

# STATE OF NEW YORK CITY'S HOUSING AND NEIGHBORHOODS 2010

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



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We would like to dedicate the 2010 *State of the City* report to the Furman Center's Associate Director, Caroline Bhalla, whose creativity, energy, and thoughtful oversight has been behind each report for the past eight years.

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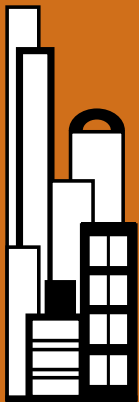
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# Executive Summary

In 2010, as the country pulled out of the national recession, New York City households and neighborhoods continued to experience the strains of falling housing prices and persistent foreclosures. But some positive signs have emerged. Housing prices in Manhattan have stabilized, though declines in sales volume continued and there was virtually no new construction in the borough. Citywide, the number of properties entering foreclosure has dropped since 2009, though a handful of neighborhoods continue to bear the brunt of new foreclosure activity.

Last year, the *State of New York City's Housing and Neighborhoods (State of the City)*, investigated New York City's 2000–2008 residential building boom—analyzing which neighborhoods experienced the greatest growth, and what attracted new construction even in areas with historically lower demand. This year, we examine its stock of multi-family rental housing, which, as a uniquely important aspect of New York's housing market, will be a necessary component of the city's future economic success.

## The State of New York's Multi-Family Rental Housing

The financial and physical health of their buildings are critically important to the four in ten New York households that make their homes within the 55,000 multi-family rental properties in New York City. In this year's *State of the City*, we thoroughly examine the characteristics of multi-family rental housing in New York City. We also look at how the economic downturn and foreclosure crisis are affecting this important housing stock.

Starting on page 9, we show that the multi-family rental stock varies widely in terms of size, age and condition, and that each borough and community has a unique mix of multi-family rentals. More than half of the units in the Bronx and Manhattan are located in multi-family rental buildings. Properties in these boroughs are also older than others in the city; the median multi-family rental building in the two boroughs is more than 80 years old. Manhattan buildings are much larger than those in the Bronx, however, with 37 percent of Manhattan multi-family rental units in properties with 100 or more units, compared to

19 percent in the Bronx. In Brooklyn, while multi-family rentals were constructed in roughly the same era, they are much smaller; 37 percent of Brooklyn multi-family rental buildings have fewer than 20 units. Multi-family rental buildings in Staten Island and Queens are considerably newer than those in the other boroughs, but, while the stock in Staten Island is mostly large 100+ unit buildings (53%), the stock in Queens doesn't stand out when compared to the distribution of building sizes across the city.

Although the foreclosure rate for very large multi-family rental properties (100 or more units) remains lower than the rate for smaller properties, the foreclosure rate for larger properties almost doubled during the last five years when compared to the previous five years, from 1.5 per 1,000 properties per year in 2000–2005 to 2.7 between 2006 and 2010. These 100+ unit properties also saw the sharpest drop in prices among multi-family rental buildings between 2006 and 2009. Although the causes of foreclosure for any individual building are complex, the chapter explores the characteristics of different classes of multi-family rental properties and the associated vulnerabilities to the market downturn.

Our analysis also suggests that foreclosures are associated with a substantial uptick in housing code violations, which indicates that tenants are likely to experience deteriorating building maintenance and physical conditions while building finances are in distress. The chapter compares total housing code violations by quarter, measured against a baseline period over a year before a *lis pendens* was issued, compared to what the building received in other periods. The analysis finds that buildings receive an average of 21 percent more violations during the specific quarter in which

a *lis pendens* is filed, and 15 percent more violations during the two quarters prior to the *lis pendens* issuance and the two quarters after, compared to what the building received in other periods. This indicates that tenants living in a financial distressed building may experience deteriorating conditions months before a *lis pendens* is filed.

## Getting to Work in New York City

Understanding commuting patterns is critical to a variety of public policy goals, such as building and maintaining an efficient transportation system, matching residential capacity to job opportunities, and stimulating economic growth. Additionally, where New Yorkers live and work and how they commute has implications for their quality of life, social interactions, and relationship with the wider community.

In *Getting to Work in New York City* (p 28), we examine three measures of community-level employment and transportation trends. The indicators show which neighborhoods attract residents from other neighborhoods, which neighborhoods are more likely to contain residents who work close to home, and which neighborhoods have residents who are more likely to work outside the five boroughs.

The five Manhattan sub-borough areas south of 96th Street all experience a net inflow of workers from other parts of New York City, as measured by the destination-origin ratio. For every employed resident of Midtown/Chelsea/Clinton, for example, nine New Yorkers work there. Sunnyside/Woodside in Queens and Brooklyn Heights/Fort Greene in Brooklyn also attract New York City workers; for every employed resident living in Brooklyn Heights/Fort Greene, three New Yorkers work in the neighborhood.

New York's rich mix of commercial and residential real estate enables some New Yorkers to live and work in the same community. Overall, 11.5 percent of employed New Yorkers work in the same neighborhood in which they live. The communities with high destination-origin ratios also have a high share of locally employed residents; fifty percent of workers who live in Chelsea/Clinton/Midtown also work in the neighborhood. In fact, 17 percent of residents in



that neighborhood work within a half mile of their home. In the vast majority of communities, however, a greater number of New Yorkers live in the neighborhood than work there. For every five employed residents who live in University Heights/Fordham, for example, only one New York City resident works in the neighborhood, suggesting a very low level of economic activity in the community.

Sixteen and a half percent of employed New Yorkers work outside of the five boroughs entirely. Communities that border neighboring counties, such as Queens Village in Queens and Williamsbridge/Baychester in the Bronx have the highest shares of employees who work outside of the five boroughs (34% and 31%, respectively). Yet, even in neighborhoods with few public transit options that provide direct access to locations outside of the city, such as Williamsburg/Greenpoint and Park Slope in Brooklyn, more than one in ten employed residents work outside of the city. Policymakers interested in increasing job growth within the five boroughs may benefit from a close analysis of the types of employment that attract so many New Yorkers to jobs outside of the city limits.

## Public and Subsidized Rental Housing in New York City

To help low- and moderate-income families afford to live in high cost urban areas like New York City, federal, state, and local policymakers have a number of options available to them. They can subsidize consumption in the form of tenant vouchers. Or they can subsidize production—either by providing subsidies to private developers to encourage development of below-market-rate rental apartments or by building and operating public housing. In New York City, there are more than 383,000 units available for low- and moderate-income New Yorkers through public housing and publicly subsidized private developments. We examine those units more closely in *Public and Subsidized Rental Housing in New York City* on page 33.

Nearly one in five residential units (18.4%) citywide are either subsidized under one of the major government construction or rehabilitation programs or located in public housing. The highest concentration of those units is in the Bronx (25.8%), while in Manhattan, over 120,000 units are subsidized for low- and moderate-income tenants. East Harlem has the largest concentration of those units, with 70 percent of its rental stock receiving a subsidy. Queens is the borough with the smallest share of subsidized units (7.7%) and three community districts in that borough have no subsidized rental units at all.

Subsidized rental buildings tend to be slightly larger than other multi-family rental buildings, with larger units and more units per building. The average privately owned subsidized rental property includes 69 rental units, more than twice as many units as in the average unsubsidized multi-family rental building in New York City. By comparison, the average public housing property has about 250 units.

The Furman Center will release an annual detailed analysis of the privately held portion of these subsidized apartments starting in Spring 2011, based on our new Subsidized Housing Information Project (SHIP) database, which catalogues all affordable properties financed with U.S. Department of Housing and Urban Development (HUD) Insurance, HUD Project-based Rental Assistance, the Mitchell-Lama program, or Low Income Housing Tax Credits.

## New York City, 2010: Still Struggling

This year's *State of the City* report finds a city struggling to hold onto the social and economic gains of the last decade in the face of the economic downturn. In housing, sales prices continued to decline in 2010, with only Manhattan housing experiencing positive appreciation in 2010. Sales volume also continued to decline, except for multi-family housing. Foreclosures, although they declined in 2010, remained highly concentrated in hard-hit neighborhoods in Queens, Brooklyn, and Staten Island.

Mortgage lending slowed considerably in 2009, and loans backed by the Federal Housing Administration accounted for an unprecedented share of new home purchase loans compared to recent history (16%). Historical racial disparities in homeownership widened over the last decade, with much faster growth in homeownership among white and Asian families compared to Hispanic or black households. At the same time, declines in the number of home purchase loans originated during the recession were most dramatic among black and Hispanic borrowers.

Despite the recent downturn, most households' median incomes have increased in the city since 2000, growing most quickly for white households, but declining for Hispanics. Poverty declined citywide in the last decade; the poverty rate decreased from 21.2 percent in 2000 to 18.7 percent in 2009.

New York City continues to be an attractive place to live and work. The population has continued to grow, led by the Asian population, which increased by 32 percent between 2000 and 2010. Health and quality of life factors have generally improved; the city has experienced overall reductions in asthma hospitalizations and infant mortality, although some boroughs saw increases. For example, asthma hospitalizations in the Bronx increased from 5.7 to 6.6 per 1,000 people between 2000 and 2009, and rose in Staten Island from 1.8 to 2.1 per 1,000 people. Over the same period, the low birth weight rate increased in every borough except Staten Island though from 2008 to 2009, the rate went down in the city as a whole and in three of the five boroughs.



# New York City's Multi-family Rental Housing and the Market Downturn

**P**rivately owned, multi-family rental properties with five or more units (“multi-family rental properties”) represent the largest share of New York City’s housing stock.<sup>1</sup> New York City contains approximately 55,000 such multi-family rental properties, with over 1.3 million units. Approximately 40 percent of all residential units in the city and 43 percent of all privately owned units are located in multi-family rental properties.<sup>2</sup> New York is unique among U.S. cities in the estimated number and share of residents who live in multi-family rental properties.

In recent years, news stories nationwide have given substantial attention to the difficulties single-family homeowners have faced amid the housing market downturn. New York City has many homeowners who have experienced such difficulties, as we reported in previous editions of the *State of the City*.<sup>3</sup> But approximately two-thirds of city residents rent their homes, and increasing numbers of those tenants are being affected by the housing downturn. Many tenants living in 2–4 unit properties suffered displacement and disruption when the owners of those properties defaulted on their mortgages, as the Furman Center highlighted in several previous reports.<sup>4</sup>

The housing downturn extends to larger properties, as well. Renters in multi-family rental buildings experience uncertainty or deteriorating living conditions when the property they inhabit faces foreclosure. In order to better understand the market downturn’s effects on New York City’s multi-family rental properties and their residents, this year’s chapter provides a comprehensive portrait of these properties and the stresses they face.

Our analysis reveals that the market downturn has affected different sizes of multi-family rental properties in distinct ways. Over the entire period for which we have data, multi-family rental properties with five to nineteen units consistently received foreclosure notices at a higher rate than other multi-family rental properties. Although the rate of foreclosure notices filed on very large multi-family rental properties (with 100 or more units) remains lower than the rate for smaller properties, these larger properties saw dramatic increases in the rate of foreclosure notices during the past five years when compared to the period of 2000 through 2005.<sup>5</sup> This increase has been particularly dramatic in Manhattan. These properties also saw the sharpest drop in prices during the period of 2006 through 2009. Although the causes of foreclosure for any individual building are likely complex, the chapter discusses the characteristics of different types of multi-family rental properties and explores how these factors might shape the market downturn’s effects on these properties.

1 For the purposes of this chapter, the term “multi-family rental properties” includes only privately owned rental properties with five or more units. HUD also uses this unit cut-off when defining multi-family properties. This segment of the housing market differs from smaller rental properties because a larger share of units in multi-family rental properties are subject to rent regulation (which applies primarily to properties with six or more units) and because it has a distinct form of financing. In addition, the secondary financing markets typically group 2–4 unit properties with single-family properties. We also exclude public housing, cooperative apartments, and condominiums. Although a substantial share of New Yorkers live in public housing properties with five or more units, public housing properties face very different issues than privately owned multi-family rental properties. Cooperative and condominium properties are also subject to unique dynamics related to their ownership structures. These properties are also primarily owner-occupied. While a number of cooperative and condominium units may be renter-occupied, we cannot identify these units and therefore exclude them in our analysis of multi-family rental properties.

Although we exclude public housing units from our analysis, the units analyzed in this chapter do include subsidized, privately owned units, which constitute 11 percent of the multi-family rental units in the city and 22 percent of the units in multi-family rental properties with 100 or more units. These subsidized units—which include those financed with HUD Insurance, HUD Project-based Rental Assistance, the Mitchell-Lama program, or Low Income Housing Tax Credits—are part of the Furman Center’s Subsidized Housing Information Project (SHIP) database, which is discussed on page 145.

2 This percentage is drawn from the New York City Department of Finance Real Property Assessment Database (RPAD), which provides property-specific data.

3 Armstrong (2009); Armstrong (2010).

4 Armstrong et al. (2008); Armstrong et al. (2010).

5 Our analysis of multi-family rental properties is not skewed by the Stuyvesant Town and Peter Cooper Village default. Although that complex contains 11,298 units, it is made up of two legal properties and represents only two of the 136 Manhattan defaults in 2010 in our data.



The first part of this chapter describes New York City's multi-family rental properties and discusses what we know about the tenants who live in these properties. We then review the historic development of multi-family rental properties in the city and explain how this history affected the size, location, and other characteristics of these properties. The analysis in this section reveals, for example, that New York City's smaller multi-family rental properties are typically older and more likely to be subject to rent regulation than are multi-family rental properties with 100 or more units.

In the second part of the chapter, our analysis turns to the current state of New York City's multi-family rental properties. The sales prices of multi-family rental properties declined 29 percent between 2007 and 2010, and the number of multi-family rental properties sold in 2010 was only one-third the number sold in 2005. Larger multi-family rental properties saw more dramatic price declines than have smaller multi-family rental properties. Signs of financial distress among multi-family rental properties increased in the past few years. Between 2006 and 2010, the annual rate of foreclosures among multi-family rental properties was 50 percent higher than the rate between 2000 and 2005. Lower income neighborhoods in Brooklyn have faced particularly high rates of foreclosure notices on multi-family rental properties. Properties that received a notice of foreclosure in the last 10 years had 15 percent more housing code violations during the six months before and six months after the quarter in which they received the foreclosure notice compared to other quarters, indicating a possible connection between financial hardship and physical distress.

The financial difficulties of large multi-family properties, such as Stuyvesant Town and Peter Cooper Village in Manhattan and the portfolio of buildings owned by Ocelot Capital Group in the Bronx, have received considerable attention in recent years. The popular press has repeatedly told stories of large and expensive properties bought at high prices by speculative investors with unrealistic expectations of future rental income. Although this account may accurately depict the predicament faced by some multi-family rental properties, it fails to adequately capture the market downturn's broad impacts on New York City's varied stock of multi-family rental properties. This year's

chapter seeks to remedy that gap and provide a more complete and nuanced understanding of how the different types of properties in this vital segment of New York City's housing stock fared in recent years.

## **Multi-Family Rental Properties Are a Defining Feature of New York City Housing**

Multi-family rental properties constitute a critical component of New York City's housing stock. These properties account for a larger share of New York's residential units than any of the city's other housing types, which include single family homes, 2–4 unit buildings, condominiums, cooperative apartments, and public housing. Forty percent of all residential units (both rental and owner-occupied) are in multi-family rental properties.<sup>6</sup>

## **Multi-Family Rental Households Differ From New York City's General Population**

Households living in multi-family rental properties have lower incomes than other New York City households. Citywide, the median income for these households in 2008 was \$36,980, compared with \$52,099 for households living in other housing types and \$45,970 for all households.<sup>7</sup> This difference is found across all five boroughs. Households residing in multi-family rental properties are slightly smaller and younger than other New York City households, with a mean size of 2.1 people and median head of household age of 44, compared with 2.4 people and 46 years old for all households citywide.

Hispanic households are more likely than other households to live in multi-family rental properties. Fifty percent of New York City's Hispanic households live in multi-family rental properties, compared with 37 percent of non-Hispanic black households, 36 percent of non-Hispanic white households, and only 31 percent of Asian households. Although only

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<sup>6</sup> In comparison, 10 percent of residential units in the city are found in single-family homes, 25 percent of units are in 2–4 unit properties, five percent are in condominiums, 14 percent are in cooperative apartments, and six percent are in public housing properties. These percentages include both rental and owner-occupied units in each of the building classes.

<sup>7</sup> Median income figures are taken from the Housing Vacancy Survey (2008) because multi-family rental households can be identified in this dataset. The American Community Survey, which is used to report median income in the City and Borough pages, reports somewhat higher incomes for the population at large.

## New York City's Unique Housing Stock

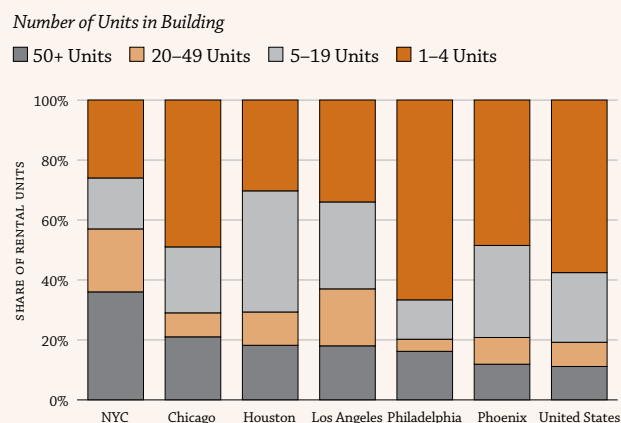
The share of New York City's population that lives in a rented unit in a property with five or more units is larger than the share in any of the next five most populous U.S. cities: Chicago, Los Angeles, Houston, Phoenix, and Philadelphia.<sup>8</sup> Approximately 44 percent of New Yorkers, or nearly 3.7 million individuals, live in a rented unit in a property with five or more units. This compares with 34 percent of the population in Los Angeles, 33 percent in Houston, 19 percent in Chicago, 16 percent in Phoenix, and 10 percent in Philadelphia.<sup>9</sup> In addition, if we focus just on rental units, rather than all residential units, New York City's buildings with five or more units contain a larger share of the city's total rental units than do buildings with five or more units in other major U.S. cities. Nationwide, 43 percent of all rental units are estimated to be in a property with five or more units. In comparison, 74 percent of New York City rental units are located in a property with five or more units, the largest share among major U.S. cities. Figure A compares the share of New York City rental units found in a property with five or more units with the comparable shares in the next five most populous U.S. cities.

In Houston and Los Angeles, two cities with very different urban forms from New York, 70 percent and 66 percent respectively of rental units are found

<sup>8</sup> When comparing New York City with other U.S. cities, data limitations prevent us from distinguishing between multi-family rental units and rental units found in condominium or cooperative apartment properties or in public housing. Accordingly, when we use the phrase "rented unit in a property with five or more units" in this section, rather than "multi-family rental units," we are referring to all rental units located in properties with five or more units. When comparing New York City with other U.S. cities, we use the American Community Survey.

<sup>9</sup> These cities do not differ dramatically from New York in the demographic characteristics perhaps most commonly associated with multi-family housing: share of population between the ages of 20 and 29 and the share of households with no children. New York actually has the smallest share of its population between the ages of 20 and 29, slightly less than 16 percent. The other five cities range between 16 percent and 19 percent. Sixty-nine percent of New York City households have no children under the age of eighteen. Chicago and Philadelphia have nearly identical shares of households without children, at 70 percent. The other cities have fewer households without children. Sixty-five percent of households in Los Angeles, 64 percent in Houston and 61 percent in Phoenix have no children.

**Figure A: Share of Rental Units by Property Size**



Source: American Community Survey (2009)

**Figure B: Density by City**

	Population per Square Mile	Housing Units per Square Mile
<b>Chicago</b>	12,750	5,076
<b>Houston</b>	3,372	1,350
<b>Los Angeles</b>	7,877	2,852
<b>New York</b>	<b>26,403</b>	<b>10,553</b>
<b>Philadelphia</b>	11,234	4,900
<b>Phoenix</b>	2,782	1,044

Source: United States Census (2000)

in properties with five or more units. Chicago and Philadelphia, which are more similar to New York than the other comparator cities in both population and residential unit density, have much smaller shares of rental units located in properties with five or more units, with 51 percent and 34 percent respectively. Figure B compares the relevant densities of these six cities. It is unclear why the less dense cities—Los Angeles, Houston, and Phoenix—are similar to New York in this regard. It may be that these more car-dependent cities feature significant numbers of medium-scale garden apartment complexes.

23 percent of all New York households are Hispanic, 29 percent of households who live in multi-family rental properties are Hispanic.

### The Developments and Composition of New York City’s Multi-Family Rental Properties

New York City’s multi-family rental units are older than other residential housing units in the city.<sup>12</sup> The median year of construction for multi-family rental units citywide is 1930, compared with 1945 for all other units. This median date of construction may reflect a building boom that occurred between 1921 and 1929. During this period, 658,780 new housing units were constructed, of which 420,734 were apartments.<sup>13</sup> This was a higher rate of new construction than during both the post-war period and the building boom of the 1960s. Figure C details the dates of construction for multi-family rental units and other housing types by borough.

The construction dates of New York City’s multi-family rental properties reflect the historical development of the city’s boroughs. These construction dates, as well as the existence of mass transit, shaped the form and size of multi-family rental properties. As might be expected given the city’s history, the oldest stocks of multi-family rental units are found in Manhattan, the Bronx, and Brooklyn. Dense development began in the Bronx in the late nineteenth century, as the Third Avenue Bronx extension of the Manhattan Second Avenue elevated subway line was completed in 1886.<sup>14</sup> Additional lines were developed over the next few decades, with several major lines opened between 1917 and 1920. The ensuing wave of development is reflected in our data, which reveals that half of the existing multi-family rental units in the Bronx were constructed between 1924 and 1941.

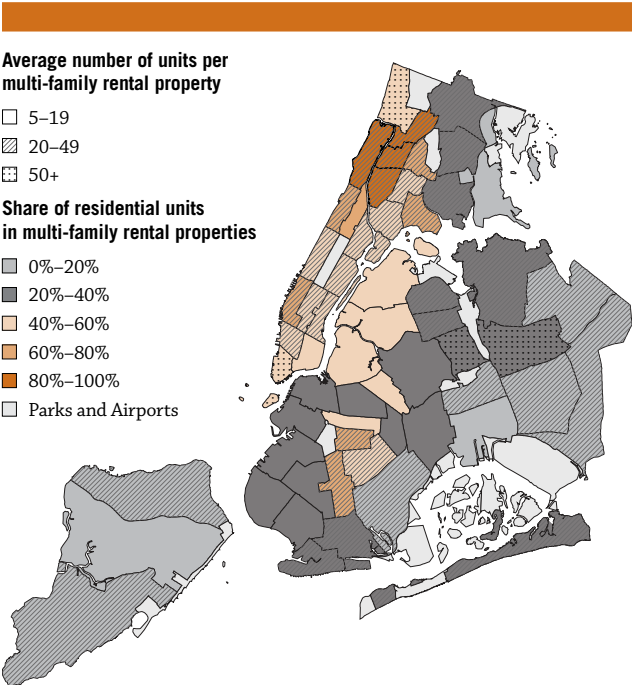
This concentrated period of dense development around transportation cores resulted in a stock of multi-family rental properties in the Bronx that more

**Figure C: Year of Construction of Multi-Family Rental Units by Borough**

	25th Percentile	Median	75th Percentile	Number of Units
<b>Bronx</b>	1924	1928	1941	259,680
<b>Brooklyn</b>	1924	1931	1951	352,914
<b>Manhattan</b>	1910	1925	1967	510,185
<b>Queens</b>	1929	1945	1960	195,443
<b>Staten Island</b>	1951	1966	1973	14,081
<b>New York City</b>	1920	1930	1961	1,332,303

Source: New York City Department of Finance Real Property Assessment Database (2009)

**Figure D: Multi-Family Rental Stock by Community District**



Source: New York City Department of Finance Real Property Assessment Database (2009)

closely resembles the multi-family rental properties in Manhattan than do the multi-family rental properties in the other outer boroughs. As Figure D shows, Manhattan and the Bronx have the largest share of their total residential units located in multi-family rental properties. While 58 percent of all residential units in Manhattan and 52 percent of units in the Bronx are found in multi-family rental properties, the share is significantly lower in the other boroughs. Forty-three percent of residential units in Brooklyn, 24 percent in Queens, and eight percent in Staten Island are found in multi-family rental properties.

12 In this section, each building’s date of construction, as recorded in RPAD, is weighted by the number of units in the building. We then calculate the median, mean, and interquartile range for the date of construction.

13 Plunz (1990), 122–24.

14 Plunz (1990), 129.

## Our Size Classes for Multi-Family Rental Properties

There is no precise science for dividing multi-family rental properties into size classes based on the number of units in the property. We have divided multi-family rental properties into four groups: 5–19 units, 20–49 units, 50–99 units, and 100+ units. These divisions are similar to the classes used in other studies of multi-family rental properties<sup>10</sup> and by the U.S Census Bureau.<sup>11</sup>

To give readers a brief sense of what a multi-family rental property in each of these class sizes might look like, we offer the following representative examples.

### REPRESENTATIVE MULTI-FAMILY RENTAL PROPERTY SIZES

#### 5–19 Units



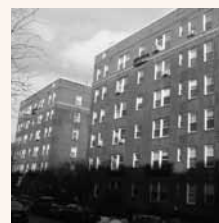
Units: 10  
Buildings: 1  
Floors: 3  
Year Built: 1915  
Borough: Brooklyn  
Zoning: R6

#### 20–49 Units



Units: 32  
Buildings: 1  
Floors: 5  
Year Built: 1920  
Borough: Brooklyn  
Zoning: R8X

#### 50–99 Units



Units: 82  
Buildings: 1  
Floors: 6  
Year Built: 1937  
Borough: Brooklyn  
Zoning: R6B

#### 100+ Units



Units: 106  
Buildings: 1  
Floors: 6  
Year Built: 1931  
Borough: Queens  
Zoning: R7-1



Units: 128  
Buildings: 2  
Floors: 6 each  
Year Built: 1964  
Borough: Bronx  
Zoning: R6



Units: 486  
Buildings: 1  
Floors: 35  
Year Built: 1976  
Borough: Manhattan  
Zoning: C6-4

<sup>10</sup> Herbert (2001) (report for HUD divided properties into groups with 5–19 units, 20–49 units, 50–99 units, 100–249 units, and 250 units and larger); Aggar (2007) (defining smaller multi-family rental properties as those properties with between 5 and 49 units, but further dividing this group into 5–19 unit properties and 20–49 unit properties.). In addition, in the late 1990s the Federal Housing Administration initiated a Small Projects Processing initiative to provide new mortgage processing and underwriting procedures for properties with between 5 and 20 units.

<sup>11</sup> The U.S. Census Bureau, in grouping New York City properties for the Housing and Vacancy Survey (HVS), divides multi-family rental properties into groups of 5 units, 6–9 units, 10–12 units, 13–19 units, 20–49 units, 50–99 units, 100–199 units, and 200+ units.



The East River presented an obstacle to the early development of mass transit in Brooklyn, resulting in a more prolonged urbanization process. This is reflected in the broader range of building types and sizes among Brooklyn's existing multi-family rental properties, which are not as likely as those in Manhattan and the Bronx to be very large properties.<sup>15</sup> The distribution of multi-family rental units among building sizes differs across the boroughs, and is depicted in Figure E. Thirty-seven percent of Brooklyn's multi-family rental units are found in properties with between 5 and 19 units.

Many of the multi-family rental units in Queens were constructed after World War II. In Staten Island, the median year of construction is 1966, two years after the Verrazano Narrows Bridge was completed. Due in part to the bridge, Staten Island was the only borough to see substantial population growth in the 1960s and 1970s, resulting in an increased demand for new housing. Manhattan has the broadest range of construction dates for existing units, with one-quarter of its multi-family rental units constructed prior to 1910 and another quarter constructed since 1967. This pattern reflects the combination of two trends: the preservation of older structures and the construction of new and larger multi-family rental properties in recent years.

Multi-family rental properties with fewer than 20 units are much older than larger multi-family rental properties with 100 units or more. This is likely a reflection of changes in technology, which enabled taller structures; scarcity of land, which resulted in larger and denser construction; and regulatory changes.<sup>16</sup> The median year of construction citywide for multi-family rental properties with 5–19 units is 1920. This also may be due in part to the fact that

**Figure E: Multi-family Rental Units by Building Size**

Borough	5–19	20–49	50–99	100+	Total
<b>Bronx</b>	27,192	85,736	98,460	48,292	259,680
	10%	33%	38%	19%	
<b>Brooklyn</b>	131,018	89,687	74,388	57,821	352,914
	37%	25%	21%	16%	
<b>Manhattan</b>	106,012	140,116	74,639	189,418	510,185
	21%	27%	15%	37%	
<b>Queens</b>	50,468	35,737	45,389	63,849	195,443
	26%	18%	23%	33%	
<b>Staten Island</b>	2,903	1,903	1,767	7,508	14,081
	21%	14%	13%	53%	
<b>New York City</b>	317,593	353,179	294,643	366,888	1,332,303
	24%	27%	22%	28%	

Source: New York City Department of Finance Real Property Assessment Database (2009)

some of the multi-family properties in this size group are converted single-family residences, particularly brownstones in Manhattan and Brooklyn.<sup>17</sup> Three-quarters of multi-family rental units with 5–19 units are in properties constructed before 1931. In contrast, the median year of construction citywide of properties with more than 100 units is 1965, and in every borough the median is 1960 or later. Manhattan, although it has one of the oldest stocks of multi-family rental properties overall, has the youngest stock of multi-family rental properties with more than 100 units, with a median construction date of 1972 and a quarter of these units constructed since the mid-1990s.

A significant number of new units in multi-family rental properties are concentrated in larger properties, particularly those with 100 or more units. As recounted in last year's *State of the City*, approximately 46 percent of the new residential units built during the most recent building boom were apartments in multi-family rental properties. Fifty-one percent of new multi-family rental units (41,072) constructed between 2000 and 2008 were in properties with more than 100 units. Another 22 percent were in properties with 50–99 units. Only 14 percent of the new units were in properties with less than 20 units. The pattern of new construction differed across the boroughs. Seventy-eight percent of new units in Manhattan were located in properties with 100 or more units (54%). The Bronx saw the largest share of

<sup>15</sup> Plunz (1990), 129–31.

<sup>16</sup> Although the elevator made its first appearance in the 1870s, it only became widely available in middle-class residential properties in the 1920s. While this advance led to taller residential buildings in Manhattan, in the outer boroughs new developments remained between four and six stories. Five-story buildings remained the most economical option for developers during the 1920s, as the regulations at the time only required that the ground floor of a five-story building be fire proofed. A six-story building required fire proofing on the first two floors, and buildings with seven or more stories required fireproofing throughout. Cheaper construction costs during this period for buildings with less than seven stories offset the added cost of elevators, resulting, during the 1920s, in a large number of middle-income elevator buildings in the outer boroughs that were no taller than previously constructed buildings. Plunz (1990), 123–4.

<sup>17</sup> The Tenement House Act was amended in 1919 to allow for the conversion of large single-family houses such as brownstones into apartments for less affluent occupants. Plunz (1990), 123.

new units concentrated in properties with between 50 and 99 units. In Brooklyn and Queens, new construction was more evenly distributed across building sizes. Figure F reports the distribution of new multi-family rental construction across the boroughs.

The date of a property's construction plays a crucial role in determining whether the property is subject to New York City's rent regulations. Perhaps the most distinguishing characteristic of New York City's multi-family rental stock is the substantial number of units that are governed by rent regulations.<sup>18</sup> Seventy-four percent of New York City's multi-family rental units are rent-regulated, compared with 50 percent of the overall rental stock. Over 83 percent of multi-family rental units in the Bronx and in Queens and 79 percent in Manhattan are rent-regulated. In Brooklyn, 62 percent of these units are rent-regulated, and in Staten Island, 58 percent of units have rent restrictions. The share of multi-family rental units that are rent-regulated also varies widely across neighborhoods. Figure G depicts the rent-regulated share of all multi-family rental units in each sub-borough area.

Smaller multi-family rental properties are more likely to be subject to rent restrictions. The primary rent regulations apply to properties with six or more units constructed prior to 1974. As noted above, multi-family rental properties with 5–19 units have an earlier average date of construction than do larger multi-family rental properties. Citywide, 72 percent of units in multi-family rental properties with fewer than 20 units and 75 percent of units in properties with between 20 and 49 units are rent-regulated.<sup>19</sup> In comparison, rent restrictions apply to only 42 percent of units in properties with more than 100 units.

<sup>18</sup> Our use of the terms "rent regulation" and "rent restrictions" refers to both rent-stabilized and rent-controlled apartments. Rent restrictions generally apply to properties with six or more units constructed before December 31, 1973. Some units in properties that have received special tax benefits for construction or renovation may also be subject to rent restrictions. Pursuant to the Rent Regulation Reform Act of 1997, these restrictions may terminate for particular units due to vacancy or luxury decontrol provisions. An apartment is no longer subject to rent regulation when the rent reaches \$2,000 or more per month and the apartment either becomes vacant (vacancy decontrol) or the existing tenants have a household income in excess of \$175,000 for each of the prior two years (luxury decontrol). For recent discussions of rent regulation in New York City see Citizens Budget Commission (2010); see also New York City Rent Guidelines Board (2010).

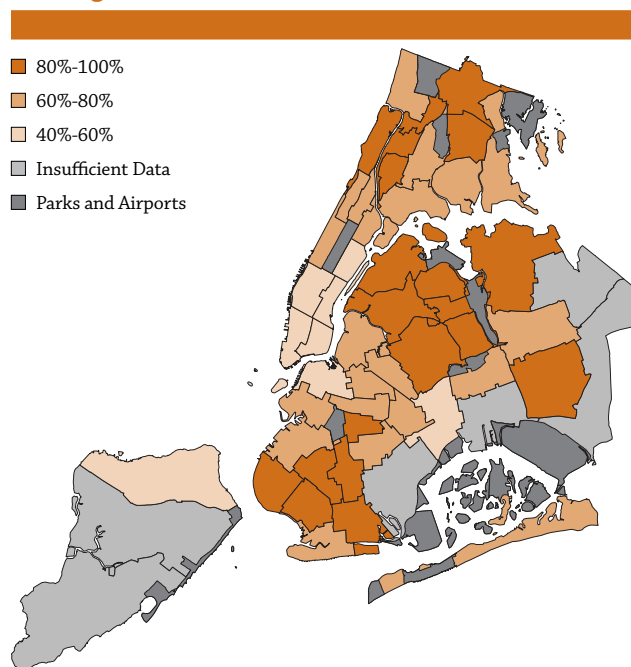
<sup>19</sup> The percentage is even higher for very small multi-family rental properties; 83 percent of properties with between five and 9 units are rent regulated.

**Figure F: New Multi-Family Rental Units by Property Size (completed 2000–2008)**

Borough	5–19	20–49	50–99	100+	Total
<b>Bronx</b>	1,457	1,638	6,956	2,824	12,875
	11%	13%	54%	22%	
<b>Brooklyn</b>	5,705	3,708	3,542	3,543	16,498
	35%	22%	21%	21%	
<b>Manhattan</b>	1,238	3,003	4,651	31,013	39,905
	3%	8%	12%	78%	
<b>Queens</b>	3,115	1,785	1,869	3,692	10,461
	30%	17%	18%	35%	
<b>Staten Island</b>	135	0	285	0	420
	32%	0%	68%	0%	
<b>New York City</b>	11,650	10,134	17,303	41,072	80,159
	14%	13%	22%	51%	

Source: New York City Department of City Planning

**Figure G: Share of Multi-family Properties that are Rent Regulated**



Note: Our data sources lack sufficient observations for these community districts to reliably identify the share of multi-family properties that are rent regulated.  
Source: Housing Vacancy Survey (2008)

The size of a multi-family rental property can also affect the available sources of financing. Traditionally, smaller multi-family rental properties have obtained financing more frequently from savings institutions, while larger properties have drawn more financing from Fannie Mae and Freddie Mac. In addition, smaller properties are less likely to be able to access fixed rate financing, which is more prevalent among mortgages

for properties with 100 or more units.<sup>20</sup> Rent regulations and the structure of financing can affect a multi-family rental property owner's ability to respond to changes in the market.

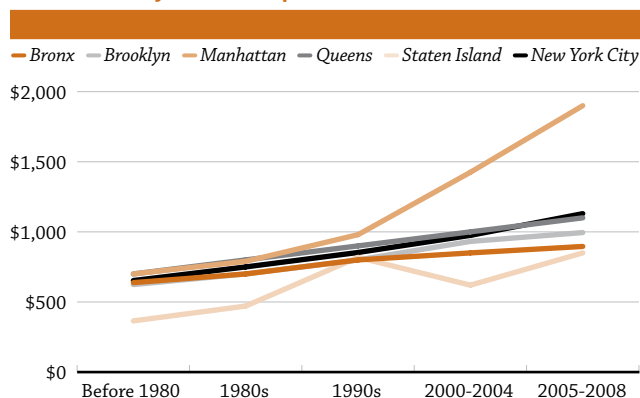
## Rent Increases in Recent Years

The median rent in New York City, as reported by existing tenants to the U.S. Census Bureau, rose, on average, 4.5 percent annually from 2003 to 2009. There is a dramatic and growing disparity in rent paid by households living in multi-family rental properties that moved into their units in the past 10 years and the rent paid by households that moved into their units in prior years. It is likely that much of this disparity is due to the effects of rent regulation. Figure H depicts the current median rent, by year of move-in, for multi-family rental property households in New York. The most dramatic difference is found in Manhattan, where households that moved in between 2005 and 2008 currently pay median rents nearly double that of their neighbors who moved in ten years earlier.

On average, New York City's multi-family rental property residents have lived in their units for eleven years, with a median stay of six years. This compares with an average stay for residential property owners of 16 years and a median stay of 11 years. As would be expected, multi-family rental residents with some type of rent regulation have been in their units far longer than other multi-family rental residents. The average multi-family rental resident in a rent-regulated unit has resided in their home for 12 years (with a median of eight years), compared with an average of four years (and a median of only two) for those in units that are not regulated.

This pattern of higher rents being paid by newer tenants helps to shed light on stories of property owners who purchased multi-family rental properties for high prices with the intention of turning over a large percentage of tenants and dramatically increasing

**Figure H: Median Current Rent by Year Moved in for Renters in Multi-Family Rental Properties**



Source: Housing Vacancy Survey (2008)

rents. Stuyvesant Town and Peter Cooper Village represent the most publicized examples of this phenomenon. According to some accounts, the new owners' inability to convert as many rent-regulated apartments into market-rate units as they intended played a significant role in the property's financial difficulties.<sup>21</sup> The aggressive plans of owners and investors were stymied by a variety of factors, including unexpected difficulties in evicting existing tenants, unrealistic expectations of the potential for rent decontrol (including both vacancy decontrol and luxury decontrol), unanticipated increases in building management and maintenance costs, and a market downturn that resulted in lower-than-expected increases in market rents.

Although some studies have documented specific examples of this pattern,<sup>22</sup> the lack of available data regarding the financing, rent rolls, operating costs, turnover rates, and other factors for the vast majority of multi-family rental properties renders it impossible to accurately determine how prevalent this business model has become in New York's multi-family rental market.

20 As of 1991, the share of properties in different size classes that had fixed rate mortgages was fairly comparable. This had changed by 2001, when nearly 80 percent of properties with more than 100 units had fixed-rate mortgages, compared with 60 percent of properties with less than twenty units. See Joint Center for Housing Studies (2006), 8. This may be due in part to the influence of securitization, which was more prevalent among mortgages for larger properties.

21 Bagli (2010a), A12; Bagli (2010b), A23; Wei & Karmin (2009), M12.

22 For example, a November 2009 report by the Association for Neighborhood and Housing Development analyzed the underwriting terms and performance of ten multi-family rental property loans that were packaged into commercial mortgage-backed securities. As the report noted, the information available for these securitized loans, which includes financing terms and underwriting assumptions, cannot be obtained through public records for loans that are not securitized. See also Shultz (2009), which estimates that "probably close to 100,000" multi-family rental housing units in New York City are "carrying ... loans far in excess of their ability to pay."



## Sales Volume and Price Changes in Recent Years

Sales of multi-family rental properties rose dramatically between 1993 and 2005, peaking at 2,556 multi-family property sales.<sup>23</sup> This was the highest number of sales recorded in our data (which begin in 1974). The number of properties sold declined slightly over the next two years, before dropping to 1,616 sales in 2008 and then down to 1,192 sales in 2010. Brooklyn and Queens saw the most dramatic declines in the number of properties sold, with 70 percent fewer multi-family rental property sales in 2010 than in 2005. Manhattan saw a 66 percent decline; in the Bronx, 52 percent fewer multi-family rental properties were sold in 2010 than in 2005.<sup>24</sup>

Smaller multi-family rental properties saw the the most significant reduction in sales volume. Sales of properties with 5–19 units steadily declined between 2005 and 2010, falling 57 percent. The sales numbers fluctuated more for buildings in other class sizes, as shown in Figure I.

Multi-family rental properties have not been immune from the broader decline in prices across the housing market. The average sales price per unit for multi-family rental properties fell by 28 percent between 2007 and 2010, as measured by the Furman Center's hedonic price index.<sup>25</sup> This decline is less than that of single-family properties, which declined 32 percent, and 2–4 unit properties, which declined 38 percent, during the same period. Prices for multi-family rental properties in Queens declined 14 percent between 2007 and 2009 before rising slightly in 2010. Prices peaked in 2008 in the Bronx and Brooklyn, with subsequent declines of 23 and 25 percent to 2009 average prices and then a small increase in 2010. Manhattan experienced a dramatic 48 percent average price decline

**Figure I: Sales Volumes of Multi-Family Rental Properties (2005–2010)**

	2005	2006	2007	2008	2009	2010
<b>5–19 Units</b>	1,845	1,666	1,538	1,082	641	787
<b>20–49 Units</b>	481	527	508	337	196	210
<b>50–99 Units</b>	152	276	221	141	80	139
<b>100 + Units</b>	78	65	70	56	31	55
<b>Total Sales</b>	2,556	2,534	2,337	1,616	948	1,192

Source: New York City Department of Finance, Furman Center

between 2007 and 2010.<sup>26</sup> Citywide, smaller multi-family rental properties with 5–19 units had the smallest average price decline, falling 23 percent between 2007 and 2009. Prices for properties with 20–49 and 50–99 units declined 48 and 37 percent respectively during this period.<sup>27</sup>

These declines followed a period of rapid price appreciation that ended in 2007. Prices for 5–19 unit properties rose a particularly dramatic 129 percent between 2001 and 2007. Average price appreciation over this period was less for larger property classes, with a 114 percent increase for 20–49 unit properties during the same period and an 88 percent increase for sales of properties with more than 50 units.



<sup>23</sup> The Furman Center's sales data are assembled from sources provided by the New York City Department of Housing Preservation and Development and the Department of Finance. These data are then matched to RPAD. Due to data limitations our hedonic index of sales prices is restricted to sales from 2001 forward.

<sup>24</sup> The very small volume of sales on Staten Island makes comparisons between years less helpful. Between 2005 and 2010 the number of multi-family rental properties sold on Staten Island fluctuated between a high of 23 in 2006 and a low of six in 2010.

<sup>25</sup> Prices rose by two percent between 2009 and 2010.

<sup>26</sup> Staten Island saw only 164 properties transact during our sample period, resulting in a large margin error for the 68 percent price decline observed in that borough.

<sup>27</sup> 20–49 unit properties declined 33 percent 2007 and 2009 and 50–99 unit properties declined 31 percent from their peak in 2008 to their lowest values, in 2009.

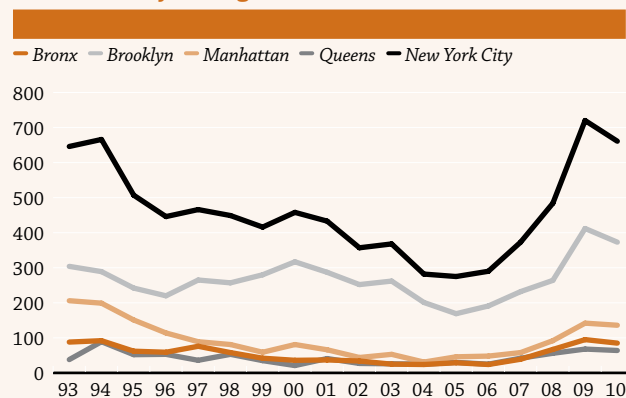
## Multi-Family Rental Property Mortgage Foreclosures in New York City

As multi-family rental property prices declined over the past few years and the city felt the effects of the recession, the number of foreclosure notices filed on multi-family rental properties rose. In New York State, a lender files a public notice of foreclosure, or *lis pendens*, to begin the foreclosure process. Lenders issue this notice of foreclosure after a borrower is more than 90 days delinquent on mortgage payments. Although the filing of a *lis pendens* may not necessarily result in an actual foreclosure—the building owner may avoid foreclosure by curing the delinquency, refinancing or modifying the mortgage, or selling the property and paying off the mortgage—it nonetheless provides the most readily identifiable public record that a property owner is having difficulty making mortgage payments.

Citywide, 2,146 different multi-family rental properties have received at least one *lis pendens* since 2006.<sup>28</sup> Of these properties, 691 also had at least one *lis pendens* between 1993 and 2005, and 141 had at least two other *lis pendens* during that period. Smaller multi-family rental properties were disproportionately more likely to have multiple *lis pendens*, perhaps due to greater volatility among these properties, as we discuss below. Figure J depicts the numbers of *lis pendens* filed on multi-family rental properties in New York annually between 1993, the first year for which we have data, and the end of 2010. As the figure reveals, New York City also saw high numbers of *lis pendens* filed on multi-family rental properties in the early 1990s. This occurred during a period marked by similar reductions in housing prices and a broad economic decline. As discussed in the 2008 *State of the City*, housing prices fell citywide by nearly 30 percent between 1989 and 1996. This came on the heels of both the nationwide recession that began in the late 1980s and the savings and loan crisis. According to news reports at the time, New York City saw a substantial increase in the number of renters who found it difficult to pay their rent and the

<sup>28</sup> Some of these properties have received multiple *lis pendens* during this period.

**Figure J: Number of Properties Receiving *Lis Pendens* by Borough**



Note: Staten Island is omitted from this figure due to the very small number of multi-family rental properties that received *lis pendens* in the borough.

Sources: Public Data Corporation, New York City Department of Finance Real Property Assessment Data, Furman Center

number of owners who fell seriously behind on their taxes or defaulted on their mortgages.<sup>29</sup>

The number of *lis pendens* on multi-family rental properties began to decline in 1995, a few years into a period of sustained economic growth nationally. Through the late 1990s, the city averaged approximately 500 multi-family rental *lis pendens* annually. These numbers began to drop in the early 2000s, reaching a low of 275 multi-family rental *lis pendens* citywide in 2005. Since 2006, there have been, on average, 505 foreclosure notices filed on the city's multi-family rental properties each year, compared with 362 annually during the prior six year period, when both prices and sales volume were rising. The most dramatic increase, as Figure J shows, occurred in Brooklyn. Brooklyn had 412 multi-family rental foreclosures initiated in 2009 alone, far more than the numbers annually during the 1990s. The Bronx and Queens have experienced less dramatic changes in the number of *lis pendens*. In Manhattan, the recent volume of *lis pendens* has increased, but remains well below the levels in 1993 and 1994.

<sup>29</sup> The very small volume of sales on Staten Island makes comparisons between years less helpful. Between 2005 and 2010 the number of multi-family rental properties sold on Staten Island fluctuated between a high of 23 in 2006 and a low of six in 2010.

## Smaller and Larger Multi-Family Rental Properties Have Been Affected Differently By the Market Downturn

Over 1,700, or nearly 80 percent, of the properties that received a *lis pendens* between 2006 and 2010 contain fewer than 20 units. Both citywide and within all five boroughs, the multi-family rental properties that received a *lis pendens* in the last five years have had fewer units on average than the general stock of multi-family rental properties.<sup>30</sup> An average of nine out of 1,000 multi-family rental properties with 5–19 units citywide received a *lis pendens* each year since 2006. With the exception of Manhattan—which saw a substantial increase in the share of properties with 100 or more units that received a *lis pendens* between 2006 and 2010, compared with the share during 2000 to 2005—the rate of *lis pendens* declines as building size increases.

The 5–19 unit multi-family rental properties have consistently received higher rates of *lis pendens* than larger multi-family rental properties since 1993, when our dataset begins. This may be due in part to the reluctance of lenders to foreclose on larger properties, given the size of the mortgage, and their willingness to instead extend or modify loan terms for these properties.<sup>31</sup> In addition, lenders and multi-family rental borrowers with larger properties may be engaged in multiple transactions, providing further motivation for seeking alternatives to foreclosure. Larger borrowers might also be more aware of options for loan modification or better able to shift assets to support a property with financial difficulties. Smaller multi-family rental properties may also face greater volatility because the impact of a single tenant's non-payment of rent or a vacant unit can have a more immediate impact on a property with fewer total units. As noted above, a larger percentage of these smaller buildings are subject to rent regulations, perhaps due to their date of construction. The inability to increase rents may cause financial difficulties for landlords who have to deal with changes in the price of utilities or unforeseen maintenance expenses. Finally, smaller economies of scale for these properties may result in tighter profit margins.

**Figure K: Annual rate of *Lis Pendens* (per 1,000 Multi-Family Rental Properties)**

Rate of <i>Lis Pendens</i> by Borough				
	1993–1999	2000–2005	2006–2010	Rate Increase
<b>NYC</b>	7.7	5.2	7.7	50%
<b>Bronx</b>	7.6	3.3	7.5	125%
<b>Brooklyn</b>	10.1	9.0	11.3	26%
<b>Manhattan</b>	6.5	2.6	5.0	90%
<b>Queens</b>	4.7	2.4	4.8	96%
<b>Staten Island</b>	2.7	2.8	5.5	95%
Rate of <i>Lis Pendens</i> by Unit Count				
	1993–1999	2000–2005	2006–2010	Rate Increase
<b>5–19 units</b>	8.6	6.8	9.0	33%
<b>20–49 units</b>	6.9	1.9	5.9	206%
<b>50–99 units</b>	4.1	0.9	3.5	265%
<b>100+ units</b>	3.6	1.5	2.7	84%

Sources: Public Data Corporation, New York City Department of Finance Real Property Assessment Data, Furman Center

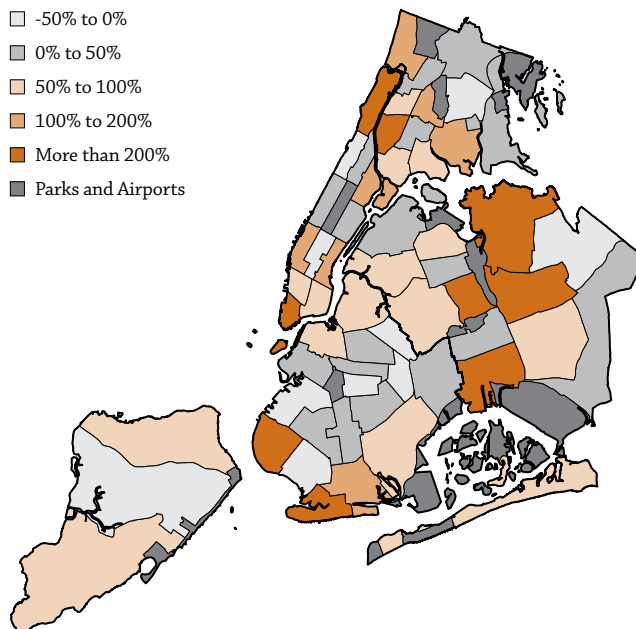
Although the rate of *lis pendens* filed on 5–19 unit multi-family rental properties in recent years is higher than the rate for larger multi-family rental properties, the larger properties have seen more dramatic increases in the rate of *lis pendens*. The citywide average annual rate of *lis pendens* for multi-family rental properties with 5–19 units increased by 33 percent during the period of 2006 through the end of 2010 when compared with the rate between 2000 and 2005. A comparison of these same time periods reveals increases in the rate of *lis pendens* of 206 percent for properties with 20–49 units, 265 percent for properties with 50–99 units, and 84 percent for properties with 100 or more units. The increase in the rate *lis pendens* in all multi-family rental properties. Manhattan has had a particularly dramatic change in the rate of *lis pendens* for properties with 100 or more units. These properties have seen a nearly ten-fold increase in the rate at which they receive *lis pendens*, far exceeding the increases for other sizes of multi-family rental properties in Manhattan.

These disparate changes in the rates of *lis pendens* indicate that smaller multi-family rental properties have been impacted in different ways than larger multi-family rental properties, both those with 100 or more units, and those with either 20–49 units or 50–99 units. As noted above, properties with 5–19 units saw the smallest average price decline among multi-family rental properties. Properties with 50 or more units declined in value by 45 percent between 2007 and 2010, substan-

30 This calculation excludes Stuyvesant Town and Peter Cooper Village.

31 See Joint Center for Housing Studies (2010), 24.

**Figure L: Increase in the Share of Multi-Family Rental Properties Receiving a *Lis Pendens* Between 2000–2005 and 2006–2010**



Source: Public Data Corporation, Furman Center

tially more than the 20 percent decline among 5–19 unit properties. Dramatic price declines can cause substantial difficulties for property owners seeking to refinance their mortgage when a balloon payment comes due on a mortgage financed during a period of higher valuations. Hence, while the steady rates of *lis pendens* filed on smaller multi-family rental properties may reflect recurring financial stresses or volatile income streams, the dramatic increase in the rate of *lis pendens* among larger multi-family rental properties appears to more likely be the result of price declines and difficulties either refinancing a mortgage or meeting ongoing mortgage payments.

## The Neighborhoods Most Affected by Multi-family Rental Foreclosures

As noted earlier, among the boroughs, Brooklyn has the largest share of its multi-family rental units located in properties with fewer than 20 units. Given this fact, as well as its higher rate of *lis pendens* borough-wide, it is not surprising that seven of the 10 community districts with the highest rate of *lis pendens* on multi-family rentals since 2006 are in Brooklyn, as shown in Figure M.

**Figure M: Foreclosure Incidence by Community District**

**Community districts with the highest share of multi-family rental properties receiving a *lis pendens* since 2006**

	Number of Properties that Received an LP	Percent of Properties that Received an LP	Units in Properties that Received an LP
BK 03 <b>Bedford Stuyvesant</b>	240	12.5%	2,009
BK 16 <b>Brownsville</b>	69	11.1%	525
QN 14 <b>Rockaway / Broad Channel</b>	27	10.1%	524
BK 04 <b>Bushwick</b>	215	8.9%	1,556
BX 09 <b>Parkchester / Soundview</b>	41	8.5%	1,225
BK 08 <b>Crown Heights / Prospect Heights</b>	136	8.4%	1,450
BK 05 <b>East New York / Starrett City</b>	68	8.4%	587
BK 17 <b>East Flatbush</b>	78	8.1%	699
BK 13 <b>Coney Island</b>	33	7.9%	379
QN 13 <b>Queens Village</b>	4	7.4%	40

**Community districts with the highest number of multi-family rental properties receiving a *lis pendens* since 2006**

	Number of Properties that Received an LP	Percent of Properties that Received an LP	Units in Properties that Received an LP
BK 03 <b>Bedford Stuyvesant</b>	240	12.5%	2,009
BK 04 <b>Bushwick</b>	215	8.9%	1,556
BK 08 <b>Crown Heights / Prospect Heights</b>	136	8.4%	1,450
MN 10 <b>Central Harlem</b>	111	5.8%	1,628
BK 01 <b>Green Point / Williamsburg</b>	102	3.2%	1,410

**Community districts with the highest number of multi-family rental units in properties receiving a *lis pendens* since 2006**

	Number of Units in Properties that Received an LP	Percent of Units that Received an LP	Number of Properties that Received an LP
MN 06 <b>Stuyvesant Town / Turtle Bay</b>	13,162	25.1%	28
MN 11 <b>East Harlem</b>	2,612	8.2%	78
BK 03 <b>Bedford Stuyvesant</b>	2,009	8.9%	240
MN 12 <b>Washington Heights / Inwood</b>	1,986	3.4%	70
MN 10 <b>Central Harlem</b>	1,628	4.1%	111

Sources: Public Data Corporation, New York City Department of Finance Real Property Assessment Data, Furman Center

Thirteen percent of multi-family rental properties in Bedford Stuyvesant, or 240 properties containing 2,009 units, have received a *lis pendens* since 2006.<sup>32</sup> Eleven and 10 percent respectively of the multi-family rental properties in Brownsville in Brooklyn and Rockaway/Broad Channel in Queens received a foreclosure notice during this period. More than eight percent of the multi-family rental properties in Bushwick, Parkchester/Soundview, South Crown Heights/Lefferts Garden, East New York/Starrett City, and East Flatbush also received *lis pendens* between 2006 and 2010. These rates are all substantially higher than the 3.9 percent of multi-family rental properties citywide that received a *lis pendens* during this period.

<sup>32</sup> 265 *lis pendens* were filed in Bedford Stuyvesant during this period for all housing types.



Multi-family rental *lis pendens* have largely been concentrated in neighborhoods with low median household incomes. All but two (Queens Village and Rockaway/Broadchannel) of the 10 community districts with the highest rates of *lis pendens* filed on multi-family rental properties had median household incomes below the citywide median. Residents of multi-family rental properties in Queens Village and Rockaway/Broad Channel had median incomes under \$25,000, substantially lower than other residents in these two neighborhoods. Neighborhoods with the highest rates of *lis pendens* were also marked by low homeownership rates, low median monthly rents, and high rates of poverty. With the exception of Coney Island and Rockaway/Broad Channel, these neighborhoods had relatively large non-white populations. Nearly all of the neighborhoods had high shares of households with children.

These neighborhoods with high rates of *lis pendens* in recent years also experienced high rates of *lis pendens* during prior periods. With the exception of Coney Island, the rates of *lis pendens* on 1–4 family properties in these community districts were above the citywide median. Housing prices also appreciated in these neighborhoods, during the years prior to the market downturn, at a higher rate than the citywide median.<sup>33</sup>

Multi-family rental housing is the most prevalent type of housing in Washington Heights/Inwood, Central Harlem, and East Harlem, three of the five districts with the highest number of multi-family rental units in properties that received a *lis pendens*. These neighborhoods saw dramatic rates of price appreciation in their multi-family rental properties between 2000 and 2007. Prices then dropped precipitously in each of these neighborhoods over the next one or two years.

## Mortgage Foreclosures and Property Conditions

It is often believed that property owners facing financial difficulty will either defer or ignore building repairs and routine maintenance.<sup>34</sup> While systematically assessing the maintenance of buildings is difficult, new housing code violations provide one measure of declining building conditions. A review of housing code violations between the first quarter of 2004 and the fourth quarter of 2009 therefore can provide insight into the relationship between a building's physical upkeep and the financial difficulties that likely cause a *lis pendens*.

Over our sample period, the average quarterly rate of new violations for buildings that received a *lis pendens* at some point during the entire sample period was 31 percent higher than for buildings that never received a *lis pendens*.<sup>35</sup> This suggests that buildings that become financially distressed are operating at lower maintenance levels on an ongoing basis.

Relative to its average rate of violations during other quarters in our sample, a building receives, on average, 21 percent more violations per quarter during the specific quarter in which the *lis pendens* was filed, and 15 percent more violations per quarter during the five-quarter period that includes the quarter in which the *lis pendens* was filed, the previous two quarters, and the subsequent two quarters. While this preliminary analysis suggests a link between a building's financial and physical condition, to fully assess this link would require a more in-depth quantitative analysis, incorporating rent regulations, housing assistance, and other factors that may alter a property owner's incentives and ability to maintain the property. We hope to undertake that analysis as additional relevant data become available.

<sup>34</sup> The relationship between financial distress and physical distress, particularly in the context of properties in the Bronx owned by Ocelot Capital Group, is discussed in Fernandez & Lee (2009), A21. A report by the Citizens Housing & Planning Council argues that building owners who are unable to pay their debt service and unable to refinance “may be tempted to reduce maintenance and operation expenditures.” Shultz (2009), 20.

<sup>35</sup> Buildings that receive a *lis pendens* average 0.043 new violations per quarter (excluding the two quarters before and after the quarter of the *lis pendens* and that quarter), while buildings that receive no *lis pendens* receive on average 0.033 violations per quarter. For more on our analysis of housing code violations in relation to *lis pendens* please see the Data Sources and Methodology appendix.

<sup>33</sup> In nine of the 10 districts, 2–4 unit properties are the most prevalent housing type, and in all nine these properties appreciated at a higher rate than the rate citywide. In the tenth district, Queens Village, single-family properties are the most prevalent housing type and the neighborhood also saw a higher rate of appreciation for this housing type than the rate citywide.

## The Foreclosure Process for Multi-Family Rental Properties and Tenant Protections

The foreclosure process differs slightly for home loans—loans secured by the mortgage on a 1–4 family property that the borrower uses as a primary residence—and multi-family rental property mortgages. For home loans, New York State requires a lender to provide a pre-foreclosure notice to the borrower at least 90 days prior to beginning legal action to inform the borrower of steps that can be taken to avoid foreclosure.<sup>36</sup> This pre-foreclosure notice is not required for multi-family rental properties.

New York State does, however, require a party seeking to foreclose upon a residential property to provide notice of the foreclosure to any tenants residing at the property.<sup>37</sup> This notice provides basic information regarding the tenants' rights during the foreclosure process and the contact information for the foreclosing party. Under New York State law, tenants in multi-family rental properties are entitled to remain in their units for the longer of either 90 days from the date of the *lis pendens* or the term of their lease. The federal Protecting Tenants at Foreclosure Act prohibits eviction for 90 days from the foreclosure sale or during the term of the lease.<sup>38</sup>

Tenants living in rent-regulated units receive additional protections. Under New York law, these tenants can only be evicted for one of several statutorily defined reasons, which do not include foreclosure.<sup>39</sup> These protections remain in place even if ownership of the property changes. However, it is unclear how many tenants are aware of and able to invoke these legal protections, and to what extent new landlords have sought to remove existing tenants.<sup>40</sup>

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36 N.Y. Real Prop. Acts. Law § 1304 (effective Sept. 1, 2008).

37 N.Y. Laws § 1303. The legislature enacted the portion of this statute requiring that notice be given to tenants and outlining the requirements for this notice on December 15, 2009. 2009 N.Y. Sess. Laws. Ch. 507, § 1 (effective Jan. 14, 2010).

38 Protecting Tenants at Foreclosure Act of 2009, Pub. L. No. 111-22, §§ 701-04 (2009) (effective May 20, 2009).

## Type and Sources of Financing for Multi-Family Rental Properties and National Data on Originations and Delinquencies

Multi-family lending is typically provided through short-term (5, 7, or 10 year) balloon loans. These loans, although they may have a fixed interest rate during the repayment term, do not fully amortize over the term of the loan. As a result, they require payment of a large “balloon payment” at maturity. Typically, borrowers will seek to refinance before maturity or, in some cases, sell the property.

Local thrifts and savings banks provided the largest share of multi-family mortgage financing until the mid-1980s, when the role of Fannie Mae and Freddie Mac, the government-sponsored enterprises (GSEs), began to expand significantly and the pool of commercial mortgage-backed securities (CMBS) which included multi-family mortgages grew. Although we cannot identify the precise sources of current funding for multi-family rental properties in New York City, we can draw on the Federal Reserve's flow of funds estimate for the share of financing provided nationally by these different entities in recent years. Between 2000 and 2009, the GSEs' share of all outstanding multi-family mortgage debt increased from 23 to 36 percent, making the GSEs the single largest source of multi-family loans. This increase has come as the holdings of savings institutions and agency- and GSE-backed mortgage pools have declined. Commercial banking saw a slight increase between 2007 and 2008 in its share of holdings. During the first six months of 2010, eight out of 10 newly issued apartment loans had

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39 N.Y. COMP. CODES R. & REGS. tit. 9, § 2524.1(a) (West 1987)

(“As long as the tenant continues to pay the rent to which the owner is entitled, no tenant shall be denied a renewal lease or be removed from any housing accommodation by action to evict ... except on one or more of the grounds specified in this Code.”).

40 For further discussion of the experience of tenants living in foreclosed properties and the legal protections provided to tenants, see Johnson (2010); Rodriguez (2010); Williams (2010); Been & Glasshauser (2009).



some form of government support, either through the Federal Housing Administration (FHA), Fannie Mae, or Freddie Mac.

Although we cannot obtain data for all mortgages in New York City, due to the lack of a public reporting requirement, data reported pursuant to the Home Mortgage Disclosure Act (HMDA) provide some information regarding multi-family loan originations in New York. HMDA requires banks to report the terms and volume of the mortgages they issue based on the level of activity in their single-family mortgage business. Banks subject to this reporting requirement must also report on their multi-family mortgages. Because lenders who specialize in multi-family mortgages don't issue single-family mortgages that trigger the reporting requirement, HMDA data cover only a portion of the multi-family lending in New York. Therefore, it is difficult to determine whether year-to-year changes in this data represent differences in overall activity or just in the share of overall activity reported through HMDA.

A review of recent HMDA data reveals that reported multi-family rental property purchase loan originations and aggregate loan amounts in New York declined between 2005 and 2008 before

rising sharply in 2009. A similar, but less uniform across boroughs, decline in total originations and aggregate loan amounts occurred for refinancing loans between 2004 and 2008, with an even more dramatic increase of 260 percent in originations citywide between 2008 and 2009. This substantial increase in originations and total borrowing is largely attributable to historically low interest rates.

Although data limitations prevent us from reporting multi-family rental delinquency rates in New York City, national data reveal that in recent years multi-family rental loans have performed better than single-family mortgages. Commercial/multi-family mortgages held in CMBS had a 30+ day delinquency rate of 8.58 percent as of the third quarter of 2010, a record high.<sup>41</sup> This rate has risen steadily since the second quarter of 2007, when the rate stood at 0.31 percent. Similar loans held by FDIC-insured banks and thrifts had a 90+ day delinquency rate of 4.41 percent in the third quarter of 2010. This rate has also risen steadily since 2007 but remains 2.17 percent lower than the 1991 high for this series of loans. The 60+ day delinquency rates for these loans held in life insurance company portfolios or held or insured by Fannie Mae and Freddie Mac were all under one percent, well below the highest levels for each of these series, but still multiple times higher than the rates in 2007. These numbers do not include construction and development loans.

The national delinquency rate for single-family residential mortgages, as of November 2010, was 9.02 percent, nearly two percentage points below the rate in January 2010. This rate hovered around four to five percent between 1995 and 2006. While the single-family delinquency rate nearly doubled from 2006 to 2010, and currently exceeds the rate for commercial mortgages, the rate of increase in delinquencies in the last five years was considerably more dramatic in the commercial/multi-family loan portfolios.

<sup>41</sup> *Mortgage Bankers Association (2010).*



## CONCLUSION

Some analysts contend that multi-family rental property owners will face even more substantial hardships in the next few years, as mortgages originated between 2005 and 2007 reach maturity and borrowers seek to refinance properties.<sup>42</sup> As noted, a large portion of multi-family rental loans are balloon loans with five, seven and 10 year terms and borrowers rely on frequent refinancing.<sup>43</sup> Declining values, in conjunction with potentially tighter credit markets and stricter underwriting standards, may pose insurmountable obstacles for owners of multi-family rental properties reaching the end of their mortgage terms. Although data from the Home Mortgage Disclosure Act indicate a sharp increase in lending in some portions of the multi-family rental mortgage market, it is not clear that properties with mortgages financed during the strong market of a few years ago will be able to obtain needed credit. Hence it is quite possible that we have not yet seen the worst of the market downturn's effect on multi-family rental properties in New York City.

In the past year, state and federal governments have introduced initiatives that aim to confront the challenges facing multi-family rental properties. The Multifamily Mortgage Resolution Program, a part of the Dodd-Frank Wall Street Reform and Consumer Protection Act, directs HUD to develop a program to ensure the protection of current and future tenants and at-risk multi-family properties but provides little guidance on this program. In August 2010, then-Governor Paterson signed a bill that will allow the State of New York Mortgage Agency (SONYMA) to insure loans for the purpose of refinancing overleveraged apartment properties. Under this law, SONYMA will be able to insure refinanced mortgages of up to \$150 million for properties originally financed between 2004 and 2008. The city's Department of Housing Preservation and Development launched a Proactive Preservation Effort

in January 2011 to identify and address deteriorating physical conditions in multifamily buildings before they endanger the health and safety of residents and threaten the quality of the surrounding neighborhood.

Although it would be premature to assess these programs, they reveal an increased focus on multi-family rental housing and recognition of that stock's vital role in housing New Yorkers at all income levels. Further research is needed to better understand this housing and assess appropriate interventions in this market. In particular, a firmer grasp of the financing of these properties, the business model of their owners, the outcomes for properties that receive a *lis pendens*, and the characteristics of both landlords and tenants would help policymakers to effectively address threats to the multi-family rental housing stock.

The challenges faced by New York City's multi-family rental properties are as diverse as the housing stock itself. These properties, which house nearly half of New York City's residents, demand careful analysis by researchers and policymakers crafting the city's future housing policies.

## APPENDIX: DATA SOURCES AND METHODOLOGY

We rely on the New York City Department of Finance Real Property Assessment Database (RPAD) for portions of our property-specific data, including the share of residential units located in multi-family rental properties and the date of construction for properties. RPAD allows us to distinguish between units in multi-family rental properties and units in smaller (2–4 unit) rental properties, single-family homes, cooperative apartments, condominiums, and public housing. It cannot, however, tell us whether condominium units, cooperative units, or single-family homes are occupied by their owner or a renter.

Data limitations prevent us from directly comparing the share of New York City residential units in multi-family rental properties with the shares in other cities. The American Community Survey (ACS), which we use for data regarding other cities, does not distinguish between privately-owned rental units and public housing. The ACS, which is discussed in more detail at page 137, reports whether a respondent household

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42 A report by Deutsche Bank's CMBS research team analyzes fixed-rate loans in CMBS and finds that the most problematic loans are short term loans originated in 2005–2007 that will reach maturity between 2010 and 2013, when many will have negative equity. See Parkus [and An] (2009). The report also forecasts a substantial and steady increase, between 2014 and 2017, in the total value of loans reaching maturity. Slightly more than \$30 billion in such loans reached maturity in 2010 and nearly \$150 billion will reach maturity in 2017 alone.

43 Joint Center for Housing Studies (2009), ii.

rents or owns its residence and the size, by unit count, of the building in which the respondent resides. As a result, the ACS allows us to provide the percentage of renter households who live in all building types of a certain size. This includes—in addition to renters in multi-family rental properties—those renters who live in multi-family ownership buildings, such as condominiums and cooperative apartments, and who rent their apartment from the unit’s owner.

Throughout this report when we refer to “multi-family rental properties” we will only be referencing units in privately owned rental properties with five or more units. In contrast, a reference to “multi-family buildings” will include all buildings (both publicly and privately owned) with five or more units: those with only rental units (the multi-family rental properties) and those with ownership units that may or may not be rented by the individual owner. When discussing multi-family rental properties in New York City only, we use the term “property” because our data sources identify properties under common ownership, which may contain multiple buildings. However, when comparing New York City with other U.S. cities using the ACS, we use the term “building” because the ACS survey asks respondents to report the size of the building they live in.

We use the U.S. Census Bureau’s New York City Housing and Vacancy Survey (HVS) for our data regarding the characteristics of households that reside in multi-family rental properties. The HVS is also our source for data regarding rent regulation.

One identifying feature of multi-family rental properties is the relative infrequency with which they are sold. Forty-eight percent have no recorded sale and another 30 percent have sold only once since 1974. Repeat sales housing price indexes are commonly used to track the value of single-family or 2–4 family homes. These indexes, such as the Furman Center index of housing price appreciation reported on the city, borough, and community district pages of the *State of the City*, are averages of the percentage price changes between consecutive sales of individual properties in a given area. This method provides a reliable indicator of changes in overall property values if the properties that actually sell repeatedly are representative of all properties and the number of properties that sell

**Figure N: Share of Properties by Number of Recorded Sales Since 1974 by Number of Units**

<i>Sales</i>	<i>1–4 Units</i>	<i>5–19 Units</i>	<i>20–49 Units</i>	<i>50–99 Units</i>	<i>100+ Units</i>	<i>Total</i>
<b>0</b>	29.2%	68.5%	50.6%	53.2%	45.7%	30.6%
<b>1</b>	37.6%	21.9%	27.3%	25.9%	29.4%	36.9%
<b>2</b>	20.1%	5.9%	12.7%	12.0%	14.7%	19.6%
<b>3</b>	8.4%	2.4%	5.5%	5.7%	6.4%	8.3%
<b>4 or more</b>	4.8%	1.3%	3.8%	3.2%	3.7%	4.7%

*Source: New York City Department of Finance, Furman Center*

repeatedly in a given period is reasonably large. Both of these conditions are tenuous for multi-family rental properties in New York City. Based on the average number of annual sales per year from 2000 to 2009, multi-family rental properties sell on average once every 30 years, and it is highly possible that properties that are changing ownership are of different quality than the average building. Figure N shows the share of New York City 1–4 unit properties and multi-family rental properties that have sold a total of 0, 1, 2, 3, and 4 or more times since 1974, and illustrates that relative infrequency with which these properties transact.

An alternative to the repeat sales methodology is a hedonic price index, so called because the method statistically accounts for the contribution to the sales price of a property’s characteristics such as square footage, number of units, and location. The index is composed of the remaining changes in average sales prices from year to year after accounting for the characteristics of the individual properties being sold. Since the method does not rely on repeated transactions, many more sales can be used to estimate overall price trends, and differential value changes of properties with higher turnover rates exert less influence in the index. For these reasons, we report price changes based on the hedonic index for multi-family rental properties.

When compared to the repeat sales index, the hedonic price indexes for multi-family rental properties for each borough and the entire city measure lower or similar appreciation in prices from 2001 to a high in 2006 or 2007 and greater subsequent declines. For example, citywide, the margin of error for the dramatic 126 percent increase in price from 2001 to 2007, as measured by the hedonic index, overlaps with the 136 percent increase measured by the repeat sales method. However, the subsequent 29 percent decline

measured by the hedonic index is more drastic than the 19 percent measured by the repeat sales method.

Unlike owner-occupied, single-family residences, multi-family rental buildings generate monthly rental income, so the value of a particular property is ideally calculated as the discounted value of its net operating income. The value of a building is then determined by rents, operating and maintenance costs, vacancy rates, required return on equity, and how these factors are expected to change over time. While rents, costs, vacancy rates, and investment opportunities have surely all changed in our measurement period, we do not have access to comprehensive or representative financial data for multi-family buildings in New York. As a result, we rely on observed sales prices and the hedonic index methodology to describe changes in property values.

To determine whether properties receive a higher rate of housing code violations during the period around a *lis pendens* we first count the number of new housing code violations received by a building during each quarter. We then compare these quarterly counts during the period extending from six months prior to the quarter in which the property received a *lis pendens* until six months after that quarter to all other quarters. For example, if a building received a *lis pendens* in the first quarter of 2009, we consider that quarter, as well as the third and fourth quarters of 2008 and the second and third of 2009.

Our analysis also takes into account trends in quarterly housing code violation rates for all buildings that received a *lis pendens* from 2004 to 2009. We did not include new housing code violations prior to 2004 because the introduction of New York City's 311 system in 2003 affected the interpretation of new violations reports.

In separate negative binomial regression models predicting the number of violations in a given quarter, we calculate a 21 percent increase in violations during the same quarter of a *lis pendens* and a 15 percent increase during the five quarter window including the *lis pendens* relative to all other quarters. The models include an indicator for a *lis pendens* in the same quarter or in the window also including the previous

and subsequent two quarters as well as property level and quarter indicator variables so that the comparison is to the same property after accounting for changes over time across all buildings in the rate of violations. The unit of observation is a property level quarter. The modeled coefficients for the quarter and window of the *lis pendens* variables are statistically significant at the five and 10 percent levels, respectively.

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# Getting to Work in New York City

New York City is home to about eight and a half million residents, almost four million of whom are employed. These employees rely on a well-functioning and easily-accessible transportation network. New Yorkers take public transit in much higher proportions than residents of any other major city in the United States. They are also far less likely as a whole to drive to work. Employees' choices among transportation modes likely depends, in large part, upon the location of their workplaces. It is critical that decision makers take into account where people live in relation to where they work.

While a number of surveys conducted by the U.S. Census Bureau are able to identify where people live and answer questions about the duration and mode of travel for their commute, these statistics do not provide any geographic information on the employment destination. Recognizing the limitations of existing surveys, the U.S. Census Bureau launched the Longitudinal Employer-Household Dynamics program to combine data from federal and state agencies with their own data. This initiative resulted in the partnership with state Departments of Labor to create the Local Employment Dynamics (LED) database, which reveals the neighborhoods where people live and where they work. The data are available at the census block level, and we aggregate it to sub-borough areas in order to capture larger neighborhood trends.<sup>2</sup>

This year, we add three new indicators to the *State of the City* for selected neighborhoods that are relevant to New York City's employment and transportation trends; destination-origin ratio which measures the degree to which a neighborhood employs people who live outside the neighborhood, locally employed residential share which measures the degree to which people in the neighborhood are able to live and work within a close proximity (defined as either within the same neighborhood or within a half-mile of one another), and city-employed residents share which provides insight on how connected a neighborhood

is with the world beyond the five boroughs. Each of these indicators relies on data from LED's *OnTheMap* tool, the publicly available extract of the LED data.<sup>3</sup> Our first two measures explore employed residents of New York City who also work in the city.

## THE DATA

*OnTheMap* uses worker origin and destination data and Quarterly Workforce Indicator data files created by the U.S. Census Bureau as part of the LED partnership.<sup>4</sup> The Quarterly Workforce Indicators are derived from the U.S. Census Bureau's merge of data already collected from state agencies (such as unemployment insurance wage records and the Quarterly Census of Employment and Wages firm records) with current demographic information. In total, the dataset contains data about approximately 2.3 million jobs in New York City in 2008. The appendix outlines the limitations and shortcomings of the data.

Figure A at right indicates the distribution of jobs for our dataset throughout New York.

## Destination-Origin Ratio

Knowing which neighborhoods are the predominant places of work in the city and which pairs of neighborhoods experience the highest rates of employee flow (and which direction that flow goes) is important to policy formation and implementation.

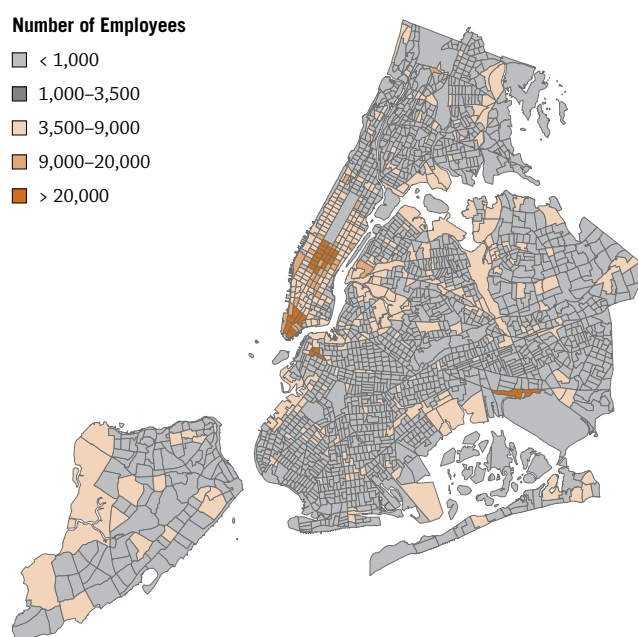
1 U.S. Department of Labor Bureau of Labor Statistics: Current Employment Statistics from the Establishment Survey (September 2010): <http://www.bls.gov/ro2/nycces9465.pdf>

2 With the addition of New Hampshire on December 13th, 2010, all 50 states, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands are now members of the partnership.

3 U.S. Census Bureau OnTheMap: <http://lehdmap4.did.census.gov/themap4/>

4 By combining data from different administrative sources, censuses and surveys, the U.S. Census Bureau produces previously unavailable local employment information. For more information on the LED see: <http://lehd.did.census.gov/led/datatools/qwi-online.html>



**Figure A: Number of Employees by Census Tract, 2008**

Source: U.S. Census Bureau, Department of City Planning, Furman Center

To obtain the destination-origin ratio, we calculate the ratio of the number of New Yorkers employed in a neighborhood divided by the number of employed New Yorkers that live in the neighborhood. A number greater than one indicates that the neighborhood has a net inflow of workers from other neighborhoods while a number less than one indicates that the neighborhood has a net outflow of workers towards other neighborhoods. Figure B indicates which neighborhoods have the highest and lowest destination-origin ratios in the city.

In New York City, there are only seven neighborhoods with a ratio over one. With the exception of Brooklyn Heights/Fort Greene and Sunnyside/Woodside, both of which are designated as borough central business districts, all are in Manhattan. Chelsea/Clinton/Midtown has by far the highest ratio of any neighborhood in the city; for every employed resident living in this neighborhood, almost nine New York City residents work there.

At the other end of the spectrum, we see that eight neighborhoods have a ratio below 0.3, meaning that for every 10 employed residents of those neighborhoods, three or fewer New Yorkers work there. Three of

**Figure B: Destination-Origin Ratio**

Highest Ratio			
SBA		Destination-Origin Ratio	
1	303	Chelsea / Clinton / Midtown	8.94
2	301	Greenwich Village / Financial District	5.67
3	304	Stuyvesant Town / Turtle Bay	3.45
4	202	Brooklyn Heights / Fort Greene	2.90
5	402	Sunnyside / Woodside	1.38
6	302	Lower East Side / Chinatown	1.28
7	306	Upper East Side	1.26
8	212	Borough Park	0.96
9	305	Upper West Side	0.94
10	207	Sunset Park	0.89
Lowest Ratio			
SBA		Destination-Origin Ratio	
45	503	South Shore	0.31
45	107	Soundview / Parkchester	0.31
45	216	Brownsville / Ocean Hill	0.31
48	208	North Crown Heights / Prospect Heights	0.29
48	403	Jackson Heights	0.29
50	103	Highbridge / South Concourse	0.27
51	110	Williamsbridge / Baychester	0.26
51	308	Central Harlem	0.26
53	209	South Crown Heights	0.24
53	203	Bedford Stuyvesant	0.24
55	104	University Heights / Fordham	0.21

Source: U.S. Census Bureau, Department of City Planning, Furman Center

these neighborhoods are in the Bronx, and three are in central Brooklyn. Central Harlem is the only Manhattan neighborhood in the bottom 10.

### Locally Employed Residents Share

Many New Yorkers work in the same neighborhood in which they live. Understanding which neighborhoods are both home and work for their residents is important to help policymakers plan, zone, and provide infrastructure for mixed-use neighborhoods. We explore this topic by calculating the number of residents that are employed within the neighborhood in which they live and divide this number by the total number of residents in the neighborhood that work in New York City. Because the sub-borough boundaries may not be small enough to be considered local by some, we also provide an alternative indicator. For each neighborhood, we calculate the percentage of employed residents that live in the neighborhood and who work within a half mile of their homes. Figures C and D present the neighborhoods with the highest and lowest locally employed residents shares according to our two different measures.

Unsurprisingly, Figures C and D show a great degree of overlap for those neighborhoods with the highest ratios. Seven sub-borough areas are in the top 10 for both lists and five sub-borough areas appear in the top six for both. More surprisingly perhaps is the amount of overlap between those neighborhoods with a high locally employed residents share and those neighborhoods with a high destination-origin ratio. Of the top 10 neighborhoods in Figure B, all but Brooklyn Heights/Fort Green and Sunnyside/Woodside are in the top 10 according to one of our measures of the locally employed residents share and half are actually in the top 10 for both.

### City-Employed Residents Share

The last indicator acknowledges the segment of the New York City population that we have hitherto ignored: New York City residents who work outside the five boroughs. These workers choose to live in the city but work in other areas. In order to explore this topic, we identify those neighborhoods low city-employed residents share, or small percentages of workers who work within the five boroughs. We calculate City-Employed Residents Share by counting the number of residents that work within the five boroughs and dividing that by the total number of residents in the neighborhood that are employed.

As reported in Figure E, seven of the 10 neighborhoods with the lowest city-employed residents share sit on the border of the city and the other three neighborhoods are adjacent to a neighborhood that does. In Queens Village and Williamsbridge/Baychester, over one third of employed residents work outside of the city. Of the 11 neighborhoods with the highest city-employed residents share, half are in the top 10 in terms of the destination-origin ratio while the others are located in parts of Brooklyn with little direct contact with areas outside of the five boroughs. Even in these neighborhoods, however, more than one in 10 employed residents works outside of the city.

**Figure C: Locally Employed Residents Share: Percentage of Employed Residents Who Live and Work in the Same Neighborhood**

Highest Share Neighborhoods			
	SBA		Percent
1	303	Chelsea / Clinton / Midtown	50.3%
2	301	Greenwich Village / Financial District	30.2%
3	212	Borough Park	23.5%
4	304	Stuyvesant Town / Turtle Bay	23.2%
5	414	Rockaways	18.5%
6	307	Morningside Heights / Hamilton Heights	18.4%
7	502	Mid-Island	18.3%
8	407	Flushing / Whitestone	17.7%
9	201	Williamsburg / Greenpoint	16.5%
10	306	Upper East Side	15.5%
Lowest Share Neighborhoods			
	SBA		Percent
46	403	Jackson Heights	5.4%
47	217	East Flatbush	5.1%
48	103	Highbridge / South Concourse	4.8%
49	404	Elmhurst / Corona	4.6%
50	308	Central Harlem	4.4%
51	209	South Crown Heights	4.3%
52	216	Brownsville / Ocean Hill	4.0%
53	208	North Crown Heights / Prospect Heights	3.5%
54	203	Bedford Stuyvesant	3.1%
55	104	University Heights / Fordham	2.9%

Source: U.S. Census Bureau, Department of City Planning, Furman Center

**Figure D: Locally Employed Residents Share: Percentage of Employed Residents Who Work Less Than Half a Mile From Their Home**

Highest Share Neighborhoods			
	SBA		Percent
1	303	Chelsea / Clinton / Midtown	17.1%
2	301	Greenwich Village / Financial District	14.9%
3	307	Morningside Heights / Hamilton Heights	14.7%
4	304	Stuyvesant Town / Turtle Bay	13.4%
5	212	Borough Park	11.9%
6	302	Lower East Side / Chinatown	10.2%
7	201	Williamsburg / Greenpoint	9.2%
8	306	Upper East Side	8.6%
9	305	Upper West Side	6.4%
10	207	Sunset Park	6.3%
Lowest Share Neighborhoods			
	SBA		Percent
45	107	Soundview / Parkchester	2.5%
45	412	Jamaica	2.5%
45	217	East Flatbush	2.5%
45	501	North Shore	2.5%
45	205	East New York / Starrett City	2.5%
50	110	Williamsbridge / Baychester	2.4%
51	104	University Heights / Fordham	2.3%
52	208	North Crown Heights / Prospect Heights	2.2%
53	218	Flatlands / Canarsie	2.1%
54	503	South Shore	1.7%
55	413	Queens Village	1.6%

Source: U.S. Census Bureau, Department of City Planning, Furman Center



## CONCLUSIONS & POLICY IMPLICATIONS

The *OnTheMap* feature of the LED partnership allows us tremendous insight into the relationships between New York City employees' home and work locations and the flows between the two.

Our analysis of the flows between New York City neighborhoods confirms our assumptions: middle and lower Manhattan act as the main economic drivers for the city. The area is the most popular destination for workers from the vast majority of the city's neighborhoods. However, we also find that Brooklyn Heights/Fort Greene and Sunnyside/Woodside, both designated as borough central business districts, also act as major attractors. In total, only seven neighborhoods have a destination-origin ratio greater than one, indicating that they are a net attractor of employees. At the other end of the spectrum, there are eight neighborhoods with a ratio below 0.3, suggesting that far more people leave the neighborhood for employment than travel to the neighborhood for work.

There is not necessarily a connection between a low destination-origin ratio and the rate of unemployment. For certain neighborhoods that are heavily residential, a low ratio just means that the neighborhood's transportation infrastructure is successfully channeling residents out of the neighborhood and into the central business districts. University Heights/Fordham has the lowest destination-origin ratio and it also has the highest unemployment rate. On the other hand, South Shore has only a marginally higher destination-origin ratio but boasts the lowest unemployment rate in New York City.

Our second measure, the locally employed residents share, identifies the proportion of workers who are employed in New York City who work close to where they live. We find that a New Yorker's home neighborhood is likely to be amongst his or her main choices for employment. This is true for almost every single neighborhood but is especially true for the core employment neighborhoods in Manhattan. It raises interesting questions about the city's strategies for encouraging local-based employment strategies and mixed-use development.

**Figure E: City-Employed Residents Share**

Highest Share Neighborhoods			
	SBA		Percent
1	201	Williamsburg / Greenpoint	89.8%
2	206	Park Slope / Carroll Gardens	89.5%
3	202	Brooklyn Heights / Fort Greene	88.9%
4	211	Bensonhurst	88.8%
5	301	Greenwich Village / Financial District	88.4%
6	212	Borough Park	88.3%
7	304	Stuyvesant Town / Turtle Bay	88.2%
7	303	Chelsea / Clinton / Midtown	88.2%
9	208	North Crown Heights / Prospect Heights	88.1%
9	213	Coney Island	88.1%
9	203	Bedford Stuyvesant	88.1%
Lowest Share Neighborhoods			
	SBA		Percent
46	105	Kingsbridge Heights / Moshulu	78.5%
47	503	South Shore	78.0%
48	106	Riverdale / Kingsbridge	77.7%
49	109	Pelham Parkway	77.6%
50	108	Throgs Neck / Co-op City	76.8%
51	414	Rockaways	75.4%
52	412	Jamaica	73.3%
53	411	Bayside / Little Neck	71.9%
54	110	Williamsbridge / Baychester	69.1%
55	413	Queens Village	66.6%

Source: U.S. Census Bureau, Department of City Planning, Furman Center

Finally, we also look at the city-employed residents share. Unsurprisingly, employees who live in neighborhoods close to the city limits and/or major transportation infrastructure (e.g., George Washington Bridge) are more likely to work outside the city. This has implications for a wide range of policy discussions, about employee and business taxes, economic development strategies, and sustainable transportation planning.

Overall, we see that many New Yorkers work close to where they live, which raises interesting questions and opportunities for the city's policymakers in spheres as diverse as transportation, housing, land use, sustainable policy and environmental performance. With these data, policymakers can better plan for New Yorkers' needs and living patterns.

## APPENDIX

In constructing the database, the U.S. Census Bureau protects confidentiality by modeling “synthetic data” for each work place, derived from the underlying data. The method ensures that the published data, while not exact, are more accurate as the number of businesses in a workplace area increases.<sup>5</sup> The *OnTheMap* reporting tool excludes employees who are not captured in state unemployment insurance wage datasets or the Quarterly Census of Employment and Wages. Workers such as informally employed workers, uniformed military, Federal civilian employees, self-employed workers, brokers, and individuals who are paid out of distributed partnership income do not appear in this dataset. If an employee has more than one job, all of the jobs are counted. For firms with multiple locations, the data may erroneously link the employee to the

headquarters rather than the satellite location at which he or she actually works. While this may cause us to significantly overstate the city-employed residents share, it is less of an issue with the other indicators since we are only concerned with New York residents. Therefore, we would only be off in cases where a New York resident works outside New York City for a company that is based out of New York City.

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<sup>5</sup> The employment data for private employers are controlled to state-level totals provided by the Bureau of Labor Statistics. As a result, no actual business data are used for workplace reports. For more see: <http://lehd.did.census.gov/led/datatools/aboutdata.html#DataSources>



# Public and Subsidized Rental Housing in New York City

Families with low, moderate, and even middle incomes have consistently struggled to find affordable housing in New York City. To reduce the burden of living in a high cost market, the city, state, and federal governments have employed a number of programs to create and maintain affordable housing. Much of this is public housing owned and operated by the New York City Housing Authority (NYCHA). But private developers also own and manage many affordable rental housing developments, agreeing to charge below-market rents to low-income tenants in exchange for government subsidies.

Over the past two years, the Furman Center has combined almost 50 datasets from the U.S. Department of Housing and Urban Development (HUD), the New York City Department of Housing Preservation and Development (HPD), the New York City Housing Development Corporation (HDC), New York State Homes and Community Renewal (HCR), and other partners to create a single database that provides the first comprehensive profile of privately owned, subsidized rental housing in New York City. We call it the Subsidized Housing Information Project (SHIP).

The SHIP primarily catalogues information about rental housing developments subsidized through HUD insurance programs, HUD project-based rental assistance programs, New York City and State Mitchell-Lama programs, and the Federal Low-Income Housing Tax Credit (LIHTC) program. By combining the information in the SHIP with data about public housing, we are able to identify and compare two major types of affordable housing and explore the distribution of such housing throughout the city. There are other subsidy programs, notably tenant-based vouchers that are not included in either stock.

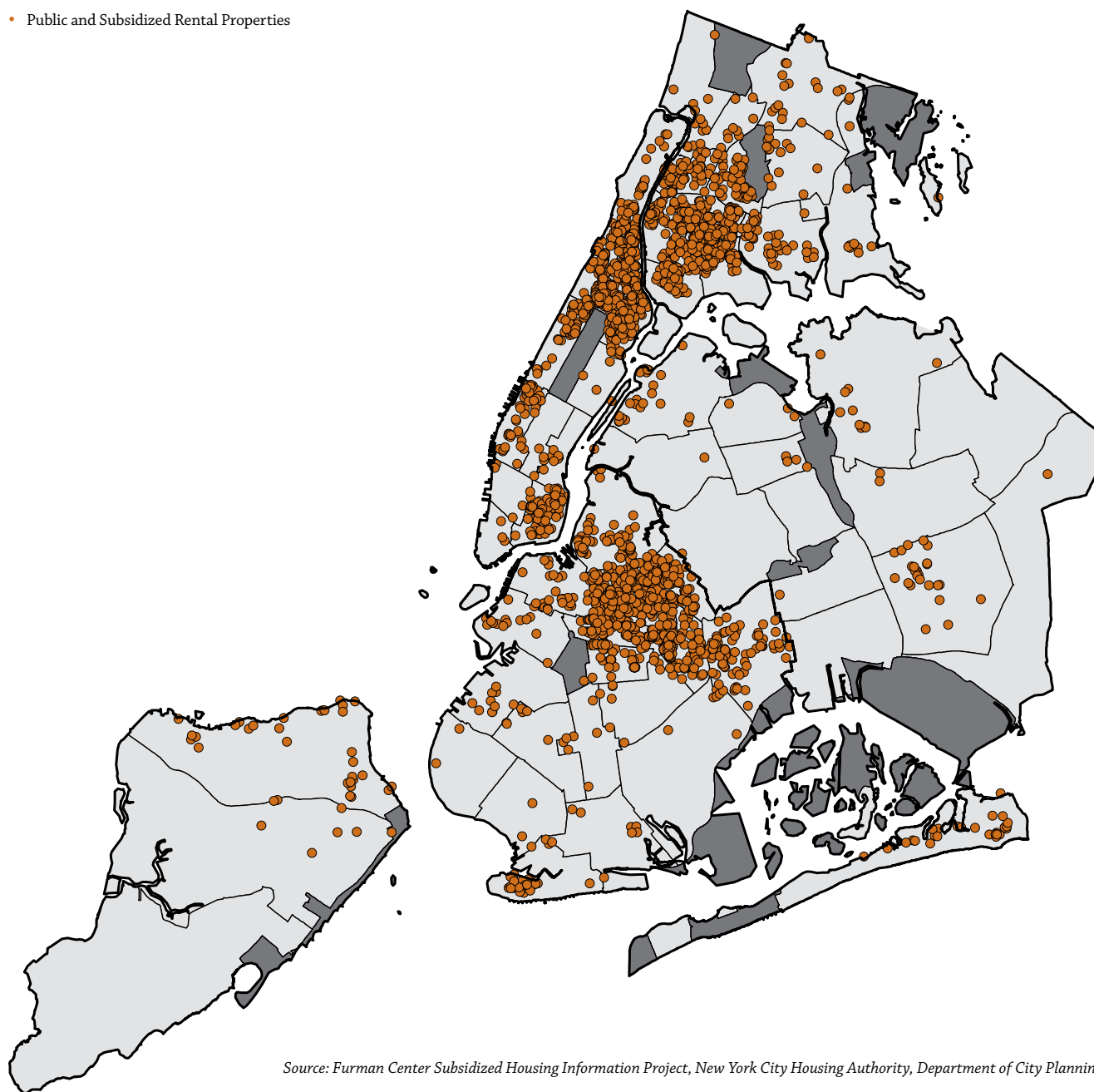
The properties tracked in the SHIP database are privately owned, multi-family rental properties funded with a mix of private capital and public subsidy, which may include below-market interest rate loans, capital subsidies, rental subsidies, tax exemptions, tax abatements, mortgage insurance, low cost land, or other benefits to reduce the cost of housing development or operations. In exchange for these subsidies, the developers or owners of these properties agree to specific rent and/or tenant-income restrictions to ensure that



the properties are affordable to low-, moderate-, or middle-income families. The subsidies and associated rent restrictions for each of the programs expire after a set number of years, varying from just 15 years for the earliest LIHTC projects to 35 years for the first Mitchell-Lama projects. These expiration dates make the programs more attractive to for-profit developers because they allow the developer to gain unrestricted control of their properties down the road. However, for non-profit owners who are interested in long-term affordability, the expiration dates can actually be a hindrance because affordability requirements end once

**Figure A: Public and Subsidized Rental Housing**

- Public and Subsidized Rental Properties



*Source: Furman Center Subsidized Housing Information Project, New York City Housing Authority, Department of City Planning*

the subsidies expire. As Figure A shows, as of the end of 2010, there were 192,000 units of rental housing in New York City receiving subsidies through at least one of the programs covered by the SHIP.

NYCHA public housing developments provide an additional 185,000 units of affordable housing for low-income New Yorkers. These units are distinct from properties catalogued by the SHIP in some key respects.

First, they are entirely publicly financed through a mix of federal, state, and city funds. Second, they are managed directly by NYCHA rather than by private developers or public-private partnerships. Finally, existing units remain in the program indefinitely.

There are further differences between subsidized units and market-rate units. For instance, subsidized rental apartments tend to be slightly larger than the



average market-rate multi-family rental housing unit, and their buildings tend to contain more units. As Figure B illustrates, the average unit in a property in the SHIP database is about 960 square feet, slightly larger, on average, than public housing or market rate rental units. The average property in the SHIP database includes 69 rental units, more than twice as many units as in the average multi-family rental building in New York City. By comparison, the average public housing property has about 250 units.

Properties financed by programs covered in the SHIP database tend to be newer than the typical rental stock. The median age of SHIP units is 73 years, while the median age of an unsubsidized multi-family rental unit is 82 years. NYCHA developments were built mostly in the 1940s and 50s, and average just 63 years old.

Together, the privately owned, subsidized developments covered by the SHIP, along with the public housing complexes provide almost 380,000 units of affordable rental housing in New York City. This translates to 18.4 percent of the city's rental housing stock and 11.2 percent of its entire housing stock. As Figure A illustrates, subsidized rental units are located in every borough and nearly every community district. As Figure C shows, 21.5 percent of Manhattan's 561,288 rental units are subsidized. The Bronx has the greatest share of rental housing units in subsidized properties (25.8%), while in Queens just 7.7 percent of rental units are in public housing developments or properties catalogued by the SHIP.

Figure D ranks the 10 community districts with the highest and lowest share of subsidized rental units. In five community districts, over half of rental units are subsidized. In East Harlem, almost 70 percent of rental units are subsidized. Three of the top 10 community districts with the greatest share of rental units that are subsidized are in the South Bronx. Three community districts, all located in Queens, have no subsidized rental units.

In Spring 2011, the Furman Center will release a full report on the state of subsidized properties in New York City. In that report we will present a detailed analysis of the four subsidy programs covered by the SHIP, including their history, purpose, basic program

**Figure B: Property Characteristics**

	Average Number of Units per Building	Average Square Footage per Unit	Average Age of Units
<b>SHIP Rental Properties</b>	69	960	73
<b>Public Housing</b>	254	900	63
<b>Unsubsidized Rental</b>	24	880	82
<b>All NYC Multi-family Rental Units</b>	29	885	81

Source: Furman Center Subsidized Housing Information Project, New York City Housing Authority, Department of City Planning

**Figure C: Subsidized Rental Units by Borough**

Borough	Total Number of Rental Units	Share of Rental Units that are in Subsidized Properties
<b>Bronx</b>	379,124	25.8%
<b>Brooklyn</b>	625,261	18.3%
<b>Manhattan</b>	561,288	21.5%
<b>Queens</b>	433,819	7.7%
<b>Staten Island</b>	51,450	20.1%
<b>New York City</b>	2,050,942	18.4%

Source: Furman Center Subsidized Housing Information Project, New York City Housing Authority, Department of City Planning

**Figure D: Subsidized Units by Community District**

Highest Neighborhoods			
CD	Neighborhood	Share of Rental Units	Rank
MN 11	<b>East Harlem</b>	68.8%	1
BK 05	<b>East New York / Starrett City</b>	66.4%	2
BX 01	<b>Mott Haven / Melrose</b>	59.7%	3
QN 14	<b>Rockaway / Broad Channel</b>	54.0%	4
BX 03	<b>Morrisania / Crotona</b>	51.9%	5
MN 10	<b>Central Harlem</b>	47.2%	6
BK 03	<b>Bedford Stuyvesant</b>	45.8%	7
BK 16	<b>Brownsville</b>	42.2%	8
BX 02	<b>Hunts Point / Longwood</b>	35.4%	9
MN 03	<b>Lower East Side / Chinatown</b>	35.0%	10
Lowest Neighborhoods			
BK 10	<b>Bay Ridge / Dyker Heights</b>	2.2%	50
QN 02	<b>Woodside / Sunnyside</b>	1.8%	51
BK 14	<b>Flatbush / Midwood</b>	1.7%	52
QN 06	<b>Rego Park / Forest Hills</b>	1.6%	53
QN 03	<b>Jackson Heights</b>	1.3%	54
QN 10	<b>South Ozone Park / Howard Beach</b>	1.2%	55
BK 11	<b>Bensonhurst</b>	0.6%	56
QN 05	<b>Ridgewood / Maspeth</b>	0.0%	57
QN 09	<b>Kew Gardens / Woodhaven</b>	0.0%	57
QN 11	<b>Bayside / Little Neck</b>	0.0%	57

Source: Furman Center Subsidized Housing Information Project, New York City Housing Authority, Department of City Planning

structure, property descriptions, and outlook for affordability preservation. At the same time, we will launch an interactive web-based application that will provide detailed information on individual subsidized properties.

# State of New York City's Housing and Neighborhoods Data: User's Guide

In its ninth edition, the *State of New York City's Housing and Neighborhoods* has become a critical reference manual for city planners, developers, tenant organizations, and anyone else who wants to understand the critical trends that shape our communities. The data sections are an essential framework for examining core similarities and differences between New York's neighborhoods, and how New York has evolved from year to year.

The data sections begin with a New York City overview on page 38, displaying 69 indicators of housing market shifts, social and demographic changes, and health and environmental trends. Depending on data availability, tables in this section show baseline data from 2000, and updates from 2008, 2009, and 2010. This allows you to study recent trends as well as more significant changes over the last decade. Combining these time periods allow you to see, for example, that while the poverty rate for the population aged 65 and older fell from 18.6 percent to 18.0 percent between 2008 and 2009, it has actually risen since 2000. For some pertinent indicators, such as racial diversity and transportation on pages 40-41, we also compare New York City to other major U.S. cities.

Starting on page 42, the State of New Yorkers section illustrates how citywide trends differ based on race and ethnicity for a selection of over 30 indicators. In this section, we often compare to a baseline year to explore changes have impacted different races differentially. Examining the same citywide trends through a racial lens allows readers to see which groups are driving changes, which groups are benefitting from changes, and which groups are being left behind. For example, the median incomes of whites have increased compared to inflation while black and Asians have been relatively stable and Hispanic incomes have not been able to keep pace.

The remainder of the data section illustrates housing, social and environmental trends at smaller levels of geography. Starting with the Bronx on page 44, we describe borough-level trends and contrast them with citywide changes. The first page includes indicators which help describe the borough, but change very little from year to year, such as population, residential capacity, or the share of residential units that are within walking distance of a subway entrance. We also show income and racial distribution and compare each borough to the city as a whole. Following is a table which reports housing, social, and environmental indicators for the borough, allowing users to compare patterns from 2000 to the three most recent years.

The community district pages present a subset of the metrics found in the borough pages, with additional selected indicators displayed at the top of the pages.

We hope this year's *State of New York City's Housing and Neighborhoods* helps you advance valuable work in our 59 community districts, and hope you will also use our online Data Search Tool to create tables of your own. For more information on the Data Search Tool, see page 145.



# BEDFORD STUYVESANT – BK 03

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

We see that Bedford Stuyvesant has a relatively low share of units that are rent-regulated and has one of the lowest median household incomes in New York City.

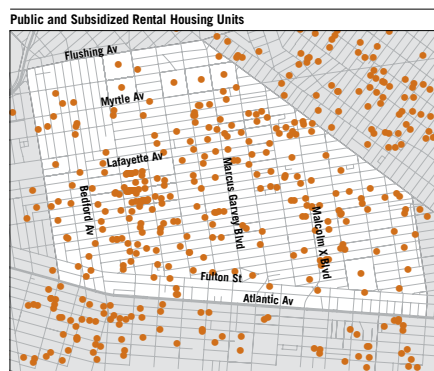
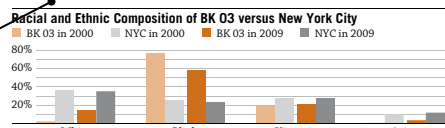
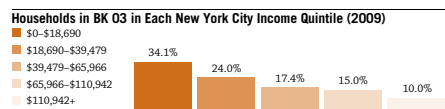
Here, we show income and racial distribution for each community district, and compare racial composition to the city as a whole.

This shows us that 34.1 percent of households in Bedford Stuyvesant are in the bottom 20 percent of incomes citywide.

Every community district has a set of indicators that are not common to all the pages. This year we present data on the commuting, REO activity, subsidized rental housing, and home finance and real estate market trends.

This community district has the seventh highest share of public and subsidized rental housing units, and you can see how they are distributed throughout the neighborhood.

	2009	Rank
Population	132,514	–
Population Density (1,000 persons per square mile)	57.8	12
Median Household Income	\$30,159	48
Income Diversity Ratio	6.9	10
Public and Subsidized Rental Housing Units (% of rental units)	45.8%	7
Rent-Regulated Units (% of rental units)	22.1%	48
Residential Units in a Historic District	2.1%	17
Residential Units within 1/4 Mile of a Park	93.0%	27
Residential Units within 1/2 Mile of a Subway/Rail Entrance	86.8%	26
Unused Capacity Rate (% of land area)	28.6%	26



In BK 03, 45.8 percent of all rental units were publicly owned or subsidized. Of these, 56.3 percent were units in NYCHA buildings. Each dot represents a public or subsidized rental property.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	6.6%	–	5.4%	–	2	8
Units Issued New Certificates of Occupancy	104	590	598	–	25	10
Units Authorized by New Residential Building Permits	125	537	88	91	33	3
Homeownership Rate	19.2%	23.5%	20.9%	–	40	39
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	183.7	140.5	121.5	–	26
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$131,980	\$232,403	\$188,155	\$161,667	20	27
Sales Volume	580	730	575	659	20	11
Median Monthly Contract Rent	–	\$815	\$836	–	–	46
Median Rent Burden	–	31.4%	33.6%	–	–	13
Home Purchase Loan Rate (per 1,000 properties)	–	26.3	14.7	–	–	36
Refinance Loan Rate (per 1,000 properties)	–	21.6	17.7	–	–	38
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	12.8%	38.9%	–	–	13
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	35.2	55.2	62.6	58.2	5	2
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	16.4%	6.6%	7.6%	–	2	5
Housing Code Violations, Serious (per 1,000 rental units)	–	90.5	94.6	85.1	–	16
Housing Code Violations, Total (per 1,000 rental units)	–	319.4	333.8	308.6	–	19
Severe Crowding Rate (% of renter households)	–	6.0%	2.3%	–	–	39
<b>Population</b>						
Foreign-Born Population	18.4%	19.2%	20.5%	–	49	49
Racial Diversity Index	0.40	0.55	0.59	–	46	23
Households with Children under 18 Years Old	45.0%	40.7%	37.2%	–	10	22
Population 65 and Older	8.8%	8.4%	10.1%	–	45	36
Poverty Rate	35.9%	28.2%	34.2%	–	9	6
Unemployment Rate	17.9%	8.2%	11.4%	–	7	17
Mean Travel Time to Work (minutes)	44.7	41.9	40.5	–	17	31
Students Performing at Grade Level in Reading	32.2%	–	–	33.5%	44	46
Students Performing at Grade Level in Math	23.1%	–	–	42.2%	46	51
Asthma Hospitalizations (per 1,000 people)	7.2	5.9	6.0	–	7	9
Elevated Blood Lead Levels (incidence per 1,000 children)	28.9	6.8	5.2	–	5	20

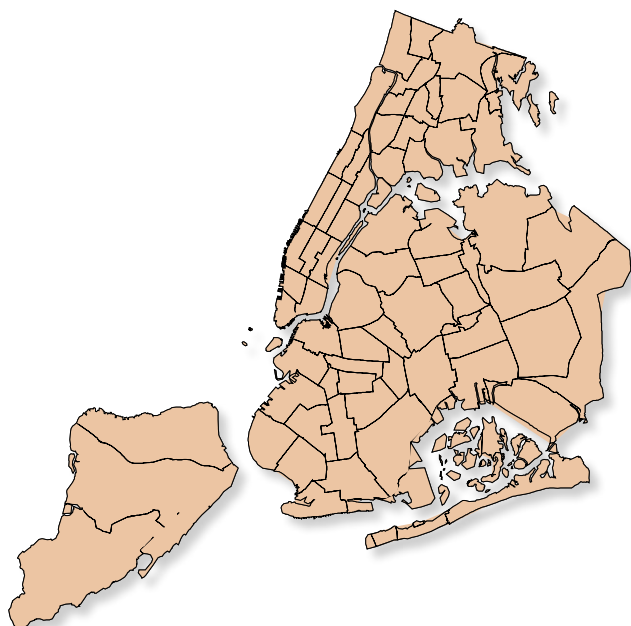
1. The rental vacancy rate for 2009 is an average rate for 2007–2009.  
2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).

Here 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 (2009 or 2010, depending on the indicator.)

We can see that Bedford Stuyvesant has one of the lowest shares of foreign-born population and that while it is about average in terms of elevated blood levels, it improved significantly between 2000 and 2009.



# NEW YORK CITY



	2009
Population ('10)	8,175,133
Population Density (1,000 persons per square mile) ('10)	27.0
Median Household Income	\$50,033
Income Diversity Ratio	5.9
Public and Subsidized Rental Housing Units (% of rental units)	18.4%
Rent-Regulated Units (% of rental units)	49.8%
Residential Units in a Historic District	4.8%
Residential Units within 1/4 Mile of a Park	87.7%
Residential Units within 1/2 Mile of a Subway/Rail Entrance	70.8%
Unused Capacity Rate (% of land area)	32.6%

Some segments of New York City's housing market are beginning to stabilize, while others continue to decline. After dramatic declines in housing prices in 2008 and 2009, the prices of condominiums and multi-family buildings began to bounce back in 2010, increasing 4.2 percent and 1.1 percent from 2009 to 2010, respectively. The price of

	2000	2008	2009	2010
<b>Housing: Stock</b>				
Housing Units	3,200,912	–	–	3,371,062
Rental Vacancy Rate	3.2%	3.7%	3.8%	–
Units Issued New Certificates of Occupancy	13,153	22,650	23,206	14,895
Units Authorized by New Residential Building Permits	15,544	30,947	3,275	1,299
Homeownership Rate	30.2%	33.8%	33.6%	–
<b>Housing: Market</b>				
Index of Housing Price Appreciation (1 family building)	100.0	183.9	163.9	138.8
Index of Housing Price Appreciation (2–4 family building)	100.0	193.7	158.7	135.0
Index of Housing Price Appreciation (condominium)	100.0	239.9	209.2	217.9
Index of Housing Price Appreciation (5+ family building)	100.0	250.4	217.3	219.7
Median Sales Price per Unit (1 family building)	\$290,357	\$446,930	\$406,822	\$409,500
Median Sales Price per Unit (2–4 family building)	\$162,776	\$263,050	\$228,837	\$220,870
Median Sales Price per Unit (condominium)	\$355,027	\$763,101	\$628,540	\$636,406
Median Sales Price per Unit (5+ family building)	\$57,191	\$112,868	\$100,010	\$100,000
Sales Volume (1 family building)	13,624	9,924	9,201	8,330
Sales Volume (2–4 family building)	13,735	11,203	9,645	8,734
Sales Volume (condominium)	4,853	14,641	9,431	9,487
Sales Volume (5+ family building)	1,324	1,578	935	1,200
Median Monthly Contract Rent	–	\$959	\$1,004	–
Median Rent Burden	–	30.1%	30.6%	–
<b>Housing: Finance</b>				
Home Purchase Loan Rate (per 1,000 properties)	–	25.7	19.0	–
High Cost Home Purchase Loans (% of home purchase loans)	–	4.4%	2.8%	–
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	5.5%	16.1%	–
Refinance Loan Rate (per 1,000 properties)	–	15.2	26.0	–
High Cost Refinance Loans (% of refinance loans)	–	9.6%	2.3%	–
Notices of Foreclosure (all residential properties)	7,353	14,821	20,102	16,911
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	10.0	20.4	26.7	21.8
Properties that Entered REO	806	1,805	1,359	831
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.4%	1.9%	2.3%	–
<b>Housing: Quality and Crowding</b>				
Housing Code Violations, Serious (per 1,000 rental units)	–	53.8	54.3	54.6
Housing Code Violations, Total (per 1,000 rental units)	–	244.9	247.1	238.2
Severe Crowding Rate (% of renter households)	–	4.7%	4.0%	–

single-family and 2–4 family homes, however, continued to decline, each dropping roughly 15 percent from 2009 to 2010. Lower sales prices do not necessarily imply lower rents; the median New York renter household still paid 30.6 percent of its income towards rent in 2009. Pressure on the rental market remained high, with the rental vacancy climbing to 3.8 percent. Sales prices for single-family homes were 39 percent higher in 2010 than they were in 2000, though still down 32 percent from the peak in 2006. Overall, the median price for a single-family home was \$409,500 in 2010, \$636,406 for a condominium, and \$100,000 per unit for a 5+ unit building.

Sales volume also continued to decline for every class of housing except for multi-family buildings, which saw a 28.3 percent increase over 2009. (For more on

multi-family sales and financing, see New York City's Multi-family Rental Housing and the Market Downturn on page 9.) Fewer single-family homes and condominiums sold in 2010 (17,817) than in 2009 (18,632).

While we do not yet have access to lending data for 2010, the number of first-lien home purchase loans originated for owner-occupied properties decreased by 26 percent between 2008 and 2009. Refinancing loan originations in New York City, on the other hand, increased by 71 percent in 2009, reversing a sharp decline in 2008, as some homeowners were able to take advantage of historically low interest rates.

The number of units authorized by new residential building permits decreased sharply in 2010, even after steep declines in 2009. Citywide, 1,299 units were authorized, compared to 30,947 in 2008.

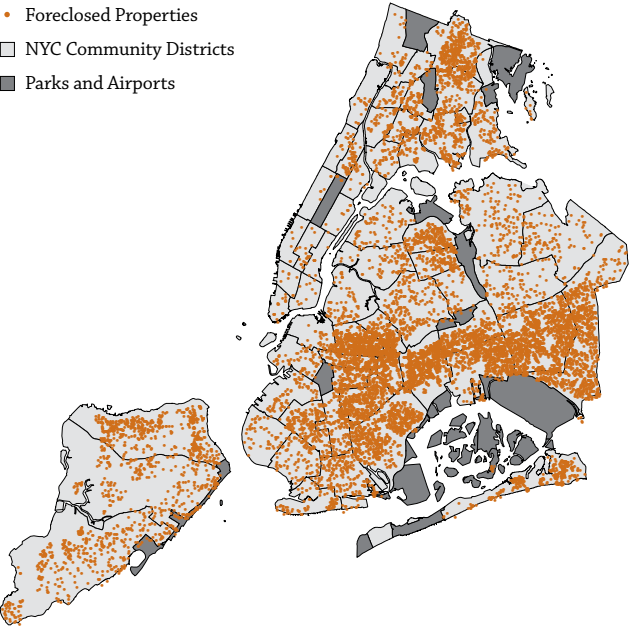
	2000	2008	2009	2010
<b>Population: Demographics</b>				
Population	8,008,278	–	–	8,175,133
Population Density (1,000 persons per square mile)	26.4	–	–	27.0
Foreign-Born Population	35.9%	36.4%	35.7%	–
Born in New York State	49.5%	49.6%	49.8%	–
Percent White	35.0%	–	–	33.3%
Percent Black	24.5%	–	–	22.8%
Percent Hispanic	27.0%	–	–	28.6%
Percent Asian	9.7%	–	–	12.6%
Racial Diversity Index	0.74	–	–	0.74
Population 65 and Older	11.7%	12.4%	12.1%	–
Households with Children under 18 Years Old	34.0%	31.6%	31.4%	–
Disabled Population	–	8.4%	8.2%	–
<b>Population: Income, Education and Employment</b>				
Median Household Income	\$47,708	\$50,934	\$50,033	–
Income Diversity Ratio	5.7	6.1	5.9	–
Poverty Rate	21.2%	18.2%	18.7%	–
Poverty Rate: Population 65 and Older	17.8%	18.6%	18.0%	–
Poverty Rate: Population Under 18	30.3%	26.5%	27.1%	–
Unemployment Rate	9.6%	7.2%	10.2%	–
Public Transportation Rate	54.4%	57.0%	57.0%	–
Mean Travel Time to Work (minutes)	40.0	39.4	39.1	–
Serious Crime Rate (per 1,000 residents)	36.0	23.7	22.4	–
Adult Incarceration Rate (per 100,000 people aged 15 or older)	1,347	1,178	1,181	–
Students Performing at Grade Level in Reading	39.8%	–	–	42.4%
Students Performing at Grade Level in Math	33.7%	–	–	54.0%
Educational Attainment: No High School Diploma	27.7%	21.7%	20.8%	–
Educational Attainment: Bachelor's Degree and Higher	27.4%	32.7%	34.0%	–
<b>Population: Health</b>				
Asthma Hospitalizations (per 1,000 people)	3.3	3.2	3.2	–
Elevated Blood Lead Levels (incidence per 1,000 children)	17.8	4.5	4.0	–
Infant Mortality Rate (per 1,000 live births)	6.7	5.5	5.3	–
Low Birth Weight Rate (per 1,000 live births)	83	89	88	–
Median Life Span (years): Males	–	71	71	–
Median Life Span (years): Females	–	80	80	–

Furthermore, in 2010, less than 15,000 new housing units received certificates of occupancy, down from 23,206 in 2009. Given that building permits are required prior to starting construction, the small number of permits issued in 2010 suggests that the decline in the number of units coming online will continue into the next few years.

After a dramatic spike in 2009, the number of foreclosures decreased by 15.9 percent in 2010 to 16,911. More than 50,000 households lived in these properties. Of these, more than one-fifth lived in Stuyvesant Town and Peter Cooper Village. Foreclosures remain highly concentrated even without taking Stuyvesant Town into account, with the hardest hit neighborhoods located in southeast Queens, north-central Brooklyn and the north shore of Staten Island. These communities have experienced large drops in housing prices. The three community districts with the highest notices of foreclosure rates (Brownsville, Bedford Stuyvesant, and East New York/Starrett City) saw price declines of 23.9 percent, 19.0 percent, and 28.4 percent respectively. More than 50 percent of the properties that were acquired by the foreclosing lender, or entered REO, in 2010 were located in fewer than nine percent of New York City’s community districts.

The median income of New York households was approximately \$50,000 in 2009, up 5% since 2000. New York’s income distribution has also grown more unequal in the last nine years. Currently, the 80th percentile income is 5.9 times the 20th percentile income; the multiplier was 5.7 in 2000. Staten Island has the lowest income diversity ratio, at 4.4, while Manhattan has the highest, at 8.2. Despite the increase in inequality, since 2000 the share of households living in poverty has

Properties that Entered Foreclosure, 2010



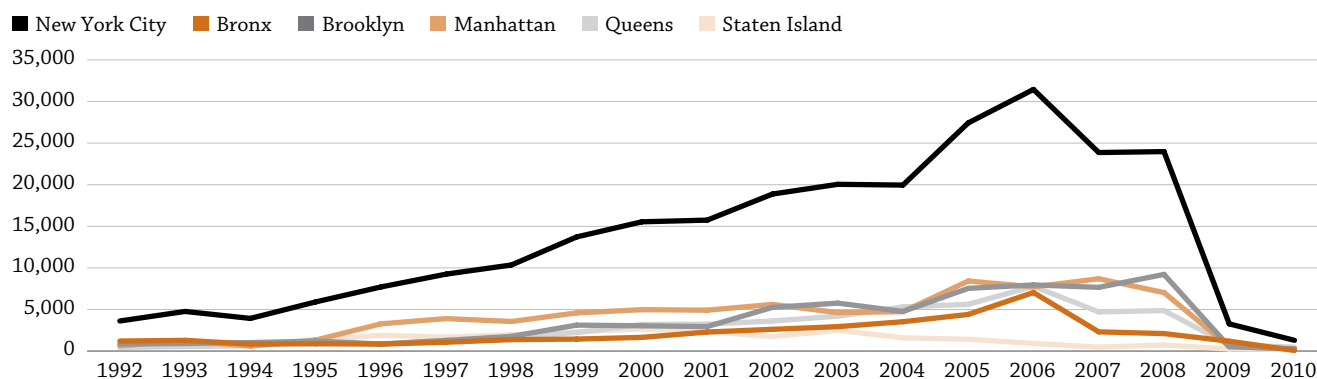
Source: Public Data Corporation, Department of City Planning, Furman Center

decreased by two percentage points to 19 percent. The child poverty rate is approximately 27 percent, down by three percentage points from 2000.

In 2009, New Yorkers continued to see improvements in various quality of life measures. Crime in New York City continued a decline that began in the 1990s, reaching historic lows. In 2009, the police department recorded 22.4 serious crimes per 1,000 residents, down from a rate of 36.0 per 1,000 residents in 2000. The adult incarceration rate has decreased dramatically in recent years from a rate of 1,342 incarcerations per 100,000 people in 2000 to 1,181 incarcerations per 100,000 people in 2009.

New York City Compared to the Principal Cities of the 10 Largest Metropolitan Areas, Modal Share of Transportation to Work						
	Population Density (1,000 persons per square mile)	Public Transportation Rate	Bike Rate	Walk Rate	Car Rate	
New York City	27.7	57.0%	0.6%	10.7%	29.9%	
Boston	13.3	35.8%	2.2%	14.7%	46.4%	
Chicago	12.6	27.7%	1.2%	6.2%	63.4%	
Miami	12.1	11.3%	0.5%	3.5%	83.5%	
Philadelphia	11.5	25.8%	2.2%	9.0%	62.0%	
Washington, D.C.	9.8	39.1%	2.3%	11.7%	45.5%	
Los Angeles	8.2	12.0%	1.1%	3.6%	82.2%	
Atlanta	4.1	13.7%	1.1%	4.8%	79.0%	
Houston	3.9	4.1%	0.4%	2.4%	91.4%	
Dallas	3.8	4.1%	0.2%	2.0%	92.5%	

## Units Authorized by New Residential Building Permits



## New York City Compared to the Principal Cities of the 10 Largest Metropolitan Areas, Racial Composition

	Population	Racial Diversity Index	Share White	Share Black	Share Hispanic	Share Asian
<b>New York City</b>	8,175,133	0.74	33.3%	22.8%	28.6%	12.6%
<b>Chicago</b>	2,850,502	0.70	33.3%	32.8%	27.3%	5.2%
<b>Houston</b>	2,260,918	0.69	28.3%	22.2%	42.4%	5.8%
<b>Dallas</b>	1,299,590	0.67	30.5%	22.3%	43.1%	2.7%
<b>Boston</b>	645,187	0.66	51.2%	21.7%	16.3%	7.5%
<b>Los Angeles</b>	3,831,880	0.66	28.9%	9.4%	48.6%	10.7%
<b>Philadelphia</b>	1,547,297	0.66	39.5%	41.4%	11.7%	5.6%
<b>Washington, D.C.</b>	599,657	0.60	33.3%	52.7%	8.8%	2.9%
<b>Atlanta</b>	540,932	0.59	39.0%	50.7%	5.4%	3.1%
<b>Miami</b>	433,143	0.48	12.3%	17.7%	68.5%	0.8%

Our measures generally suggest that the health of New Yorkers has improved since 2000 but seems to have reached a plateau. The incidence of new cases of elevated blood lead levels in children is less than a quarter of the rate in 2000. The infant mortality rate has also fallen since 2000, with 1.4 fewer infant deaths for every 1,000 live births. Asthma hospitalizations and median life span were unchanged from 2008 to 2009. The data on birth outcomes are less encouraging. The low birth weight rate was down slightly in 2009 compared to 2008, but it remains higher than it was in 2000.

New York remains unparalleled in comparison to other U.S. cities in terms of population density and the use of public transportation. In 2009, 28,000 people lived in the typical square mile of New York City, compared to fewer than 18,000 in San Francisco, the major city with the second highest population density. Accordingly, New York has the highest rate of public transportation use in the country; 57 percent of residents use public transit to get to work.

These factors, among others, continue to inspire people around the world to come to New York. The city remains incredibly diverse, with 36 percent of residents born in another country. Moreover, the racial diversity index has remained steady since 2000 at about .74, meaning that when two random New Yorkers meet each other, there is a 74 percent probability that they are of different races. (See Indicator Definitions on page 128 for more on this indicator). In other U.S. cities, this is considerably less likely. In Miami, for example, there is only a 47 percent probability of two randomly selected residents being of different races.

In sum, while the effects of the recession are still being felt, New York City appears relatively healthy in many respects. Housing prices have declined, but relative to income, they still remain very high for most renters and potential homebuyers. Demand for living in the city still appears to be strong. The city's population is growing at a time when other large cities are losing residents, and New York continues to be home to a thriving immigrant population.

# State of New Yorkers

**T**he *State of the City* traditionally tracks trends in housing, demographic, education, and health measures across neighborhoods, documenting how communities change over time. But given New York City's diversity, it is critical to understand racial and ethnic disparities in housing and socioeconomic indicators.

New York City's ethnic and racial composition continues to change. The Asian population increased by 32 percent from 2000 to 2010, passing the one million mark for the first time. The Asian population was also younger than the New York population as a whole: less than 10 percent of Asians were elderly in 2009, while more than 20 percent were under eighteen.

The four major racial groups have experienced divergent economic trajectories since 2002. Although median incomes, adjusted for inflation, increased for the city as a whole between 2002 and 2009, the median household income for the city's Hispanic population fell by more than three percent. In contrast, the median household income for whites grew 7.7 percent, while the median income for blacks grew by slightly less than one percent.

Despite the recent recession, poverty rates fell for all groups between 2000 and 2009, with the black poverty rate decreasing by nearly five percentage points. Nevertheless, black and Hispanic poverty is persistently high: 21 percent of the black population and 28 percent of the Hispanic population live in poverty. In comparison, 11 percent of the white population and 18 percent of the Asian population live in poverty.

The homeownership and mortgage lending trends between 2000 and 2009 reveal clear differences among groups. Homeownership rates rose for all groups, but more rapid growth among white and Asian households magnified historical disparities. More than 40 percent of Asian and white households owned their own home in 2009, compared to just 17 percent of Hispanics and 28 percent of blacks. Since 2000, the homeownership rate has increased by seven percentage points for white households and six for Asians, but only three for black and Hispanic households. It is still unclear whether even these gains will persist in near future.

The overall number of home purchase loans originated in New York City has declined considerably, falling from 59,169 in 2005 to 24,461 in 2009. The decline

was most dramatic among black and Hispanic borrowers, who respectively made up 32 and 16 percent of home purchase loan borrowers in 2005, but only 10 and 8 percent of borrowers in 2009. Lending disparities by race are even more dramatic for refinance loans; in 2009, over 65 percent of the borrowers receiving refinance loans in New York City were white.

Citywide, the typical New York household paid slightly more than 30 percent of its income towards rent in 2009. Black households suffered the largest increase in rent burden of any racial and ethnic group, with the median black household paying four percentage points more on rent in 2000 compared to 2009. Severe crowding is most common among Asian and Hispanic households, with 7 percent of Asian and 6 percent of Hispanic renter households experiencing severe crowding.

Troubling differences persist between racial groups in quality of life indicators. The incidence of low birth weight and infant mortality remain higher for children of black mothers than for other racial groups. While rates of low birth weight and infant mortality fell for whites between 2000 and 2008, these rates actually grew for blacks during the same time period. Median lifespan also varies widely by race and gender: the median life expectancy is 65 for black men and 74 for black women, compared with 77 for white men and 84 for white women. Similarly, black and Hispanic children are far more likely than white or Asian children to be diagnosed with elevated blood lead levels and to be hospitalized for asthma.

In response to the city's increasingly sophisticated workforce needs, the proportion of the population obtaining higher educational degrees is increasing across the board, though not evenly across all racial and ethnic groups. In 2009 more than half of the white adult population and 40 percent of the Asian adult population held a college degree. Only 22 percent of the black adult population and 15 percent of the Hispanic adult population held a bachelor's degree in 2009, although the percentage has increased for both groups since 2000. On the other end of the spectrum, the share of Hispanic adults with no high school diploma decreased from 47 percent in 2000 to 39 percent in 2009, though it still remains higher than the share for other racial and ethnic groups.

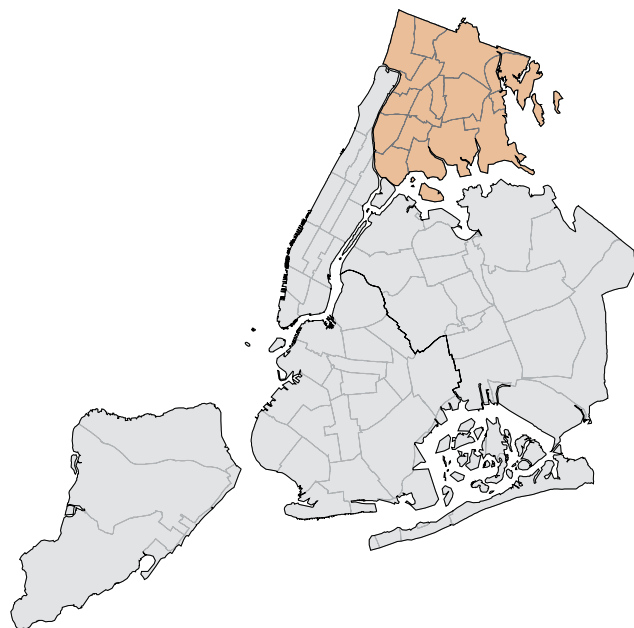


## New York City Data by Race and Ethnicity, 2009

	White Non-Hispanic	Black	Hispanic	Asian
<b>Demographics</b>				
Population ('10)	2,722,904	1,861,295	2,336,076	1,028,119
Percentage change since 2000	-2.8%	-5.1%	8.1%	31.8%
Share of New York City Population ('10) <sup>1</sup>	33.3%	22.8%	28.6%	12.6%
Percentage point change since 2000	-1.7	-1.7	1.6	2.9
Population Under 18 <sup>2</sup>	16.8%	25.2%	27.7%	21.8%
Percentage point change since 2000	-1.9	-4.2	-2.9	-8.8
Population 65 and Older <sup>2</sup>	16.7%	10.9%	8.5%	9.5%
Percentage point change since 2000	-0.2	2.4	2.1	2.0
Foreign-Born Population <sup>2</sup>	22.4%	31.7%	40.7%	71.6%
Percentage point change since 2000	-0.7	2.7	-0.5	-6.0
Disabled Population <sup>2</sup>	6.6%	10.2%	10.6%	4.1%
<b>Housing</b>				
Homeownership Rate <sup>2</sup>	43.4%	27.9%	16.8%	40.5%
Percentage point change since 2000	6.9	3.4	2.8	5.9
Share of Home Purchase Loans	49.9%	11.4%	9.0%	28.9%
High Cost Home Purchase Loans (% of home purchase loans)	2.3%	6.5%	5.5%	1.8%
Percentage point change since 2005	-7.1	-40.5	-30.0	-13.3
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	9.8%	55.6%	37.4%	6.8%
Percentage point change since 2005	9.6	53.5	36.1	6.6
Share of Refinance Loans	65.3%	12.9%	7.9%	13.2%
High Cost Refinance Loans (% of refinance loans)	1.5%	6.3%	4.0%	1.3%
Percentage point change since 2005	-18.3	-35.4	-29.5	-20.1
Median Rent Burden	25.5%	27.5%	29.1%	30.1%
Severe Crowding Rate (% of renter households)	2.5%	2.4%	6.4%	6.8%
<b>Income, Education and Employment</b>				
Median Household Income	\$70,879	\$40,665	\$34,710	\$53,218
Percentage point change since 2002	7.7%	0.9%	-3.6%	-0.3%
Poverty Rate <sup>2</sup>	11.0%	20.8%	28.1%	18.1%
Percentage point change since 2000	-0.5	-4.9	-2.6	-1.5
Poverty Rate: Population Under 18 <sup>2</sup>	15.1%	30.4%	38.4%	21.7%
Percentage point change since 2000	-1.1	-3.5	-1.6	-2.3
Poverty Rate: Population 65 and Older <sup>2</sup>	12.8%	19.2%	28.2%	24.5%
Percentage point change since 2000	1.0	-4.1	-1.7	0.2
Unemployment Rate <sup>2</sup>	7.6%	13.2%	12.5%	8.6%
Percentage point change since 2000	2.3	-0.9	-1.3	2.2
Public Transportation Rate <sup>2</sup>	51.3%	62.5%	61.8%	55.7%
Mean Travel Time to Work (minutes) <sup>2</sup>	34.7	44.2	40.4	40.4
Students Performing at Grade Level in Reading	64.1%	32.6%	33.7%	64.2%
Students Performing at Grade Level in Math	74.5%	40.4%	46.2%	81.7%
Educational Attainment: No High School Diploma <sup>2</sup>	9.0%	19.5%	38.7%	26.7%
Percentage point change since 2000	-6.2	-10.1	-7.9	-3.9
Educational Attainment: Bachelor's Degree and Higher <sup>2</sup>	51.2%	21.6%	14.7%	39.7%
Percentage point change since 2000	9.3	5.8	4.1	3.5
Adult Incarceration Rate (per 100,000 people aged 15 or older) <sup>3</sup>	295	2,872	1,316	171
<b>Health</b>				
Asthma Hospitalizations (per 1,000 people)	1.1	5.0	3.9	0.6
Elevated Blood Lead Levels (share of all new cases by race)	10.9%	22.5%	36.7%	26.6%
Infant Mortality Rate (per 1,000 live births) <sup>2</sup>	3.4	9.5	4.8	2.8
Percentage point change since 2000	-2.3	0.3	-1.1	-1.1
Low Birth Weight Rate (per 1,000 live births) <sup>2</sup>	72	129	72	73
Percentage point change since 2000	0.4	20.3	-	-
Median Life Span (years): Males	77	65	65	71
Median Life Span (years): Females	84	74	75	79

1. The share of the New York City population identifying as "mixed race" or "more than one race" decreased from 3.8% to 2.5% from 2000 to 2010. This is probably due to sampling of the data not an actual trend. 2. It is not possible to disaggregate the data for blacks and Asians by Hispanic ethnicity, therefore some double counting may occur. 3. For this indicator, "Asian" also includes all other races.

# THE BRONX

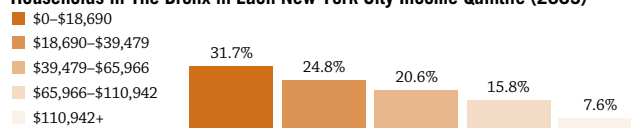


**T**he housing crisis appears to have slowed, but it has not ended in the Bronx. From 2009 to 2010, the price of single-family and 2–4 family homes fell by 10 and 14.6 percent, respectively. In the previous year, prices depreciated in the borough by 13.8 percent for single-family homes and 19.1 percent for 2–4 family homes. Over the course of 2010, the median sales price for a single family home in the Bronx was \$350,000. The Bronx was the only borough where more new units were authorized by certificates of occupancy in 2010 than in 2009. On the other hand, the borough experienced the largest decline in new building permits with only 79 new units being authorized in 2010, compared to 1,193 in 2009.

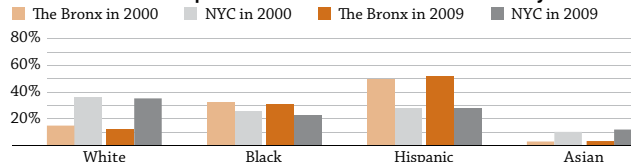
The Bronx has the lowest homeownership rate of the boroughs: only 20.7 percent of units were owner-occupied in 2009. The Bronx remains the borough with the lowest rate of mortgage lending. New home purchase loan originations declined from 19.9 per 1,000 properties in 2008 to 14.3 in 2009. FHA/VA-backed loans accounted for 31.8 percent of home purchase loan originations in the Bronx, a larger share than in any other borough. The foreclosure rate stayed steady in 2010, with 26.9 notices of foreclosure per 1,000 1–4 family properties compared to 26.7 in 2009. However, because rates declined in other boroughs, the Bronx now has the city’s highest rate of foreclosures.

	2009	Rank
Population ('10)	1,385,108	4
Population Density (1,000 persons per square mile) ('10)	32.9	3
Median Household Income	\$32,893	5
Income Diversity Ratio	5.8	3
Public and Subsidized Rental Housing Units (% of rental units)	25.8%	1
Rent-Regulated Units (% of rental units)	59.9%	1
Residential Units in a Historic District	0.4%	4
Residential Units within 1/4 Mile of a Park	95.3%	1
Residential Units within 1/2 Mile of a Subway/Rail Entrance	69.5%	3
Unused Capacity Rate (% of land area)	41.2%	2

Households in The Bronx in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of The Bronx versus New York City



Four percent of Bronx renters live in severely crowded housing, unchanged from the year before, and on par with the citywide average. The median rent rose to \$841 per month, the lowest in the city. Still, the median rent burden of a Bronx household is the second-highest in the city (33.0%) because the household median income in the Bronx—\$32,893—is lower than in every other borough.

Bronx residents continue to be the poorest in the city, with 28.5 percent of households living below the poverty threshold. From 2008 to 2009, the borough’s unemployment rate, already city’s highest, jumped 4.3 percentage points—the largest increase of any borough. The Bronx already had the highest unemployment rate in 2008.

A majority of Bronx residents are Hispanic (53.5% in 2010), nearly double the citywide average. Non-Hispanic white residents are only 11 percent of the population, the smallest share of any borough. Forty percent of households in the Bronx include children, the highest percentage of any borough.

Bronx residents were hospitalized for asthma at a rate of 6.6 per 1,000 people in 2009, which was more than double the citywide rate.

	2000	2008	2009	2010	Rank (‘00)	Rank (‘09/‘10)
<b>Housing: Stock</b>						
Housing Units	490,659	–	–	511,896	4	4
Rental Vacancy Rate	4.2%	3.9%	3.0%	–	1	4
Units Issued New Certificates of Occupancy	1,245	4,157	2,658	2,780	5	3
Units Authorized by New Residential Building Permits	1,652	3,460	1,193	79	5	5
Homeownership Rate	19.6%	21.6%	20.7%	–	5	5
<b>Housing: Market</b>						
Index of Housing Price Appreciation (1 family building)	100.0	183.7	158.2	142.3	–	3
Index of Housing Price Appreciation (2–4 family building)	100.0	190.4	154.0	131.5	–	4
Median Sales Price per Unit (1 family building)	\$263,961	\$393,298	\$348,981	\$350,000	5	4
Median Sales Price per Unit (2–4 family building)	\$145,178	\$219,634	\$195,783	\$185,000	5	4
Sales Volume (1 family building)	754	608	517	546	4	3
Sales Volume (2–4 family building)	1,437	1,427	1,104	1,011	3	3
Median Monthly Contract Rent	–	\$823	\$841	–	–	5
Median Rent Burden	–	32.7%	33.0%	–	–	2
<b>Housing: Finance</b>						
Home Purchase Loan Rate (per 1,000 properties)	–	19.9	14.3	–	–	5
High Cost Home Purchase Loans (% of home purchase loans)	–	8.3%	5.5%	–	–	1
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	12.3%	31.8%	–	–	1
Refinance Loan Rate (per 1,000 properties)	–	13.7	15.2	–	–	5
High Cost Refinance Loans (% of refinance loans)	–	13.2%	4.8%	–	–	1
Notices of Foreclosure (all residential properties)	837	1,628	1,962	1,974	3	3
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	11.7	22.9	26.7	26.9	2	1
Properties that Entered REO	103	156	140	121	3	3
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	6.5%	3.1%	3.6%	–	2	1
<b>Housing: Quality and Crowding</b>						
Housing Code Violations, Serious (per 1,000 rental units)	–	111.0	110.0	103.2	–	1
Housing Code Violations, Total (per 1,000 rental units)	–	506.6	502.2	453.8	–	1
Severe Crowding Rate (% of renter households)	–	4.0%	4.0%	–	–	3
<b>Population: Demographics</b>						
Population	1,332,650	–	–	1,385,108	4	4
Population Density (1,000 persons per square mile)	31.7	–	–	32.9	3	3
Foreign-Born Population	29.0%	32.7%	31.9%	–	4	3
Percent White	14.5%	–	–	10.9%	5	5
Percent Black	31.2%	–	–	30.1%	2	2
Percent Hispanic	48.4%	–	–	53.5%	1	1
Percent Asian	2.9%	–	–	3.4%	5	5
Racial Diversity Index	0.65	–	–	0.61	4	4
Population 65 and Older	10.1%	10.6%	10.5%	–	5	5
Households with Children under 18 Years Old	43.8%	40.3%	40.0%	–	1	1
<b>Population: Income, Education and Employment</b>						
Median Household Income	\$34,399	\$34,908	\$32,893	–	5	5
Income Diversity Ratio	6.9	6.1	5.8	–	2	3
Poverty Rate	30.7%	27.6%	28.5%	–	1	1
Unemployment Rate	14.3%	9.0%	13.3%	–	1	1
Public Transportation Rate	54.7%	56.9%	59.7%	–	3	3
Mean Travel Time to Work (minutes)	43.0	41.2	42.2	–	3	1
Serious Crime Rate (per 1,000 residents)	37.3	25.3	24.2	–	2	2
Adult Incarceration Rate (per 100,000 people aged 15 or older)	2,240	1,448	1,330	–	2	2
Students Performing at Grade Level in Reading	27.6%	–	–	30.1%	5	5
Students Performing at Grade Level in Math	22.2%	–	–	45.1%	5	5
<b>Population: Health</b>						
Asthma Hospitalizations (per 1,000 people)	5.7	6.6	6.6	–	1	1
Elevated Blood Lead Levels (incidence per 1,000 children)	14.0	3.3	3.3	–	4	4
Infant Mortality Rate (per 1,000 live births) <sup>1</sup>	7.4	–	6.4	–	1	1
Low Birth Weight Rate (per 1,000 live births)	93	101	100	–	1	1

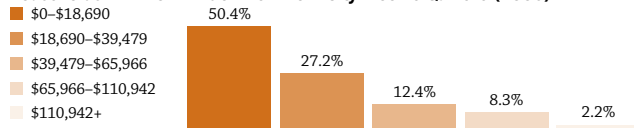
1. Infant Mortality Rate presented for 2009 is an average rate for 2007–2009.



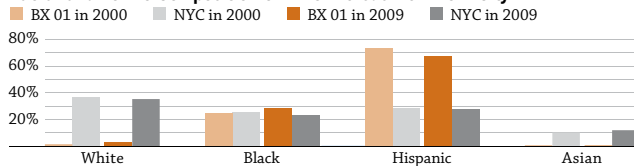
# MOTT HAVEN / MELROSE – BX 01<sup>1</sup>

	2009	Rank
Population	151,980	–
Population Density (1,000 persons per square mile)	35.9	28
Median Household Income	\$19,237	55
Income Diversity Ratio	4.7	38
Public and Subsidized Rental Housing Units (% of rental units)	59.7%	3
Rent-Regulated Units (% of rental units)	43.2%	32
Residential Units in a Historic District	1.4%	21
Residential Units within 1/4 Mile of a Park	99.9%	3
Residential Units within 1/2 Mile of a Subway/Rail Entrance	99.9%	3
Unused Capacity Rate (% of land area)	42.1%	11

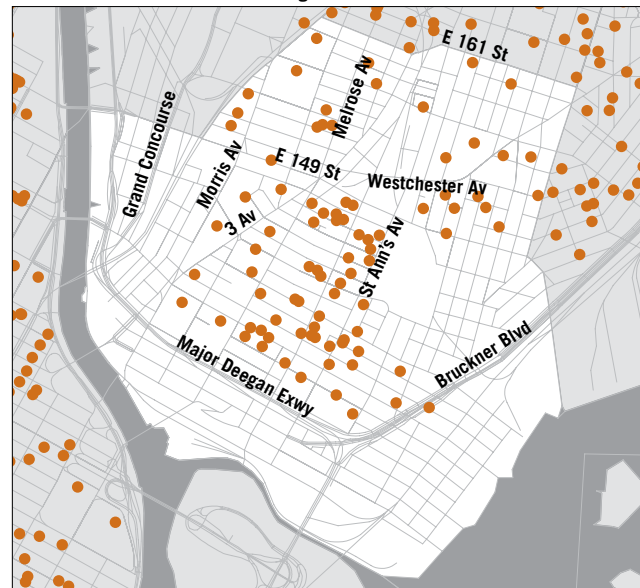
## Households in BX 01 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BX 01 versus New York City



## Public and Subsidized Rental Housing Units



In BX 01, 59.7 percent of all rental units were publicly owned or subsidized. Of these, 68.9 percent were units in NYCHA buildings. Each dot represents a public or subsidized rental property.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>2</sup>	5.3%	–	5.6%	–	4	7
Units Issued New Certificates of Occupancy	96	230	219	–	26	32
Units Authorized by New Residential Building Permits	240	449	97	15	19	20
Homeownership Rate	7.4%	6.5%	6.1%	–	49	54
Index of Housing Price Appreciation (2–4 family building) <sup>3</sup>	100.0	210.6	189.1	121.0	–	27
Median Sales Price per Unit (2–4 family building) <sup>3</sup>	\$98,556	\$189,542	\$160,943	\$127,600	33	32
Sales Volume	65	86	67	53	55	55
Median Monthly Contract Rent	–	\$602	\$636	–	–	55
Median Rent Burden	–	33.3%	32.6%	–	–	19
Home Purchase Loan Rate (per 1,000 properties)	–	19.2	13.8	–	–	46
Refinance Loan Rate (per 1,000 properties)	–	14.7	13.0	–	–	47
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	14.0%	35.8%	–	–	16
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	19.2	19.3	29.1	33.7	16	13
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	9.3%	3.6%	4.4%	–	18	16
Housing Code Violations, Serious (per 1,000 rental units)	–	68.6	66.2	51.2	–	23
Housing Code Violations, Total (per 1,000 rental units)	–	265.5	256.3	217.2	–	24
Severe Crowding Rate (% of renter households)	–	5.0%	3.8%	–	–	18
<b>Population</b>						
Foreign-Born Population	23.9%	27.8%	24.0%	–	41	44
Racial Diversity Index	0.41	0.45	0.46	–	44	46
Households with Children under 18 Years Old	50.6%	46.2%	45.7%	–	5	4
Population 65 and Older	7.5%	7.9%	7.4%	–	50	53
Poverty Rate	45.5%	44.2%	41.6%	–	1	1
Unemployment Rate	23.6%	8.7%	18.8%	–	1	2
Mean Travel Time to Work (minutes)	41.3	38.2	39.7	–	30	34
Students Performing at Grade Level in Reading	24.7%	–	–	23.2%	55	59
Students Performing at Grade Level in Math	17.9%	–	–	35.1%	58	58
Asthma Hospitalizations (per 1,000 people)	9.2	8.7	8.7	–	2	3
Elevated Blood Lead Levels (incidence per 1,000 children)	12.9	3.1	3.2	–	49	40

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

2. The rental vacancy rate for 2009 is an average rate for 2007–2009.

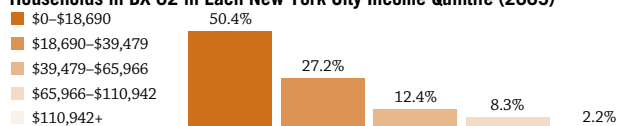
3. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).



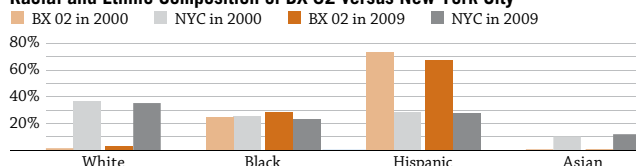
# HUNTS POINT / LONGWOOD – BX 02<sup>1</sup>

	2009	Rank
Population	151,980	–
Population Density (1,000 persons per square mile)	35.9	28
Median Household Income	\$19,237	55
Income Diversity Ratio	4.7	38
Public and Subsidized Rental Housing Units (% of rental units)	35.4%	9
Rent-Regulated Units (% of rental units)	43.2%	32
Residential Units in a Historic District	2.9%	16
Residential Units within 1/4 Mile of a Park	99.0%	12
Residential Units within 1/2 Mile of a Subway/Rail Entrance	97.0%	12
Unused Capacity Rate (% of land area)	55.6%	2

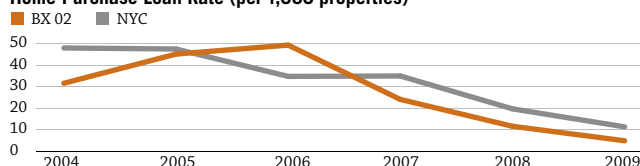
## Households in BX 02 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BX 02 versus New York City

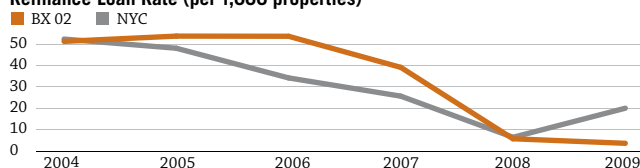


## Home Purchase Loan Rate (per 1,000 properties)



BX 02 had a higher rate of home purchase loan originations in 2006, but lagged behind the city in other years. In 2009, the rate was 13.8 home purchase loans per 1,000 properties, compared to 19.0 in the city overall.

## Refinance Loan Rate (per 1,000 properties)



Like the city as a whole, BX 02 saw the refinancing rate decline sharply between 2006 and 2008. Unlike the city as a whole, BX 02 did not see an increase in the refinancing rate in 2009. The rate of refinancing rose by 71.0 percent in New York City in 2009, while declining by 11.5 percent in BX 02.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>2</sup>	5.3%	–	5.6%	–	4	7
Units Issued New Certificates of Occupancy	68	452	282	–	37	27
Units Authorized by New Residential Building Permits	136	121	85	0	28	44
Homeownership Rate	7.4%	6.5%	6.1%	–	49	54
Index of Housing Price Appreciation (2–4 family building) <sup>3</sup>	100.0	185.3	156.5	133.1	–	23
Median Sales Price per Unit (2–4 family building) <sup>3</sup>	\$103,385	\$188,919	\$147,473	\$127,333	32	33
Sales Volume	56	65	59	41	56	56
Median Monthly Contract Rent	–	\$602	\$636	–	–	55
Median Rent Burden	–	33.3%	32.6%	–	–	19
Home Purchase Loan Rate (per 1,000 properties)	–	19.2	13.8	–	–	46
Refinance Loan Rate (per 1,000 properties)	–	14.7	13.0	–	–	47
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	14.0%	35.8%	–	–	16
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	20.9	30.2	43.6	29.9	13	18
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	9.6%	4.5%	6.6%	–	16	7
Housing Code Violations, Serious (per 1,000 rental units)	–	167.3	163.2	114.9	–	9
Housing Code Violations, Total (per 1,000 rental units)	–	646.4	630.3	437.2	–	11
Severe Crowding Rate (% of renter households)	–	5.0%	3.8%	–	–	18
<b>Population</b>						
Foreign-Born Population	23.9%	27.8%	24.0%	–	41	44
Racial Diversity Index	0.41	0.45	0.46	–	44	46
Households with Children under 18 Years Old	50.6%	46.2%	45.7%	–	5	4
Population 65 and Older	7.5%	7.9%	7.4%	–	50	53
Poverty Rate	45.5%	44.2%	41.6%	–	1	1
Unemployment Rate	23.6%	8.7%	18.8%	–	1	2
Mean Travel Time to Work (minutes)	41.3	38.2	39.7	–	30	34
Students Performing at Grade Level in Reading	27.8%	–	–	31.3%	49	50
Students Performing at Grade Level in Math	23.8%	–	–	43.3%	45	47
Asthma Hospitalizations (per 1,000 people)	9.2	8.7	8.7	–	2	3
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>4</sup>	22.2	2.6	3.1	–	16	43

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

2. The rental vacancy rate for 2009 is an average rate for 2007–2009.

3. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).

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

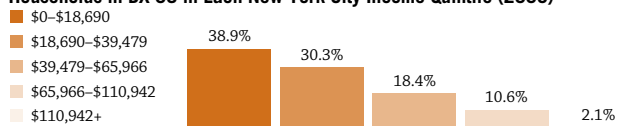




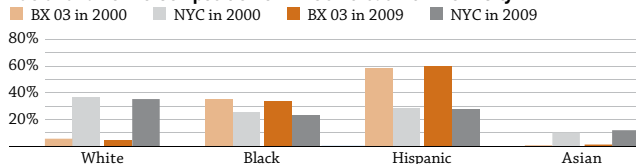
# MORRISANIA / CROTONA — BX 03<sup>1</sup>

	2009	Rank
Population	149,921	–
Population Density (1,000 persons per square mile)	34.2	31
Median Household Income	\$23,432	54
Income Diversity Ratio	5.8	19
Public and Subsidized Rental Housing Units (% of rental units)	51.9%	5
Rent-Regulated Units (% of rental units)	52.0%	18
Residential Units in a Historic District	0.5%	26
Residential Units within 1/4 Mile of a Park	99.4%	10
Residential Units within 1/2 Mile of a Subway/Rail Entrance	54.2%	44
Unused Capacity Rate (% of land area)	45.9%	6

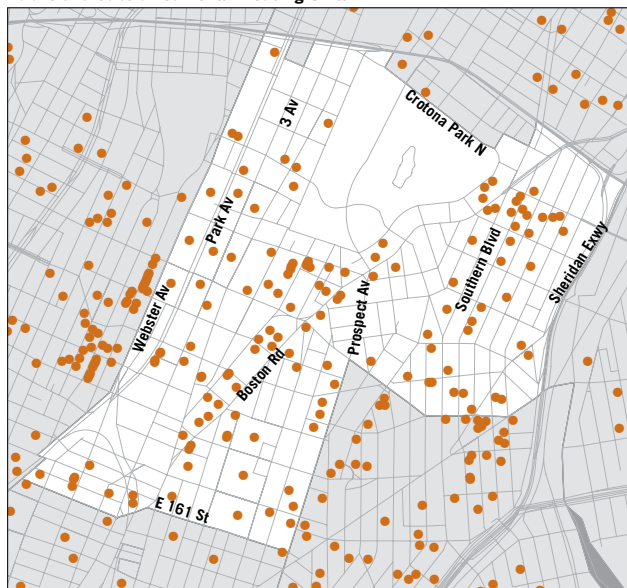
## Households in BX 03 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BX 03 versus New York City



## Public and Subsidized Rental Housing Units



In BX 03, 51.9 percent of all rental units were subsidized. Of these, 54.7 percent were units in NYCHA buildings. Each dot represents a subsidized rental property.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>2</sup>	5.3%	–	4.8%	–	4	14
Units Issued New Certificates of Occupancy	90	1010	287	–	27	26
Units Authorized by New Residential Building Permits	11	893	539	0	56	44
Homeownership Rate	8.5%	7.8%	7.6%	–	48	53
Index of Housing Price Appreciation (2–4 family building) <sup>3</sup>	100.0	179.0	124.7	91.0	–	33
Median Sales Price per Unit (2–4 family building) <sup>3</sup>	\$104,924	\$181,196	\$144,861	\$165,083	31	26
Sales Volume	102	119	123	73	50	53
Median Monthly Contract Rent	–	\$688	\$739	–	–	51
Median Rent Burden	–	34.9%	37.1%	–	–	3
Home Purchase Loan Rate (per 1,000 properties)	–	21.1	14.1	–	–	44
Refinance Loan Rate (per 1,000 properties)	–	14.2	8.9	–	–	54
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	13.6%	28.0%	–	–	18
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	17.9	32.1	32.7	46.9	17	5
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	11.2%	3.8%	5.0%	–	11	13
Housing Code Violations, Serious (per 1,000 rental units)	–	97.7	97.5	100.5	–	14
Housing Code Violations, Total (per 1,000 rental units)	–	416.2	415.5	405.5	–	13
Severe Crowding Rate (% of renter households)	–	2.7%	2.7%	–	–	33
<b>Population</b>						
Foreign-Born Population	21.5%	27.4%	31.7%	–	44	32
Racial Diversity Index	0.55	0.51	0.52	–	30	36
Households with Children under 18 Years Old	50.7%	46.5%	45.3%	–	4	5
Population 65 and Older	7.1%	7.4%	7.5%	–	52	51
Poverty Rate	45.5%	43.0%	38.9%	–	1	3
Unemployment Rate	21.2%	12.5%	13.3%	–	3	8
Mean Travel Time to Work (minutes)	45.0	41.0	44.8	–	14	4
Students Performing at Grade Level in Reading	22.8%	–	–	27.1%	58	57
Students Performing at Grade Level in Math	18.5%	–	–	38.0%	57	56
Asthma Hospitalizations (per 1,000 people)	8.0	8.7	9.0	–	4	1
Elevated Blood Lead Levels (incidence per 1,000 children)	13.0	3.8	5.0	–	48	21

1. Community districts BX 03 and BX 06 both fall within sub-borough area 102. Data reported at the sub-borough area level for these CDs are identical.

2. The rental vacancy rate for 2009 is an average rate for 2007–2009.

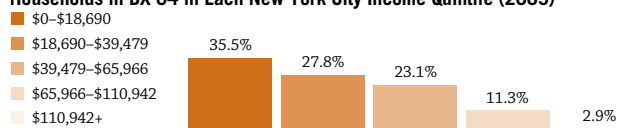
3. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).



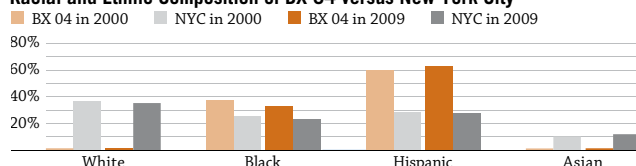
# HIGHBRIDGE / CONCOURSE – BX 04

	2009	Rank
Population	136,768	–
Population Density (1,000 persons per square mile)	76.3	8
Median Household Income	\$29,451	49
Income Diversity Ratio	4.7	38
Public and Subsidized Rental Housing Units (% of rental units)	21.8%	16
Rent-Regulated Units (% of rental units)	78.7%	5
Residential Units in a Historic District	0.3%	29
Residential Units within 1/4 Mile of a Park	100.0%	1
Residential Units within 1/2 Mile of a Subway/Rail Entrance	93.5%	16
Unused Capacity Rate (% of land area)	46.7%	5

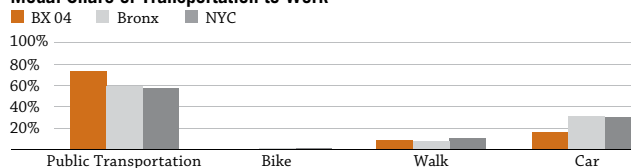
## Households in BX 04 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BX 04 versus New York City<sup>1</sup>



## Modal Share of Transportation to Work



Workers in BX 04 are more likely than workers in the city as a whole to take public transportation to work. In 2009, 72.3 percent of workers took public transportation compared to 57.0 percent in the city as a whole.

## Getting to Work in New York City

Destination-Origin Ratio	0.27
Locally Employed Residents Share: Percentage who live and work in the same neighborhood	4.8%
Locally Employed Resident Share: Percentage who work less than half a mile from their home	3.3%
City-Employed Residents Share	81.5%

BX 04 has the second highest share of workers that stay in the neighborhood to work of all the community districts in the Bronx. Only 4.8 percent of all employees that live in the neighborhood work elsewhere.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>2</sup>	3.2%	–	3.2%	–	26	35
Units Issued New Certificates of Occupancy	268	359	59	–	13	55
Units Authorized by New Residential Building Permits	94	181	0	6	45	33
Homeownership Rate	6.9%	5.6%	7.8%	–	51	52
Index of Housing Price Appreciation (2–4 family building) <sup>3</sup>	100.0	205.4	155.4	192.9	–	6
Median Sales Price per Unit (2–4 family building) <sup>3</sup>	\$111,523	\$201,757	\$147,473	\$185,000	30	18
Sales Volume	80	103	54	87	53	50
Median Monthly Contract Rent	–	\$760	\$794	–	–	50
Median Rent Burden	–	37.7%	32.9%	–	–	17
Home Purchase Loan Rate (per 1,000 properties)	–	17.3	9.7	–	–	53
Refinance Loan Rate (per 1,000 properties)	–	9.4	7.2	–	–	55
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	10.4%	27.8%	–	–	19
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	21.8	48.3	48.9	42.9	12	6
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	14.3%	6.6%	9.9%	–	6	1
Housing Code Violations, Serious (per 1,000 rental units)	–	146.3	144.4	142.3	–	5
Housing Code Violations, Total (per 1,000 rental units)	–	731.5	721.8	658.0	–	2
Severe Crowding Rate (% of renter households)	–	5.0%	6.4%	–	–	6
<b>Population</b>						
Foreign-Born Population	35.0%	40.1%	39.4%	–	27	20
Racial Diversity Index	0.53	–	0.66 <sup>1</sup>	–	32	14
Households with Children under 18 Years Old	50.5%	41.9%	42.6%	–	6	10
Population 65 and Older	6.9%	6.6%	8.6%	–	53	49
Poverty Rate	40.0%	37.5%	31.4%	–	5	9
Unemployment Rate	18.1%	8.9%	14.5%	–	6	5
Mean Travel Time to Work (minutes)	43.1	42.3	44.0	–	23	11
Students Performing at Grade Level in Reading	21.4%	–	–	25.1%	59	58
Students Performing at Grade Level in Math	16.9%	–	–	36.3%	59	57
Asthma Hospitalizations (per 1,000 people)	7.4	8.0	8.4	–	6	4
Elevated Blood Lead Levels (incidence per 1,000 children)	16.5	4.2	5.5	–	39	16

1. Racial and ethnicity data are unavailable for 2009. The figures represented in the graph and the Racial Diversity Index are a rolling average of 2007–2009 data.

2. The rental vacancy rate for 2009 is an average rate for 2007–2009.

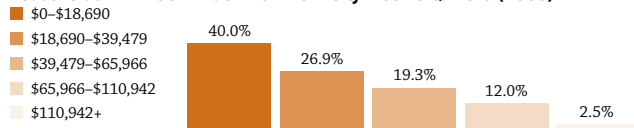
3. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).



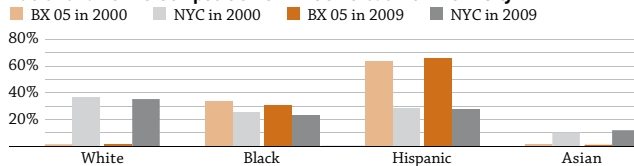
# FORDHAM / UNIVERSITY HEIGHTS – BX 05

	2009	Rank
Population	152,903	–
Population Density (1,000 persons per square mile)	85.5	5
Median Household Income	\$24,234	53
Income Diversity Ratio	6.0	16
Public and Subsidized Rental Housing Units (% of rental units)	27.9%	12
Rent-Regulated Units (% of rental units)	81.8%	4
Residential Units in a Historic District	0.4%	28
Residential Units within 1/4 Mile of a Park	99.6%	7
Residential Units within 1/2 Mile of a Subway/Rail Entrance	91.6%	17
Unused Capacity Rate (% of land area)	43.0%	10

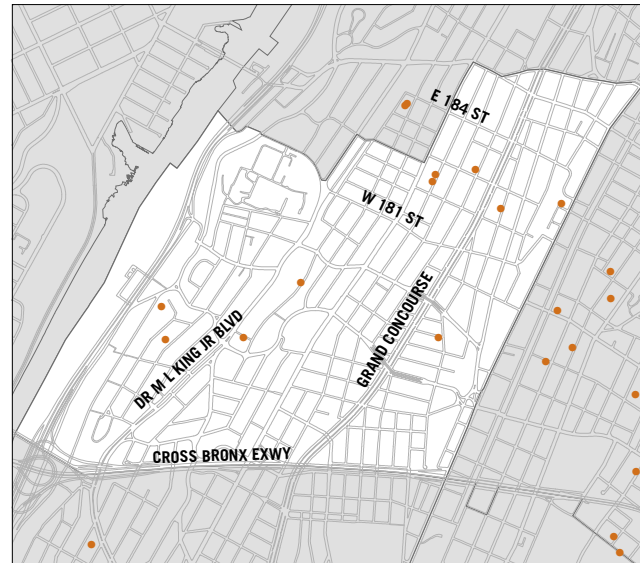
## Households in BX 05 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BX 05 versus New York City<sup>1</sup>



## Properties that Entered REO, January 2009–June 2010



In BX 05, 10 1–4 family properties entered REO between January 2009 and June 2010. Each dot represents a property that entered REO during this period.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>2</sup>	4.6%	–	2.7%	–	9	39
Units Issued New Certificates of Occupancy	18	93	425	–	54	15
Units Authorized by New Residential Building Permits	130	289	30	0	30	44
Homeownership Rate	4.8%	3.6%	4.7%	–	55	55
Index of Housing Price Appreciation (2–4 family building) <sup>3</sup>	100.0	185.2	121.8	128.3	–	24
Median Sales Price per Unit (2–4 family building) <sup>3</sup>	\$122,082	\$190,690	\$127,132	\$167,405	26	24
Sales Volume	87	98	70	77	52	52
Median Monthly Contract Rent	–	\$790	\$827	–	–	48
Median Rent Burden	–	36.3%	38.8%	–	–	1
Home Purchase Loan Rate (per 1,000 properties)	–	17.6	7.3	–	–	55
Refinance Loan Rate (per 1,000 properties)	–	17.2	11.7	–	–	50
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	25.0%	72.7%	–	–	1
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	20.6	38.2	41.2	39.9	15	10
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	13.3%	6.0%	8.4%	–	8	2
Housing Code Violations, Serious (per 1,000 rental units)	–	173.2	173.0	150.8	–	2
Housing Code Violations, Total (per 1,000 rental units)	–	838.2	837.3	717.5	–	1
Severe Crowding Rate (% of renter households)	–	6.1%	5.8%	–	–	10
<b>Population</b>						
Foreign-Born Population	34.8%	38.9%	40.5%	–	29	19
Racial Diversity Index	0.51	–	0.48 <sup>1</sup>	–	36	44
Households with Children under 18 Years Old	55.4%	49.7%	48.1%	–	1	1
Population 65 and Older	5.0%	6.1%	5.3%	–	55	55
Poverty Rate	40.6%	34.4%	40.9%	–	4	2
Unemployment Rate	19.9%	14.9%	19.4%	–	4	1
Mean Travel Time to Work (minutes)	43.9	42.9	39.7	–	19	34
Students Performing at Grade Level in Reading	24.4%	–	–	29.1%	57	55
Students Performing at Grade Level in Math	19.0%	–	–	40.8%	56	55
Asthma Hospitalizations (per 1,000 people)	7.2	8.7	6.9	–	7	6
Elevated Blood Lead Levels (incidence per 1,000 children)	11.5	3.8	3.3	–	53	37

1. Racial and ethnicity data are unavailable for 2009. The figures represented in the graph and the Racial Diversity Index are a rolling average of 2007–2009 data.

2. The rental vacancy rate for 2009 is an average rate for 2007–2009.

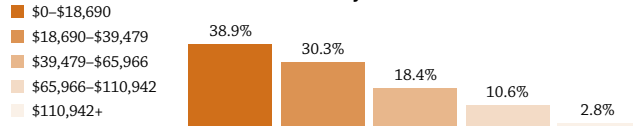
3. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).



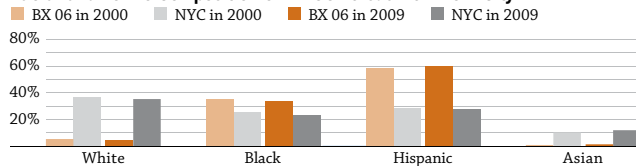
# BELMONT / EAST TREMONT – BX 06<sup>1</sup>

	2009	Rank
Population	149,921	–
Population Density (1,000 persons per square mile)	34.2	31
Median Household Income	\$23,432	54
Income Diversity Ratio	5.8	19
Public and Subsidized Rental Housing Units (% of rental units)	26.3%	13
Rent-Regulated Units (% of rental units)	52.0%	18
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	99.8%	5
Residential Units within 1/2 Mile of a Subway/Rail Entrance	53.7%	45
Unused Capacity Rate (% of land area)	53.9%	3

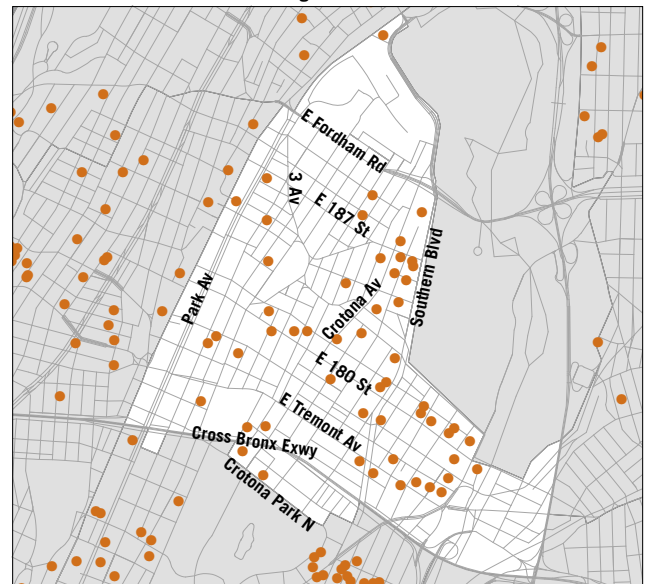
## Households in BX 06 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BX 06 versus New York City



## Public and Subsidized Rental Housing Units



In BX 06, 26.3 percent of all rental units were publicly owned or subsidized. Of these, 89.5 percent were in buildings that were publicly subsidized and privately owned. Each dot represents a public or subsidized rental property.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>2</sup>	5.3%	–	4.8%	–	4	14
Units Issued New Certificates of Occupancy	205	714	276	–	17	29
Units Authorized by New Residential Building Permits	103	480	126	2	39	39
Homeownership Rate	8.5%	7.8%	7.6%	–	48	53
Index of Housing Price Appreciation (2–4 family building) <sup>3</sup>	100.0	185.7	139.9	109.5	–	31
Median Sales Price per Unit (2–4 family building) <sup>3</sup>	\$122,082	\$195,798	\$175,188	\$157,896	26	28
Sales Volume	90	138	87	101	51	47
Median Monthly Contract Rent	–	\$688	\$739	–	–	51
Median Rent Burden	–	34.9%	37.1%	–	–	3
Home Purchase Loan Rate (per 1,000 properties)	–	21.1	14.1	–	–	44
Refinance Loan Rate (per 1,000 properties)	–	14.2	8.9	–	–	54
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	13.6%	28.0%	–	–	18
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	22.5	38.9	37.4	41.5	11	8
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	10.7%	5.2%	7.0%	–	12	6
Housing Code Violations, Serious (per 1,000 rental units)	–	165.2	164.9	134.3	–	6
Housing Code Violations, Total (per 1,000 rental units)	–	703.9	702.9	564.2	–	5
Severe Crowding Rate (% of renter households)	–	2.7%	2.7%	–	–	33
<b>Population</b>						
Foreign-Born Population	21.5%	27.4%	31.7%	–	44	32
Racial Diversity Index	0.55	0.51	0.52	–	30	36
Households with Children under 18 Years Old	50.7%	46.5%	45.3%	–	4	5
Population 65 and Older	7.1%	7.4%	7.5%	–	52	51
Poverty Rate	45.5%	43.0%	38.9%	–	1	3
Unemployment Rate	21.2%	12.5%	13.3%	–	3	8
Mean Travel Time to Work (minutes)	45.0	41.0	44.8	–	14	4
Students Performing at Grade Level in Reading	24.6%	–	–	29.9%	56	53
Students Performing at Grade Level in Math	19.2%	–	–	41.1%	54	53
Asthma Hospitalizations (per 1,000 people)	8.0	8.7	9.0	–	4	1
Elevated Blood Lead Levels (incidence per 1,000 children)	17.3	3.0	6.0	–	34	12

1. Community districts BX 03 and BX 06 both fall within sub-borough area 102. Data reported at the sub-borough area level for these CDs are identical.

2. The rental vacancy rate for 2009 is an average rate for 2007–2009.

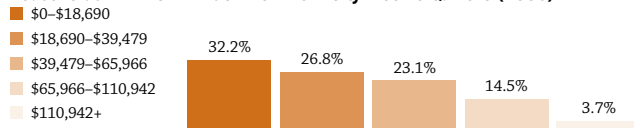
3. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).



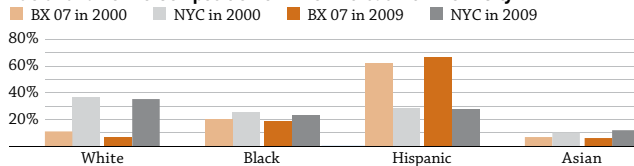
# KINGSBRIDGE HEIGHTS / BEDFORD – BX 07

	2009	Rank
Population	130,290	–
Population Density (1,000 persons per square mile)	82.4	7
Median Household Income	\$29,426	50
Income Diversity Ratio	5.2	29
Public and Subsidized Rental Housing Units (% of rental units)	6.7%	40
Rent-Regulated Units (% of rental units)	88.3%	2
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	93.8%	24
Residential Units within 1/2 Mile of a Subway/Rail Entrance	97.7%	8
Unused Capacity Rate (% of land area)	46.9%	4

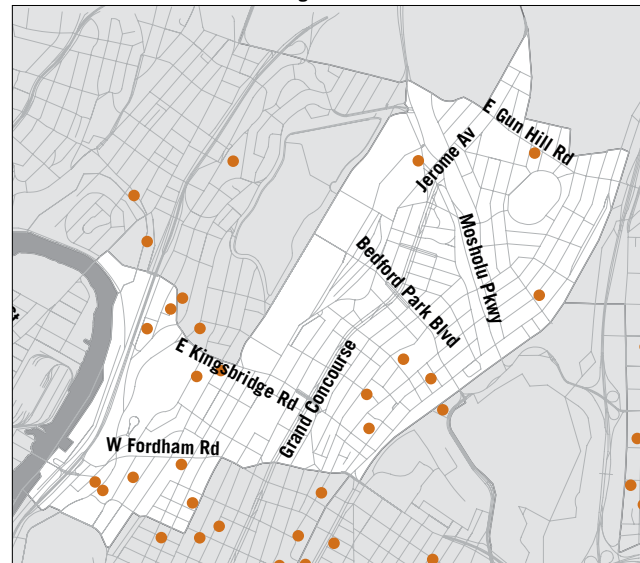
## Households in BX 07 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BX 07 versus New York City



## Public and Subsidized Rental Housing Units



In BX 07, 6.7 percent of all rental units were publicly owned or subsidized. Of these, 91.5 percent were units in buildings that were publicly subsidized and privately owned. Each dot represents a public or subsidized rental property.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	3.8%	–	3.5%	–	15	27
Units Issued New Certificates of Occupancy	0	96	148	–	57	43
Units Authorized by New Residential Building Permits	3	515	142	1	57	42
Homeownership Rate	7.4%	9.3%	8.3%	–	49	50
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	194.1	143.5	148.4	–	15
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$124,695	\$228,998	\$210,191	\$188,000	25	17
Sales Volume	110	108	89	81	48	51
Median Monthly Contract Rent	–	\$864	\$875	–	–	44
Median Rent Burden	–	37.5%	36.1%	–	–	7
Home Purchase Loan Rate (per 1,000 properties)	–	23.7	15.1	–	–	35
Refinance Loan Rate (per 1,000 properties)	–	12.2	11.2	–	–	52
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	6.6%	6.4%	–	–	28
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	20.7	33.4	32.7	30.8	14	17
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	10.3%	6.1%	7.8%	–	15	4
Housing Code Violations, Serious (per 1,000 rental units)	–	152.6	151.0	148.8	–	3
Housing Code Violations, Total (per 1,000 rental units)	–	680.7	673.4	632.2	–	3
Severe Crowding Rate (% of renter households)	–	3.8%	5.2%	–	–	11
<b>Population</b>						
Foreign-Born Population	36.6%	40.7%	39.2%	–	23	22
Racial Diversity Index	0.59	0.59	0.52	–	25	36
Households with Children under 18 Years Old	47.4%	43.6%	43.5%	–	8	6
Population 65 and Older	7.6%	7.7%	7.5%	–	49	51
Poverty Rate	34.3%	30.6%	35.0%	–	10	5
Unemployment Rate	14.9%	9.3%	12.7%	–	12	11
Mean Travel Time to Work (minutes)	41.9	42.8	42.8	–	26	18
Students Performing at Grade Level in Reading	27.6%	–	–	32.8%	50	48
Students Performing at Grade Level in Math	21.2%	–	–	45.1%	50	39
Asthma Hospitalizations (per 1,000 people)	5.7	7.2	7.1	–	11	5
Elevated Blood Lead Levels (incidence per 1,000 children)	16.7	3.1	4.3	–	36	27

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).

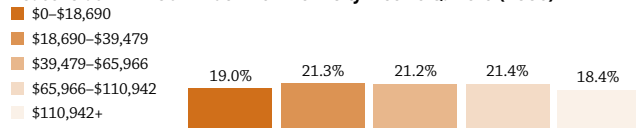




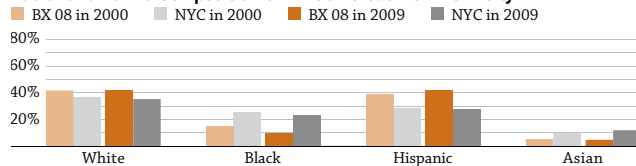
# RIVERDALE / FIELDSTON – BX 08

	2009	Rank
Population	105,102	–
Population Density (1,000 persons per square mile)	28.6	39
Median Household Income	\$52,058	23
Income Diversity Ratio	5.2	29
Public and Subsidized Rental Housing Units (% of rental units)	5.9%	43
Rent-Regulated Units (% of rental units)	63.1%	10
Residential Units in a Historic District	0.7%	25
Residential Units within 1/4 Mile of a Park	94.4%	23
Residential Units within 1/2 Mile of a Subway/Rail Entrance	44.0%	47
Unused Capacity Rate (% of land area)	43.6%	8

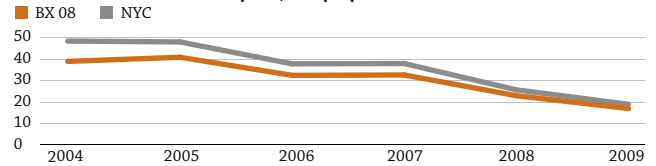
## Households in BX 08 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BX 08 versus New York City

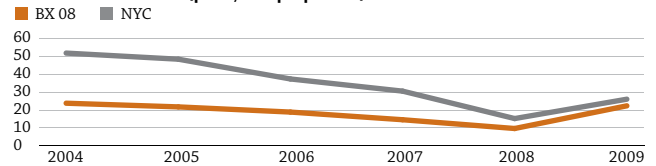


## Home Purchase Loan Rate (per 1,000 properties)



Home purchase loan rates followed the same overall trend in BX 08 as in city as a whole. Between 2004 and 2009, the rate fell by 59.2 percent in the community district and 60.8 percent in the city as a whole.

## Refinance Loan Rate (per 1,000 properties)



BX 08 has had consistently lower rates of refinance loan origination compared to the rest of the city, but the gap narrowed between 2004 and 2009. In 2004 there were 28.0 more refinance loans per 1,000 properties in the city, while in 2009 there were only 3.7 more refinance loans per 1,000 properties.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	2.8%	–	3.5%	–	32	27
Units Issued New Certificates of Occupancy	68	322	136	–	37	45
Units Authorized by New Residential Building Permits	97	48	1	0	43	44
Homeownership Rate	26.4%	28.5%	33.8%	–	27	26
Index of Housing Price Appreciation (1 family building) <sup>2</sup>	100.0	209.8	154.5	191.0	–	1
Median Sales Price per Unit (1 family building) <sup>2</sup>	\$459,291	\$689,549	\$841,613	\$640,000	3	3
Sales Volume	112	125	89	119	47	46
Median Monthly Contract Rent	–	\$968	\$986	–	–	27
Median Rent Burden	–	26.2%	27.8%	–	–	47
Home Purchase Loan Rate (per 1,000 properties)	–	21.9	15.7	–	–	33
Refinance Loan Rate (per 1,000 properties)	–	9.7	22.3	–	–	23
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	1.3%	4.6%	–	–	32
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	2.2	9.5	11.9	9.7	51	42
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.6%	1.4%	1.7%	–	32	36
Housing Code Violations, Serious (per 1,000 rental units)	–	58.5	58.4	80.5	–	18
Housing Code Violations, Total (per 1,000 rental units)	–	304.4	303.7	405.9	–	12
Severe Crowding Rate (% of renter households)	–	5.0%	2.5%	–	–	35
<b>Population</b>						
Foreign-Born Population	31.5%	34.0%	27.9%	–	34	36
Racial Diversity Index	0.67	0.67	0.64	–	11	17
Households with Children under 18 Years Old	32.1%	33.3%	29.0%	–	36	36
Population 65 and Older	16.6%	16.7%	17.2%	–	7	6
Poverty Rate	18.7%	15.0%	13.4%	–	31	34
Unemployment Rate	10.4%	6.5%	9.3%	–	23	35
Mean Travel Time to Work (minutes)	41.0	39.6	42.5	–	33	20
Students Performing at Grade Level in Reading	27.6%	–	–	32.8%	50	48
Students Performing at Grade Level in Math	21.2%	–	–	45.1%	50	39
Asthma Hospitalizations (per 1,000 people)	1.7	3.5	4.0	–	41	16
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>3</sup>	6.6	4.1	3.2	–	57	40

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 33 community districts with the same predominant housing type (1 family building).

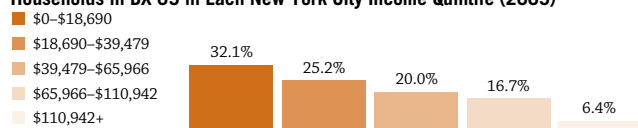
3. Sample size is less than 20 newly identified cases in at least one year presented.



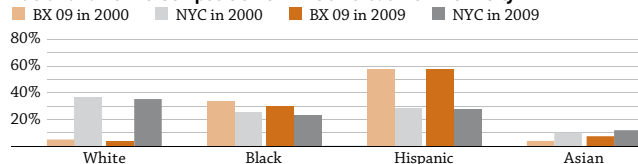
# PARKCHESTER / SOUNDVIEW — BX 09

	2009	Rank
Population	182,737	—
Population Density (1,000 persons per square mile)	43.0	24
Median Household Income	\$33,689	43
Income Diversity Ratio	5.4	24
Public and Subsidized Rental Housing Units (% of rental units)	24.8%	15
Rent-Regulated Units (% of rental units)	50.1%	24
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	97.3%	16
Residential Units within 1/2 Mile of a Subway/Rail Entrance	50.3%	46
Unused Capacity Rate (% of land area)	33.9%	21

## Households in BX 09 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BX 09 versus New York City



## Public and Subsidized Rental Housing Units



In BX 09, 24.8 percent of all rental units were subsidized. Of these, 67.1 percent were units in NYCHA buildings. Each dot represents a subsidized rental property.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	5.3%	—	2.7%	—	4	39
Units Issued New Certificates of Occupancy	25	207	329	—	52	25
Units Authorized by New Residential Building Permits	212	206	28	8	24	29
Homeownership Rate	20.2%	23.7%	18.8%	—	37	42
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	197.0	165.5	159.2	—	13
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$128,241	\$217,080	\$188,137	\$175,000	22	22
Sales Volume	582	659	452	436	19	26
Median Monthly Contract Rent	—	\$849	\$862	—	—	45
Median Rent Burden	—	29.1%	31.5%	—	—	28
Home Purchase Loan Rate (per 1,000 properties)	—	20.0	13.5	—	—	49
Refinance Loan Rate (per 1,000 properties)	—	10.8	10.5	—	—	53
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	10.8%	48.2%	—	—	5
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	15.0	22.4	29.4	31.4	20	16
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	6.8%	3.6%	4.1%	—	23	17
Housing Code Violations, Serious (per 1,000 rental units)	—	85.8	85.7	70.9	—	19
Housing Code Violations, Total (per 1,000 rental units)	—	382.8	382.2	316.1	—	17
Severe Crowding Rate (% of renter households)	—	3.3%	2.8%	—	—	30
<b>Population</b>						
Foreign-Born Population	24.6%	28.7%	26.3%	—	38	39
Racial Diversity Index	0.59	0.56	0.58	—	25	26
Households with Children under 18 Years Old	45.5%	39.4%	41.5%	—	9	14
Population 65 and Older	9.1%	11.0%	10.7%	—	42	32
Poverty Rate	28.6%	21.4%	27.9%	—	15	12
Unemployment Rate	13.8%	7.3%	11.9%	—	15	13
Mean Travel Time to Work (minutes)	45.8	42.9	44.4	—	11	9
Students Performing at Grade Level in Reading	26.7%	—	—	30.3%	53	51
Students Performing at Grade Level in Math	22.5%	—	—	41.6%	47	52
Asthma Hospitalizations (per 1,000 people)	5.8	6.3	6.3	—	10	8
Elevated Blood Lead Levels (incidence per 1,000 children)	12.4	4.0	2.8	—	52	49

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

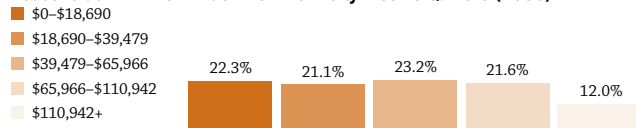
2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).



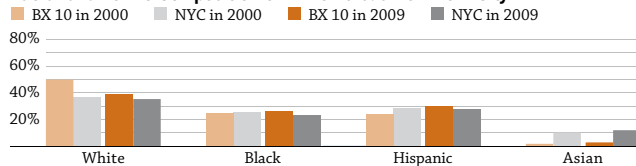
# THROGS NECK / CO-OP CITY – BX 10

	2009	Rank
Population	114,885	–
Population Density (1,000 persons per square mile)	12.0	51
Median Household Income	\$46,412	30
Income Diversity Ratio	5.1	31
Public and Subsidized Rental Housing Units (% of rental units)	13.5%	29
Rent-Regulated Units (% of rental units)	29.0%	45
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	90.3%	31
Residential Units within 1/2 Mile of a Subway/Rail Entrance	26.7%	54
Unused Capacity Rate (% of land area)	37.4%	16

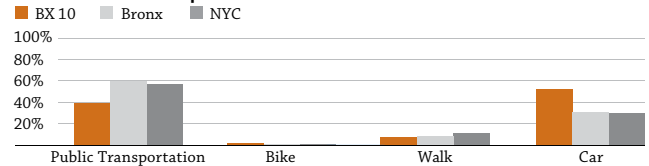
## Households in BX 10 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BX10 versus New York City



## Modal Share of Transportation to Work



Workers in BX 10 are more likely than workers in the city as a whole to drive to work. In 2009, 53.4 percent of BX 10 workers drove compared to 29.9 percent in the city as a whole.

## Getting to Work in New York City

Destination-Origin Ratio	.26
Locally Employed Residents Share: Percentage who live and work in the same neighborhood	8.5%
Locally Employed Resident Share: Percentage who work less than half a mile from their home	2.4%
City-Employed Residents Share	76.8%

BX 10 has the third highest share of workers that work outside of New York City out of all the neighborhoods in the Bronx. Twenty-three percent of workers do not work in the five boroughs.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	3.6%	–	1.7%	–	17	54
Units Issued New Certificates of Occupancy	82	194	183	–	33	37
Units Authorized by New Residential Building Permits	236	64	35	23	20	12
Homeownership Rate	45.5%	54.2%	50.2%	–	10	9
Index of Housing Price Appreciation (1 family building) <sup>2</sup>	100.0	190.0	184.8	166.2	–	5
Median Sales Price per Unit (1 family building) <sup>2</sup>	\$290,357	\$426,499	\$405,703	\$380,000	10	8
Sales Volume	393	393	337	320	35	33
Median Monthly Contract Rent	–	\$925	\$907	–	–	36
Median Rent Burden	–	26.2%	28.6%	–	–	44
Home Purchase Loan Rate (per 1,000 properties)	–	18.4	14.4	–	–	40
Refinance Loan Rate (per 1,000 properties)	–	10.6	11.4	–	–	51
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	8.5%	18.6%	–	–	24
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	4.7	13.0	15.2	17.2	35	32
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.8%	2.4%	2.6%	–	41	24
Housing Code Violations, Serious (per 1,000 rental units)	–	19.2	19.1	23.7	–	37
Housing Code Violations, Total (per 1,000 rental units)	–	94.7	94.2	114.6	–	38
Severe Crowding Rate (% of renter households)	–	–	2.3%	–	–	39
<b>Population</b>						
Foreign-Born Population	15.8%	17.9%	19.9%	–	54	50
Racial Diversity Index	0.65	0.68	0.69	–	17	8
Households with Children under 18 Years Old	29.4%	27.4%	28.8%	–	43	38
Population 65 and Older	18.5%	17.3%	19.1%	–	3	3
Poverty Rate	10.1%	9.1%	13.6%	–	47	33
Unemployment Rate	6.4%	7.8%	10.4%	–	43	25
Mean Travel Time to Work (minutes)	41.6	39.4	43.1	–	29	16
Students Performing at Grade Level in Reading	33.0%	–	–	33.2%	42	47
Students Performing at Grade Level in Math	28.5%	–	–	44.5%	39	44
Asthma Hospitalizations (per 1,000 people)	3.2	3.7	4.0	–	23	16
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>3</sup>	10.2	3.1	2.5	–	55	54

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 33 community districts with the same predominant housing type (1 family building).

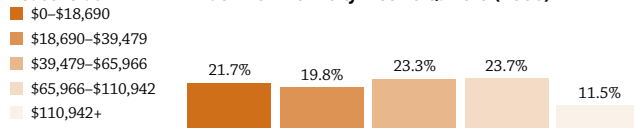
3. Sample size is less than 20 newly identified cases in at least one year presented.



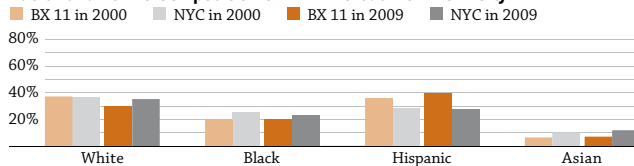
# MORRIS PARK / BRONXDALE – BX 11

	2009	Rank
Population	126,715	–
Population Density (1,000 persons per square mile)	33.3	33
Median Household Income	\$47,881	27
Income Diversity Ratio	5.1	31
Public and Subsidized Rental Housing Units (% of rental units)	19.0%	25
Rent-Regulated Units (% of rental units)	51.6%	19
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	96.1%	20
Residential Units within 1/2 Mile of a Subway/Rail Entrance	77.0%	32
Unused Capacity Rate (% of land area)	25.1%	31

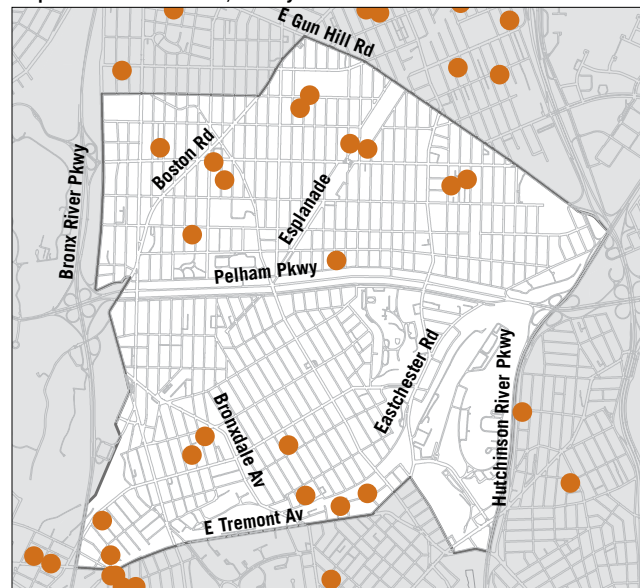
## Households in BX 11 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BX 11 versus New York City



## Properties that Entered REO, January 2009–June 2010



In BX 11, 19 1–4 family properties entered REO between January 2009 and June 2010, ranking 23rd among all community districts. Each dot represents a property that entered REO during this period.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	2.9%	–	2.2%	–	30	49
Units Issued New Certificates of Occupancy	167	144	215	–	20	34
Units Authorized by New Residential Building Permits	64	51	47	6	48	33
Homeownership Rate	27.8%	33.4%	31.8%	–	26	28
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	200.8	181.1	142.8	–	17
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$157,716	\$242,619	\$210,615	\$195,000	14	16
Sales Volume	447	313	276	260	28	39
Median Monthly Contract Rent	–	\$885	\$945	–	–	35
Median Rent Burden	–	30.3%	29.0%	–	–	40
Home Purchase Loan Rate (per 1,000 properties)	–	20.9	14.2	–	–	43
Refinance Loan Rate (per 1,000 properties)	–	18.5	22.3	–	–	23
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	13.8%	40.8%	–	–	10
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	6.9	16.1	19.5	18.8	32	28
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.1%	1.8%	1.9%	–	38	32
Housing Code Violations, Serious (per 1,000 rental units)	–	57.9	57.8	60.1	–	22
Housing Code Violations, Total (per 1,000 rental units)	–	296.5	295.8	252.0	–	21
Severe Crowding Rate (% of renter households)	–	6.0%	5.0%	–	–	12
<b>Population</b>						
Foreign-Born Population	30.8%	33.8%	31.7%	–	35	32
Racial Diversity Index	0.71	0.70	0.71	–	6	4
Households with Children under 18 Years Old	35.7%	34.6%	34.3%	–	31	27
Population 65 and Older	15.0%	13.9%	15.4%	–	10	10
Poverty Rate	17.5%	20.0%	17.4%	–	32	25
Unemployment Rate	8.8%	6.3%	8.6%	–	29	39
Mean Travel Time to Work (minutes)	39.3	38.5	37.5	–	39	39
Students Performing at Grade Level in Reading	37.3%	–	–	34.1%	34	40
Students Performing at Grade Level in Math	32.0%	–	–	44.0%	35	45
Asthma Hospitalizations (per 1,000 people)	4.0	5.3	5.3	–	14	12
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>3</sup>	17.5	3.2	2.2	–	33	56

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).

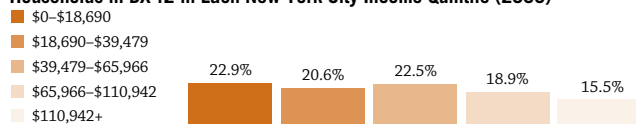
3. Sample size is less than 20 newly identified cases in at least one year presented.



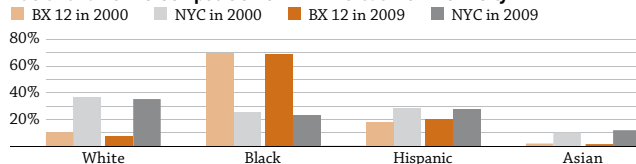
# WILLIAMSBRIDGE / BAYCHESTER – BX 12

	2009	Rank
Population	145,986	–
Population Density (1,000 persons per square mile)	21.5	45
Median Household Income	\$46,165	31
Income Diversity Ratio	5.6	20
Public and Subsidized Rental Housing Units (% of rental units)	15.1%	28
Rent-Regulated Units (% of rental units)	39.1%	33
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	81.5%	44
Residential Units within 1/2 Mile of a Subway/Rail Entrance	67.8%	39
Unused Capacity Rate (% of land area)	35.1%	19

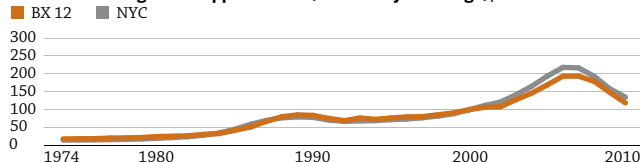
## Households in BX 12 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BX12 versus New York City

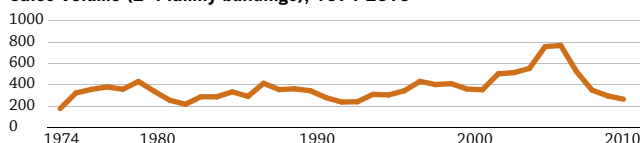


## Index of Housing Price Appreciation (2-4 family buildings), 1974-2010



BX 12 saw price trends in the market for 2-4 family buildings that were similar to the rest of the city during the real estate boom. In 2010, prices in BX 12 fell by 19.3 percent, compared to 15.2 percent in the city as a whole, and are 37.6 percent below their peak in 2007.

## Sales Volume (2-4 family buildings), 1974-2010



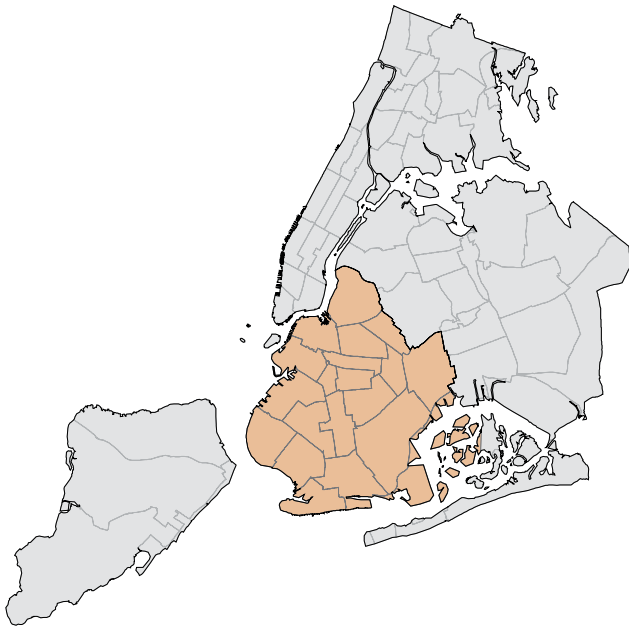
Sales volume for 2-4 family buildings has fallen in recent years, with 264 properties transacting in 2010 compared to 525 in 2007.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	4.0%	–	4.7%	–	14	17
Units Issued New Certificates of Occupancy	158	334	405	–	21	17
Units Authorized by New Residential Building Permits	285	163	63	18	14	14
Homeownership Rate	35.9%	39.0%	39.7%	–	16	17
Index of Housing Price Appreciation (2-4 family building) <sup>2</sup>	100.0	179.5	148.6	119.1	–	28
Median Sales Price per Unit (2-4 family building) <sup>2</sup>	\$155,077	\$223,419	\$202,902	\$180,000	15	20
Sales Volume	556	541	464	443	23	25
Median Monthly Contract Rent	–	\$944	\$966	–	–	29
Median Rent Burden	–	30.5%	31.8%	–	–	26
Home Purchase Loan Rate (per 1,000 properties)	–	18.5	15.8	–	–	32
Refinance Loan Rate (per 1,000 properties)	–	23.8	21.2	–	–	26
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	33.5%	60.1%	–	–	4
Notices of Foreclosure Rate (per 1,000 1-4 family properties)	14.3	29.5	33.7	32.3	21	15
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	7.3%	3.0%	3.4%	–	22	19
Housing Code Violations, Serious (per 1,000 rental units)	–	70.5	70.0	84.6	–	17
Housing Code Violations, Total (per 1,000 rental units)	–	313.4	311.3	347.2	–	16
Severe Crowding Rate (% of renter households)	–	1.9%	2.4%	–	–	36
<b>Population</b>						
Foreign-Born Population	38.2%	39.2%	37.6%	–	21	26
Racial Diversity Index	0.52	0.50	0.49	–	34	42
Households with Children under 18 Years Old	42.2%	42.4%	39.0%	–	17	16
Population 65 and Older	11.2%	13.3%	11.0%	–	26	30
Poverty Rate	19.4%	16.8%	16.7%	–	27	28
Unemployment Rate	10.6%	8.9%	13.8%	–	22	7
Mean Travel Time to Work (minutes)	45.7	43.4	42.5	–	12	20
Students Performing at Grade Level in Reading	37.3%	–	–	34.1%	34	40
Students Performing at Grade Level in Math	31.9%	–	–	44.0%	36	45
Asthma Hospitalizations (per 1,000 people)	3.8	5.0	5.0	–	16	14
Elevated Blood Lead Levels (incidence per 1,000 children)	14.9	5.1	3.3	–	42	37

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 33 community districts with the same predominant housing type (2-4 family building).





**H**ome sales prices in Brooklyn fell in 2010, continuing a two-year decline. Compared to 2009, sales prices for single family homes fell 15.5 percent and prices for 2–4 family homes fell by 17.9 percent. Sales volume was essentially unchanged in the borough between 2009 and 2010. The number of units authorized by new building permits dropped substantially to 274 in 2010 after reaching a high of 10,707 units in 2008.

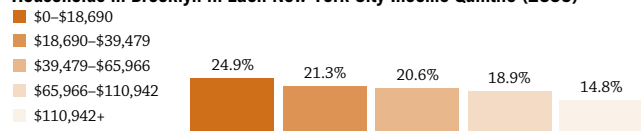
Mortgage lending in Brooklyn continued to decline from 2008 to 2009, with only 19.4 new home loans issued for every 1,000 properties. In 2009, the number of homeowners refinancing their mortgages in Brooklyn jumped to 24.7 refinance loans per 1,000 properties, up from 16.0 in 2008 but still below the 35.5 rate in 2007.

Notices of foreclosure fell by 15.9 percent between 2009 and 2010 throughout the city, but they fell at a slower rate in Brooklyn, dropping only 10.6 percent, from 6,984 in 2009 to 6,240 in 2010.

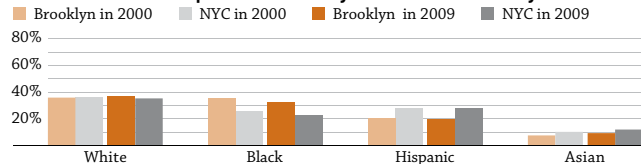
Brooklyn's unemployment rate increased from 7.2 percent in 2008 to 10.0 percent in 2009, close to the 2000 rate of 10.7 percent. Brooklyn's poverty rate fell to 21.8 percent, but is still second highest in the city after the Bronx. Its median household income (\$43,166) rose from 2000 levels, but it had the second highest poverty and unemployment rates of the five boroughs, trailing only the Bronx. The adult incarceration rate has increased dramatically in recent years in the borough, from a rate of

	2009	Rank
Population ('10)	2,504,700	1
Population Density (1,000 persons per square mile) ('10)	35.4	2
Median Household Income	\$43,166	4
Income Diversity Ratio	6.0	2
Public and Subsidized Rental Housing Units (% of rental units)	18.3%	4
Rent-Regulated Units (% of rental units)	43.6%	4
Residential Units in a Historic District	4.3%	2
Residential Units within 1/4 Mile of a Park	86.0%	3
Residential Units within 1/2 Mile of a Subway/Rail Entrance	78.7%	2
Unused Capacity Rate (% of land area)	27.2%	3

Households in Brooklyn in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of Brooklyn versus New York City



866.5 per 100,000 people in 2000 to a rate of 1,312.8 per 100,000 people in 2009.

Despite the recession, median monthly contract rents increased in Brooklyn between 2008 (\$915) and 2009 (\$950). Brooklyn continues to have the highest percentage of severely crowded rental households in the city, although the rate dropped slightly from 5.9 percent in 2008 to 5.1 percent in 2009.

Almost 37 percent of residents in Brooklyn are foreign-born, a proportion that has remained relatively steady since 2000. Although the borough still has the highest black population share in the city (31.9%), it lost nearly 50,000 black residents between 2000 and 2010 even as its total population increased almost 40,000. This shift was driven mostly by an influx of Asians; the Asian population increased by more than 75,000 people between 2000 and 2010.

Looking at quality of life indicators, 62.1 percent of workers in Brooklyn used public transportation to commute to work in 2009, the highest proportion of any borough. The borough's workers also enjoyed the shortest commute time of any borough outside of Manhattan (41.0 minutes).

Brooklyn leads the city in the rate of elevated blood lead levels, but the rate decreased from 12.4 per 1,000 children in 2000 to 3.2 in 2009, a 74.2 percent decline.

	2000	2008	2009	2010	Rank (‘00)	Rank (‘09/‘10)
<b>Housing: Stock</b>						
Housing Units	930,866	–	–	1,000,293	1	1
Rental Vacancy Rate	3.1%	3.6%	4.3%	–	4	3
Units Issued New Certificates of Occupancy	1,473	7,154	6,223	5,566	4	1
Units Authorized by New Residential Building Permits	3,045	10,707	531	274	3	2
Homeownership Rate	27.1%	30.8%	30.5%	–	3	3
<b>Housing: Market</b>						
Index of Housing Price Appreciation (1 family building)	100.0	195.4	176.5	149.2	–	2
Index of Housing Price Appreciation (2–4 family building)	100.0	198.4	166.4	136.6	–	2
Median Sales Price per Unit (1 family building)	\$296,956	\$510,777	\$467,845	\$490,000	2	2
Median Sales Price per Unit (2–4 family building)	\$155,077	\$272,414	\$242,356	\$237,500	4	2
Sales Volume (1 family building)	2,627	1,544	1,376	1,383	3	2
Sales Volume (2–4 family building)	5,774	4,189	3,386	3,399	1	2
Median Monthly Contract Rent	–	\$915	\$950	–	–	4
Median Rent Burden	–	31.8%	32.0%	–	–	3
<b>Housing: Finance</b>						
Home Purchase Loan Rate (per 1,000 properties)	–	26.2	19.4	–	–	3
High Cost Home Purchase Loans (% of home purchase loans)	–	4.7%	3.3%	–	–	2
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	5.4%	14.8%	–	–	4
Refinance Loan Rate (per 1,000 properties)	–	16.0	24.7	–	–	3
High Cost Refinance Loans (% of refinance loans)	–	11.5%	2.9%	–	–	3
Notices of Foreclosure (all residential properties)	2,785	5,067	6,984	6,240	1	2
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	11.3	21.6	28.5	25.2	3	2
Properties that Entered REO	308	275	168	112	2	4
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	6.4%	2.3%	2.7%	–	3	2
<b>Housing: Quality and Crowding</b>						
Housing Code Violations, Serious (per 1,000 rental units)	–	64.1	64.0	64.1	–	2
Housing Code Violations, Total (per 1,000 rental units)	–	275.9	275.2	258.6	–	2
Severe Crowding Rate (% of renter households)	–	5.9%	5.1%	–	–	1
<b>Population: Demographics</b>						
Population	2,465,326	–	–	2,504,700	1	1
Population Density (1,000 persons per square mile)	34.9	–	–	35.4	2	2
Foreign-Born Population	37.8%	36.7%	36.5%	–	2	2
Percent White	34.7%	–	–	35.7%	3	3
Percent Black	34.4%	–	–	31.9%	1	1
Percent Hispanic	19.8%	–	–	19.8%	4	4
Percent Asian	7.5%	–	–	10.4%	3	3
Racial Diversity Index	0.72	–	–	0.72	2	2
Population 65 and Older	11.5%	12.3%	11.7%	–	4	4
Households with Children under 18 Years Old	38.2%	34.0%	34.1%	–	3	3
<b>Population: Income, Education and Employment</b>						
Median Household Income	\$40,036	\$43,224	\$43,166	–	4	4
Income Diversity Ratio	6.2	6.2	6.0	–	3	2
Poverty Rate	25.1%	21.1%	21.8%	–	2	2
Unemployment Rate	10.7%	7.2%	10.0%	–	2	2
Public Transportation Rate	58.8%	63.1%	62.1%	–	2	1
Mean Travel Time to Work (minutes)	43.2	41.4	41.0	–	2	4
Serious Crime Rate (per 1,000 residents)	34.9	23.3	21.7	–	3	3
Adult Incarceration Rate (per 100,000 people aged 15 or older)	867	1,191	1,313	–	3	3
Students Performing at Grade Level in Reading	40.1%	–	–	41.8%	4	4
Students Performing at Grade Level in Math	33.5%	–	–	56.9%	3	3
<b>Population: Health</b>						
Asthma Hospitalizations (per 1,000 people)	3.5	3.1	3.2	–	2	2
Elevated Blood Lead Levels (incidence per 1,000 children)	21.4	5.4	4.8	–	1	1
Infant Mortality Rate (per 1,000 live births) <sup>1</sup>	6.9	–	5.2	–	2	2
Low Birth Weight Rate (per 1,000 live births)	83	86	84	–	3	3

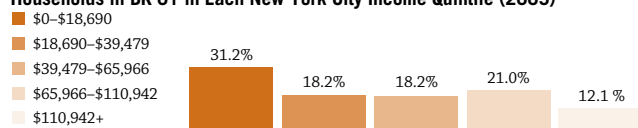
1. Infant Mortality Rate presented for 2009 is an average rate for 2007–2009.



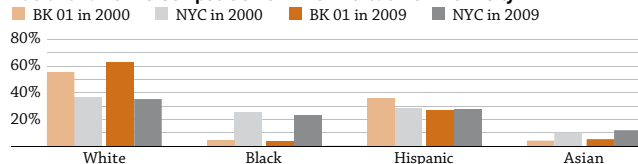
# GREENPOINT / WILLIAMSBURG – BK 01

	2009	Rank
Population	139,263	–
Population Density (1,000 persons per square mile)	33.6	32
Median Household Income	\$39,232	36
Income Diversity Ratio	7.4	5
Public and Subsidized Rental Housing Units (% of rental units)	21.2%	17
Rent-Regulated Units (% of rental units)	49.2%	28
Residential Units in a Historic District	2.0%	18
Residential Units within 1/4 Mile of a Park	98.5%	13
Residential Units within 1/2 Mile of a Subway/Rail Entrance	91.0%	19
Unused Capacity Rate (% of land area)	37.8%	15

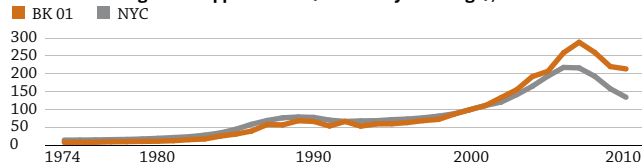
## Households in BK 01 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BK 01 versus New York City

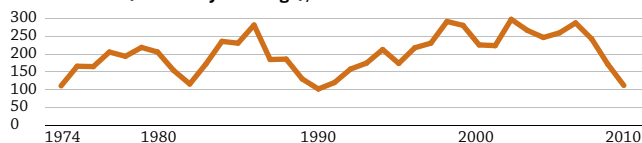


## Index of Housing Price Appreciation (2-4 family buildings), 1974-2010



Prices for 2–4 family buildings in BK 01 appreciated faster than the rest of the city during the real estate boom. In 2009, prices fell by 15.2 percent and are now roughly equivalent to prices in 2005.

## Sales Volume (2-4 family buildings), 1974-2010



Sales volume for 2–4 family buildings has fallen in recent years, with 97 properties transacting in 2010 compared to the peak of 204 properties in 2002.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	3.0%	–	3.2%	–	28	35
Units Issued New Certificates of Occupancy	88	1593	1333	–	28	3
Units Authorized by New Residential Building Permits	757	3233	112	0	6	44
Homeownership Rate	14.5%	17.6%	14.7%	–	44	46
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	260.6	221.0	214.5	–	4
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$139,899	\$322,641	\$279,690	\$262,500	18	9
Sales Volume	280	860	549	658	40	12
Median Monthly Contract Rent	–	\$889	\$975	–	–	28
Median Rent Burden	–	30.3%	31.9%	–	–	23
Home Purchase Loan Rate (per 1,000 properties)	–	40.5	22.9	–	–	11
Refinance Loan Rate (per 1,000 properties)	–	7.3	15.0	–	–	45
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	1.0%	5.4%	–	–	30
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	4.4	7.7	11.6	9.4	38	44
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.9%	2.1%	2.6%	–	24	24
Housing Code Violations, Serious (per 1,000 rental units)	–	24.2	23.7	25.6	–	34
Housing Code Violations, Total (per 1,000 rental units)	–	126.6	123.7	114.6	–	38
Severe Crowding Rate (% of renter households)	–	–	–	–	–	–
<b>Population</b>						
Foreign-Born Population	33.5%	24.5%	25.6%	–	32	41
Racial Diversity Index	0.61	0.53	0.53	–	21	33
Households with Children under 18 Years Old	35.0%	28.2%	26.4%	–	32	43
Population 65 and Older	9.9%	8.7%	9.6%	–	35	41
Poverty Rate	33.8%	30.8%	31.7%	–	11	8
Unemployment Rate	9.8%	4.2%	6.2%	–	26	54
Mean Travel Time to Work (minutes)	35.3	32.6	31.9	–	48	48
Students Performing at Grade Level in Reading	34.8%	–	–	37.6%	38	37
Students Performing at Grade Level in Math	29.1%	–	–	49.2%	38	35
Asthma Hospitalizations (per 1,000 people)	3.4	2.5	2.9	–	22	25
Elevated Blood Lead Levels (incidence per 1,000 children)	24.6	11.0	12.2	–	10	1

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

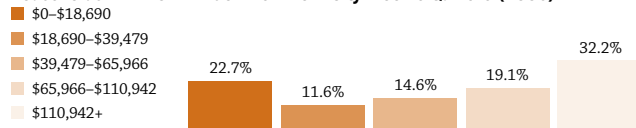
2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).



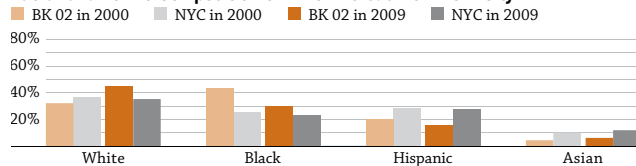
# FORT GREENE / BROOKLYN HEIGHTS – BK 02

	2009	Rank
Population	121,297	–
Population Density (1,000 persons per square mile)	37.4	27
Median Household Income	\$66,156	12
Income Diversity Ratio	10.3	1
Public and Subsidized Rental Housing Units (% of rental units)	20.6%	18
Rent-Regulated Units (% of rental units)	36.0%	37
Residential Units in a Historic District	27.5%	3
Residential Units within 1/4 Mile of a Park	97.9%	15
Residential Units within 1/2 Mile of a Subway/Rail Entrance	94.7%	13
Unused Capacity Rate (% of land area)	28.2%	28

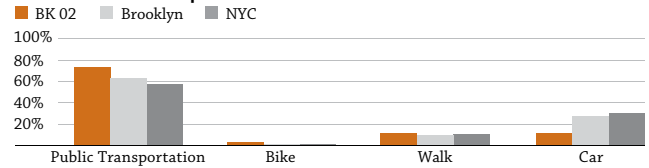
## Households in BK 02 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BK 02 versus New York City



## Modal Share of Transportation to Work



Workers in BK 02 are more likely than workers in the city as a whole to take public transportation to work. In 2009, 73.8 percent of BK 02 workers took public transportation compared to 57.1 percent in the city as a whole.

## Getting to Work in New York City

<b>Destination-Origin Ratio</b>	2.90
<b>Locally Employed Residents Share:</b> Percentage who live and work in the same neighborhood	10.6%
<b>Locally Employed Resident Share:</b> Percentage who work less than half a mile from their home	4.6%
<b>City-Employed Residents Share</b>	88.9%

BK 02 has the highest destination-origin ratio in Brooklyn. For every worker who resides in the neighborhood, almost three residents of other areas of the city are employed in the neighborhood.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	3.3%	–	5.0%	–	25	11
Units Issued New Certificates of Occupancy	84	594	2109	–	31	2
Units Authorized by New Residential Building Permits	151	2998	2	1	27	42
Homeownership Rate	26.3%	30.4%	32.9%	–	28	27
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	260.6	199.0	134.6	–	20
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$225,268	\$440,545	\$406,822	\$413,333	2	2
Sales Volume	261	786	384	706	44	8
Median Monthly Contract Rent	–	\$1,017	\$1,105	–	–	18
Median Rent Burden	–	25.5%	25.5%	–	–	52
Home Purchase Loan Rate (per 1,000 properties)	–	42.0	25.9	–	–	7
Refinance Loan Rate (per 1,000 properties)	–	17.0	40.2	–	–	4
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.8%	3.9%	–	–	35
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	14.1	17.9	17.8	14.9	22	35
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	8.4%	2.7%	3.1%	–	19	21
Housing Code Violations, Serious (per 1,000 rental units)	–	10.1	10.0	9.6	–	50
Housing Code Violations, Total (per 1,000 rental units)	–	55.7	55.1	44.2	–	55
Severe Crowding Rate (% of renter households)	–	3.8%	2.6%	–	–	34
<b>Population</b>						
Foreign-Born Population	16.9%	17.7%	17.5%	–	53	54
Racial Diversity Index	0.69	0.68	0.68	–	9	10
Households with Children under 18 Years Old	24.7%	20.7%	23.1%	–	48	46
Population 65 and Older	9.8%	11.1%	8.5%	–	37	50
Poverty Rate	24.5%	20.6%	17.4%	–	21	25
Unemployment Rate	10.7%	7.6%	9.6%	–	20	31
Mean Travel Time to Work (minutes)	35.7	33.5	34.5	–	46	45
Students Performing at Grade Level in Reading	34.3%	–	–	37.9%	39	36
Students Performing at Grade Level in Math	26.5%	–	–	44.6%	42	42
Asthma Hospitalizations (per 1,000 people)	3.8	3.7	3.6	–	16	21
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>3</sup>	23.7	6.2	5.3	–	11	19

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).

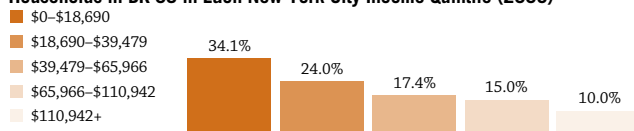
3. Sample size is less than 20 newly identified cases in at least one year presented.



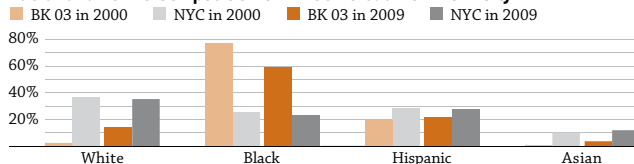
# BEDFORD STUYVESANT – BK 03

	2009	Rank
Population	132,514	–
Population Density (1,000 persons per square mile)	57.8	12
Median Household Income	\$30,159	48
Income Diversity Ratio	6.9	10
Public and Subsidized Rental Housing Units (% of rental units)	45.8%	7
Rent-Regulated Units (% of rental units)	22.1%	48
Residential Units in a Historic District	2.1%	17
Residential Units within 1/4 Mile of a Park	93.0%	27
Residential Units within 1/2 Mile of a Subway/Rail Entrance	86.8%	26
Unused Capacity Rate (% of land area)	28.6%	26

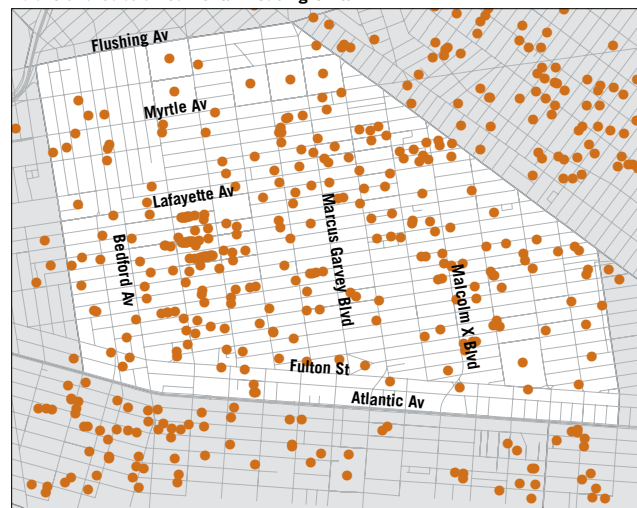
## Households in BK 03 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BK 03 versus New York City



## Public and Subsidized Rental Housing Units



In BK 03, 45.8 percent of all rental units were publicly owned or subsidized. Of these, 56.3 percent were units in NYCHA buildings. Each dot represents a public or subsidized rental property.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	6.6%	–	5.4%	–	2	8
Units Issued New Certificates of Occupancy	104	590	598	–	25	10
Units Authorized by New Residential Building Permits	125	537	88	91	33	3
Homeownership Rate	19.2%	23.5%	20.9%	–	40	39
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	183.7	140.5	121.5	–	26
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$131,980	\$232,403	\$188,155	\$161,667	20	27
Sales Volume	580	730	575	659	20	11
Median Monthly Contract Rent	–	\$815	\$836	–	–	46
Median Rent Burden	–	31.4%	33.6%	–	–	13
Home Purchase Loan Rate (per 1,000 properties)	–	26.3	14.7	–	–	36
Refinance Loan Rate (per 1,000 properties)	–	21.6	17.7	–	–	38
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	12.8%	38.9%	–	–	13
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	35.2	55.2	62.6	58.2	5	2
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	16.4%	6.6%	7.6%	–	2	5
Housing Code Violations, Serious (per 1,000 rental units)	–	90.5	94.6	85.1	–	16
Housing Code Violations, Total (per 1,000 rental units)	–	319.4	333.8	308.6	–	19
Severe Crowding Rate (% of renter households)	–	6.0%	2.3%	–	–	39
<b>Population</b>						
Foreign-Born Population	18.4%	19.2%	20.5%	–	49	49
Racial Diversity Index	0.40	0.55	0.59	–	46	23
Households with Children under 18 Years Old	45.0%	40.7%	37.2%	–	10	22
Population 65 and Older	8.8%	8.4%	10.1%	–	45	36
Poverty Rate	35.9%	28.2%	34.2%	–	9	6
Unemployment Rate	17.9%	8.2%	11.4%	–	7	17
Mean Travel Time to Work (minutes)	44.7	41.9	40.5	–	17	31
Students Performing at Grade Level in Reading	32.2%	–	–	33.3%	44	46
Students Performing at Grade Level in Math	23.1%	–	–	42.2%	46	51
Asthma Hospitalizations (per 1,000 people)	7.2	5.9	6.0	–	7	9
Elevated Blood Lead Levels (incidence per 1,000 children)	28.9	6.8	5.2	–	5	20

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).

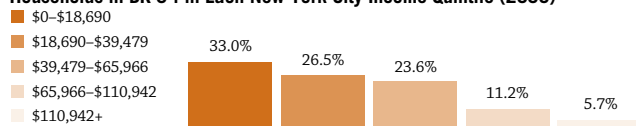




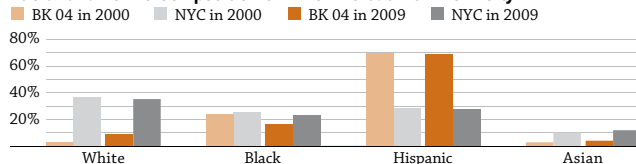
# BUSHWICK — BK 04

	2009	Rank
Population	134,869	–
Population Density (1,000 persons per square mile)	53.1	15
Median Household Income	\$31,780	46
Income Diversity Ratio	5.6	20
Public and Subsidized Rental Housing Units (% of rental units)	9.9%	34
Rent-Regulated Units (% of rental units)	36.2%	36
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	87.9%	36
Residential Units within 1/2 Mile of a Subway/Rail Entrance	97.4%	11
Unused Capacity Rate (% of land area)	36.6%	17

## Households in BK 04 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BK 04 versus New York City



## Properties that Entered REO, January 2009–June 2010



In BK 04, 25 1–4 family properties entered REO between January 2009 and June 2010. Each dot represents a property that entered REO during this period.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	4.4%	–	4.9%	–	11	13
Units Issued New Certificates of Occupancy	4	470	331	–	56	23
Units Authorized by New Residential Building Permits	225	824	36	4	22	37
Homeownership Rate	13.7%	15.5%	10.9%	–	45	48
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	178.4	130.1	134.2	–	21
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$114,163	\$218,186	\$168,323	\$165,000	29	25
Sales Volume	423	402	256	264	31	38
Median Monthly Contract Rent	–	\$895	\$961	–	–	31
Median Rent Burden	–	34.7%	34.9%	–	–	10
Home Purchase Loan Rate (per 1,000 properties)	–	29.7	16.1	–	–	31
Refinance Loan Rate (per 1,000 properties)	–	21.9	13.6	–	–	46
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	14.7%	41.4%	–	–	9
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	23.5	52.6	64.3	56.0	8	4
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	11.5%	5.6%	6.3%	–	10	8
Housing Code Violations, Serious (per 1,000 rental units)	–	195.8	194.5	169.1	–	1
Housing Code Violations, Total (per 1,000 rental units)	–	707.2	702.6	564.0	–	6
Severe Crowding Rate (% of renter households)	–	7.1%	5.0%	–	–	12
<b>Population</b>						
Foreign-Born Population	33.2%	37.9%	39.3%	–	33	21
Racial Diversity Index	0.48	0.50	0.49	–	39	42
Households with Children under 18 Years Old	53.6%	43.8%	43.1%	–	2	9
Population 65 and Older	6.7%	7.3%	7.4%	–	54	53
Poverty Rate	38.2%	26.9%	33.5%	–	6	7
Unemployment Rate	17.2%	–	10.4%	–	8	25
Mean Travel Time to Work (minutes)	39.8	39.4	40.3	–	37	33
Students Performing at Grade Level in Reading	33.8%	–	–	34.0%	40	42
Students Performing at Grade Level in Math	26.8%	–	–	45.6%	41	38
Asthma Hospitalizations (per 1,000 people)	8.7	6.8	5.6	–	3	10
Elevated Blood Lead Levels (incidence per 1,000 children)	26.5	4.9	4.4	–	7	26

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

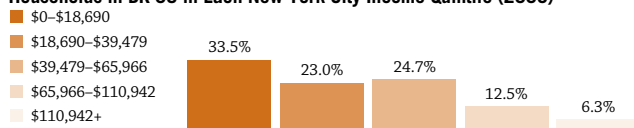
2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).



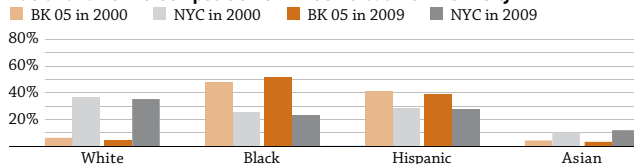
# EAST NEW YORK / STARRETT CITY – BK 05

	2009	Rank
Population	163,813	–
Population Density (1,000 persons per square mile)	27.0	40
Median Household Income	\$33,350	44
Income Diversity Ratio	5.5	22
Public and Subsidized Rental Housing Units (% of rental units)	66.4%	2
Rent-Regulated Units (% of rental units)	20.4%	51
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	86.1%	37
Residential Units within 1/2 Mile of a Subway/Rail Entrance	71.1%	37
Unused Capacity Rate (% of land area)	33.0%	23

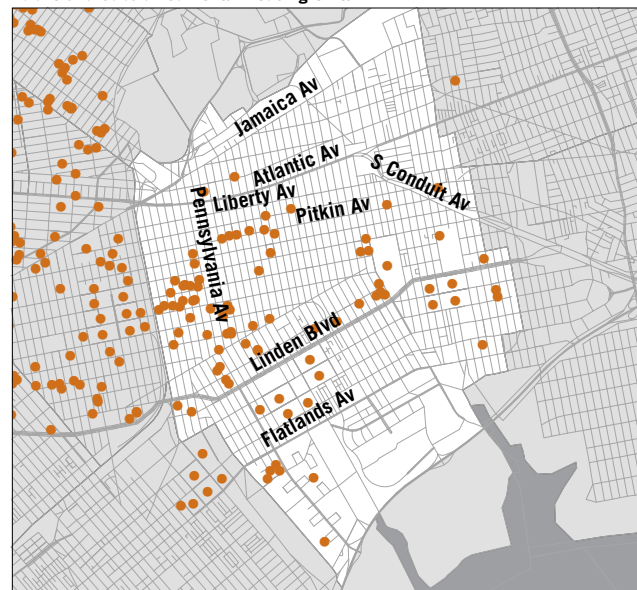
## Households in BK 05 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BK 05 versus New York City



## Public and Subsidized Rental Housing Units



In BK 05, 66.4 percent of all rental units were subsidized. Of these, 68.8 percent were units in buildings that are publicly subsidized and privately owned. Each dot represents a subsidized rental property.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	4.2%	–	4.2%	–	13	20
Units Issued New Certificates of Occupancy	404	514	349	–	11	22
Units Authorized by New Residential Building Permits	392	103	24	2	12	39
Homeownership Rate	23.4%	24.7%	24.9%	–	33	35
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	196.2	151.7	123.4	–	25
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$118,782	\$216,189	\$180,019	\$154,500	28	29
Sales Volume	961	720	572	575	11	19
Median Monthly Contract Rent	–	\$902	\$905	–	–	37
Median Rent Burden	–	33.6%	34.9%	–	–	10
Home Purchase Loan Rate (per 1,000 properties)	–	27.7	22.5	–	–	13
Refinance Loan Rate (per 1,000 properties)	–	21.0	15.9	–	–	43
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	15.6%	35.2%	–	–	17
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	26.1	52.9	60.2	56.4	7	3
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	10.5%	3.4%	4.5%	–	14	15
Housing Code Violations, Serious (per 1,000 rental units)	–	101.1	97.7	108.3	–	11
Housing Code Violations, Total (per 1,000 rental units)	–	348.0	336.1	352.5	–	15
Severe Crowding Rate (% of renter households)	–	6.3%	4.6%	–	–	15
<b>Population</b>						
Foreign-Born Population	33.8%	35.5%	34.0%	–	31	30
Racial Diversity Index	0.63	0.61	0.58	–	19	26
Households with Children under 18 Years Old	50.3%	44.5%	47.9%	–	7	2
Population 65 and Older	8.3%	8.5%	10.1%	–	48	36
Poverty Rate	31.3%	27.8%	29.2%	–	12	11
Unemployment Rate	15.2%	8.2%	11.5%	–	11	16
Mean Travel Time to Work (minutes)	48.2	46.0	44.2	–	3	10
Students Performing at Grade Level in Reading	26.1%	–	–	30.0%	54	52
Students Performing at Grade Level in Math	19.2%	–	–	41.1%	54	53
Asthma Hospitalizations (per 1,000 people)	4.7	4.8	4.6	–	13	15
Elevated Blood Lead Levels (incidence per 1,000 children)	17.8	4.3	3.0	–	32	45

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

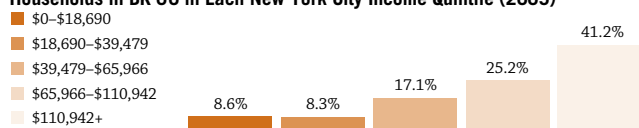
2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).



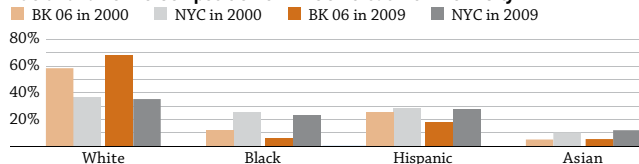
# PARK SLOPE / CARROLL GARDENS – BK 06

	2009	Rank
Population	118,886	–
Population Density (1,000 persons per square mile)	29.4	38
Median Household Income	\$90,261	5
Income Diversity Ratio	3.9	48
Public and Subsidized Rental Housing Units (% of rental units)	15.4%	27
Rent-Regulated Units (% of rental units)	34.5%	40
Residential Units in a Historic District	22.1%	4
Residential Units within 1/4 Mile of a Park	90.7%	30
Residential Units within 1/2 Mile of a Subway/Rail Entrance	90.3%	20
Unused Capacity Rate (% of land area)	17.6%	51

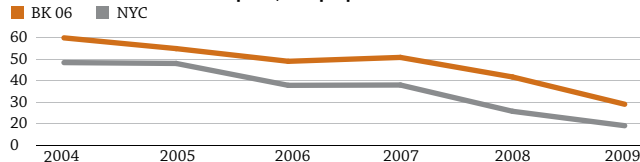
## Households in BK 06 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BK 06 versus New York City

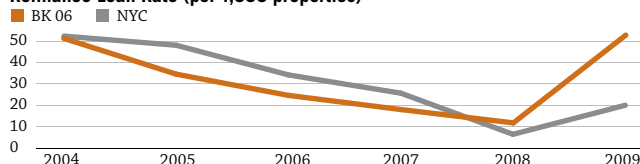


## Home Purchase Loan Rate (per 1,000 properties)



BK 06 has had consistently higher rates of home purchase loans than the rest of the city, but has followed similar trends. The home purchase loan rate fell by 40.8 percent between 2006 and 2009 in the community district, while falling 49.8 percent during that period in the city as a whole.

## Refinance Loan Rate (per 1,000 properties)



Like the city as a whole, BK 06 saw refinancing rates decline between 2006 and 2008, though the declines were not as sharp. In 2009, the rate in BK 06 rose by 167.8 percent, while rising by 71.0 percent in the city as a whole. BK 06 has the highest refinancing rate of any community district.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	2.4%	–	2.4%	–	37	46
Units Issued New Certificates of Occupancy	34	497	330	–	50	24
Units Authorized by New Residential Building Permits	101	711	15	6	40	33
Homeownership Rate	28.7%	36.2%	37.1%	–	25	20
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	276.5	249.7	170.4	–	9
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$252,412	\$510,777	\$533,954	\$499,250	1	1
Sales Volume	428	677	483	587	30	17
Median Monthly Contract Rent	–	\$1,401	\$1,593	–	–	6
Median Rent Burden	–	27.2%	25.5%	–	–	52
Home Purchase Loan Rate (per 1,000 properties)	–	41.7	29.0	–	–	2
Refinance Loan Rate (per 1,000 properties)	–	19.5	52.2	–	–	1
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	1.2%	2.5%	–	–	42
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	3.5	5.5	7.2	4.9	43	52
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.9%	1.3%	1.5%	–	30	38
Housing Code Violations, Serious (per 1,000 rental units)	–	20.5	20.4	15.4	–	45
Housing Code Violations, Total (per 1,000 rental units)	–	123.6	122.8	66.0	–	49
Severe Crowding Rate (% of renter households)	–	0.5%	2.4%	–	–	36
<b>Population</b>						
Foreign-Born Population	17.4%	15.1%	17.7%	–	52	53
Racial Diversity Index	0.61	0.54	0.50	–	21	40
Households with Children under 18 Years Old	25.1%	25.0%	27.0%	–	47	42
Population 65 and Older	8.6%	10.3%	8.9%	–	46	46
Poverty Rate	14.4%	10.9%	8.4%	–	38	48
Unemployment Rate	5.5%	–	8.6%	–	47	39
Mean Travel Time to Work (minutes)	37.9	36.7	35.6	–	41	41
Students Performing at Grade Level in Reading	40.7%	–	–	49.5%	32	18
Students Performing at Grade Level in Math	35.1%	–	–	58.4%	30	27
Asthma Hospitalizations (per 1,000 people)	3.1	2.4	2.4	–	24	30
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>3</sup>	23.4	7.0	4.0	–	12	29

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).

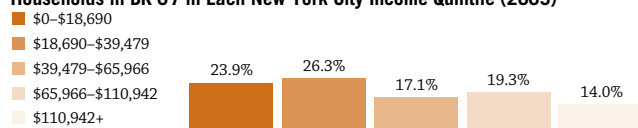
3. Sample size is less than 20 newly identified cases in at least one year presented.



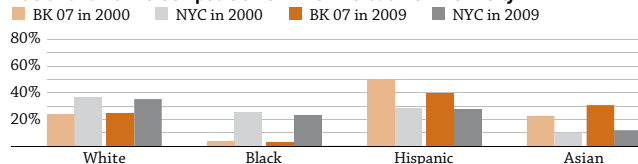
# SUNSET PARK – BK 07

	2009	Rank
Population	158,333	–
Population Density (1,000 persons per square mile)	37.9	26
Median Household Income	\$39,143	37
Income Diversity Ratio	5.5	22
Public and Subsidized Rental Housing Units (% of rental units)	3.1%	47
Rent-Regulated Units (% of rental units)	33.0%	43
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	85.9%	39
Residential Units within 1/2 Mile of a Subway/Rail Entrance	94.1%	15
Unused Capacity Rate (% of land area)	21.7%	37

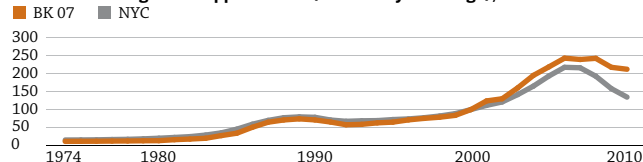
## Households in BK 07 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BK 07 versus New York City

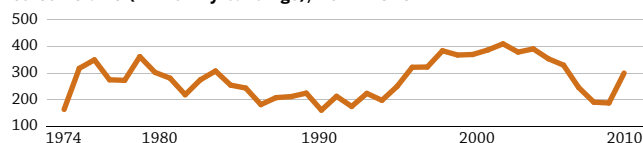


## Index of Housing Price Appreciation (2-4 family buildings), 1974-2010



Prices for 2–4 family buildings in BK 07 appreciated faster than in the rest of the city during the real estate boom. Prices have also been much more stable than in other community districts. Prices fell by 10.5 percent in 2009, but only fell by 2.4 percent in 2010. In the city as a whole, prices fell by 15.2 percent in 2010 after falling 18 percent in 2009.

## Sales Volume (2-4 family buildings), 1974-2010



Sales volume for 2–4 family buildings has fallen in recent years with 188 properties transacting in 2010 compared to the peak of 410 properties in 2003.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	2.2%	–	2.5%	–	41	44
Units Issued New Certificates of Occupancy	52	499	151	–	43	42
Units Authorized by New Residential Building Permits	81	311	11	7	46	32
Homeownership Rate	25.2%	28.3%	27.9%	–	31	32
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	243.8	218.6	213.2	–	5
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$164,975	\$332,005	\$330,543	\$338,125	11	4
Sales Volume	444	620	405	371	29	31
Median Monthly Contract Rent	–	\$973	\$1,012	–	–	24
Median Rent Burden	–	31.9%	36.2%	–	–	6
Home Purchase Loan Rate (per 1,000 properties)	–	37.2	26.4	–	–	4
Refinance Loan Rate (per 1,000 properties)	–	16.9	28.3	–	–	15
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	1.5%	2.4%	–	–	44
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	6.1	9.0	12.2	9.3	33	45
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.5%	1.5%	1.7%	–	35	36
Housing Code Violations, Serious (per 1,000 rental units)	–	56.3	55.1	46.2	–	24
Housing Code Violations, Total (per 1,000 rental units)	–	263.1	257.8	198.9	–	25
Severe Crowding Rate (% of renter households)	–	9.4%	8.2%	–	–	4
<b>Population</b>						
Foreign-Born Population	46.4%	44.5%	46.7%	–	13	10
Racial Diversity Index	0.67	0.67	0.68	–	11	10
Households with Children under 18 Years Old	42.4%	41.6%	36.1%	–	16	23
Population 65 and Older	9.1%	10.9%	9.8%	–	42	40
Poverty Rate	26.3%	22.8%	27.6%	–	20	13
Unemployment Rate	8.3%	5.5%	11.2%	–	30	18
Mean Travel Time to Work (minutes)	40.6	42.8	44.7	–	34	6
Students Performing at Grade Level in Reading	43.9%	–	–	51.9%	26	13
Students Performing at Grade Level in Math	39.4%	–	–	62.9%	25	17
Asthma Hospitalizations (per 1,000 people)	2.7	2.2	2.0	–	28	34
Elevated Blood Lead Levels (incidence per 1,000 children)	21.2	3.7	5.4	–	18	17

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

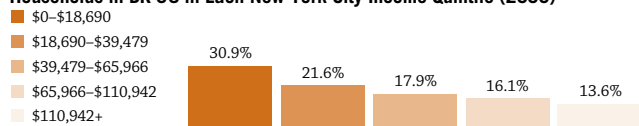
2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).



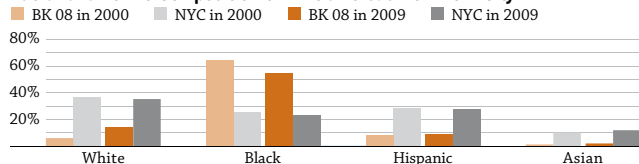
# CROWN HTS / PROSPECT HTS – BK 08

	2009	Rank
Population	125,931	–
Population Density (1,000 persons per square mile)	56.7	13
Median Household Income	\$38,430	40
Income Diversity Ratio	6.8	11
Public and Subsidized Rental Housing Units (% of rental units)	19.1%	23
Rent-Regulated Units (% of rental units)	48.4%	29
Residential Units in a Historic District	13.1%	6
Residential Units within 1/4 Mile of a Park	89.2%	34
Residential Units within 1/2 Mile of a Subway/Rail Entrance	97.5%	9
Unused Capacity Rate (% of land area)	33.5%	22

## Households in BK 08 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BK 08 versus New York City



## Public and Subsidized Rental Housing Units



In BK 08, 19.1 percent of all rental units were subsidized. Of these, 51.1 percent were units in NYCHA buildings. Each dot represents a subsidized rental property.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	4.5%	–	5.7%	–	10	6
Units Issued New Certificates of Occupancy	17	401	358	–	55	21
Units Authorized by New Residential Building Permits	152	297	40	2	26	39
Homeownership Rate	16.0%	20.3%	21.2%	–	42	38
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	183.9	168.7	134.0	–	22
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$131,100	\$255,388	\$213,582	\$211,250	21	15
Sales Volume	264	358	276	269	43	36
Median Monthly Contract Rent	–	\$876	\$887	–	–	43
Median Rent Burden	–	33.3%	29.2%	–	–	39
Home Purchase Loan Rate (per 1,000 properties)	–	32.7	23.9	–	–	8
Refinance Loan Rate (per 1,000 properties)	–	21.2	32.0	–	–	10
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	4.8%	17.0%	–	–	25
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	29.7	36.7	53.0	42.5	6	7
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	14.8%	4.7%	5.7%	–	3	11
Housing Code Violations, Serious (per 1,000 rental units)	–	108.5	109.0	100.8	–	13
Housing Code Violations, Total (per 1,000 rental units)	–	432.2	434.4	383.7	–	14
Severe Crowding Rate (% of renter households)	–	2.1%	2.9%	–	–	29
<b>Population</b>						
Foreign-Born Population	30.7%	31.9%	28.3%	–	36	35
Racial Diversity Index	0.37	0.50	0.50	–	50	40
Households with Children under 18 Years Old	38.2%	28.2%	30.8%	–	28	32
Population 65 and Older	9.6%	11.5%	9.9%	–	40	39
Poverty Rate	28.2%	26.2%	24.8%	–	19	20
Unemployment Rate	14.7%	8.4%	10.8%	–	13	21
Mean Travel Time to Work (minutes)	45.0	38.8	41.3	–	14	27
Students Performing at Grade Level in Reading	31.1%	–	–	33.8%	46	44
Students Performing at Grade Level in Math	22.3%	–	–	42.3%	48	50
Asthma Hospitalizations (per 1,000 people)	4.9	5.3	5.2	–	12	13
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>3</sup>	25.2	4.1	3.4	–	9	34

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).

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

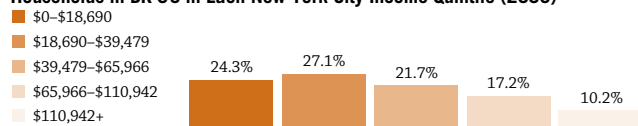




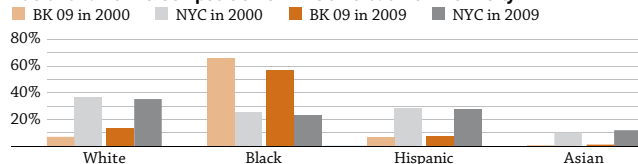
# S. CROWN HTS / LEFFERTS GARDENS – BK 09

	2009	Rank
Population	109,170	–
Population Density (1,000 persons per square mile)	63.9	10
Median Household Income	\$37,517	41
Income Diversity Ratio	5.3	25
Public and Subsidized Rental Housing Units (% of rental units)	6.2%	41
Rent-Regulated Units (% of rental units)	74.9%	7
Residential Units in a Historic District	3.4%	13
Residential Units within 1/4 Mile of a Park	93.3%	25
Residential Units within 1/2 Mile of a Subway/Rail Entrance	90.3%	20
Unused Capacity Rate (% of land area)	39.5%	13

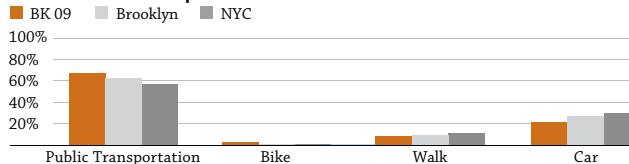
## Households in BK 09 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BK 09 versus New York City



## Modal Share of Transportation to Work



Workers in BK 09 are more likely than workers in the city as a whole to take public transportation to work. In 2009, 68 percent of BK 09 workers took public transportation compared to 57.1 percent in the city as a whole.

Getting to Work in New York City	0.24
Destination-Origin Ratio	
Locally Employed Residents Share:	4.3%
Percentage who live and work in the same neighborhood	
Locally Employed Resident Share:	3.6%
Percentage who work less than half a mile from their home	87.0%
City-Employed Residents Share	

Only 4.3 percent of all employed residents who live in the neighborhood work there.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	2.9%	–	2.9%	–	30	38
Units Issued New Certificates of Occupancy	40	97	183	–	48	37
Units Authorized by New Residential Building Permits	24	157	8	13	55	22
Homeownership Rate	15.0%	17.8%	16.1%	–	43	43
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	226.8	188.9	160.2	–	12
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$153,757	\$258,753	\$206,971	\$166,714	16	23
Sales Volume	172	155	124	146	45	45
Median Monthly Contract Rent	–	\$878	\$889	–	–	41
Median Rent Burden	–	36.8%	33.4%	–	–	14
Home Purchase Loan Rate (per 1,000 properties)	–	17.9	12.8	–	–	51
Refinance Loan Rate (per 1,000 properties)	–	18.2	18.9	–	–	35
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	10.7%	22.0%	–	–	22
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	12.3	19.9	31.1	29.5	24	19
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	10.6%	3.7%	4.6%	–	13	14
Housing Code Violations, Serious (per 1,000 rental units)	–	108.3	108.0	118.9	–	8
Housing Code Violations, Total (per 1,000 rental units)	–	510.7	509.6	548.3	–	7
Severe Crowding Rate (% of renter households)	–	5.9%	6.1%	–	–	7
<b>Population</b>						
Foreign-Born Population	47.9%	44.8%	41.0%	–	11	18
Racial Diversity Index	0.36	0.39	0.47	–	52	45
Households with Children under 18 Years Old	42.2%	32.7%	34.8%	–	17	26
Population 65 and Older	9.7%	10.2%	11.1%	–	39	29
Poverty Rate	24.0%	18.8%	19.7%	–	22	24
Unemployment Rate	13.6%	10.8%	13.3%	–	16	8
Mean Travel Time to Work (minutes)	46.4	42.4	42.4	–	7	22
Students Performing at Grade Level in Reading	30.7%	–	–	33.8%	47	44
Students Performing at Grade Level in Math	21.9%	–	–	42.8%	49	49
Asthma Hospitalizations (per 1,000 people)	3.7	3.4	3.7	–	19	20
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>3</sup>	22.9	5.0	2.9	–	14	48

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).

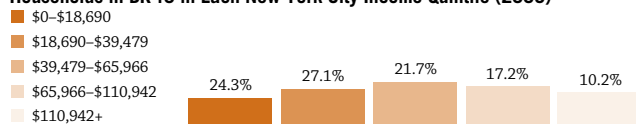
3. Sample size is less than 20 newly identified cases in at least one year presented.



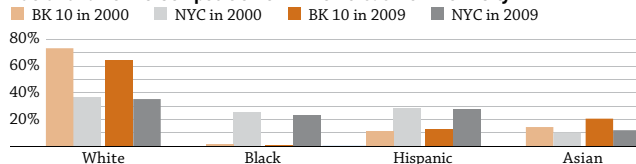
# BAY RIDGE / DYKER HEIGHTS – BK 10

	2009	Rank
Population	128,811	–
Population Density (1,000 persons per square mile)	33.1	34
Median Household Income	\$52,941	19
Income Diversity Ratio	4.8	37
Public and Subsidized Rental Housing Units (% of rental units)	2.2%	50
Rent-Regulated Units (% of rental units)	49.4%	27
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	73.5%	54
Residential Units within 1/2 Mile of a Subway/Rail Entrance	73.0%	34
Unused Capacity Rate (% of land area)	9.1%	56

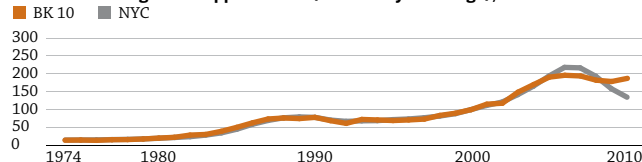
## Households in BK 10 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BK 10 versus New York City

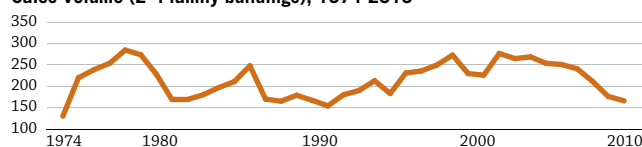


## Index of Housing Price Appreciation (2-4 family buildings), 1974-2010



Prices for 2–4 family buildings in BK 10 appreciated slower than the rest of the city during the real estate boom, but declined less rapidly during the downturn and have even begun to rise again. Between 2006 and 2010, prices declined by 10.5 percent in the community district while declining 38.3 percent in the city as a whole. In 2010, BK 10 prices appreciated by almost five percent.

## Sales Volume (2-4 family buildings), 1974-2010



Sales volume for 2–4 family buildings has fallen in recent years with 166 properties transacting in 2010 compared to the peak of 278 properties in 2002.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	2.0%	–	3.3%	–	47	33
Units Issued New Certificates of Occupancy	87	62	37	–	29	59
Units Authorized by New Residential Building Permits	99	55	1	13	42	22
Homeownership Rate	33.6%	39.6%	39.4%	–	18	18
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	182.6	179.0	187.8	–	7
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$224,037	\$348,605	\$334,865	\$349,417	3	3
Sales Volume	504	443	384	375	26	30
Median Monthly Contract Rent	–	\$1,008	\$1,100	–	–	19
Median Rent Burden	–	28.6%	31.8%	–	–	26
Home Purchase Loan Rate (per 1,000 properties)	–	24.0	21.8	–	–	15
Refinance Loan Rate (per 1,000 properties)	–	13.9	25.2	–	–	19
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	2.3%	3.0%	–	–	38
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	1.8	5.0	7.5	5.0	55	50
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.6%	1.0%	0.9%	–	54	53
Housing Code Violations, Serious (per 1,000 rental units)	–	19.7	19.7	22.9	–	38
Housing Code Violations, Total (per 1,000 rental units)	–	105.1	105.2	102.3	–	42
Severe Crowding Rate (% of renter households)	–	2.6%	6.1%	–	–	7
<b>Population</b>						
Foreign-Born Population	36.5%	36.3%	35.4%	–	24	29
Racial Diversity Index	0.49	0.48	0.53	–	37	33
Households with Children under 18 Years Old	26.3%	22.3%	30.5%	–	46	33
Population 65 and Older	16.2%	18.2%	15.6%	–	8	8
Poverty Rate	13.9%	12.1%	15.6%	–	40	31
Unemployment Rate	6.1%	5.0%	10.6%	–	45	22
Mean Travel Time to Work (minutes)	41.2	42.0	41.9	–	32	25
Students Performing at Grade Level in Reading	50.6%	–	–	51.4%	17	15
Students Performing at Grade Level in Math	48.6%	–	–	68.5%	13	9
Asthma Hospitalizations (per 1,000 people)	1.3	1.0	1.2	–	48	46
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>3</sup>	18.1	4.3	2.2	–	29	56

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).

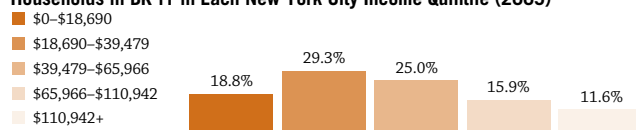
3. Sample size is less than 20 newly identified cases in at least one year presented.



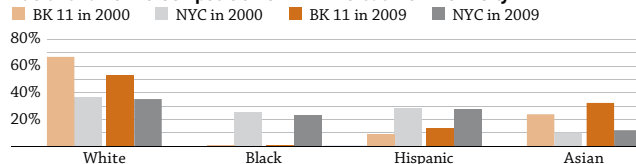
# BENSONHURST – BK 11

	2009	Rank
Population	163,384	–
Population Density (1,000 persons per square mile)	46.9	20
Median Household Income	\$38,574	39
Income Diversity Ratio	4.1	46
Public and Subsidized Rental Housing Units (% of rental units)	0.6%	56
Rent-Regulated Units (% of rental units)	45.9%	31
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	74.3%	52
Residential Units within 1/2 Mile of a Subway/Rail Entrance	84.9%	28
Unused Capacity Rate (% of land area)	13.0%	55

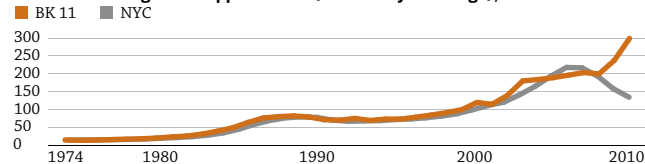
## Households in BK 11 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BK 11 versus New York City

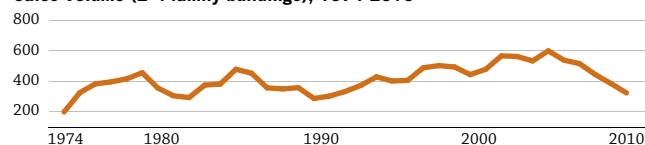


## Index of Housing Price Appreciation (2-4 family buildings), 1974-2010



Prices for 2–4 family buildings in BK 11 appreciated slower than the rest of the city during the real estate boom, but continued to rise while those in the rest of the city fell. Prices rose by 5.8 percent in 2010 and are at an all-time high.

## Sales Volume (2-4 family buildings), 1974-2010



Sales volume for 2–4 family buildings has fallen in recent years with 324 properties transacting in 2010 compared to 567 in 2002.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	1.7%	–	3.4%	–	51	30
Units Issued New Certificates of Occupancy	81	331	203	–	36	35
Units Authorized by New Residential Building Permits	97	139	53	13	43	22
Homeownership Rate	31.2%	35.5%	36.9%	–	21	21
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	204.0	200.4	238.2	–	1
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$191,371	\$311,574	\$306,388	\$310,000	6	5
Sales Volume	624	699	619	520	16	20
Median Monthly Contract Rent	–	\$903	\$891	–	–	39
Median Rent Burden	–	33.6%	31.9%	–	–	23
Home Purchase Loan Rate (per 1,000 properties)	–	32.1	27.0	–	–	3
Refinance Loan Rate (per 1,000 properties)	–	11.6	21.6	–	–	25
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.3%	1.2%	–	–	48
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	2.4	3.9	6.0	5.0	50	50
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.6%	0.8%	1.0%	–	54	50
Housing Code Violations, Serious (per 1,000 rental units)	–	22.6	22.6	22.4	–	39
Housing Code Violations, Total (per 1,000 rental units)	–	119.2	119.2	118.3	–	35
Severe Crowding Rate (% of renter households)	–	3.5%	3.3%	–	–	24
<b>Population</b>						
Foreign-Born Population	50.7%	50.4%	51.6%	–	7	5
Racial Diversity Index	0.52	0.59	0.60	–	34	21
Households with Children under 18 Years Old	31.9%	32.6%	29.0%	–	37	36
Population 65 and Older	17.0%	15.8%	19.3%	–	6	2
Poverty Rate	19.7%	16.9%	14.4%	–	26	32
Unemployment Rate	7.1%	7.5%	9.8%	–	40	29
Mean Travel Time to Work (minutes)	44.9	43.3	44.0	–	16	11
Students Performing at Grade Level in Reading	52.9%	–	–	52.2%	15	12
Students Performing at Grade Level in Math	50.1%	–	–	68.4%	11	10
Asthma Hospitalizations (per 1,000 people)	1.2	1.0	1.2	–	49	46
Elevated Blood Lead Levels (incidence per 1,000 children)	18.9	7.7	5.6	–	27	15

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

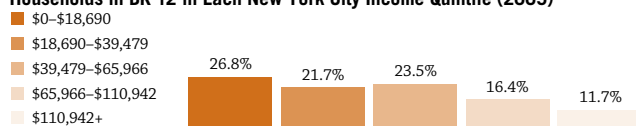
2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).



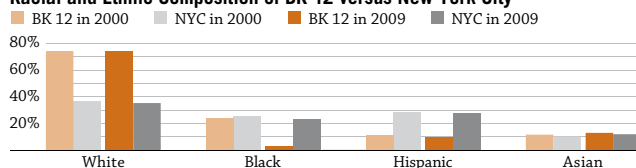
# BOROUGH PARK – BK 12

	2009	Rank
Population	163,645	–
Population Density (1,000 persons per square mile)	52.0	16
Median Household Income	\$40,976	34
Income Diversity Ratio	5.1	31
Public and Subsidized Rental Housing Units (% of rental units)	2.4%	48
Rent-Regulated Units (% of rental units)	50.2%	23
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	78.5%	46
Residential Units within 1/2 Mile of a Subway/Rail Entrance	91.1%	18
Unused Capacity Rate (% of land area)	28.4%	27

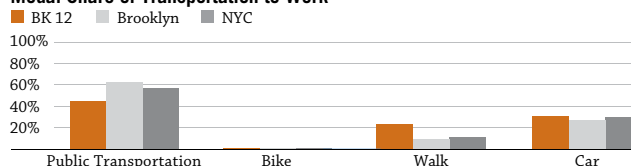
## Households in BK 12 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BK 12 versus New York City



## Modal Share of Transportation to Work



Workers in BK 12 are more likely than most workers in Brooklyn to walk to work. In 2009, 22.6 percent of employed residents walked to work, compared to 9.2 percent in Brooklyn as a whole.

## Getting to Work in New York City

**Destination-Origin Ratio** 0.96

### Locally Employed Residents Share:

Percentage who live and work in the same neighborhood 23.5%

### Locally Employed Resident Share:

Percentage who work less than half a mile from their home 11.9%

### City-Employed Residents Share

88.3%

BK 12 has the second highest destination-origin ratio of all the neighborhoods in Brooklyn and the 8th highest in New York City. For every approximately every one worker who resides in BK 12, a resident of another area of the city is employed there.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	2.1%	–	3.2%	–	42	35
Units Issued New Certificates of Occupancy	47	203	266	–	44	30
Units Authorized by New Residential Building Permits	122	221	53	16	34	19
Homeownership Rate	29.3%	34.8%	31.1%	–	23	29
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	195.8	175.2	114.8	–	29
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$204,569	\$338,390	\$305,116	\$310,000	4	5
Sales Volume	566	515	476	433	21	27
Median Monthly Contract Rent	–	\$1,000	\$997	–	–	25
Median Rent Burden	–	39.5%	38.3%	–	–	2
Home Purchase Loan Rate (per 1,000 properties)	–	16.1	13.5	–	–	49
Refinance Loan Rate (per 1,000 properties)	–	8.8	17.0	–	–	40
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.9%	1.5%	–	–	46
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	4.5	8.7	21.4	19.7	37	27
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.5%	2.0%	2.3%	–	35	30
Housing Code Violations, Serious (per 1,000 rental units)	–	39.1	39.5	41.6	–	25
Housing Code Violations, Total (per 1,000 rental units)	–	205.2	207.1	195.5	–	27
Severe Crowding Rate (% of renter households)	–	5.1%	9.5%	–	–	3
<b>Population</b>						
Foreign-Born Population	39.8%	34.7%	31.1%	–	18	34
Racial Diversity Index	0.47	0.41	0.43	–	40	49
Households with Children under 18 Years Old	41.1%	40.4%	42.2%	–	23	12
Population 65 and Older	13.2%	11.4%	8.8%	–	19	47
Poverty Rate	28.5%	28.2%	27.6%	–	16	13
Unemployment Rate	7.4%	7.6%	9.8%	–	35	29
Mean Travel Time to Work (minutes)	37.3	36.0	35.3	–	42	44
Students Performing at Grade Level in Reading	49.6%	–	–	51.9%	18	13
Students Performing at Grade Level in Math	46.4%	–	–	66.5%	17	13
Asthma Hospitalizations (per 1,000 people)	1.5	1.0	1.2	–	45	46
Elevated Blood Lead Levels (incidence per 1,000 children)	26.3	11.6	8.5	–	8	4

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

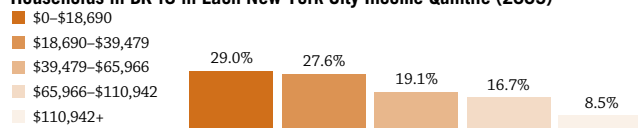
2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).



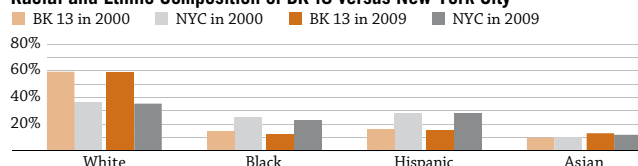
# CONEY ISLAND – BK 13

	2009	Rank
Population	111,063	–
Population Density (1,000 persons per square mile)	30.5	36
Median Household Income	\$32,593	45
Income Diversity Ratio	6.0	16
Public and Subsidized Rental Housing Units (% of rental units)	29.3%	11
Rent-Regulated Units (% of rental units)	38.4%	34
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	96.0%	21
Residential Units within 1/2 Mile of a Subway/Rail Entrance	70.5%	38
Unused Capacity Rate (% of land area)	34.3%	20

## Households in BK 13 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BK 13 versus New York City



## Public and Subsidized Rental Housing Units



In BK 13, 29.3 percent of all rental units were subsidized. Of these, 65.4 percent were units in NYCHA buildings. Each dot represents a subsidized rental property.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	1.6%	–	2.6%	–	52	42
Units Issued New Certificates of Occupancy	35	195	59	–	49	55
Units Authorized by New Residential Building Permits	250	180	24	12	16	25
Homeownership Rate	23.3%	29.0%	28.6%	–	34	31
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	229.8	176.1	238.0	–	2
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$138,579	\$265,604	\$237,313	\$260,000	19	9
Sales Volume	285	239	200	179	38	43
Median Monthly Contract Rent	–	\$713	\$799	–	–	49
Median Rent Burden	–	31.2%	32.1%	–	–	21
Home Purchase Loan Rate (per 1,000 properties)	–	19.9	13.8	–	–	46
Refinance Loan Rate (per 1,000 properties)	–	7.3	12.6	–	–	48
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	1.2%	3.0%	–	–	38
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	8.2	9.5	20.0	15.2	30	34
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.6%	2.0%	2.6%	–	32	24
Housing Code Violations, Serious (per 1,000 rental units)	–	24.7	24.5	23.8	–	36
Housing Code Violations, Total (per 1,000 rental units)	–	136.6	135.8	123.7	–	34
Severe Crowding Rate (% of renter households)	–	3.2%	1.5%	–	–	47
<b>Population</b>						
Foreign-Born Population	47.6%	49.4%	50.2%	–	12	7
Racial Diversity Index	0.62	0.57	0.60	–	20	21
Households with Children under 18 Years Old	29.3%	22.6%	22.1%	–	44	47
Population 65 and Older	20.7%	29.1%	25.4%	–	1	1
Poverty Rate	28.5%	19.0%	20.0%	–	16	23
Unemployment Rate	10.4%	8.3%	9.6%	–	23	31
Mean Travel Time to Work (minutes)	46.3	44.9	43.7	–	8	15
Students Performing at Grade Level in Reading	56.6%	–	–	53.6%	9	10
Students Performing at Grade Level in Math	52.6%	–	–	68.4%	9	10
Asthma Hospitalizations (per 1,000 people)	2.8	2.7	2.7	–	27	27
Elevated Blood Lead Levels (incidence per 1,000 children)	22.5	8.1	9.7	–	15	3

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).

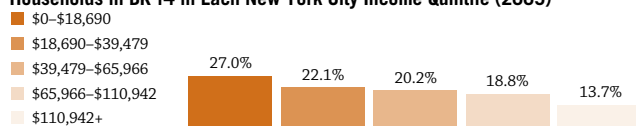




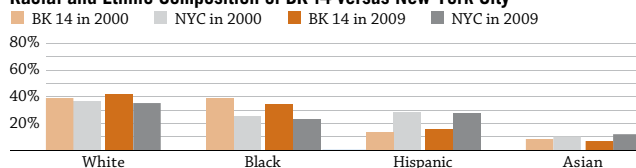
# FLATBUSH / MIDWOOD – BK 14

	2009	Rank
Population	163,298	–
Population Density (1,000 persons per square mile)	56.1	14
Median Household Income	\$40,372	35
Income Diversity Ratio	6.7	13
Public and Subsidized Rental Housing Units (% of rental units)	1.7%	52
Rent-Regulated Units (% of rental units)	82.5%	3
Residential Units in a Historic District	1.4%	21
Residential Units within 1/4 Mile of a Park	71.2%	56
Residential Units within 1/2 Mile of a Subway/Rail Entrance	94.2%	14
Unused Capacity Rate (% of land area)	16.1%	53

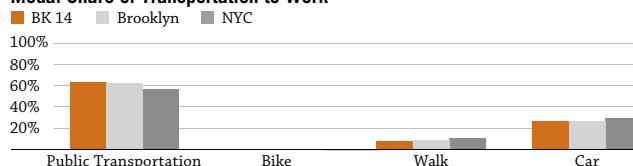
## Households in BK 14 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BK 14 versus New York City



## Modal Share of Transportation to Work



The transportation patterns of workers in BK 14 closely mirror those of Brooklyn as a whole. Sixty-three percent of workers in the community district use public transportation compared to 62.2 percent of all workers in Brooklyn. Twenty-seven percent drive to work compared to 26.6 percent for Brooklyn as a whole.

## Getting to Work in New York City

Destination-Origin Ratio	0.39
Locally Employed Residents Share:	
Percentage who live and work in the same neighborhood	6.4%
Locally Employed Resident Share:	
Percentage who work less than half a mile from their home	3.9%
City-Employed Residents Share	87.5%

BK 14 is ranked 8th or 9th out of 18 Brooklyn community districts for all four indicators.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	2.0%	–	2.4%	–	47	46
Units Issued New Certificates of Occupancy	21	182	75	–	53	52
Units Authorized by New Residential Building Permits	0	118	1	8	59	29
Homeownership Rate	20.4%	24.1%	23.4%	–	36	37
Index of Housing Price Appreciation (1 family building) <sup>2</sup>	100.0	203.4	156.5	168.7	–	4
Median Sales Price per Unit (1 family building) <sup>2</sup>	\$491,627	\$790,991	\$630,574	\$750,000	1	1
Sales Volume	335	294	211	219	37	41
Median Monthly Contract Rent	–	\$939	\$947	–	–	34
Median Rent Burden	–	32.8%	33.2%	–	–	15
Home Purchase Loan Rate (per 1,000 properties)	–	20.8	15.3	–	–	34
Refinance Loan Rate (per 1,000 properties)	–	11.4	20.3	–	–	27
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.6%	4.9%	–	–	31
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	7.4	11.1	22.1	21.6	31	25
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.4%	2.0%	2.4%	–	28	28
Housing Code Violations, Serious (per 1,000 rental units)	–	96.7	97.8	109.4	–	10
Housing Code Violations, Total (per 1,000 rental units)	–	511.6	517.8	505.0	–	9
Severe Crowding Rate (% of renter households)	–	5.4%	7.8%	–	–	5
<b>Population</b>						
Foreign-Born Population	49.4%	44.4%	45.2%	–	9	13
Racial Diversity Index	0.70	0.68	0.68	–	7	10
Households with Children under 18 Years Old	41.8%	33.9%	33.5%	–	19	29
Population 65 and Older	10.8%	11.6%	9.4%	–	31	44
Poverty Rate	22.8%	21.6%	25.1%	–	23	19
Unemployment Rate	10.7%	5.6%	10.5%	–	20	23
Mean Travel Time to Work (minutes)	46.0	40.4	41.1	–	10	29
Students Performing at Grade Level in Reading	49.2%	–	–	47.5%	19	27
Students Performing at Grade Level in Math	43.2%	–	–	58.5%	18	26
Asthma Hospitalizations (per 1,000 people)	2.5	2.1	2.4	–	29	30
Elevated Blood Lead Levels (incidence per 1,000 children)	30.1	7.8	8.0	–	4	5

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

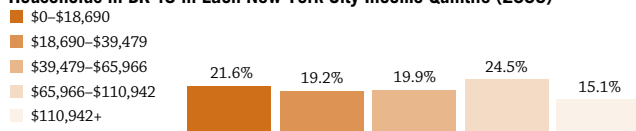
2. Ranked out of 14 community districts with the same predominant housing type (1 family building).



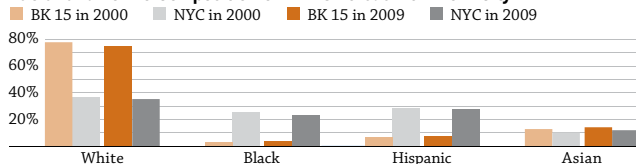
# SHEEPSHEAD BAY – BK 15

	2009	Rank
Population	149,806	–
Population Density (1,000 persons per square mile)	34.5	30
Median Household Income	\$49,188	26
Income Diversity Ratio	5.1	31
Public and Subsidized Rental Housing Units (% of rental units)	8.6%	35
Rent-Regulated Units (% of rental units)	52.9%	16
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	89.9%	32
Residential Units within 1/2 Mile of a Subway/Rail Entrance	57.1%	41
Unused Capacity Rate (% of land area)	18.9%	46

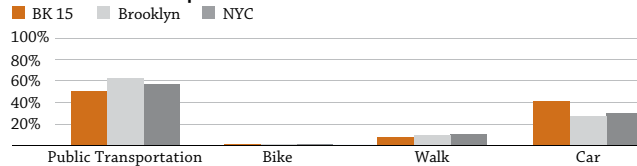
## Households in BK 15 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BK 15 versus New York City<sup>1</sup>



## Modal Share of Transportation to Work



Workers in BK 15 are more likely than most workers in Brooklyn to drive to work. In 2009, 40.6 percent of workers drove compared to 26.8 percent in Brooklyn as a whole.

## Getting to Work in New York City

Destination-Origin Ratio	0.48
Locally Employed Residents Share: Percentage who live and work in the same neighborhood	11.3%
Locally Employed Resident Share: Percentage who work less than half a mile from their home	5.4%
City-Employed Residents Share	86.8%

BK 15 has the fourth lowest share of workers that leave the neighborhood to work of all the community districts in Brooklyn. Eleven percent of all workers are employed within the neighborhood.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>2</sup>	2.1%	–	3.7%	–	42	25
Units Issued New Certificates of Occupancy	85	300	231	–	30	31
Units Authorized by New Residential Building Permits	134	362	43	3	29	38
Homeownership Rate	41.6%	46.2%	48.3%	–	12	11
Index of Housing Price Appreciation (1 family building) <sup>3</sup>	100.0	183.3	172.8	137.2	–	12
Median Sales Price per Unit (1 family building) <sup>3</sup>	\$355,027	\$536,316	\$498,357	\$500,000	7	7
Sales Volume	913	608	532	519	12	21
Median Monthly Contract Rent	–	\$895	\$961	–	–	31
Median Rent Burden	–	32.2%	31.4%	–	–	30
Home Purchase Loan Rate (per 1,000 properties)	–	20.8	16.8	–	–	29
Refinance Loan Rate (per 1,000 properties)	–	10.6	19.5	–	–	30
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	1.6%	4.4%	–	–	34
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	3.9	8.3	13.7	11.3	41	39
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.5%	1.4%	1.5%	–	43	38
Housing Code Violations, Serious (per 1,000 rental units)	–	20.6	20.7	25.5	–	35
Housing Code Violations, Total (per 1,000 rental units)	–	122.0	122.7	132.9	–	33
Severe Crowding Rate (% of renter households)	–	5.8%	3.2%	–	–	26
<b>Population</b>						
Foreign-Born Population	44.8%	45.2%	45.0%	–	15	14
Racial Diversity Index	0.41	–	0.56 <sup>1</sup>	–	44	29
Households with Children under 18 Years Old	31.0%	28.1%	28.1%	–	39	40
Population 65 and Older	17.9%	20.5%	16.8%	–	4	7
Poverty Rate	16.8%	12.3%	11.9%	–	34	39
Unemployment Rate	6.6%	4.9%	7.6%	–	42	47
Mean Travel Time to Work (minutes)	43.5	41.8	40.4	–	20	32
Students Performing at Grade Level in Reading	53.9%	–	–	51.1%	14	16
Students Performing at Grade Level in Math	48.7%	–	–	63.2%	12	16
Asthma Hospitalizations (per 1,000 people)	1.5	1.4	1.6	–	45	39
Elevated Blood Lead Levels (incidence per 1,000 children)	16.1	6.2	7.9	–	41	6

1. Racial and ethnicity data are unavailable for 2009. The figures represented in the graph and the Racial Diversity Index are a rolling average of 2007–2009 data.

2. The rental vacancy rate for 2009 is an average rate for 2007–2009.

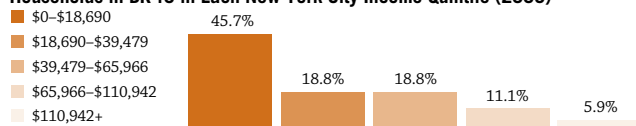
3. Ranked out of 14 community districts with the same predominant housing type (2–4 family building).



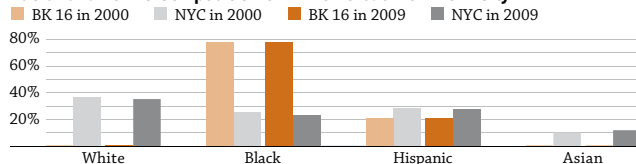
# BROWNSVILLE – BK 16

	2009	Rank
Population	118,392	–
Population Density (1,000 persons per square mile)	45.7	22
Median Household Income	\$25,843	52
Income Diversity Ratio	7.4	5
Public and Subsidized Rental Housing Units (% of rental units)	42.2%	8
Rent-Regulated Units (% of rental units)	26.3%	47
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	97.2%	17
Residential Units within 1/2 Mile of a Subway/Rail Entrance	86.4%	27
Unused Capacity Rate (% of land area)	56.8%	1

## Households in BK 16 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BK 16 versus New York City



## Properties that Entered REO, January 2009–June 2010



In BK 16, 9 1–4 family properties entered REO between January 2009 and June 2010, ranking 24th among all community districts. Each dot represents a property that entered REO during this period.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	4.8%	–	5.8%	–	7	5
Units Issued New Certificates of Occupancy	82	260	679	–	33	7
Units Authorized by New Residential Building Permits	34	249	0	65	52	8
Homeownership Rate	16.8%	19.7%	20.0%	–	41	41
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	170.9	134.2	110.2	–	30
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$125,381	\$221,337	\$192,810	\$137,500	24	30
Sales Volume	284	266	237	164	39	44
Median Monthly Contract Rent	–	\$661	\$726	–	–	52
Median Rent Burden	–	33.5%	36.3%	–	–	5
Home Purchase Loan Rate (per 1,000 properties)	–	18.6	13.9	–	–	45
Refinance Loan Rate (per 1,000 properties)	–	21.7	19.9	–	–	28
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	25.4%	47.7%	–	–	6
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	22.9	53.4	56.3	60.3	10	1
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	14.5%	5.1%	5.9%	–	5	10
Housing Code Violations, Serious (per 1,000 rental units)	–	111.2	108.8	95.1	–	15
Housing Code Violations, Total (per 1,000 rental units)	–	388.3	380.0	313.1	–	18
Severe Crowding Rate (% of renter households)	–	3.4%	1.4%	–	–	48
<b>Population</b>						
Foreign-Born Population	23.6%	25.2%	27.5%	–	42	37
Racial Diversity Index	0.38	0.42	0.35	–	49	52
Households with Children under 18 Years Old	51.7%	47.9%	45.8%	–	3	3
Population 65 and Older	7.2%	8.6%	8.7%	–	51	48
Poverty Rate	42.6%	32.6%	36.0%	–	3	4
Unemployment Rate	22.3%	15.9%	12.3%	–	2	12
Mean Travel Time to Work (minutes)	48.1	47.4	0.0	–	4	55
Students Performing at Grade Level in Reading	26.8%	–	–	28.8%	52	56
Students Performing at Grade Level in Math	20.2%	–	–	35.0%	53	59
Asthma Hospitalizations (per 1,000 people)	6.2	6.1	6.4	–	9	7
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>3</sup>	18.1	2.6	1.8	–	29	59

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).

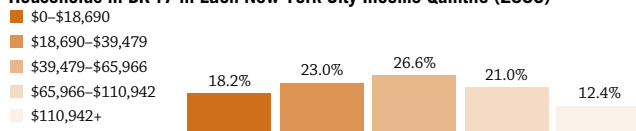
3. Sample size is less than 20 newly identified cases in at least one year presented.



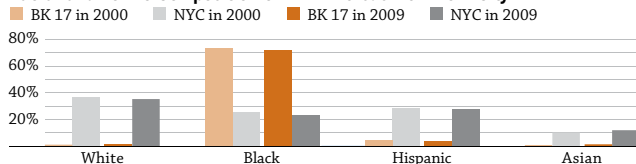
# EAST FLATBUSH – BK 17

	2009	Rank
Population	151,181	–
Population Density (1,000 persons per square mile)	49.8	18
Median Household Income	\$47,849	28
Income Diversity Ratio	4.4	40
Public and Subsidized Rental Housing Units (% of rental units)	8.3%	36
Rent-Regulated Units (% of rental units)	49.6%	26
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	63.1%	58
Residential Units within 1/2 Mile of a Subway/Rail Entrance	55.9%	42
Unused Capacity Rate (% of land area)	30.5%	24

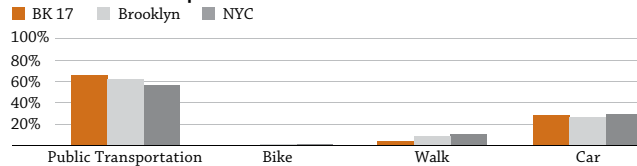
## Households in BK 17 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BK 17 versus New York City



## Modal Share of Transportation to Work



Workers in BK 17 are more likely than workers in the city as a whole to take public transportation to work. In 2009, 66.1 percent of BK 09 workers took public transportation compared to 57.1 percent in the city as a whole.

## Getting to Work in New York City

Destination-Origin Ratio	0.39
Locally Employed Residents Share:	
Percentage who live and work in the same neighborhood	5.1%
Locally Employed Resident Share:	
Percentage who work less than half a mile from their home	2.5%
City-Employed Residents Share	87.7%

Only 5.1 percent of all employed residents who live in BK 17 work there.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	3.6%	–	4.2%	–	17	20
Units Issued New Certificates of Occupancy	82	202	130	–	33	47
Units Authorized by New Residential Building Permits	26	141	2	0	54	44
Homeownership Rate	32.1%	31.2%	36.3%	–	20	23
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	186.1	154.7	161.9	–	11
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$127,581	\$226,444	\$193,240	\$175,000	23	21
Sales Volume	517	352	304	268	25	37
Median Monthly Contract Rent	–	\$950	\$956	–	–	33
Median Rent Burden	–	33.5%	33.1%	–	–	16
Home Purchase Loan Rate (per 1,000 properties)	–	14.7	12.1	–	–	52
Refinance Loan Rate (per 1,000 properties)	–	28.7	25.0	–	–	20
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	25.8%	71.3%	–	–	2
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	16.3	31.3	37.9	33.5	19	14
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	8.2%	2.5%	2.9%	–	20	22
Housing Code Violations, Serious (per 1,000 rental units)	–	107.2	107.2	120.3	–	7
Housing Code Violations, Total (per 1,000 rental units)	–	496.3	496.4	522.5	–	8
Severe Crowding Rate (% of renter households)	–	4.3%	2.8%	–	–	30
<b>Population</b>						
Foreign-Born Population	54.5%	53.2%	50.9%	–	4	6
Racial Diversity Index	0.21	0.23	0.19	–	54	55
Households with Children under 18 Years Old	45.0%	39.5%	37.4%	–	10	21
Population 65 and Older	9.1%	11.0%	11.9%	–	42	25
Poverty Rate	19.4%	13.9%	11.7%	–	27	40
Unemployment Rate	12.5%	7.7%	11.9%	–	18	13
Mean Travel Time to Work (minutes)	50.1	48.0	46.3	–	1	3
Students Performing at Grade Level in Reading	41.2%	–	–	38.2%	30	35
Students Performing at Grade Level in Math	32.1%	–	–	48.1%	34	36
Asthma Hospitalizations (per 1,000 people)	3.8	3.3	3.8	–	16	19
Elevated Blood Lead Levels (incidence per 1,000 children)	19.0	5.3	4.7	–	25	24

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

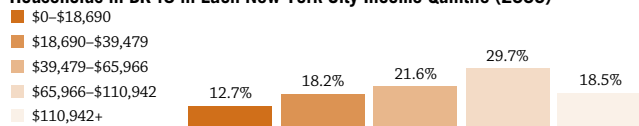
2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).



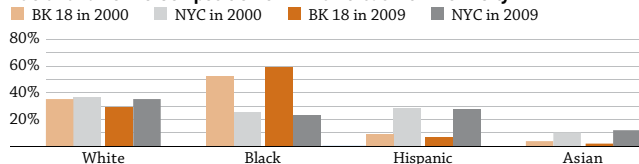
# FLATLANDS / CANARSIE – BK 18

	2009	Rank
Population	213,442	–
Population Density (1,000 persons per square mile)	15.1	48
Median Household Income	\$63,833	13
Income Diversity Ratio	4.0	47
Public and Subsidized Rental Housing Units (% of rental units)	20.5%	19
Rent-Regulated Units (% of rental units)	13.1%	54
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	86.0%	38
Residential Units within 1/2 Mile of a Subway/Rail Entrance	11.9%	57
Unused Capacity Rate (% of land area)	17.9%	50

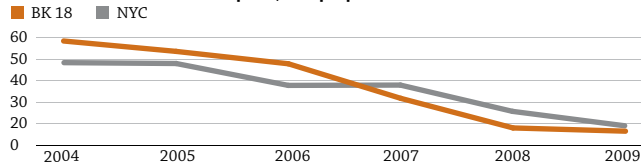
## Households in BK 18 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of BK 18 versus New York City

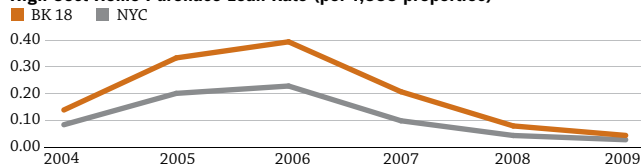


## Home Purchase Loan Rate (per 1,000 properties)



The home purchase loan rate in BK 18 fell sharper and faster compared to the city as a whole in recent years. Between 2006 and 2007, the home purchase rate fell by 33 percent in the community district but didn't change in the city as a whole.

## High Cost Home Purchase Loan Rate (per 1,000 properties)



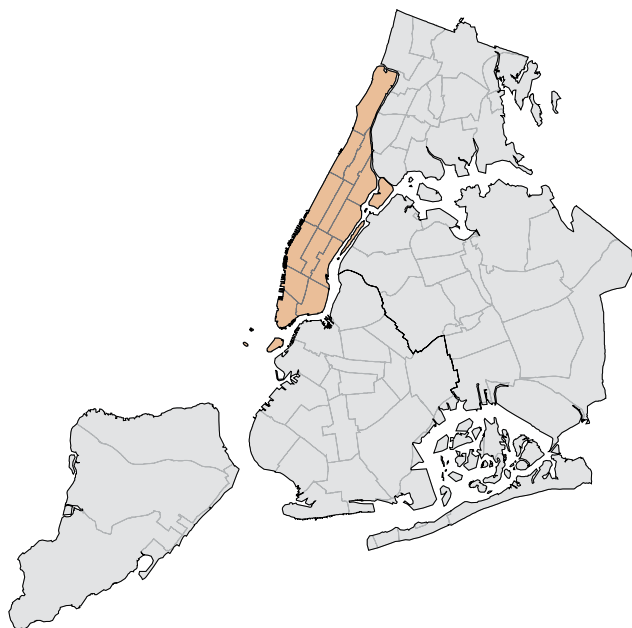
BK 18 has had a consistently higher share of home purchase loans that are high cost compared to the rest of the city. At its 2006 peak, 39.4 percent of home mortgages were high cost, while in 2009 only 4.4 percent were high cost.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	3.1%	–	4.0%	–	27	23
Units Issued New Certificates of Occupancy	125	137	126	–	23	48
Units Authorized by New Residential Building Permits	129	71	18	18	31	14
Homeownership Rate	54.7%	61.2%	59.2%	–	6	6
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	174.7	158.9	142.8	–	17
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$167,175	\$265,604	\$245,802	\$237,500	10	12
Sales Volume	1,794	860	792	714	2	7
Median Monthly Contract Rent	–	\$1,026	\$1,070	–	–	21
Median Rent Burden	–	28.9%	29.0%	–	–	40
Home Purchase Loan Rate (per 1,000 properties)	–	18.0	16.5	–	–	30
Refinance Loan Rate (per 1,000 properties)	–	22.9	30.7	–	–	13
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	17.2%	46.7%	–	–	7
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	11.0	22.9	32.2	26.3	27	22
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.8%	1.4%	1.5%	–	31	38
Housing Code Violations, Serious (per 1,000 rental units)	–	22.6	22.6	31.9	–	30
Housing Code Violations, Total (per 1,000 rental units)	–	102.7	102.5	135.3	–	31
Severe Crowding Rate (% of renter households)	–	5.1%	1.4%	–	–	48
<b>Population</b>						
Foreign-Born Population	37.3%	38.9%	37.7%	–	22	25
Racial Diversity Index	0.61	0.56	0.55	–	21	30
Households with Children under 18 Years Old	43.0%	42.8%	42.6%	–	14	10
Population 65 and Older	11.2%	11.3%	10.5%	–	26	34
Poverty Rate	12.2%	12.8%	9.3%	–	43	46
Unemployment Rate	8.0%	7.1%	7.4%	–	33	49
Mean Travel Time to Work (minutes)	46.7	45.5	43.9	–	6	13
Students Performing at Grade Level in Reading	48.0%	–	–	43.8%	20	33
Students Performing at Grade Level in Math	40.0%	–	–	54.2%	23	33
Asthma Hospitalizations (per 1,000 people)	2.2	2.1	2.5	–	35	29
Elevated Blood Lead Levels (incidence per 1,000 children)	12.9	3.8	3.3	–	49	37

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).





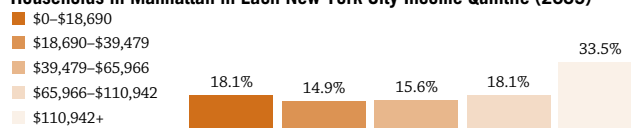
**D**espite a drop in housing prices in 2009, Manhattan proved to have New York City's most resilient housing market throughout the real estate downturn. In 2010, condominium prices leveled off and even rose from the trough in 2009. Manhattan's sales volume has also begun to bounce back, after sharp drops in 2009. Between 2009 and 2010, condominium sales volume increased four percent, though it was still little more than half the volume of 2008.

Although housing prices in Manhattan have weathered the real estate downturn relatively well, the number of new units authorized by building permits has plummeted, mirroring the citywide drop in new construction. From a peak of 9,735 in 2008, the number of new units authorized by building permits in Manhattan dropped to 265 in 2010, with an astounding 10 out of 12 community districts in the borough receiving no permits for new residential construction. Three of these (Upper West Side, Morningside Heights/Hamilton and Washington Heights/Inwood) have not received any permits since 2008.

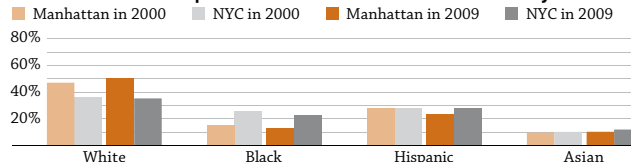
Notices of foreclosure were down by 15.9 percent throughout the city, but remained steady in Manhattan, decreasing only from 724 notices in 2009 to 722 in 2010. Manhattan led New York City in refinance loan originations, with the refinance rate up from 13.2 per 1,000 properties in 2008 to 38.1 per 1,000 properties in

	2009	Rank
Population ('10)	1,585,873	3
Population Density (1,000 persons per square mile) ('10)	69.5	1
Median Household Income	\$68,706	1
Income Diversity Ratio	8.2	1
Public and Subsidized Rental Housing Units (% of rental units)	21.5%	2
Rent-Regulated Units (% of rental units)	54.5%	2
Residential Units in a Historic District	11.8%	1
Residential Units within 1/4 Mile of a Park	94.2%	2
Residential Units within 1/2 Mile of a Subway/Rail Entrance	90.4%	1
Unused Capacity Rate (% of land area)	26.9%	4

Households in Manhattan in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of Manhattan versus New York City



2009. The shares of home purchase loans in Manhattan that were high cost and FHA/VA-backed were negligible at 1.7 percent and 0.5 percent respectively.

Manhattan overtook Staten Island to become the borough with the highest median household income in 2009. Of all the boroughs, Manhattan experienced the greatest growth in median household income between 2000 (\$58,593) and 2009 (\$68,706). Manhattan is also the most income diverse of the boroughs; the income of households at the 80th percentile is 8.2 times the income of households at the 20th percentile.

Despite the recent recession, the median monthly contract rent continues to rise in Manhattan, reaching \$1,243 in 2009. Manhattan's residents, 75 percent of whom are renters, pay the highest rents in New York City, but they also spend the smallest percentage of their income on rent, due to their relatively high incomes.

Manhattan is quite racially and ethnically diverse, but an increasing share of its residents are white. Just under half of Manhattan residents were white in 2010 (48.0%), an increase of 2.2 percentage points from 2000, while the share of black and Hispanic residents all decreased during the same period.

	2000	2008	2009	2010	Rank (‘00)	Rank (‘09/‘10)
<b>Housing: Stock</b>						
Housing Units	798,144	–	–	847,090	3	2
Rental Vacancy Rate	3.4%	3.4%	4.4%	–	3	2
Units Issued New Certificates of Occupancy	5,131	4,793	5,139	1,780	1	4
Units Authorized by New Residential Building Permits	4,980	9,735	556	265	1	3
Homeownership Rate	20.1%	23.7%	25.1%	–	4	4
<b>Housing: Market</b>						
Index of Housing Price Appreciation (condominium)	100.0	233.5	200.6	211.7	–	4
Index of Housing Price Appreciation (5+ family building)	100.0	295.6	230.9	234.2	–	1
Median Sales Price per Unit (condominium)	\$664,936	\$1,093,063	\$1,014,904	\$1,045,881	1	1
Median Sales Price per Unit (5+ family building)	\$80,007	\$184,447	\$143,639	\$128,063	1	1
Sales Volume (condominium)	2,530	9,021	4,999	5,206	1	1
Sales Volume (5+ family building)	282	407	262	386	2	2
Median Monthly Contract Rent	–	\$1,136	\$1,243	–	–	1
Median Rent Burden	–	27.1%	27.4%	–	–	5
<b>Housing: Finance</b>						
Home Purchase Loan Rate (per 1,000 properties)	–	28.6	16.3	–	–	4
High Cost Home Purchase Loans (% of home purchase loans)	–	1.4%	1.7%	–	–	5
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.1%	0.5%	–	–	5
Refinance Loan Rate (per 1,000 properties)	–	13.2	38.1	–	–	1
High Cost Refinance Loans (% of refinance loans)	–	2.6%	0.7%	–	–	5
Notices of Foreclosure (all residential properties)	356	334	724	722	5	5
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	31.3	11.6	13.4	11.4	1	5
Properties that Entered REO	7	3	6	3	4	5
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	6.6%	1.9%	2.5%	–	1	3
<b>Housing: Quality and Crowding</b>						
Housing Code Violations, Serious (per 1,000 rental units)	–	30.8	32.0	36.5	–	3
Housing Code Violations, Total (per 1,000 rental units)	–	148.6	154.3	170.5	–	3
Severe Crowding Rate (% of renter households)	–	3.2%	2.8%	–	–	4
<b>Population: Demographics</b>						
Population	1,537,195	–	–	1,585,873	3	3
Population Density (1,000 persons per square mile)	67.1	–	–	69.5	1	1
Foreign-Born Population	29.4%	28.1%	27.0%	–	3	4
Percent White	45.8%	–	–	48.0%	2	2
Percent Black	15.3%	–	–	12.9%	4	4
Percent Hispanic	27.2%	–	–	25.4%	2	3
Percent Asian	9.3%	–	–	11.2%	2	2
Racial Diversity Index	0.68	–	–	0.68	3	3
Population 65 and Older	12.2%	12.9%	12.7%	–	2	2
Households with Children under 18 Years Old	19.7%	19.7%	19.4%	–	5	5
<b>Population: Income, Education and Employment</b>						
Median Household Income	\$58,593	\$68,771	\$68,706	–	2	1
Income Diversity Ratio	7.8	9.0	8.2	–	1	1
Poverty Rate	20.0%	16.9%	16.6%	–	3	3
Unemployment Rate	8.5%	6.7%	9.7%	–	3	4
Public Transportation Rate	63.3%	61.8%	61.3%	–	1	2
Mean Travel Time to Work (minutes)	30.5	30.4	29.8	–	5	5
Serious Crime Rate (per 1,000 residents)	52.2	33.5	32.5	–	1	1
Adult Incarceration Rate (per 100,000 people aged 15 or older)	2,752	1,967	1,951	–	1	1
Students Performing at Grade Level in Reading	40.3%	–	–	45.0%	3	3
Students Performing at Grade Level in Math	33.5%	–	–	56.2%	3	4
<b>Population: Health</b>						
Asthma Hospitalizations (per 1,000 people)	3.1	2.6	2.5	–	3	3
Elevated Blood Lead Levels (incidence per 1,000 children)	17.9	4.9	3.8	–	2	2
Infant Mortality Rate (per 1,000 live births) <sup>1</sup>	5.1	–	4.2	–	5	4
Low Birth Weight Rate (per 1,000 live births)	78	87	89	–	4	2

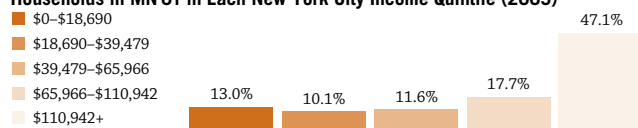
1. Infant Mortality Rate presented for 2009 is an average rate for 2007–2009.



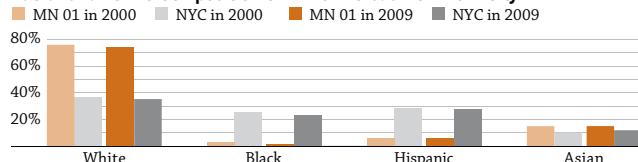
# FINANCIAL DISTRICT – MN 01<sup>1</sup>

	2009	Rank
Population	140,133	–
Population Density (1,000 persons per square mile)	46.4	21
Median Household Income	\$101,794	2
Income Diversity Ratio	8.2	3
Public and Subsidized Rental Housing Units (% of rental units)	7.8%	37
Rent-Regulated Units (% of rental units)	50.5%	21
Residential Units in a Historic District	10.7%	8
Residential Units within 1/4 Mile of a Park	97.0%	19
Residential Units within 1/2 Mile of a Subway/Rail Entrance	99.0%	7
Unused Capacity Rate (% of land area)	0.0%	58

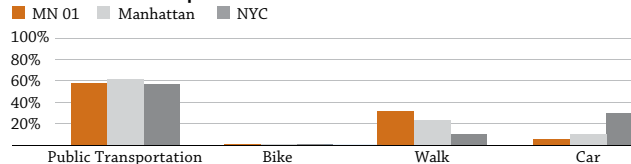
## Households in MN 01 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of MN 01 versus New York City



## Modal Share of Transportation to Work



More workers in MN 01 walk to work than workers in other areas of Manhattan, or in New York City as a whole. In 2009, 32 percent of MN 01 workers drove compared to 21 percent in Manhattan as a whole.

## Getting to Work in New York City

Destination-Origin Ratio	5.67
Locally Employed Residents Share:	
Percentage who live and work in the same neighborhood	30.2%
Locally Employed Resident Share:	
Percentage who work less than half a mile from their home	14.9%
City-Employed Residents Share	88.4%

MN 01 has the fourth highest share of workers who both live and work within the same sub-borough area. Thirty percent of all employed residents who live in the neighborhood work there.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>2</sup>	2.6%	–	4.8%	–	34	14
Units Issued New Certificates of Occupancy	586	857	587	–	8	11
Units Authorized by New Residential Building Permits	491	1206	29	0	10	44
Homeownership Rate	25.9%	29.3%	28.8%	–	30	30
Index of Housing Price Appreciation (condominium) <sup>3</sup>	100.0	228.9	189.1	194.1	–	6
Median Sales Price per Unit (condominium) <sup>3</sup>	\$798,481	\$1,018,250	\$1,035,956	\$980,000	4	6
Sales Volume	404	1,477	805	779	33	6
Median Monthly Contract Rent	–	\$1,916	\$1,999	–	–	1
Median Rent Burden	–	24.6%	25.6%	–	–	51
Home Purchase Loan Rate (per 1,000 properties)	–	41.8	19.5	–	–	20
Refinance Loan Rate (per 1,000 properties)	–	15.6	39.4	–	–	5
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.3%	–	–	51
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	–	–	–	–	–	–
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.4%	0.0%	1.8%	–	58	33
Housing Code Violations, Serious (per 1,000 rental units)	–	1.4	1.4	1.5	–	59
Housing Code Violations, Total (per 1,000 rental units)	–	5.8	5.7	12.3	–	59
Severe Crowding Rate (% of renter households)	–	3.7%	1.8%	–	–	44
<b>Population</b>						
Foreign-Born Population	23.3%	23.2%	24.3%	–	43	43
Racial Diversity Index	0.43	0.39	0.43	–	42	49
Households with Children under 18 Years Old	11.4%	18.2%	14.0%	–	53	53
Population 65 and Older	10.5%	8.5%	10.3%	–	32	35
Poverty Rate	9.9%	8.8%	7.9%	–	49	50
Unemployment Rate	5.8%	3.2%	7.6%	–	46	47
Mean Travel Time to Work (minutes)	24.4	24.9	23.4	–	55	54
Students Performing at Grade Level in Reading	66.2%	–	–	66.7%	2	2
Students Performing at Grade Level in Math	61.0%	–	–	77.3%	2	2
Asthma Hospitalizations (per 1,000 people)	0.9	0.8	0.9	–	53	54
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>4</sup>	12.8	11.7	7.2	–	51	7

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

2. The rental vacancy rate for 2009 is an average rate for 2007–2009.

3. Ranked out of 7 community districts with the same predominant housing type (condominium).

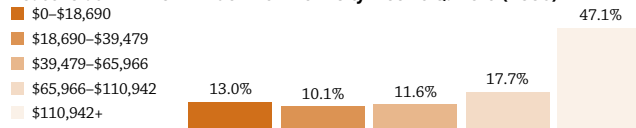
4. Sample size is less than 20 newly identified cases in at least one year presented.



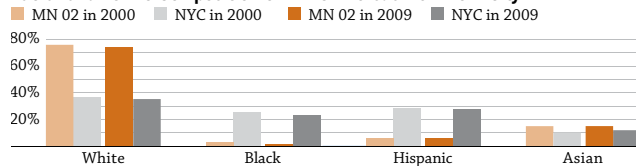
# GREENWICH VILLAGE / SOHO – MN 02<sup>1</sup>

	2009	Rank
Population	140,133	–
Population Density (1,000 persons per square mile)	46.4	21
Median Household Income	\$101,794	2
Income Diversity Ratio	8.2	3
Public and Subsidized Rental Housing Units (% of rental units)	3.6%	45
Rent-Regulated Units (% of rental units)	50.5%	21
Residential Units in a Historic District	46.7%	1
Residential Units within 1/4 Mile of a Park	99.5%	9
Residential Units within 1/2 Mile of a Subway/Rail Entrance	99.9%	3
Unused Capacity Rate (% of land area)	6.5%	57

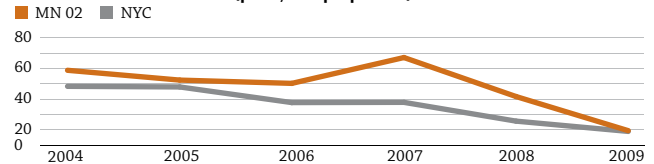
## Households in MN 02 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of MN 02 versus New York City

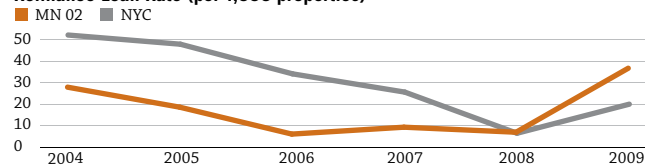


## Home Purchase Loan Rate (per 1,000 properties)



MN 02 had consistently higher rates of home purchase loans compared to the rest of the city until 2009. Though it jumped sharply in 2007, the community district's rate fell by 62.8 percent between 2005 and 2009, while that of the city as a whole fell 60.4 percent during that period.

## Refinance Loan Rate (per 1,000 properties)



Like those in the city as a whole, borrowers in MN 02 refinanced their mortgages at a much lower rate in 2006 compared to 2004. From 2006 to 2008, the refinancing rate in the community district rose slightly, while that in the city as a whole continued to decline. The rate in MN 02 rose by 152.7 percent in 2009 while rising by 71.0 percent in the city as a whole.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>2</sup>	2.6%	–	4.8%	–	34	14
Units Issued New Certificates of Occupancy	28	280	177	–	51	39
Units Authorized by New Residential Building Permits	31	360	9	0	53	44
Homeownership Rate	25.9%	29.3%	28.8%	–	30	30
Index of Housing Price Appreciation (condominium) <sup>3</sup>	100.0	238.2	204.6	203.6	–	5
Median Sales Price per Unit (condominium) <sup>3</sup>	\$890,867	\$1,672,794	\$1,940,032	\$1,904,500	1	1
Sales Volume	273	415	365	459	41	24
Median Monthly Contract Rent	–	\$1,916	\$1,999	–	–	1
Median Rent Burden	–	24.6%	25.6%	–	–	51
Home Purchase Loan Rate (per 1,000 properties)	–	41.8	19.5	–	–	20
Refinance Loan Rate (per 1,000 properties)	–	15.6	39.4	–	–	5
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.3%	–	–	51
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	2.6	0.0	5.1	2.5	47	53
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.6%	0.4%	0.2%	–	54	58
Housing Code Violations, Serious (per 1,000 rental units)	–	15.0	15.2	12.8	–	48
Housing Code Violations, Total (per 1,000 rental units)	–	59.7	60.5	72.9	–	48
Severe Crowding Rate (% of renter households)	–	3.7%	1.8%	–	–	44
<b>Population</b>						
Foreign-Born Population	23.3%	23.2%	24.3%	–	43	43
Racial Diversity Index	0.43	0.39	0.43	–	42	49
Households with Children under 18 Years Old	11.4%	18.2%	14.0%	–	53	53
Population 65 and Older	10.5%	8.5%	10.3%	–	32	35
Poverty Rate	9.9%	8.8%	7.9%	–	49	50
Unemployment Rate	5.8%	3.2%	7.6%	–	46	47
Mean Travel Time to Work (minutes)	24.4	24.9	23.4	–	55	54
Students Performing at Grade Level in Reading	66.2%	–	–	66.7%	2	2
Students Performing at Grade Level in Math	61.0%	–	–	77.3%	2	2
Asthma Hospitalizations (per 1,000 people)	0.9	0.8	0.9	–	53	54
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>4</sup>	54.9	10.4	6.1	–	1	11

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

2. The rental vacancy rate for 2009 is an average rate for 2007–2009.

3. Ranked out of 7 community districts with the same predominant housing type (condominium).

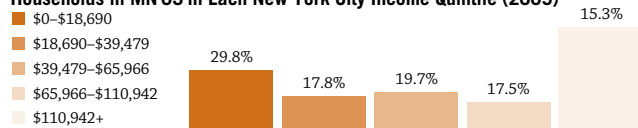
4. Sample size is less than 20 newly identified cases in at least one year presented.



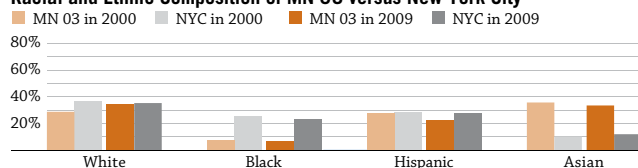
# LOWER EAST SIDE / CHINATOWN – MN 03

	2009	Rank
Population	162,014	–
Population Density (1,000 persons per square mile)	93.2	4
Median Household Income	\$41,254	33
Income Diversity Ratio	8.3	2
Public and Subsidized Rental Housing Units (% of rental units)	35.0%	10
Rent-Regulated Units (% of rental units)	37.9%	35
Residential Units in a Historic District	0.3%	29
Residential Units within 1/4 Mile of a Park	99.6%	7
Residential Units within 1/2 Mile of a Subway/Rail Entrance	77.3%	31
Unused Capacity Rate (% of land area)	22.5%	35

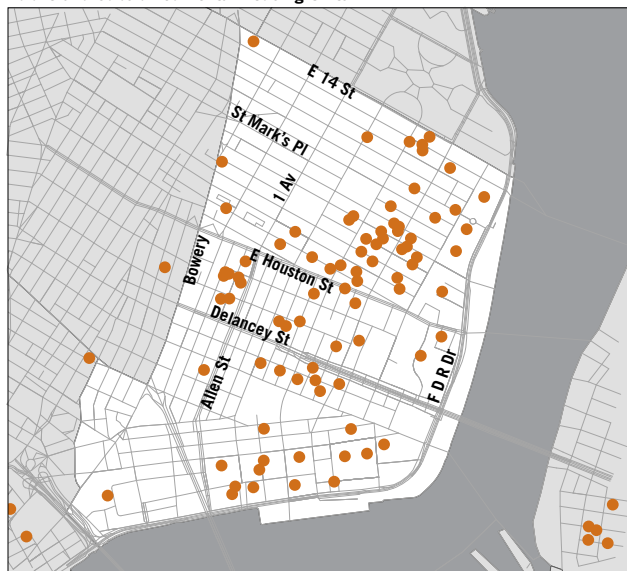
Households in MN 03 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of MN 03 versus New York City



Public and Subsidized Rental Housing Units



In MN 03, 35 percent of all rental units were subsidized. Of these, 69.9 percent were units in NYCHA buildings. Each dot represents a subsidized rental property.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	2.1%	–	2.1%	–	42	50
Units Issued New Certificates of Occupancy	711	87	94	–	6	49
Units Authorized by New Residential Building Permits	229	222	12	0	21	44
Homeownership Rate	12.0%	14.0%	13.4%	–	46	47
Index of Housing Price Appreciation (5+ family building) <sup>2</sup>	100.0	342.5	282.4	264.1	–	3
Median Sales Price per Unit (5+ family building) <sup>2</sup>	\$80,000	\$290,988	\$194,548	\$183,333	1	1
Sales Volume	108	270	124	194	49	42
Median Monthly Contract Rent	–	\$731	\$835	–	–	47
Median Rent Burden	–	30.1%	30.6%	–	–	33
Home Purchase Loan Rate (per 1,000 properties)	–	19.3	9.7	–	–	53
Refinance Loan Rate (per 1,000 properties)	–	11.5	25.3	–	–	18
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.3%	0.0%	–	–	52
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	0.0	0.0	13.1	0.0	56	54
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.2%	0.9%	0.5%	–	45	57
Housing Code Violations, Serious (per 1,000 rental units)	–	14.4	14.2	18.0	–	42
Housing Code Violations, Total (per 1,000 rental units)	–	67.9	67.3	81.8	–	44
Severe Crowding Rate (% of renter households)	–	4.2%	3.6%	–	–	22
<b>Population</b>						
Foreign-Born Population	40.3%	35.2%	36.5%	–	17	28
Racial Diversity Index	0.72	0.72	0.71	–	4	4
Households with Children under 18 Years Old	22.1%	17.1%	19.2%	–	49	50
Population 65 and Older	13.4%	16.1%	14.0%	–	17	14
Poverty Rate	28.4%	27.7%	25.9%	–	18	16
Unemployment Rate	9.4%	10.1%	9.3%	–	27	35
Mean Travel Time to Work (minutes)	30.9	30.3	31.6	–	50	49
Students Performing at Grade Level in Reading	41.0%	–	–	50.7%	31	17
Students Performing at Grade Level in Math	36.9%	–	–	61.6%	26	21
Asthma Hospitalizations (per 1,000 people)	2.9	2.8	2.9	–	26	25
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>3</sup>	32.0	4.8	3.0	–	2	45

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 5 community districts with the same predominant housing type (5+ family building).

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

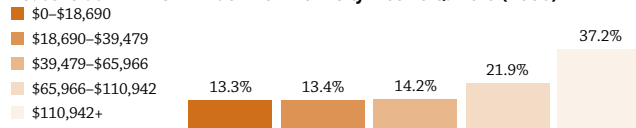




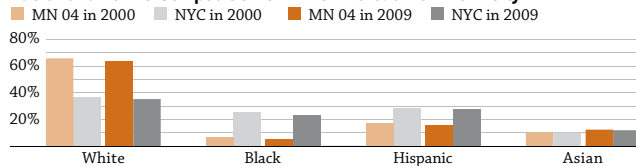
# CLINTON / CHELSEA – MN 04<sup>1</sup>

	2009	Rank
Population	147,472	–
Population Density (1,000 persons per square mile)	50.8	17
Median Household Income	\$81,767	6
Income Diversity Ratio	6.6	14
Public and Subsidized Rental Housing Units (% of rental units)	19.5%	20
Rent-Regulated Units (% of rental units)	50.9%	20
Residential Units in a Historic District	3.1%	15
Residential Units within 1/4 Mile of a Park	75.2%	50
Residential Units within 1/2 Mile of a Subway/Rail Entrance	90.0%	23
Unused Capacity Rate (% of land area)	18.1%	49

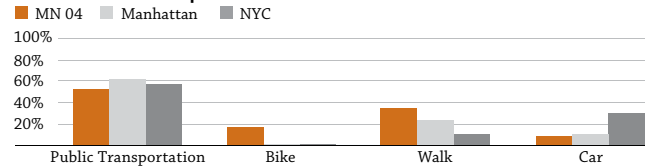
## Households in MN 04 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of MN 04 versus New York City



## Modal Share of Transportation to Work



More workers in MN 01 walk to work than workers in other areas of Manhattan, or in New York City as a whole. In 2009, 34.6 percent of workers walked to work compared to 23.2 percent in Manhattan as a whole.

## Getting to Work in New York City

Destination-Origin Ratio	8.94
Locally Employed Residents Share: Percentage who live and work in the same neighborhood	50.3%
Locally Employed Resident Share: Percentage who work less than half a mile from their home	17.1%
City-Employed Residents Share	88.2%

Fifty percent of all employed residents who live in the neighborhood work there.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>2</sup>	3.7%	–	3.9%	–	16	24
Units Issued New Certificates of Occupancy	1021	945	2759	–	2	1
Units Authorized by New Residential Building Permits	1151	2896	125	0	3	44
Homeownership Rate	20.2%	24.2%	25.0%	–	37	34
Index of Housing Price Appreciation (condominium) <sup>3</sup>	100.0	254.5	208.1	218.1	–	2
Median Sales Price per Unit (condominium) <sup>3</sup>	\$829,852	\$1,210,665	\$1,004,190	\$1,091,250	3	4
Sales Volume	562	1,354	689	688	22	9
Median Monthly Contract Rent	–	\$1,488	\$1,652	–	–	5
Median Rent Burden	–	25.9%	25.8%	–	–	50
Home Purchase Loan Rate (per 1,000 properties)	–	40.2	19.4	–	–	21
Refinance Loan Rate (per 1,000 properties)	–	13.3	35.1	–	–	7
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.0%	–	–	52
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	4.0	3.9	3.9	0.0	40	54
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.4%	0.4%	1.1%	–	58	47
Housing Code Violations, Serious (per 1,000 rental units)	–	12.7	15.8	15.4	–	45
Housing Code Violations, Total (per 1,000 rental units)	–	58.0	71.9	75.9	–	46
Severe Crowding Rate (% of renter households)	–	2.4%	3.6%	–	–	22
<b>Population</b>						
Foreign-Born Population	25.3%	22.6%	25.9%	–	37	40
Racial Diversity Index	0.55	0.57	0.55	–	30	30
Households with Children under 18 Years Old	8.4%	8.0%	8.7%	–	54	55
Population 65 and Older	11.4%	9.9%	11.7%	–	23	28
Poverty Rate	14.4%	14.2%	12.7%	–	38	36
Unemployment Rate	7.3%	6.8%	9.5%	–	37	34
Mean Travel Time to Work (minutes)	24.8	24.7	25.0	–	54	53
Students Performing at Grade Level in Reading	66.2%	–	–	66.7%	2	2
Students Performing at Grade Level in Math	61.0%	–	–	77.3%	2	2
Asthma Hospitalizations (per 1,000 people)	2.0	1.6	1.4	–	36	43
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>4</sup>	27.8	10.4	2.7	–	6	52

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

2. The rental vacancy rate for 2009 is an average rate for 2007–2009.

3. Ranked out of 7 community districts with the same predominant housing type (condominium).

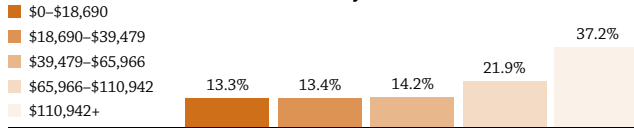
4. Sample size is less than 20 newly identified cases in at least one year presented.



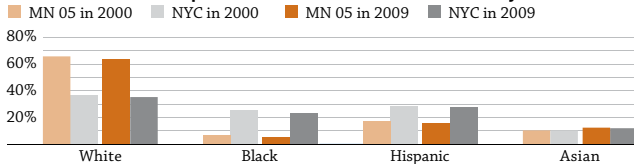
# MIDTOWN – MN 05<sup>1</sup>

	2009	Rank
Population	147,472	–
Population Density (1,000 persons per square mile)	50.8	17
Median Household Income	\$81,767	6
Income Diversity Ratio	6.6	14
Public and Subsidized Rental Housing Units (% of rental units)	19.2%	22
Rent-Regulated Units (% of rental units)	50.9%	20
Residential Units in a Historic District	8.3%	10
Residential Units within 1/4 Mile of a Park	95.4%	22
Residential Units within 1/2 Mile of a Subway/Rail Entrance	100.0%	1
Unused Capacity Rate (% of land area)	0.0%	58

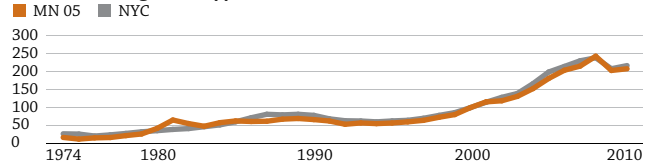
## Households in MN 05 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of MN 05 versus New York City

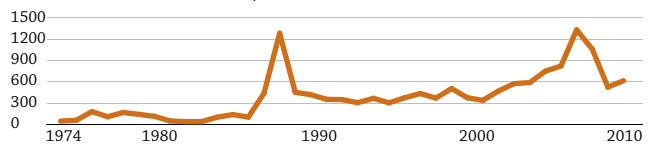


## Index of Housing Price Appreciation (Condominium), 1974-2010



MN 05 has seen similar price trends in the market for condominiums as the rest of the city in recent years, despite having a notably high median sales price of \$1.3 million. Prices fell by 16.2 percent in 2009 in the neighborhood compared to 12.8 percent in the city as a whole. Except in 2009, prices in MN 05 rose in every year since 2000 including a 1.2 percent increase in 2010.

## Sales Volume (Condominium), 1974-2010



Sales volume for condominiums has fallen in recent years, with 577 units transacting in 2010 compared to 1,293 in 2007.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>2</sup>	3.7%	–	3.9%	–	16	24
Units Issued New Certificates of Occupancy	730	592	132	–	5	46
Units Authorized by New Residential Building Permits	1174	952	18	17	2	17
Homeownership Rate	20.2%	24.2%	25.0%	–	37	34
Index of Housing Price Appreciation (condominium) <sup>3</sup>	100.0	244.2	204.2	209.0	–	4
Median Sales Price per Unit (condominium) <sup>3</sup>	\$615,250	\$1,448,240	\$1,271,318	\$1,298,269	6	2
Sales Volume	345	1,035	496	593	36	16
Median Monthly Contract Rent	–	\$1,488	\$1,652	–	–	5
Median Rent Burden	–	25.9%	25.8%	–	–	50
Home Purchase Loan Rate (per 1,000 properties)	–	40.2	19.4	–	–	21
Refinance Loan Rate (per 1,000 properties)	–	13.3	35.1	–	–	7
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.0%	–	–	52
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	–	–	–	–	–	–
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.0%	0.0%	0.0%	–	48	59
Housing Code Violations, Serious (per 1,000 rental units)	–	6.0	6.2	7.0	–	56
Housing Code Violations, Total (per 1,000 rental units)	–	26.6	27.6	36.7	–	57
Severe Crowding Rate (% of renter households)	–	2.4%	3.6%	–	–	22
<b>Population</b>						
Foreign-Born Population	25.3%	22.6%	25.9%	–	37	40
Racial Diversity Index	0.55	0.57	0.55	–	30	30
Households with Children under 18 Years Old	8.4%	8.0%	8.7%	–	54	55
Population 65 and Older	11.4%	9.9%	11.7%	–	23	28
Poverty Rate	14.4%	14.2%	12.7%	–	38	36
Unemployment Rate	7.3%	6.8%	9.5%	–	37	34
Mean Travel Time to Work (minutes)	24.8	24.7	25.0	–	54	53
Students Performing at Grade Level in Reading	66.2%	–	–	66.7%	2	2
Students Performing at Grade Level in Math	61.0%	–	–	77.3%	2	2
Asthma Hospitalizations (per 1,000 people)	2.0	1.6	1.4	–	36	43
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>4</sup>	30.2	11.3	10.2	–	3	2

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

2. The rental vacancy rate for 2009 is an average rate for 2007–2009.

3. Ranked out of 7 community districts with the same predominant housing type (condominium)

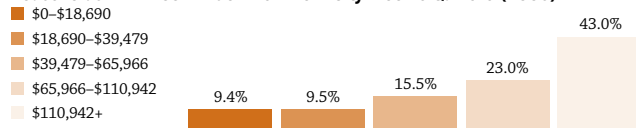
4. Sample size is less than 20 newly identified cases in at least one year presented



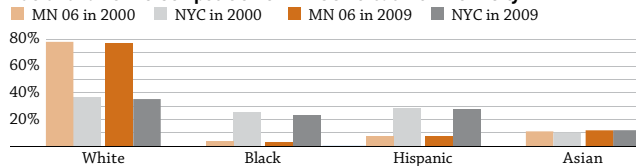
# STUYVESANT TOWN / TURTLE BAY – MN 06

	2009	Rank
Population	155,527	–
Population Density (1,000 persons per square mile)	96.3	3
Median Household Income	\$98,701	4
Income Diversity Ratio	4.9	36
Public and Subsidized Rental Housing Units (% of rental units)	5.6%	44
Rent-Regulated Units (% of rental units)	48.2%	30
Residential Units in a Historic District	4.9%	11
Residential Units within 1/4 Mile of a Park	98.1%	14
Residential Units within 1/2 Mile of a Subway/Rail Entrance	83.9%	29
Unused Capacity Rate (% of land area)	21.2%	38

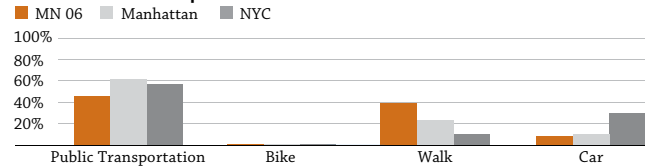
## Households in MN 06 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of MN 06 versus New York City



## Modal Share of Transportation to Work



Workers in MN 06 are more likely than workers in the city as a whole to walk to work. In 2009, 39.4 percent of workers walked compared to 10.7 percent in the city as a whole.

## Getting to Work in New York City

Destination-Origin Ratio	3.45
Locally Employed Residents Share: Percentage who live and work in the same neighborhood	23.2%
Locally Employed Resident Share: Percentage who work less than half a mile from their home	13.4%
City-Employed Residents Share	88.2%

MN 06 has the fifth highest destination-origin ratio in New York City. For every employed resident of the neighborhood, more than three New York City residents come from other areas of the city to work in the neighborhood.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	2.5%	–	3.4%	–	35	30
Units Issued New Certificates of Occupancy	281	234	142	–	12	44
Units Authorized by New Residential Building Permits	495	902	18	0	9	44
Homeownership Rate	26.3%	31.9%	34.1%	–	28	25
Index of Housing Price Appreciation (condominium) <sup>2</sup>	100.0	212.5	195.2	213.0	–	3
Median Sales Price per Unit (condominium) <sup>2</sup>	\$499,178	\$929,614	\$762,791	\$808,000	7	7
Sales Volume	598	1,190	425	578	17	18
Median Monthly Contract Rent	–	\$1,781	\$1,881	–	–	2
Median Rent Burden	–	25.5%	25.5%	–	–	52
Home Purchase Loan Rate (per 1,000 properties)	–	27.3	14.6	–	–	37
Refinance Loan Rate (per 1,000 properties)	–	13.5	41.9	–	–	3
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.1%	0.0%	–	–	52
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	0.0	3.0	6.0	0.0	56	54
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.6%	0.5%	1.3%	–	32	43
Housing Code Violations, Serious (per 1,000 rental units)	–	4.1	4.2	5.4	–	58
Housing Code Violations, Total (per 1,000 rental units)	–	24.5	25.3	29.8	–	58
Severe Crowding Rate (% of renter households)	–	3.4%	2.4%	–	–	36
<b>Population</b>						
Foreign-Born Population	24.0%	22.7%	21.0%	–	40	47
Racial Diversity Index	0.40	0.37	0.39	–	46	51
Households with Children under 18 Years Old	8.4%	10.2%	11.6%	–	54	54
Population 65 and Older	14.6%	14.6%	13.3%	–	11	20
Poverty Rate	7.9%	6.3%	6.9%	–	51	52
Unemployment Rate	4.2%	4.4%	9.0%	–	52	38
Mean Travel Time to Work (minutes)	25.6	26.8	25.9	–	53	52
Students Performing at Grade Level in Reading	66.2%	–	–	66.7%	2	2
Students Performing at Grade Level in Math	61.0%	–	–	77.3%	2	2
Asthma Hospitalizations (per 1,000 people)	1.2	1.3	1.1	–	49	51
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>3</sup>	16.6	5.3	6.7	–	38	8

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 7 community districts with the same predominant housing type (condominium).

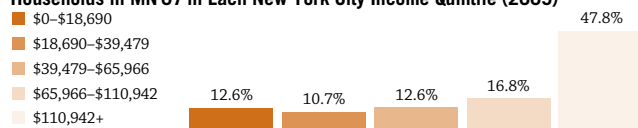
3. Sample size is less than 20 newly identified cases in at least one year presented.



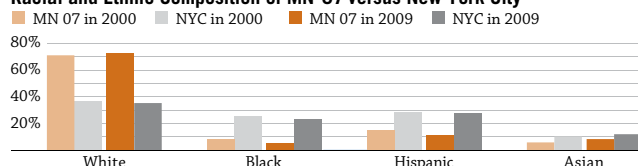
# UPPER WEST SIDE – MN 07

	2009	Rank
Population	213,137	–
Population Density (1,000 persons per square mile)	63.7	11
Median Household Income	\$105,766	1
Income Diversity Ratio	7.4	5
Public and Subsidized Rental Housing Units (% of rental units)	19.1%	23
Rent-Regulated Units (% of rental units)	58.7%	11
Residential Units in a Historic District	31.8%	2
Residential Units within 1/4 Mile of a Park	100.0%	1
Residential Units within 1/2 Mile of a Subway/Rail Entrance	97.5%	9
Unused Capacity Rate (% of land area)	21.2%	38

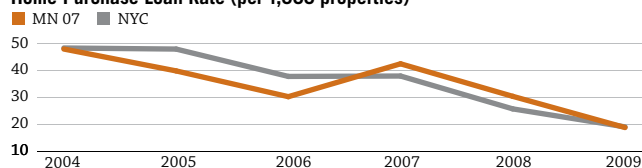
## Households in MN 07 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of MN 07 versus New York City

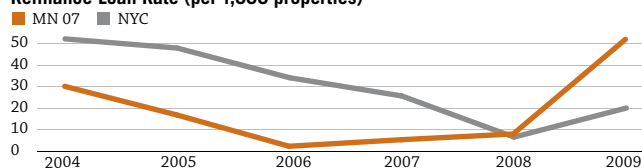


## Home Purchase Loan Rate (per 1,000 properties)



Home purchase loan rates followed the same overall trend in MN 07 as in city as a whole. Between 2004 and 2009, the rate fell by 60.9 percent in the community district and 60.8 percent in the city as a whole.

## Refinance Loan Rate (per 1,000 properties)



Like the city as a whole, MN 07 saw refinancing rates decline sharply between 2004 and 2006. From 2006 to 2008, the community district experienced a slight increase in rates, while those of the city as a whole continued to decline. In 2009, the rate in MN 07 rose by 215.0 percent while it rose by 71.0 percent in the city as a whole.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	3.5%	–	3.6%	–	21	26
Units Issued New Certificates of Occupancy	921	230	1198	–	3	4
Units Authorized by New Residential Building Permits	441	1095	0	0	11	44
Homeownership Rate	29.2%	32.4%	34.5%	–	24	24
Index of Housing Price Appreciation (condominium) <sup>2</sup>	100.0	239.4	217.7	239.4	–	1
Median Sales Price per Unit (condominium) <sup>2</sup>	\$742,389	\$1,226,649	\$1,067,678	\$1,060,000	5	5
Sales Volume	79	1,761	964	1,047	54	4
Median Monthly Contract Rent	–	\$1,433	\$1,663	–	–	4
Median Rent Burden	–	23.4%	23.6%	–	–	55
Home Purchase Loan Rate (per 1,000 properties)	–	30.4	18.8	–	–	24
Refinance Loan Rate (per 1,000 properties)	–	16.4	51.6	–	–	2
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.0%	–	–	52
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	1.9	0.0	1.7	0.0	53	54
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.7%	0.9%	0.7%	–	51	56
Housing Code Violations, Serious (per 1,000 rental units)	–	11.4	11.7	13.2	–	47
Housing Code Violations, Total (per 1,000 rental units)	–	66.7	68.3	73.1	–	47
Severe Crowding Rate (% of renter households)	–	2.7%	1.4%	–	–	48
<b>Population</b>						
Foreign-Born Population	21.3%	21.8%	19.1%	–	46	51
Racial Diversity Index	0.49	0.45	0.45	–	37	48
Households with Children under 18 Years Old	14.6%	17.9%	20.8%	–	51	49
Population 65 and Older	13.4%	13.9%	13.9%	–	17	15
Poverty Rate	10.0%	9.9%	8.8%	–	48	47
Unemployment Rate	4.8%	4.4%	6.6%	–	51	51
Mean Travel Time to Work (minutes)	30.3	29.8	29.1	–	52	51
Students Performing at Grade Level in Reading	43.1%	–	–	52.9%	27	11
Students Performing at Grade Level in Math	34.5%	–	–	59.9%	31	25
Asthma Hospitalizations (per 1,000 people)	1.7	1.4	1.3	–	41	44
Elevated Blood Lead Levels (incidence per 1,000 children)	19.0	8.6	6.2	–	25	10

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

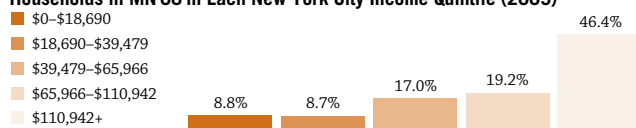
2. Ranked out of 7 community districts with the same predominant housing type (condominium).



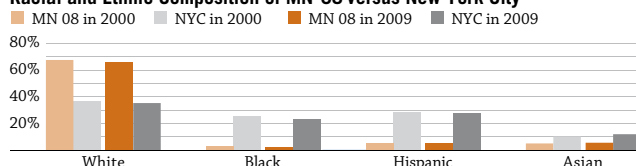
# UPPER EAST SIDE – MN 08

	2009	Rank
Population	234,133	–
Population Density (1,000 persons per square mile)	118.4	1
Median Household Income	\$98,817	3
Income Diversity Ratio	5.9	18
Public and Subsidized Rental Housing Units (% of rental units)	7.8%	37
Rent-Regulated Units (% of rental units)	50.3%	22
Residential Units in a Historic District	10.2%	9
Residential Units within 1/4 Mile of a Park	82.7%	42
Residential Units within 1/2 Mile of a Subway/Rail Entrance	76.8%	33
Unused Capacity Rate (% of land area)	22.9%	34

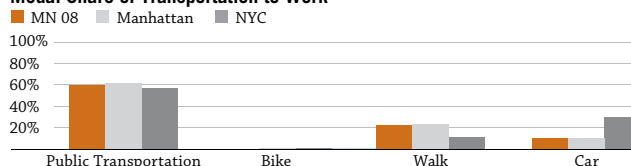
## Households in MN 08 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of MN 08 versus New York City



## Modal Share of Transportation to Work



More workers in MN 08 walk to work than workers in New York City as a whole. In 2009, 22.0 percent of workers walked to work compared to 10.7 percent in New York City as a whole.

## Getting to Work in New York City

Destination-Origin Ratio	1.26
Locally Employed Residents Share: Percentage who live and work in the same neighborhood	15.5%
Locally Employed Resident Share: Percentage who work less than half a mile from their home	8.6%
City-Employed Residents Share	88.0%

Only 15.5 percent of all employed residents who live in the neighborhood work there.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	2.8%	–	5.2%	–	32	10
Units Issued New Certificates of Occupancy	559	408	571	–	9	12
Units Authorized by New Residential Building Permits	241	162	210	0	18	44
Homeownership Rate	30.7%	35.8%	36.4%	–	22	22
Index of Housing Price Appreciation (condominium) <sup>2</sup>	100.0	209.0	176.8	183.9	–	7
Median Sales Price per Unit (condominium) <sup>2</sup>	\$870,410	\$1,313,795	\$1,072,993	\$1,135,000	2	3
Sales Volume	398	982	983	882	34	5
Median Monthly Contract Rent	–	\$1,761	\$1,735	–	–	3
Median Rent Burden	–	24.4%	26.0%	–	–	49
Home Purchase Loan Rate (per 1,000 properties)	–	17.7	14.6	–	–	37
Refinance Loan Rate (per 1,000 properties)	–	11.3	37.2	–	–	6
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.1%	0.4%	–	–	50
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	2.5	3.2	5.6	9.5	49	43
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.1%	1.1%	1.1%	–	46	47
Housing Code Violations, Serious (per 1,000 rental units)	–	8.7	9.8	11.6	–	49
Housing Code Violations, Total (per 1,000 rental units)	–	45.9	51.9	65.0	–	50
Severe Crowding Rate (% of renter households)	–	2.2%	1.9%	–	–	43
<b>Population</b>						
Foreign-Born Population	21.5%	23.1%	18.0%	–	44	52
Racial Diversity Index	0.31	0.33	0.31	–	53	53
Households with Children under 18 Years Old	13.3%	17.8%	18.8%	–	52	51
Population 65 and Older	14.2%	16.5%	15.5%	–	12	9
Poverty Rate	6.5%	5.4%	5.9%	–	53	54
Unemployment Rate	3.7%	3.1%	6.3%	–	55	52
Mean Travel Time to Work (minutes)	30.7	29.8	29.2	–	51	50
Students Performing at Grade Level in Reading	66.2%	–	–	66.7%	2	2
Students Performing at Grade Level in Math	61.0%	–	–	77.3%	2	2
Asthma Hospitalizations (per 1,000 people)	0.8	0.6	0.5	–	55	55
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>3</sup>	13.6	4.3	3.6	–	46	33

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 7 community districts with the same predominant housing type (condominium).

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

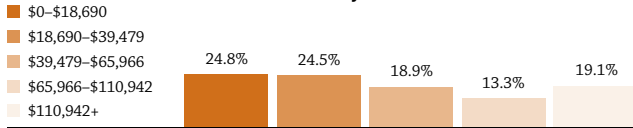




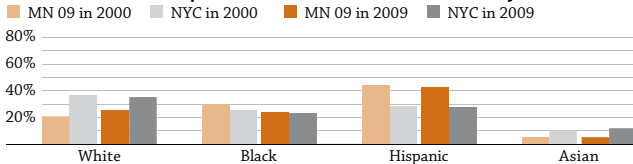
# MORNINGSIDE HEIGHTS / HAMILTON — MN 09

	2009	Rank
Population	132,851	–
Population Density (1,000 persons per square mile)	99.3	2
Median Household Income	\$38,614	38
Income Diversity Ratio	7.0	9
Public and Subsidized Rental Housing Units (% of rental units)	19.3%	21
Rent-Regulated Units (% of rental units)	64.5%	9
Residential Units in a Historic District	11.1%	7
Residential Units within 1/4 Mile of a Park	99.9%	3
Residential Units within 1/2 Mile of a Subway/Rail Entrance	99.5%	6
Unused Capacity Rate (% of land area)	27.1%	30

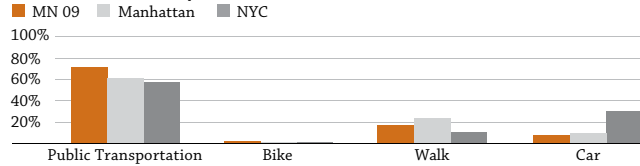
## Households in MN 09 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of MN 09 versus New York City



## Modal Share of Transportation to Work



Workers in MN 09 are more likely than workers in the city as a whole to take public transportation to work. In 2009, 71.4 percent of MN 09 workers took public transportation compared to 57.0 percent in the city as a whole.

## Getting to Work in New York City

Destination-Origin Ratio	0.88
Locally Employed Residents Share: Percentage who live and work in the same neighborhood	18.4%
Locally Employed Resident Share: Percentage who work less than half a mile from their home	14.7%
City-Employed Residents Share	86.3%

MN 09 has the third highest share of workers that work outside of New York City of all the neighborhoods in Manhattan. In MN 09, 13.7 percent of workers do not work in the five boroughs.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	4.3%	–	3.5%	–	12	27
Units Issued New Certificates of Occupancy	0	295	44	–	57	58
Units Authorized by New Residential Building Permits	2	136	0	0	58	44
Homeownership Rate	10.9%	14.1%	15.6%	–	47	44
Index of Housing Price Appreciation (5+ family building) <sup>2</sup>	100.0	374.3	280.4	321.2	–	2
Median Sales Price per Unit (5+ family building) <sup>2</sup>	\$46,824	\$107,707	\$89,252	\$85,290	2	5
Sales Volume	32	104	65	91	59	48
Median Monthly Contract Rent	–	\$917	\$965	–	–	30
Median Rent Burden	–	32.5%	31.1%	–	–	32
Home Purchase Loan Rate (per 1,000 properties)	–	20.0	17.3	–	–	28
Refinance Loan Rate (per 1,000 properties)	–	14.2	31.3	–	–	11
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.5%	2.6%	–	–	40
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	66.7	33.9	13.9	18.7	2	29
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	13.9%	4.3%	6.2%	–	7	9
Housing Code Violations, Serious (per 1,000 rental units)	–	103.9	103.3	106.8	–	12
Housing Code Violations, Total (per 1,000 rental units)	–	481.6	478.9	449.1	–	10
Severe Crowding Rate (% of renter households)	–	3.6%	2.8%	–	–	30
<b>Population</b>						
Foreign-Born Population	35.0%	33.7%	33.9%	–	27	31
Racial Diversity Index	0.69	0.69	0.70	–	9	6
Households with Children under 18 Years Old	30.9%	27.6%	25.8%	–	40	45
Population 65 and Older	10.0%	11.6%	10.6%	–	34	33
Poverty Rate	30.1%	27.4%	25.3%	–	13	18
Unemployment Rate	16.5%	5.3%	9.6%	–	10	31
Mean Travel Time to Work (minutes)	33.8	32.8	32.5	–	49	47
Students Performing at Grade Level in Reading	31.8%	–	–	34.0%	45	42
Students Performing at Grade Level in Math	24.7%	–	–	44.8%	44	41
Asthma Hospitalizations (per 1,000 people)	3.9	3.5	3.0	–	15	24
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>3</sup>	18.7	5.8	3.7	–	28	32

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 5 community districts with the same predominant housing type (5+ family building).

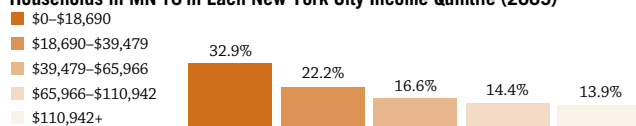
3. Sample size is less than 20 newly identified cases in at least one year presented.



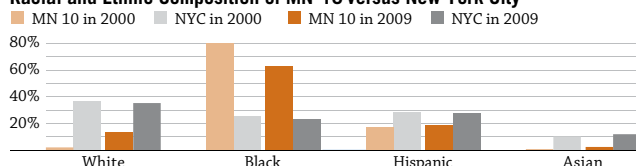
# CENTRAL HARLEM – MN 10

	2009	Rank
Population	122,336	–
Population Density (1,000 persons per square mile)	85.2	6
Median Household Income	\$31,474	47
Income Diversity Ratio	7.9	4
Public and Subsidized Rental Housing Units (% of rental units)	47.2%	6
Rent-Regulated Units (% of rental units)	55.3%	14
Residential Units in a Historic District	3.2%	14
Residential Units within 1/4 Mile of a Park	97.2%	17
Residential Units within 1/2 Mile of a Subway/Rail Entrance	100.0%	1
Unused Capacity Rate (% of land area)	29.0%	25

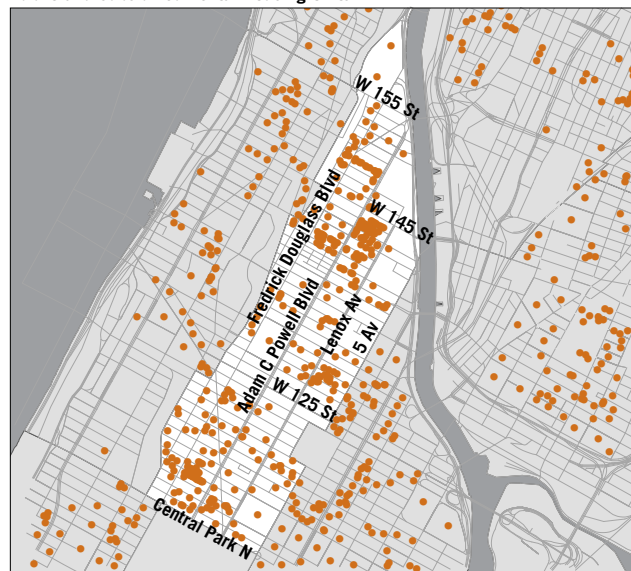
## Households in MN 10 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of MN 10 versus New York City



## Public and Subsidized Rental Housing Units



In MN 10, 47.2 percent of all rental units were subsidized. Of these, 40.7 percent were units in NYCHA buildings. Each dot represents a subsidized rental property.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	8.0%	–	5.0%	–	1	11
Units Issued New Certificates of Occupancy	84	676	560	–	31	13
Units Authorized by New Residential Building Permits	261	357	96	0	15	44
Homeownership Rate	6.6%	13.0%	15.4%	–	52	45
Index of Housing Price Appreciation (5+ family building) <sup>2</sup>	100.0	352.9	292.1	237.3	–	5
Median Sales Price per Unit (5+ family building) <sup>2</sup>	\$44,798	\$122,586	\$101,705	\$98,691	4	4
Sales Volume	119	569	230	257	46	40
Median Monthly Contract Rent	–	\$676	\$676	–	–	54
Median Rent Burden	–	29.6%	29.5%	–	–	37
Home Purchase Loan Rate (per 1,000 properties)	–	53.5	18.3	–	–	26
Refinance Loan Rate (per 1,000 properties)	–	10.9	16.0	–	–	42
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.6%	5.8%	–	–	29
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	98.0	20.5	31.2	24.6	1	24
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	14.8%	3.6%	5.4%	–	3	12
Housing Code Violations, Serious (per 1,000 rental units)	–	43.5	44.1	41.3	–	26
Housing Code Violations, Total (per 1,000 rental units)	–	206.3	209.2	198.9	–	25
Severe Crowding Rate (% of renter households)	–	2.7%	3.1%	–	–	27
<b>Population</b>						
Foreign-Born Population	17.8%	20.5%	20.8%	–	51	48
Racial Diversity Index	0.37	0.57	0.55	–	50	30
Households with Children under 18 Years Old	34.0%	31.6%	30.5%	–	35	33
Population 65 and Older	11.3%	11.5%	10.1%	–	24	36
Poverty Rate	36.4%	27.8%	27.1%	–	8	15
Unemployment Rate	18.6%	8.9%	13.1%	–	5	10
Mean Travel Time to Work (minutes)	37.3	36.1	35.5	–	42	42
Students Performing at Grade Level in Reading	28.6%	–	–	36.0%	48	39
Students Performing at Grade Level in Math	20.9%	–	–	44.6%	52	42
Asthma Hospitalizations (per 1,000 people)	7.5	5.9	5.6	–	5	10
Elevated Blood Lead Levels (incidence per 1,000 children)	23.3	4.4	5.7	–	13	14

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

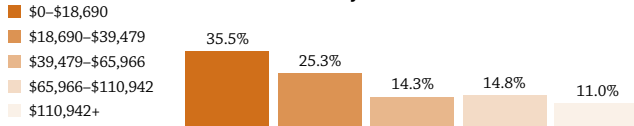
2. Ranked out of 5 community districts with the same predominant housing type (5+ family building).



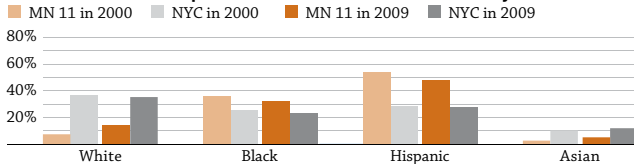
# EAST HARLEM – MN 11

	2009	Rank
Population	113,328	–
Population Density (1,000 persons per square mile)	48.8	19
Median Household Income	\$27,973	51
Income Diversity Ratio	6.8	11
Public and Subsidized Rental Housing Units (% of rental units)	68.8%	1
Rent-Regulated Units (% of rental units)	34.0%	42
Residential Units in a Historic District	0.8%	24
Residential Units within 1/4 Mile of a Park	99.3%	11
Residential Units within 1/2 Mile of a Subway/Rail Entrance	90.1%	22
Unused Capacity Rate (% of land area)	41.4%	12

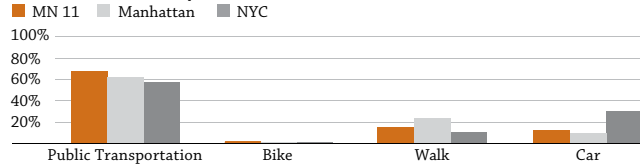
## Households in MN 11 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of MN 11 versus New York City



## Modal Share of Transportation to Work



Workers in MN 11 are more likely than workers in Manhattan as a whole to bike to work. In 2009, 2.6 percent of workers biked to work compared to 1.1 percent in Manhattan as a whole.

## Getting to Work in New York City

Destination-Origin Ratio	0.82
Locally Employed Residents Share: Percentage who live and work in the same neighborhood	8.9%
Locally Employed Resident Share: Percentage who work less than half a mile from their home	5.7%
City-Employed Residents Share	86.7%

MN 11 has the third highest share of workers that leave the neighborhood to work of all the community districts in Manhattan. In MN 11, 91.1 percent of all employees that live in the neighborhood work elsewhere.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	3.5%	–	2.7%	–	21	39
Units Issued New Certificates of Occupancy	210	164	783	–	16	6
Units Authorized by New Residential Building Permits	334	1239	39	248	13	1
Homeownership Rate	6.3%	6.6%	7.9%	–	54	51
Index of Housing Price Appreciation (5+ family building) <sup>2</sup>	100.0	279.8	277.6	501.8	–	1
Median Sales Price per Unit (5+ family building) <sup>2</sup>	\$37,779	\$159,618	\$118,233	\$182,083	5	2
Sales Volume	50	181	104	89	58	49
Median Monthly Contract Rent	–	\$617	\$689	–	–	53
Median Rent Burden	–	27.0%	28.7%	–	–	43
Home Purchase Loan Rate (per 1,000 properties)	–	22.0	13.7	–	–	48
Refinance Loan Rate (per 1,000 properties)	–	5.1	18.8	–	–	37
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	3.2%	–	–	37
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	49.3	14.1	10.7	16.0	3	33
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	11.9%	1.5%	3.3%	–	9	20
Housing Code Violations, Serious (per 1,000 rental units)	–	25.3	23.2	35.0	–	28
Housing Code Violations, Total (per 1,000 rental units)	–	136.8	125.5	221.7	–	23
Severe Crowding Rate (% of renter households)	–	3.7%	4.8%	–	–	14
<b>Population</b>						
Foreign-Born Population	21.1%	24.9%	22.7%	–	47	45
Racial Diversity Index	0.59	0.64	0.65	–	25	16
Households with Children under 18 Years Old	38.1%	36.1%	30.1%	–	29	35
Population 65 and Older	11.5%	10.0%	13.5%	–	22	17
Poverty Rate	37.1%	27.1%	30.0%	–	7	10
Unemployment Rate	16.8%	12.9%	16.2%	–	9	3
Mean Travel Time to Work (minutes)	35.5	35.7	33.2	–	47	46
Students Performing at Grade Level in Reading	32.5%	–	–	37.4%	43	38
Students Performing at Grade Level in Math	25.3%	–	–	47.4%	43	37
Asthma Hospitalizations (per 1,000 people)	10.5	8.2	8.9	–	1	2
Elevated Blood Lead Levels (incidence per 1,000 children)	19.9	5.4	4.9	–	21	22

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

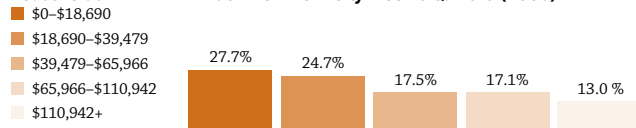
2. Ranked out of 5 community districts with the same predominant housing type (5+ family building).



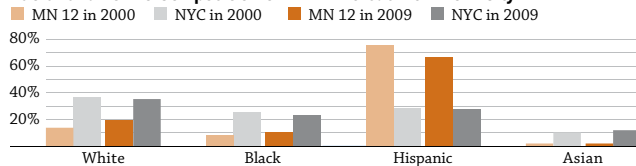
# WASHINGTON HEIGHTS / INWOOD – MN 12

	2009	Rank
Population	208,123	–
Population Density (1,000 persons per square mile)	70.3	9
Median Household Income	\$37,092	42
Income Diversity Ratio	6.3	15
Public and Subsidized Rental Housing Units (% of rental units)	6.1%	42
Rent-Regulated Units (% of rental units)	89.5%	1
Residential Units in a Historic District	2.0%	18
Residential Units within 1/4 Mile of a Park	99.7%	6
Residential Units within 1/2 Mile of a Subway/Rail Entrance	99.7%	5
Unused Capacity Rate (% of land area)	23.0%	33

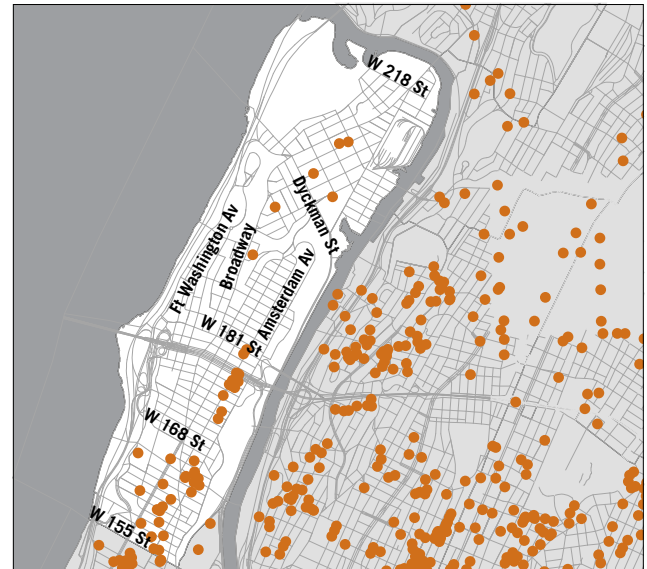
## Households in MN 12 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of MN 12 versus New York City



## Public and Subsidized Rental Housing Units

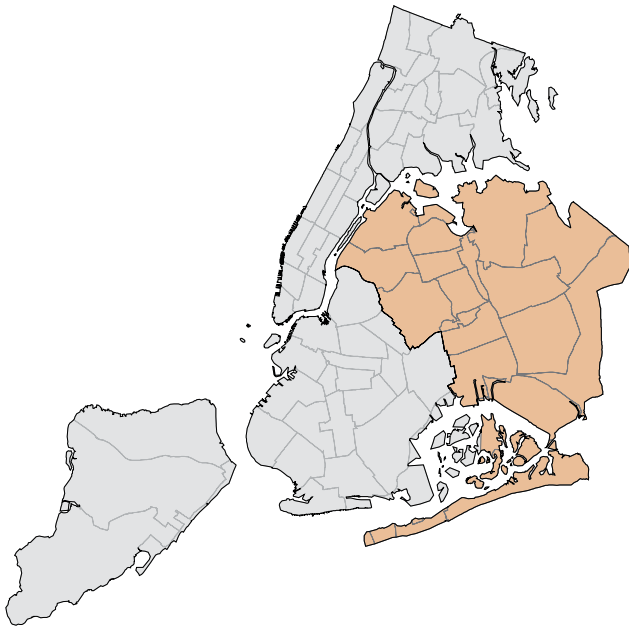


In MN 12, 6.1 percent of all rental units were subsidized. Of these, 54.7 percent were units in NYCHA buildings. Each dot represents a subsidized rental property.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	2.4%	–	1.5%	–	37	55
Units Issued New Certificates of Occupancy	0	25	69	–	57	54
Units Authorized by New Residential Building Permits	127	208	0	0	32	44
Homeownership Rate	6.5%	8.6%	10.6%	–	53	49
Index of Housing Price Appreciation (5+ family building) <sup>2</sup>	100.0	326.7	249.9	242.5	–	4
Median Sales Price per Unit (5+ family building) <sup>2</sup>	\$46,311	\$116,457	\$77,974	\$99,752	3	3
Sales Volume	53	129	67	71	57	54
Median Monthly Contract Rent	–	\$842	\$889	–	–	41
Median Rent Burden	–	31.1%	32.7%	–	–	18
Home Purchase Loan Rate (per 1,000 properties)	–	26.7	14.3	–	–	42
Refinance Loan Rate (per 1,000 properties)	–	12.6	33.8	–	–	9
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	1.2%	–	–	48
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	45.1	32.4	35.8	17.9	4	31
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	17.9%	7.3%	8.1%	–	1	3
Housing Code Violations, Serious (per 1,000 rental units)	–	120.7	120.8	147.9	–	4
Housing Code Violations, Total (per 1,000 rental units)	–	575.9	576.3	625.1	–	4
Severe Crowding Rate (% of renter households)	–	3.6%	4.0%	–	–	17
<b>Population</b>						
Foreign-Born Population	53.3%	49.0%	46.6%	–	5	11
Racial Diversity Index	0.43	0.46	0.51	–	42	39
Households with Children under 18 Years Old	40.8%	30.5%	28.1%	–	24	40
Population 65 and Older	9.9%	12.5%	11.9%	–	35	25
Poverty Rate	29.8%	24.2%	25.9%	–	14	16
Unemployment Rate	14.5%	11.9%	15.8%	–	14	4
Mean Travel Time to Work (minutes)	40.4	38.7	38.7	–	36	38
Students Performing at Grade Level in Reading	33.8%	–	–	29.5%	40	54
Students Performing at Grade Level in Math	27.4%	–	–	43.0%	40	48
Asthma Hospitalizations (per 1,000 people)	3.1	2.9	2.6	–	24	28
Elevated Blood Lead Levels (incidence per 1,000 children)	11.1	3.9	2.7	–	54	52

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 5 community districts with the same predominant housing type (5+ family building)



**L**ike much of the city's housing market, the Queens market shows persistent effects of the recent recession. Home values for single-family and 2–4 family buildings in Queens dropped 18.1 and 14.4 percent respectively from 2009 to 2010. The volume of sales also continued to decline, with the number of single-family transactions dropping from 4,895 in 2009 to 4,432 in 2010. New construction remained stalled in 2010, with only 479 units authorized by residential building permits compared to the 739 new units authorized in 2009.

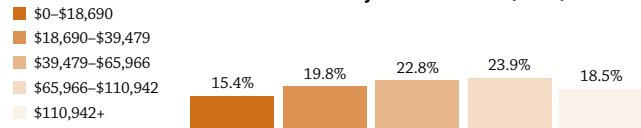
A positive sign for residents of Queens is the borough's declining foreclosure rate. There were 6,246 foreclosure notices issued to residential properties in 2010, down 25 percent from 2009 when Queens had the highest rate in the city. While still about twice as high as any year between 1997 and 2007, the rate of foreclosure declined in every single community district in 2010 as compared to 2009.

The borough's median monthly contract rent (\$1,126) was the second highest after Manhattan, and its rental vacancy rate was the lowest of any borough (2.7%). Queens has the lowest reported rate of housing code violations of any of the city's boroughs. The severe crowding rate in Queens was the second highest in the city at 4.4 percent.

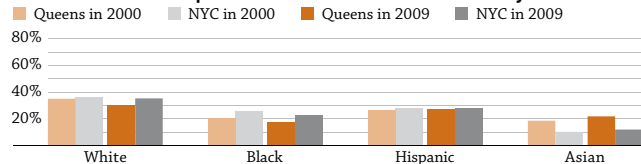
From 2008 to 2009, the unemployment rate in Queens rose roughly three percentage points, consistent with the city overall. Yet, the poverty rate remained

	2009	Rank
Population ('10)	2,230,722	2
Population Density (1,000 persons per square mile) ('10)	20.6	4
Median Household Income	\$55,120	3
Income Diversity Ratio	4.4	5
Public and Subsidized Rental Housing Units (% of rental units)	7.7%	5
Rent-Regulated Units (% of rental units)	48.3%	3
Residential Units in a Historic District	1.4%	3
Residential Units within 1/4 Mile of a Park	80.5%	4
Residential Units within 1/2 Mile of a Subway/Rail Entrance	50.9%	4
Unused Capacity Rate (% of land area)	25.2%	5

Households in Queens in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of Queens versus New York City



essentially unchanged from 12.1 percent in 2008 to 12.9 percent in 2009. Just over half (52.6%) of Queens workers use public transportation to get to work, compared to the city average of 57 percent.

Queens is the second most populous borough. Nearly half of its residents (46.6%) were born in other countries. The second-ranked borough, Brooklyn, was only 36.5 percent foreign-born. Queens remains the city's most racially and ethnically diverse borough with a racial diversity index of .76, meaning that two randomly selected Queens residents have a 76 percent probability of being of different races or ethnicities. Asians made up a growing share of the Queens population; by 2010, 22.8 percent of Queens residents were Asian compared to from 17.5 percent in 2000.

Queens has the largest share of residents over 65 in the city (13%). Between 2000 and 2009, the share of households with children declined three percentage points, to 32.9 percent.

Students in Queens are the best performing in New York City, with 49.9 and 67.0 percent of students performing at grade level in reading and math in 2010 respectively.



	2000	2008	2009	2010	Rank (‘00)	Rank (‘09/‘10)
<b>Housing: Stock</b>						
Housing Units	817,250	–	–	835,127	2	3
Rental Vacancy Rate	2.3%	3.5%	2.7%	–	5	5
Units Issued New Certificates of Occupancy	2,033	5,529	4,051	3,977	3	2
Units Authorized by New Residential Building Permits	3,207	6,071	739	479	2	1
Homeownership Rate	42.8%	46.3%	45.3%	–	2	2
<b>Housing: Market</b>						
Index of Housing Price Appreciation (1 family building)	100.0	187.6	163.9	134.2	–	4
Index of Housing Price Appreciation (2–4 family building)	100.0	192.9	156.7	134.2	–	3
Median Sales Price per Unit (1 family building)	\$296,956	\$469,915	\$422,078	\$410,000	2	3
Median Sales Price per Unit (2–4 family building)	\$170,070	\$274,631	\$233,923	\$217,650	3	3
Sales Volume (1 family building)	6,553	5,195	4,895	4,432	1	1
Sales Volume (2–4 family building)	5,068	4,471	4,122	3,492	2	1
Median Monthly Contract Rent	–	\$1,079	\$1,126	–	–	2
Median Rent Burden	–	30.3%	30.9%	–	–	4
<b>Housing: Finance</b>						
Home Purchase Loan Rate (per 1,000 properties)	–	26.0	21.4	–	–	2
High Cost Home Purchase Loans (% of home purchase loans)	–	5.2%	2.6%	–	–	3
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	6.3%	18.2%	–	–	3
Refinance Loan Rate (per 1,000 properties)	–	15.1	20.6	–	–	4
High Cost Refinance Loans (% of refinance loans)	–	11.1%	3.2%	–	–	2
Notices of Foreclosure (all residential properties)	2,632	6,235	8,294	6,246	2	1
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	9.3	21.8	28.7	21.0	4	3
Properties that Entered REO	316	1,069	865	455	1	1
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.8%	1.6%	1.9%	–	4	4
<b>Housing: Quality and Crowding</b>						
Housing Code Violations, Serious (per 1,000 rental units)	–	21.4	21.5	21.5	–	5
Housing Code Violations, Total (per 1,000 rental units)	–	111.3	111.4	110.0	–	5
Severe Crowding Rate (% of renter households)	–	5.7%	4.4%	–	–	2
<b>Population: Demographics</b>						
Population	2,229,379	–	–	2,230,722	2	2
Population Density (1,000 persons per square mile)	20.4	–	–	20.6	4	4
Foreign-Born Population	46.1%	47.4%	46.6%	–	1	1
Percent White	32.9%	–	–	27.6%	4	4
Percent Black	19.0%	–	–	17.7%	3	3
Percent Hispanic	25.0%	–	–	27.5%	3	2
Percent Asian	17.5%	–	–	22.8%	1	1
Racial Diversity Index	0.76	–	–	0.76	1	1
Population 65 and Older	12.7%	13.3%	13.0%	–	1	1
Households with Children under 18 Years Old	35.9%	33.5%	32.9%	–	4	4
<b>Population: Income, Education and Employment</b>						
Median Household Income	\$52,873	\$55,835	\$55,120	–	3	3
Income Diversity Ratio	4.1	4.6	4.4	–	4	5
Poverty Rate	14.6%	12.1%	12.6%	–	4	4
Unemployment Rate	7.7%	7.0%	9.9%	–	4	3
Public Transportation Rate	48.2%	52.8%	52.6%	–	4	4
Mean Travel Time to Work (minutes)	42.2	42.7	42.2	–	4	1
Serious Crime Rate (per 1,000 residents)	28.8	18.0	16.9	–	4	4
Adult Incarceration Rate (per 100,000 people aged 15 or older)	518	521	494	–	4	5
Students Performing at Grade Level in Reading	47.0%	–	–	49.9%	2	1
Students Performing at Grade Level in Math	41.4%	–	–	67.0%	2	1
<b>Population: Health</b>						
Asthma Hospitalizations (per 1,000 people)	2.1	2.0	1.9	–	4	5
Elevated Blood Lead Levels (incidence per 1,000 children)	16.8	4.4	3.7	–	3	3
Infant Mortality Rate (per 1,000 live births) <sup>1</sup>	5.8	–	4.7	–	4	3
Low Birth Weight Rate (per 1,000 live births)	76	82	79	–	5	5

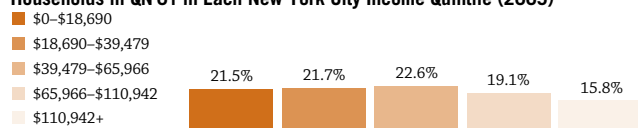
1. Infant Mortality Rate presented for 2009 is an average rate for 2007–2009.



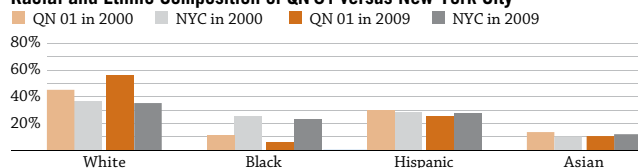
# ASTORIA — QN 01

	2009	Rank
Population	176,394	–
Population Density (1,000 persons per square mile)	30.6	35
Median Household Income	\$47,435	29
Income Diversity Ratio	5.3	25
Public and Subsidized Rental Housing Units (% of rental units)	13.2%	30
Rent-Regulated Units (% of rental units)	50.0%	25
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	68.2%	57
Residential Units within 1/2 Mile of a Subway/Rail Entrance	71.4%	36
Unused Capacity Rate (% of land area)	22.4%	36

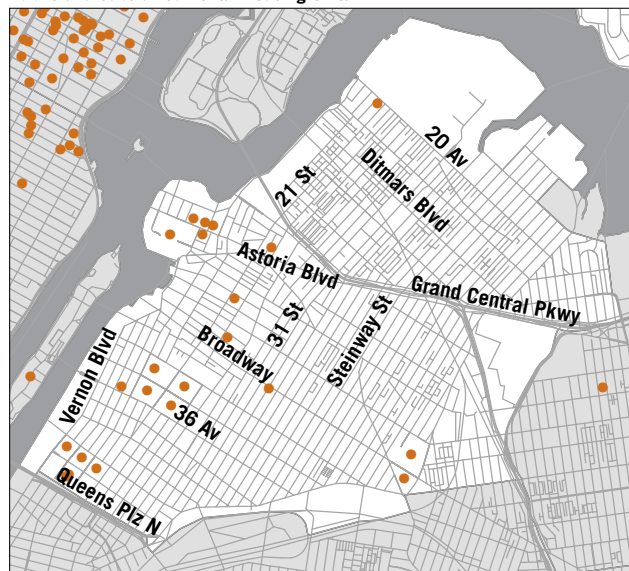
## Households in QN 01 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of QN 01 versus New York City



## Public and Subsidized Rental Housing Units



In QN 01, 13.2 percent of all rental units were subsidized. Of these, 80.4 percent were units in NYCHA buildings. Each dot represents a subsidized rental property.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	1.0%	–	1.9%	–	55	52
Units Issued New Certificates of Occupancy	178	653	615	–	18	9
Units Authorized by New Residential Building Permits	242	1237	23	11	17	26
Homeownership Rate	20.0%	23.0%	20.9%	–	39	39
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	239.6	174.7	179.1	–	8
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$183,013	\$321,789	\$269,520	\$275,000	7	7
Sales Volume	498	529	342	299	27	35
Median Monthly Contract Rent	–	\$1,079	\$1,125	–	–	17
Median Rent Burden	–	27.8%	29.5%	–	–	37
Home Purchase Loan Rate (per 1,000 properties)	–	23.2	14.5	–	–	39
Refinance Loan Rate (per 1,000 properties)	–	11.5	16.4	–	–	41
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	1.3%	7.4%	–	–	27
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	2.7	6.7	9.7	6.9	46	48
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.0%	1.1%	1.0%	–	48	50
Housing Code Violations, Serious (per 1,000 rental units)	–	11.1	11.2	9.5	–	51
Housing Code Violations, Total (per 1,000 rental units)	–	65.7	66.2	58.3	–	51
Severe Crowding Rate (% of renter households)	–	3.1%	3.0%	–	–	28
<b>Population</b>						
Foreign-Born Population	46.0%	42.3%	41.6%	–	14	17
Racial Diversity Index	0.72	0.64	0.61	–	4	20
Households with Children under 18 Years Old	28.5%	22.0%	18.0%	–	45	52
Population 65 and Older	10.9%	12.4%	12.6%	–	30	21
Poverty Rate	20.3%	16.4%	15.9%	–	25	30
Unemployment Rate	7.8%	6.4%	10.5%	–	34	23
Mean Travel Time to Work (minutes)	36.2	37.3	35.4	–	45	43
Students Performing at Grade Level in Reading	46.6%	–	–	48.3%	22	22
Students Performing at Grade Level in Math	42.5%	–	–	61.9%	19	20
Asthma Hospitalizations (per 1,000 people)	2.0	1.8	1.9	–	36	36
Elevated Blood Lead Levels (incidence per 1,000 children)	21.6	8.4	3.8	–	17	31

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

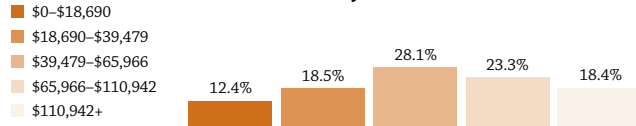
2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).



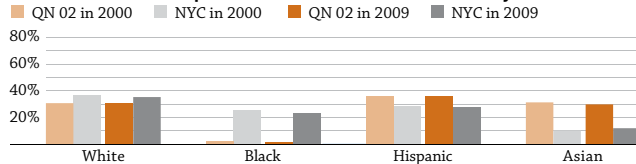
# WOODSIDE / SUNNYSIDE – QN 02

	2009	Rank
Population	131,011	–
Population Density (1,000 persons per square mile)	21.9	44
Median Household Income	\$55,123	16
Income Diversity Ratio	3.6	51
Public and Subsidized Rental Housing Units (% of rental units)	1.8%	51
Rent-Regulated Units (% of rental units)	71.6%	8
Residential Units in a Historic District	4.0%	12
Residential Units within 1/4 Mile of a Park	93.1%	26
Residential Units within 1/2 Mile of a Subway/Rail Entrance	88.0%	25
Unused Capacity Rate (% of land area)	28.1%	29

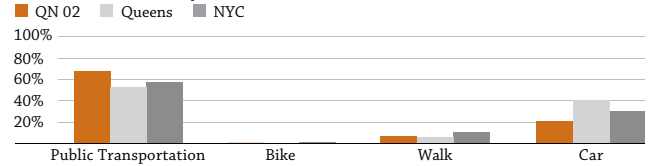
## Households in QN 02 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of QN 02 versus New York City



## Modal Share of Transportation to Work



Workers in QN 02 are less likely than most workers in Queens to drive to work. In 2009, 20.4 percent of QN 02 workers drove compared to 40.5 percent in Queens as a whole.

## Getting to Work in New York City

<b>Destination-Origin Ratio</b>	1.38
<b>Locally Employed Residents Share:</b> Percentage who live and work in the same neighborhood	8.7%
<b>Locally Employed Resident Share:</b> Percentage who work less than half a mile from their home	3.3%
<b>City-Employed Residents Share</b>	86.2%

QN 02 has the highest origin destination ratio in Queens. For every worker that resides in the neighborhood, 1.38 people come from other areas of the city to work in the neighborhood.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	2.1%	–	2.0%	–	42	51
Units Issued New Certificates of Occupancy	64	559	622	–	41	8
Units Authorized by New Residential Building Permits	116	2221	20	6	35	33
Homeownership Rate	25.2%	30.9%	25.8%	–	31	33
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	185.0	182.9	222.6	–	3
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$197,530	\$301,358	\$291,556	\$272,500	5	8
Sales Volume	273	466	612	411	41	28
Median Monthly Contract Rent	–	\$1,079	\$1,156	–	–	13
Median Rent Burden	–	28.6%	28.0%	–	–	46
Home Purchase Loan Rate (per 1,000 properties)	–	32.4	33.4	–	–	1
Refinance Loan Rate (per 1,000 properties)	–	10.6	19.3	–	–	33
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.6%	2.2%	–	–	45
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	2.1	11.4	19.0	13.2	52	36
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.0%	1.0%	1.2%	–	39	46
Housing Code Violations, Serious (per 1,000 rental units)	–	21.3	21.6	16.1	–	44
Housing Code Violations, Total (per 1,000 rental units)	–	124.4	126.6	109.7	–	41
Severe Crowding Rate (% of renter households)	–	8.3%	6.1%	–	–	7
<b>Population</b>						
Foreign-Born Population	61.0%	60.6%	55.0%	–	3	3
Racial Diversity Index	0.70	0.68	0.69	–	7	8
Households with Children under 18 Years Old	29.9%	29.9%	26.2%	–	42	44
Population 65 and Older	11.0%	12.7%	12.5%	–	29	23
Poverty Rate	16.4%	11.4%	10.2%	–	35	45
Unemployment Rate	7.4%	6.0%	6.3%	–	35	52
Mean Travel Time to Work (minutes)	37.2	40.8	36.7	–	44	40
Students Performing at Grade Level in Reading	44.8%	–	–	47.7%	24	26
Students Performing at Grade Level in Math	39.9%	–	–	62.6%	24	18
Asthma Hospitalizations (per 1,000 people)	1.6	1.4	1.3	–	44	44
Elevated Blood Lead Levels (incidence per 1,000 children)	17.1	6.8	6.7	–	35	8

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

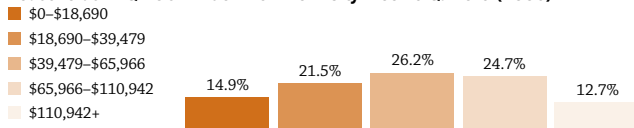
2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).



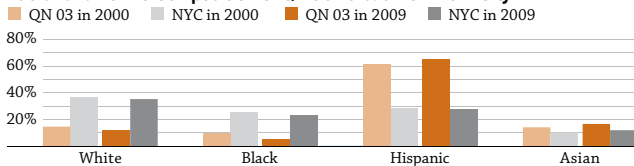
# JACKSON HEIGHTS – QN 03

	2009	Rank
Population	187,902	–
Population Density (1,000 persons per square mile)	45.4	23
Median Household Income	\$51,585	25
Income Diversity Ratio	3.5	52
Public and Subsidized Rental Housing Units (% of rental units)	1.3%	54
Rent-Regulated Units (% of rental units)	52.7%	17
Residential Units in a Historic District	15.3%	5
Residential Units within 1/4 Mile of a Park	89.6%	33
Residential Units within 1/2 Mile of a Subway/Rail Entrance	55.0%	43
Unused Capacity Rate (% of land area)	16.7%	52

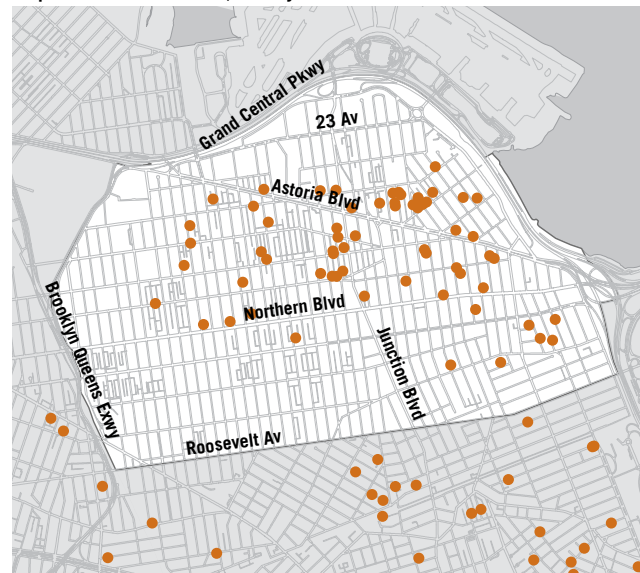
## Households in QN 03 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of QN 03 versus New York City



## Properties that Entered REO, January 2009–June 2010



In QN 03, 62 1–4 family properties entered REO between January 2009 and June 2010, ranking 10th among all community districts. Each dot represents a property that entered REO during this period.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	1.3%	–	1.8%	–	54	53
Units Issued New Certificates of Occupancy	67	404	184	–	39	36
Units Authorized by New Residential Building Permits	114	195	87	8	36	29
Homeownership Rate	33.1%	36.5%	37.2%	–	19	19
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	184.0	162.6	140.4	–	19
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$179,933	\$287,494	\$249,178	\$235,000	8	13
Sales Volume	699	580	508	394	14	29
Median Monthly Contract Rent	–	\$1,083	\$1,133	–	–	15
Median Rent Burden	–	34.2%	31.9%	–	–	23
Home Purchase Loan Rate (per 1,000 properties)	–	30.4	22.6	–	–	12
Refinance Loan Rate (per 1,000 properties)	–	12.8	15.5	–	–	44
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	3.7%	13.1%	–	–	26
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	10.6	33.7	49.7	29.3	28	20
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.8%	1.9%	2.4%	–	26	28
Housing Code Violations, Serious (per 1,000 rental units)	–	33.6	33.2	28.2	–	32
Housing Code Violations, Total (per 1,000 rental units)	–	178.1	176.1	145.1	–	29
Severe Crowding Rate (% of renter households)	–	12.5%	9.7%	–	–	2
<b>Population</b>						
Foreign-Born Population	62.2%	62.6%	62.3%	–	2	2
Racial Diversity Index	0.60	0.55	0.53	–	24	33
Households with Children under 18 Years Old	41.6%	39.4%	39.0%	–	22	16
Population 65 and Older	9.8%	9.1%	9.6%	–	37	41
Poverty Rate	19.3%	18.0%	16.0%	–	29	29
Unemployment Rate	9.9%	6.6%	9.2%	–	25	37
Mean Travel Time to Work (minutes)	41.3	44.4	41.6	–	30	26
Students Performing at Grade Level in Reading	45.5%	–	–	47.9%	23	25
Students Performing at Grade Level in Math	41.0%	–	–	62.3%	22	19
Asthma Hospitalizations (per 1,000 people)	1.9	1.7	1.5	–	39	40
Elevated Blood Lead Levels (incidence per 1,000 children)	20.2	7.9	5.4	–	20	17

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

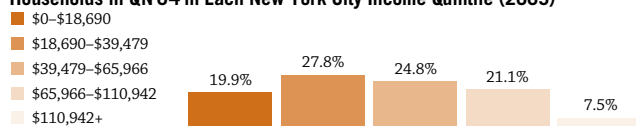
2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).



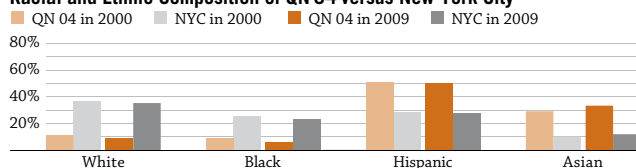
# ELMHURST / CORONA – QN 04

	2009	Rank
Population	147,604	–
Population Density (1,000 persons per square mile)	35.7	29
Median Household Income	\$43,300	32
Income Diversity Ratio	3.8	50
Public and Subsidized Rental Housing Units (% of rental units)	2.4%	48
Rent-Regulated Units (% of rental units)	57.6%	12
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	82.1%	43
Residential Units within 1/2 Mile of a Subway/Rail Entrance	72.7%	35
Unused Capacity Rate (% of land area)	20.3%	42

## Households in QN 04 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of QN 04 versus New York City



## Properties that Entered REO, January 2009–June 2010



In QN 04, 28 1–4 family properties entered REO between January 2009 and June 2010, ranking 16th among all community districts. Each dot represent a property that entered REO during this period.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	1.6%	–	2.5%	–	52	44
Units Issued New Certificates of Occupancy	136	318	394	–	22	18
Units Authorized by New Residential Building Permits	210	520	75	70	25	6
Homeownership Rate	21.8%	24.9%	24.3%	–	35	36
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	196.2	161.3	150.8	–	14
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$168,275	\$298,190	\$264,434	\$260,000	9	9
Sales Volume	595	402	403	343	18	32
Median Monthly Contract Rent	–	\$1,086	\$1,140	–	–	14
Median Rent Burden	–	34.6%	35.3%	–	–	9
Home Purchase Loan Rate (per 1,000 properties)	–	33.1	21.0	–	–	18
Refinance Loan Rate (per 1,000 properties)	–	11.3	12.0	–	–	49
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	1.5%	3.3%	–	–	36
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	4.3	20.5	25.1	18.2	39	30
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.3%	1.4%	1.5%	–	44	38
Housing Code Violations, Serious (per 1,000 rental units)	–	16.1	16.0	19.6	–	40
Housing Code Violations, Total (per 1,000 rental units)	–	101.4	100.9	111.7	–	40
Severe Crowding Rate (% of renter households)	–	13.2%	10.7%	–	–	1
<b>Population</b>						
Foreign-Born Population	66.8%	67.6%	65.9%	–	1	1
Racial Diversity Index	0.66	0.63	0.62	–	15	19
Households with Children under 18 Years Old	41.8%	37.3%	43.3%	–	19	7
Population 65 and Older	8.6%	10.0%	9.0%	–	46	45
Poverty Rate	19.2%	17.9%	22.3%	–	30	21
Unemployment Rate	9.3%	6.3%	8.3%	–	28	43
Mean Travel Time to Work (minutes)	41.7	42.8	43.9	–	27	13
Students Performing at Grade Level in Reading	42.1%	–	–	46.9%	28	30
Students Performing at Grade Level in Math	35.9%	–	–	63.5%	27	15
Asthma Hospitalizations (per 1,000 people)	1.8	1.5	1.5	–	40	40
Elevated Blood Lead Levels (incidence per 1,000 children)	19.7	7.1	4.8	–	22	23

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).

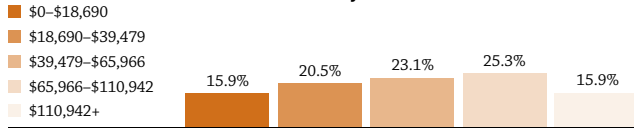




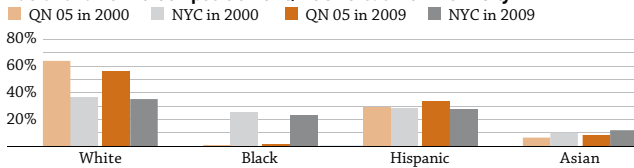
# RIDGEWOOD / MASPETH – QN 05

	2009	Rank
Population	187,972	–
Population Density (1,000 persons per square mile)	25.7	41
Median Household Income	\$52,523	20
Income Diversity Ratio	4.3	44
Public and Subsidized Rental Housing Units (% of rental units)	0.0%	57
Rent-Regulated Units (% of rental units)	34.8%	39
Residential Units in a Historic District	1.0%	23
Residential Units within 1/4 Mile of a Park	74.6%	51
Residential Units within 1/2 Mile of a Subway/Rail Entrance	38.3%	50
Unused Capacity Rate (% of land area)	14.6%	54

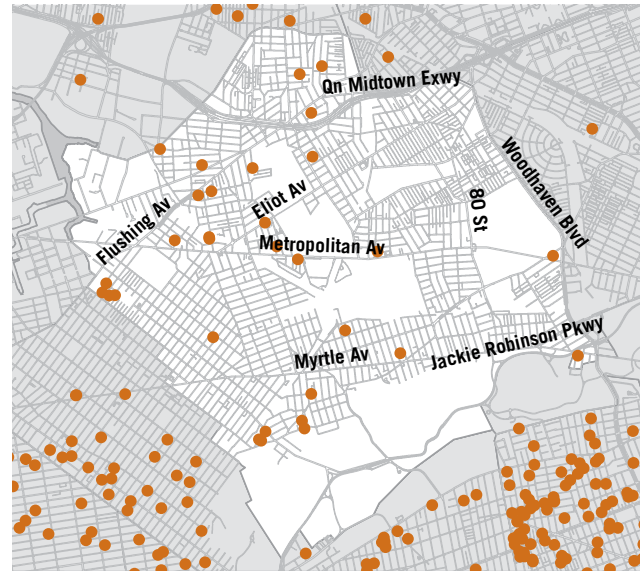
## Households in QN 05 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of QN 05 versus New York City<sup>1</sup>



## Properties that Entered REO, January 2009–June 2010



In QN 05, 31 1–4 family properties entered REO between January 2009 and June 2010, ranking 13th among all community districts. Each dot represent a property that entered REO during this period.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>2</sup>	3.0%	–	3.3%	–	28	33
Units Issued New Certificates of Occupancy	109	229	167	–	24	40
Units Authorized by New Residential Building Permits	101	46	34	22	40	13
Homeownership Rate	40.5%	44.9%	42.2%	–	14	16
Index of Housing Price Appreciation (2–4 family building) <sup>3</sup>	100.0	201.4	181.7	162.4	–	10
Median Sales Price per Unit (2–4 family building) <sup>3</sup>	\$161,676	\$270,712	\$244,093	\$230,000	12	14
Sales Volume	1,082	793	665	652	9	13
Median Monthly Contract Rent	–	\$1,044	\$1,096	–	–	20
Median Rent Burden	–	28.5%	31.5%	–	–	28
Home Purchase Loan Rate (per 1,000 properties)	–	20.6	18.9	–	–	23
Refinance Loan Rate (per 1,000 properties)	–	16.3	22.9	–	–	22
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	6.9%	22.0%	–	–	22
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	3.2	9.0	13.1	10.6	44	40
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.7%	0.9%	1.1%	–	51	47
Housing Code Violations, Serious (per 1,000 rental units)	–	22.8	22.7	17.3	–	43
Housing Code Violations, Total (per 1,000 rental units)	–	106.3	106.0	93.0	–	43
Severe Crowding Rate (% of renter households)	–	2.0%	3.8%	–	–	18
<b>Population</b>						
Foreign-Born Population	35.9%	36.0%	36.8%	–	25	27
Racial Diversity Index	0.53	–	0.57 <sup>1</sup>	–	32	28
Households with Children under 18 Years Old	35.0%	30.9%	35.5%	–	32	24
Population 65 and Older	13.8%	14.4%	11.9%	–	15	25
Poverty Rate	13.8%	11.4%	12.1%	–	41	38
Unemployment Rate	7.3%	4.5%	8.0%	–	37	45
Mean Travel Time to Work (minutes)	38.4	40.5	39.0	–	40	37
Students Performing at Grade Level in Reading	41.9%	–	–	46.9%	29	30
Students Performing at Grade Level in Math	35.7%	–	–	63.7%	29	14
Asthma Hospitalizations (per 1,000 people)	2.3	2.3	1.5	–	34	40
Elevated Blood Lead Levels (incidence per 1,000 children)	13.7	3.9	4.2	–	44	28

1. Racial and ethnicity data are unavailable for 2009. The figures represented in the graph and the Racial Diversity Index are a rolling average of 2007–2009 data.

2. The rental vacancy rate for 2009 is an average rate for 2007–2009.

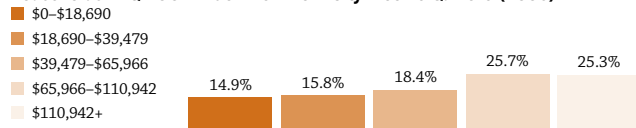
3. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).



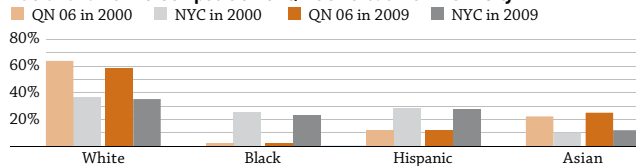
# REGO PARK / FOREST HILLS – QN 06

	2009	Rank
Population	114,945	–
Population Density (1,000 persons per square mile)	40.1	25
Median Household Income	\$66,391	11
Income Diversity Ratio	5.3	25
Public and Subsidized Rental Housing Units (% of rental units)	1.6%	53
Rent-Regulated Units (% of rental units)	77.6%	6
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	84.1%	40
Residential Units within 1/2 Mile of a Subway/Rail Entrance	78.5%	30
Unused Capacity Rate (% of land area)	19.3%	44

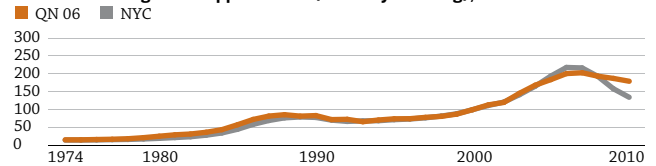
## Households in QN 06 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of QN 06 versus New York City

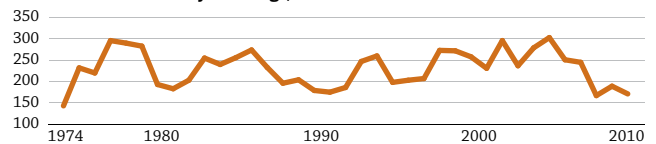


## Index of Housing Price Appreciation (1 Family Building), 1974-2010



Prices for single family homes in QN 06 reflected city trends until recent years. Since the downturn, prices have declined more slowly in QN 06, falling 20.9 percent since the peak in 2007. During that time, prices for single family homes in New York City fell by 32.4 percent.

## Sales Volume (1 Family Building), 1974-2010



Sales volume for single family homes has fallen in recent years with 171 properties transacting in 2010 compared to 303 in 2005.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	2.0%	–	2.6%	–	47	42
Units Issued New Certificates of Occupancy	172	140	82	–	19	51
Units Authorized by New Residential Building Permits	81	129	3	10	46	28
Homeownership Rate	38.3%	48.4%	47.6%	–	15	12
Index of Housing Price Appreciation (1 family building) <sup>2</sup>	100.0	194.1	187.8	179.9	–	2
Median Sales Price per Unit (1 family building) <sup>2</sup>	\$448,733	\$674,226	\$651,932	\$650,000	4	2
Sales Volume (1 family building) <sup>2</sup>	421	312	334	305	32	34
Median Monthly Contract Rent	–	\$1,206	\$1,212	–	–	8
Median Rent Burden	–	27.7%	29.9%	–	–	36
Home Purchase Loan Rate (per 1,000 properties)	–	32.6	26.1	–	–	5
Refinance Loan Rate (per 1,000 properties)	–	10.2	26.7	–	–	16
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.3%	1.3%	–	–	47
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	1.9	4.5	7.9	7.6	53	47
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.9%	0.8%	0.8%	–	50	54
Housing Code Violations, Serious (per 1,000 rental units)	–	7.7	7.7	9.2	–	52
Housing Code Violations, Total (per 1,000 rental units)	–	91.7	92.5	78.0	–	45
Severe Crowding Rate (% of renter households)	–	2.3%	3.8%	–	–	18
<b>Population</b>						
Foreign-Born Population	52.1%	50.1%	48.2%	–	6	8
Racial Diversity Index	0.56	0.56	0.59	–	28	23
Households with Children under 18 Years Old	21.9%	24.8%	22.0%	–	50	48
Population 65 and Older	18.8%	17.4%	18.4%	–	2	4
Poverty Rate	11.2%	6.7%	10.4%	–	45	44
Unemployment Rate	5.2%	6.2%	8.4%	–	49	42
Mean Travel Time to Work (minutes)	42.3	42.8	41.3	–	25	27
Students Performing at Grade Level in Reading	48.0%	–	–	48.0%	20	24
Students Performing at Grade Level in Math	42.0%	–	–	58.3%	20	28
Asthma Hospitalizations (per 1,000 people)	1.2	1.2	1.2	–	49	46
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>3</sup>	14.0	4.3	2.5	–	43	54

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 14 community districts with the same predominant housing type (1 family building).

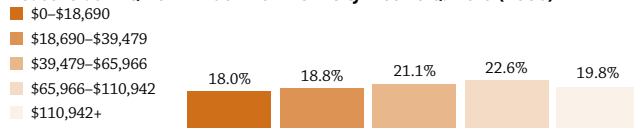
3. Sample size is less than 20 newly identified cases in at least one year presented.



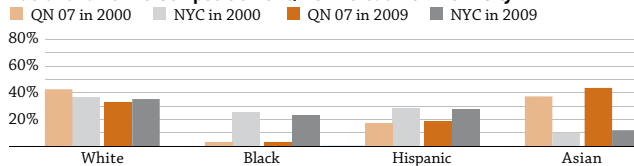
# FLUSHING / WHITESTONE – QN 07

	2009	Rank
Population	264,586	–
Population Density (1,000 persons per square mile)	22.9	43
Median Household Income	\$52,313	21
Income Diversity Ratio	5.1	31
Public and Subsidized Rental Housing Units (% of rental units)	3.3%	46
Rent-Regulated Units (% of rental units)	54.1%	15
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	83.5%	41
Residential Units within 1/2 Mile of a Subway/Rail Entrance	33.5%	51
Unused Capacity Rate (% of land area)	20.3%	42

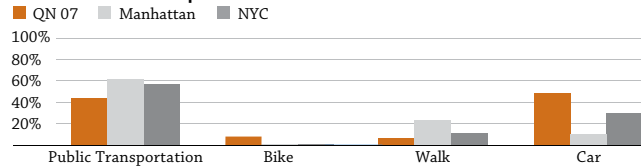
## Households in QN 07 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of QN 07 versus New York City



## Modal Share of Transportation to Work



More workers in QN 07 drive to work than workers in Queens or New York City as a whole. In 2009, 48.7 percent of workers drove to work compared to 40.5 percent in Queens as a whole.

## Getting to Work in New York City

Destination-Origin Ratio	0.69
Locally Employed Residents Share: Percentage who live and work in the same neighborhood	17.7%
Locally Employed Resident Share: Percentage who work less than half a mile from their home	5.5%
City-Employed Residents Share	78.7%

In QN 07, 21.3 percent of workers do not work in the five boroughs.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	1.9%	–	3.4%	–	50	30
Units Issued New Certificates of Occupancy	557	714	1017	–	10	5
Units Authorized by New Residential Building Permits	529	799	207	149	7	2
Homeownership Rate	47.3%	50.5%	46.6%	–	9	13
Index of Housing Price Appreciation (1 family building) <sup>2</sup>	100.0	196.4	188.7	170.1	–	3
Median Sales Price per Unit (1 family building) <sup>2</sup>	\$395,941	\$600,163	\$579,721	\$590,000	6	5
Sales Volume	1,594	1,662	1,174	1,094	5	2
Median Monthly Contract Rent	–	\$1,158	\$1,190	–	–	10
Median Rent Burden	–	34.9%	33.7%	–	–	12
Home Purchase Loan Rate (per 1,000 properties)	–	33.0	23.5	–	–	9
Refinance Loan Rate (per 1,000 properties)	–	11.7	19.4	–	–	31
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.8%	2.5%	–	–	42
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	3.1	6.5	9.2	8.1	45	46
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.7%	0.9%	1.0%	–	51	50
Housing Code Violations, Serious (per 1,000 rental units)	–	11.8	11.7	9.0	–	53
Housing Code Violations, Total (per 1,000 rental units)	–	74.1	73.8	57.4	–	52
Severe Crowding Rate (% of renter households)	–	4.8%	4.3%	–	–	16
<b>Population</b>						
Foreign-Born Population	50.3%	52.2%	54.4%	–	8	4
Racial Diversity Index	0.67	0.66	0.67	–	11	13
Households with Children under 18 Years Old	31.5%	31.1%	28.3%	–	38	39
Population 65 and Older	15.8%	16.8%	15.0%	–	9	11
Poverty Rate	13.2%	12.6%	11.4%	–	42	42
Unemployment Rate	5.5%	6.6%	10.2%	–	47	27
Mean Travel Time to Work (minutes)	40.5	40.2	42.0	–	35	23
Students Performing at Grade Level in Reading	56.7%	–	–	58.2%	8	8
Students Performing at Grade Level in Math	55.0%	–	–	74.6%	8	8
Asthma Hospitalizations (per 1,000 people)	1.5	1.1	1.1	–	45	51
Elevated Blood Lead Levels (incidence per 1,000 children)	13.1	3.9	3.1	–	47	43

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

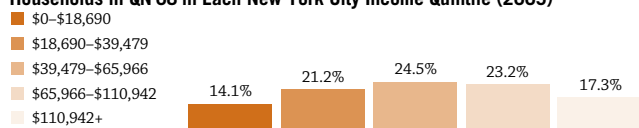
2. Ranked out of 14 community districts with the same predominant housing type (1 family building).



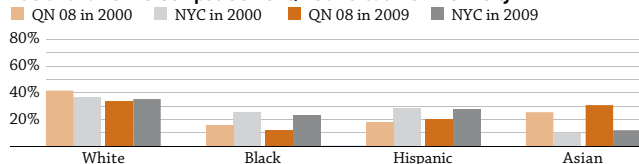
# HILLCREST / FRESH MEADOWS – QN 08

	2009	Rank
Population	161,047	–
Population Density (1,000 persons per square mile)	21.4	46
Median Household Income	\$53,249	18
Income Diversity Ratio	4.4	40
Public and Subsidized Rental Housing Units (% of rental units)	12.7%	31
Rent-Regulated Units (% of rental units)	57.5%	13
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	92.1%	28
Residential Units within 1/2 Mile of a Subway/Rail Entrance	28.0%	52
Unused Capacity Rate (% of land area)	20.6%	41

## Households in QN 08 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of QN 08 versus New York City



## Properties that Entered REO, January 2009–June 2010



In QN 08, 14 1–4 family properties entered REO between January 2009 and June 2010, ranking 26th among all community districts. Each dot represents a property that entered REO during this period.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	2.3%	–	2.3%	–	40	48
Units Issued New Certificates of Occupancy	67	375	394	–	39	18
Units Authorized by New Residential Building Permits	53	419	21	15	50	20
Homeownership Rate	43.8%	47.7%	48.4%	–	11	10
Index of Housing Price Appreciation (1 family building) <sup>2</sup>	100.0	181.5	165.9	139.9	–	11
Median Sales Price per Unit (1 family building) <sup>2</sup>	\$406,169	\$587,393	\$539,039	\$540,000	5	6
Sales Volume	671	653	637	511	15	22
Median Monthly Contract Rent	–	\$1,089	\$1,157	–	–	12
Median Rent Burden	–	29.3%	28.6%	–	–	44
Home Purchase Loan Rate (per 1,000 properties)	–	24.5	21.6	–	–	16
Refinance Loan Rate (per 1,000 properties)	–	9.5	17.5	–	–	39
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	1.2%	4.5%	–	–	33
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	3.9	10.1	15.9	10.2	41	41
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.1%	1.1%	1.3%	–	46	43
Housing Code Violations, Serious (per 1,000 rental units)	–	11.6	11.5	19.0	–	41
Housing Code Violations, Total (per 1,000 rental units)	–	79.4	79.2	115.6	–	36
Severe Crowding Rate (% of renter households)	–	3.8%	2.2%	–	–	41
<b>Population</b>						
Foreign-Born Population	44.8%	43.9%	46.1%	–	15	12
Racial Diversity Index	0.74	0.72	0.74	–	3	2
Households with Children under 18 Years Old	34.4%	30.0%	31.9%	–	34	30
Population 65 and Older	14.1%	13.8%	14.7%	–	14	12
Poverty Rate	10.6%	8.0%	12.9%	–	46	35
Unemployment Rate	6.3%	6.6%	10.9%	–	44	20
Mean Travel Time to Work (minutes)	43.2	42.4	44.6	–	22	7
Students Performing at Grade Level in Reading	55.8%	–	–	55.5%	10	9
Students Performing at Grade Level in Math	50.9%	–	–	67.8%	10	12
Asthma Hospitalizations (per 1,000 people)	2.4	2.3	1.9	–	30	36
Elevated Blood Lead Levels (incidence per 1,000 children)	19.6	4.7	3.4	–	23	34

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 14 community districts with the same predominant housing type (1 family building).

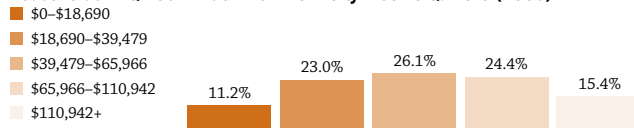




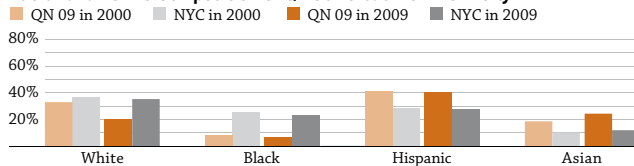
# KEW GARDENS / WOODHAVEN — QN 09

	2009	Rank
Population	146,340	–
Population Density (1,000 persons per square mile)	30.4	37
Median Household Income	\$52,205	22
Income Diversity Ratio	3.5	52
Public and Subsidized Rental Housing Units (% of rental units)	0.0%	57
Rent-Regulated Units (% of rental units)	35.1%	38
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	73.8%	53
Residential Units within 1/2 Mile of a Subway/Rail Entrance	88.1%	24
Unused Capacity Rate (% of land area)	20.9%	40

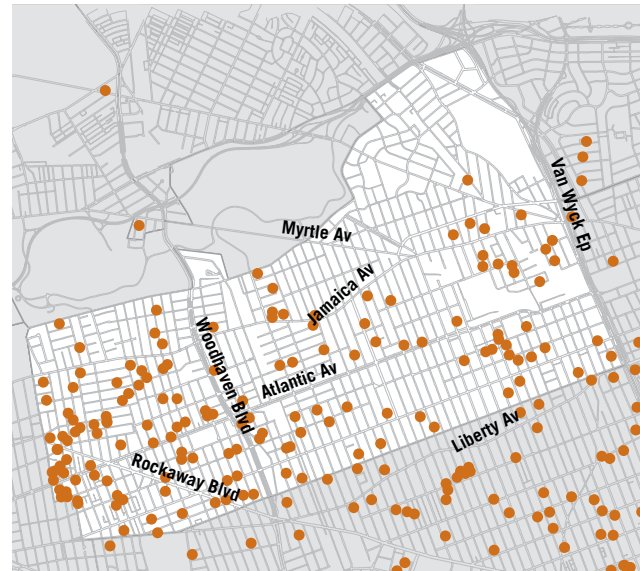
## Households in QN 09 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of QN 09 versus New York City



## Properties that Entered REO, January 2009–June 2010



In QN 09, 147 1–4 family properties entered REO between January 2009 and June 2010, ranking 4th among all community districts. Each dot represents a property that entered REO during this period.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	2.5%	–	4.1%	–	35	22
Units Issued New Certificates of Occupancy	46	261	75	–	46	52
Units Authorized by New Residential Building Permits	64	125	57	11	48	26
Homeownership Rate	41.6%	46.3%	46.2%	–	12	14
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	189.3	152.5	146.2	–	16
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$161,676	\$245,173	\$195,783	\$182,500	12	19
Sales Volume	1,083	658	664	618	8	15
Median Monthly Contract Rent	–	\$1,094	\$1,133	–	–	15
Median Rent Burden	–	33.5%	32.3%	–	–	20
Home Purchase Loan Rate (per 1,000 properties)	–	26.1	21.2	–	–	17
Refinance Loan Rate (per 1,000 properties)	–	18.8	18.9	–	–	35
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	10.9%	37.4%	–	–	15
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	11.9	32.4	46.6	34.1	25	11
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.4%	1.5%	1.8%	–	37	33
Housing Code Violations, Serious (per 1,000 rental units)	–	26.5	26.4	32.6	–	29
Housing Code Violations, Total (per 1,000 rental units)	–	127.9	127.8	148.0	–	28
Severe Crowding Rate (% of renter households)	–	2.9%	3.3%	–	–	24
<b>Population</b>						
Foreign-Born Population	48.7%	52.7%	48.2%	–	10	8
Racial Diversity Index	0.76	0.73	0.73	–	2	3
Households with Children under 18 Years Old	43.1%	40.8%	43.2%	–	13	8
Population 65 and Older	9.4%	10.4%	9.5%	–	41	43
Poverty Rate	14.7%	11.9%	11.6%	–	37	41
Unemployment Rate	8.2%	9.4%	11.7%	–	31	15
Mean Travel Time to Work (minutes)	44.4	44.4	43.0	–	18	17
Students Performing at Grade Level in Reading	38.6%	–	–	47.2%	33	28
Students Performing at Grade Level in Math	34.2%	–	–	58.3%	32	28
Asthma Hospitalizations (per 1,000 people)	2.4	2.3	2.3	–	30	32
Elevated Blood Lead Levels (incidence per 1,000 children)	19.4	6.3	6.0	–	24	12

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).

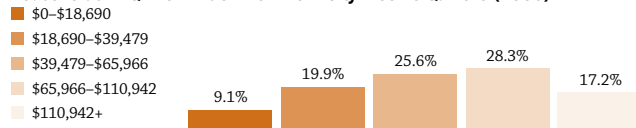




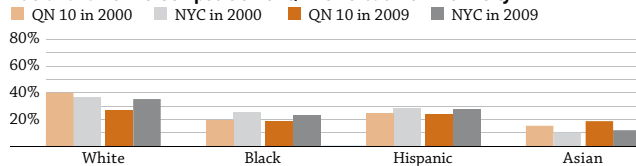
# S. OZONE PARK / HOWARD BEACH – QN 10

	2009	Rank
Population	125,305	–
Population Density (1,000 persons per square mile)	19.5	47
Median Household Income	\$62,042	14
Income Diversity Ratio	3.3	54
Public and Subsidized Rental Housing Units (% of rental units)	1.2%	55
Rent-Regulated Units (% of rental units)	16.6%	52
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	59.8%	59
Residential Units within 1/2 Mile of a Subway/Rail Entrance	38.9%	49
Unused Capacity Rate (% of land area)	18.7%	47

## Households in QN 10 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of QN 10 versus New York City



## Properties that Entered REO, January 2009–June 2010



In QN 10, 101 1–4 family properties entered REO between January 2009 and June 2010. Each dot represents a property that entered REO during this period.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	2.4%	–	4.5%	–	37	18
Units Issued New Certificates of Occupancy	42	130	46	–	47	57
Units Authorized by New Residential Building Permits	107	31	9	18	38	14
Homeownership Rate	63.0%	65.1%	66.1%	–	5	5
Index of Housing Price Appreciation (1 family building) <sup>2</sup>	100.0	178.8	155.9	129.7	–	13
Median Sales Price per Unit (1 family building) <sup>2</sup>	\$262,641	\$411,558	\$361,054	\$335,250	12	10
Sales Volume	1,080	783	814	619	10	14
Median Monthly Contract Rent	–	\$1,124	\$1,168	–	–	11
Median Rent Burden	–	30.1%	30.2%	–	–	34
Home Purchase Loan Rate (per 1,000 properties)	–	21.7	20.9	–	–	19
Refinance Loan Rate (per 1,000 properties)	–	20.9	19.4	–	–	31
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	12.2%	38.8%	–	–	14
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	10.6	27.2	36.1	27.6	28	21
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.5%	1.5%	1.8%	–	27	33
Housing Code Violations, Serious (per 1,000 rental units)	–	33.6	33.5	26.5	–	33
Housing Code Violations, Total (per 1,000 rental units)	–	134.6	134.0	115.1	–	37
Severe Crowding Rate (% of renter households)	–	3.5%	0.6%	–	–	51
<b>Population</b>						
Foreign-Born Population	39.4%	45.8%	44.7%	–	19	15
Racial Diversity Index	0.80	0.79	0.80	–	1	1
Households with Children under 18 Years Old	41.7%	37.8%	37.8%	–	21	19
Population 65 and Older	11.8%	14.0%	13.4%	–	21	18
Poverty Rate	11.5%	11.8%	8.1%	–	44	49
Unemployment Rate	7.0%	9.8%	10.1%	–	41	28
Mean Travel Time to Work (minutes)	42.9	45.5	44.6	–	24	7
Students Performing at Grade Level in Reading	36.5%	–	–	47.0%	36	29
Students Performing at Grade Level in Math	32.5%	–	–	58.2%	33	30
Asthma Hospitalizations (per 1,000 people)	2.0	1.8	2.0	–	36	34
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>3</sup>	13.7	3.1	2.8	–	44	49

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 14 community districts with the same predominant housing type (1 family building).

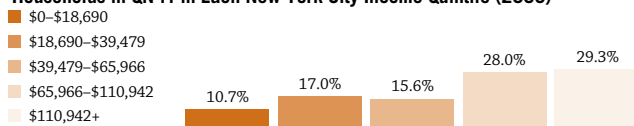
3. Sample size is less than 20 newly identified cases in at least one year presented.



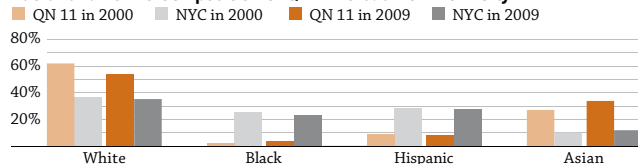
# BAYSIDE / LITTLE NECK — QN 11

	2009	Rank
Population	123,621	–
Population Density (1,000 persons per square mile)	13.5	49
Median Household Income	\$72,071	8
Income Diversity Ratio	3.9	48
Public and Subsidized Rental Housing Units (% of rental units)	0.0%	57
Rent-Regulated Units (% of rental units)	15.5%	53
Residential Units in a Historic District	1.5%	20
Residential Units within 1/4 Mile of a Park	88.0%	35
Residential Units within 1/2 Mile of a Subway/Rail Entrance	22.1%	56
Unused Capacity Rate (% of land area)	18.3%	48

## Households in QN 11 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of QN 11 versus New York City



## Properties that Entered REO, January 2009–June 2010



In QN 11, 15 1–4 family properties entered REO between January 2009 and June 2010. Each dot represents a property that entered REO during this period.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	2.1%	–	4.8%	–	42	14
Units Issued New Certificates of Occupancy	47	168	83	–	44	50
Units Authorized by New Residential Building Permits	51	90	89	68	51	7
Homeownership Rate	67.3%	74.3%	69.8%	–	3	4
Index of Housing Price Appreciation (1 family building) <sup>2</sup>	100.0	185.7	169.4	143.9	–	9
Median Sales Price per Unit (1 family building) <sup>2</sup>	\$462,591	\$671,672	\$625,489	\$630,000	2	4
Sales Volume	885	852	753	672	13	10
Median Monthly Contract Rent	–	\$1,244	\$1,264	–	–	7
Median Rent Burden	–	32.4%	32.1%	–	–	21
Home Purchase Loan Rate (per 1,000 properties)	–	29.7	26.1	–	–	5
Refinance Loan Rate (per 1,000 properties)	–	11.6	24.2	–	–	21
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.9%	2.6%	–	–	40
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	2.6	5.7	8.0	6.8	47	49
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.5%	0.7%	0.8%	–	57	54
Housing Code Violations, Serious (per 1,000 rental units)	–	6.0	5.9	7.1	–	55
Housing Code Violations, Total (per 1,000 rental units)	–	33.7	33.6	46.5	–	54
Severe Crowding Rate (% of renter households)	–	2.1%	0.4%	–	–	52
<b>Population</b>						
Foreign-Born Population	35.9%	38.4%	37.8%	–	25	24
Racial Diversity Index	0.56	0.61	0.59	–	28	23
Households with Children under 18 Years Old	30.7%	33.0%	31.6%	–	41	31
Population 65 and Older	17.2%	16.5%	18.0%	–	5	5
Poverty Rate	6.5%	6.5%	7.6%	–	53	51
Unemployment Rate	4.1%	5.1%	8.5%	–	54	41
Mean Travel Time to Work (minutes)	39.8	37.5	40.6	–	37	30
Students Performing at Grade Level in Reading	73.6%	–	–	73.2%	1	1
Students Performing at Grade Level in Math	70.1%	–	–	85.5%	1	1
Asthma Hospitalizations (per 1,000 people)	0.9	1.0	1.2	–	53	46
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>3</sup>	5.3	3.0	2.8	–	58	49

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 14 community districts with the same predominant housing type (1 family building).

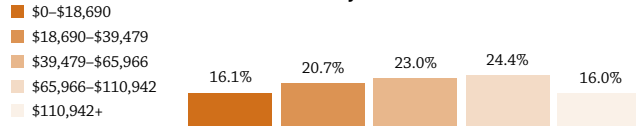
3. Sample size is less than 20 newly identified cases in at least one year presented.



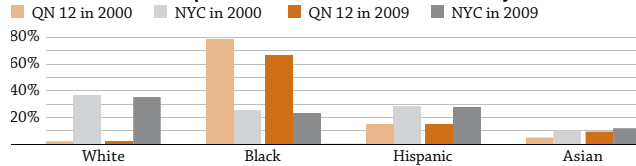
# JAMAICA / HOLLIS – QN 12

	2009	Rank
Population	220,918	–
Population Density (1,000 persons per square mile)	23.9	42
Median Household Income	\$54,259	17
Income Diversity Ratio	4.4	40
Public and Subsidized Rental Housing Units (% of rental units)	11.4%	32
Rent-Regulated Units (% of rental units)	33.0%	43
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	76.2%	48
Residential Units within 1/2 Mile of a Subway/Rail Entrance	41.7%	48
Unused Capacity Rate (% of land area)	24.0%	32

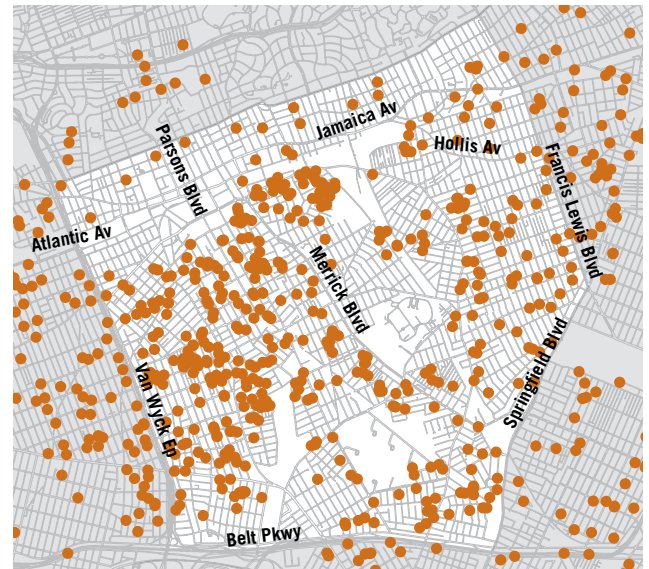
## Households in QN 12 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of QN 12 versus New York City



## Properties that Entered REO, January 2009–June 2010



In QN 12, 448 1–4 family properties entered REO between January 2009 and June 2010, ranking 1st among all community districts. Each dot represents a property that entered REO during this period.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	3.6%	–	4.4%	–	17	19
Units Issued New Certificates of Occupancy	242	644	441	–	14	14
Units Authorized by New Residential Building Permits	218	80	54	44	23	10
Homeownership Rate	50.6%	47.6%	51.1%	–	8	8
Index of Housing Price Appreciation (1 family building) <sup>2</sup>	100.0	180.2	143.6	120.4	–	14
Median Sales Price per Unit (1 family building) <sup>2</sup>	\$237,564	\$367,759	\$305,055	\$273,780	13	11
Sales Volume	1,531	1,814	1,756	1,717	7	1
Median Monthly Contract Rent	–	\$947	\$997	–	–	25
Median Rent Burden	–	29.9%	31.4%	–	–	30
Home Purchase Loan Rate (per 1,000 properties)	–	18.1	14.4	–	–	40
Refinance Loan Rate (per 1,000 properties)	–	22.0	19.0	–	–	34
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	26.8%	68.4%	–	–	3
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	23.2	49.5	57.8	41.5	9	8
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	9.6%	3.2%	4.1%	–	16	17
Housing Code Violations, Serious (per 1,000 rental units)	–	51.3	51.9	61.9	–	20
Housing Code Violations, Total (per 1,000 rental units)	–	186.4	188.5	251.1	–	22
Severe Crowding Rate (% of renter households)	–	5.2%	3.8%	–	–	18
<b>Population</b>						
Foreign-Born Population	34.2%	42.2%	37.9%	–	30	23
Racial Diversity Index	0.45	0.50	0.52	–	41	36
Households with Children under 18 Years Old	44.9%	42.0%	41.6%	–	12	13
Population 65 and Older	11.3%	11.5%	12.6%	–	24	21
Poverty Rate	17.0%	12.5%	12.7%	–	33	36
Unemployment Rate	10.9%	10.1%	14.5%	–	19	5
Mean Travel Time to Work (minutes)	49.3	46.8	47.3	–	2	2
Students Performing at Grade Level in Reading	44.1%	–	–	43.8%	25	33
Students Performing at Grade Level in Math	35.9%	–	–	52.1%	27	34
Asthma Hospitalizations (per 1,000 people)	3.7	3.5	3.6	–	19	21
Elevated Blood Lead Levels (incidence per 1,000 children)	18.0	6.3	4.0	–	31	29

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

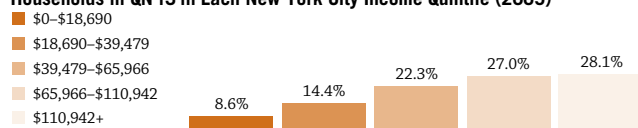
2. Ranked out of 14 community districts with the same predominant housing type (1 family building).



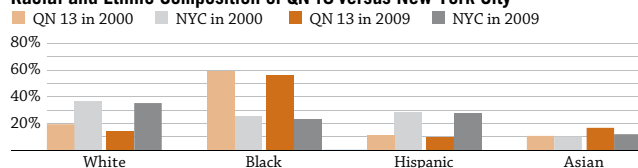
# QUEENS VILLAGE – QN 13

	2009	Rank
Population	201,542	–
Population Density (1,000 persons per square mile)	10.3	52
Median Household Income	\$71,970	9
Income Diversity Ratio	3.3	54
Public and Subsidized Rental Housing Units (% of rental units)	7.1%	39
Rent-Regulated Units (% of rental units)	27.8%	46
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	75.5%	49
Residential Units within 1/2 Mile of a Subway/Rail Entrance	10.4%	58
Unused Capacity Rate (% of land area)	19.1%	45

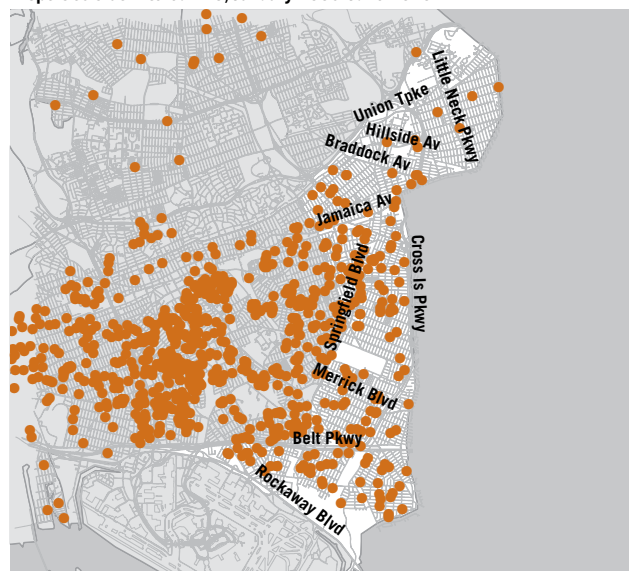
## Households in QN 13 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of QN 13 versus New York City



## Properties that Entered REO, January 2009–June 2010



In QN 13, 171 1–4 family properties entered REO between January 2009 and June 2010, ranking 2nd among all community districts. Each dot represents a property that entered REO during this period.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	3.4%	–	5.3%	–	23	9
Units Issued New Certificates of Occupancy	62	250	155	–	42	41
Units Authorized by New Residential Building Permits	112	107	43	30	37	11
Homeownership Rate	72.3%	75.5%	72.6%	–	2	2
Index of Housing Price Appreciation (1 family building) <sup>2</sup>	100.0	188.9	167.2	149.6	–	8
Median Sales Price per Unit (1 family building) <sup>2</sup>	\$270,560	\$423,434	\$377,327	\$366,850	11	9
Sales Volume	1,698	1,330	1,287	1,081	3	3
Median Monthly Contract Rent	–	\$1,146	\$1,204	–	–	9
Median Rent Burden	–	28.2%	29.0%	–	–	40
Home Purchase Loan Rate (per 1,000 properties)	–	19.4	17.7	–	–	27
Refinance Loan Rate (per 1,000 properties)	–	22.9	26.0	–	–	17
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	19.4%	42.2%	–	–	8
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	13.8	26.8	35.0	25.9	23	23
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.9%	2.0%	2.3%	–	24	30
Housing Code Violations, Serious (per 1,000 rental units)	–	28.9	28.7	35.1	–	27
Housing Code Violations, Total (per 1,000 rental units)	–	108.9	108.1	135.6	–	30
Severe Crowding Rate (% of renter households)	–	1.0%	1.8%	–	–	44
<b>Population</b>						
Foreign-Born Population	38.3%	40.8%	42.3%	–	20	16
Racial Diversity Index	0.64	0.61	0.63	–	18	18
Households with Children under 18 Years Old	42.5%	40.2%	38.6%	–	15	18
Population 65 and Older	12.2%	13.7%	13.4%	–	20	18
Poverty Rate	7.2%	7.0%	6.2%	–	52	53
Unemployment Rate	7.3%	7.5%	8.3%	–	37	43
Mean Travel Time to Work (minutes)	47.8	47.3	44.8	–	5	4
Students Performing at Grade Level in Reading	51.5%	–	–	48.3%	16	22
Students Performing at Grade Level in Math	41.9%	–	–	55.5%	21	32
Asthma Hospitalizations (per 1,000 people)	2.4	2.1	2.3	–	30	32
Elevated Blood Lead Levels (incidence per 1,000 children)	16.7	6.3	3.4	–	36	34

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 14 community districts with the same predominant housing type (1 family building).

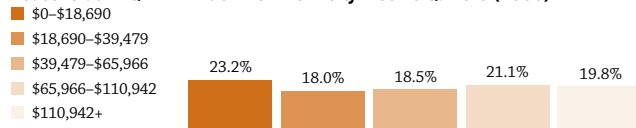




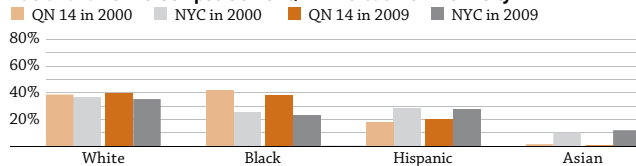
# ROCKAWAY / BROAD CHANNEL – QN 14

	2009	Rank
Population	117,525	–
Population Density (1,000 persons per square mile)	9.9	53
Median Household Income	\$51,645	24
Income Diversity Ratio	7.3	8
Public and Subsidized Rental Housing Units (% of rental units)	54.0%	4
Rent-Regulated Units (% of rental units)	34.1%	41
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	91.1%	29
Residential Units within 1/2 Mile of a Subway/Rail Entrance	66.0%	40
Unused Capacity Rate (% of land area)	44.8%	7

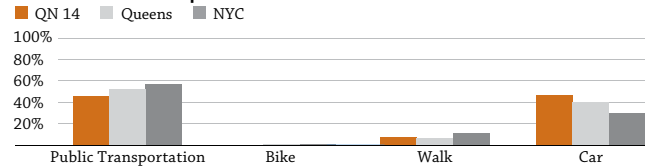
## Households in QN 14 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of QN 14 versus New York City



## Modal Share of Transportation to Work



Workers in QN14 are more likely than workers in Queens or in the city as a whole to drive to work, but fewer of them used public transportation.

## Getting to Work in New York City

Destination-Origin Ratio 0.41

### Locally Employed Residents Share:

Percentage who live and work in the same neighborhood 18.5%

### Locally Employed Resident Share:

Percentage who work less than half a mile from their home 5.3%

### City-Employed Residents Share

75.4%

In QN 14, 24.6 percent of workers do not work in the five boroughs.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	5.4%	–	5.9%	–	3	4
Units Issued New Certificates of Occupancy	235	683	416	–	15	16
Units Authorized by New Residential Building Permits	1070	72	17	17	4	17
Homeownership Rate	35.1%	39.4%	44.3%	–	17	15
Index of Housing Price Appreciation (2–4 family building) <sup>2</sup>	100.0	196.2	145.9	108.0	–	32
Median Sales Price per Unit (2–4 family building) <sup>2</sup>	\$141,879	\$237,690	\$183,109	\$135,000	17	31
Sales Volume	548	593	597	478	24	23
Median Monthly Contract Rent	–	\$848	\$890	–	–	40
Median Rent Burden	–	29.0%	30.2%	–	–	34
Home Purchase Loan Rate (per 1,000 properties)	–	22.3	18.8	–	–	24
Refinance Loan Rate (per 1,000 properties)	–	15.0	19.9	–	–	28
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	12.8%	40.5%	–	–	11
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	17.2	36.4	45.9	34.0	18	12
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	7.5%	2.5%	2.7%	–	21	23
Housing Code Violations, Serious (per 1,000 rental units)	–	28.9	29.1	29.0	–	31
Housing Code Violations, Total (per 1,000 rental units)	–	166.3	167.1	133.2	–	32
Severe Crowding Rate (% of renter households)	–	9.8%	2.2%	–	–	41
<b>Population</b>						
Foreign-Born Population	24.4%	23.9%	26.6%	–	39	38
Racial Diversity Index	0.67	0.65	0.66	–	11	14
Households with Children under 18 Years Old	40.1%	34.7%	34.0%	–	25	28
Population 65 and Older	14.2%	15.5%	13.8%	–	12	16
Poverty Rate	22.4%	15.2%	20.1%	–	24	22
Unemployment Rate	12.8%	5.8%	11.2%	–	17	18
Mean Travel Time to Work (minutes)	45.6	44.5	48.6	–	13	1
Students Performing at Grade Level in Reading	35.4%	–	–	46.9%	37	30
Students Performing at Grade Level in Math	31.6%	–	–	58.2%	37	30
Asthma Hospitalizations (per 1,000 people)	3.5	4.0	4.0	–	21	16
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>3</sup>	16.5	4.4	3.0	–	39	45

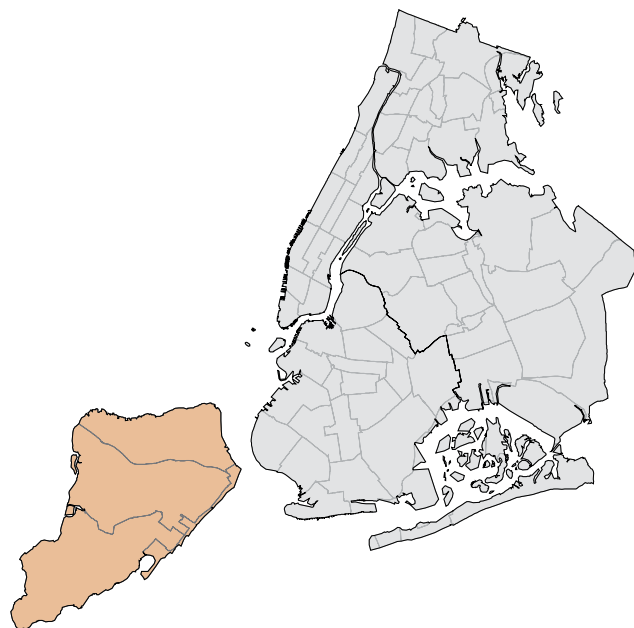
1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).

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



# STATEN ISLAND



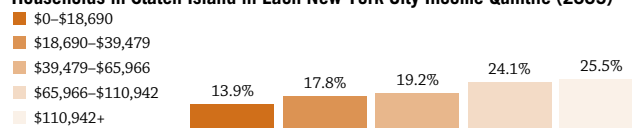
**W**hile all of the boroughs experienced a decline in construction activity in 2009 and 2010, Staten Island has been affected less than other boroughs. Six hundred ninety-nine new units received certificates of occupancy in 2010, 20 percent fewer than in 2009. Certificates of occupancy declined 35.8 percent citywide during that period. There were 202 new units authorized by building permits in Staten Island in 2010, compared to 256 in 2009. While this is a decline of 21.1 percent, the overall decline in the city during the same period was more than 60 percent.

The homeownership rate in Staten Island remains the highest in the city: 69.2 percent of borough residents owned their homes in 2009, compared to 33.6 percent citywide. Despite a small decline, residents of Staten Island received home purchase loans at a higher rate than residents of other boroughs in 2009. A large share of Staten Island homeowners took advantage of low interest rates to refinance their mortgages: there were 31.6 refinancing originations per 1,000 properties. That rate was second only to Manhattan's.

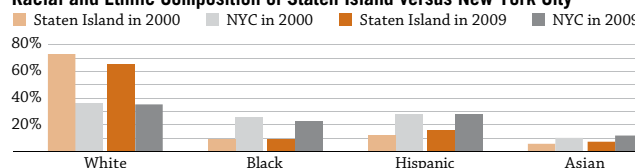
Staten Island has the least racially diverse population of the five boroughs. The racial diversity index for Staten Island is lower than for the rest of the city; two Staten Island residents chosen at random have a 55 percent probability of being of different races, compared to 74 percent in the city as a whole. Twenty percent of the borough's population is foreign born.

	2009	Rank
Population ('10)	468,730	5
Population Density (1,000 persons per square mile) ('10)	8.0	5
Median Household Income	\$66,292	2
Income Diversity Ratio	4.7	4
Public and Subsidized Rental Housing Units (% of rental units)	20.1%	3
Rent-Regulated Units (% of rental units)	15.7%	5
Residential Units in a Historic District	0.2%	5
Residential Units within 1/4 Mile of a Park	75.8%	5
Residential Units within 1/2 Mile of a Subway/Rail Entrance	19.4%	5
Unused Capacity Rate (% of land area)	48.4%	1

Households in Staten Island in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of Staten Island versus New York City



Staten Island's unemployment rate in 2009 was seven percent, the lowest in the city and well below the national average. Staten Island also enjoys the lowest poverty rate (11.2%) and the second highest median income (\$66,292) in the city. Since 2000, the spread between the poorest and richest residents in Staten Island has widened, as measured by the income diversity index. In 2000, the income for households at the 80th percentile was 3.8 times the income of the households at the 20th percentile; by 2009, the 80th percentile income was 4.7 times higher than the 20th percentile income. Still, Staten Island remains one of the least income diverse boroughs in the city; only Queens has a lower index score.

Thirty-two percent of workers who live in Staten Island use public transportation to travel to work—a rate much lower than the citywide average. Staten Island commuters spent an average of 41.6 minutes travelling to work in 2009, which is comparable to the citywide average of 39 minutes.

Staten Island residents have the second lowest rate of asthma hospitalizations in the city (2.1 cases per 1,000 people) and children in Staten Island are less likely to have elevated blood lead levels than those in any other borough (3.2 incidents per 1,000 children).

	2000	2008	2009	2010	Rank (‘00)	Rank (‘09/‘10)
<b>Housing: Stock</b>						
Housing Units	163,993	–	–	176,656	5	5
Rental Vacancy Rate	4.1%	7.4%	6.8%	–	2	1
Units Issued New Certificates of Occupancy	3,271	1,017	857	699	2	5
Units Authorized by New Residential Building Permits	2,660	974	256	202	4	4
Homeownership Rate	63.8%	70.9%	69.2%	–	1	1
<b>Housing: Market</b>						
Index of Housing Price Appreciation (1 family building)	100.0	170.9	160.0	151.4	–	2
Index of Housing Price Appreciation (2–4 family building)	100.0	174.5	146.4	135.4	–	–
Median Sales Price per Unit (1 family building)	\$277,159	\$403,514	\$371,362	\$387,491	4	–
Median Sales Price per Unit (2–4 family building)	\$179,493	\$245,173	\$228,837	\$226,289	2	–
Sales Volume (1 family building) <sup>1</sup>	3,631	2,526	2,362	–	2	–
Sales Volume (2–4 family building) <sup>1</sup>	1,301	979	945	–	4	–
Median Monthly Contract Rent	–	\$958	\$974	–	–	3
Median Rent Burden	–	32.0%	34.4%	–	–	1
<b>Housing: Finance</b>						
Home Purchase Loan Rate (per 1,000 properties)	–	22.8	21.6	–	–	1
High Cost Home Purchase Loans (% of home purchase loans)	–	5.6%	2.6%	–	–	3
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	12.1%	29.0%	–	–	2
Refinance Loan Rate (per 1,000 properties)	–	20.2	31.6	–	–	2
High Cost Refinance Loans (% of refinance loans)	–	10.5%	2.7%	–	–	4
Notices of Foreclosure (all residential properties)	743	1,538	2,138	1,729	4	4
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	6.9	13.6	18.4	15.1	5	4
Properties that Entered REO	5	302	180	140	5	2
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.3%	1.5%	1.7%	–	5	5
<b>Housing: Quality and Crowding</b>						
Housing Code Violations, Serious (per 1,000 rental units)	–	25.5	25.5	34.1	–	4
Housing Code Violations, Total (per 1,000 rental units)	–	116.6	116.6	151.0	–	4
Severe Crowding Rate (% of renter households)	–	3.4%	1.1%	–	–	5
<b>Population: Demographics</b>						
Population	443,728	–	–	468,730	5	5
Population Density (1,000 persons per square mile)	7.6	–	–	8.0	5	5
Foreign-Born Population	16.4%	21.0%	20.0%	–	5	5
Percent White	71.3%	–	–	64.0%	1	1
Percent Black	8.9%	–	–	9.5%	5	5
Percent Hispanic	12.1%	–	–	17.3%	5	5
Percent Asian	5.6%	–	–	7.4%	4	4
Racial Diversity Index	0.47	–	–	0.55	5	5
Population 65 and Older	11.6%	12.1%	12.5%	–	3	3
Households with Children under 18 Years Old	38.5%	39.3%	37.9%	–	2	2
<b>Population: Income, Education and Employment</b>						
Median Household Income	\$68,571	\$73,619	\$66,292	–	1	2
Income Diversity Ratio	3.8	4.1	4.7	–	5	4
Poverty Rate	10.0%	10.0%	11.2%	–	5	5
Unemployment Rate	5.9%	5.4%	7.0%	–	5	5
Public Transportation Rate	28.8%	30.9%	31.9%	–	5	5
Mean Travel Time to Work (minutes)	43.9	42.1	41.6	–	1	3
Serious Crime Rate (per 1,000 residents)	19.6	15.4	14.2	–	5	5
Adult Incarceration Rate (per 100,000 people aged 15 or older)	411	721	646	–	5	4
Students Performing at Grade Level in Reading	55.1%	–	–	49.3%	1	2
Students Performing at Grade Level in Math	48.5%	–	–	67.0%	1	1
<b>Population: Health</b>						
Asthma Hospitalizations (per 1,000 people)	1.8	1.8	2.1	–	5	4
Elevated Blood Lead Levels (incidence per 1,000 children)	12.7	4.1	3.2	–	5	5
Infant Mortality Rate (per 1,000 live births) <sup>2</sup>	6.1	–	3.5	–	3	5
Low Birth Weight Rate (per 1,000 live births)	86	83	84	–	2	3

1. Due to the way Staten Island sales are recorded in ACRIS, we are unable to report sales volume for 2010.

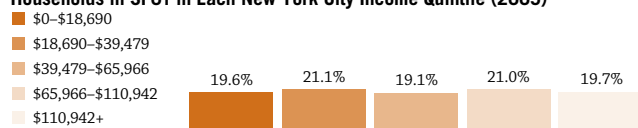
2. Infant Mortality Rate presented for 2009 is an average rate for 2007–2009.



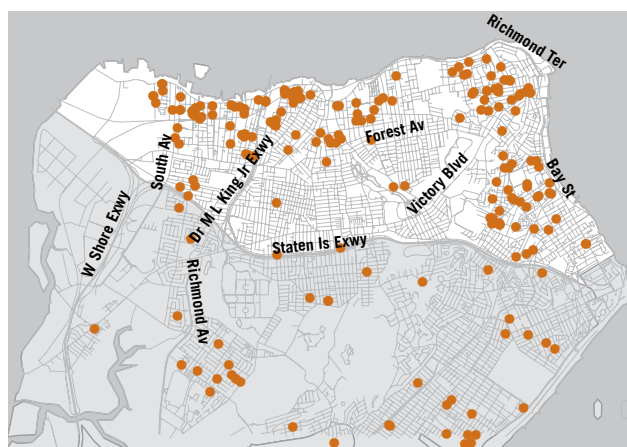
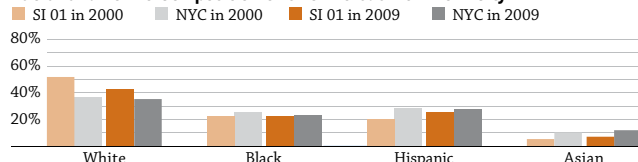
# ST. GEORGE / STAPLETON – SI 01

	2009	Rank
Population	179,381	–
Population Density (1,000 persons per square mile)	13.5	49
Median Household Income	\$56,161	15
Income Diversity Ratio	5.3	25
Public and Subsidized Rental Housing Units (% of rental units)	25.6%	14
Rent-Regulated Units (% of rental units)	21.1%	50
Residential Units in a Historic District	0.5%	26
Residential Units within 1/4 Mile of a Park	78.8%	45
Residential Units within 1/2 Mile of a Subway/Rail Entrance	9.5%	59
Unused Capacity Rate (% of land area)	35.8%	18

## Households in SI 01 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of SI 01 versus New York City



In SI 01, 163 1–4 family properties entered REO between January 2009 and June 2010, ranking 3rd among all community districts. Each dot represents a property that entered REO during this period.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	4.8%	–	7.4%	–	7	2
Units Issued New Certificates of Occupancy	819	288	388	–	4	20
Units Authorized by New Residential Building Permits	522	834	82	71	8	5
Homeownership Rate	51.9%	56.3%	55.4%	–	7	7
Index of Housing Price Appreciation (1 family building) <sup>2</sup>	100.0	174.5	151.7	142.6	–	10
Median Sales Price per Unit (1 family building) <sup>2</sup>	\$237,433	\$357,544	\$323,932	\$325,000	14	13
Sales Volume <sup>3</sup>	1,533	1,287	1,181	–	6	–
Median Monthly Contract Rent	–	\$952	\$904	–	–	38
Median Rent Burden	–	33.5%	35.7%	–	–	8
Home Purchase Loan Rate (per 1,000 properties)	–	22.4	19.0	–	–	22
Refinance Loan Rate (per 1,000 properties)	–	21.3	28.6	–	–	14
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	19.2%	39.7%	–	–	12
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	11.2	21.7	27.3	21.3	26	26
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.3%	2.0%	2.5%	–	29	27
Housing Code Violations, Serious (per 1,000 rental units)	–	46.0	46.1	61.5	–	21
Housing Code Violations, Total (per 1,000 rental units)	–	199.3	199.7	260.6	–	20
Severe Crowding Rate (% of renter households)	–	5.9%	1.8%	–	–	44
<b>Population</b>						
Foreign-Born Population	19.1%	24.9%	22.2%	–	48	46
Racial Diversity Index	0.66	0.70	0.70	–	15	6
Households with Children under 18 Years Old	39.3%	39.8%	40.3%	–	27	15
Population 65 and Older	11.1%	10.5%	10.9%	–	28	31
Poverty Rate	15.7%	18.8%	17.4%	–	36	25
Unemployment Rate	8.2%	5.9%	7.9%	–	31	46
Mean Travel Time to Work (minutes)	43.3	40.8	42.8	–	21	18
Students Performing at Grade Level in Reading	55.1%	–	–	49.3%	11	19
Students Performing at Grade Level in Math	48.5%	–	–	61.0%	14	22
Asthma Hospitalizations (per 1,000 people)	2.4	2.7	3.2	–	30	23
Elevated Blood Lead Levels (incidence per 1,000 children)	21.2	7.9	4.6	–	18	25

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 14 community districts with the same predominant housing type (1 family building).

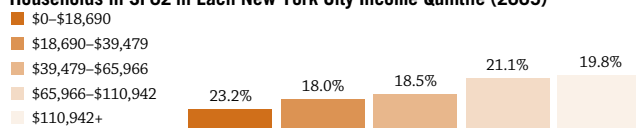
3. Due to the way Staten Island sales are recorded in ACRIS, we are unable to report sales volume for 2010.



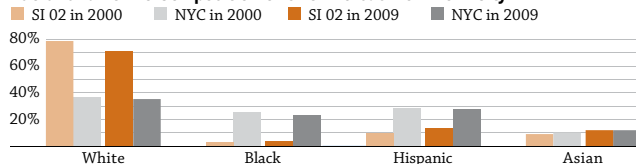
# SOUTH BEACH / WILLOWBROOK – SI 02

	2009	Rank
Population	150,278	–
Population Density (1,000 persons per square mile)	6.9	55
Median Household Income	\$70,007	10
Income Diversity Ratio	4.3	44
Public and Subsidized Rental Housing Units (% of rental units)	16.3%	26
Rent-Regulated Units (% of rental units)	0.9%	55
Residential Units in a Historic District	0.2%	31
Residential Units within 1/4 Mile of a Park	76.7%	47
Residential Units within 1/2 Mile of a Subway/Rail Entrance	23.0%	55
Unused Capacity Rate (% of land area)	38.2%	14

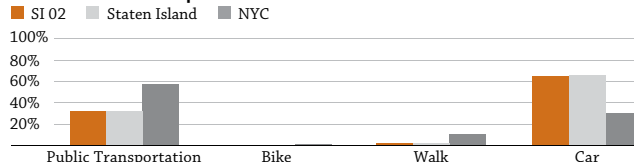
## Households in SI 02 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of SI 02 versus New York City



## Modal Share of Transportation to Work



Workers in SI 02 are more likely than workers in the city as a whole to drive to work. In 2009, 65.2 percent of workers drove compared to 29.9 percent in the city as a whole.

**Getting to Work in New York City** 0.74

## Destination-Origin Ratio

**Locally Employed Residents Share:** 18.3%

Percentage who live and work in the same neighborhood

**Locally Employed Resident Share:** 2.9%

Percentage who work less than half a mile from their home

**City-Employed Residents Share**

SI 02 has the highest destination-origin ratio in Staten Island but is 19th among all community districts in New York City. For every four residents who live in the neighborhood and work in New York City, there are three residents who come from other parts of the city to work in the neighborhood.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	3.4%	–	6.5%	–	23	3
Units Issued New Certificates of Occupancy	682	252	217	–	7	33
Units Authorized by New Residential Building Permits	784	54	78	55	5	9
Homeownership Rate	64.5%	74.1%	72.1%	–	4	3
Index of Housing Price Appreciation (1 family building) <sup>2</sup>	100.0	173.0	171.6	157.1	–	7
Median Sales Price per Unit (1 family building) <sup>2</sup>	\$295,636	\$419,179	\$386,481	\$400,000	9	9
Sales Volume <sup>3</sup>	1,635	1,126	1,050	–	4	–
Median Monthly Contract Rent	–	\$949	\$1,016	–	–	22
Median Rent Burden	–	31.5%	37.1%	–	–	3
Home Purchase Loan Rate (per 1,000 properties)	–	23.1	22.3	–	–	14
Refinance Loan Rate (per 1,000 properties)	–	18.1	30.9	–	–	12
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	7.8%	24.1%	–	–	21
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	5.4	10.6	14.9	11.8	34	38
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.6%	1.3%	1.3%	–	42	43
Housing Code Violations, Serious (per 1,000 rental units)	–	8.3	8.3	8.9	–	54
Housing Code Violations, Total (per 1,000 rental units)	–	50.6	50.6	50.0	–	53
Severe Crowding Rate (% of renter households)	–	–	–	–	–	–
<b>Population</b>						
Foreign-Born Population	18.4%	26.9%	25.2%	–	49	42
Racial Diversity Index	0.39	0.44	0.46	–	48	46
Households with Children under 18 Years Old	36.2%	37.2%	37.8%	–	30	19
Population 65 and Older	13.5%	15.7%	14.3%	–	16	13
Poverty Rate	9.1%	8.0%	11.3%	–	50	43
Unemployment Rate	5.1%	5.2%	7.3%	–	50	50
Mean Travel Time to Work (minutes)	41.7	39.8	39.7	–	27	34
Students Performing at Grade Level in Reading	55.1%	–	–	49.3%	11	19
Students Performing at Grade Level in Math	48.5%	–	–	61.0%	14	22
Asthma Hospitalizations (per 1,000 people)	1.7	1.7	1.8	–	41	38
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>4</sup>	8.1	1.0	3.2	–	56	40

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 14 community districts with the same predominant housing type (1 family building)

3. Due to the way Staten Island sales are recorded in ACRIS, we are unable to report sales volume for 2010.

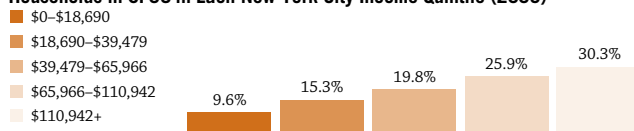
4. Sample size is less than 20 newly identified cases in at least one year presented.



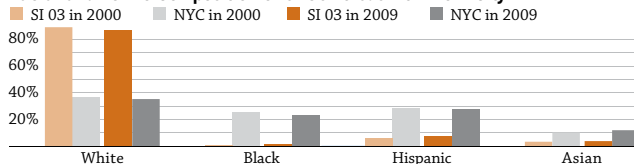
# TOTTENVILLE / GREAT KILLS – SI 03

	2009	Rank
Population	162,071	–
Population Density (1,000 persons per square mile)	7.1	54
Median Household Income	\$76,958	7
Income Diversity Ratio	4.4	40
Public and Subsidized Rental Housing Units (% of rental units)	10.0%	33
Rent-Regulated Units (% of rental units)	21.2%	49
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	72.0%	55
Residential Units within 1/2 Mile of a Subway/Rail Entrance	27.1%	53
Unused Capacity Rate (% of land area)	43.6%	8

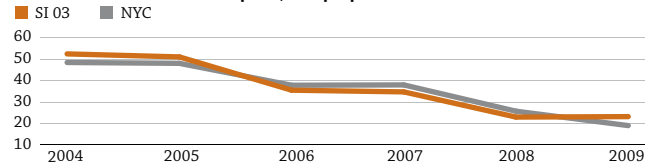
## Households in SI 03 in Each New York City Income Quintile (2009)



## Racial and Ethnic Composition of SI 03 versus New York City

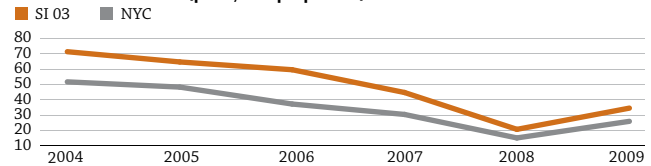


## Home Purchase Loan Rate (per 1,000 properties)



Home purchase loan rates followed the same overall trend in SI 03 as in the city as a whole. Between 2004 and 2009, the rate fell by 54.6 percent in the community district and 60.8 percent in the city as a whole.

## Refinance Loan Rate (per 1,000 properties)



In 2004, there were 51.8 refinance loans per 1,000 properties in New York City compared to 71.5 in SI 03. They both saw similar declines between 2006 and 2008, with the city rate falling by 49.7 percent and SI 03 declining by 51.5 percent.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	3.6%	–	7.5%	–	17	1
Units Issued New Certificates of Occupancy	1767	425	282	–	1	27
Units Authorized by New Residential Building Permits	1291	86	96	76	1	4
Homeownership Rate	75.9%	84.3%	82.1%	–	1	1
Index of Housing Price Appreciation (1 family building) <sup>2</sup>	100.0	167.5	160.5	159.8	–	6
Median Sales Price per Unit (1 family building) <sup>2</sup>	\$301,113	\$423,945	\$396,651	\$415,000	8	8
Sales Volume <sup>3</sup>	2,218	1,504	1,441	–	1	–
Median Monthly Contract Rent	–	\$978	\$1,016	–	–	22
Median Rent Burden	–	26.0%	27.2%	–	–	48
Home Purchase Loan Rate (per 1,000 properties)	–	23.0	23.2	–	–	10
Refinance Loan Rate (per 1,000 properties)	–	20.8	34.7	–	–	8
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	9.7%	25.5%	–	–	20
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	4.6	9.6	14.2	12.5	36	37
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.0%	1.2%	1.4%	–	39	42
Housing Code Violations, Serious (per 1,000 rental units)	–	3.0	3.0	6.2	–	57
Housing Code Violations, Total (per 1,000 rental units)	–	22.2	22.2	39.9	–	56
Severe Crowding Rate (% of renter households)	–	–	–	–	–	–
<b>Population</b>						
Foreign-Born Population	11.7%	11.6%	12.7%	–	55	55
Racial Diversity Index	0.20	0.27	0.23	–	55	54
Households with Children under 18 Years Old	39.7%	40.5%	35.4%	–	26	25
Population 65 and Older	10.5%	10.8%	12.5%	–	32	23
Poverty Rate	4.9%	2.2%	4.3%	–	55	55
Unemployment Rate	4.2%	5.1%	6.0%	–	52	55
Mean Travel Time to Work (minutes)	46.1	45.4	42.0	–	9	23
Students Performing at Grade Level in Reading	55.0%	–	–	49.2%	13	21
Students Performing at Grade Level in Math	48.4%	–	–	60.9%	16	24
Asthma Hospitalizations (per 1,000 people)	1.1	0.9	1.1	–	52	51
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>4</sup>	4.9	0.9	1.9	–	59	58

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.

2. Ranked out of 14 community districts with the same predominant housing type (1 family building).

3. Due to the way Staten Island sales are recorded in ACRIS, we are unable to report sales volume for 2010.

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



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# 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 that indicator. Rankings are provided for the most recent year data are available for each indicator. In the event of a tie, rank numbers are repeated. Where data are unavailable for a given neighborhood, we report rankings out of all neighborhoods for which the indicator can be calculated. Rankings are reported at either the sub-borough area or the community district level depending on data availability using whichever name is appropriate.

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

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

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

*Source: New York State Division of Criminal Justice Services, United States Census (2000), American Community Survey (2008, 2009)*

*Geography: City, Borough*  
*Years Reported: 2000, 2008, 2009*

## Asthma Hospitalizations (per 1,000 people)

This indicator measures the number of asthma-related hospital admissions per 1,000 residents. Data are reported by the zip code of the residence of the admitted patient. The Furman Center aggregates the data to the sub-borough area using a population-weighting formula. For more information on our population-weighting method, please refer to the Methods chapter of this report.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

*Source: Infoshare (2000), New York State Department of Health Statewide Planning and Research Cooperative System (2008,2009), United States Census (2000), American Community Survey (2008, 2009), New York City Department of City Planning*  
*Geography: City, Borough, Sub-borough Area*  
*Years Reported: 2000, 2008, 2009*

### Five Highest

1. Morrisania/Belmont (BX)
2. East Harlem (MN)
3. Mott Haven/Hunts Point (BX)
4. Highbridge/South Concourse (BX)
5. Kingsbridge Heights/Moshulu (BX)

### Five Lowest

51. (3 tied) Flushing/Whitestone (QN), South Shore (SI), Stuyvesant Town/Turtle Bay (MN)
54. Greenwich Village/Financial District (MN)
55. Upper East Side (MN)

## Born in New York State

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

*Source: United States Census (2000), American Community Survey (2008, 2009)*  
*Geography: City*  
*Years Reported: 2000, 2008, 2009*

### Five Highest

1. South Shore (SI)
2. Mid-Island (SI)
3. North Shore (SI)
4. Throgs Neck/Co-op City (BX)
5. Rockaways (QN)

### Five Lowest

51. Washington Heights/Inwood (MN)
52. Sunnyside/Woodside (QN)
53. Chelsea/Clinton/Midtown (MN)
54. Jackson Heights (QN)
55. Elmhurst/Corona (QN)

## Disabled Population

This indicator measures the percentage of the population aged 16 through 64 that 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.

This indicator only captures the non-institutionalized population, which may bias the results.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: American Community Survey

Geography: City

Years Reported: 2008, 2009

### Five Highest

1. Mott Haven/Hunts Point (BX)
2. Morrisania/Belmont (BX)
3. University Heights/Fordham (BX)
4. East Harlem (MN)
5. Bedford Stuyvesant (BK)

### Five Lowest

51. Upper West Side (MN)
52. Bayside/Little Neck (QN)
53. Park Slope/Carroll Gardens (BK)
54. Upper East Side (MN)
55. Greenwich Village/  
Financial District (MN)

## 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.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: United States Census (2000), American Community Survey (2008, 2009)

Geography: City

Years Reported: 2000, 2008, 2009

### Educational Attainment: No High School Diploma

#### Five Highest

1. Mott Haven/Hunts Point (BX)
2. Bushwick (BK)
3. University Heights/Fordham (BX)
4. Sunset Park (BK)
5. Highbridge/South Concourse (BX)

#### Five Lowest

51. Chelsea/Clinton/Midtown (MN)
52. Greenwich Village/  
Financial District (MN)
53. Upper West Side (MN)
54. Upper East Side (MN)
55. Stuyvesant Town/Turtle Bay (MN)

### Educational Attainment: Bachelor's Degree and Higher

#### Five Highest

1. Upper East Side (MN)
2. Stuyvesant Town/Turtle Bay (MN)
3. Greenwich Village/  
Financial District (MN)
4. Upper West Side (MN)
5. Park Slope/Carroll Gardens (BK)

#### Five Lowest

51. Highbridge/South Concourse (BX)
52. University Heights/Fordham (BX)
53. East New York/Starrett City (BK)
54. Morrisania/Belmont (BX)
55. Mott Haven/Hunts Point (BX)

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

This indicator measures the rate of new diagnoses of elevated blood lead levels among tested children under the age of 18. The Center for Disease Control and Prevention has defined an elevated blood lead level as a blood level of 10 micrograms per deciliter or above. Calculated rates by community district may be higher than actual rates because a significant number of negative test records were missing community district identifiers and accordingly, could not be assigned to a community district. For 2000, nine percent of test records were not assigned. In both 2008 and 2009, 12 percent of test records were not assigned.

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

Geography: City, Borough, Community District

Years Reported: 2000, 2008, 2009

### Five Highest

1. Greenpoint/Williamsburg (BK)
2. Midtown (MN)
3. Coney Island (BK)
4. Borough Park (BK)
5. Flatbush/Midwood (BK)

### Five Lowest

54. (2 tied) Rego Park/Forest Hills (QN),  
Throgs Neck/Co-op City (BX)
56. (2 tied) Bay Ridge/Dyker Heights (BK),  
Morris Park/Bronxdale (BX)
58. Tottenville/Great Kills (SI)
59. Brownsville (BK)

## Increased Federal Activity in the Mortgage Market

The Federal Housing Administration (FHA) and the U.S. Department of Veteran's Affairs (VA) insure or guarantee mortgage loans, typically issued to homebuyers who lack the resources for a down-payment or the credit ratings required to obtain conventional prime mortgages. As recently as 2007, when sub-prime loans were still widely available, there were only about 300 FHA/VA-backed home purchase loans issued in all of New York City, less than one percent of the market. In 2008, nearly 2,000 FHA/VA-backed home purchase loans were originated in New York City; by 2009, this number jumped to almost 4,000, or 16 percent of all home purchase originations in the city.

An astute reader of the *State of the City* will notice a slight change in the historical lending indicators compared to those reported in previous editions. These changes are because we now include FHA-insured and VA-backed loans as a part of the total volume of loans when calculating the home purchase and refinance loan rates and the share of loans that are high cost.

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

This indicator measures the percentage of all first-lien, owner-occupied, home purchase loan originations for 1–4 family homes, condominiums and cooperative apartments that were insured or guaranteed by the Federal Housing Administration (FHA) or U.S. Department of Veterans Affairs (VA), as reported by the Home Mortgage Disclosure Act (HMDA).

For more information on HMDA data, please refer to the Methods chapter of this report.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

*Source: Home Mortgage Disclosure Act, Furman Center*  
*Geography: City, Borough, Sub-borough Area*  
*Years Reported: 2008, 2009*

### Five Highest

1. University Heights/Fordham (BX)
2. East Flatbush (BK)
3. Jamaica (QN)
4. Williamsbridge/Baychester (BX)
5. Soundview/Parkchester (BX)

### Five Lowest

51. Greenwich Village/  
Financial District (MN)
52. (4 tied)  
Chelsea/Clinton/Midtown (MN),  
Lower East Side/Chinatown (MN),  
Stuyvesant Town/Turtle Bay (MN),  
Upper West Side (MN)

## 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.

*Source: United States Census (2000),  
American Community Survey (2008, 2009)*  
*Geography: City, Borough, Sub-borough Area*  
*Years Reported: 2000, 2008, 2009*

### Five Highest

1. Elmhurst/Corona (QN)
2. Jackson Heights (QN)
3. Sunnyside/Woodside (QN)
4. Flushing/Whitestone (QN)
5. Bensonhurst (BK)

### Five Lowest

51. Upper West Side (MN)
52. Upper East Side (MN)
53. Park Slope/Carroll Gardens (BK)
54. Brooklyn Heights/Fort Greene (BK)
55. South Shore (SI)

### High Cost Home Purchase Loans (% of home purchase loans)

This indicator measures the percentage of all first-lien, owner-occupied, 1–4 family home purchase loan originations that were reported as high cost under HMDA. In 2009, the rules defining which loans had to be reported as high cost changed slightly. See the box *Changes in High Cost Reporting Rules* for a discussion of the changes. In this report, all home purchase loans with Annual Percentage Rates (APRs) above the given threshold at the time of origination are referred to as high cost loans.

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.

*Source: Home Mortgage Disclosure Act, Furman Center*

*Geography: City, Borough*

*Years Reported: 2008, 2009*

#### Five Highest

1. Bushwick (BK)
2. Morrisania/Belmont (BX)
3. East New York/Starrett City (BK)
4. Bedford Stuyvesant (BK)
5. Mott Haven/Hunts Point (BX)

#### Five Lowest

51. (2 tied) Astoria (QN),  
Bensonhurst (BK)
53. Stuyvesant Town/Turtle Bay (MN)
54. Elmhurst/Corona (QN)
55. University Heights/Fordham (BX)

### High Cost Refinance Loans (% of refinance loans)

This indicator measures the percentage of owner-occupied, 1–4 family refinance loan originations that were reported as high cost under HMDA. In 2009, the rules defining which loans had to be reported as high cost changed slightly. See the box *Changes in High Cost Reporting Rules* for a discussion of the changes. In this report, all home purchase loans with APRs above the given threshold at the time of origination are referred to as high cost loans.

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.

*Source: Home Mortgage Disclosure Act, Furman Center*

*Geography: City, Borough*

*Years Reported: 2008, 2009*

#### Five Highest

1. Highbridge/South Concourse (BX)
2. Mott Haven/Hunts Point (BX)
3. Bushwick (BK)
4. (2 tied) Morrisania/Belmont (BX),  
Brownsville/Ocean Hill (BK)

#### Five Lowest

50. (3 tied)  
Chelsea/Clinton/Midtown (MN),  
Rego Park/Forest Hills (QN),  
Upper East Side (MN)
53. Sunnyside/Woodside (QN)
54. (2 tied)  
Stuyvesant Town/Turtle Bay (MN),  
Upper West Side (MN)

### Changes in High Cost Reporting Rules

As of October 1, 2009, HMDA required mortgage originators to use a new standard for determining high cost status. Previously, lenders were required to compare the annual percentage rate (APR) on a loan to the yield on a Treasury security with a comparable term to maturity. If the difference was greater than three percentage points for first-lien loans or five percentage points for junior-lien loans, the loan was reported as high cost. The new rules require lenders to compare the APR on a loan with the 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 3.5 percentage points for junior-lien loans, the loan is reported as high cost.

In the three quarters prior to the reporting change, 3.1 percent of home purchase and 2.3 percent of refinance originations were reported to be high cost compared with 0.9 percent and 2.8 percent in the quarter following the change. However, these all represented historically low levels and we do not disaggregate based on the different standards in this report.



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## Home Purchase Loan Rate (per 1,000 properties)

This indicator measures the home purchase loan rate by dividing the number of first-lien, owner-occupied home purchase loan originations for 1–4 family buildings, condominiums and cooperative apartments by the total number of 1–4 family buildings, condominiums and cooperative apartments in the given geography and then multiplying by 1,000 to establish a rate.

For more information on HMDA data, please refer to the Methods chapter of this report.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

*Source: Home Mortgage Disclosure Act, Department of Finance Real Property Assessment Database, Furman Center*

*Geography: City, Borough, Sub-borough Area  
Years Reported: 2008, 2009*

### Five Highest

1. Sunnyside/Woodside (QN)
2. Park Slope/Carroll Gardens (BK)
3. Bensonhurst (BK)
4. Sunset Park (BK)
5. Rego Park/Forest Hills (QN)

### Five Lowest

51. South Crown Heights (BK)
52. East Flatbush (BK)
53. (2 tied)  
Highbridge/South Concourse (BX),  
Lower East Side/Chinatown (MN)
55. University Heights/Fordham (BX)

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## Homeownership Rate

This indicator measures the number of owner-occupied units divided by the total number of occupied housing units. This indicator does not distinguish between types of owner-occupied housing (single-family homes, condominiums, or cooperatively owned apartments) because this distinction is not recorded in the U.S. Census Bureau data.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

*Source: United States Census (2000),  
American Community Survey (2008, 2009)*

*Geography: City, Borough, Sub-borough Area  
Years Reported: 2000, 2008, 2009*

### Five Highest

1. South Shore (SI)
2. Queens Village (QN)
3. Mid-Island (SI)
4. Bayside/Little Neck (QN)
5. South Ozone Park/  
Howard Beach (QN)

### Five Lowest

51. East Harlem (MN)
52. Highbridge/South Concourse (BX)
53. Morrisania/Belmont (BX)
54. Mott Haven/Hunts Point (BX)
55. University Heights/Fordham (BX)

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## 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.

*Source: United States Census (2000),  
American Community Survey (2008, 2009)  
Geography: City, Borough, Sub-borough Area  
Years Reported: 2000, 2008, 2009*

### Five Highest

1. University Heights/Fordham (BX)
2. East New York/Starrett City (BK)
3. Brownsville/Ocean Hill (BK)
4. Mott Haven/Hunts Point (BX)
5. Morrisania/Belmont (BX)

### Five Lowest

51. Upper East Side (MN)
52. Astoria (QN)
53. Greenwich Village/  
Financial District (MN)
54. Stuyvesant Town/Turtle Bay (MN)
55. Chelsea/Clinton/Midtown (MN)

## Housing Code Violations (per 1,000 rental units) (Serious, Total)

The New York City Department of Housing Preservation and Development investigates housing code complaints from tenants and issues code violations if housing inspections reveal problems. The Furman Center reports two indicators based on this data. Serious Housing Code Violations are class C (immediately hazardous). Total Housing Code Violations include class A and class B violations as well. These numbers include all violations that were opened in a given time period, regardless of their current status.

*Source: New York City Department of Housing Preservation and Development, New York City Department of Finance*

*Geography: City, Borough, Community District*  
*Years Reported: 2008, 2009, 2010*

### *Housing Code Violations, Serious*

#### **Five Highest**

1. Bushwick (BK)
2. Fordham/University Heights (BX)
3. Kingsbridge Heights/Bedford (BX)
4. Washington Heights/Inwood (MN)
5. Highbridge/Concourse (BX)

#### **Five Lowest**

55. Bayside/Little Neck (QN)
56. Midtown (MN)
57. Tottenville/Great Kills (SI)
58. Stuyvesant Town/Turtle Bay (MN)
59. Financial District (MN)

### *Housing Code Violations, Total*

#### **Five Highest**

1. Fordham/University Heights (BX)
2. Highbridge/Concourse (BX)
3. Kingsbridge Heights/Bedford (BX)
4. Washington Heights/Inwood (MN)
5. Belmont/East Tremont (BX)

#### **Five Lowest**

55. Fort Greene/Brooklyn Heights (BK)
56. Tottenville/Great Kills (SI)
57. Midtown (MN)
58. Stuyvesant Town/Turtle Bay (MN)
59. Financial District (MN)

## Housing Units

This indicator defines a housing unit as a house, apartment, mobile home, group of rooms, or single room that is occupied (or is vacant and intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and that have direct access from outside the building or through a common hall. They do not include dormitories or other group quarters.

We do not present rankings for this indicator because sub-borough areas were designed to have roughly similar populations and therefore have a roughly similar number of housing units.

*Source: United States Census (2000, 2010)*

*Geography: City, Borough*  
*Years Reported: 2000, 2010*

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## Income Diversity Ratio

The 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 five.

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 the income quintiles for New York City.

The percentages in the charts may not add up to 100% because of rounding.

*Source: United States Census (2000), American Community Survey (2008, 2009), Furman Center*  
*Geography: City, Borough, Sub-borough Area*  
*Years Reported: 2000, 2008, 2009*

### Five Highest

1. Brooklyn Heights/Fort Greene (BK)
2. Lower East Side/Chinatown (MN)
3. Greenwich Village/  
Financial District (MN)
4. Central Harlem (MN)
5. (3 tied) Brownsville/Ocean Hill (BK),  
Upper West Side (MN),  
Williamsburg/Greenpoint (BK)

### Five Lowest

51. Sunnyside/Woodside (QN)
52. (2 tied) Jackson Heights (QN),  
Ozone Park/Woodhaven (QN)
54. (2 tied) Queens Village (QN),  
South Ozone Park/  
Howard Beach (QN)

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## Index of Housing Price Appreciation (Housing Type)

This indicator measures average price changes in repeated sales of the same properties. Because it is based on price changes for the same properties, the index captures price appreciation while controlling for variations in the quality of the housing sold in each period. The index is available for several types of properties: single-family homes, 2–4 family buildings, five-or-more-family buildings, and condominiums. The index shown in each community district is the index for the type of housing that is most prevalent (i.e., with most sales) in that community district. On the borough pages, we present the index for the two most predominant housing types.

Sales data for 2010 only include sales recorded as of the end of 2010. This encompasses the vast majority of sales in 2010, but due to recording delays this number may be revised slightly when complete data are available.

Rankings for 2010 are relative to other community districts with the same predominant housing type and compare appreciation since 2000. Since the index is set to 100 in 2000, rankings for that year are omitted.

For more information on the techniques used to calculate the index, please refer to the Methods chapter of this report.

*Source: New York City Department of Finance,  
Furman Center*  
*Geography: City, Borough, Community District*  
*Years Reported: 2000, 2008, 2009, 2010*

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### Single family (Out of 14 CDs)

#### Three Highest

1. Riverdale/Fieldston (BX)
2. Rego Park/Forest Hills (QN)
3. Flushing/Whitestone (QN)

#### Three Lowest

12. Sheepshead Bay (BK)
13. South Ozone Park/  
Howard Beach (QN)
14. Jamaica/Hollis (QN)

### 2–4 family (Out of 33 CDs)

#### Three Highest

1. Bensonhurst (BK)
2. Coney Island (BK)
3. Woodside/Sunnyside (QN)

#### Three Lowest

31. Belmont/East Tremont (BX)
32. Rockaway/Broad Channel (QN)
33. Morrisania/Crotona (BX)

### 5+ family (Out of 5 CDs)

#### Three Highest

1. East Harlem (MN)
2. Morningside Heights/Hamilton (MN)
3. Lower East Side/Chinatown (MN)

#### Two Lowest

4. Washington Heights/Inwood (MN)
5. Central Harlem (MN)

### Condominium (Out of 7 CDs)

#### Three Highest

1. Upper West Side (MN)
2. Clinton/Chelsea (MN)
3. Stuyvesant Town/Turtle Bay (MN)

#### Three Lowest

5. Greenwich Village/Soho (MN)
6. Financial District (MN)
7. Upper East Side (MN)

## 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 185.0 in for single-family homes in Bayside/Little Neck. In 2009 it was 185.0 – 167.5 = 17.5 which means that the index in 2009 was 17.5 points higher than it was in 2007. But this does not mean that the value went up by 17.5% during that period, because the index score is calculated in relation to the 2000 base year. Using the formula above we see that the home appreciated by 10.4% between 2007 and 2009.

$$\frac{185 - 167.5}{167.5} = 10.4\%$$

## 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. At the borough and the community district level, the data are available only as the average rate from 2007 to 2009.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

*Source: New York City Department of Health and Mental Hygiene Summary of Vital Statistics*

*Geography: City*

*Years Reported: 2000, 2008, 2009*

### Five Highest

1. Brownsville (BK)
2. East New York/Starrett City (BK)
3. Bedford Stuyvesant (BK)
4. Jamaica/Hollis (QN)
5. Central Harlem (MN)

### Five Lowest

55. (2 tied) Upper East Side (MN), Upper West Side (MN)
57. Financial District (MN)
58. Rego Park/Forest Hills (QN)
59. South Beach/Willowbrook (SI)

## Low Birth Weight Rate (per 1,000 live births)

This indicator measures the number of babies who were born weighing less than 2,500 grams (about 5.5 pounds) per 1,000 live births. The geography reported refers to the residence of the mother.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

*Source: New York City Department of Health and Mental Hygiene Summary of Vital Statistics*

*Geography: City, Borough*

*Years Reported: 2000, 2008, 2009*

### Five Highest

1. Brownsville (BK)
2. East Flatbush (BK)
3. East New York/Starrett City (BK)
4. South Ozone Park/Howard Beach (QN)
5. East Harlem (MN)

### Five Lowest

54. (2 tied) Jackson Heights (QN), Woodside/Sunnyside (QN)
56. Borough Park (BK)
57. Sunset Park (BK)
58. Bayside/Little Neck (QN)
59. Flushing/Whitestone (QN)

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## 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. Commuting data were not reported in Brownsville/Ocean Hill so we present rankings out of the remaining 54 sub-borough areas.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

*Source: United States Census (2000), American Community Survey (2008, 2009)*

*Geography: City, Borough*

*Years Reported: 2000, 2008, 2009*

### Five Highest

1. Rockaways (QN)
2. Jamaica (QN)
3. East Flatbush (BK)
4. (2 tied) Morrisania/Belmont (BX), Queens Village (QN)

### Five Lowest

50. Upper East Side (MN)
51. Upper West Side (MN)
52. Stuyvesant Town/Turtle Bay (MN)
53. Chelsea/Clinton/Midtown (MN)
54. Greenwich Village/  
Financial District (MN)

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## Median Household Income

Household income is the total income of all members of a household aged 15 years or older. The U.S. Census Bureau advises against comparisons of income data between the decennial census and the ACS due to differences in question construction and sampling. Because of these comparability concerns, at the sub-borough level we present median household income only for 2009. The median household income for the boroughs and the city are presented for all years, and all figures have been adjusted to 2010 dollars. Even at these larger geographic levels, comparisons between decennial census data and ACS data are discouraged. For more information on comparisons across years and across U.S. Census Bureau products, please refer to the Methods chapter of this report.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

*Source: United States Census (2000), American Community Survey (2008, 2009)*

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

*Years Reported: 2000, 2008, 2009*

### Five Highest

1. Upper West Side (MN)
2. Greenwich Village/  
Financial District (MN)
3. Upper East Side (MN)
4. Stuyvesant Town/Turtle Bay (MN)
5. Park Slope/Carroll Gardens (BK)

### Five Lowest

51. East Harlem (MN)
52. Brownsville/Ocean Hill (BK)
53. University Heights/Fordham (BX)
54. Morrisania/Belmont (BX)
55. Mott Haven/Hunts Point (BX)

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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: 2008, 2009*



## Median Monthly Contract Rent

The monthly contract rent is the amount agreed to or specified in the lease regardless of whether furnishings, utilities, or services are included. Rent is expressed in constant 2010 dollars. Compilation of this data was significantly different in the 2000 decennial census compared to the ACS; therefore, we do not report this indicator for 2000. For more information on comparisons across years, please refer to the Methods chapter of this report.

Source: American Community Survey

Geography: City, Borough, Sub-borough Area

Years Reported: 2008, 2009

### Five Highest

1. Greenwich Village/  
Financial District (MN)
2. Stuyvesant Town/Turtle Bay (MN)
3. Upper East Side (MN)
4. Upper West Side (MN)
5. Chelsea/Clinton/Midtown (MN)

### Five Lowest

51. Morrisania/Belmont (BX)
52. Brownsville/Ocean Hill (BK)
53. East Harlem (MN)
54. Central Harlem (MN)
55. Mott Haven/Hunts Point (BX)

## Why the Median Monthly Contract Rent Seems Low

Many readers of the *State of the City* look at the median monthly contract rent and compare it to asking rents of currently available units and, finding the numbers to be very different, suppose that the median monthly contract rent is somehow flawed.

In fact, this is not a valid comparison. The indicator includes units where tenants may benefit from a reduced rent after a long-term tenancy, as well as units that are subject to rent regulation and thus are not available to incoming residents. The indicator should therefore be seen as reflecting a value to current residents while not necessarily indicating an attraction to new residents.

See page 16 for a detailed discussion of rental trends based on the length of tenancy.

## Median Rent Burden

This indicator measures the median percentage of income spent on gross rent (rent plus electricity and heating fuel costs) by New York City renter households. Compilation of this data was significantly different in the 2000 decennial census compared to the ACS; therefore, we do not report this indicator for 2000. For more information on comparisons across years, please refer to the Methods chapter of this report.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: American Community Survey

Geography: City, Borough, Sub-borough Area

Years Reported: 2008, 2009

### Five Highest

1. University Heights/Fordham (BX)
2. Borough Park (BK)
3. (2 tied) Mid-Island (SI),  
Morrisania/Belmont (BX)
5. Brownsville/Ocean Hill (BK)

### Five Lowest

51. Greenwich Village/  
Financial District (MN)
52. (3 tied) Brooklyn Heights/Fort Greene (BK), Park Slope/Carroll Gardens (BK),  
Stuyvesant Town/Turtle Bay (MN)
55. Upper West Side (MN)

## Median Sales Price per Unit (Housing Type)

For single-family homes, price per unit is the sales price of the home. For condominium buildings, the sales price is available for each apartment. For other multi-family buildings, the price per unit is calculated by dividing the sales price of the residential building by the number of units contained within the building. Prices are expressed in constant 2010 dollars. 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. Changes in the median price shouldn't be used to compare sales prices across years. The index of housing price appreciation is a better measure of housing price changes over time. Caution should also be used in comparing median sales prices across geographic area, as the size and characteristics of properties sold may differ.

Sales data for 2010 only include sales recorded as of the end of 2010. This encompasses the vast majority of sales in 2010, but due to recording delays this number may be revised slightly when complete data are available.

Source: New York City Department of Finance, Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2008, 2009, 2010

### Single family (Out of 14 CDs)

#### Three Highest

1. Flatbush/Midwood (BK)
2. Rego Park/Forest Hills (QN)
3. Riverdale/Fieldston (BX)

#### Three Lowest

12. South Ozone Park/  
Howard Beach (QN)
13. St. George/Stapleton (SI)
14. Jamaica/Hollis (QN)

### 2–4 family (Out of 33 CDs)

#### Three Highest

1. Park Slope/Carroll Gardens (BK)
2. Fort Greene/Brooklyn Heights (BK)
3. Bay Ridge/Dyker Heights (BK)

#### Three Lowest

31. Rockaway/Broad Channel (QN)
32. Mott Haven/Melrose (BX)
33. Hunts Point/Longwood (BX)

### 5+ family (Out of 5 CDs)

#### Three Highest

1. Lower East Side/Chinatown (MN)
2. East Harlem (MN)
3. Washington Heights/Inwood (MN)

#### Two Lowest

4. Central Harlem (MN)
5. Morningside Heights/Hamilton (MN)

### Condominium (Out of 7 CDs)

#### Three Highest

1. Greenwich Village/Soho (MN)
2. Midtown (MN)
3. Upper East Side (MN)

#### Three Lowest

5. Upper West Side (MN)
6. Financial District (MN)
7. Stuyvesant Town/Turtle Bay (MN)

## Notices of Foreclosure (all residential properties)

This indicator measures the total number of residential properties (single- and multi-family buildings, and condominium apartment units) that had mortgage foreclosure actions initiated. 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.

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

Geography: City, Borough

Years Reported: 2000, 2008, 2009, 2010

#### Five Highest

1. Jamaica/Hollis (QN)
2. Queens Village (QN)
3. East New York/Starrett City (BK)
4. Flatlands/Canarsie (BK)
5. Bedford Stuyvesant (BK)

#### Five Lowest

55. Riverdale/Fieldston (BX)
56. Washington Heights/Inwood (MN)
57. East Harlem (MN)
58. Lower East Side/Chinatown (MN)
59. Greenwich Village/Soho (MN)

## Notices of Foreclosure Rate (per 1,000 1–4 family properties)

This indicator measures the rate of mortgage foreclosure actions initiated in New York City per 1,000 1–4 family properties. For this indicator, we report the number of 1–4 family properties that have received a mortgage-related *lis pendens* in the given calendar year per 1,000 1–4 family properties. Condominiums and 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.

We report data on this indicator for 57 community districts. The Financial District and the Upper West Side have fewer than 50 1–4 family properties, so they are not included in our rankings.

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

*Geography: City, Borough, Community District*

*Years Reported: 2000, 2008, 2009, 2010*

### Five Highest

1. Brownsville (BK)
2. Bedford Stuyvesant (BK)
3. East New York/Starrett City (BK)
4. Bushwick (BK)
5. Morrisania/Crotona (BX)

### Five Lowest

54. (4 tied)  
Lower East Side/Chinatown (MN),  
Clinton/Chelsea (MN),  
Midtown (MN)  
Stuyvesant Town/Turtle Bay (MN)

## 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. Because these estimates are not available at the sub-borough area level, we use the ACS for this geography and only report 2009 figures.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

We do not present rankings for this indicator because sub-borough areas were designed to have roughly similar populations.

*Source: United States Census (2000, 2010), American Community Survey (2009)*

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

*Years Reported: 2000, 2009, 2010*

## Population by Age (population under 18, population 65 and older)

These indicators measure the percentage of residents who are aged 65 years and older and the percentage of residents who are under 18 years old.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

*Source: United States Census (2000), American Community Survey (2008, 2009)*

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

*Years Reported: 2000, 2008, 2009*

### Population Under 18

#### Five Highest

1. Borough Park (BK)
2. Brownsville/Ocean Hill (BK)
3. Kingsbridge Heights/Moshulu (BX)
4. Morrisania/Belmont (BX)
5. Mott Haven/Hunts Point (BX)

#### Five Lowest

51. Lower East Side/Chinatown (MN)
52. Astoria (QN)
53. Greenwich Village/  
Financial District (MN)
54. Stuyvesant Town/Turtle Bay (MN)
55. Chelsea/Clinton/Midtown (MN)

### Population 65 and Older

#### Five Highest

1. Coney Island (BK)
2. Bensonhurst (BK)
3. Throgs Neck/Co-op City (BX)
4. Rego Park/Forest Hills (QN)
5. Bayside/Little Neck (QN)

#### Five Lowest

51. (2 tied)  
Kingsbridge Heights/Moshulu (BX),  
Morrisania/Belmont (BX)
53. (2 tied) Bushwick (BK),  
Mott Haven/Hunts Point (BX)
55. University Heights/Fordham (BX)

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## 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 persons per square mile. At the city and borough levels, we use data from the 2000 and 2010 decennial censuses. At the sub-borough area level, we present the population density for 2009 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.

*Source: United States Census (2000, 2010), American Community Survey (2009), New York City Department of City Planning*  
*Geography: City, Borough, Sub-borough Area*  
*Years Reported: 2000, 2009, 2010*

### Five Highest

1. Upper East Side (MN)
2. Morningside Heights/  
Hamilton Heights (MN)
3. Stuyvesant Town/Turtle Bay (MN)
4. Lower East Side/Chinatown (MN)
5. University Heights/Fordham (BX)

### Five Lowest

51. Throgs Neck/Co-op City (BX)
52. Queens Village (QN)
53. Rockaways (QN)
54. South Shore (SI)
55. Mid-Island (SI)

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## Poverty Rate

This indicator measures the number of households with total income below the poverty threshold divided by the number of households for whom poverty status was determined. Poverty status is determined by the U.S. Census Bureau based on household size and the number of children under 18 years of age.

Due to concerns about comparability, at the sub-borough area level we only report the poverty rate for 2009. At the borough and city level, we report the poverty rate for 2000, 2008, and 2009. The U.S. Census Bureau advises that ACS poverty data should be compared with caution across years. For more information on comparisons across years, please refer to the Methods chapter of this report.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

*Source: United States Census (2000), American Community Survey (2008, 2009)*  
*Geography: City, Borough, Sub-borough Area*  
*Years Reported: 2000, 2008, 2009*

### Five Highest

1. Mott Haven/Hunts Point (BX)
2. University Heights/Fordham (BX)
3. Morrisania/Belmont (BX)
4. Brownsville/Ocean Hill (BK)
5. Kingsbridge Heights/Moshulu (BX)

### Five Lowest

51. Bayside/Little Neck (QN)
52. Stuyvesant Town/Turtle Bay (MN)
53. Queens Village (QN)
54. Upper East Side (MN)
55. South Shore (SI)

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## Poverty Rate by Age (Population Under 18, Population 65 and Older)

The poverty rate by age is the number of people in each age group living in a household that is below the poverty line divided by the total population of that age group for whom poverty status was determined by the U.S. Census Bureau. Due to limitations in the income data, comparisons across years are discouraged. For more information on comparisons across years, please refer to the Methods chapter of this report.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

*Source: United States Census (2000), American Community Survey (2008, 2009)*  
*Geography: City*  
*Years Reported: 2000, 2008, 2009*

### Poverty Rate: Population Under 18 Five Highest

1. Williamsburg/Greenpoint (BK)
2. Mott Haven/Hunts Point (BX)
3. University Heights/Fordham (BX)
4. Kingsbridge Heights/Moshulu (BX)
5. Bedford Stuyvesant (BK)

### Five Lowest

51. Queens Village (QN)
52. Greenwich Village/  
Financial District (MN)
53. South Shore (SI)
54. Stuyvesant Town/Turtle Bay (MN)
55. Upper East Side (MN)

### Poverty Rate: Population 65 and Older Five Highest

1. Bushwick (BK)
2. Williamsburg/Greenpoint (BK)
3. Mott Haven/Hunts Point (BX)
4. Lower East Side/Chinatown (MN)
5. Morrisania/Belmont (BX)

### Five Lowest

51. South Shore (SI)
52. Stuyvesant Town/Turtle Bay (MN)
53. Upper East Side (MN)
54. South Ozone Park/Howard Beach (QN)
55. Queens Village (QN)

## Properties that Entered REO

This indicator measures the total number of 1–4 family properties in New York City that completed the foreclosure process and were acquired by the foreclosing lender. Becoming 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. For more information about the various outcomes of foreclosure and REO properties in New York City, see the Furman Center report: “Foreclosed Properties in NYC: A Look at the Last 15 Years,” [http://furmancenter.org/files/publications/Furman\\_Center\\_Fact\\_Sheet\\_on\\_REO\\_Properties.pdf](http://furmancenter.org/files/publications/Furman_Center_Fact_Sheet_on_REO_Properties.pdf).

The 2010 figure only includes transfers into REO recorded as of the end of 2010. Because of a sometimes lengthy delay in recording REO transfers, we expect these numbers to increase when more data have been recorded.

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 are 21 community districts that had no properties entering REO in 2010.

*Source: Public Data Corporation, New York City Department of Finance, Furman Center*  
*Geography: City, Borough*  
*Years Reported: 2000, 2008, 2009, 2010*

### Five Highest

1. Jamaica/Hollis (QN)
2. St. George/Stapleton (SI)
3. Queens Village (QN)
4. Kew Gardens/Woodhaven (QN)
5. South Ozone Park/Howard Beach (QN)

## Public Transportation Rate

This indicator measures the percentage of workers over the age of 16 who do not work at home and who commute using public transportation. This designation includes bus, subway, railroad, and ferry boat. Taxi cabs are not included. Commuting data were not reported in Brownsville/Ocean Hill so we present rankings out of the remaining 54 sub-borough areas.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

*Source: United States Census (2000), American Community Survey (2008, 2009)*  
*Geography: City, Borough, Sub-borough Area*  
*Years Reported: 2000, 2008, 2009*

### Five Highest

1. North Crown Heights/  
Prospect Heights (BK)
2. Brooklyn Heights/Fort Greene (BK)
3. Central Harlem (MN)
4. (3 tied) Highbridge/South Concourse (BX), Mott Haven/Hunts Point (BX), Sunnyside/Woodside (QN)

### Five Lowest

50. Throgs Neck/Co-op City (BX)
51. Queens Village (QN)
52. Mid-Island (SI)
53. Bayside/Little Neck (QN)
54. South Shore (SI)

## WHAT IS AN REO?

When a foreclosed property fails to sell at auction because there are no bids that meet the foreclosing lender’s minimum price, the foreclosing lender will acquire the property itself. Once a home is owned by a lender, the property is an REO property. “REO” stands for “Other Real Estate Owned,” a category of assets that appears on the financial statements of mortgage lenders. A

property that sells out of REO may be bought by a new homeowner who will occupy the house, or by investors who will rent the building, warehouse it for future sale, or resell it. In New York City, the median time that REO properties have spent in bank ownership in recent years is nine months. REO properties are a subset of the properties left vacant as a result of the foreclosure crisis; many properties likely become vacant well

before they become bank owned because the owners or tenants have moved out.

In 2009, Congress passed the Protecting Tenants at Foreclosure Act which extended protections for households living in rental properties that had been foreclosed on. Most tenants now have a right to stay in a foreclosed property for 90 days or till the end of their lease, whichever is longer.



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## 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 Furman Center uses the categories of Asian (non-Hispanic), black (non-Hispanic), Hispanic, and white (non-Hispanic) to calculate the index. People identifying as some other race or reporting more than one race are excluded from this calculation.

Nonetheless, the groups we focus on account for 97.8% of New York City's population. The RDI is calculated using the following formula:

$$RDI = 1 - (P_{asian}^2 + P_{black}^2 + P_{Hispanic}^2 + P_{white}^2)$$

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.

Race data were not reported in Highbridge/South Concourse, University Heights/Fordham, Sheepshead Bay/Gravesend, and Middle Village/Ridgewood in 2009. Thus only 51 sub-borough areas are ranked.

*Source: United States Census (2000, 2010), American Community Survey (2008, 2009)*

*Geography: City, Borough, Sub-borough Area*  
*Years Reported: 2000, 2008, 2009, 2010*

### Five Highest

1. South Ozone Park/  
Howard Beach (QN)
2. Hillcrest/Fresh Meadows (QN)
3. Ozone Park/Woodhaven (QN)
4. (2 tied) Lower East Side/Chinatown  
(MN), Pelham Parkway (BX)

### Five Lowest

47. Stuyvesant Town/Turtle Bay (MN)
48. Brownsville/Ocean Hill (BK)
49. Upper East Side (MN)
50. South Shore (SI)
51. East Flatbush (BK)

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## 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 (2009)*

*Geography: City, Borough, Sub-borough Area*  
*Years Reported: 2000, 2009, 2010*

## Refinance Loan Rate (per 1,000 properties)

This indicator measures the refinance loan origination rate by dividing the number of refinance loans for owner-occupied, 1–4 family buildings, condominiums, and cooperative apartments by the total number of 1–4 family buildings, condominiums, and cooperative apartments in the given geographic area and then multiplying by 1,000 to establish a rate.

For more information on the Home Mortgage Disclosure Act (HMDA) data, see the Methods chapter of this report.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

*Source: Home Mortgage Disclosure Act, Department of Finance, Furman Center*  
*Geography: City, Borough, Sub-borough Area*  
*Years Reported: 2008, 2009*

### Five Highest

1. Park Slope/Carroll Gardens (BK)
2. Upper West Side (MN)
3. Stuyvesant Town/Turtle Bay (MN)
4. Brooklyn Heights/Fort Greene (BK)
5. Greenwich Village/  
Financial District (MN)

### Five Lowest

51. Throgs Neck/Co-op City (BX)
52. Kingsbridge Heights/Moshulu (BX)
53. Soundview/Parkchester (BX)
54. Morrisania/Belmont (BX)
55. Highbridge/South Concourse (BX)

## Rental Vacancy Rate

The percentage of all rental apartments that are vacant is calculated by dividing the number of vacant, habitable, for-rent units by the number of renter-occupied units plus vacant, habitable for-rent units. This calculation excludes housing units in group quarters, such as hospitals, jails, mental institutions, and college dormitories as well as units that are rented but not occupied and units that are in such poor condition that they are not habitable.

At the sub-borough area we report an average vacancy rate for 2007–2009 rather than separate values for each year because of limitations in the data. For more information on this three-year average, please refer to the Methods chapter of this report.

*Source: United States Census (2000), American Community Survey (2008, 2009)*  
*Geography: City, Borough, Sub-borough Area*  
*Years Reported: 2000, 2008, 2009*

### Five Highest

1. South Shore (SI)
2. North Shore (SI)
3. Mid-Island (SI)
4. Rockaways (QN)
5. Brownsville/Ocean Hill (BK)

### Five Lowest

51. Sunnyside/Woodside (QN)
52. Astoria (QN)
53. Jackson Heights (QN)
54. Throgs Neck/Co-op City (BX)
55. Washington Heights/Inwood (MN)

## Which Vacancy Rate?

There are two different rental vacancy rates available to consumers of New York City data: the New York City Housing and Vacancy Survey (HVS) and the American Community Survey (ACS). While both surveys are conducted by the U.S. Census Bureau, the HVS is sponsored by the New York City Department of Housing Preservation and Development and is mandated by New York State rent regulation laws. A citywide rental vacancy rate below five percent is required to maintain rent control. Because the HVS is designed to capture the overall rate in the city it is less statistically reliable at smaller geographies. Additionally, the HVS is only performed every three years with the next survey scheduled for 2011.

For these reasons, the Furman Center uses ACS data, which are available every year and has a larger sample size.

In 2008, the citywide rental vacancy rate reported by the HVS was 2.91 percent, well below the five percent threshold.

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## Rent-Regulated Units (% of rental units)

This indicator measures the percentage of all rental units that are rent-controlled, rent-stabilized, or loft board-regulated. These programs were created at different times and include different degrees of regulation.

For more information on rent regulation, see the New York City Rent Guidelines Board website at [www.housingnyc.com](http://www.housingnyc.com).

*Source: New York City Housing and Vacancy Survey  
Geography: City, Borough, Sub-borough Area  
Years Reported: 2008*

### Five Highest

1. Washington Heights/Inwood (MN)
2. Kingsbridge Heights/Moshulu (BX)
3. Flatbush (BK)
4. University Heights/Fordham (BX)
5. Highbridge/South Concourse (BX)

### Five Lowest

51. East New York/Starrett City (BK)
52. South Ozone Park/  
Howard Beach (QN)
53. Bayside/Little Neck (QN)
54. Flatlands/Canarsie (BK)
55. Mid-Island (SI)

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## Residential Units in a Historic District

This indicator measures the percentage of residential units in a given geographic area that are located within a historic district. Since the inception of the New York City Landmarks Law in 1965, the Landmarks Preservation Commission has had the ability to designate new historic districts. Once designated, a property owner is obligated to keep the site in good repair and apply for a permit prior to making alterations, reconstructions, demolitions, or improvements to the structure.

We only present the five highest ranked community districts here. There are 28 community districts that have no units located within historic districts.

*Source: New York City Department of City Planning,  
Furman Center*

*Geography: City, Borough, Community District  
Year Reported: 2009*

### Five Highest

1. Greenwich Village/Soho (MN)
2. Upper West Side (MN)
3. Fort Greene/Brooklyn Heights (BK)
4. Park Slope/Carroll Gardens (BK)
5. Jackson Heights (QN)

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## Residential Units within 1/4 Mile of a Park

This indicator measures the share of residential units in a given geographic area that are within a quarter mile of a park. We require that a park be at least one quarter of an acre in size, which excludes some small parks but includes many in the “Greenstreets” program. As part of PlaNYC 2030, the City has a goal of having 99% of residents within a half mile of a park and 85% of residents within a quarter mile of a park by 2030. For a more detailed description of how this indicator is calculated, please refer to the Methods chapter of this report.

*Source: New York City Department of Parks and Recreation, New York City Department of City Planning, Furman Center*

*Geography: City, Borough, Community District  
Years Reported: 2009*

### Five Highest

1. (2 tied)  
Highbridge/Concourse (BX),  
Upper West Side (MN)
3. (2 tied)  
Morningside Heights/Hamilton (MN),  
Mott Haven/Melrose (BX),
5. Belmont/East Tremont (BX)

### Five Lowest

55. Tottenville/Great Kills (SI)
56. Flatbush/Midwood (BK)
57. Astoria (QN)
58. East Flatbush (BK)
59. South Ozone Park/  
Howard Beach (QN)

## Residential Units within 1/2 Mile of a Subway/Rail Entrance

This indicator measures the percentage of residential units in a given geographic area that are within a half-mile walk of a station entrance for the New York City Subway system, Long Island Rail Road, PATH, Amtrak, Metro-North Railroad, or Staten Island Railway. For the average able-bodied adult, a half mile represents about a 10-minute walk. For a more detailed description of how this indicator was calculated, please refer to the Methods chapter of this report.

*Source: New York City Department of Transportation, New York City Department of City Planning, Furman Center*

*Geography: City, Borough, Community District*  
*Year Reported: 2009*

### Five Highest

1. (2 tied) Central Harlem (MN), Midtown (MN)
3. (2 tied) Greenwich Village/Soho (MN), Mott Haven/Melrose (BX)
5. Washington Heights/Inwood (MN)

### Five Lowest

55. South Beach/Willowbrook (SI)
56. Bayside/Little Neck (QN)
57. Flatlands/Canarsie (BK)
58. Queens Village (QN)
59. St. George/Stapleton (SI)

## Sales Volume

This indicator represents the number of arm's length transactions of residential properties. To qualify as arm's length, a transaction must have a non-trivial price, the names of the transacting parties must be distinct, and the sale must not be marked as "Insignificant" by the Department of Finance. This indicator includes single- and multi-family buildings and condominium and cooperative apartment units. This indicator is reported for each housing type for the city and for the two predominant housing type for each borough.

Sales data for 2010 only include sales recorded as of the end of 2010. This should include the vast majority of sales in 2010, but due to recording delays this number may be revised slightly when complete data are available.

*Source: New York City Department of Finance, Furman Center*

*Geography: City, Borough, Community District*  
*Years Reported: 2000, 2008, 2009, 2010*

### Five Highest

1. Jamaica/Hollis (QN)
2. Tottenville/Great Kills (SI)
3. Flushing/Whitestone (QN)
4. Queens Village (QN)
5. Upper West Side (MN)

### Five Lowest

55. Fordham/University Heights (BX)
56. Morrisania/Crotona (BX)
57. Washington Heights/Inwood (MN)
58. Mott Haven/Melrose (BX)
59. Hunts Point/Longwood (BX)

## Serious Crime Rate (per 1,000 residents)

The New York Police Department collects data on criminal activity, which the department is required to report to the Federal Bureau of Investigation under the Uniform Crime Reporting (UCR) program. A crime is considered serious if it is classified as a UCR Type I crime. This category contains most types of assault, burglary, larceny, motor vehicle theft, murder, rape, and robbery. While most UCR Type I crimes are felonies, some are not. Further, some felonies, notably drug offenses, are not considered UCR Type I crimes. Rates are calculated as the number of crimes committed in a given geographic area per 1,000 residents.

*Source: New York City Police Department, United States Census Bureau, Furman Center*

*Geography: City, Borough*  
*Years Reported: 2000, 2008, 2009*

## 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 report the rate of severely crowded renter households as a percentage of all renter households. Because severe crowding data were not reported or were deemed unreliable in Williamsburg/Greenpoint, Mid-Island, and South Shore, rankings only include 52 sub-borough areas.

*Source: United States Census (2000),  
American Community Survey (2008, 2009)  
Geography: City, Borough, Sub-borough Area  
Years Reported: 2000, 2008, 2009*

### Five Highest

1. Elmhurst/Corona (QN)
2. Jackson Heights (QN)
3. Borough Park (BK)
4. Sunset Park (BK)
5. Flatbush (BK)

### Five Lowest

48. (3 tied)  
Brownsville/Ocean Hill (BK),  
Flatlands/Canarsie (BK),  
Upper West Side (MN)
51. South Ozone Park/  
Howard Beach (QN)
52. Bayside/Little Neck (QN)

## Students Performing at Grade Level in Reading and Math

The New York City Department of Education's Division of Assessment and Accountability develops and administers city and state tests and compiles data on students' performance on those tests. These education indicators report the percentage of students performing at or above grade level for grades three through eight. The Department of Education provides these data at the school district level. The Furman Center aggregates these data to the community district level using a population-weighting formula.

For more information on our population-weighting method, please refer to the Methods chapter of this report. For this indicator, the year 2010 refers to the 2009–2010 school year.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

*Source: New York City Department of Education,  
New York City Department of City Planning,  
Furman Center*

*Geography: City, Borough, Community District  
Years Reported: 2000, 2010*

## Math

### Five Highest

1. Bayside/Little Neck (QN)
2. (6 tied)  
Clinton/Chelsea (MN),  
Financial District (MN),  
Greenwich Village/Soho (MN),  
Midtown (MN),  
Stuyvesant Town/Turtle Bay (MN),  
Upper East Side (MN)

### Five Lowest

55. Fordham/University Heights (BX)
56. Morrisania/Crotona (BX)
57. Highbridge/Concourse (BX)
58. Mott Haven/Melrose (BX)
59. Brownsville (BK)

## Reading

### Five Highest

1. Bayside/Little Neck (QN)
2. (6 tied)  
Clinton/Chelsea (MN),  
Financial District (MN),  
Greenwich Village/Soho (MN),  
Midtown (MN),  
Stuyvesant Town/Turtle Bay (MN),  
Upper East Side (MN)

### Five Lowest

55. Fordham/University Heights (BX)
56. Brownsville (BK)
57. Morrisania/Crotona (BX)
58. Highbridge/Concourse (BX)
59. Mott Haven/Melrose (BX)



## A Change in Proficiency Standards

In 2008, researchers at the City's Department of Education discovered that only 50 percent of students that had been graded as proficient in math while in eighth grade went on to graduate from high school four years later. This was confirmed in a study by the New York State Department of Education which found that exam scores had been inflated over time due to a number of factors including short, predictable exams. In 2010, the exams were changed and the threshold for proficiency raised. For this reason, the 2010 indicator cannot be compared to previous years and we report 2000 and 2010. The New York State Department of Education maintains that these rates are comparable.

## Public and Subsidized Rental Housing Units (% of rental units)

This indicator measures the share of rental units that are either in New York City Housing Authority public housing developments or subsidized through the Low-Income Housing Tax Credits (LIHTC), U.S. Department of Housing and Urban Development (HUD) Project-Based Rental Assistance, HUD Insurance, or the New York City or State Mitchell-Lama programs.

This indicator relies on work the Furman Center has done in creating the Subsidized Housing Information Project (SHIP). For more information see the Furman Center Data Search Tool.

*Source: Furman Center Subsidized Housing Information Project, New York City Housing Authority  
Geography: City, Borough, Community District  
Year Reported: 2009*

### Five Highest

1. East Harlem (MN)
2. East New York/Starrett City (BK)
3. Mott Haven/Melrose (BX)
4. Rockaway/Broad Channel (QN)
5. Morrisania/Crotona (BX)

### Five Lowest

55. South Ozone Park/  
Howard Beach (QN)
56. Bensonhurst (BK)
57. (3 tied) Bayside/Little Neck (QN),  
Kew Gardens/Woodhaven (QN),  
Ridgewood/Maspeth (QN)

## Tax Delinquencies (% of residential properties delinquent $\geq 1$ year)

A residential property is considered tax delinquent if the tax payment for the property was not received within one year of the due date and the balance due is at least \$500. The percentage is calculated by dividing the number of tax delinquent properties by the total number of residential properties.

*Source: New York City Department of Finance  
Geography: City, Borough, Community District  
Years Reported: 2000, 2008, 2009*

### Five Highest

1. Highbridge/Concourse (BX)
2. Fordham/University Heights (BX)
3. Washington Heights/Inwood (MN)
4. Kingsbridge Heights/Bedford (BX)
5. Bedford Stuyvesant (BK)

### Five Lowest

54. (2 tied) Bayside/Little Neck (QN),  
Rego Park/Forest Hills (QN)
56. Upper West Side (MN)
57. Lower East Side/Chinatown (MN)
58. Greenwich Village/Soho (MN)
59. Midtown (MN)

## Unemployment Rate

This indicator measures the number of people aged 16 years and older in the civilian labor force who are unemployed, divided by the total number of people aged 16 years and older in the civilian labor force. People are considered to be unemployed if they meet the following criteria: they have not worked during the week of the survey; they have been looking for a job during the previous four weeks; and they were available to begin work. The U.S. Census Bureau advises using caution when comparing the 2000 census unemployment rate to the ACS figures because of differences in question construction and sampling.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

*Source: United States Census (2000), American Community Survey (2008, 2009)*  
*Geography: City, Borough, Sub-borough Area*  
*Years Reported: 2000, 2008, 2009*

### Five Highest

1. University Heights/Fordham (BX)
2. Mott Haven/Hunts Point (BX)
3. East Harlem (MN)
4. Washington Heights/Inwood (MN)
5. (2 tied)  
Highbridge/South Concourse (BX),  
Jamaica (QN)

### Five Lowest

51. Upper West Side (MN)
52. Upper East Side (MN)
52. Sunnyside/Woodside (QN)
54. Williamsburg/Greenpoint (BK)
55. South Shore (SI)

## Measures of Unemployment

The most commonly discussed unemployment figures in the media come from the Local Area Unemployment Statistics program. At the city and borough level, the unemployment rates reported by the ACS may differ from these rates because of differences in the job search questions, the timing and mode of data collection and the population controls used in each survey. For comparison, for New York City, the Local Area Unemployment Statistics program reported rates of 9.5 percent in 2009, 5.4 percent in 2008, and 5.8 percent in 2000 compared to 10.2 percent, 7.2 percent, and 9.6 percent respectively.

## Units Issued New Certificates of Occupancy

This indicator measures residential certificates of occupancy (often called C of Os) issued by the Department of Buildings each year. The New York City Department of Buildings requires a certificate before any newly constructed housing unit can be occupied. Rehabilitated housing units generally do not require a 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.

*Source: New York City Department of City Planning*  
*Geography: City, Borough, Community District*  
*Years Reported: 2000, 2008, 2009, 2010*

### Five Highest

1. Clinton/Chelsea (MN)
2. Fort Greene/Brooklyn Heights (BK)
3. Greenpoint/Williamsburg (BK)
4. Upper West Side (MN)
5. Flushing/Whitestone (QN)

### Five Lowest

55. Highbridge/Concourse (BX)
55. Coney Island (BK)
57. South Ozone Park/  
Howard Beach (QN)
58. Morningside Heights/Hamilton (MN)
59. Bay Ridge/Dyker Heights (BK)

## Units Authorized by New Residential Building Permits

The number of units authorized by new residential building permits is derived from the building permit reports of the New York City Department of Buildings. Permit renewals are not included. Not all building permits will result in actual construction, but the number of units authorized by new permits is the best available indicator of how many units are under construction. Comparisons between the years prior to 2005 and more recent years should be made with caution due to data improvements that facilitate more accurate estimates of the number of new units attached to each building permit. Specifically, the figures for 2000 may be an underestimate. In 2010, there were 16 community districts for which there was no new residential construction authorized.

*Source: New York City Department of Buildings*  
*Geography: City, Borough, Community District*  
*Years Reported: 2000, 2008, 2009, 2010*

### Five Highest

1. East Harlem (MN)
2. Flushing/Whitestone (QN)
3. Bedford Stuyvesant (BK)
4. Tottenville/Great Kills (SI)
5. St. George/Stapleton (SI)

## Unused Capacity Rate (% of land area)

This indicator reports the percentage of all residentially zoned lot area that is made up of lots built out at less than 50 percent of their zoning capacity. We calculate a lot's zoning capacity by estimating the maximum floor area ratio under the New York City zoning code, based on a Furman Center analysis, and multiplying it by the lot's land area.

We do not calculate this indicator for the Financial District or Midtown because very few lots in these community districts are residentially zoned.

*Source: Real Property Assessment Database, Furman Center*

*Geography: City, Borough, Community District*  
*Years Reported: 2008, 2009*

### Five Highest

1. Brownsville (BK)
2. Hunts Point/Longwood (BX)
3. Belmont/East Tremont (BX)
4. Kingsbridge Heights/Bedford (BX)
5. Highbridge/Concourse (BX)

### Five Lowest

53. Flatbush/Midwood (BK)
54. Ridgewood/Maspeth (QN)
55. Bensonhurst (BK)
56. Bay Ridge/Dyker Heights (BK)
57. Greenwich Village/Soho (MN)

# Methods

## GEOGRAPHIC DEFINITIONS

This report presents information for the entire City of New York, for each of the five boroughs, and for the neighborhoods within each borough. The City defines neighborhoods by dividing the boroughs into 59 community districts (CDs); the U.S. Census Bureau, however, divides the boroughs into 55 sub-borough areas (SBAs). This report provides data for community districts where available but otherwise employs data at the sub-borough level. The term neighborhood is used in this report to refer to both community districts and sub-borough areas even though they are larger than what many consider to be neighborhoods. We have included reference maps for community districts and sub-borough areas beginning on page 142.

### 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; half are nominated by the City Council members who represent the district. The community boards review applications for zoning changes and other land use proposals and make recommendations for budget priorities.

Each community board is assigned a number within its borough. The borough and this number uniquely identify each of the 59 community districts. Therefore, the Furman Center designates each community district with a two-letter borough code and a two-digit community board code. For example, BK 02 is the community district represented by Community Board 2 in Brooklyn.

### SUB-BOROUGH AREA (SBA)

Sub-borough areas are geographic units created by the U.S. Census Bureau for the administration of the New York City Housing and Vacancy Survey and were designed to have similar boundaries to those of the community districts. These same areas are also defined by the U.S. Census Bureau as Public Use Microdata Areas (PUMAs) so we are able to use the two terms interchangeably.

Because sub-borough areas are constructed from census tracts, their boundaries do not coincide precisely with community district boundaries. However, they are similar enough that we use them interchangeably throughout this report. There are 59 community districts in New York City but only 55 sub-borough areas. The U.S. Census Bureau combined four pairs of community districts in creating the sub-borough areas to improve sampling and protect the confidentiality of respondents. These pairs are Mott Haven/Melrose (BX 01) and Hunts Point/Longwood (BX 02) in the Bronx, Morrisania/Crotona (BX 03) and Belmont/East Tremont (BX 06) in the Bronx, the Financial District (MN 01) and Greenwich Village/Soho (MN 02) in Manhattan, and Clinton/Chelsea (MN 04) and Midtown (MN 05) in Manhattan.

### RANKINGS

This report includes rankings of the five boroughs and all 59 community districts or 55 sub-borough areas for each indicator. The neighborhood ranked first has the highest number or percentage for the measure, even if the measure is for a quality that one might think is "best" if lower. When possible, we rank all 59 community districts, however, because data for several indicators—including all indicators drawn from U.S. Census Bureau sources—are only available at the sub-borough area level. We can only rank the 55 sub-borough areas with respect to these indicators. In addition, a few indicators are not available for all neighborhoods so we provide rankings for a subset of neighborhoods. For instance, the Furman Center only reports the index of housing price appreciation at the community district level for the predominant housing type in that district. Therefore, the rankings for these indicators come from a substantially reduced subset of the community districts.

## UNITED STATES CENSUS SOURCES

A number of the indicators presented in the *State of New York City's Housing and Neighborhoods* are derived from five data sources collected by the U.S. Census Bureau. These sources are described below along with a discussion of issues of comparability across sources.

### DECENNIAL CENSUS (CENSUS)

From 1970 to 2000, the decennial census consisted of two parts: the “short form” that collects 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 the City*, we use data from the decennial census short and long forms to derive demographic, economic, and housing measures for the year 2000. To create most of these indicators, we use summary census data reported at the city, borough, and sub-borough area levels.

In March of 2011, the Census Bureau released numbers from the 2010 decennial census for the five boroughs and for the city as a whole. We use these data to calculate the population, population density, housing units, racial/ethnic share, and racial diversity index at the city and borough levels. Whenever we report data from the 2010 decennial census, we do not report 2008 or 2009 American Community Survey data.

### AMERICAN COMMUNITY SURVEY (ACS)

The American Community Survey is a relatively new 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 Census “long form” covered one out of every six housing unit addresses 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 all geographic areas including census tracts. In this edition of the *State of the City*, we use ACS data to generate the same statistics we obtained from the 2000 decennial census, but for the years 2008 and 2009. Most of the indicators in this edition are derived from summary-level data reported by the U.S. Census Bureau for PUMAs which, as discussed above, are identical to New York City's sub-borough areas. Summary-level data are also reported at the borough and city levels. Because each PUMA in New York City has at least 100,000 residents, reliable annual estimates are available for each PUMA from the ACS. In this edition of *State of the City* we use annual estimates for almost all of the data we get from the ACS. One exception is the rental vacancy rate, for which we use the three-year estimate (see the section below for more details). We also use the three-year estimate to describe the racial composition in the following sub-borough areas: Highbridge/South Concourse (103) and Sheepshead Bay/Gravesend (215) because 2009 data were not available for those areas.

### PUBLIC USE MICRODATA SAMPLE (PUMS)

While most indicators that draw on U.S. Census Bureau data are calculated using values that are already available at a given geography, the Furman Center calculates some indicators by aggregating household-level data to the required geography. The U.S. Census Bureau makes household-level data available in Public Use Microdata Samples, which are censored extracts from the confidential microdata that the U.S. Census Bureau uses in its own calculations.

The Furman Center uses PUMS data to calculate the income diversity ratio and several indicators in the State of New Yorkers section.

### NEW YORK CITY HOUSING AND VACANCY SURVEY (HVS)

The 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 spon-



sors and supervises the HVS. The primary purpose of the HVS is to satisfy the City's statutory requirement to measure the rental vacancy rate in order to determine if rent regulation will continue. In addition to the housing unit information, a limited set of data are also collected about the household and the individual answering the questionnaire.

In this edition of the *State of the City*, we use HVS data to construct one indicator that is specific to New York City and therefore not captured in the ACS: the percentage of rental units that are rent regulated.

## COMPARISONS BETWEEN CENSUS BUREAU PRODUCTS

The U.S. Census Bureau makes continual adjustments to the decennial census and the ACS to improve the coverage of the surveys and accuracy of the results. These adjustments often make cross-year comparisons difficult. Below is a discussion of the key areas where changes in sampling, question construction, or other methodology might affect the comparability of indicators that we report in the *State of the City* 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. The ACS sample includes approximately three million housing units nationwide, including about 66,000 in New York City; the HVS samples 18,000 housing units. The sample for the HVS is designed primarily to achieve acceptable reliability in estimating the “vacant available for rent” 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 significantly from the reported estimate. This is especially important when comparing small year-to-year changes in the ACS.

### Income

Question construction and data collection for income information differs between the decennial census and the ACS. The 2000 census asked for the respondent's 1999 income; thus incomes reported in 2000 are all for one fixed period of time (calendar year 1999). The ACS, by contrast, asks for the respondent's income over the “past 12 months” and as this information is collected on an on-going monthly basis, these figures are not directly comparable. The U.S. Census Bureau notes that a comparison study of the 2000 census and the 2000 ACS found that incomes reported in the census were about four percent higher than the incomes reported in the ACS.

Because of the data collection methods mentioned above, adjacent years of ACS data may have reference months in common; thus comparisons of income data between adjacent ACS years (2008 and 2009) should not be interpreted as precise comparisons of economic conditions in those years.

Indicators affected by the income methodology issues are: income diversity ratio, median household income, poverty rate, and poverty rate by age.

Note that for comparison purposes, we adjust all dollar amounts reported in this report to 2010 dollars.

### Rental Vacancy Rate

Nearly two thirds of the sub-borough areas in New York City lacked enough sample observations to calculate a rental vacancy rate for at least one year of ACS data. However, all had sufficient observations to calculate a three-year average of the rental vacancy rate. Thus, on the community district pages, for the rental vacancy rate only, we report a three-year average rental vacancy rate for 2007–2009. We still report annual rental vacancy rates on the borough and city pages, but the reported value for community districts cannot be directly compared to any one year of borough or city data.

## INDICATOR NOTES

### 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, single-family homes, 2–4 family homes, and 5+ unit rental apartment buildings) for New York City as a whole and for each borough and community district. Estimating price indices separately for different types of properties allows for different market valuations and fluctuations within each property type. Due to insufficient data, we report the price indices only for the predominant property type at the community district level and at the two predominant property types for each borough.

The data used to construct the price index come from two sources, both obtained from the New York City Department of Finance. The first dataset is an annual sales file which we receive under an exclusive arrangement. The second dataset is the Automated City Register Information System (ACRIS) sales data which is available online from the Department of Finance. Both datasets contain information on address, price, and date of sale for all transactions involving sales of apartment buildings, condominium apartments and single- and multi-family homes in New York City between 1974 and 2010. While the ACRIS data are updated daily, the system does not contain data for sales in Staten Island. Therefore, the annual sales file is more complete. The ACRIS data are used only if the sale is not recorded by the time we receive our annual sales file.

The repeat sales price indices are created using statistical regression techniques. Economists use two basic approaches to estimate housing price indices: the hedonic regression and the repeat sales method. Both of these approaches estimate temporal price movement controlling for the variation in the types of homes sold from period to period. Each method has its own strengths and weaknesses.

The repeat sales methodology controls for housing characteristics by using data on properties that have sold more than once. An attractive feature of this method is that, unlike the hedonic approach, it does

not require the measurement of house quality; it only requires the quality of individual houses in the sample to be time invariant. The most important drawback of the repeat sales method is that it fails to use the full information available in the data. In most datasets, only a small proportion of the housing stock is sold more than once; the data on single sales cannot be used. Moreover, properties that transact more than once may not be representative of all properties in the market, raising concerns about sample selection bias. However, as the index period lengthens, more properties have changed hands more than once. This reduces sample selection bias but exacerbates a heteroskedasticity problem: Case and Shiller (1989) show evidence that price variability is positively related to the interval of time between sales because the longer the amount of time between sales, the more likely it is that the surrounding neighborhood has experienced an exogenous shock.

This report overcomes most of the problems associated with the repeat sales method. Specifically, the dataset used here is quite large, so we lose little precision by eliminating properties that sold only once. Moreover, because we have sales data over such a long period (37 years), more than 61 percent of residential lots have changed hands at least twice. Finally, we use the three-step procedure suggested by Case and Shiller<sup>1</sup> (1989) and modified by Quigley and Van Order<sup>2</sup> (1995) to account for the possibility of time-dependent error variances.

In the first stage, the difference between the log price of the second sale and the log price of the first sale is regressed on a set of dummy variables, one for each time period in the sample (a year, in this case) except for the first. The dummy variables have values of +1 for the year of the second sale, -1 for the year of the first sale, and zeros otherwise.

In the second stage, the squared residuals from the first stage are regressed on a constant term, the time interval between sales, and the time interval squared. The fitted value in the stage-two regression is a consistent estimate of the error variance in the stage-one

1 Case, K.E. and R.J. Shiller. 1989. "The Efficiency of the Market for Single Family Homes." *American Economic Review*, 79, p.125-37.

2 Quigley, J.M. and R. Van Order, 1995. "Explicit Tests of Contingent Claims Models of Mortgage Default." *Journal of Real Estate Finance and Economics*, 11(2), p.99-117.

regression. In the third stage, the stage-one regression is re-estimated by generalized least squares, using the inverses of the square root of the fitted values from the stage-two regression as weights.

## MORTGAGE LENDING INDICATORS

The Federal Home Mortgage Disclosure Act (HMDA) requires financial institutions with assets totaling \$39 million or more to report information on loan applications and originations if they have originated or refinanced any home purchase loans on a 1–4 family properties in the previous year. Thus, the HMDA data capture most, but not all, 1–4 family residential mortgage lending activity. The Furman Center uses this dataset to calculate the home purchase loan rate, the refinance loan rate and a number of derivative indicators.

All figures in our analysis are based on 1–4 family, non-business-related loans. We exclude from our analysis, except when expressly noted, any loans for manufactured or multi-family housing (5+ families), and any loans deemed to be business related (classified as those loans for which a lender reports an applicant's ethnicity, race and sex as “not applicable”). The loans that we consider constituted more than 80 percent of all loan applications in New York City in 2009.

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 high 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* section.

For a detailed look using HMDA data at national lending in 2009, see the Furman Center's report at [http://furmancenter.org/files/HMDA\\_2009\\_databrief\\_FINAL.pdf](http://furmancenter.org/files/HMDA_2009_databrief_FINAL.pdf).

## NOTICES OF FORECLOSURE

The Furman Center collects data on *lis pendens* (LP) filings from a private vendor, Public Data Corporation. An LP may be filed for a host of reasons unrelated to a mortgage foreclosure, so the Furman Center uses a variety of screening techniques to identify only those LPs related to a mortgage. These techniques include searching for words within either of the party names and dropping any LPs that relate to a tax lien, a mechanic's lien, or are originated by a government agency. If the same property receives any additional LPs within 90 days of the initial LP, the additional LPs are not included in our rate to avoid counting the same foreclosure twice.

## PROPERTIES THAT ENTERED REO

The data for this indicator come from two sources—LPs from Public Data Corporation and residential sales data from the New York City Department of Finance. Each of these datasets identifies properties using a unique borough, block and lot number (BBL). Starting with the set of all LPs, we use BBLs to match each LP issued since 1993 with the most recent sale of that property prior to the LP (if the sale happened in 1974 or later). We then match the LP to any sales that occurred within three years from the date of the LP, and assume that the first such sale was undertaken in response to the foreclosure filing. To identify transfers into REO, we search the grantee name field of the first sale after the LP for the word “bank” or the name of any large bank or subsidiary. Finally, we check if the name of the grantee matches the name of the LP servicer. If this is the case we classify the sale as a transfer into REO.

## POPULATION WEIGHTING FORMULA

Several indicators included in this report are provided at geographic levels other than the community district level such as school districts or zip codes. We aggregate data to the community district level, weighing observations by the distribution of housing units.

For instance, when aggregating the student proficiency rates from the 32 school districts to the 59 community districts, we first calculate the rate for each of the 32 school districts. If a community district only contains one school district then that rate is directly used for the community district. If multiple community districts fall within the same school district, we assign the same proficiency rate to each. If a community district contains more than one school districts, we weight each school district based on the number of housing units within the community district that are in that school district.

For example, if community district 1 contains three school districts A, B, and C, and of the 100 housing units in community district 1, 50 are in school district A, 30 are in school district B, and 20 are in school district C, then school district A would have weight 50/100, school district B would have weight 30/100, and school district C would have weight 20/100. The rate for community district 1 would be given by:

$$rate_{CD1} = rate_A * .5 + rate_B * .3 + rate_C * .2$$

Since school district and community district boundaries are not coterminous, it is possible that the same school would be included in the calculation of two or more community districts. However, it would be weighted accordingly each time.

### CALCULATING DISTANCE TO AMENITIES IN GIS

This report presents several indicators that show the percentage of housing units within a given walking distance to amenities.

To determine walking distances to amenities, the Furman Center used the NYC Department of City Planning's LION shapefile to create network buffers of streets with pedestrian rights-of-way within one half mile from a subway entrance and one quarter mile from the perimeters of parks. Using GIS, we then selected the lots that fall within this network buffer.

### Subway/Rail Entrances

We use a database of station entrances in the Bronx, Brooklyn, Manhattan, and Queens from the Metropolitan Transit Authority through NYC DataMine. This dataset includes the New York City Subway system, Long Island Rail Road, and Metro-North Railroad. For the Staten Island Railway, we interpolate station entrances using a variety of GIS techniques including current satellite imagery. There are no Amtrak stations that are not colocated with other transportation services.

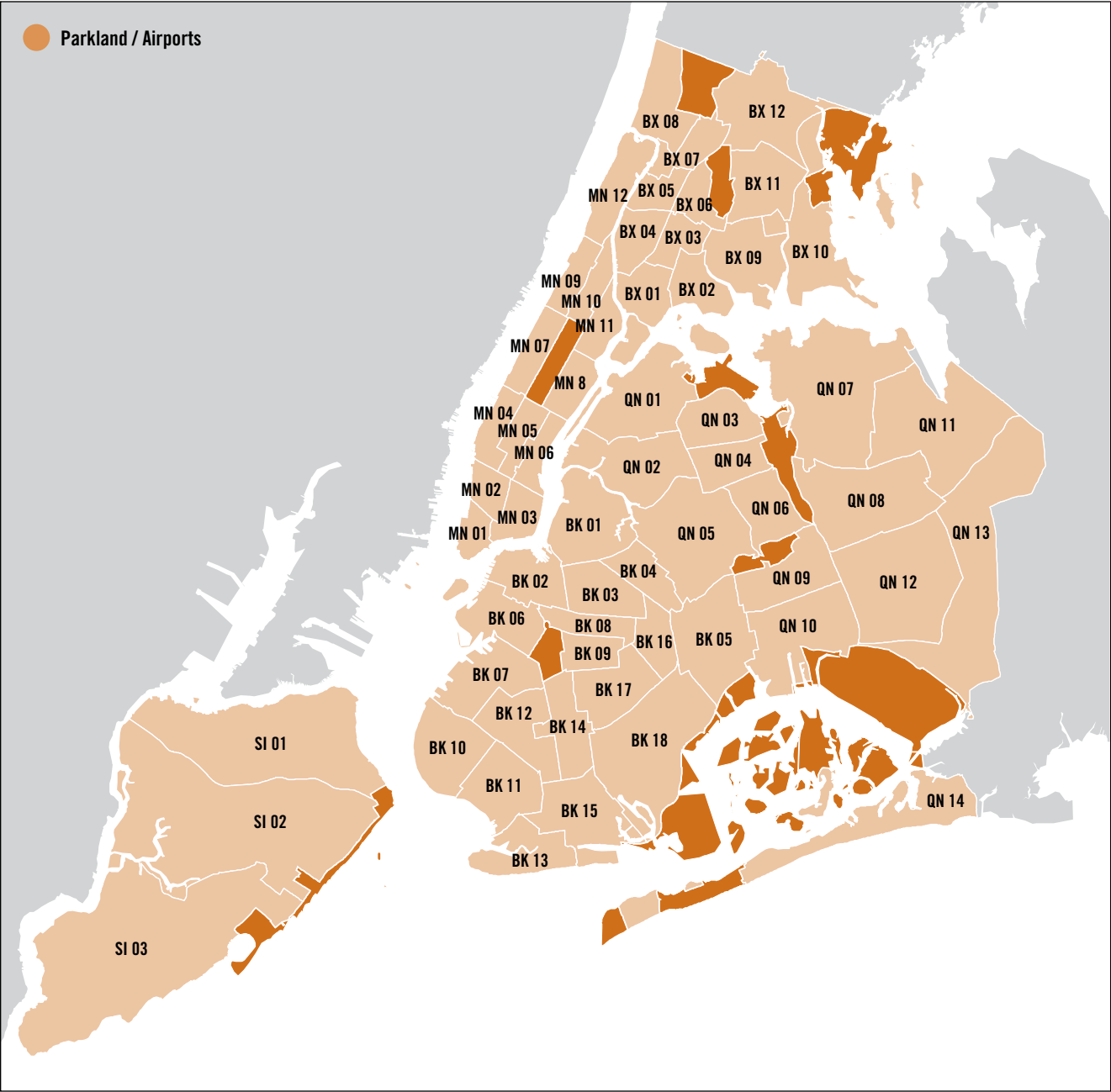
### Parks

We access a database of all parks, playgrounds and greenstreets that are administered by the Department of Parks and Recreation through NYC Data Mine. Because our data on parks do not contain information on their entrances, we calculate walking distances from the nearest point along their perimeter. For parks with an area of 2.5 acres or less, we complete the analysis using only points at the corners of the parks perimeter. For parks larger than 2.5 acres, this would result in perimeter points that are too far apart. Instead, we use the intersections of pedestrian rights-of-way within 150 feet to approximate their perimeters. Parks that are less than one quarter of an acre are not considered.

### INFLATION ADJUSTMENTS

When reporting dollar-denominated indicators, we adjust amounts to 2010 dollars using the Consumer Price Index for All Urban Consumers (Current Series) from the Bureau of Labor Statistics for all major expenditure classes for the NY-NJ-PA Metropolitan Statistical Area. This allows for more consistent comparisons across years for individual indicators. The inflation-adjusted values include median monthly contract rent, median household income, and median price per unit.

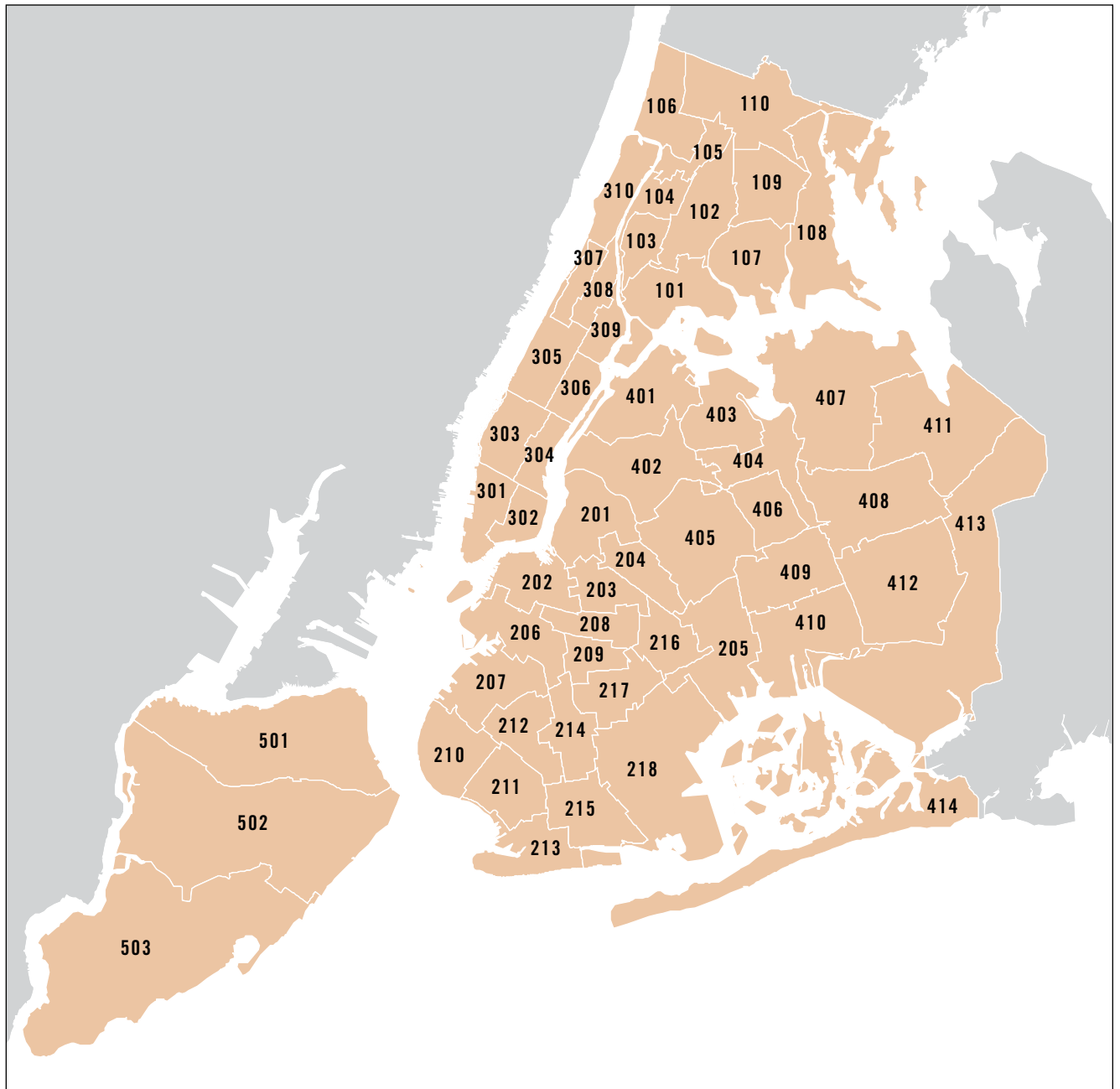
# New York City Community Districts



Source: New York City Department of City Planning



# New York City Sub-Borough Areas



Source: U.S. Census Bureau



# About the Furman Center Data Search Tool

**T**he Furman Center will soon be launching a Data Search Tool application that will provide direct access to New York City housing and neighborhood data. The Data Search Tool will allow users to select from a range of variables to create customized maps, download tables, and track trends over time.

The Data Search Tool will incorporate two major Furman Center databases: Neighborhood Info (formerly NYCHANIS), which offers a broad array of data on demographics, neighborhood conditions, transportation, housing stock and other aspects of the local real estate market; and the Subsidized Housing Information Project (SHIP), which contains never-before-available data on privately-owned, publically-subsidized affordable housing properties. The Data Search Tool will be available at [www.furmancenter.org/data](http://www.furmancenter.org/data) beginning spring 2011, along with user guides, tutorials and pre-made community profiles.

## WHAT IS THE SUBSIDIZED HOUSING INFORMATION PROJECT?

The Subsidized Housing Information Project (SHIP) is a new initiative by the Furman Center that brings together multiple data sources to track subsidized housing units, flag threats to their affordability status, and identify new opportunities for preserving the units as affordable housing.

In New York City, the federal, city and state governments have sponsored several affordable housing programs which provide public subsidies to private developers for a fixed period. Many of these buildings are nearing the end of their subsidy term, when owners will have the choice of converting them to market rate housing. Other buildings are at risk of failing out of the programs because of poor physical or financial conditions. Efforts to identify these at-risk buildings and target preservation resources to most effectively and efficiently preserve the affordability of the units have been hampered by a lack of complete, accurate, or public data about the history, finances, or physical condition of this housing stock.

The SHIP will fill these critical gaps with a database of properties that have received U.S. Department of Housing and Urban Development (HUD) Insurance, HUD project-based rental assistance, New York City or State Mitchell-Lama financing, or Federal

Low-Income Housing Tax Credits (LIHTC). The SHIP database will be directly accessible to the public using the Data Search Tool, enabling users to create maps of subsidized properties, download customized tables for analysis, and review detailed individual property information. In addition, NYU's Furman Center will publish an annual report on New York City's subsidized housing stock, beginning in the spring of 2011.

SHIP relies on data from, and the cooperation and expertise of, the New York City Department of Housing Preservation and Development (HPD), the New York State Homes and Community Renewal (HCR), the New York City Housing Development Corporation (HDC), and the U.S. Department of Housing and Urban Development.

## WHAT IS THE NEIGHBORHOOD INFO DATABASE?

Every year, the Furman Center collects and analyzes key statistics about New York City, its boroughs and its community districts to produce the essential report, *The State of New York City's Housing and Neighborhoods*. Since 2004, the Furman Center has provided public access to the data used to create that report through the New York City Housing and Neighborhood Information System (NYCHANIS). These data will soon be housed in the Neighborhood Info database and can be analyzed, mapped and downloaded using the Data Search Tool. The Data Search Tool will provide an updated, streamlined user interface and improved mapping tools, and will allow users to simultaneously view SHIP property data and neighborhood indicators.

## SUPPORTERS

The Subsidized Housing Information Project and the Data Search Tool were created with generous funding from the MacArthur Foundation, the Heron Foundation, and Herbert Z. Gold.



Since its founding in 1995, the Furman Center for Real Estate and Urban Policy has become a leading academic research center dedicated to providing 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, with a particular focus on New York City. The Center is dedicated to the following three missions:

- **Providing 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, with a particular focus on New York City;
- **Promoting 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;
- **Presenting essential data and analysis** about New York City's housing and neighborhoods to all

those involved in land use, real estate development, community economic development, housing, urban economics, and urban policy. The Furman Center has created several innovative tools that help disseminate information on New York City's housing and neighborhoods to the public.

In February 2010, the Furman Center launched a new Institute for Affordable Housing Policy to improve the effectiveness of affordable housing policies and programs. The Institute is neither partisan nor ideologically predictable. The Institute harnesses the incredible talent of the New York University community and experts at the Furman Center by providing housing practitioners and policymakers with information about what's working and what isn't, and about promising new ideas and innovative practices.

The Furman Center is a joint research center of the New York University School of Law and the New York University Robert F. Wagner Graduate School of Public Service. The Center is named in honor of NYU Law alumnus Jay Furman, class of '71, who is a member of both the NYU School of Law Foundation Board of Trustees and the NYU Board of Trustees. Mr. Furman, an international real estate investor and developer, provided generous financial support to endow the Center, and is a constant source of support.

Vicki Been, the Boxer Family Professor of Law, is the Center's faculty director. Ingrid Gould Ellen, Professor of Public Policy and Urban Planning, is the faculty co-director. Sarah Gerecke, Adjunct Assistant Professor of Planning, is the executive director. The Center regularly collaborates with faculty from the Law School, the Wagner School, and NYU's Faculty of Arts and Sciences.

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