

Indicator Definitions and Rankings

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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. The neighborhood with the highest value will be ranked first, even if higher values are not considered “better,” as with crime rates. Rankings are provided for the most recent year that 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.

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 and 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 or older. The incarceration rate is therefore somewhat understated. Because 2015 population data is not yet available, the 2015 adult incarceration rate uses population from 2014, which may further understate the rate for this year only.

Sources: New York State Division of Criminal Justice Services, United States Census (2000), American Community Survey (2006, 2010, 2014)

Geography: City, Borough

Years Reported: 2000, 2006, 2010, 2014, 2015

Blocks Affected by Rezonings

This indicator measures the number of tax blocks that fall inside a zoning map amendment or a special district boundary change in a given year.

Sources: New York City Department of City Planning

Geography: City

Years Reported: 2002–2015

Note: Included in Part 2, Citywide Analysis, State of Land Use and Built Environment

Born in New York State

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

Sources: United States Census (2000), American Community Survey (2006, 2010, 2014)

Geography: City

Years Reported: 2000, 2006, 2010, 2014

Car-Free Commute

This indicator measures the percentage of workers who commute primarily by foot, bicycle, or public transportation, as a share of all workers over the age of 16 who do not work at home. The types of transportation included as public transportation are bus, subway, railroad, and ferry boat. This indicator is disaggregated by race and ethnicity in the New York City section in Part 3. “Car” refers only to those using a personal motor vehicle other than a motorcycle. Respondents were asked to report the “principal” means of getting from home to work, meaning the means used most often and for the longest distance among any other means used.

Sources: United States Census (2000),
American Community Survey (2006, 2010, 2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014

Five Highest

Rank	SBA#	Name	Value
1	MNO3	Lower East Side/Chinatown	91.6%
1	MNO6	Stuyvesant Town/Turtle Bay	91.6%
3	MN11	East Harlem	91.0%
4	MNO9	Morningside Heights/Hamilton Heights	90.1%
5	MNO4, 05	Chelsea/Clinton/Midtown	89.6%

Five Lowest

51	SI 01	North Shore	41.1%
52	QN 13	Queens Village	35.3%
53	QN 11	Bayside/Little Neck	35.0%
54	SI 02	Mid-Island	33.0%
55	SI 03	South Shore	24.3%

Disabled Population

This indicator measures the percentage of the population aged 18 to 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 New York City section in Part 3.

Source: American Community Survey

Geography: City

Years Reported: 2010, 2014

Disconnected Youth

This indicator 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 five-year estimates from the American Community Survey (ACS) at the citywide and borough levels 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 (2010–2014)

Geography: City, Borough

Years Reported: 2000, and 2010–2014

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 New York City section in Part 3.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014

Population 25+ with a bachelors degree or higher

Five Highest

Rank	SBA#	Name	Value
1	MN 08	Upper East Side	81.3%
2	MN 01, 02	Greenwich Village/Financial District	81.1%
3	MN 06	Stuyvesant Town/Turtle Bay	78.2%
4	MN 07	Upper West Side	77.1%
5	MN 04, 05	Chelsea/Clinton/Midtown	71.8%

Five Lowest

51	BK 05	East New York/Starrett City	15.1%
52	BX 05	University Heights/Fordham	12.6%
53	BK 16	Brownsville/Ocean Hill	12.2%
54	BX 03, 06	Morrisania/Belmont	11.9%
55	BX 01, 02	Mott Haven/Hunts Point	9.1%

Historic Districts

This indicator measures the number and location of historic districts approved by the New York City Landmarks Preservation Commission (LPC) in a given year.

Sources: New York City Landmarks Preservation Commission (LPC)

Geography: Site

Years Reported: Through 2015

Note: Included in Part 2, Citywide Analysis, State of Land Use and Built Environment

FHA/VA-Backed Home Purchase Loans

(% of home purchase loans)

This indicator measures the percentage of all first-lien loan originations, for the purchase of an owner-occupied one to four family home, condominium, or cooperative apartment, 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 New York City section in Part 3.

Sources: Home Mortgage Disclosure Act, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2004–2014

Five Highest

Rank	SBA#	Name	Value
1	BX 05	University Heights/Fordham	85.2%
2	BK 05	East New York/Starrett City	72.4%
3	BX 03, 06	Morrisania/Belmont	71.4%
4	BX 12	Williamsbridge/Baychester	66.3%
5	BX 01, 02	Mott Haven/Hunts Point	65.9%

Six Lowest

50	MN 01, 02	Greenwich Village/Financial District	0.0%
50	MN 03	Lower East Side/Chinatown	0.0%
50	MN 04, 05	Chelsea/Clinton/Midtown	0.0%
50	MN 06	Stuyvesant Town/Turtle Bay	0.0%
50	MN 07	Upper West Side	0.0%
50	MN 08	Upper East Side	0.0%

Foreclosure Filings

(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: 2000–2015

Note: Included in Part 2, Citywide Analysis, State of Homeowners and Their Homes

Foreign-Born Population

This indicator measures the share of the population that is foreign-born. *Foreign-born* includes all individuals 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 New York City section in Part 3.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014

Five Highest

Rank	SBA#	Name	Value
1	QN 04	Elmhurst/Corona	60.6%
2	QN 03	Jackson Heights	59.8%
3	QN 07	Flushing/Whitestone	56.7%
4	QN 02	Sunnyside/Woodside	56.5%
5	BK 11	Bensonhurst	55.6%

Five Lowest

51	BK 03	Bedford Stuyvesant	20.2%
52	BX 10	Throgs Neck/Co-op City	19.9%
53	BK 02	Brooklyn Heights/Fort Greene	19.4%
54	BK 06	Park Slope/Carroll Gardens	15.9%
55	SI 03	South Shore	14.8%

Higher-Cost Home Purchase Loans

(% of home purchase loans)

This indicator measures the percentage of all first-lien loan originations, for the purchase of an owner-occupied one to four family home, that were reported as “higher cost” under HMDA. 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.” For more information on HMDA data, please refer to the Methods chapter of this report.

Sources: Home Mortgage Disclosure Act, NYU Furman Center

Geography: City, Borough

Years Reported: 2006, 2010, 2014

Higher-Cost Refinance Loans

(% of refinance loans)

This indicator measures the percentage of loan originations, for the refinancing of an owner-occupied one to four family home, that were reported as “higher cost” under HMDA (see *Higher-Cost Home Purchase Loans* definition above for a description of “higher cost”). For more information on HMDA data, please refer to the Methods chapter of this report.

Sources: Home Mortgage Disclosure Act, NYU Furman Center

Geography: City, Borough

Years Reported: 2006, 2010, 2014

High School Outcomes in June of Class Year

(graduated, still enrolled, dropped out)

This indicator measures the share of students who, as of June 30, four years after entering ninth grade, fall in one of three categories: graduated (local diploma, Regents, or Advanced Regents), dropped out, or still enrolled/other. Due to a shift in state policy, local diplomas, which did not require that students pass Regents exams, were phased out in 2012. With a few exceptions, students who graduate either receive a regular Regents diploma or, if they pass four additional Regents exams and satisfy several other requirements, an Advanced Regents diploma. “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.

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

Geography: City, Borough

Years Reported: 2005–2015

Note: Included in Part 2, Citywide Analysis, State of Neighborhood Services and Conditions

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, or 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 Home Mortgage Disclosure Act data, please refer to the Methods chapter of this report. This indicator is disaggregated by race and ethnicity in the New York City section in Part 3.

Sources: Home Mortgage Disclosure Act, New York City Department of Finance Final Tax Roll File, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2014

Five Highest

Rank	SBA#	Name	Value
1	BK 06	Park Slope/Carroll Gardens	32.9
2	MN 12	Washington Heights/Inwood	29.2
3	BK 02	Brooklyn Heights/Fort Greene	28.6
4	BK 08	North Crown Heights/Prospect Heights	28.0
5	QN 06	Rego Park/Forest Hills	25.3

Five Lowest

51	BX 03, 06	Morrisania/Belmont	9.7
51	BX 04	Highbridge/South Concourse	9.7
53	BX 09	Soundview/Parkchester	9.3
54	BX 05	University Heights/Fordham	9.0
55	BX 01, 02	Mott Haven/Hunts Point	8.6

Home Purchase Loans to LMI Borrowers

(% of home purchase loans)

This indicator measures the share of all first-lien loan originations, for the purchase of an owner-occupied one to four family building, condominium, or cooperative apartment, that were made to low- to moderate-income borrowers (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 US 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: 2006, 2010, 2014

Home Purchase Loans in LMI Tracts

(% of home purchase loans)

This indicator measures the share of all first-lien loans, for the purchase of an owner-occupied one to four family building, condominium, or 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: 2006, 2010, 2014

Homeless Shelter Population

This indicator measures the number of individuals staying in a shelter operated by the New York City Department of Homeless Services (DHS). 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: 1985–2015

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 New York City section in Part 3.

Sources: United States Census (2000, 2010), American Community Survey (2006, 2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014

Five Highest

Rank	SBA#	Name	Value
1	SI 03	South Shore	81.0%
2	QN 13	Queens Village	71.2%
3	QN 11	Bayside/Little Neck	70.9%
4	SI 02	Mid-Island	67.8%
5	QN 10	South Ozone Park/Howard Beach	63.5%

Five Lowest

51	BX 04	Highbridge/South Concourse	7.2%
52	BX 01, 02	Mott Haven/Hunts Point	5.6%
53	MN 11	East Harlem	5.2%
54	BX 07	Kingsbridge Heights/Moshulu	4.5%
55	BX 05	University Heights/Fordham	3.0%

Households with Children Under 18

This indicator measures the percentage of households with children presently under 18 years old.

Sources: United States Census (2000, 2010), American Community Survey (2006, 2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014

Five Highest

Rank	SBA#	Name	Value
1	BX 01, 02	Mott Haven/Hunts Point	44.9%
2	BK 12	Borough Park	44.2%
3	QN 10	South Ozone Park/Howard Beach	43.5%
4	BX 03, 06	Morrisania/Belmont	43.3%
5	BX 04	Highbridge/South Concourse	41.8%

Five Lowest

51	QN 01	Astoria	17.2%
52	MN 01, 02	Greenwich Village/Financial District	13.9%
53	MN 03	Lower East Side/Chinatown	13.3%
54	MN 04, 05	Chelsea/Clinton/Midtown	9.1%
55	MN 06	Stuyvesant Town/Turtle Bay	8.9%

Household Income Distribution

Household income is the total income of all members of a household aged 15 years and older. The US 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 2015 dollars. For more information on comparisons across years and across US Census Bureau products, please refer to the Methods chapter of this report. This indicator measures the share of households with household income in one of six brackets: less than \$20,000, \$20,000–39,999, \$40,000–59,999, \$60,000–99,999, \$100,000–249,999, and \$250,000 or more.

Sources: United States Census (2000), American Community Survey (2010–2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2014

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 (HUD). Tenants cannot use their vouchers to rent units in public housing, so 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. For more information about the calculation of this indicator, 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, 2014

Five Highest

Rank	SBA#	Name	Value
1	BX 05	University Heights/Fordham	20.2%
2	BX 03, 06	Morrisania/Belmont	19.1%
3	BX 01, 02	Mott Haven/Hunts Point	15.1%
4	BK 13	Coney Island	14.8%
5	BX 07	Kingsbridge Heights/Moshulu	14.5%

Five Lowest

51	MN 01, 02	Greenwich Village/Financial District	0.8%
51	QN 07	Flushing/Whitestone	0.8%
53	QN 02	Sunnyside/Woodside	0.7%
54	QN 01	Astoria	0.6%
55	QN 11	Bayside/Little Neck	0.2%

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 (2014)

Geography: City, Borough

Years Reported: 2000, 2006, 2010, 2014

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 floodplains in the Federal Emergency Management Agency's (FEMA) Preliminary Flood Insurance Rate Maps (FIRMs) issued for New York City in January 2015. Land in the 100-year floodplain 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 2015 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 2015, property information is obtained through the 2014 version of PLUTO. We do not present rankings for community districts in which 0.0% of residential units fall in the flood plain.

Sources: Federal Emergency Management Agency (FEMA), PLUTO, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2015

Five Highest

Rank	SBA#	Name	Value
1	BK 13	Coney Island	99.7%
2	QN 14	Rockaway/Broad Channel	85.5%
3	BK 15	Sheepshead Bay	57.9%
4	MN 01	Financial District	57.2%
5	MN 11	East Harlem	49.7%

Housing Units within 1/2 Mile of a Subway/Rail Entrance

This indicator measures the percentage of residential units in a given geographic area in 2014 that were within a half-mile walk of a station entrance for the New York City Subway (including the 34 St-Hudson Yards Station, which opened in September 2015), Long Island Rail Road, PATH, Amtrak, Metro-North Railroad, or Staten Island Railway. For a more detailed description of how this indicator was calculated, 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 Department of Transportation (DOT), New York City Department of City Planning (DCP), NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2014

Housing Units within 1/4 Mile of a Park

This indicator measures the percentage 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. 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 (DPR); New York State Office of Parks, Recreation, and Historic Preservation; PLUTO; NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2014

Five Highest

Rank	SBA#	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%

Inclusionary Housing Program Affordable Unit Commitments

This indicator measures the number of affordable units committed each year through New York City’s Inclusionary Housing Program. New York City’s Inclusionary Housing Program allows housing development in certain areas of the city to build more floor area in exchange for the provision of affordable housing.

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

Geography: City

Years Reported: 1988–2015

Note: Included in Part 2, *Citywide Analysis, State of Land Use and Built Environment*

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, excluding all households without positive income. 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 (1990, 2000), American Community Survey (2005–2014), Integrated Public Use Microdata Series (1990, 2000), NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 1990, 2000, 2005–2014 for city; 2014 for boroughs and sub-borough areas

Index of Home Purchase Loan Originations

This indicator measures the annual volume of home purchase loan originations compared to 2004. The indicator includes first-lien home purchase loans issued to owner-occupants of one to four family homes, condominiums, and cooperative apartments.

Sources: Home Mortgage Disclosure Act, NYU Furman Center

Geography: City, National

Years Reported: 2004–2014

Note: Included in Part 2, *Citywide Analysis, State of Homeowners and Their Homes*

Index of Housing Price Appreciation

(by 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. On community district pages and borough pages, we display the index for all property types combined and for 5+ family buildings (defined as rental buildings with five or more units), as well as for either one family buildings, two to four family buildings, or condominiums, whichever had the greatest number of sales since 2000. We do not report for geographies where there are too few sales of a particular building type to derive an index; in 2015, we do not report a 5+ family HPI for eight community districts (MN 01, QN 06, QN 08, QN 10, QN 11, QN 13, SI 02, SI 03). Our estimate of sales occurring in 2015 include only sales recorded as of the end of January 2016. This encompasses the vast majority of sales in 2015, 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 (DOF), Automated City Register Information System (ACRIS), NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2000–2015

All Property Types

Five Highest

Rank	SBA#	Name	Value
1	MN 09	Morningside Heights/Hamilton	617.8
2	MN 10	Central Harlem	520.7
3	MN 12	Washington Heights/Inwood	451.8
4	MN 11	East Harlem	438.9
5	BK 06	Park Slope/Carroll Gardens	423.3

Five Lowest

55	BX 10	Throgs Neck/Co-op City	159.2
56	BX 06	Belmont/East Tremont	157.5
57	BX 03	Morrisania/Crotona	149.0
58	BX 12	Williamsbridge/Baychester	143.5
59	QN 12	Jamaica/Hollis	140.6

1 Family Buildings

Five Highest

Rank	SBA#	Name	Value
1	BK 14	Flatbush/Midwood	248.9
2	QN 06	Rego Park/Forest Hills	238.5
3	QN 07	Flushing/Whitestone	231.6
4	QN 08	Hillcrest/Fresh Meadows	218.8
5	QN 11	Bayside/Little Neck	201.8

Five Lowest

30	SI 02	South Beach/Willowbrook	184.8
31	QN 10	South Ozone Park/Howard Beach	173.5
32	SI 03	Tottenville/Great Kills	170.7
33	QN 13	Queens Village	168.2
34	QN 12	Jamaica/Hollis	142.0

2-4 Family Building

Five Highest

Rank	SBA#	Name	Value
1	BK 07	Sunset Park	366.6
2	QN 05	Ridgewood/Maspeth	282.6
3	QN 01	Astoria	267.5
4	BK 10	Bay Ridge/Dyker Heights	255.0
5	BK 09	South Crown Heights/Lefferts Gardens	254.2

Five Lowest

21	BX 02	Hunts Point/Longwood	137.6
22	BX 12	Williamsbridge/Baychester	135.9
23	BX 06	Belmont/East Tremont	119.4
24	BX 07	Kingsbridge Heights/Bedford	115.1
25	BX 03	Morrisania/Crotona	109.3

5+ Family Buildings

Five Highest

Rank	SBA#	Name	Value
1	MN 09	Morningside Heights/Hamilton	799.6
2	BK 01	Greenpoint/Williamsburg	726.5
3	MN 11	East Harlem	685.5
4	MN 02	Greenwich Village/Soho	652.7
5	MN 10	Central Harlem	616.6

Five Lowest

53	QN 13	Queens Village	178.6
54	QN 10	South Ozone Park/Howard Beach	172.5
55	QN 07	Flushing/Whitestone	153.0
56	SI 02	South Beach/Willowbrook	148.1
57	QN 08	Hillcrest/Fresh Meadows	118.4

Condominiums

Five Highest

Rank	SBA#	Name	Value
1	MN 12	Washington Heights/Inwood	505.8
2	MN 10	Central Harlem	474.9
3	MN 09	Morningside Heights/Hamilton	437.5
4	BK 06	Park Slope/Carroll Gardens	428.0
5	BK 02	Fort Greene/Brooklyn Heights	409.6

Five Lowest

21	BX 09	Parkchester/Soundview	289.8
22	MN 01	Financial District	269.9
23	MN 06	Stuyvesant Town/Turtle Bay	259.9
24	BK 01	Greenpoint/Williamsburg	247.7
25	MN 08	Upper East Side	241.8

Interpreting Changes in the Index of Housing Price Appreciation

Because the index of housing price appreciation is normalized to be 100 in the base year (2000), one should be careful in interpreting differences in index levels. A difference in two index levels only gives the change in terms of the base year. The percentage change between two years can be calculated by the formula

$$\frac{HPI_{year1} - HPI_{year0}}{HPI_{year0}}$$

For example: In 2006, the index was 199.8 for Manhattan community district 6 (Stuyvesant Town/Turtle Bay). In 2015, it was 262.2. So the index was 62.4 index points higher in 2015. This does not mean that the value of the average property went up by 62.4 percent. Using the formula above, we see that the home appreciated by 31.2 percent between 2006 and 2015:

$$\frac{262.2 - 199.8}{199.8}$$

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 2015. 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.

Index of Real Gross Domestic Product

This indicator measures annual real gross domestic product compared to 2009. This is the value of all final goods and services produced adjusted for inflation.

Sources: Bureau of Economic Analysis

Geography: Metropolitan Statistical Areas

Years Reported: 2000–2014

Note: Included in Part 2, Citywide Analysis, State of New Yorkers

Index of Refinance Originations

This indicator measures the annual volume of refinance loan originations compared to 2004. For more information on Home Mortgage Disclosure Act (HMDA) data, please refer to the Methods chapter of this report.

Sources: Home Mortgage Disclosure Act

Geography: City, National

Years Reported: 2004–2014

Note: Included in Part 2, Citywide Analysis, State of Homeowners and Their Homes

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 US 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 (2006, 2010, 2014)

Geography: City

Years Reported: 2000, 2006, 2010, 2014

Landmark Designations

This indicator measures the number and location of individual landmarks designated by the Landmarks Preservation Commission (LPC) in a given year.

Sources: New York City Landmarks Preservation Commission (LPC)

Geography: Site

Years Reported: Through 2015

Note: Included in Part 2, Citywide Analysis, State of Land Use and Built Environment

Lots Added to Historic Districts

This indicator measures the number of tax lots added to historic districts due to historic district approvals in a given year.

Sources: New York City Landmarks Preservation Commission (LPC)

Geography: City

Years Reported: 2000–2015

Note: Included in Part 2, Citywide Analysis, State of Land Use and Built Environment

Lots Regulated by the LPC

We define a lot as regulated by the Landmarks Preservation Commission (LPC) if it is covered by a historic district or if it is designated as an individual or interior landmark. To arrive at the share of lots regulated by the LPC, we divide the number of LPC-regulated lots in a geography by the total number of lots in the geography. We limit the universe to exclude lots with a land use category of “Open Space and Outdoor Recreation” as well as lots classified as parks, airports, large underwater lots, Ellis Island, Liberty Island, and a small number of lots for which we are not able to calculate area.

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

Geography: City, Borough, Community District

Years Reported: 2014

Five Highest

Rank	SBA#	Name	Value
1	MN 02	Greenwich Village/Soho	70.0%
2	MN 07	Upper West Side	63.9%
3	MN 01	Financial District	50.8%
4	BK 02	Fort Greene/Brooklyn Heights	45.2%
5	MN 08	Upper East Side	31.3%

Twenty Lowest

40	BX 09	Parkchester/Soundview	0.0%
40	BX 10	Throgs Neck/Co-op City	0.0%
40	BX 11	Morris Park/Bronxdale	0.0%
40	BX 12	Williamsbridge/Baychester	0.0%
40	BK 05	East New York/Starrett City	0.0%
40	BK 10	Bay Ridge/Dyker Heights	0.0%
40	BK 11	Bensonhurst	0.0%
40	BK 12	Borough Park	0.0%
40	BK 13	Coney Island	0.0%
40	BK 15	Sheepshead Bay	0.0%
40	BK 16	Brownsville	0.0%
40	BK 17	East Flatbush	0.0%
40	BK 18	Flatlands/Canarsie	0.0%
40	QN 01	Astoria	0.0%
40	QN 06	Rego Park/Forest Hills	0.0%
40	QN 08	Hillcrest/Fresh Meadows	0.0%
40	QN 09	Kew Gardens/Woodhaven	0.0%
40	QN 10	South Ozone Park/Howard Beach	0.0%
40	QN 13	Queens Village	0.0%
40	QN 14	Rockaway/Broad Channel	0.0%

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 aged 16 years and older who did not work from home. This indicator is disaggregated by race and ethnicity in the New York City section in Part 3.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014

Five Highest

Rank	SBA#	Name	Value
1	QN 14	Rockaways	52.8
2	QN 12	Jamaica	49.7
3	BK 16	Brownsville/Ocean Hill	48.6
4	BK 18	Flatlands/Canarsie	48.4
5	QN 13	Queens Village	46.1

Five Lowest

51	MN 07	Upper West Side	30.9
52	MN 03	Lower East Side/Chinatown	29.2
53	MN 04, 05	Chelsea/Clinton/Midtown	27.3
54	MN 06	Stuyvesant Town/Turtle Bay	26.8
55	MN 01, 02	Greenwich Village/Financial District	25.6

Median Rent, Asking

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 2014, two community districts, South Ozone Park/Howard Beach (QN 10), and Tottenville/Great Kills (SI 03), were excluded because there were fewer than 30 rental listings in 2014. Care should also be taken because not all landlords elect to post listings on StreetEasy, so the sample is not necessarily representative of all units that were for rent.

Source: StreetEasy

Geography: City, Borough, Community District

Years Reported: 2014

Five Highest

Rank	SBA#	Name	Value
1	MN 01	Financial District	\$3,875
2	MN 05	Midtown	\$3,750
3	MN 02	Greenwich Village/Soho	\$3,500
4	MN 04	Clinton/Chelsea	\$3,490
5	MN 06	Stuyvesant Town/Turtle Bay	\$3,371

Five Lowest

53	SI 02	South Beach/Willowbrook	\$1,270
54	BX 09	Parkchester/Soundview	\$1,259
55	BX 05	Fordham/University Heights	\$1,250
55	BX 06	Belmont/East Tremont	\$1,250
57	BX 02	Hunts Point/Longwood	\$1,067

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 US 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 2015 dollars. For more information on comparisons across years and across US 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 New York City section in Part 3.

Sources: United States Census (2000),
American Community Survey (2005–2014)

Geography: National, City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014 ; 2005–2014 for city

Five Highest

Rank	SBA#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$120,341
2	MN 08	Upper East Side	\$115,383
3	BK 06	Park Slope/Carroll Gardens	\$113,187
4	MN 07	Upper West Side	\$106,315
5	MN 06	Stuyvesant Town/Turtle Bay	\$105,758

Five Lowest

51	BX 04	Highbridge/South Concourse	\$27,237
52	BK 16	Brownsville/Ocean Hill	\$25,291
53	BX 03, 06	Morrisania/Belmont	\$22,069
54	BX 01, 02	Mott Haven/Hunts Point	\$21,143
55	BX 05	University Heights/Fordham	\$20,898

Median Rent

(all renters, recent movers, studios and one-bedrooms, two- and three-bedrooms)

The monthly rent we report (with the exception of asking rents as outlined above) is *gross rent*, which 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 *recent movers*, which we define as households who moved into their unit within the 12 months prior to being surveyed; rents for recent movers are more likely to reflect recent conditions of the rental housing market. Because recent movers constitute a relatively small subset of renter households, we report five-year American Community Survey (ACS) estimates of median rents for that subset, as well as for all renters in order to compare the two (one-year estimates of median rent for all renters are displayed in the body of the community district, borough, and city pages). Thus, although recent movers are those who moved into their unit no more than 12 months prior to their ACS survey, we group five years of surveys together in order to calculate a reliable indicator; the 2010–2014 estimates, for example, represent rents for households surveyed in 2010 who had moved in in 2009 or 2010, households surveyed in 2011 who had moved in in 2010 or 2011, and so on, up through households surveyed in 2014 who had moved in in 2013 or 2014. We also report five-year estimates of median rents for studios and one-bedroom units (combined) and for two- and three-bedroom units (combined). One-year and five-year estimates of rent

are reported using constant 2015 dollars. Although the US Census Bureau advises that rent estimates from the 2000 decennial census are not generally comparable to rent estimates from the ACS, the incompatibility stems from the ways in which rents for properties with large areas of undeveloped land were calculated; since New York City has very few such properties, we report 2000 estimates for median rent but advise some caution in comparing those figures to later years. 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: United States Census (2000), American Community Survey (2006, 2010, 2014, 2005–2009, 2010–2014), NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014, 2005–2009, 2010–2014

All units, 2014

Five Highest

Rank	SBA#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$2,553
2	MN 04, 05	Chelsea/Clinton/Midtown	\$2,223
3	MN 06	Stuyvesant Town/Turtle Bay	\$2,153
4	MN 08	Upper East Side	\$2,103
5	BK 06	Park Slope/Carroll Gardens	\$2,003

Five Lowest

51	BK 16	Brownsville/Ocean Hill	\$951
52	BX 03, 06	Morrisania/Belmont	\$904
52	BK 13	Coney Island	\$865
54	MN 11	East Harlem	\$863
55	BX 01, 02	Mott Haven/Hunts Point	\$823

All units, 2010-2014

Five Highest

Rank	SBA#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$2,416
2	MN 06	Stuyvesant Town/Turtle Bay	\$2,131
3	MN 04, 05	Chelsea/Clinton/Midtown	\$2,065
4	MN 08	Upper East Side	\$1,972
5	BK 06	Park Slope/Carroll Gardens	\$1,833

Five Lowest

51	BK 13	Coney Island	\$914
52	MN 10	Central Harlem	\$913
53	BX 03, 06	Morrisania/Belmont	\$907
54	MN 11	East Harlem	\$869
55	BX 01, 02	Mott Haven/Hunts Point	\$782

Recent movers

Five Highest

Rank	SBA#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$2,812
2	MN 04, 05	Chelsea/Clinton/Midtown	\$2,572
3	MN 06	Stuyvesant Town/Turtle Bay	\$2,514
4	MN 07	Upper West Side	\$2,243
5	BK 06	Park Slope/Carroll Gardens	\$2,153

Five Lowest

50	BX 04	Highbridge/South Concourse	\$1,136
50	BX 05	University Heights/Fordham	\$1,136
52	BK 16	Brownsville/Ocean Hill	\$1,125
53	BX 03, 06	Morrisania/Belmont	\$1,117
54	BK 13	Coney Island	\$1,054
55	BX 01, 02	Mott Haven/Hunts Point	\$1,018

Studio and 1-bedrooms

Five Highest

Rank	SBA#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$2,361
2	MN 04, 05	Chelsea/Clinton/Midtown	\$2,065
3	MN 06	Stuyvesant Town/Turtle Bay	\$2,043
4	MN 08	Upper East Side	\$1,920
5	MN 07	Upper West Side	\$1,855

Five Lowest

51	QN 14	Rockaways	\$865
52	BX 03, 06	Morrisania/Belmont	\$814
53	BK 13	Coney Island	\$739
54	BK 16	Brownsville/Ocean Hill	\$721
55	BX 01, 02	Mott Haven/Hunts Point	\$632

2 and 3-bedrooms

Five Highest

Rank	SBA#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$2,768
2	MN 06	Stuyvesant Town/Turtle Bay	\$2,319
3	MN 08	Upper East Side	\$2,251
4	MN 04, 05	Chelsea/Clinton/Midtown	\$2,064
5	BK 06	Park Slope/Carroll Gardens	\$1,972

Five Lowest

51	BX 03, 06	Morrisania/Belmont	\$991
52	MN 10	Central Harlem	\$946
53	MN 03	Lower East Side/Chinatown	\$940
54	BX 01, 02	Mott Haven/Hunts Point	\$871
55	MN 11	East Harlem	\$870

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, 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. For more information on comparisons across years, please refer to the Methods chapter of this report.

Sources: United States Census (2000),
American Community Survey (2006, 2010, 2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014

Five Highest

Rank	SBA#	Name	Value
1	BX 05	University Heights/Fordham	45.6%
2	BK 12	Borough Park	43.5%
3	QN 10	South Ozone Park/Howard Beach	41.2%
4	BX 12	Williamsbridge/Baychester	39.9%
4	BK 16	Brownsville/Ocean Hill	39.9%

Five Lowest

51	BK 02	Brooklyn Heights/Fort Greene	26.3%
52	MN 01, 02	Greenwich Village/Financial District	26.0%
53	MN 04, 05	Chelsea/Clinton/Midtown	25.9%
54	MN 08	Upper East Side	25.4%
55	BK 06	Park Slope/Carroll Gardens	24.2%

Median Sales Price per Unit

(by housing type)

We provide the median price per unit for buildings with 5 or more units, as well as for either one unit buildings, two to four-unit buildings or condominiums, whichever had a greater number of sales between 2000 and 2015. Community districts are ranked against the other community districts with the same reported indicator. Among one family buildings, two to four family buildings, and condominiums, there were 12 community districts where one family building sales were most prominent, 30 community districts where two to four family building sales were most prominent, and 17 community districts where condominium sales were most prominent. For one 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 2015 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 2015 only include sales recorded as of January 2016. This encompasses the vast majority of sales in 2015, 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, 2006, 2010, 2014, 2015

1 Family Buildings

Three Highest

Rank	SBA#	Name	Value
1	BK 14	Flatbush/Midwood	\$900,000
2	QN 06	Rego Park/Forest Hills	\$862,000
3	QN 11	Bayside/Little Neck	\$766,767

Three Lowest

32	QN 13	Queens Village	\$410,000
33	SI 01	St. George/Stapleton	\$358,102
34	QN 12	Jamaica/Hollis	\$341,000

2-4 Family Buildings

Three Highest

Rank	SBA#	Name	Value
1	BK 07	Sunset Park	\$490,000
2	BK 10	Bay Ridge/Dyker Heights	\$458,671
3	BK 12	Borough Park	\$433,417

Three Lowest

32	BX04	Highbridge/Concourse	\$155,000
33	BX02	Hunts Point/Longwo	\$146,000
34	BX03	Morrisania/Crotona	\$141,750

Condominiums

Three Highest

Rank	SBA#	Name	Value
1	MN 02	Greenwich Village/Soho	\$2,450,000
2	MN 05	Midtown	\$1,705,000
3	MN 08	Upper East Side	\$1,485,000

Three Lowest

23	MN 09	Morningside Heights/Hamilton	\$600,000
24	MN 12	Washington Heights/Inwood	\$515,000
25	BX 09	Parkchester/Soundview	\$110,000

5+ Family Buildings

Highest

Rank	SBA#	Name	Value
1	MN 01	Financial District	\$1,225,000

Lowest

59	QN 12	Jamaica/Hollis	\$98,500
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MTA Subway Performance

The Metropolitan Transportation Authority (MTA) provides two main metrics for subway performance at the line level: *on-time performance* (OTP) and *wait assessment* (WA). On-time performance measures the share of all scheduled subway trains that arrive at the terminal no more than five minutes after the scheduled arrival time (trains that are canceled or skip scheduled stops are recorded as not being on time). Wait assessment measures the rate at which a theoretical passenger at a station could have to wait substantially longer than scheduled for a train. It is calculated by measuring the *headway* (time between trains) at several major stations along a route (rather than just at the terminal, as OTP does) and calculating the share of headways that are less than 25 percent longer than scheduled. (In previous years, the MTA used a standard of no more than two minutes longer than scheduled during peak hours or more than 4 minutes longer during off-peak hours to calculate WA.) Unlike OTP, WA is only measured on weekdays between 6:00 a.m. and midnight, and for many trains it is measured using a sampling methodology and is therefore reported as a 12-month rolling average. Aata for 2015 was only available through October. See the Methods chapter for more information on MTA performance metrics.

Sources: Metropolitan Transportation Authority, NYU Furman Center

Geography: City, Station

Years Reported: 2009–2015

Note: Included in Part 2, *Citywide Analysis, State of Neighborhood Services and Conditions*

Residential units within 1/2 mile of a subway station

Seven Highest

Rank	SBA#	Name	Value
1	BX 01	Mott Haven/Melrose	100.0%
1	MN 01	Financial District	100.0%
1	MN 02	Greenwich Village/Soho	100.0%
1	MN 05	Midtown	100.0%
1	MN 09	Morningside Heights/Hamilton	100.0%
1	MN 10	Central Harlem	100.0%
1	MN 12	Washington Heights/Inwood	100.0%

Five Lowest

55	SI 02	South Beach/Willowbrook	25.2%
56	QN 11	Bayside/Little Neck	24.0%
57	SI 01	St. George/Stapleton	12.7%
58	BK 18	Flatlands/Canarsie	12.3%
59	QN 13	Queens Village	11.1%

Moderately/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) made up at least 30 percent of their monthly pre-tax income. Households with gross rent equal to 30 percent or more but less than 50 percent of their income are classified as *moderately rent burdened*, while households with gross rent equal to at least 50 percent of their income are classified as *severely rent burdened*. *Low-income households* have incomes at or below 80 percent of the area median income (AMI) as defined by the US 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 120 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 of the American Community Survey (ACS), while the rate among low- and moderate-income renters is calculated from the Public Use Microdata Sample of the ACS, which includes data on gross rent as a percentage of income at the household level. Note that the methods for calculating rent burden have changed slightly from previous versions of this report, and therefore estimates may differ slightly from previously published data. 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.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2014), US Department of Housing and Urban Development Section 8/HOME Program Income Guidelines

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 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, 2006, 2010, 2014, 2015

Notices of Foreclosure Rate

(per 1,000 1-4 family and condo properties)

This indicator measures the rate of mortgage foreclosure actions initiated 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, 2006, 2010, 2014, 2015

Five Highest

Rank	SBA#	Name	Value
1	BX 04	Highbridge/Concourse	44.7
2	BX 03	Morrisania/Crotona	41.6
2	BX 06	Belmont/East Tremont	41.6
4	BX 05	Fordham/University Heights	40.9
5	QN 12	Jamaica/Hollis	37.8

Five Lowest

55	MN 11	East Harlem	2.4
56	MN 05	Midtown	1.6
56	MN 08	Upper East Side	1.6
58	MN 07	Upper West Side	1.5
59	MN 02	Greenwich Village/Soho	1.2

Population

The US 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 2014 only and use the ACS for our population estimates. This indicator is disaggregated by race and ethnicity in the New York City section in Part 3. The US 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 (2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2014

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 New York City section in Part 3.

Sources: United States Census (2000, 2010), American Community Survey (2006, 2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014

Five Highest

Rank	SBA#	Name	Value
1	BK 13	Coney Island	24.1%
2	QN 06	Rego Park/Forest Hills	21.4%
3	BX 10	Throgs Neck/Co-op City	19.8%
4	MN 06	Stuyvesant Town/Turtle Bay	19.3%
5	MN 07	Upper West Side	18.4%

Five Lowest

51	BK 04	Bushwick	8.6%
52	BK 06	Park Slope/Carroll Gardens	8.5%
53	BK 01	Williamsburg/Greenpoint	8.0%
54	BX 05	University Heights/Fordham	7.5%
54	BK 07	Sunset Park	7.5%

Population Under Age 18

This indicator measures the percentage of residents who are under age 18 and is disaggregated by race and ethnicity in the New York City section in Part 3.

Sources: United States Census (2000, 2010), American Community Survey (2006, 2014)

Geography: City

Years Reported: 2000, 2006, 2010, 2014

Note: Included in Part 2, Citywide Analysis, State of New Yorkers

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 2014 American Community Survey (ACS). For sub-borough areas, we present only ACS data from 2014. The US 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 (2006, 2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2014

Five Highest

Rank	SBA#	Name	Value
1	MN 08	Upper East Side	110.0
2	MN 10	Central Harlem	91.2
3	BX 05	University Heights/Fordham	88.0
4	MN 06	Stuyvesant Town/Turtle Bay	87.4
5	MN 03	Lower East Side/Chinatown	87.3

Five Lowest

51	SI 01	North Shore	12.6
52	QN 13	Queens Village	9.8
53	QN 14	Rockaways	9.5
54	SI 03	South Shore	7.0
55	SI 02	Mid-Island	6.4

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 US Census Bureau based on household size, composition, the number of children under 18 years of age, and individual or family income. The US 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 New York City section in Part 3.

Sources: *United States Census (2000), American Community Survey (2006, 2010, 2014)*

Geography: *City, Borough, Sub-borough Area*

Years Reported: *2000, 2006, 2010, 2014*

Five Highest

Rank	SBA#	Name	Value
1	BX 05	University Heights/Fordham	45.4%
2	BX 01, 02	Mott Haven/Hunts Point	45.0%
3	BX 03, 06	Morrisania/Belmont	44.2%
4	BK 16	Brownsville/Ocean Hill	38.6%
5	BX 04	Highbridge/South Concourse	37.3%

Five Lowest

51	QN 13	Queens Village	8.7%
52	MN 07	Upper West Side	8.4%
53	MN 08	Upper East Side	8.1%
54	MN 01, 02	Greenwich Village/Financial District	8.0%
54	QN 11	Bayside/Little Neck	8.0%

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 US Census Bureau. Poverty status is determined by the US Census Bureau based on household size, composition, the number of children under 18 years of age, and individual or family income. The US 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 New York City section in Part 3.

Sources: *United States Census (2000), American Community Survey (2005–2014)*

Geography: *City*

Years Reported: *2000, 2005–2014*

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 (DFS), New York City Department of Finance Final Tax Roll File, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2011–2015

Five Highest

Rank	SBA#	Name	Value
1	QN 12	Jamaica/Hollis	87.6
2	BX 12	Williamsbridge/Baychester	81.8
3	BX 04	Highbridge/Concourse	80.7
4	BK 17	East Flatbush	79.1
5	BX 05	Fordham/University Heights	75.7

Five Lowest

55	MN 08	Upper East Side	8.1
56	MN 02	Greenwich Village/Soho	8.0
57	MN 01	Financial District	6.7
58	MN 07	Upper West Side	5.8
59	MN 05	Midtown	4.3

Private School Attendance

This indicator measures the share of 5- to 17-year olds attending private schools in a given year. Homeschooled students are included in private school enrollment figures. Unfortunately, it is unclear whether parents of children enrolled in public charter schools would report their children as attending public or private schools. For anyone enrolled in school, the American Community Survey questionnaire asks whether that person was enrolled in “public school [or] public college” or “private school, private college, [or] home school.” It defines a “public school” as one that “is controlled and supported primarily by a local, county, state, or federal government,” while “private schools” are those “supported and controlled primarily by religious organizations or other private groups.” Since charter schools are supported by public funds but not necessarily controlled directly by a government entity, respondents could conceivably select either category.

Sources: American Community Survey

Geography: City, Borough, Sub-borough Area

Years Reported: 2005–2014

Note: Included in Part 2, Citywide Analysis, State of Neighborhood Services and Conditions

Properties that Entered REO

(1–4 family)

This indicator measures the total number of one to four family buildings 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. Because of a sometimes lengthy delay in recording REO transfers, we expect these numbers to increase when complete data are available. Data for 2014 has been updated since the previous release of this report and therefore cannot be compared. For more information about how this figure was derived, please refer to the Methods chapter of this report.

Sources: Public Data Corporation, New York City Department of Finance (DOF), Automated City Register Information System (ACRIS), NYU Furman Center

Geography: City

Years Reported: 2000–2014

Note: Included in Part 2, Citywide Analysis, State of Homeowners and Their Homes

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 2014. 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.

Sources: United States Census (2000, 2010), American Community Survey (2006, 2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014

Seven Highest

Rank	SBA#	Name	Value
1	QN 10	South Ozone Park/Howard Beach	0.82
2	MN 09	Morningside Heights/Hamilton Heights	0.74
2	QN 08	Hillcrest/Fresh Meadows	0.74
4	SI 01	North Shore	0.72
5	BK 14	Flatbush	0.71
5	MN 03	Lower East Side/Chinatown	0.71
5	QN 09	Ozone Park/Woodhaven	0.71

Five Lowest

51	BX 05	University Heights/Fordham	0.44
52	BK 16	Brownsville/Ocean Hill	0.39
52	MN 08	Upper East Side	0.39
54	SI 03	South Shore	0.28
55	BK 17	East Flatbush	0.23

Racial/Ethnic Share

(Asian, Black, Hispanic, White)

This indicator measures the percentage of the total population made up of each of the following racial/ethnic groups: Asian (non-Hispanic), black (non-Hispanic), Hispanic (of any race), and white (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 displayed.

Sources: *United States Census (2000, 2010), American Community Survey (2006, 2014)*

Geography: *City, Borough, Sub-borough Area*

Years Reported: *2000, 2006, 2010, 2014*

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 New York City section in Part 3.

Sources: *Home Mortgage Disclosure Act, New York City Department of Finance Final Tax Roll File, NYU Furman Center*

Geography: *City, Borough, Sub-borough Area*

Years Reported: *2006, 2010, 2014*

Five Highest

Rank	SBA#	Name	Value
1	BK 06	Park Slope/Carroll Gardens	15.5
2	SI 03	South Shore	13.9
3	BK 08	North Crown Heights/Prospect Heights	12.9
4	BK 03	Bedford Stuyvesant	12.5
5	BK 02	Brooklyn Heights/Fort Greene	12.4

Five Lowest

51	QN 07	Flushing/Whitestone	4.5
52	BX 09	Soundview/Parkchester	4.4
53	BX 04	Highbridge/South Concourse	3.4
53	BK 13	Coney Island	3.4
55	BX 05	University Heights/Fordham	3.0

Rental Units Affordable at 30%, 80%, 120% 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 12 months prior to 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), 80 percent (the “low-income” limit), and 120 percent of the area median income (AMI) as defined by the US 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 (that is, studios), 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.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2014), U.S. Department of Housing and Urban Development (HUD), Section 8/HOME Program Income Guidelines, NYU Furman Center

Geography: City

Years Reported: 2000, 2006, 2010, 2014

Note: Included in Part 2, Citywide Analysis, State of Renters and Their Homes

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. On the community district pages, we report data from five-year American Community Survey estimates.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2014, 2005–2009, 2010–2014), NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014; 2005–2009 and 2010–2014 for sub-borough areas

Five Highest

Rank	SBA#	Name	Value
1	SI 01	North Shore	9.9%
2	BK 05	East New York/Starrett City	7.0%
3	SI 02	Mid-Island	6.1%
4	BK 03	Bedford Stuyvesant	5.6%
5	BX 12	Williamsbridge/Baychester	5.5%

Five Lowest

51	BX 09	Soundview/Parkchester	2.0%
51	QN 10	South Ozone Park/Howard Beach	2.0%
53	QN 04	Elmhurst/Corona	1.6%
54	BX 10	Throgs Neck/Co-op City	1.5%
55	MN 12	Washington Heights/Inwood	1.4%

Ridership

(subway, bus)

This indicator measures the average number of weekday trips on Metropolitan Transportation Authority (MTA) subways and buses in a given year. Riders who transfer between buses and subways on the same trip are counted twice, once for each mode.

Source: Metropolitan Transportation Authority (MTA)

Geography: City, Station

Years Reported: 2007–2014

Note: Included in Part 2, Citywide Analysis, State of Neighborhood Services and Conditions

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 (DOF). At the city level, sales volume is disaggregated by property type, including single- and multi-family 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 2015 only include sales recorded as of the end of January 2016. This should include the vast majority of sales in 2015, 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: 2000–2015

Five Highest

Rank	SBA#	Name	Value
1	SI 03	Tottenville/Great Kills	1,521
2	QN 12	Jamaica/Hollis	1,480
3	QN 07	Flushing/Whitestone	1,348
4	SI 02	South Beach/Willowbrook	1,265
5	QN 13	Queens Village	1,227

Five Lowest

55	BX 07	Kingsbridge Heights/Bedford	113
56	BX 05	Fordham/University Heights	108
57	BX 03	Morrisania/Crotona	102
58	BX 01	Mott Haven/Melrose	88
59	BX 02	Hunts Point/Longwood	73

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 some areas, a significant number of the perpetrators or victims of crimes may reside in other neighborhoods or outside of New York City; for such areas, the reported rates may not reflect the true level of crime exposure. We aggregate precinct-level data 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.

Sources: New York City Police Department, United States Census, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2000–2015

Serious crime rate (per 1,000 residents), total

Five Highest

Rank	SBA#	Name	Value
1	MN 05	Midtown	60.0
2	MN 04	Clinton/Chelsea	37.9
3	BX 01	Mott Haven/Melrose	23.1
4	MN 02	Greenwich Village/Soho	23.0
5	BX 02	Hunts Point/Longwood	22.3

Five Lowest

55	BK 12	Borough Park	5.9
55	QN 06	Rego Park/Forest Hills	5.9
57	SI 01	St. George/Stapleton	4.4
58	SI 03	Tottenville/Great Kills	3.5
59	SI 02	South Beach/Willowbrook	2.0

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 (NYCHA) 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.

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: 2006, 2010, 2014, 2015

Five Highest

Rank	SBA#	Name	Value
1	BX 06	Belmont/East Tremont	119.7
2	MN 12	Washington Heights/Inwood	118.2
3	MN 09	Morningside Heights/Hamilton	111.3
4	BX 12	Williamsbridge/Baychester	106.3
5	BX 05	Fordham/University Heights	102.7

Six Lowest

54	SI 02	South Beach/Willowbrook	8.6
54	SI 03	Tottenville/Great Kills	8.6
56	MN 06	Stuyvesant Town/Turtle Bay	7.4
56	QN 11	Bayside/Little Neck	7.4
58	MN 05	Midtown	7.0
59	MN 01	Financial District	1.8

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. Due to small sample sizes, we report 2010–2014 five-year estimates from the American Community Survey for sub-borough areas.

Sources: American Community Survey (2014, and 2010–2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2014, 2010–2014

Five Highest

Rank	SBA#	Name	Value
1	QN 03	Jackson Heights	10.9%
2	QN 04	Elmhurst/Corona	9.9%
3	BK 07	Sunset Park	8.5%
4	BK 12	Borough Park	8.3%
5	BX 04	Highbridge/South Concourse	8.0%

Six Lowest

51	MN 07	Upper West Side	1.6%
51	SI 02	Mid-Island	1.6%
53	SI 03	South Shore	1.5%
54	QN 11	Bayside/Little Neck	1.2%
55	BX 10	Throgs Neck/Co-op City	0.8%

Special Permits Approved

This indicator measures the number and location of site-specific special permits approved by the Department of City Planning (DCP). Site-specific special permits enable development or use of an existing structure that does not strictly conform to bulk, use, or other regulations in the Zoning Resolution. Special permits allow modifications for a specific proposal and do not change the underlying zoning for a lot.

Sources: New York City Department of City Planning

Geography: Site

Years Reported: 2015

Note: Included in Part 2, Citywide Analysis, State of Land Use and Built Environment

Students Performing at Grade Level, Fourth Grade

(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 fourth-grade students performing at or above grade level (termed “proficient”). The DOE provides these data at the school level. For each community district, we aggregate the proficiency rates from each school in that community district, even if many of the students in that school come from outside the community district. For this indicator, school years are labeled according to the calendar year in which the school year ends. For example, 2015 corresponds to the 2014-2015 school year. This indicator is disaggregated by race and ethnicity in the New York City section in Part 3. 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. Furthermore, because we measure fourth grade performance, the proficiency rates presented in this year’s report are not comparable to those from previous years where we measure 3rd through 8th grade proficiency.

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

Geography: City, Borough, Community District

Years Reported: 2013, 2014, 2015

English language arts

Five Highest

Rank	SBA#	Name	Value
1	MN 02	Greenwich Village/Soho	77.8%
2	MN 06	Stuyvesant Town/Turtle Bay	74.3%
3	MN 01	Financial District	70.6%
4	MN 05	Midtown	68.2%
5	MN 08	Upper East Side	67.2%

Five Lowest

55	BX 06	Belmont/East Tremont	13.9%
56	BX 02	Hunts Point/Longwood	13.7%
57	BX 01	Mott Haven/Melrose	13.1%
58	BX 04	Highbridge/Concourse	12.7%
59	BK 16	Brownsville	11.7%

Math

Five Highest

Rank	SBA#	Name	Value
1	MN 05	Midtown	88.6%
2	MN 02	Greenwich Village/Soho	82.8%
3	MN 01	Financial District	80.4%
4	MN 06	Stuyvesant Town/Turtle Bay	79.3%
5	QN 11	Bayside/Little Neck	79.1%

Five Lowest

55	BX 01	Mott Haven/Melrose	17.9%
56	BX 03	Morrisania/Crotona	17.7%
57	BX 06	Belmont/East Tremont	16.1%
58	BX 04	Highbridge/Concourse	15.4%
59	BK 16	Brownsville	11.4%

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 (NYCHA) 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.

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: 2006, 2010, 2014, 2004–2015

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 US 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 New York City section in Part 3.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014

Six Highest

Rank	SBA#	Name	Value
1	BX 09	Soundview/Parkchester	14.3%
2	QN 14	Rockaways	14.2%
3	BX 03, 06	Morrisania/Belmont	13.9%
4	BX 12	Williamsbridge/Baychester	13.6%
5	BX 07	Kingsbridge Heights/Moshulu	13.5%
5	BK 04	Bushwick	13.5%

Five Lowest

51	BK 12	Borough Park	5.0%
52	MN 01, 02	Greenwich Village/Financial District	4.4%
52	MN 07	Upper West Side	4.4%
54	MN 06	Stuyvesant Town/Turtle Bay	4.1%
55	MN 08	Upper East Side	3.0%

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 (DOB). 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.

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

Geography: City, Borough, Community District

Years Reported: 2000, 2004–2015

Five Highest

Rank	SBA#	Name	Value
1	BK 01	Greenpoint/Williamsburg	6,498
2	QN 02	Woodside/Sunnyside	5,113
3	QN 01	Astoria	4,500
4	MN 04	Clinton/Chelsea	4,097
5	BK 02	Fort Greene/Brooklyn Heights	3,508

Five Lowest

55	BK 10	Bay Ridge/Dyker Heights	41
56	BK 18	Flatlands/Canarsie	40
57	QN 13	Queens Village	34
58	QN 10	South Ozone Park/Howard Beach	28
59	BX 09	Parkchester/Soundview	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 (for example, a temporary and a final certificate) only the first is counted.

Sources: New York City Department of Buildings, New York City Department of City Planning

Geography: City, Borough, Community District

Years Reported: 2000–2015

Five Highest

Rank	SBA#	Name	Value
1	BK 01	Greenpoint/Williamsburg	1,235
2	BK 02	Fort Greene/Brooklyn Heights	1,032
3	QN 02	Woodside/Sunnyside	982
4	MN 04	Clinton/Chelsea	881
5	QN 01	Astoria	649

Five Lowest

55	QN 09	Kew Gardens/Woodhaven	19
56	BK 18	Flatlands/Canarsie	10
57	MN 03	Lower East Side/Chinatown	6
58	BX 02	Hunts Point/Longwood	0
58	MN 09	Morningside Heights/Hamilton	0

