

BX09

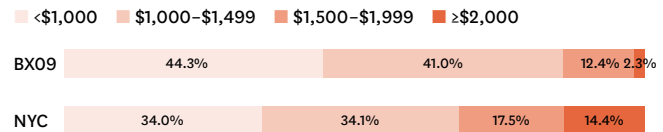
Parkchester/ Soundview¹



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

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

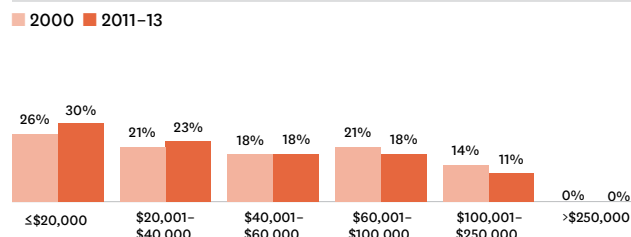
Distribution of Gross Rent, 2011-2013



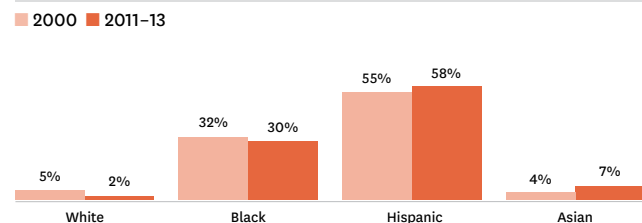
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	212	247	19	266	191	24	30
Units issued new certificates of occupancy	24	152	137	17	3	48	58
Homeownership rate	20.2%	-	19.0%	21.7%	-	37	39
Serious housing code violations (per 1,000 privately owned rental units)	-	87.2	91.1	74.2	82.7	-	14
Severe crowding rate (% of renter households)	-	-	2.4%	5.5%	-	-	14
Sales volume	581	1,088	475	503	507	20	30
Index of housing price appreciation, all property types	100.0	271.3	219.2	200.8	205.6	-	38
Median sales price per unit, condominium ⁵	\$48,481	\$145,630	\$159,900	\$96,257	\$99,500	15	15
Median rent burden	-	30.6%	30.3%	33.5%	-	-	26
Severely rent-burdened households	-	28.2%	26.4%	34.9%	-	-	10
Severely rent-burdened households, low income	-	37.3%	35.8%	44.6%	-	-	40
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	14.6%	13.7%	-	-	8
Home purchase loan rate (per 1,000 properties)	-	34.0	13.8	8.6	-	-	54
Refinance loan rate (per 1,000 properties)	-	32.7	6.8	8.1	-	-	54
FHA/VA-backed home purchase loans (% of home purchase loans)	-	1.4%	51.1%	48.7%	-	-	8
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	69.7	43.1	-	29
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	9.4	13.3	15.8	18.6	14.2	29	28
Tax delinquencies ≥ 1 year (% of residential properties)	-	1.3%	1.6%	2.9%	-	-	21

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

Household Income Distribution (2014\$)



Racial and Ethnic Composition



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