

FURMAN CENTER FOR REAL ESTATE AND URBAN POLICY — NEW YORK UNIVERSITY



Sponsored by

J.P. Morgan Chase

Bank of New York Mellon

Citi Community Development

Bank of America

HSBC

AUTHORS

Vicki Been
Sam Dastrup
Ingrid Gould Ellen
Ben Gross
Andrew Hayashi
Susan Latham
Meghan Lewit
Josiah Madar
Vincent Reina
Mary Weselcouch
Michael Williams

PROJECT DIRECTOR

Michael Williams

RESEARCH ASSISTANTS

Kenneth Adler
Deborah Burke
Alex Derian
Jingqiang Du
Adam Eckstein
Christian Gonzalez-Rivera
Sara Lense
Frances Liu
Tina Park
Stephanie Rosoff
Dani Rosen

SPECIAL THANKS TO

Michael Bierman
Sean Capperis
Eleanor Drake
Patrick Hess
Dan Hopp
John Infranca
Ingrid Kwon
Johanna Lacoe
Bethany O'Neill
Jerry Salama

STATE OF NEW YORK CITY'S HOUSING AND NEIGHBORHOODS 2011

Acknowledgements

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

LELA WINGARD HUGHES

J.P. Morgan Chase

MARK CASTLE

Bank of New York Mellon

EILEEN AULD

Citi Community Development

NEREIDA ANDINO

Bank of America

MARIE PEDRAZA

HSBC

We would also like to thank

CRAIG BAREFIELD, FRANK LOPRESTI,

HIMANSHU MISTRY, and

TOLGA ERGUNAY for their help in data management.

Any errors in this report are the sole responsibility of the Furman Center.

Any views expressed herein belong entirely to the Furman Center, and not to our sponsors or those who kindly provided their assistance.

Many people in New York City's housing community also assisted us by providing data, information, and guidance. We would like to thank the following people for their help:

CARL ABRAHAM

New York City Department of Housing Preservation and Development

BARBARA BARTLETT

New York City Department of City Planning

ANA CHAMPENY

New York City Independent Budget Office

SUE CLAYS

Public Data Corporation

SOPHIA DAY

New York City Department of Health and Mental Hygiene

EMRE EDEV

New York City Council

NANCY FEINBERG

New York City Department of Finance

SHABBIR FURNITUREWALLA

New York City Department of Housing Preservation and Development

ANNETTE M. HILL

New York City Department of Finance

RODERICK M. HILLS, JR.

New York University School of Law

GERALD KOSZER

New York City Department of Finance

KIRAN KUTTY

New York City Department of Housing Preservation and Development

MOON WHA LEE

New York City Department of Housing Preservation and Development

AMANDA LEVY

New York City Department of Health and Mental Hygiene

SAM MILLER

New York City Department of Finance

HILARY PARTON

New York City Department of Health and Mental Hygiene

JOHN PIDDOCK

State of New York Department of Health

JOE SALVO

New York City Department of City Planning

DANTE SCARAZZINI

New York City Police Department

REED SCHNEIDER

Podell, Schwartz, Schechter & Banfield, LLP

BILL SEARS

New York City Department of City Planning

SLAVENKA SEDLAR

New York City Department of Health and Mental Hygiene

MARTHA STARK

Baruch College

GEORGE SWEETING

New York City Independent Budget Office

TABLE OF CONTENTS

Executive Summary	4
Distribution of the Burden of New York City's Property Tax	7
The Changing Racial and Ethnic Makeup of NYC Neighborhoods	29
The State of Mortgage Lending In New York City	35
Subsidized Housing: A Cross-City Comparison	41
User's Guide	46
New York City	48
State of New Yorkers	52
The Bronx	54
Brooklyn	68
Manhattan	88
Queens	102
Staten Island	118
Indicator Definitions and Rankings	123
Methods	146
Maps and Index of Community Districts	152
The Furman Center Data Search Tool	155
About the Furman Center	156