household income	\$68,218	\$64,903	\$61,129	\$58,742	–	15	17
Poverty rate	15.7%	15.8%	18.5%	19.8%	–	36	28
Unemployment rate	8.2%	7.3%	8.0%	8.9%	–	31	37
Car-free commute (% of commuters)	39.6%	44.4%	42.2%	41.1%	–	51	51
Mean travel time to work (minutes)	43.3	41.4	40.7	41.4	–	21	26
Serious crime rate (per 1,000 residents)	14.4	10.5	8.8	10.5	9.6	55	40
Students performing at grade level in English language arts	–	–	–	31.7%	34.2%	–	19
Students performing at grade level in math	–	–	–	33.7%	39.2%	–	25

## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 12 community districts where this property type was the predominant type sold in 2000-2014.



Single-Year Indicators	2013	Rank
Population	131,007	39
Population density (1,000 persons per square mile)	6.6	55
Racial diversity index	0.46	44
Income diversity ratio	4.6	48
Rental vacancy rate	7.9%	2
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	-	-
Public and other income-restricted subsidized rental units <sup>2</sup>	15.2%	21
Median asking rent	\$1,175	53
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	22.2%	9
Residential units within 1/4 mile of a park	52.6%	50
Land with unused zoning capacity	51.9%	4

## Housing

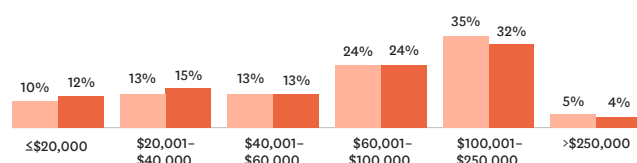
	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	784	184	85	129	194	5	28
Units issued new certificates of occupancy	663	383	138	97	106	5	28
Homeownership rate	64.5%	-	71.8%	70.7%	-	4	3
Serious housing code violations (per 1,000 privately owned rental units)	-	9.5	10.0	16.2	17.7	-	43
Severe crowding rate (% of renter households)	-	-	1.9%	1.6%	-	-	51
Sales volume	1,621	1,532	991	1,056	1,181	4	4
Index of housing price appreciation, all property types	100.0	194.1	169.4	172.6	173.3	-	46
Median sales price per unit, 1 family building <sup>4</sup>	\$320,322	\$498,237	\$432,161	\$410,357	\$395,000	8	10
Median rent burden	-	32.2%	33.1%	32.5%	-	-	30
Severely rent-burdened households	-	28.0%	33.5%	29.7%	-	-	34
Severely rent-burdened households, low income	-	42.3%	48.1%	46.6%	-	-	31
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.9%	1.3%	-	-	47
Home purchase loan rate (per 1,000 properties)	-	35.1	20.0	20.1	-	-	28
Refinance loan rate (per 1,000 properties)	-	35.7	24.3	21.6	-	-	19
FHA/VA-backed home purchase loans (% of home purchase loans)	-	1.5%	22.8%	13.2%	-	-	25
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	73.5	47.1	-	28
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	5.7	7.8	11.4	12.1	11.4	34	30
Tax delinquencies ≥ 1 year (% of residential properties)	-	0.8%	0.7%	1.0%	-	-	54

## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	36.2%	-	34.5%	32.5%	-	30	29
Population age 65 and older	13.5%	-	15.4%	15.7%	-	16	10
Foreign-born population	18.4%	24.6%	25.6%	26.4%	-	49	41
Population living in racially integrated tracts	0.8%	-	11.9%	-	-	43	36
Median household income	\$82,039	\$76,086	\$75,937	\$72,876	-	8	11
Poverty rate	9.1%	9.5%	9.7%	9.2%	-	50	51
Unemployment rate	5.1%	5.8%	6.6%	6.7%	-	50	49
Car-free commute (% of commuters)	29.5%	34.5%	33.2%	32.0%	-	54	54
Mean travel time to work (minutes)	41.7	39.9	39.2	40.2	-	27	35
Serious crime rate (per 1,000 residents)	8.9	6.6	5.2	6.7	6.5	58	57
Students performing at grade level in English language arts	-	-	-	31.7%	34.2%	-	19
Students performing at grade level in math	-	-	-	33.7%	39.2%	-	25

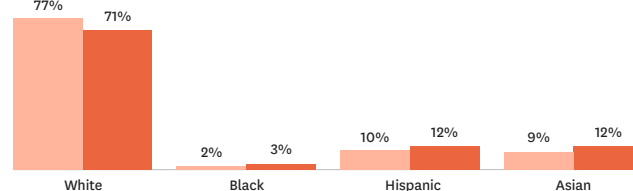
## Household Income Distribution (2014\$)

2000 2011-13



## Racial and Ethnic Composition

2000 2011-13



♦ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. \*Percentage of all rental housing units. Represents 2012 conditions. \*Represents 2014 conditions. \*Ranked out of 12 community districts where this property type was the predominant type sold in 2000-2014.



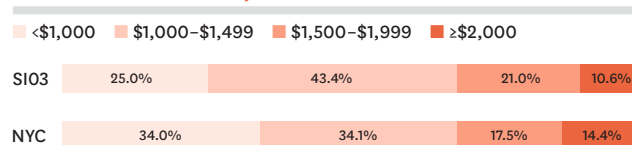
## Single-Year Indicators

	2013	Rank
Population	164,258	16
Population density (1,000 persons per square mile)	6.7	54
Racial diversity index	0.29	54
Income diversity ratio	4.2	54
Rental vacancy rate	2.0%	51
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	–	–
Public and other income-restricted subsidized rental units <sup>2</sup>	0.0%	53
Median asking rent	–	–
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	10.8%	20
Residential units within 1/4 mile of a park	53.4%	49
Land with unused zoning capacity	47.7%	9

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	SIO3	\$1,274	\$1,238	-2.8%	25
	NYC	\$1,116	\$1,226	9.9%	–
Recent movers	SIO3	\$1,327	\$1,375	3.6%	26
	NYC	\$1,344	\$1,469	9.3%	–

## Distribution of Gross Rent, 2011–2013



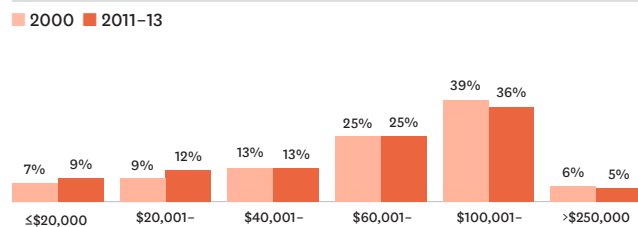
## Housing

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	1,291	294	142	340	212	1	25
Units issued new certificates of occupancy	1,815	643	296	305	179	1	17
Homeownership rate	75.9%	–	79.5%	79.4%	–	1	1
Serious housing code violations (per 1,000 privately owned rental units)	–	3.9	6.2	7.5	11.9	–	52
Severe crowding rate (% of renter households)	–	–	–	2.6%	–	–	41
Sales volume	2,206	1,954	1,354	1,628	1,511	1	1
Index of housing price appreciation, all property types	100.0	179.1	166.7	162.9	175.2	–	44
Median sales price per unit, 1 family building <sup>4</sup>	\$325,323	\$493,077	\$442,965	\$405,291	\$412,438	7	7
Median rent burden	–	32.8%	29.7%	26.5%	–	–	51
Severely rent-burdened households	–	32.7%	23.3%	27.5%	–	–	41
Severely rent-burdened households, low income	–	51.5%	38.6%	49.9%	–	–	14
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	2.8%	2.5%	–	–	37
Home purchase loan rate (per 1,000 properties)	–	34.7	22.0	26.5	–	–	12
Refinance loan rate (per 1,000 properties)	–	44.9	30.7	28.2	–	–	7
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.7%	29.5%	20.3%	–	–	22
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	75.2	50.8	–	27
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	4.7	8.3	12.5	13.5	11.1	38	31
Tax delinquencies ≥ 1 year (% of residential properties)	–	0.8%	0.9%	1.2%	–	–	47

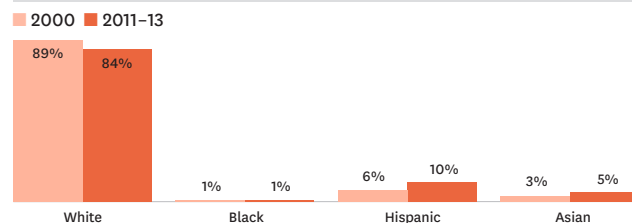
## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	39.7%	–	35.3%	34.5%	–	26	24
Population age 65 and older	10.5%	–	12.5%	14.9%	–	32	12
Foreign-born population	11.7%	14.6%	13.2%	15.2%	–	55	55
Population living in racially integrated tracts	0.0%	–	0.0%	–	–	45	47
Median household income	\$92,624	\$94,975	\$90,292	\$85,790	–	5	7
Poverty rate	4.9%	4.6%	4.8%	6.2%	–	55	55
Unemployment rate	4.2%	3.6%	6.3%	7.0%	–	52	46
Car-free commute (% of commuters)	25.6%	28.2%	25.5%	26.4%	–	55	55
Mean travel time to work (minutes)	46.1	46.0	43.5	44.3	–	9	12
Serious crime rate (per 1,000 residents)	7.8	6.0	4.3	4.3	4.4	59	59
Students performing at grade level in English language arts	–	–	–	31.7%	34.2%	–	19
Students performing at grade level in math	–	–	–	33.7%	39.2%	–	25

## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 12 community districts where this property type was the predominant type sold in 2000-2014.

# 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 for either sub-borough areas or community districts depending on data availability.

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## 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. Because 2014 population data is not yet available, the 2014 adult incarceration rate uses population from 2013, which may further understate the rate for this year only. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

In previous editions of the *State of New York City's Housing and Neighborhoods*, the adult incarceration rate for the Asian population also included individuals of unknown or missing race and ethnicity. The adult incarceration rate of the Asian population now includes only Asian individuals, and is therefore not comparable to the same indicator in previous editions.

*Sources: New York State Division of Criminal Justice Services, United States Census (2000), American Community Survey (2007, 2010, 2013)*

*Geography: City, Borough*

*Years Reported: 2000, 2007, 2010, 2013, 2014*

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## 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. We aggregate the data to the sub-borough area using a housing unit weighting formula. For more information on our housing unit 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), New York State Department of Health Statewide Planning and Research Cooperative System (2007, 2010), United States Census (2000), American Community Survey (2007, 2010), New York City Department of City Planning, NYU Furman Center*

*Geography: City, Borough, Sub-borough Area*

*Years Reported: 2000, 2007, 2010*

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## 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 (2007, 2010, 2013)*

*Geography: City*

*Years Reported: 2000, 2007, 2010, 2013*



## Car-Free Commute

This indicator measures the percentage of workers over the age of 16 who do not work at home and who commute by foot, bicycle, or 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 (2007, 2010, 2013)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007 (2005–2007 for sub-borough areas), 2010 (2008–2010 for sub-borough areas), 2013 (2011–2013 for sub-borough areas)

### Five Highest

Rank	CD#	Name	Value
1	MN 11	East Harlem	90.4%
2	MN 03	Lower East Side/Chinatown	89.9%
3	MN 09	Morningside Heights/Hamilton Heights	89.3%
4	BK 02	Brooklyn Heights/Fort Greene	89.1%
5	MN 07	Upper West Side	88.7%

### Five Lowest

51	SI 01	North Shore	41.1%
52	QN 13	Queens Village	39.0%
53	QN 11	Bayside/Little Neck	33.1%
54	SI 02	Mid-Island	32.0%
55	SI 03	South Shore	26.4%

## Disabled Population

This indicator measures the percentage of the population aged 18 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, 2013

## Disconnected Youth

This measures the percentage of people aged 16 to 19 who were neither enrolled in school nor participating in the labor force. People are considered out of 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 population this indicator represents is inherently small. In order to present more precise estimates, we use three-year estimates from the American Community Survey (ACS) at the borough level after 2000. The U.S. Census Bureau advises caution when comparing the 2000 Census disconnected youth percentage to the ACS figures because of differences in question construction and sampling.

Sources: United States Census (2000), American Community Survey (2007, 2010, 2013)

Geography: City, Borough

Years Reported: 2000, 2007 (2007–2009 for boroughs), 2010 (2008–2010 for boroughs), 2013 (2011–2013 for boroughs)

## 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 (2007, 2010, 2013)

Geography: City

Years Reported: 2000, 2007, 2010, 2013

## 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 one-to four-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: 2007, 2010, 2013

### Five Highest

Rank	CD#	Name	Value
1	BX 03, 06	Morrisania/Belmont	79.0%
2	BK 16	Brownsville/Ocean Hill	73.3%
3	BX 05	University Heights/Fordham	72.7%
4	BK 05	East New York/Starrett City	71.2%
5	QN 12	Jamaica	69.0%

### Five Lowest

51	MN 01, 02	Greenwich Village/Financial District	0.0%
51	MN 03	Lower East Side/Chinatown	0.0%
51	MN 06	Stuyvesant Town/Turtle Bay	0.0%
51	MN 07	Upper West Side	0.0%
51	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 (2007, 2010, 2013)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007 (2005–2007 for sub-borough areas), 2010  
(2008–2010 for sub-borough areas), 2013 (2011–2013 for sub-borough areas)

### Five Highest

Rank	CD#	Name	Value
1	QN 04	Elmhurst/Corona	65.9%
2	QN 03	Jackson Heights	62.8%
3	QN 07	Flushing/Whitestone	57.1%
4	QN 02	Sunnyside/Woodside	56.5%
5	BK 13	Coney Island	55.3%

### Five Lowest

51	BX 10	Throgs Neck/Co-op City	20.2%
52	BK 02	Brooklyn Heights/Fort Greene	19.9%
53	BK 03	Bedford Stuyvesant	19.1%
54	BK 06	Park Slope/Carroll Gardens	17.6%
55	SI 03	South Shore	15.2%

## Higher-Cost Home Purchase Loans

(% of home purchase loans)

This indicator measures the percentage of all first-lien, owner-occupied, one- to four-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: 2007, 2010, 2013

## Higher-Cost Refinance Loans

(% of refinance loans)

This indicator measures the percentage of owner-occupied, one- to four-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: 2007, 2010, 2013

### 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, one- to four-family buildings, condominiums, and cooperative apartments by the total number of one- to four-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, New York City Department of Finance Final Tax Roll File, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2007, 2010, 2013

### Five Highest

Rank	CD#	Name	Value
1	BK 06	Park Slope/Carroll Gardens	41.7
2	MN 11	East Harlem	38.6
3	BK 02	Brooklyn Heights/Fort Greene	38.2
4	BK 08	North Crown Heights/Prospect Heights	34.4
5	MN 01, 02	Greenwich Village/Financial District	31.1

### Five Lowest

51	QN 14	Rockaways	12.0
52	BX 05	University Heights/Fordham	10.9
53	BX 04	Highbridge/South Concourse	10.7
54	BX 03, 06	Morrisania/Belmont	8.6
54	BX 09	Soundview/Parkchester	8.6

## 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, one- to four-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 borrowers 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: 2007, 2010, 2013

## 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, one- to four-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. 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 became the American Community Survey 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: 2007, 2010, 2013

## Homeless Shelter Population

### (measured in December)

This indicator measures the number of individuals staying in a shelter operated by the New York City Department of Homeless Services (DHS). Because there may be seasonal variation in the shelter population, we present monthly average shelter populations in December to facilitate comparisons over time. This measure does not include the street homeless population or the number of people staying in non-DHS operated shelters.

Sources: New York City Department of Homeless Services

Geography: City

Years Reported: 2000, 2007, 2010, 2013, 2014

## 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 (2007, 2013)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007 (2005–2007 for sub-borough areas), 2010, 2013 (2011–2013 for sub-borough areas)

### Five Highest

Rank	CD#	Name	Value
1	SI 03	South Shore	79.4%
2	QN 13	Queens Village	72.6%
3	SI 02	Mid-Island	70.7%
4	QN 11	Bayside/Little Neck	69.4%
5	QN 10	South Ozone Park/Howard Beach	64.8%

### Five Lowest

51	BX 03, 06	Morrisania/Belmont	6.9%
52	BX 04	Highbridge/South Concourse	6.7%
53	BX 07	Kingsbridge Heights/Moshulu	6.6%
54	BX 01, 02	Mott Haven/Hunts Point	6.5%
55	BX 05	University Heights/Fordham	3.9%

## 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, 2010),  
American Community Survey (2007, 2013)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2013 (2011–2013 for sub-borough areas)

### Five Highest

Rank	CD#	Name	Value
1	BX 01, 02	Mott Haven/Hunts Point	45.8%
2	BX 03, 06	Morrisania/Belmont	45.6%
3	BK 16	Brownsville/Ocean Hill	45.2%
4	BX 05	University Heights/Fordham	43.2%
4	BK 05	East New York/Starrett City	43.2%

### Five Lowest

51	MN 07	Upper West Side	17.8%
52	MN 08	Upper East Side	16.6%
53	MN 01, 02	Greenwich Village/Financial District	15.1%
54	MN 04, 05	Chelsea/Clinton/Midtown	8.9%
55	MN 06	Stuyvesant Town/Turtle Bay	8.0%

## Housing Choice Vouchers

(% of occupied, privately owned rental units)

This indicator measures the share of all rental households in privately owned units whose occupants use a housing choice voucher from the U.S. Department of Housing and Urban Development. Because tenants cannot use their vouchers to rent units in public housing, we report this indicator as a percentage of occupied, privately owned rental units. The denominator consists of occupied rental housing units (that is, rental households) from the American Community Survey (ACS) minus the total number of public housing units. Due to concerns about the reliability of ACS estimates for small geographic areas, we use three-year estimates in the denominator for sub-borough areas. For more information about the compilation of this denominator, see the Housing Choice Vouchers section of the Methods chapter.

Due to inconsistencies in data collection and reporting before 2009 from the Picture of Subsidized Households, the source of housing choice voucher data, we do not present this indicator before 2009.

Because of changes in our method of determining this indicator's denominator, estimates presented in this edition of the *State of New York City's Housing and Neighborhoods* are not comparable to those in previous editions.

Sources: Picture of Subsidized Households, American Community Survey,  
New York City Housing Authority, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2010, 2013

### Five Highest

Rank	CD#	Name	Value
1	BX 03, 06	Morrisania/Belmont	20.6%
2	BX 05	University Heights/Fordham	20.1%
3	BX 01, 02	Mott Haven/Hunts Point	16.4%
4	BX 07	Kingsbridge Heights/Moshulu	16.1%
5	BK 13	Coney Island	14.9%

### Five Lowest

51	MN 01, 02	Greenwich Village/Financial District	0.9%
51	QN 07	Flushing/Whitestone	0.9%
53	QN 02	Sunnyside/Woodside	0.8%
54	QN 01	Astoria	0.7%
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.

Sources: United States Census (2000, 2010),  
American Community Survey (2013)

Geography: City, Borough

Years Reported: 2000, 2010, 2013

## Housing Units in FEMA Preliminary Flood Hazard Areas

This indicator estimates the percentage of housing units that fall in either the 100- or 500-year flood plains in the Federal Emergency Management Agency's Preliminary Flood Insurance Rate Maps (FIRMs) issued for New York City in December 2013. Land in the 100-year flood plain has at least a one percent chance of being flooded each year; land in the 500-year flood plain has at least a 0.2 percent chance of being flooded each year. The preliminary FIRMs are expected to become effective in 2016 and will replace the current effective FIRMs, established in 1983. The 1983 effective FIRMs cover less of the city's land area than the 2013 preliminary FIRMs.

We consider a property to be in the 100- or 500-year flood plain if it covers at least 10 percent of that property's land area. Because it is not yet possible to know how units are spread over a parcel of land, we assume that all housing units on that property fall in the flood plain. As a result, this indicator may somewhat overstate the share of units falling in a flood plain, in particular for very large properties with multiple buildings. Accordingly, we advise some caution when interpreting this indicator.

Although the preliminary FIRMs date to 2013, property information is obtained through the 2012 version of PLUTO.

Sources: Federal Emergency Management Agency, PLUTO,  
NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2013

### Five Highest

Rank	CD#	Name	Value
1	BK 13	Coney Island	99.7%
2	QN 14	Rockaway/Broad Channel	84.4%
3	BK 15	Sheepshead Bay	57.8%
4	MN 01	Financial District	56.3%
5	MN 11	East Harlem	49.6%



## Housing 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, excluding parks that are smaller than a quarter of an acre or are categorized as a “mall,” “parkway,” “lot,” “strip,” or “undeveloped.” Unlike in previous editions of this report, we include state parks within city limits but do not include Greenstreets. For a more detailed description of how this indicator is calculated, please refer to the Methods chapter of this report. Data reported for 2013 represent 2014 conditions.

Because of changes in this indicator’s methodology, estimates presented in this edition of the *State of New York City’s Housing and Neighborhoods* are not comparable to those in previous editions.

Sources: New York City Department of Parks and Recreation; New York State Office of Parks, Recreation, and Historic Preservation; PLUTO; NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2013

### Five Highest

Rank	CD#	Name	Value
1	MN 09	Morningside Heights/Hamilton	100.0%
2	MN 11	East Harlem	99.9%
3	BX 06	Belmont/East Tremont	99.7%
4	BX 01	Mott Haven/Melrose	99.6%
4	BX 02	Hunts Point/Longwood	99.6%

### Five Lowest

55	BK 12	Borough Park	38.2%
56	QN 10	South Ozone Park/Howard Beach	37.4%
57	BK 17	East Flatbush	37.3%
58	QN 13	Queens Village	36.5%
59	BK 14	Flatbush/Midwood	24.5%

## 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. The percentages in the charts may not add up to 100 percent because of rounding.

Sources: United States Census (2000), American Community Survey (2007, 2010, 2013), NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007 (2005–2007 for sub-borough areas), 2010 (2008–2010 for sub-borough areas), 2013 (2011–2013 for sub-borough areas)

### Five Highest

Rank	CD#	Name	Value
1	MN 09	Morningside Heights/Hamilton Heights	9.3
2	BK 13	Coney Island	8.4
3	MN 04, 05	Chelsea/Clinton/Midtown	8.2
4	MN 03	Lower East Side/Chinatown	8.0
4	MN 11	East Harlem	8.0

### Eight Lowest

48	BX 08	Riverdale/Kingsbridge	4.6
48	BK 18	Flatlands/Canarsie	4.6
48	QN 04	Elmhurst/Corona	4.6
48	QN 09	Ozone Park/Woodhaven	4.6
48	SI 02	Mid-Island	4.6
53	QN 10	South Ozone Park/Howard Beach	4.3
54	SI 03	South Shore	4.2
55	QN 13	Queens Village	3.7

## 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 all properties as well as broken out for several types of properties: one-family buildings, two- to four-family buildings, buildings with five or more units, and condominiums. The index shown in each community district compiles all residential property types into a single index. On the borough pages, we present the index for all housing types and the two most predominant housing types. Our estimate of sales occurring in 2014 include only sales recorded as of the end of January 2015. This encompasses the vast majority of sales in 2014, but due to recording delays this number may be revised slightly when complete data are available. 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, Automated City Register Information System (ACRIS), NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2007, 2010, 2013, 2014

### All Property Types

#### Five Highest

Rank	CD#	Name	Value
1	MN 09	Morningside Heights/Hamilton	456.3
2	MN 10	Central Harlem	450.0
3	MN 12	Washington Heights/Inwood	395.1
4	BK 06	Park Slope/Carroll Gardens	386.5
5	MN 11	East Harlem	384.2

#### Five Lowest

55	BX 06	Belmont/East Tremont	146.7
56	BK 16	Brownsville	141.5
57	BK 05	East New York/Starrett City	141.2
58	BX 03	Morrisania/Crotona	136.6
59	QN 12	Jamaica/Hollis	133.6

## 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 2007, the index was 210.2 for Manhattan community district 6 (Stuyvesant Town/Turtle Bay). In 2014, it was 248.9. So the index was 38.7 index points higher in 2014. This does not mean that the value of the average property went up by 38.7 percent. Using the formula above we see that the home appreciated by 18.4 percent between 2007 and 2014:

$$\frac{248.9 - 210.2}{210.2} = 18.4\%$$

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 a lower index level than Central Harlem in 2014. This does not mean that properties in the Upper East Side are less valuable than those in Central Harlem, but rather that Upper East Side properties 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 the mother's race and ethnicity in the State of New Yorkers section.

*Sources: New York City Department of Health and Mental Hygiene Summary of Vital Statistics*

*Geography: City*

*Years Reported: 2000, 2007, 2010, 2013*

## 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 American Community Survey figures because of differences in question construction and sampling.

*Sources: United States Census (2000), American Community Survey (2007, 2010, 2013)*

*Geography: City*

*Years Reported: 2000, 2007, 2010, 2013*

## Land with Unused Zoning Capacity

This indicator reports the percentage of all land area permitting residential development that is made up of lots built out at less than 50 percent of their allowable zoning capacity. A lot's allowable 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. Data reported for 2013 reflect 2014 conditions.

Because of changes in this indicator's methodology, estimates presented in this edition of the *State of New York City's Housing and Neighborhoods* are not comparable to those in previous editions.

*Sources: PLUTO, 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: 2013*

### Five Highest

Rank	CD#	Name	Value
1	BX 06	Belmont/East Tremont	61.2%
2	QN 14	Rockaway/Broad Channel	58.4%
3	BX 02	Hunts Point/Longwood	56.3%
4	SI 02	South Beach/Willowbrook	51.9%
5	BX 04	Highbridge/Concourse	51.3%

### Five Lowest

55	QN 06	Rego Park/Forest Hills	15.5%
56	QN 05	Ridgewood/Maspeth	15.4%
57	MN 02	Greenwich Village/Soho	14.8%
58	BK 11	Bensonhurst	13.4%
59	BK 10	Bay Ridge/Dyker Heights	11.8%

## 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 according to the mother's 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, 2007, 2010, 2013

## 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 (2007, 2010, 2013)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007 (2005–2007 for sub-borough areas), 2010  
(2008–2010 for sub-borough areas), 2013 (2011–2013 for sub-borough areas)

### Five Highest

Rank	CD#	Name	Value
1	QN 12	Jamaica	47.6
2	QN 14	Rockaways	46.9
3	QN 13	Queens Village	46.1
4	BK 16	Brownsville/Ocean Hill	46.0
5	BK 18	Flatlands/Canarsie	45.8

### Five Lowest

51	MN 08	Upper East Side	30.3
52	MN 07	Upper West Side	30.1
53	MN 06	Stuyvesant Town/Turtle Bay	26.3
54	MN 04, 05	Chelsea/Clinton/Midtown	25.1
55	MN 01, 02	Greenwich Village/Financial District	24.5

## Median Asking Rent

This indicator measures the median rent that landlords advertise for housing units available for rent. Advertised rents may not reflect the final lease terms if these units become occupied. The median asking rent will appear to be higher than the median rent for all renters, which may reflect tenants with lower rents due to subsidies, rent stabilization, or simply favorable treatment from their landlords.

We advise caution when comparing the median asking rent to any other median rent. Asking rents are presumably *contract rents*, which refer to rental costs that will be specified on a lease and may or may not include any utility costs. All other rents used in this report are *gross rents*, which is the contract rent plus any additional utility payments (see the definition for *median rent, all renters*). Unlike other rents reported elsewhere in this report, we do not adjust this indicator for inflation. We do not display median asking rents in community districts that had fewer than 30 listings on our data source. In 2013, these included Morris Park/Bronxdale (BX 11), South Ozone Park/Howard Beach (QN 10), and Tottenville/Great Kills (SI 03).

Source: StreetEasy

Geography: City, Borough, Community District

Years Reported: 2013

### Five Highest

Rank	CD#	Name	Value
1	MN 01	Financial District	\$3,750
2	MN 05	Midtown	\$3,655
3	MN 04	Clinton/Chelsea	\$3,468
4	MN 02	Greenwich Village/Soho	\$3,400
5	MN 06	Stuyvesant Town/Turtle Bay	\$3,195

### Five Lowest

52	BX 05	Fordham/University Heights	\$1,185
53	BX 07	Kingsbridge Heights/Bedford	\$1,175
53	SI 02	South Beach/Willowbrook	\$1,175
55	BX 02	Hunts Point/Longwood	\$1,150
55	BX 06	Belmont/East Tremont	\$1,150

## 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 American Community Survey due to differences in question construction and sampling, and so we urge caution when comparing this indicator over time, particularly at the neighborhood level. All figures have been adjusted to 2014 dollars. 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 (2007, 2010, 2013)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007 (2005-2007 for sub-borough areas), 2010  
(2008-2010 for sub-borough areas), 2013 (2011-2013 for sub-borough areas)

### Five Highest

Rank	CD#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$121,178
2	MN 08	Upper East Side	\$105,986
3	MN 06	Stuyvesant Town/Turtle Bay	\$103,115
4	MN 07	Upper West Side	\$97,279
5	BK 06	Park Slope/Carroll Gardens	\$95,212

### Five Lowest

51	BK 16	Brownsville/Ocean Hill	\$28,139
52	BX 04	Highbridge/South Concourse	\$26,086
53	BX 05	University Heights/Fordham	\$24,841
54	BX 03, 06	Morrisania/Belmont	\$22,639
55	BX 01, 02	Mott Haven/Hunts Point	\$21,600

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## 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: 2007, 2010, 2013*

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## Median 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 2014 dollars. Compilation of this data was significantly different in the 2000 decennial Census compared to the American Community Survey (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.

Since the pre-compiled summary tables from the ACS do not report estimates for median gross rent when the median is above \$2,000, medians above that level come from the Public Use Microdata Sample of the ACS.

*Sources: American Community Survey, NYU Furman Center*

*Geography: City, Borough, Sub-borough Area*

*Years Reported: 2007 (2005–2007 for sub-borough areas), 2010 (2008–2010 for sub-borough areas), 2013 (2011–2013 for sub-borough areas)*



**All Renters****Five Highest**

Rank	CD#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$2,375
2	MN 06	Stuyvesant Town/Turtle Bay	\$2,204
3	MN 04, 05	Chelsea/Clinton/Midtown	\$2,067
4	MN 08	Upper East Side	\$1,965
5	MN 07	Upper West Side	\$1,808

**Five Lowest**

51	BK 13	Coney Island	\$910
52	BK 16	Brownsville/Ocean Hill	\$908
53	MN 10	Central Harlem	\$898
54	MN 11	East Harlem	\$886
55	BX 01, 02	Mott Haven/Hunts Point	\$784

**Recent Movers****Five Highest**

Rank	CD#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$2,770
2	MN 06	Stuyvesant Town/Turtle Bay	\$2,676
3	MN 04, 05	Chelsea/Clinton/Midtown	\$2,625
4	MN 07	Upper West Side	\$2,330
5	BK 06	Park Slope/Carroll Gardens	\$2,099

**Six Lowest**

50	BX 05	University Heights/Fordham	\$1,115
50	BK 16	Brownsville/Ocean Hill	\$1,115
52	BX 04	Highbridge/South Concourse	\$1,110
52	BK 13	Coney Island	\$1,110
54	BX 03, 06	Morrisania/Belmont	\$1,033
55	BX 01, 02	Mott Haven/Hunts Point	\$993

**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 rent definition) by New York City renter households.

Tenants with housing choice vouchers may not necessarily pay the entire rent specified on a lease, although as their rent is generally capped at 30 percent of their income. Although the rents of tenants in Low-Income Housing Tax Credit properties are subsidized, they are not capped at 30 percent of their income without a housing choice voucher. For these reasons, this indicator should be interpreted with caution.

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.

Source: American Community Survey

Geography: City, Borough, Sub-borough Area

Years Reported: 2007 (2005–2007 for sub-borough areas), 2010 (2008–2010 for sub-borough areas), 2013 (2011–2013 for sub-borough areas)

**Five Highest**

Rank	CD#	Name	Value
1	BK 12	Borough Park	45.8%
2	BX 05	University Heights/Fordham	41.3%
3	BX 07	Kingsbridge Heights/Moshulu	40.0%
4	BX 04	Highbridge/South Concourse	39.8%
5	QN 07	Flushing/Whitestone	37.4%

**Five Lowest**

51	SI 03	South Shore	26.5%
52	MN 08	Upper East Side	26.4%
53	MN 06	Stuyvesant Town/Turtle Bay	26.2%
54	BK 06	Park Slope/Carroll Gardens	26.0%
55	MN 01, 02	Greenwich Village/Financial District	24.9%

## 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 single-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 multifamily buildings, the price per unit is calculated by dividing the sales price of the building by the number of units contained within the building. Prices are expressed in constant 2014 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 2014 only include sales recorded as of January 2015. This encompasses the vast majority of sales in 2014, but due to recording delays this number may be revised slightly when complete data are available.

Sources: New York City Department of Finance, Automated City Register Information System (ACRIS), NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2007, 2010, 2013, 2014

### 1 family buildings

#### Three Highest

Rank	CD#	Name	Value
1	BK 14	Flatbush/Midwood	\$795,000
2	QN 06	Rego Park/Forest Hills	\$769,000
3	QN 11	Bayside/Little Neck	\$705,000

#### Three Lowest

10	SI 02	South Beach/Willowbrook	\$395,000
11	SI 01	St. George/Stapleton	\$335,000
12	QN 12	Jamaica/Hollis	\$315,000

### 2-4 family buildings

#### Three Highest

Rank	CD#	Name	Value
1	BK 07	Sunset Park	\$442,000
2	BK 10	Bay Ridge/Dyker Heights	\$418,750
3	BK 12	Borough Park	\$400,000

#### Three Lowest

28	BX 04	Highbridge/Concourse	\$141,667
29	BX 06	Belmont/East Tremont	\$133,333
30	BX 01	Mott Haven/Melrose	\$110,000

### 5+ family buildings

#### All Rankings

Rank	CD#	Name	Value
1	MN 09	Morningside Heights/Hamilton	\$200,000
2	MN 12	Washington Heights/Inwood	\$167,679

### Condominiums

#### Four Highest

Rank	CD#	Name	Value
1	MN 02	Greenwich Village/Soho	\$2,134,163
2	MN 05	Midtown	\$1,620,000
3	MN 04	Clinton/Chelsea	\$1,300,000
3	MN 08	Upper East Side	\$1,300,000

#### Three Lowest

13	QN 02	Woodside/Sunnyside	\$675,000
14	MN 11	East Harlem	\$660,000
15	BX 09	Parkchester/Soundview	\$99,250

## Moderately Rent Burdened Households

(% of renter households, % of low-income renter households, % of moderate-income renter households)

This indicator measures the share of renter households whose gross rent (rent plus electricity and heating fuel costs; see median rent definition) made up at least 30 percent but less than 50 percent of their monthly pre-tax income.

Low-income households have incomes at or below 80 percent 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. Moderate-income households have incomes above 80 percent and at or below 130 percent of AMI. See the Methods chapter for more information about these guidelines. Comparisons between the overall rate of moderate rent burden and the rate of moderate rent burden among low- and moderate-income renters should be made with caution, as the data sources differ slightly. The overall rate comes from pre-compiled summary tables, while the rate among low- and moderate-income renters is calculated from the Public Use Microdata Sample of the American Community Survey (ACS).

Subsidized renters may be erroneously classified as rent burdened by the ACS under certain circumstances. Tenants with housing choice vouchers may not necessarily pay the entire rent specified on a lease, as their rent is generally capped at 30 percent of their income. Although the rents of tenants in Low-Income Housing Tax Credit properties are subsidized, they are not capped at 30 percent of the tenants' income unless the tenants have a housing choice voucher.

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, NYU Furman Center

Geography: City, Borough

Years Reported: 2007, 2010, 2013

## Notices of Foreclosure

(all residential properties)

This indicator measures the total number of residential properties (single- and multifamily 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, 2007, 2010, 2013, 2014

## 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 multifamily 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 Final Tax Roll File, NYU Furman Center

Geography: City

Years Reported: 2000, 2007, 2010, 2013, 2014

## 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 one- to four-family properties and condominium units. For this indicator, we report the number of one- to four-family properties and condominium units that have received a mortgage-related *lis pendens* in the given calendar year per 1,000 one- to four-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 Final Tax Roll File, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2007, 2010, 2013, 2014

### Six Highest

Rank	CD#	Name	Value
1	BX 04	Highbridge/Concourse	53.0
2	BK 16	Brownsville	44.4
3	BX 05	Fordham/University Heights	43.9
4	BK 05	East New York/Starrett City	40.8
5	BX 03	Morrisania/Crotona	36.6
5	QN 12	Jamaica/Hollis	36.6

### Five Lowest

55	MN 08	Upper East Side	2.5
56	MN 06	Stuyvesant Town/Turtle Bay	2.1
57	MN 02	Greenwich Village/Soho	2.0
57	MN 07	Upper West Side	2.0
59	MN 03	Lower East Side/Chinatown	1.8

## 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 American Community Survey (ACS) after the most recent Census. At the sub-borough area level, we present the population for 2011–2013 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 (2013)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2013 (2011–2013 for sub-borough areas)

## Population Aged 65 and Older

This indicator measures the percentage of residents who are aged 65 years and older and is disaggregated by race and ethnicity in the State of New Yorkers section.

Sources: United States Census (2000, 2010), American Community Survey (2007, 2013)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007 (2005–2007 for sub-borough areas), 2010 (2008–2010 for sub-borough areas), 2013 (2011–2013 for sub-borough areas)

### Five Highest

Rank	CD#	Name	Value
1	BK 13	Coney Island	23.5%
2	MN 08	Upper East Side	19.5%
3	BX 10	Throgs Neck/Co-op City	18.1%
3	MN 07	Upper West Side	18.1%
5	QN 07	Flushing/Whitestone	17.6%

### Five Lowest

51	BK 07	Sunset Park	8.3%
52	BK 04	Bushwick	8.0%
53	BX 01, 02	Mott Haven/Hunts Point	7.7%
53	BX 03, 06	Morrisania/Belmont	7.7%
55	BX 05	University Heights/Fordham	7.3%

## 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 2013 American Community Survey (ACS). For sub-borough areas, we present the population density for 2011–2013 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 (2013)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2013 (2011–2013 for sub-borough areas)

### Five Highest

Rank	CD#	Name	Value
1	MN 08	Upper East Side	109.6
2	MN 10	Central Harlem	95.6
3	MN 03	Lower East Side/Chinatown	95.2
4	MN 06	Stuyvesant Town/Turtle Bay	89.9
5	BX 05	University Heights/Fordham	89.0

### Five Lowest

51	SI 01	North Shore	12.5
52	QN 14	Rockaways	10.4
53	QN 13	Queens Village	10.1
54	SI 03	South Shore	6.7
55	SI 02	Mid-Island	6.6

## Population Living in Racially Integrated Tracts

This indicator measures the total population within a geography that lives 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%

## Poverty Rate

This indicator measures the number of people below the poverty threshold divided by the number of people for whom poverty status was determined. Poverty status is determined by the U.S. Census Bureau based on household size, composition, the number of children under 18 years of age, and individual or family income. The U.S. Census Bureau advises that American Community Survey 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 (2007, 2010, 2013)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007 (2005–2007 for sub-borough areas), 2010  
(2008–2010 for sub-borough areas), 2013 (2011–2013 for sub-borough areas)

### Five Highest

Rank	CD#	Name	Value
1	BX 03, 06	Morrisania/Belmont	43.5%
2	BX 01, 02	Mott Haven/Hunts Point	43.2%
3	BX 05	University Heights/Fordham	41.9%
4	BX 04	Highbridge/South Concourse	38.9%
5	BK 16	Brownsville/Ocean Hill	36.7%

### Five Lowest

51	SI 02	Mid-Island	9.2%
52	QN 11	Bayside/Little Neck	8.5%
53	MN 01, 02	Greenwich Village/Financial District	7.5%
54	MN 08	Upper East Side	7.0%
55	SI 03	South Shore	6.2%

## 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 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. Poverty status is determined by the U.S. Census Bureau based on household size, composition, the number of children under 18 years of age, and individual or family income. The U.S. Census Bureau advises that American Community Survey 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 (2007, 2010, 2013)

Geography: City

Years Reported: 2000, 2007, 2010, 2013

## 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 one- to four-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. We aggregate the data to the community district using a housing unit weighting formula. For more information on our housing unit weighting method, please refer to the Methods chapter of this report.

Sources: New York State Department of Financial Services, New York City Department of Finance Final Tax Roll File, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2013, 2014

### Five Highest

Rank	CD#	Name	Value
1	BX 04	Highbridge/Concourse	114.4
2	QN 12	Jamaica/Hollis	112.7
3	BK 17	East Flatbush	108.3
4	BX 12	Williamsbridge/Baychester	105.6
5	BK 05	East New York/Starrett City	104.0

### Five Lowest

55	MN 02	Greenwich Village/Soho	9.8
56	MN 08	Upper East Side	9.5
57	MN 01	Financial District	9.1
58	MN 07	Upper West Side	6.9
59	MN 05	Midtown	5.2

## Properties that Entered REO

(1–4 family)

This indicator measures the total number of one- to four-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 2014 figure only includes transfers into REO recorded as of the end of January 2015. 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 2014.

Source: Public Data Corporation, New York City Department of Finance, Automated City Register Information System (ACRIS), NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2007, 2010, 2013, 2014

### Six Highest

Rank	CD#	Name	Value
1	QN 12	Jamaica/Hollis	47
2	SI 01	St. George/Stapleton	34
3	BX 12	Williamsbridge/Baychester	22
4	QN 13	Queens Village	20
5	QN 14	Rockaway/Broad Channel	16
5	SI 03	Tottenville/Great Kills	16



## Public and Other Income-Restricted Subsidized Rental Units

(% of rental units)

This indicator estimates the percentage of all rental units that receive place-based subsidies through certain governmental programs. In addition to public housing (owned and operated by the New York City Housing Authority), we include rental properties that are privately owned but publicly subsidized by any of the following programs:

- U.S. Department of Housing and Urban Development (HUD) Project-Based Rental Assistance
- HUD financing or insurance
- Low-Income Housing Tax Credits (LIHTC)
- New York City or State Mitchell-Lama

These programs cover the majority of properties that have received place-based subsidies, and all require tenants to have incomes within specified ranges at the time of lease signing. Unless they are part of properties receiving one of the above-mentioned subsidy programs, units receiving subsidies from other place-based rental housing programs, such as Article 8A loans, the Tenant Interim Lease Program, the Participation Loan Program, and the 421-a tax exemption, may not be counted in this indicator.

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>.

In the *State of New York City's Housing and Neighborhoods* in 2013, this indicator was presented as two separate indicators: public housing units, and other subsidized (income-restricted) rental units. However, the methodology in this year's report uses different data sources for the total number of rental units in sub-borough areas. Accordingly, estimates between the two editions of the report are not comparable.

For more information on this indicator, please refer to the Rental Housing Units by Regulation and Subsidy Status section of the Methods chapter.

*Source: New York City Housing Authority, NYU Furman Center Subsidized Housing Information Project, American Community Survey, PLUTO, NYU Furman Center*

*Geography: City, Borough, Sub-Borough Area*

*Years Reported: 2013*

### Five Highest

Rank	CD#	Name	Value
1	BX 01, 02	Mott Haven/Hunts Point	52.0%
2	MN 11	East Harlem	51.0%
3	BK 16	Brownsville/Ocean Hill	46.1%
4	BX 03, 06	Morrisania/Belmont	43.8%
5	BK 05	East New York/Starrett City	42.7%

### Six Lowest

50	QN 02	Sunnyside/Woodside	0.2%
50	QN 10	South Ozone Park/Howard Beach	0.2%
52	QN 09	Ozone Park/Woodhaven	0.1%
53	QN 05	Middle Village/Ridgewood	0.0%
53	QN 11	Bayside/Little Neck	0.0%
53	SI 03	South Shore	0.0%

## 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 (of any race), 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 97.2 percent of New York City's population in 2013. 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 (2013)*

*Geography: City, Borough, Sub-borough Area*

*Years Reported: 2000, 2010, 2013 (2011–2013 for sub-borough areas)*

### Six Highest

Rank	CD#	Name	Value
1	QN 10	South Ozone Park/Howard Beach	0.83
2	QN 08	Hillcrest/Fresh Meadows	0.74
3	MN 03	Lower East Side/Chinatown	0.73
3	QN 09	Ozone Park/Woodhaven	0.73
5	MN 09	Morningside Heights/Hamilton Heights	0.71
5	SI 01	North Shore	0.71

### Five Lowest

51	BX 01, 02	Mott Haven/Hunts Point	0.44
52	BK 16	Brownsville/Ocean Hill	0.39
53	MN 08	Upper East Side	0.36
54	SI 03	South Shore	0.29
55	BK 17	East Flatbush	0.20

## 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 (2013)*

*Geography: City, Borough, Sub-borough Area*

*Years Reported: 2000, 2010, 2013 (2011–2013 for sub-borough areas)*

## 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, one- to four-family buildings, condominiums, and cooperative apartments by the total number of one- to four-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: 2007, 2010, 2013

### Five Highest

Rank	CD#	Name	Value
1	BK 06	Park Slope/Carroll Gardens	41.5
2	MN 07	Upper West Side	40.5
3	BK 02	Brooklyn Heights/Fort Greene	37.5
4	MN 01, 02	Greenwich Village/Financial District	33.9
5	MN 12	Washington Heights/Inwood	31.1

### Five Lowest

51	QN 04	Elmhurst/Corona	9.4
52	BX 05	University Heights/Fordham	9.3
53	BX 03, 06	Morrisania/Belmont	8.3
54	BX 09	Soundview/Parkchester	8.1
55	BX 04	Highbridge/South Concourse	6.1

## Rental Units Affordable at 30%, 80% of AMI

(% of recently available units)

This indicator measures the share of occupied, recently available rental units that are affordable to appropriately sized 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. We define *recently available* units as those whose occupants moved into their home less than five years from the date of completing their survey and who paid cash rent. We define a recently available unit as *affordable* to a household if its gross rent (rent plus electricity and heating fuel costs; see *median rent* definition) is less than 30 percent of the household's gross monthly income.

In order to represent the experiences of households with different incomes, we report shares of rental units 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 by household size, so we select income levels based on a household size equal to one person more than the number of bedrooms in the unit: for units without bedrooms, we determine affordability based on one-person income limits; one-bedroom units use two-person income limits; two-bedroom units use three-person income limits; and units with three or more bedrooms use four-person income limits. For more information on these income guidelines, please see the Methods chapter of this report.

Compilation of rent data was significantly different in the 2000 decennial Census compared to the American Community Survey; 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.

Because of changes in this indicator’s methodology, estimates presented in this edition of the *State of New York City’s Housing and Neighborhoods* are not comparable to those in previous editions.

Sources: American Community Survey, U.S. Department of Housing and Urban Development, NYU Furman Center

Geography: City

Years Reported: 2007, 2010, 2013

## Rental Vacancy Rate

The percentage of all rental units 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. Sources: United States Census (2000), American Community Survey (2010, 2013)

Sources: *United States Census (2000),  
American Community Survey (2010, 2013),*

Geography: *City, Borough, Sub-borough Area*

Years Reported: 2000, 2010, 2013 (2011–2013 for sub-borough areas)

### Seven Highest

Rank	CD#	Name	Value
1	SI 01	North Shore	10.4%
2	SI 02	Mid-Island	7.9%
3	BK 05	East New York/Starrett City	6.3%
4	BK 08	North Crown Heights/Prospect Heights	6.2%
5	BX 12	Williamsbridge/Baychester	5.4%
5	BK 03	Bedford Stuyvesant	5.4%
5	MN 04, 05	Chelsea/Clinton/Midtown	5.4%

### Five Lowest

51	SI 03	South Shore	2.0%
52	BX 09	Soundview/Parkchester	1.9%
52	BK 01	Williamsburg/Greenpoint	1.9%
54	QN 04	Elmhurst/Corona	1.6%
55	MN 12	Washington Heights/Inwood	1.4%

## 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 stabilization. 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.

Although complete data from the 2014 HVS were not available at the time of this writing, preliminary, citywide results list the vacancy rate at 3.45 percent, well below the five percent threshold.

## 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 <http://www.housingnyc.com>.

This indicator is primarily based on the New York City Housing and Vacancy Survey's (HVS) estimate of the number of rent-stabilized and rent-controlled units. At the time of publication, estimates of these units were not yet available from the 2014 HVS. We will update this indicator after the release of the public-use HVS data for 2014.

Source: New York City Housing and Vacancy Survey, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2014 (forthcoming)

## 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 multifamily buildings, condominiums, and cooperatives. Sales volumes for cooperative units 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 units, are summed together. Sales data for 2014 only include sales recorded as of the end of January 2015. This should include the vast majority of sales in 2014, but due to recording delays this number may be revised slightly when complete data are available.

Sources: New York City Department of Finance, Automated City Register Information System (ACRIS), NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2007, 2010, 2013, 2014

### Five Highest

Rank	CD#	Name	Value
1	SI 03	Tottenville/Great Kills	1,511
2	QN 07	Flushing/Whitestone	1,450
3	QN 12	Jamaica/Hollis	1,380
4	SI 02	South Beach/Willowbrook	1,181
5	SI 01	St. George/Stapleton	1,125

### Five Lowest

55	BX 04	Highbridge/Concourse	100
55	BX 05	Fordham/University Heights	100
57	BX 03	Morrisania/Crotona	89
58	BX 02	Hunts Point/Longwood	84
59	BX 01	Mott Haven/Melrose	76

## Serious Crime Rate (Total, Violent, Property)

(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 a major felony as defined by the NYPD. This category contains most types of assault, burglary, larceny, motor vehicle theft, murder (including non-negligent manslaughter), rape, and robbery. At the city and borough levels, we report separate rates for serious property and violent crimes. Serious property crimes include most types of burglary, larceny, and motor vehicle theft. Serious violent crime includes most types of assault, murder (including non-negligent manslaughter), rape, and robbery.

Rates are calculated as the number of crimes committed in a given geographic area per 1,000 residents. In Part 2, Section 5, Neighborhood Services and Conditions, we also present a version of this indicator expressed as a rate per 1,000 residents and non-resident workers to better represent crime rates in areas with high levels of commercial activity. We aggregate these data from the precinct to the community district level using a housing unit weighting formula. For more information on our housing unit weighting method, please refer to the Methods chapter of this report.

Because of changes in this indicator's methodology, estimates presented in this edition of the *State of New York City's Housing and Neighborhoods* are not comparable to those in previous editions.

Sources: New York City Police Department, United States Census Bureau, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2007, 2010, 2013, 2014

### Serious Crime Rate, Total

#### Five Highest

Rank	CD#	Name	Value
1	MN 05	Midtown	59.4
2	MN 04	Clinton/Chelsea	37.6
3	BX 02	Hunts Point/Longwood	24.7
4	MN 02	Greenwich Village/Soho	23.0
5	BK 16	Brownsville	21.7

#### Five Lowest

55	BK 11	Bensonhurst	7.1
56	QN 06	Rego Park/Forest Hills	6.7
57	SI 02	South Beach/Willowbrook	6.5
58	BK 12	Borough Park	6.0
59	SI 03	Tottenville/Great Kills	4.4

## Serious Housing Code Violations

(per 1,000 privately owned rental units)

The New York City Department of Housing Preservation and Development (HPD) investigates housing code complaints from tenants in privately owned units and issues code violations if housing inspections reveal problems. Serious housing code violations are class C (“immediately hazardous”). These numbers include all violations that HPD opened in a given time period, regardless of their current status. The New York City Housing Authority has a parallel process for recording and inspecting housing violations within public housing. Their violations are not included in this indicator, so we exclude public housing units from the denominator.

Because of changes in this indicator’s methodology, estimates presented in this edition of the *State of New York City’s Housing and Neighborhoods* are not comparable to those in previous editions.

Sources: New York City Department of Housing Preservation and Development, New York City Department of Finance Final Tax Roll File, New York City Housing Authority, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2007, 2010, 2013, 2014

### Five Highest

Rank	CD#	Name	Value
1	BK 16	Brownsville	129.5
2	MN 12	Washington Heights/Inwood	123.9
3	BX 06	Belmont/East Tremont	122.7
4	MN 09	Morningside Heights/Hamilton	119.0
5	BX 04	Highbridge/Concourse	118.4

### Five Lowest

55	QN 07	Flushing/Whitestone	10.5
56	MN 06	Stuyvesant Town/Turtle Bay	6.3
57	MN 05	Midtown	5.6
58	QN 11	Bayside/Little Neck	4.5
59	MN 01	Financial District	2.1

## 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. For the 2009 American Community Survey, the Census Bureau substantially changed its survey question and processing pertaining to the number of rooms in a housing unit. These changes prevent comparison with earlier years.

Sources: United States Census (2010), American Community Survey (2013)

Geography: City, Borough, Sub-borough Area

Years Reported: 2010, 2013 (2011–2013 for sub-borough areas)

### Five Highest

Rank	CD#	Name	Value
1	QN 03	Jackson Heights	11.1%
2	BK 18	Flatlands/Canarsie	9.4%
3	QN 04	Elmhurst/Corona	9.3%
4	BX 04	Highbridge/South Concourse	8.7%
5	BK 12	Borough Park	7.8%

### Five Lowest

51	MN 07	Upper West Side	1.6%
51	QN 05	Middle Village/Ridgewood	1.6%
51	SI 02	Mid-Island	1.6%
54	QN 11	Bayside/Little Neck	1.2%
55	BX 10	Throgs Neck/Co-op City	0.9%



## Severely Rent Burdened Households

(% of renter households, % of low-income renter households, % of moderate-income renter households)

This indicator measures the share of renter households whose gross rent (rent plus electricity and heating fuel costs; see median rent definition) equaled at least 50 percent of their monthly pre-tax income.

Low-income households have incomes at or below 80 percent 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. Moderate-income households have incomes above 80 percent and at or below 130 percent of AMI. See the Methods chapter for more information about these guidelines. Comparisons between the overall rate of severe rent burden and the rate of severe rent burden among low- and moderate-income renters should be made with caution, as the data sources differ slightly. The overall rate comes from pre-compiled summary tables, while the rate among low- and moderate-income renters is calculated from the Public Use Microdata Sample of the American Community Survey (ACS).

Subsidized renters may be erroneously classified as rent burdened by the ACS under certain circumstances. Tenants with housing choice vouchers may not necessarily pay the entire rent specified on a lease, as their rent is generally capped at 30 percent of their income. Although the rents of tenants in Low-Income Housing Tax Credit properties are subsidized, they are not capped at 30 percent of the tenants' incomes unless the tenants also have housing choice vouchers.

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: 2007 (2005–2007 for sub-borough areas), 2010 (2008–2010 for sub-borough areas), 2013 (2011–2013 for sub-borough areas)

### Five Highest

Rank	CD#	Name	Value
1	BK 12	Borough Park	46.5%
2	BX 05	University Heights/Fordham	42.2%
3	BX 04	Highbridge/South Concourse	40.9%
4	BX 07	Kingsbridge Heights/Moshulu	38.8%
5	BX 03, 06	Morrisania/Belmont	37.0%

### Five Lowest

51	MN 04, 05	Chelsea/Clinton/Midtown	21.2%
52	MN 06	Stuyvesant Town/Turtle Bay	20.9%
53	MN 08	Upper East Side	20.3%
54	MN 01, 02	Greenwich Village/Financial District	20.2%
55	BK 06	Park Slope/Carroll Gardens	16.9%

### Low-Income

#### Five Highest

Rank	CD#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	65.9%
2	MN 06	Stuyvesant Town/Turtle Bay	58.8%
3	QN 11	Bayside/Little Neck	58.1%
4	BK 12	Borough Park	57.7%
5	MN 08	Upper East Side	56.7%

#### Five Lowest

51	MN 03	Lower East Side/Chinatown	37.9%
52	MN 10	Central Harlem	36.6%
53	BX 10	Throgs Neck/Co-op City	36.4%
54	BX 01, 02	Mott Haven/Hunts Point	34.1%
55	MN 11	East Harlem	30.7%

## Students Performing at Grade Level

(English language arts, 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 (termed "proficient") for grades three through eight. The DOE provides these data at the school district level. We aggregate these data from the school district to the community district level using a housing unit weighting formula. For more information on our housing unit 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, school years are labeled according to the calendar year in which the school year ends. For example, 2014 corresponds to the 2013-2014 school year.

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

Geography: City, Borough, Community District

Years Reported: 2013, 2014

## English Language Arts

### Seven Highest

Rank	CD#	Name	Value
1	QN 11	Bayside/Little Neck	56.1%
2	MN 01	Financial District	55.5%
2	MN 02	Greenwich Village/Soho	55.5%
2	MN 04	Clinton/Chelsea	55.5%
2	MN 05	Midtown	55.5%
2	MN 06	Stuyvesant Town/Turtle Bay	55.5%
2	MN 08	Upper East Side	55.5%

### Five Lowest

55	BX 05	Fordham/University Heights	13.7%
56	BK 16	Brownsville	13.5%
57	BX 03	Morrisania/Crotona	12.3%
58	BX 04	Highbridge/Concourse	11.6%
59	BX 01	Mott Haven/Melrose	9.3%

## Math

### Seven Highest

Rank	CD#	Name	Value
1	QN 11	Bayside/Little Neck	70.2%
2	MN 01	Financial District	65.5%
2	MN 02	Greenwich Village/Soho	65.5%
2	MN 04	Clinton/Chelsea	65.5%
2	MN 05	Midtown	65.5%
2	MN 06	Stuyvesant Town/Turtle Bay	65.5%
2	MN 08	Upper East Side	65.5%

### Five Lowest

55	BK 05	East New York/Starrett City	17.5%
56	BX 03	Morrisania/Crotona	15.8%
57	BX 04	Highbridge/Concourse	15.4%
58	BK 16	Brownsville	14.6%
59	BX 01	Mott Haven/Melrose	12.7%

## Tax Delinquencies $\geq 1$ Year

(% of residential properties)

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.

In prior editions of the *State of New York City's Housing and Neighborhoods*, this indicator covered only properties in tax class one as defined by the New York City Department of Finance. This tax class generally includes one- to three-family homes (including some properties with commercial space), low-rise condominiums, and certain types of vacant land. Starting with this edition, this indicator covers all residential property in New York City, and so it is not comparable to data presented in prior editions of this report.

Sources: New York City Department of Finance Open Balance File, New York City Department of Finance Final Tax Roll File, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2007, 2010, 2013

### Five Highest

Rank	CD#	Name	Value
1	BX 05	Fordham/University Heights	8.6%
2	BX 06	Belmont/East Tremont	7.8%
3	BX 04	Highbridge/Concourse	7.4%
4	BX 07	Kingsbridge Heights/Bedford	6.9%
5	BX 02	Hunts Point/Longwood	6.4%

### Six Lowest

54	MN 07	Upper West Side	1.0%
54	QN 07	Flushing/Whitestone	1.0%
54	SI 02	South Beach/Willowbrook	1.0%
57	MN 01	Financial District	0.9%
57	QN 11	Bayside/Little Neck	0.9%
59	BK 11	Bensonhurst	0.8%

## Total Housing Code Violations

(per 1,000 privately owned rental units)

The New York City Department of Housing Preservation and Development (HPD) investigates housing code complaints from tenants in privately owned units 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 HPD opened in a given time period, regardless of their current status. The New York City Housing Authority has a parallel process for recording and inspecting housing violations within public housing. Their violations are not included in this indicator, so we exclude public housing units from the denominator.

Because of changes in this indicator’s methodology, estimates presented in this edition of the *State of New York City's Housing and Neighborhoods* are not comparable to those in previous editions.

Sources: New York City Department of Housing Preservation and Development, New York City Department of Finance Final Tax Roll File, New York City Housing Authority, NYU Furman Center

Geography: City

Years Reported: 2007, 2010, 2013, 2014

## 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 American Community Survey 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 (2007, 2010, 2013)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007 (2005–2007 for sub-borough areas), 2010  
(2008–2010 for sub-borough areas), 2013 (2011–2013 for sub-borough areas)

### Five Highest

Rank	CD#	Name	Value
1	BX 03, 06	Morrisania/Belmont	19.8%
2	BX 05	University Heights/Fordham	18.0%
3	BX 04	Highbridge/South Concourse	17.5%
4	BK 03	Bedford Stuyvesant	16.5%
5	BX 07	Kingsbridge Heights/Moshulu	16.3%

### Five Lowest

51	QN 04	Elmhurst/Corona	6.5%
52	QN 06	Rego Park/Forest Hills	6.2%
53	MN 06	Stuyvesant Town/Turtle Bay	5.2%
54	MN 08	Upper East Side	5.1%
55	MN 01, 02	Greenwich Village/Financial District	4.5%

## Units Authorized by New Residential Building Permits

The number of units authorized by new residential building permits is derived from the building permit and jobs 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 2007 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. See the Methods chapter for more information about the compilation of this indicator.

In 2014, no new residential construction was authorized for two community districts.

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

Geography: City, Borough, Community District

Years Reported: 2000, 2007, 2010, 2013, 2014

### Five Highest

Rank	CD#	Name	Value
1	MN 04	Clinton/Chelsea	2,845
2	QN 02	Woodside/Sunnyside	2,296
3	BK 02	Fort Greene/Brooklyn Heights	1,937
4	BK 01	Greenpoint/Williamsburg	1,644
5	MN 06	Stuyvesant Town/Turtle Bay	1,325

### Five Lowest

55	BK 10	Bay Ridge/Dyker Heights	15
56	QN 09	Kew Gardens/Woodhaven	14
57	BK 18	Flatlands/Canarsie	7
58	MN 01	Financial District	0
58	MN 07	Upper West Side	0

## Units Issued New Certificates of Occupancy

This indicator measures the number of residential units in buildings issued new certificates of occupancy (often called C of Os) issued by the New York City Department of Buildings (DOB) each year. The (DOB) 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 2014, there was one community district 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, 2007, 2010, 2013, 2014*

### Five Highest

Rank	CD#	Name	Value
1	BK 02	Fort Greene/Brooklyn Heights	1,438
2	QN 02	Woodside/Sunnyside	1,046
3	BK 01	Greenpoint/Williamsburg	906
4	MN 11	East Harlem	527
5	QN 01	Astoria	481

### Five Lowest

55	MN 02	Greenwich Village/Soho	7
56	BX 08	Riverdale/Fieldston	6
57	QN 09	Kew Gardens/Woodhaven	4
58	BX 09	Parkchester/Soundview	3
59	BX 02	Hunts Point/Longwood	0

# 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.<sup>1</sup> 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, we designate 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 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. Sub-borough areas are referred to using a three-digit number, where the first digit signifies the borough (we number boroughs in alphabetical order, with the Bronx being 1 and Staten Island being 5).

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 (combined into SBA 101), Morrisania/Crotona (BX 03) and Belmont/East Tremont (BX 06) in the Bronx (combined into SBA 102), the Financial District (MN 01) and Greenwich Village/Soho (MN 02) in Manhattan (combined into SBA 301), and Clinton/Chelsea (MN 04) and Midtown (MN 05) in Manhattan (combined into SBA 303).

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. The U.S. Census Bureau periodically updates its geographic boundaries for each decennial Census, and so the shapes of sub-borough areas changed slightly between the 2011 and 2012 releases of the American Community Survey. Although we treat these different vintages of sub-borough areas as being consistent over time, we advise some caution when comparing estimates from 2011–2013 to earlier years.

### 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 lower values of measure are considered “better” (such as with crime rates). When possible, we rank all 59 community districts, though we present ranks for the 55 sub-borough areas for those

<sup>1</sup> In Part 1: Focus on Density, we also use *neighborhood* to refer to Census tracts but not sub-borough areas.



indicators—including all indicators drawn from U.S. Census Bureau and Home Mortgage Disclosure Act sources—that aggregate easily to the sub-borough area level. In addition, a few indicators are not available for all neighborhoods, so we provide rankings for a subset of neighborhoods. For instance, we report the median sale price per unit at the community district level for only the predominant housing type in that district. Therefore, for each housing type, we present rankings only for the subset of community districts where that housing type predominates.

### 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, police precincts, school districts, and individual properties. Maps displaying data in geographic areas defined by the U.S. Census Bureau—such as sub-borough areas, tracts, and ZIP-code tabulation areas—use base map data from Census TIGER products.

### 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 through 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 years 1970, 1980, 1990, and 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 had previously been included in the long form were now reported in the American Community Survey (see below). While much of the decennial Census’s short-form data is also found in the American Community Survey (such as the count of households), the two sources often report differing numbers for 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. Multiyear estimates (whether three- or five-year) are referred to by the whole range of years covered (for example, 2011–2013) and should be interpreted as a measure of the conditions during the whole range; due to space constraints, however, multiyear estimates presented in tables in Part 3 are, where noted, labeled using only the final year of the range (that is, an indicator from the 2011–2013 ACS is listed under the heading “2013”).

Most of the indicators from the ACS in this edition are derived from pre-compiled summary tables reported by the U.S. Census Bureau for the city as a whole, individual boroughs, and PUMAs, which, as discussed above, are identical to New York City’s sub-borough areas (and which are often referred to in this report as *neighborhoods*).



For city- and borough-level indicators, we report figures derived from one-year estimates from the ACS. However, due to the small sample size at the SBA level, one-year estimates can be prone to volatility and sampling error, which can make it difficult to reliably discern whether an indicator's change from one year to the next represents a real change or a statistical anomaly. In order to reduce this uncertainty and draw valid conclusions from differences over both time and space, we report indicators derived from three-year ACS estimates when presenting findings at the SBA level. Please see the Sampling section below for recommendations about making comparisons over time and across geographic levels.

### **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, the survey collects other information 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. At the time of this writing, the public-use 2014 HVS data were not available, so therefore we could not report the percentage of rental units that were rent stabilized or rent controlled. This indicator will be updated when the public-use data become available.

### **Public Use Microdata Samples (PUMS)**

While most decennial Census- and ACS-derived indicators use pre-tabulated summary data that are already reported at a given geography, we calculate some indicators by aggregating person- and household-level data to the desired geographic level. The U.S. Census Bureau makes individual-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 for the decennial Census, the ACS, and the HVS. We use PUMS data to calculate the household income distribution, income diversity ratio, median rent for recent movers, severe rent burden (low-income renters), moderate rent burden (low-income renters), rent-stabilized or rent-controlled units, and several indicators in the State of New Yorkers section.

The only geographic areas that ACS PUMS data identify for a household are its state and PUMA. In order to determine the city and metropolitan area of a household, we use crosswalk files from the Missouri Census Data Center that match states and PUMAs to their respective cities and metropolitan areas. New York City's PUMAs are completely coterminous with its city boundaries.

### **Comparisons Between U.S. 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 methods 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/](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.<sup>2</sup> The ACS sample includes approximately three million housing units nationwide, including about 66,000 in New York City, while the HVS samples 18,000 housing units (all of which are in New York City). 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

2 Censuses have their own methodological problems, of course, and may systematically under- or over-count certain populations.

estimate. This is especially important when comparing small year-to-year changes in sample-derived estimates or with estimates that are derived from a reduced sample. For example, the median rent does not use the entire sample but just the subset of respondents who are renters. The median rent for recent movers draws on an even smaller sample.

### **Comparisons Between Different Sampling Intervals**

In order to report more reliable estimates of ACS-derived indicators for smaller geographies (such as sub-borough areas) or small populations (such as people aged 16 to 19 for the disconnected youth indicator), we use multiyear ACS estimates. The U.S. Census Bureau recommends using one-year estimates for areas with populations of at least 65,000; all sub-borough areas have populations that are above 100,000, but in some cases certain subsamples (for example, homeowners or low-income renters) are considerably smaller. Three-year estimates reflect data from three full years of surveys, allowing for more robust and accurate estimates at the expense of being slightly less current. Five-year estimates are even more reliable but less current.

Multiyear estimates should be interpreted as describing the conditions that existed during the full sample range, and therefore should not be compared directly to single-year estimates for any of the individual years in the range. For example, the median household income in SBA 201 (Greenpoint/Williamsburg in Brooklyn) was \$51,450 (in 2014 dollars) according to the 2011–2013 ACS. In Brooklyn as a whole, the median household income was \$48,149 according to the 2013 ACS. Since the estimate for SBA 201 is for the entire period from 2011 to 2013, it is not strictly comparable to the borough-wide number, which comes from 2013 alone; if incomes in Greenpoint/Williamsburg and in Brooklyn as a whole increased substantially between 2011 and 2013, the estimate for SBA 201 would include the lower median income in 2011 as well as the higher median income in 2013, while the borough-wide estimate would only use data from after the increase. (And, if incomes decreased during 2012, vice versa.) It is appropriate, however, to compare multiyear estimates to estimates for a single year that falls outside the multiyear range. For example, one could compare a 2011–2013 estimate to an estimate for 2010, since 2010 is not within the range of 2011–2013.

Multiyear estimates can be compared to other multiyear estimates of the same duration as long as the ranges do not overlap. So, the 2011–2013 estimates for one sub-borough area can be compared to the 2008–2010 estimates for that sub-borough area and to the 2011–2013 estimates for other sub-borough areas. To compare a neighborhood's multiyear ACS estimate to the rest of the city, it is more effective to use its ranking than to compare its multiyear neighborhood estimate to the city's single-year estimate.

### **Income and Rent**

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). In contrast, the ACS asks for the respondent's income over the "past 12 months." As the U.S. Census Bureau collects ACS responses on an ongoing basis throughout the year, these estimates are not directly comparable; for example, a 2013 ACS respondent who was interviewed in January of 2013 would report income that was mostly earned in 2012, while a respondent who was interviewed in December of 2013 would report income that was mostly earned in 2013.

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. The indicators that draw on the ACS income data include the income diversity ratio (from PUMS data), median household income, poverty rate, and poverty rate by age. As a result, year-to-year changes in these indicators should be interpreted with caution.

Except for the gross rent distribution charts on the city, borough, and community district data pages in Part 3, and where otherwise noted, we adjust all dollar figures for inflation (to constant 2014 dollars) from the nominal dollar values reported by the U.S. Census Bureau (see below for more on how we adjust for inflation). However, such nominal

dollar values are generated by the U.S. Census using different methods depending on the source of the data. For ACS estimates that are included in the pre-tabulated summary data, the U.S. Census Bureau reports dollar amounts that have been inflated to the annual average for the survey year (for example, calendar year 2013 for the 2013 ACS) based on the monthly Consumer Price Index (CPI). Thus, respondents' incomes (and rents) are adjusted to account for the fact that some are interviewed early in the year and others are interviewed later in the year. Such an adjustment, however, may not fully account for changes in the state of the economy over the course of the year. For example, if unemployment were higher in 2012 than in 2013, respondents interviewed in January of 2013 would be more likely to report zero earnings in the last twelve months than similar respondents interviewed in December of 2013, independent of the price level in the economy as measured by the CPI.

In order to ensure the anonymity of individual responses in the PUMS data, however, the U.S. Census Bureau does *not* adjust each respondent's income (or rent) for inflation based upon the month in which they were interviewed; instead, the identical adjustment is applied for all respondents, whether they were interviewed early or late in the year. If the rate of inflation changed over the course of the year, the dollar figures from PUMS could be biased. Since rent and income are recorded at the same time, the moderate and severe rent burden for low-income renters, which are also calculated from PUMS data, should not exhibit this bias.

## Indicator Notes

### 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 may refer to 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

(HUD), 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 (NYCHA), and the NYU Furman Center's Subsidized Housing Information Project (SHIP). 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.

For the number of public housing units for the boroughs and the city as a whole, we report the number of "current apartments" listed in the Summary of Developments section of the annual Development Data Books released by NYCHA.<sup>3</sup> We derive the total number of public housing units for sub-borough areas using a file of all public housing developments spatially joined to sub-borough areas, which includes slightly more units than NYCHA's Development Data Book for 2012.

The number of income-restricted, subsidized rental units beyond public housing comes from the 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 subsidy programs used in New York City and all require means testing of residents. For 2012, we count the number of units that are "currently affordable." We generally treat our estimate of the number of other subsidized units as a lower-bound estimate of the city's stock of privately owned, publicly subsidized rental units. 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

<sup>3</sup> Available from <http://www.nyc.gov/html/nycha/html/resources/development-data-book.shtml>.

means testing (e.g. LAMP, 8A, PLP). Those units are generally subject to rent stabilization and so are classified as rent stabilized 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. 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, 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. Because public-use HVS data for 2014 were not yet available as of this writing, we do not present the percentage of rental units that were rent stabilized or rent controlled in this version of the report. We will update this indicator when those data become available.

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). We also employ a few small additional changes to the method. 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 City Planning's PLUTO data for 2012, and multiply that total by one minus the homeownership rate of that SBA as reported in the 2011–2013 ACS. The PLUTO estimates for seven SBAs—104 (Fordham/University Heights), 105 (Kingsbridge Heights/Mosholu), 107 (Soundview/Parkchester), 109 (Morris Park/Bronxdale), 303 (Chelsea/Clinton/Midtown), 306 (Upper East Side), and 414 (Rockaways)—were deemed unreliable, so we replaced them with the total rental units from the ACS. Several properties cataloged in the SHIP do not have spatial coordinates and we cannot assign them to an SBA, so our SBA-level counts of privately owned, income-restricted, subsidized rental units may be slightly understated.

## U.S. Department of Housing and Urban Development Income and Rent Limits

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 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. As of fiscal year 2014, HUD assigned category names to ranges of the area median income:

- *Extremely low-income* households fall **at or below 30 percent** of AMI
- *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, which described 63.5% of renter households and 35.2% of owner-occupied households in New York City in 2013)

We employ HUD's general method to calculate 130 and 165 percent of the area median income for various household sizes. While HUD does not set category names for higher income ranges, we define *moderate-income* households as those making **more than 80 and up to 130 percent** of AMI, and *middle-income* households as earning **more than 130 and up to 165 percent** of AMI.<sup>4</sup> Table M.1 displays these income limits in nominal terms by household size for fiscal year 2013, along with the concomitant maximum affordable rents, which are calculated as 30 percent of the income limits. 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>.

<sup>4</sup> The forthcoming report *Renting in America's Largest Cities: NYU Furman Center/Capital One National Affordable Rental Housing Landscape* uses similarly named income category names but defines them using a different methodology. Therefore, any indicators shown by household income—particularly, rates of rent burden and shares of units affordable at certain income levels—in that report are not comparable to similar indicators in the *State of New York City's Housing and Neighborhoods*.



In order to calculate the share of rental units that are affordable to households of various income levels, we need to take household size into account, since the definition of income limits (and thus maximum affordable housing costs) vary by household size. For a rental unit with  $n$  bedrooms, we classify it as *affordable at  $X\%$  of AMI* if its gross rent is less than the maximum affordable rent specified by HUD for a household of size  $n+1$ ; that is, a studio (i.e. a unit with zero bedrooms) is classified according to the maximum rent values for single-person households, a one-bedroom is classified according to the maximum rent values for two-person households, a two-bedroom is classified according to the maximum rent values for three-person households, and a unit with three or more bedrooms is classified according to the maximum rent values for four-person households. This method makes assumptions about the composition of the households that occupy each unit. Therefore, this indicator should be interpreted with some caution.

## 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, one-family buildings, two- to four-family buildings, and multifamily rental buildings

with five or more units) 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 within each property type. However, since many community districts lack a sufficient number of properties of certain types (for example, there are very few single-family buildings in the Financial District) to be able to estimate reliable housing price indices for those property types, we report a price index covering the combination of all the above-listed residential property types in each community district and for the two predominant residential property types in 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 data set is an annual sales file, which we receive under an exclusive arrangement. The second data set is the Automated City Register Information System (ACRIS) sales data, which is available online from the Department of Finance. Both data sets contain information on address, price, and date of sale for all transactions involving sales of apartment buildings, condominiums, and single- and multifamily homes in New York City between 1974 and 2014. While the ACRIS data are updated daily, the system contains less information on the circumstances of the sale than the

**Table M.1: HUD Section 8 and HOME Program Income Guidelines and Maximum Affordable Rents by Household Size, New York City, Fiscal Year 2013**

Income Category	Extremely Low-Income	Very Low-Income	Low-Income		Moderate-Income		Middle-Income
Percentage of HUD Area Median Income	30%	50%	60%	80%	100%	130%	165%
<i>Number of People in Household</i>		<i>Income Limits (Nominal 2013\$)</i>					
1	\$18,050	\$30,100	\$36,100	\$48,100	\$60,150	\$78,150	\$99,200
2	\$20,600	\$34,400	\$41,250	\$55,000	\$68,700	\$89,350	\$113,400
3	\$23,200	\$38,700	\$46,400	\$61,850	\$77,300	\$100,500	\$127,550
4	\$25,750	\$42,950	\$51,550	\$68,700	\$85,900	\$111,650	\$141,750
5	\$27,850	\$46,400	\$55,650	\$74,200	\$92,750	\$120,600	\$153,050
6	\$29,900	\$49,850	\$59,800	\$79,700	\$99,650	\$129,550	\$164,400
7	\$31,950	\$53,300	\$63,900	\$85,200	\$106,500	\$138,450	\$175,750
8	\$34,000	\$56,700	\$68,050	\$90,700	\$113,400	\$147,400	\$187,100
		<i>Maximum Affordable Rent (Nominal 2013\$)</i>					
1	\$451	\$753	\$903	\$1,203	\$1,504	\$1,954	\$2,480
2	\$515	\$860	\$1,031	\$1,375	\$1,718	\$2,234	\$2,835
3	\$580	\$968	\$1,160	\$1,546	\$1,933	\$2,513	\$3,189
4	\$644	\$1,074	\$1,289	\$1,718	\$2,148	\$2,791	\$3,544
5	\$696	\$1,160	\$1,391	\$1,855	\$2,319	\$3,015	\$3,826
6	\$748	\$1,246	\$1,495	\$1,993	\$2,491	\$3,239	\$4,110
7	\$799	\$1,333	\$1,598	\$2,130	\$2,663	\$3,461	\$4,394
8	\$850	\$1,418	\$1,701	\$2,268	\$2,835	\$3,685	\$4,678

Sources: U.S. Department of Housing and Urban Development, NYU Furman Center

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* (which tries to predict prices based on measurements of the quality of the unit as well as conditions of the surrounding neighborhood) 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 method 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 (necessarily imperfect) measurement of house quality; it only requires that the quality of individual houses in the sample did not vary over time. The most important drawback of the repeat sales method is that it is based only on properties that have sold more than once in the study period. Moreover, properties that have been sold 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, the proportion of properties that have changed hands multiple times increases. This reduces sample selection bias but exacerbates another problem: Case and Shiller (1989) present evidence that homes with longer intervals between sales have more volatile changes in price, since the longer the time between sales, the more likely it is that some external shock to the property itself or the surrounding buildings has, independent of the price level of housing in the neighborhood, significantly affected prices.

This report overcomes most of the problems associated with the repeat sales method. Specifically, the data set used here is quite large, so we lose little precision by eliminating properties that sold only once: in the 40 years captured by our data, 61 percent of residential lots changed hands at least twice by the end of 2012.

In addition, 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 that price changes are more volatile (that is, have higher variances) for properties that are sold less frequently.

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 year in the sample except for the base year (2000, when our index is set to equal 100). For each pair of sales for a property, 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, we calculate the squared difference between the sale price predicted by the first stage and the actual sale price and regress it on a constant term, the time interval between sales, and that time interval squared. This allows us to predict the variance of the differences between the prices predicted by the stage-one regression and the actual prices. In other words, we can predict how reliably the change in prices for a single property reflects price changes for properties overall.

In the third stage, the stage-one regression is reestimated by generalized least squares, weighting each observation by the inverse of the square root of the variance predicted by the stage-two regression. Essentially, we give lower weight to price changes for properties that, because there was a large time interval between sales, are more likely to reflect some fundamental change in the quality of the property itself or the immediately surrounding neighborhood and thus less likely to accurately reflect changes in the housing market overall.

### Affordability Analysis of Home Purchases

In *State of Homeowners and Their Homes* in Part 2, we present an analysis of the down payment and monthly payments required to purchase homes at various prices using both a conforming loan and a Federal Housing Administration (FHA) loan. In both cases we use a 30-year fixed-rate loan. We base our monthly payment estimate on the following general annuity formula:

$$\text{payment} = \frac{\text{principal} * \text{rate} (1 + \text{rate})^{\text{term}}}{(1 + \text{rate})^{\text{term}} - 1}$$

Where *payment* is the monthly mortgage payment, *principal* is the amount of the loan, *rate* is the monthly interest rate (or the annual interest rate divided by 12), and *term* is the number of monthly payments. We calculate monthly mortgage payments for a 30-year loan, so the term equals 360 monthly payments. We implement this formula differently for each loan type.

Under the conforming loan scenario, we assume that the buyer will make a 20 percent down payment and finance 80 percent of the price of the home. The principal will then be 80 percent of the purchase price. The source of our effective interest rate for conforming loans is the Freddie Mac Primary Mortgage Market Survey annual average commitment rate for 30-year fixed-rate mortgages.<sup>5</sup> For our 2014 analysis for conforming loans, we used the annual average rate of 4.17 percent.

Homebuyers using FHA loans may make a down payment as small as 3.5 percent of the purchase price. Thus, to estimate an upper-bound estimate of the monthly mortgage payment under an FHA loan, we assume the purchaser will make a down payment of 3.5 percent of the purchase price and finance the remaining 96.5 percent of the purchase price. The principal will then be 96.5 percent of the home's price. Our effective interest rate for FHA loans is the sum of the FHA interest rate and the FHA mortgage insurance premium. The source of our FHA interest rate for 2014 is HSH Associates. From average monthly rates for 30-year fixed-rate FHA mortgages, we calculated an annual average mortgage rate for 2014 of 4.36 percent. FHA mortgage insurance premiums differ based on the percentage of the purchase price being financed (that is, the loan-to-value ratio) and the size of the loan. The U.S. Department of Housing and Urban Development also periodically sets new insurance premiums. For a loan financing 96.5 percent of a home's purchase price during 2014, the annual mortgage insurance premium was 135 basis points (1.35%) for a loan up to \$625,000 and 155 basis points (1.55%) for a loan of more than \$625,000.<sup>6</sup> Due to the larger principal and higher effective interest rate, monthly payments for an FHA mortgage with a 3.5 percent down payment will be higher than monthly payments for a conforming mortgage with a 20 percent down payment, all else being equal.

### Housing Choice Vouchers

We use estimates of housing choice vouchers reported by the U.S. Department of Housing and Urban Development's Picture of Subsidized Households data set to calculate the percentage of renter households in privately owned units who use such vouchers to subsidize their rent. The Picture

of Subsidized Households provides tract-level estimates of the number of units that voucher holders occupy, which we sum for sub-borough areas (SBAs), boroughs, and the city overall. Rather than use all rental units as the denominator for this indicator, we instead choose occupied, privately owned rental units, because tenants cannot use housing choice vouchers for public housing units.

We compute the denominator by subtracting the total number of public housing units from the number of renter-occupied units in the city. The American Community Survey (ACS) reports the total number of renter-occupied housing units, and we obtain the total number of public housing units from a data set covering all public housing developments from the New York City Housing Authority.

Consistent with our use of ACS data (described in more detail above), we use single-year estimates of occupied rental units at the city and borough levels and three-year estimates for SBAs. For SBAs, we match annual voucher totals to the middle year of the three-year ACS estimate of rental units. For example, we match the number of vouchers in 2010 with the estimated number of privately-owned rental units from 2009-2011. Because 2012-2014 ACS estimates are not yet available, we match 2013 voucher estimates with estimated counts of privately owned rental units from 2011-2013 ACS data.

### Mortgage Lending Indicators

The Federal Home Mortgage Disclosure Act (HMDA) requires financial institutions with assets totaling at least \$42 million as of 2013 to report information on loan applications and originations if they have originated or refinanced any first-lien home purchase loans on one- to four- family properties (including condominium and co-op units) in the previous year. Thus, the HMDA data capture most, but not all, one- to four- family residential mortgage lending activity. We use 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 non-business-related loans on owner-occupied, one- to four- family properties (including condominiums). We exclude from our analysis any loans for manufactured or multifamily rental housing (with five or more units), loans on properties that are not owner-occupied, 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").

<sup>5</sup> Available at <http://www.freddiemac.com/pmms/pmms30.htm>.

<sup>6</sup> U.S. Department of Housing and Urban Development, "Mortgagee Letter 2013-04," <http://portal.hud.gov/hudportal/documents/huddoc?id=13-04ml.pdf>.



The loans that we consider constituted about 85 percent of all loan originations in New York City in 2013.

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 in Part 3.

### Notices of Foreclosure (*Lis Pendens*)

We receive 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 or a mechanic’s lien, or that 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.

### Units Authorized by New Residential Building Permits

This indicator measures the number of residential units in proposed developments approved by the New York City Department of Buildings (DOB). We compile this indicator from job filings and permit approvals from DOB, which are publicly available on DOB’s website for full years starting in 2004.<sup>7</sup> In New York City, developers file a job with DOB early in the development process. These records include many details about development projects including its extent (for example, if a project is a new building or alters an existing one) and, for residential projects, the number of housing units it will contain when complete. Because developers can file jobs long before DOB allows construction to begin, and our source of job filings rarely includes the date that a project is fully permitted, we must also collect permit data. Permits, which are associated with jobs, represent partial or entire approvals of development projects. Permits allow us to count only the projects in which DOB has approved structural work, so construction of those buildings is likely to occur. Because permits lack certain information about projects—the number of proposed housing units, in particular—we must merge some detail from jobs to permits.

We consider only permits that meet the following criteria:

- The project will result in a new building (job type is “NB”);
- The permit authorizes structural work (permit type is “NB”);
- The development includes residential uses;
- The permit does not renew a previously approved permit (filing status is “initial”);
- No other permit was filed for the same site during the previous calendar year.

<sup>7</sup> Available at [http://www.nyc.gov/html/dob/html/codes\\_and\\_reference\\_materials/statistics.shtml](http://www.nyc.gov/html/dob/html/codes_and_reference_materials/statistics.shtml).

When multiple permits on the same site (with the same building identification number, or BIN) meet these criteria, we count just the most recently issued permit. Thus, each permit we retain should represent a unique residential building project.

The matching process for permits and jobs is somewhat imperfect. We are able to link most but not all permits to their associated jobs, because our data source does not include all job filings. When we cannot find a permit's matching job, we instead match the permit to the most recently filed job on the same BIN as the permit, as long as the job was filed no more than four years before the permit, and the job includes the number of units proposed for the site. In 2014, we counted 1,644 permits approved for new residential buildings; of that number, we matched 1,396 permits to their associated job and 164 permits to a recently filed job on the same site. We could not match 84 permits to jobs and therefore did not find the number of units proposed for those developments. Accordingly, our measure may somewhat understate the number of units in the construction pipeline.

### Housing Unit 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, weighting 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 portions of more than one school district, we weight the proficiency rate from each school district based on the share of all housing units within the community district that are in that particular 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 the proficiency rate from school district A would have weight

50/100, the rate from school district B would have weight 30/100, and rate from school district C would have weight 20/100. The proficiency rate for community district 1 would thus be given by:

$$rate_{CD1} = rate_A * .5 + rate_B * .3 + rate_C * .2$$

Halfway through 2013, a new precinct (the 121st) was created in Staten Island from portions of the 120th and 122nd precincts. Before weighting crime rates from the precinct to the community district level for 2013, we estimated the number of crimes for the 121st district as if it had existed for all of 2013 by multiplying the NYPD data for that precinct (which represented six months of data) by two. We then subtracted that number of crimes from the 120th and 122nd precincts based upon the ratio of crimes attributed to each precinct from the first half of 2013.

### Calculating Distances to Parks

For New York City, each borough, and each community district, we report the percentage of housing units within one-quarter mile of a park. To calculate this, we first obtained a shapefile from the New York City Department of Parks and Recreation (updated in September of 2014 and available online through New York City's open data portal) describing the geographies of "functional parkland" overseen by the department.<sup>8</sup> We then combine this with a shapefile we received from the New York State Office of Parks, Recreation, and Historic Preservation containing the geographies of state-owned parks. Any park the city categorizes as "undeveloped," a "lot," a "mall," a "parkway," or a "strip" is excluded from the analysis, as are parks smaller than a quarter of an acre.

Because neither the city's nor the state's datasets contain information on the location of park entrances, we identify *entrance points* along each park's perimeter that constitute our best approximation of actual park entrances and then calculate walking distances from those entrance points. For parks with an area of less than two acres, we assume each vertex of the park polygon approximates a park entrance; since these parks are small, the actual location of entrances does not have a large effect on the *walkshed* (that is, the area reachable by walking a quarter mile or less along pedestrian

<sup>8</sup> Available at <https://data.cityofnewyork.us/City-Government/Functional-Parkland/e3uq-vht9>.

rights-of-way starting at any of a park's entrance points). For parks of two acres or larger, the vertices may be too far apart to realistically approximate actual park entrances; for example, the four corners of Central Park are a very poor estimation of the entrances to the park. Thus, we instead find all the intersections of pedestrian rights-of-way that fall within 150 feet of the perimeter of these larger parks to approximate the entrance points. We obtained the pedestrian rights-of-way data from the New York City Department of City Planning's LION geodatabase of public streets.

After we generate approximate park entrance points, we use Esri ArcMap's Network Analyst tool to generate walksheds estimating the areas along pedestrian rights-of-way that are located within a quarter mile of a park entrance point. In ArcMap we then select all building lots (which we get from the New York City Department of City Planning's MapPLUTO data) that fall within these walksheds and sum the total number of residential units on such lots and divide that number by the total number of residential units in a given geographic area.

### **Inflation Adjustments**

Unless stated otherwise, when reporting dollar-denominated indicators, we adjust amounts to 2014 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. One notable exception is the gross rent distribution figures on the city, borough, and community district data pages in Part 3; in order to report more reliable data, we used the pre-compiled summary tables for 2011–2013 and 2013 gross rent from the American Community Survey, which are listed in nominal 2013 dollars.

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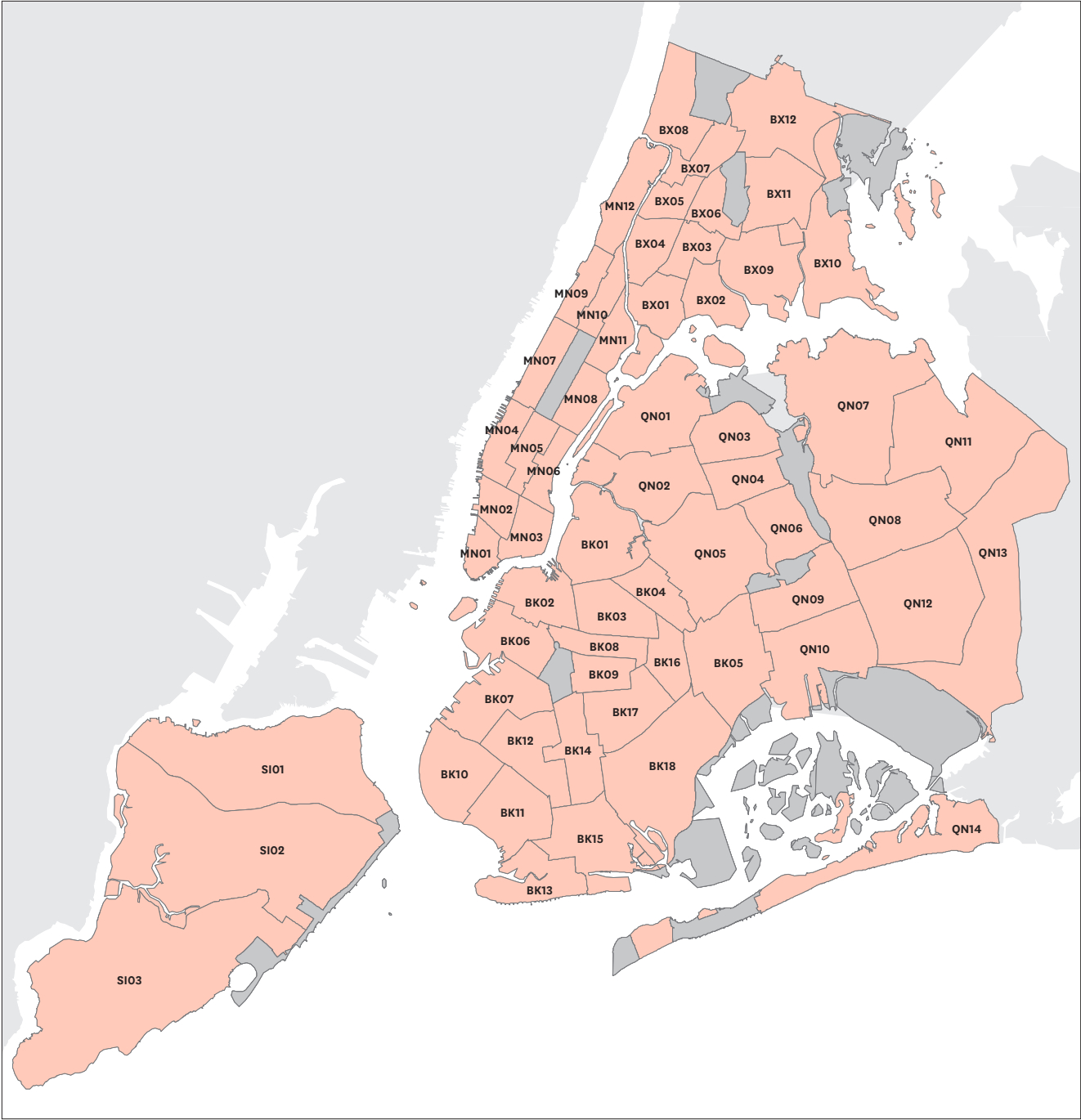
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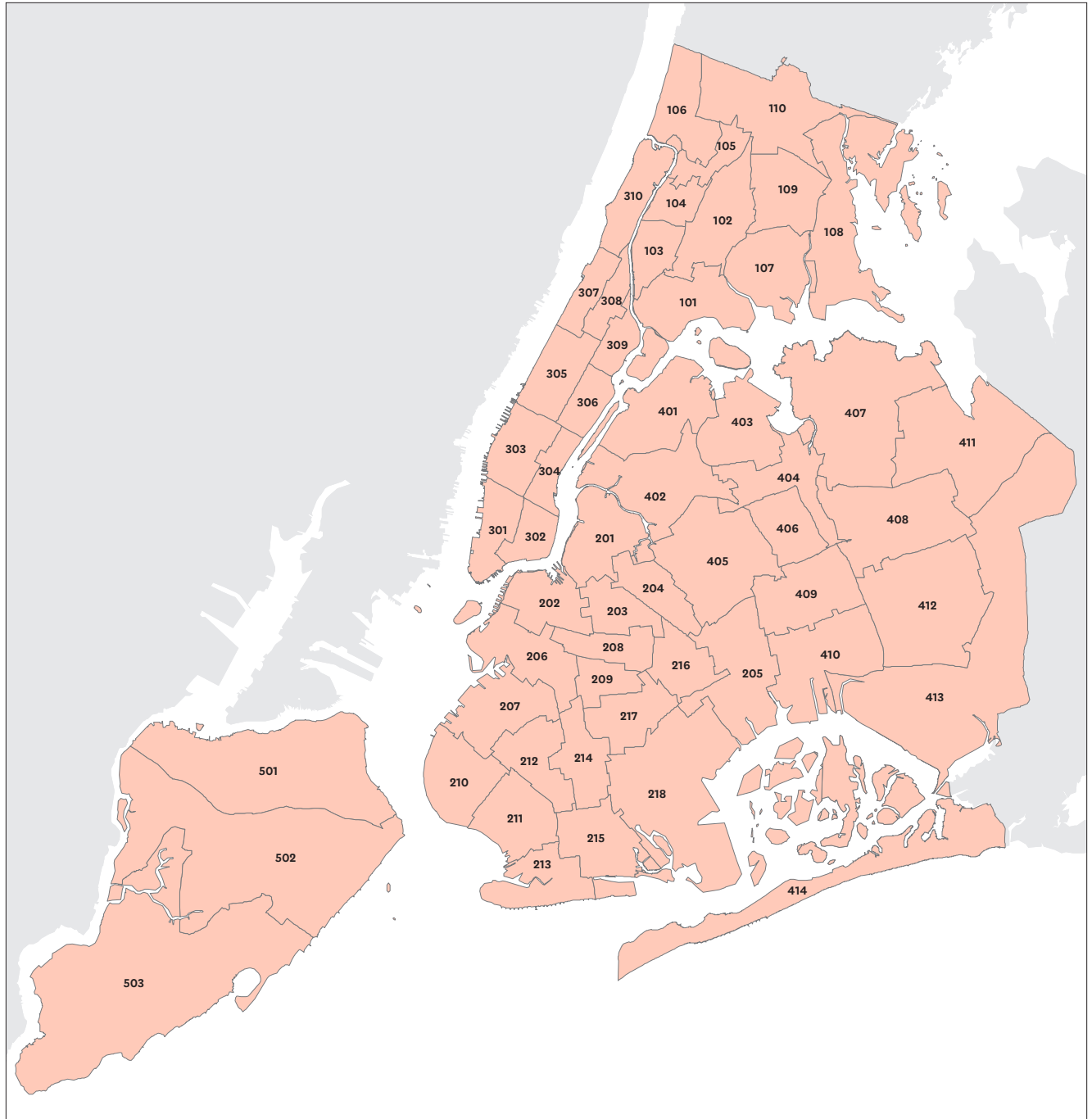
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# New York City Sub-Borough Areas





# About the NYU Furman Center

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 those involved in land use, real estate development, community economic development, housing, urban economics, and urban policy;

**Train the next generation of urban policy leaders** by creating an environment where students meaningfully contribute to the Center's interdisciplinary projects and research.

**Ingrid Gould Ellen**, Paulette Goddard Professor of Urban Policy and Planning, is the Center's Faculty Director. **Mark Willis** is the Center's Executive Director and Resident Research Fellow. 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.

The NYU Furman Center is named in honor of NYU Law alumnus Jay Furman, class of '71, an international real estate investor and developer. Mr. Furman provided generous financial support to endow the Center, and remained very involved in the Center's work as a constant source of support, ideas, and inspiration. This year's *State of New York City's Housing and Neighborhoods in 2014* report is dedicated to him.

The NYU Furman Center received the prestigious MacArthur 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 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, an affordable housing developer who provided financial support.

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