

Indicator Definitions and Rankings

Indicator Definitions and Rankings

For each indicator used in this report, we provide the data source, the level of geography, the years for which it is reported, and the five neighborhoods with the highest and lowest values for the indicator. Rankings are provided for the most recent year data are available for each indicator. In the event of a tie, rank numbers are repeated. Where data are unavailable for a given neighborhood, we report rankings out of all neighborhoods for which the indicator can be calculated. Rankings are reported for either sub-borough areas or community districts depending on data availability.

Adult Incarceration Rate

(per 100,000 people aged 15 or older)

This indicator measures the number of people incarcerated as a result of crimes committed in the city or borough regardless of the individual's residence. Incarcerations include state prison, county jail, and jail plus probation sentences. In New York State, people who are 16 years or older at the time of arrest serve their sentence in the adult criminal justice system, but demographic data for the entire population are broken into age groups that require us to compare the number of those 16 and older who are incarcerated to the total population of people 15 and older. The incarceration rate is therefore somewhat understated. Because 2014 population data is not yet available, the 2014 adult incarceration rate uses population from 2013, which may further understate the rate for this year only. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

In previous editions of the *State of New York City's Housing and Neighborhoods*, the adult incarceration rate for the Asian population also included individuals of unknown or missing race and ethnicity. The adult incarceration rate of the Asian population now includes only Asian individuals, and is therefore not comparable to the same indicator in previous editions.

Sources: New York State Division of Criminal Justice Services, United States Census (2000), American Community Survey (2007, 2010, 2013)

Geography: City, Borough

Years Reported: 2000, 2007, 2010, 2013, 2014

Asthma Hospitalizations

(per 1,000 people)

This indicator measures the number of asthma-related hospital admissions per 1,000 residents. Data are reported by the ZIP code of the residence of the admitted patient. We aggregate the data to the sub-borough area using a housing unit weighting formula. For more information on our housing unit weighting method, please refer to the Methods chapter of this report. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Sources: Infoshare (2000), New York State Department of Health Statewide Planning and Research Cooperative System (2007, 2010), United States Census (2000), American Community Survey (2007, 2010), New York City Department of City Planning, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007, 2010

Born in New York State

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

Sources: United States Census (2000), American Community Survey (2007, 2010, 2013)

Geography: City

Years Reported: 2000, 2007, 2010, 2013

Car-Free Commute

This indicator measures the percentage of workers over the age of 16 who do not work at home and who commute by foot, bicycle, or public transportation. The types of transportation included as public transportation are bus, subway, railroad, and ferry boat. Taxi-cabs are not included. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: United States Census (2000), American Community Survey (2007, 2010, 2013)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007 (2005–2007 for sub-borough areas), 2010 (2008–2010 for sub-borough areas), 2013 (2011–2013 for sub-borough areas)

Five Highest

Rank	CD#	Name	Value
1	MN 11	East Harlem	90.4%
2	MN 03	Lower East Side/Chinatown	89.9%
3	MN 09	Morningside Heights/Hamilton Heights	89.3%
4	BK 02	Brooklyn Heights/Fort Greene	89.1%
5	MN 07	Upper West Side	88.7%

Five Lowest

51	SI 01	North Shore	41.1%
52	QN 13	Queens Village	39.0%
53	QN 11	Bayside/Little Neck	33.1%
54	SI 02	Mid-Island	32.0%
55	SI 03	South Shore	26.4%

Disabled Population

This indicator measures the percentage of the population aged 18 through 64 who have disabilities that impair hearing, vision, ambulation, cognition, self-care, or independent living. Beginning with the 2008 American Community Survey, substantial changes were made to the questions about disabilities. These changes prevent comparison with earlier years. Disability status is captured for the non-institutionalized population only. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: American Community Survey

Geography: City

Years Reported: 2010, 2013

Disconnected Youth

This measures the percentage of people aged 16 to 19 who were neither enrolled in school nor participating in the labor force. People are considered out of the labor force if they were neither employed nor unemployed (see *unemployment rate* for definition of unemployed) and whose work at home was “incidental” and unpaid.

The population this indicator represents is inherently small. In order to present more precise estimates, we use three-year estimates from the American Community Survey (ACS) at the borough level after 2000. The U.S. Census Bureau advises caution when comparing the 2000 Census disconnected youth percentage to the ACS figures because of differences in question construction and sampling.

Sources: United States Census (2000), American Community Survey (2007, 2010, 2013)

Geography: City, Borough

Years Reported: 2000, 2007 (2007–2009 for boroughs), 2010 (2008–2010 for boroughs), 2013 (2011–2013 for boroughs)

Educational Attainment

(bachelor's degree and higher, no high school diploma)

These indicators measure the percentage of the population aged 25 and older who have attained a given level of education. People are considered to have no high school diploma if they have not graduated from high school and have not received a GED. A bachelor's degree and higher includes master's, professional, and doctoral degrees. These indicators are disaggregated by race and ethnicity in the State of New Yorkers section.

Sources: United States Census (2000),
American Community Survey (2007, 2010, 2013)

Geography: City

Years Reported: 2000, 2007, 2010, 2013

FHA/VA-Backed Home Purchase Loans

(% of home purchase loans)

This indicator measures the percentage of all first-lien, owner-occupied, home purchase loan originations for one- to four-family homes, condominiums, and cooperative apartments that were insured or guaranteed by the Federal Housing Administration (FHA) or U.S. Department of Veterans Affairs (VA), as reported by the Home Mortgage Disclosure Act (HMDA). For more information on HMDA data, please refer to the Methods chapter of this report. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Sources: Home Mortgage Disclosure Act, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2007, 2010, 2013

Five Highest

Rank	CD#	Name	Value
1	BX 03, 06	Morrisania/Belmont	79.0%
2	BK 16	Brownsville/Ocean Hill	73.3%
3	BX 05	University Heights/Fordham	72.7%
4	BK 05	East New York/Starrett City	71.2%
5	QN 12	Jamaica	69.0%

Five Lowest

51	MN 01, 02	Greenwich Village/Financial District	0.0%
51	MN 03	Lower East Side/Chinatown	0.0%
51	MN 06	Stuyvesant Town/Turtle Bay	0.0%
51	MN 07	Upper West Side	0.0%
51	MN 08	Upper East Side	0.0%

Foreign-Born Population

This indicator measures the share of the population that is foreign-born. Foreign-born includes all those born outside the United States or Puerto Rico, regardless of whether they currently are United States citizens, with the exception of children born abroad to parents who are United States citizens. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Sources: United States Census (2000),
American Community Survey (2007, 2010, 2013)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007 (2005–2007 for sub-borough areas), 2010
(2008–2010 for sub-borough areas), 2013 (2011–2013 for sub-borough areas)

Five Highest

Rank	CD#	Name	Value
1	QN 04	Elmhurst/Corona	65.9%
2	QN 03	Jackson Heights	62.8%
3	QN 07	Flushing/Whitestone	57.1%
4	QN 02	Sunnyside/Woodside	56.5%
5	BK 13	Coney Island	55.3%

Five Lowest

51	BX 10	Throgs Neck/Co-op City	20.2%
52	BK 02	Brooklyn Heights/Fort Greene	19.9%
53	BK 03	Bedford Stuyvesant	19.1%
54	BK 06	Park Slope/Carroll Gardens	17.6%
55	SI 03	South Shore	15.2%

Higher-Cost Home Purchase Loans

(% of home purchase loans)

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

Sources: Home Mortgage Disclosure Act, NYU Furman Center

Geography: City, Borough

Years Reported: 2007, 2010, 2013

Higher-Cost Refinance Loans

(% of refinance loans)

This indicator measures the percentage of owner-occupied, one- to four-family refinance loan originations that were reported as higher-cost under HMDA. For more information on HMDA data, please refer to the Methods chapter of this report.

Sources: Home Mortgage Disclosure Act, NYU Furman Center

Geography: City, Borough

Years Reported: 2007, 2010, 2013

What is a Higher-Cost Loan?

Since October 1, 2009, HMDA has required mortgage originators to use a specified standard for determining high cost status. The rules require lenders to compare the annual percentage rate (APR) on a loan with estimated APR that a high quality prime borrower would receive on a similar loan. Then, if the difference is more than 1.5 percentage points for first-lien loans or 3.4 percentage points for junior-lien loans, the loan is reported as higher-cost.

Home Purchase Loan Rate

(per 1,000 properties)

This indicator measures the home purchase loan rate by dividing the number of first-lien home purchase loan originations for owner-occupied, one- to four-family buildings, condominiums, and cooperative apartments by the total number of one- to four-family buildings, condominiums, and cooperative apartments in the given geography and then multiplying by 1,000 to establish a rate. For more information on HMDA data, please refer to the Methods chapter of this report. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

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

Geography: City, Borough, Sub-borough Area

Years Reported: 2007, 2010, 2013

Five Highest

Rank	CD#	Name	Value
1	BK 06	Park Slope/Carroll Gardens	41.7
2	MN 11	East Harlem	38.6
3	BK 02	Brooklyn Heights/Fort Greene	38.2
4	BK 08	North Crown Heights/Prospect Heights	34.4
5	MN 01, 02	Greenwich Village/Financial District	31.1

Five Lowest

51	QN 14	Rockaways	12.0
52	BX 05	University Heights/Fordham	10.9
53	BX 04	Highbridge/South Concourse	10.7
54	BX 03, 06	Morrisania/Belmont	8.6
54	BX 09	Soundview/Parkchester	8.6

Home Purchase Loans to LMI Borrowers

(% of home purchase loans)

This indicator measures the share of all first-lien home purchase loan originations for owner-occupied, one- to four-family buildings, condominiums, and cooperative apartments that were made to borrowers of low- to moderate-income (LMI). In Home Mortgage Disclosure Act (HMDA) data, LMI borrowers are those who earn no more than 80 percent of the metropolitan statistical area median family income. In contrast with the U.S. Department of Housing and Urban Development's Section 8 and HOME program income guidelines used for other indicators in this report, HMDA's 80 percent limit does not adjust its definition of LMI borrowers for household size. For more information on HMDA data, please refer to the Methods chapter of this report.

Sources: Home Mortgage Disclosure Act, NYU Furman Center

Geography: City

Years Reported: 2007, 2010, 2013

Home Purchase Loans in LMI Tracts

(% of home purchase loans)

This indicator measures the share of all first-lien home purchase loans for owner-occupied, one- to four-family buildings, condominiums, and cooperative apartments that were originated for homes in low- to moderate-income (LMI) Census tracts. In Home Mortgage Disclosure Act (HMDA) data, LMI tracts have a median family income of no more than 80 percent of the metropolitan statistical area median family income. HMDA data from 2003 to 2011 use the tract median family income as reported in 1999 for the 2000 Census. Starting in 2012, the source of the tract median family income became the American Community Survey five-year estimates. For more information on HMDA data, please refer to the Methods chapter of this report.

Sources: Home Mortgage Disclosure Act, NYU Furman Center

Geography: City

Years Reported: 2007, 2010, 2013

Homeless Shelter Population

(measured in December)

This indicator measures the number of individuals staying in a shelter operated by the New York City Department of Homeless Services (DHS). Because there may be seasonal variation in the shelter population, we present monthly average shelter populations in December to facilitate comparisons over time. This measure does not include the street homeless population or the number of people staying in non-DHS operated shelters.

Sources: New York City Department of Homeless Services

Geography: City

Years Reported: 2000, 2007, 2010, 2013, 2014

Homeownership Rate

This indicator measures the number of owner-occupied units divided by the total number of occupied housing units. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: United States Census (2000, 2010), American Community Survey (2007, 2013)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007 (2005–2007 for sub-borough areas), 2010, 2013 (2011–2013 for sub-borough areas)

Five Highest

Rank	CD#	Name	Value
1	SI 03	South Shore	79.4%
2	QN 13	Queens Village	72.6%
3	SI 02	Mid-Island	70.7%
4	QN 11	Bayside/Little Neck	69.4%
5	QN 10	South Ozone Park/Howard Beach	64.8%

Five Lowest

51	BX 03, 06	Morrisania/Belmont	6.9%
52	BX 04	Highbridge/South Concourse	6.7%
53	BX 07	Kingsbridge Heights/Moshulu	6.6%
54	BX 01, 02	Mott Haven/Hunts Point	6.5%
55	BX 05	University Heights/Fordham	3.9%

Households with Children under 18 Years Old

This indicator measures the percentage of households that include children under 18 years old. Households are counted if they include any children under 18, regardless of the child's relationship to the householder.

Sources: *United States Census (2000, 2010), American Community Survey (2007, 2013)*

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

Years Reported: *2000, 2010, 2013 (2011–2013 for sub-borough areas)*

Five Highest

Rank	CD#	Name	Value
1	BX 01, 02	Mott Haven/Hunts Point	45.8%
2	BX 03, 06	Morrisania/Belmont	45.6%
3	BK 16	Brownsville/Ocean Hill	45.2%
4	BX 05	University Heights/Fordham	43.2%
4	BK 05	East New York/Starrett City	43.2%

Five Lowest

51	MN 07	Upper West Side	17.8%
52	MN 08	Upper East Side	16.6%
53	MN 01, 02	Greenwich Village/Financial District	15.1%
54	MN 04, 05	Chelsea/Clinton/Midtown	8.9%
55	MN 06	Stuyvesant Town/Turtle Bay	8.0%

Housing Choice Vouchers

(% of occupied, privately owned rental units)

This indicator measures the share of all rental households in privately owned units whose occupants use a housing choice voucher from the U.S. Department of Housing and Urban Development. Because tenants cannot use their vouchers to rent units in public housing, we report this indicator as a percentage of occupied, privately owned rental units. The denominator consists of occupied rental housing units (that is, rental households) from the American Community Survey (ACS) minus the total number of public housing units. Due to concerns about the reliability of ACS estimates for small geographic areas, we use three-year estimates in the denominator for sub-borough areas. For more information about the compilation of this denominator, see the Housing Choice Vouchers section of the Methods chapter.

Due to inconsistencies in data collection and reporting before 2009 from the Picture of Subsidized Households, the source of housing choice voucher data, we do not present this indicator before 2009.

Because of changes in our method of determining this indicator's denominator, estimates presented in this edition of the *State of New York City's Housing and Neighborhoods* are not comparable to those in previous editions.

Sources: *Picture of Subsidized Households, American Community Survey, New York City Housing Authority, NYU Furman Center*

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

Years Reported: *2010, 2013*

Five Highest

Rank	CD#	Name	Value
1	BX 03, 06	Morrisania/Belmont	20.6%
2	BX 05	University Heights/Fordham	20.1%
3	BX 01, 02	Mott Haven/Hunts Point	16.4%
4	BX 07	Kingsbridge Heights/Moshulu	16.1%
5	BK 13	Coney Island	14.9%

Five Lowest

51	MN 01, 02	Greenwich Village/Financial District	0.9%
51	QN 07	Flushing/Whitestone	0.9%
53	QN 02	Sunnyside/Woodside	0.8%
54	QN 01	Astoria	0.7%
55	QN 11	Bayside/Little Neck	0.1%

Housing Units

This indicator defines a housing unit as a house, apartment, mobile home, group of rooms, or single room that is occupied (or is vacant and intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and that have direct access from outside the building or through a common hall. They do not include dormitories or other group quarters. We do not present rankings for this indicator because sub-borough areas were designed to have roughly similar populations and therefore have a roughly similar number of housing units.

Sources: *United States Census (2000, 2010), American Community Survey (2013)*

Geography: *City, Borough*

Years Reported: *2000, 2010, 2013*

Housing Units in FEMA Preliminary Flood Hazard Areas

This indicator estimates the percentage of housing units that fall in either the 100- or 500-year flood plains in the Federal Emergency Management Agency's Preliminary Flood Insurance Rate Maps (FIRMs) issued for New York City in December 2013. Land in the 100-year flood plain has at least a one percent chance of being flooded each year; land in the 500-year flood plain has at least a 0.2 percent chance of being flooded each year. The preliminary FIRMs are expected to become effective in 2016 and will replace the current effective FIRMs, established in 1983. The 1983 effective FIRMs cover less of the city's land area than the 2013 preliminary FIRMs.

We consider a property to be in the 100- or 500-year flood plain if it covers at least 10 percent of that property's land area. Because it is not yet possible to know how units are spread over a parcel of land, we assume that all housing units on that property fall in the flood plain. As a result, this indicator may somewhat overstate the share of units falling in a flood plain, in particular for very large properties with multiple buildings. Accordingly, we advise some caution when interpreting this indicator.

Although the preliminary FIRMs date to 2013, property information is obtained through the 2012 version of PLUTO.

Sources: *Federal Emergency Management Agency, PLUTO, NYU Furman Center*

Geography: *City, Borough, Community District*

Years Reported: *2013*

Five Highest

Rank	CD#	Name	Value
1	BK 13	Coney Island	99.7%
2	QN 14	Rockaway/Broad Channel	84.4%
3	BK 15	Sheepshead Bay	57.8%
4	MN 01	Financial District	56.3%
5	MN 11	East Harlem	49.6%

Housing Units within 1/4 Mile of a Park

This indicator measures the share of residential units in a given geographic area that are within a quarter mile of a park, excluding parks that are smaller than a quarter of an acre or are categorized as a “mall,” “parkway,” “lot,” “strip,” or “undeveloped.” Unlike in previous editions of this report, we include state parks within city limits but do not include Greenstreets. For a more detailed description of how this indicator is calculated, please refer to the Methods chapter of this report. Data reported for 2013 represent 2014 conditions.

Because of changes in this indicator’s methodology, estimates presented in this edition of the *State of New York City’s Housing and Neighborhoods* are not comparable to those in previous editions.

Sources: New York City Department of Parks and Recreation; New York State Office of Parks, Recreation, and Historic Preservation; PLUTO; NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2013

Five Highest

Rank	CD#	Name	Value
1	MN 09	Morningside Heights/Hamilton	100.0%
2	MN 11	East Harlem	99.9%
3	BX 06	Belmont/East Tremont	99.7%
4	BX 01	Mott Haven/Melrose	99.6%
4	BX 02	Hunts Point/Longwood	99.6%

Five Lowest

55	BK 12	Borough Park	38.2%
56	QN 10	South Ozone Park/Howard Beach	37.4%
57	BK 17	East Flatbush	37.3%
58	QN 13	Queens Village	36.5%
59	BK 14	Flatbush/Midwood	24.5%

Income Diversity Ratio

The NYU Furman Center calculates the income diversity ratio for each sub-borough area, borough, and the city by dividing the income earned by the 80th percentile household by the income earned by the 20th percentile household. For example, if the 80th percentile income is \$75,000 and the 20th percentile income is \$15,000, then the income diversity ratio is 5.0. A higher ratio indicates a broader spread of incomes but does not measure the full distribution of income. To give a better sense of the distribution, each page also includes a chart showing the percentage of households in a given geographic area that fall into each of several income categories. The percentages in the charts may not add up to 100 percent because of rounding.

Sources: United States Census (2000), American Community Survey (2007, 2010, 2013), NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007 (2005–2007 for sub-borough areas), 2010 (2008–2010 for sub-borough areas), 2013 (2011–2013 for sub-borough areas)

Five Highest

Rank	CD#	Name	Value
1	MN 09	Morningside Heights/Hamilton Heights	9.3
2	BK 13	Coney Island	8.4
3	MN 04, 05	Chelsea/Clinton/Midtown	8.2
4	MN 03	Lower East Side/Chinatown	8.0
4	MN 11	East Harlem	8.0

Eight Lowest

48	BX 08	Riverdale/Kingsbridge	4.6
48	BK 18	Flatlands/Canarsie	4.6
48	QN 04	Elmhurst/Corona	4.6
48	QN 09	Ozone Park/Woodhaven	4.6
48	SI 02	Mid-Island	4.6
53	QN 10	South Ozone Park/Howard Beach	4.3
54	SI 03	South Shore	4.2
55	QN 13	Queens Village	3.7

Index of Housing Price Appreciation

(housing type)

This indicator measures average price changes in repeated sales of the same properties. Because it is based on price changes for the same properties, the index captures price appreciation while controlling for variations in the quality of the housing sold in each period. The index is available for all properties as well as broken out for several types of properties: one-family buildings, two- to four-family buildings, buildings with five or more units, and condominiums. The index shown in each community district compiles all residential property types into a single index. On the borough pages, we present the index for all housing types and the two most predominant housing types. Our estimate of sales occurring in 2014 include only sales recorded as of the end of January 2015. This encompasses the vast majority of sales in 2014, but due to recording delays this number may be revised slightly when complete data are available. For more information on the techniques used to calculate the index, please refer to the Methods chapter of this report.

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

Geography: City, Borough, Community District

Years Reported: 2000, 2007, 2010, 2013, 2014

All Property Types

Five Highest

Rank	CD#	Name	Value
1	MN 09	Morningside Heights/Hamilton	456.3
2	MN 10	Central Harlem	450.0
3	MN 12	Washington Heights/Inwood	395.1
4	BK 06	Park Slope/Carroll Gardens	386.5
5	MN 11	East Harlem	384.2

Five Lowest

55	BX 06	Belmont/East Tremont	146.7
56	BK 16	Brownsville	141.5
57	BK 05	East New York/Starrett City	141.2
58	BX 03	Morrisania/Crotona	136.6
59	QN 12	Jamaica/Hollis	133.6

Interpreting Changes in the Index of Housing Price Appreciation

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

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

For example:

In 2007, the index was 210.2 for Manhattan community district 6 (Stuyvesant Town/Turtle Bay). In 2014, it was 248.9. So the index was 38.7 index points higher in 2014. This does not mean that the value of the average property went up by 38.7 percent. Using the formula above we see that the home appreciated by 18.4 percent between 2007 and 2014:

$$\frac{248.9 - 210.2}{210.2} = 18.4\%$$

In addition, caution is advised about drawing incorrect conclusions when comparing the index across different geographies. Since the index measures changes in prices relative to the base year, it does not reflect differences in current values. For example, the Upper East Side had a lower index level than Central Harlem in 2014. This does not mean that properties in the Upper East Side are less valuable than those in Central Harlem, but rather that Upper East Side properties experienced a more modest increase in value since 2000.

Infant Mortality Rate

(per 1,000 live births)

New York City's Department of Health and Mental Hygiene collects data on infant mortality, which are reported by the community district in which the mother resides. We report the number of infant deaths per 1,000 live births. This indicator is disaggregated by the mother's race and ethnicity in the State of New Yorkers section.

Source: New York City Department of Health and Mental Hygiene Summary of Vital Statistics

Geography: City

Years Reported: 2000, 2007, 2010, 2013

Labor Force Participation Rate

This indicator measures the number of people aged 16 years and older who are in the civilian labor force, divided by the total number of non-institutionalized people aged 16 years and older. People are considered to be not in the labor force if they were neither employed nor unemployed (see *unemployment rate* for definition of unemployed) and whose work at home was "incidental" and unpaid. The U.S. Census Bureau advises using caution when comparing the 2000 Census labor force participation rate to the American Community Survey figures because of differences in question construction and sampling.

Sources: United States Census (2000), American Community Survey (2007, 2010, 2013)

Geography: City

Years Reported: 2000, 2007, 2010, 2013

Land with Unused Zoning Capacity

This indicator reports the percentage of all land area permitting residential development that is made up of lots built out at less than 50 percent of their allowable zoning capacity. A lot's allowable zoning capacity is determined by estimating the maximum floor area ratio under the New York City zoning code, based on an NYU Furman Center analysis, and multiplying it by the lot's land area. Data reported for 2013 reflect 2014 conditions.

Because of changes in this indicator's methodology, estimates presented in this edition of the *State of New York City's Housing and Neighborhoods* are not comparable to those in previous editions.

Sources: PLUTO, New York City Department of Finance Final Tax Roll File, New York City Department of City Planning, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2013

Five Highest

Rank	CD#	Name	Value
1	BX 06	Belmont/East Tremont	61.2%
2	QN 14	Rockaway/Broad Channel	58.4%
3	BX 02	Hunts Point/Longwood	56.3%
4	SI 02	South Beach/Willowbrook	51.9%
5	BX 04	Highbridge/Concourse	51.3%

Five Lowest

55	QN 06	Rego Park/Forest Hills	15.5%
56	QN 05	Ridgewood/Maspeth	15.4%
57	MN 02	Greenwich Village/Soho	14.8%
58	BK 11	Bensonhurst	13.4%
59	BK 10	Bay Ridge/Dyker Heights	11.8%

Low Birth Weight Rate

(per 1,000 live births)

This indicator measures the number of babies who were born weighing less than 2,500 grams (about 5.5 pounds) per 1,000 live births. The geography reported refers to the residence of the mother. This indicator is disaggregated by race and ethnicity according to the mother's race and ethnicity in the State of New Yorkers section.

Source: New York City Department of Health and Mental Hygiene
Summary of Vital Statistics

Geography: City, Borough

Years Reported: 2000, 2007, 2010, 2013

Mean Travel Time to Work

(minutes)

This indicator measures the mean commute time in minutes for commuters residing in the geographic area. The mean is calculated by dividing the aggregate commute time in minutes for each area by the number of workers 16 years old and older who did not work from home. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Sources: United States Census (2000),
American Community Survey (2007, 2010, 2013)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007 (2005–2007 for sub-borough areas), 2010
(2008–2010 for sub-borough areas), 2013 (2011–2013 for sub-borough areas)

Five Highest

Rank	CD#	Name	Value
1	QN 12	Jamaica	47.6
2	QN 14	Rockaways	46.9
3	QN 13	Queens Village	46.1
4	BK 16	Brownsville/Ocean Hill	46.0
5	BK 18	Flatlands/Canarsie	45.8

Five Lowest

51	MN 08	Upper East Side	30.3
52	MN 07	Upper West Side	30.1
53	MN 06	Stuyvesant Town/Turtle Bay	26.3
54	MN 04, 05	Chelsea/Clinton/Midtown	25.1
55	MN 01, 02	Greenwich Village/Financial District	24.5

Median Asking Rent

This indicator measures the median rent that landlords advertise for housing units available for rent. Advertised rents may not reflect the final lease terms if these units become occupied. The median asking rent will appear to be higher than the median rent for all renters, which may reflect tenants with lower rents due to subsidies, rent stabilization, or simply favorable treatment from their landlords.

We advise caution when comparing the median asking rent to any other median rent. Asking rents are presumably *contract rents*, which refer to rental costs that will be specified on a lease and may or may not include any utility costs. All other rents used in this report are *gross rents*, which is the contract rent plus any additional utility payments (see the definition for *median rent, all renters*). Unlike other rents reported elsewhere in this report, we do not adjust this indicator for inflation. We do not display median asking rents in community districts that had fewer than 30 listings on our data source. In 2013, these included Morris Park/Bronxdale (BX 11), South Ozone Park/Howard Beach (QN 10), and Tottenville/Great Kills (SI 03).

Source: StreetEasy

Geography: City, Borough, Community District

Years Reported: 2013

Five Highest

Rank	CD#	Name	Value
1	MN 01	Financial District	\$3,750
2	MN 05	Midtown	\$3,655
3	MN 04	Clinton/Chelsea	\$3,468
4	MN 02	Greenwich Village/Soho	\$3,400
5	MN 06	Stuyvesant Town/Turtle Bay	\$3,195

Five Lowest

52	BX 05	Fordham/University Heights	\$1,185
53	BX 07	Kingsbridge Heights/Bedford	\$1,175
53	SI 02	South Beach/Willowbrook	\$1,175
55	BX 02	Hunts Point/Longwood	\$1,150
55	BX 06	Belmont/East Tremont	\$1,150

Median Household Income

(all households, homeowner households, renter households)

Household income is the total income of all members of a household aged 15 years or older. The U.S. Census Bureau advises against comparisons of income data between the decennial Census and the American Community Survey due to differences in question construction and sampling, and so we urge caution when comparing this indicator over time, particularly at the neighborhood level. All figures have been adjusted to 2014 dollars. For more information on comparisons across years and across U.S. Census Bureau products, please refer to the Methods chapter of this report. Because household income levels differ by tenure choice (whether an occupant owns or rents their home), we also separately report the median household income for homeowners and renters at the city level. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Sources: United States Census (2000),
American Community Survey (2007, 2010, 2013)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007 (2005-2007 for sub-borough areas), 2010 (2008-2010 for sub-borough areas), 2013 (2011-2013 for sub-borough areas)

Five Highest

Rank	CD#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$121,178
2	MN 08	Upper East Side	\$105,986
3	MN 06	Stuyvesant Town/Turtle Bay	\$103,115
4	MN 07	Upper West Side	\$97,279
5	BK 06	Park Slope/Carroll Gardens	\$95,212

Five Lowest

51	BK 16	Brownsville/Ocean Hill	\$28,139
52	BX 04	Highbridge/South Concourse	\$26,086
53	BX 05	University Heights/Fordham	\$24,841
54	BX 03, 06	Morrisania/Belmont	\$22,639
55	BX 01, 02	Mott Haven/Hunts Point	\$21,600

Median Life Span by Gender

(years)

This indicator measures the median age at death of men and women in New York City. This includes all deaths occurring in New York City, regardless of the deceased's place of residence. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

*Source: New York City Department of Health and Mental Hygiene
Summary of Vital Statistics*

Geography: City

Years Reported: 2007, 2010, 2013

Median Rent

(all renters, recent movers)

The monthly rent includes two components: the amount agreed to or specified in the lease regardless of whether furnishings, utilities, or services are included, and estimated monthly electricity and heating fuel costs paid by the renter. Because rent in many units in New York City is kept below market rate through rent stabilization and other government programs, we report the median rent for all households and for the subset of households who have moved into their unit within the last five years. Rent is expressed in constant 2014 dollars. Compilation of this data was significantly different in the 2000 decennial Census compared to the American Community Survey (ACS); therefore, we do not report this indicator for 2000. For more information on comparisons across years, please refer to the Methods chapter of this report.

Since the pre-compiled summary tables from the ACS do not report estimates for median gross rent when the median is above \$2,000, medians above that level come from the Public Use Microdata Sample of the ACS.

Sources: American Community Survey, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2007 (2005–2007 for sub-borough areas), 2010 (2008–2010 for sub-borough areas), 2013 (2011–2013 for sub-borough areas)

All Renters**Five Highest**

Rank	CD#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$2,375
2	MN 06	Stuyvesant Town/Turtle Bay	\$2,204
3	MN 04, 05	Chelsea/Clinton/Midtown	\$2,067
4	MN 08	Upper East Side	\$1,965
5	MN 07	Upper West Side	\$1,808

Five Lowest

51	BK 13	Coney Island	\$910
52	BK 16	Brownsville/Ocean Hill	\$908
53	MN 10	Central Harlem	\$898
54	MN 11	East Harlem	\$886
55	BX 01, 02	Mott Haven/Hunts Point	\$784

Recent Movers**Five Highest**

Rank	CD#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$2,770
2	MN 06	Stuyvesant Town/Turtle Bay	\$2,676
3	MN 04, 05	Chelsea/Clinton/Midtown	\$2,625
4	MN 07	Upper West Side	\$2,330
5	BK 06	Park Slope/Carroll Gardens	\$2,099

Six Lowest

50	BX 05	University Heights/Fordham	\$1,115
50	BK 16	Brownsville/Ocean Hill	\$1,115
52	BX 04	Highbridge/South Concourse	\$1,110
52	BK 13	Coney Island	\$1,110
54	BX 03, 06	Morrisania/Belmont	\$1,033
55	BX 01, 02	Mott Haven/Hunts Point	\$993

Median Rent Burden

This indicator measures the median percentage of gross, pre-tax income spent on gross rent (rent plus electricity and heating fuel costs; see median rent definition) by New York City renter households.

Tenants with housing choice vouchers may not necessarily pay the entire rent specified on a lease, although as their rent is generally capped at 30 percent of their income. Although the rents of tenants in Low-Income Housing Tax Credit properties are subsidized, they are not capped at 30 percent of their income without a housing choice voucher. For these reasons, this indicator should be interpreted with caution.

Compilation of rent burden data was significantly different in the 2000 decennial Census compared to the ACS; therefore, we do not report this indicator for 2000. For more information on comparisons across years, please refer to the Methods chapter of this report.

Source: American Community Survey

Geography: City, Borough, Sub-borough Area

Years Reported: 2007 (2005–2007 for sub-borough areas), 2010 (2008–2010 for sub-borough areas), 2013 (2011–2013 for sub-borough areas)

Five Highest

Rank	CD#	Name	Value
1	BK 12	Borough Park	45.8%
2	BX 05	University Heights/Fordham	41.3%
3	BX 07	Kingsbridge Heights/Moshulu	40.0%
4	BX 04	Highbridge/South Concourse	39.8%
5	QN 07	Flushing/Whitestone	37.4%

Five Lowest

51	SI 03	South Shore	26.5%
52	MN 08	Upper East Side	26.4%
53	MN 06	Stuyvesant Town/Turtle Bay	26.2%
54	BK 06	Park Slope/Carroll Gardens	26.0%
55	MN 01, 02	Greenwich Village/Financial District	24.9%

Median Sales Price per Unit

(housing type)

In this report we provide the median price per unit for the predominant housing type at the community-district level. For each housing type, community districts are ranked against all community districts with the same predominant housing type. For single-family buildings, price per unit is the sales price of the home. For condominium buildings, the sales price is available for each apartment. For other multifamily buildings, the price per unit is calculated by dividing the sales price of the building by the number of units contained within the building. Prices are expressed in constant 2014 dollars. Changes in the median price should not be used to compare sales prices across years; the index of housing price appreciation is a better measure of housing price changes over time. Sales data for 2014 only include sales recorded as of January 2015. This encompasses the vast majority of sales in 2014, but due to recording delays this number may be revised slightly when complete data are available.

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

Geography: City, Borough, Community District

Years Reported: 2000, 2007, 2010, 2013, 2014

1 family buildings

Three Highest

Rank	CD#	Name	Value
1	BK 14	Flatbush/Midwood	\$810,000
2	QN 06	Rego Park/Forest Hills	\$770,000
3	QN 11	Bayside/Little Neck	\$700,500

Three Lowest

10	QN 10	South Ozone Park/Howard Beach	\$397,500
11	SI 01	St. George/Stapleton	\$342,250
12	QN 12	Jamaica/Hollis	\$312,185

2-4 family buildings

Three Highest

Rank	CD#	Name	Value
1	BK 07	Sunset Park	\$442,000
2	BK 10	Bay Ridge/Dyker Heights	\$417,500
3	BK 12	Borough Park	\$400,000

Three Lowest

28	BX 04	Highbridge/Concourse	\$141,667
29	BX 06	Belmont/East Tremont	\$135,000
30	BX 01	Mott Haven/Melrose	\$110,000

5+ family buildings

All Rankings

Rank	CD#	Name	Value
1	MN 09	Morningside Heights/Hamilton	\$202,381
2	MN 12	Washington Heights/Inwood	\$167,679

Condominiums

Three Highest

Rank	CD#	Name	Value
1	MN 02	Greenwich Village/Soho	\$2,194,619
2	MN 05	Midtown	\$1,790,000
3	MN 08	Upper East Side	\$1,449,500

Three Lowest

13	MN 11	East Harlem	\$718,000
14	QN 02	Woodside/Sunnyside	\$675,000
15	BX 09	Parkchester/Soundview	\$99,500

Moderately Rent Burdened Households

(% of renter households, % of low-income renter households, % of moderate-income renter households)

This indicator measures the share of renter households whose gross rent (rent plus electricity and heating fuel costs; see median rent definition) made up at least 30 percent but less than 50 percent of their monthly pre-tax income.

Low-income households have incomes at or below 80 percent of the area median income (AMI) as defined by the U.S. Department of Housing and Urban Development's Section 8 and HOME program guidelines. Moderate-income households have incomes above 80 percent and at or below 130 percent of AMI. See the Methods chapter for more information about these guidelines. Comparisons between the overall rate of moderate rent burden and the rate of moderate rent burden among low- and moderate-income renters should be made with caution, as the data sources differ slightly. The overall rate comes from pre-compiled summary tables, while the rate among low- and moderate-income renters is calculated from the Public Use Microdata Sample of the American Community Survey (ACS).

Subsidized renters may be erroneously classified as rent burdened by the ACS under certain circumstances. Tenants with housing choice vouchers may not necessarily pay the entire rent specified on a lease, as their rent is generally capped at 30 percent of their income. Although the rents of tenants in Low-Income Housing Tax Credit properties are subsidized, they are not capped at 30 percent of the tenants' income unless the tenants have a housing choice voucher.

Compilation of rent burden data was significantly different in the 2000 decennial Census compared to the ACS; therefore, we do not report this indicator for 2000. For more information on comparisons across years, please refer to the Methods chapter of this report.

Sources: American Community Survey, NYU Furman Center

Geography: City, Borough

Years Reported: 2007, 2010, 2013

Notices of Foreclosure

(all residential properties)

This indicator measures the total number of residential properties (single- and multifamily buildings, and condominium apartment units) that had mortgage foreclosure actions initiated against them. In order to initiate a mortgage foreclosure, the foreclosing party must file a legal document, called a *lis pendens*, in county court. In many cases, the filing of a *lis pendens* does not lead to a completed foreclosure; instead, the borrower and lender work out some other solution to the borrower's default or the borrower sells the property prior to foreclosure. If a property received multiple *lis pendens* within 90 days of each other, only the first *lis pendens* is counted here. For a more detailed description of our *lis pendens* methodology, please refer to the Methods chapter of this report.

Sources: Public Data Corporation, New York City Department of Finance Final Tax Roll File, NYU Furman Center

Geography: City, Borough

Years Reported: 2000, 2007, 2010, 2013, 2014

Notices of Foreclosure, Initial/Repeat

(1-4 family and condo properties)

This indicator distinguishes between a new *lis pendens* and a repeat filing issued to a property that already received a *lis pendens* in the past six years. By separating repeated filings, we are better able to ascertain the number of property owners who have newly fallen into distress. Because we are able to observe only the filing date and location of foreclosure notices, repeat filings might occur either because the lender refiled an expired or withdrawn foreclosure notice or because an owner defaulted again after resolving a previous instance of default. This indicator applies only to one- to four-family buildings and condominiums, so it should not be compared to foreclosure counts for multifamily rental or cooperative apartment buildings. For a more detailed description of our *lis pendens* methodology, please refer to the Methods chapter of this report.

Sources: Public Data Corporation, New York City Department of Finance Final Tax Roll File, NYU Furman Center

Geography: City

Years Reported: 2000, 2007, 2010, 2013, 2014

Notices of Foreclosure Rate

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

This indicator measures the rate of mortgage foreclosure actions initiated in New York City per 1,000 one- to four-family properties and condominium units. For this indicator, we report the number of one- to four-family properties and condominium units that have received a mortgage-related *lis pendens* in the given calendar year per 1,000 one- to four-family properties and condominium units. Cooperative apartments are not included in this rate. If a property received multiple *lis pendens* within 90 days of each other, only the first *lis pendens* is counted here. For a more detailed description of our *lis pendens* methodology, please refer to the Methods chapter of this report.

Sources: Public Data Corporation, New York City Department of Finance Final Tax Roll File, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2007, 2010, 2013, 2014

Six Highest

Rank	CD#	Name	Value
1	BX 04	Highbridge/Concourse	53.0
2	BK 16	Brownsville	44.4
3	BX 05	Fordham/University Heights	43.9
4	BK 05	East New York/Starrett City	40.8
5	BX 03	Morrisania/Crotona	36.6
5	QN 12	Jamaica/Hollis	36.6

Five Lowest

55	MN 08	Upper East Side	2.5
56	MN 06	Stuyvesant Town/Turtle Bay	2.1
57	MN 02	Greenwich Village/Soho	2.0
57	MN 07	Upper West Side	2.0
59	MN 03	Lower East Side/Chinatown	1.8

Population

The U.S. Census Bureau defines population as all people, both children and adults, living in a given geographic area. Population estimates for the city and boroughs are obtained from the decennial Census in years when the Census is taken and from the American Community Survey (ACS) after the most recent Census. At the sub-borough area level, we present the population for 2011-2013 only and use the ACS for our population estimates. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section. The U.S. Census Bureau advises that ACS population estimates should be compared with caution across years. We do not present rankings for this indicator because sub-borough areas were designed to have roughly similar populations.

Sources: United States Census (2000, 2010), American Community Survey (2013)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2013 (2011-2013 for sub-borough areas)

Population Aged 65 and Older

This indicator measures the percentage of residents who are aged 65 years and older and is disaggregated by race and ethnicity in the State of New Yorkers section.

Sources: United States Census (2000, 2010), American Community Survey (2007, 2013)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007 (2005-2007 for sub-borough areas), 2010 (2008-2010 for sub-borough areas), 2013 (2011-2013 for sub-borough areas)

Five Highest

Rank	CD#	Name	Value
1	BK 13	Coney Island	23.5%
2	MN 08	Upper East Side	19.5%
3	BX 10	Throgs Neck/Co-op City	18.1%
3	MN 07	Upper West Side	18.1%
5	QN 07	Flushing/Whitestone	17.6%

Five Lowest

51	BK 07	Sunset Park	8.3%
52	BK 04	Bushwick	8.0%
53	BX 01, 02	Mott Haven/Hunts Point	7.7%
53	BX 03, 06	Morrisania/Belmont	7.7%
55	BX 05	University Heights/Fordham	7.3%

Population Density

(1,000 persons per square mile)

Population density is calculated by dividing a geographic area's population by its land area and is reported in thousands of people per square mile. At the city and borough levels, we use data from the 2000 and 2010 decennial Censuses and the 2013 American Community Survey (ACS). For sub-borough areas, we present the population density for 2011–2013 only and use the ACS for our population estimates. The U.S. Census Bureau advises that ACS population estimates should be compared with caution across years. For more information on comparisons across years, please refer to the Methods chapter of this report.

Sources: United States Census (2000, 2010), American Community Survey (2013)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2013 (2011–2013 for sub-borough areas)

Five Highest

Rank	CD#	Name	Value
1	MN 08	Upper East Side	109.6
2	MN 10	Central Harlem	95.6
3	MN 03	Lower East Side/Chinatown	95.2
4	MN 06	Stuyvesant Town/Turtle Bay	89.9
5	BX 05	University Heights/Fordham	89.0

Five Lowest

51	SI 01	North Shore	12.5
52	QN 14	Rockaways	10.4
53	QN 13	Queens Village	10.1
54	SI 03	South Shore	6.7
55	SI 02	Mid-Island	6.6

Population Living in Racially Integrated Tracts

This indicator measures the total population within a geography that lives in tracts which are considered to be racially integrated, as a share of all population within the geography. A tract is considered to be racially integrated if the white share of the population is greater than 20 percent and at least one other racial category makes up 20 percent of the population or more. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: United States Census (2000, 2010)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010

Five Highest

Rank	CD#	Name	Value
1	BK 11	Bensonhurst	96.0%
2	QN 11	Bayside/Little Neck	94.4%
3	QN 06	Rego Park/Forest Hills	77.5%
4	QN 05	Middle Village/Ridgewood	76.2%
5	QN 08	Hillcrest/Fresh Meadows	63.1%

Poverty Rate

This indicator measures the number of people below the poverty threshold divided by the number of people for whom poverty status was determined. Poverty status is determined by the U.S. Census Bureau based on household size, composition, the number of children under 18 years of age, and individual or family income. The U.S. Census Bureau advises that American Community Survey poverty data should be compared with caution across years. For more information on comparisons across years, please refer to the Methods chapter of this report. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Sources: United States Census (2000),
American Community Survey (2007, 2010, 2013)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007 (2005–2007 for sub-borough areas), 2010
(2008–2010 for sub-borough areas), 2013 (2011–2013 for sub-borough areas)

Five Highest

Rank	CD#	Name	Value
1	BX 03, 06	Morrisania/Belmont	43.5%
2	BX 01, 02	Mott Haven/Hunts Point	43.2%
3	BX 05	University Heights/Fordham	41.9%
4	BX 04	Highbridge/South Concourse	38.9%
5	BK 16	Brownsville/Ocean Hill	36.7%

Five Lowest

51	SI 02	Mid-Island	9.2%
52	QN 11	Bayside/Little Neck	8.5%
53	MN 01, 02	Greenwich Village/Financial District	7.5%
54	MN 08	Upper East Side	7.0%
55	SI 03	South Shore	6.2%

Poverty Rate by Age

(population under 18, population 65 and older)

The poverty rate by age is the number of people in each age group that is below the poverty line divided by the total population of that age group for whom poverty status was determined by the U.S. Census Bureau. Poverty status is determined by the U.S. Census Bureau based on household size, composition, the number of children under 18 years of age, and individual or family income. The U.S. Census Bureau advises that American Community Survey poverty data should be compared with caution across years. For more information on comparisons across years, please refer to the Methods chapter of this report. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Sources: United States Census (2000),
American Community Survey (2007, 2010, 2013)

Geography: City

Years Reported: 2000, 2007, 2010, 2013

Pre-Foreclosure Notice Rate

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

This indicator measures the number of pre-foreclosure notices issued per 1,000 one- to four-family homes and condominium units in a geographic area. New York State law requires mortgage servicers to send this notice to a homeowner 90 days prior to starting a foreclosure action. Data are reported by the ZIP code of the affected property. We aggregate the data to the community district using a housing unit weighting formula. For more information on our housing unit weighting method, please refer to the Methods chapter of this report.

Sources: New York State Department of Financial Services, New York City Department of Finance Final Tax Roll File, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2013, 2014

Five Highest

Rank	CD#	Name	Value
1	BX 04	Highbridge/Concourse	114.4
2	QN 12	Jamaica/Hollis	112.7
3	BK 17	East Flatbush	108.3
4	BX 12	Williamsbridge/Baychester	105.6
5	BK 05	East New York/Starrett City	104.0

Five Lowest

55	MN 02	Greenwich Village/Soho	9.8
56	MN 08	Upper East Side	9.5
57	MN 01	Financial District	9.1
58	MN 07	Upper West Side	6.9
59	MN 05	Midtown	5.2

Properties that Entered REO

(1-4 family)

This indicator measures the total number of one- to four-family buildings in New York City that completed the foreclosure process and were acquired by the foreclosing lender. Becoming real estate owned (REO) is just one of the possible outcomes for a property after it enters foreclosure. In other cases, properties that begin the foreclosure process are sold by their owners prior to completion of the process or are sold at auction to a third-party investor or homebuyer. Some owners of properties that enter foreclosure are also able to stop the process by modifying or refinancing their mortgage or otherwise becoming current with their payments. The 2014 figure only includes transfers into REO recorded as of the end of January 2015. Because of a sometimes lengthy delay in recording REO transfers, we expect these numbers to increase when complete data are available. For more information about how this figure was derived, please refer to the Methods chapter of this report. We present only the five highest ranked community districts here. There were 17 community districts that had no properties entering REO in 2014.

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

Geography: City, Borough, Community District

Years Reported: 2000, 2007, 2010, 2013, 2014

Six Highest

Rank	CD#	Name	Value
1	QN 12	Jamaica/Hollis	47
2	SI 01	St. George/Stapleton	34
3	BX 12	Williamsbridge/Baychester	22
4	QN 13	Queens Village	20
5	QN 14	Rockaway/Broad Channel	16
5	SI 03	Tottenville/Great Kills	16

Public and Other Income-Restricted Subsidized Rental Units

(% of rental units)

This indicator estimates the percentage of all rental units that receive place-based subsidies through certain governmental programs. In addition to public housing (owned and operated by the New York City Housing Authority), we include rental properties that are privately owned but publicly subsidized by any of the following programs:

- U.S. Department of Housing and Urban Development (HUD) Project-Based Rental Assistance
- HUD financing or insurance
- Low-Income Housing Tax Credits (LIHTC)
- New York City or State Mitchell-Lama

These programs cover the majority of properties that have received place-based subsidies, and all require tenants to have incomes within specified ranges at the time of lease signing. Unless they are part of properties receiving one of the above-mentioned subsidy programs, units receiving subsidies from other place-based rental housing programs, such as Article 8A loans, the Tenant Interim Lease Program, the Participation Loan Program, and the 421-a tax exemption, may not be counted in this indicator.

This indicator relies on work the NYU Furman Center has done in creating the Subsidized Housing Information Project (SHIP). For more information, see the NYU Furman Center Data Search Tool, available at <http://datasearch.furmancenter.org>.

In the *State of New York City's Housing and Neighborhoods* in 2013, this indicator was presented as two separate indicators: public housing units, and other subsidized (income-restricted) rental units. However, the methodology in this year's report uses different data sources for the total number of rental units in sub-borough areas. Accordingly, estimates between the two editions of the report are not comparable.

For more information on this indicator, please refer to the Rental Housing Units by Regulation and Subsidy Status section of the Methods chapter.

Source: New York City Housing Authority, NYU Furman Center Subsidized Housing Information Project, American Community Survey, PLUTO, NYU Furman Center

Geography: City, Borough, Sub-Borough Area

Years Reported: 2013

Five Highest

Rank	CD#	Name	Value
1	BX 01, 02	Mott Haven/Hunts Point	52.0%
2	MN 11	East Harlem	51.0%
3	BK 16	Brownsville/Ocean Hill	46.1%
4	BX 03, 06	Morrisania/Belmont	43.8%
5	BK 05	East New York/Starrett City	42.7%

Six Lowest

50	QN 02	Sunnyside/Woodside	0.2%
50	QN 10	South Ozone Park/Howard Beach	0.2%
52	QN 09	Ozone Park/Woodhaven	0.1%
53	QN 05	Middle Village/Ridgewood	0.0%
53	QN 11	Bayside/Little Neck	0.0%
53	SI 03	South Shore	0.0%

Racial Diversity Index

The Racial Diversity Index (RDI) measures the probability that two randomly chosen people in a given geographic area will be of a different race. The NYU Furman Center uses the categories of Asian (non-Hispanic), black (non-Hispanic), Hispanic (of any race), and white (non-Hispanic) to calculate the index. People identifying as some other race or reporting more than one race are excluded from this calculation. Nonetheless, the groups we focus on accounted for 97.2 percent of New York City's population in 2013. The RDI is calculated using the following formula:

$$RDI = 1 - (P^2_{Asian} + P^2_{black} + P^2_{Hispanic} + P^2_{white})$$

A higher number indicates a more racially diverse population. For instance, if an area is inhabited by a single racial/ethnic group, its RDI would be zero. If the population of a neighborhood is evenly distributed among the four groups (25% of residents are Asian, 25% black, 25% Hispanic, and 25% white), its RDI would be 0.75. In practice, in neighborhoods with a large share of residents who do not fall into any of the four groups, the RDI may be slightly greater than 0.75.

Source: United States Census (2000, 2010),
American Community Survey (2013)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2013 (2011–2013 for sub-borough areas)

Six Highest

Rank	CD#	Name	Value
1	QN 10	South Ozone Park/Howard Beach	0.83
2	QN 08	Hillcrest/Fresh Meadows	0.74
3	MN 03	Lower East Side/Chinatown	0.73
3	QN 09	Ozone Park/Woodhaven	0.73
5	MN 09	Morningside Heights/Hamilton Heights	0.71
5	SI 01	North Shore	0.71

Five Lowest

51	BX 01, 02	Mott Haven/Hunts Point	0.44
52	BK 16	Brownsville/Ocean Hill	0.39
53	MN 08	Upper East Side	0.36
54	SI 03	South Shore	0.29
55	BK 17	East Flatbush	0.20

Racial/Ethnic Share

(white, black, Hispanic, Asian)

This indicator measures the percentage of the total population made up of each of the following racial/ethnic groups: white (non-Hispanic), black (non-Hispanic), Hispanic (of any race), and Asian (non-Hispanic). On the community district profile pages, you can find this data in the Racial and Ethnic Composition charts. The percentages of the four groups may not add up to 100 because people of other races or two or more races are not included.

Source: United States Census (2000, 2010),
American Community Survey (2013)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2013 (2011–2013 for sub-borough areas)

Refinance Loan Rate

(per 1,000 properties)

This indicator measures the refinance loan origination rate by dividing the number of refinance loans for owner-occupied, one- to four-family buildings, condominiums, and cooperative apartments by the total number of one- to four-family buildings, condominiums, and cooperative apartments in the given geographic area and then multiplying by 1,000 to establish a rate. For more information on the Home Mortgage Disclosure Act (HMDA) data, see the Methods chapter of this report. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

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

Geography: City, Borough, Sub-borough Area

Years Reported: 2007, 2010, 2013

Five Highest

Rank	CD#	Name	Value
1	BK 06	Park Slope/Carroll Gardens	41.5
2	MN 07	Upper West Side	40.5
3	BK 02	Brooklyn Heights/Fort Greene	37.5
4	MN 01, 02	Greenwich Village/Financial District	33.9
5	MN 12	Washington Heights/Inwood	31.1

Five Lowest

51	QN 04	Elmhurst/Corona	9.4
52	BX 05	University Heights/Fordham	9.3
53	BX 03, 06	Morrisania/Belmont	8.3
54	BX 09	Soundview/Parkchester	8.1
55	BX 04	Highbridge/South Concourse	6.1

Rental Units Affordable at 30%, 80% of AMI

(% of recently available units)

This indicator measures the share of occupied, recently available rental units that are affordable to appropriately sized households at various income levels. The goal of this indicator is to estimate the affordability of rental units that become available on the market over time. We define *recently available* units as those whose occupants moved into their home less than five years from the date of completing their survey and who paid cash rent. We define a recently available unit as *affordable* to a household if its gross rent (rent plus electricity and heating fuel costs; see *median rent* definition) is less than 30 percent of the household's gross monthly income.

In order to represent the experiences of households with different incomes, we report shares of rental units affordable at 30 percent (the “extremely low-income” limit) and 80 percent (the “low-income” limit) of the area median income (AMI) as defined by the U.S. Department of Housing and Urban Development's Section 8 and HOME program guidelines. Income guidelines differ by household size, so we select income levels based on a household size equal to one person more than the number of bedrooms in the unit: for units without bedrooms, we determine affordability based on one-person income limits; one-bedroom units use two-person income limits; two-bedroom units use three-person income limits; and units with three or more bedrooms use four-person income limits. For more information on these income guidelines, please see the Methods chapter of this report.

Compilation of rent data was significantly different in the 2000 decennial Census compared to the American Community Survey; therefore, we advise caution when comparing data in 2000 to data reported in later years. For more information on comparisons across years, please refer to the Methods chapter of this report.

Because of changes in this indicator's methodology, estimates presented in this edition of the *State of New York City's Housing and Neighborhoods* are not comparable to those in previous editions.

Sources: American Community Survey, U.S. Department of Housing and Urban Development, NYU Furman Center

Geography: City

Years Reported: 2007, 2010, 2013

Rental Vacancy Rate

The percentage of all rental units that are vacant is calculated by dividing the number of vacant, habitable, for-rent units by the number of renter-occupied units plus vacant, habitable, for-rent units. This calculation excludes housing units in group quarters, such as hospitals, jails, mental institutions, and college dormitories, as well as units that are rented but not occupied and units that are in such poor condition that they are not habitable. Sources: United States Census (2000), American Community Survey (2010, 2013)

Sources: *United States Census (2000), American Community Survey (2010, 2013),*

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

Years Reported: *2000, 2010, 2013 (2011–2013 for sub-borough areas)*

Seven Highest

Rank	CD#	Name	Value
1	SI 01	North Shore	10.4%
2	SI 02	Mid-Island	7.9%
3	BK 05	East New York/Starrett City	6.3%
4	BK 08	North Crown Heights/Prospect Heights	6.2%
5	BX 12	Williamsbridge/Baychester	5.4%
5	BK 03	Bedford Stuyvesant	5.4%
5	MN 04, 05	Chelsea/Clinton/Midtown	5.4%

Five Lowest

51	SI 03	South Shore	2.0%
52	BX 09	Soundview/Parkchester	1.9%
52	BK 01	Williamsburg/Greenpoint	1.9%
54	QN 04	Elmhurst/Corona	1.6%
55	MN 12	Washington Heights/Inwood	1.4%

Which Vacancy Rate?

There are three different rental vacancy rates available to consumers of New York City data: the New York City Housing and Vacancy Survey (HVS), the American Community Survey (ACS), and the decennial Census. While all are conducted by the U.S. Census Bureau, the HVS is sponsored by the New York City Department of Housing Preservation and Development. The survey is mandated by the New York State rent regulation laws to measure rental vacancy rates, as a citywide rental vacancy rate below five percent is required to maintain rent stabilization. Because the HVS is designed to capture the overall rate in the city, it is less statistically reliable at smaller geographies. The HVS is generally performed every three years.

The NYU Furman Center uses data from the decennial Census in 2000 and the ACS otherwise.

Although complete data from the 2014 HVS were not available at the time of this writing, preliminary, citywide results list the vacancy rate at 3.45 percent, well below the five percent threshold.

Rent-Stabilized or Rent-Controlled Units

(% of rental units)

This indicator measures the percentage of all rental units that are rent-controlled or rent-stabilized. These programs were created at different times and include different degrees of regulation. For more information on rent regulation, see the New York City Rent Guidelines Board website at <http://www.housingnyc.com>.

This indicator is primarily based on the New York City Housing and Vacancy Survey's (HVS) estimate of the number of rent-stabilized and rent-controlled units. At the time of publication, estimates of these units were not yet available from the 2014 HVS. We will update this indicator after the release of the public-use HVS data for 2014.

Source: New York City Housing and Vacancy Survey, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2014 (forthcoming)

Sales Volume

(housing type)

This indicator measures the number of arm's-length transactions of residential properties. To qualify as arm's length, a transaction must have a non-trivial price and the sale must not be marked as "insignificant" by the Department of Finance. At the city level, sales volume is disaggregated by property type, including single- and multifamily buildings, condominiums, and cooperatives. Sales volumes for cooperative units are not available prior to 2004. At the borough level, this indicator is reported for the two predominant housing types for each borough. At the community district level, all housing types, except cooperative units, are summed together. Sales data for 2014 only include sales recorded as of the end of January 2015. This should include the vast majority of sales in 2014, but due to recording delays this number may be revised slightly when complete data are available.

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

Geography: City, Borough, Community District

Years Reported: 2000, 2007, 2010, 2013, 2014

Five Highest

Rank	CD#	Name	Value
1	QN 07	Flushing/Whitestone	1,662
2	SI 03	Tottenville/Great Kills	1,638
3	QN 12	Jamaica/Hollis	1,444
4	SI 02	South Beach/Willowbrook	1,295
5	SI 01	St. George/Stapleton	1,215

Five Lowest

55	BX 05	Fordham/University Heights	104
55	BX 04	Highbridge/Concourse	103
57	BX 03	Morrisania/Crotona	91
58	BX 02	Hunts Point/Longwood	87
59	BX 01	Mott Haven/Melrose	82

Serious Crime Rate (Total, Violent, Property)

(per 1,000 residents)

The New York City Police Department (NYPD) collects data on criminal activity, which the department reports consistent with classifications set primarily by the New York State Penal Law. A crime is considered serious if it is classified as a major felony as defined by the NYPD. This category contains most types of assault, burglary, larceny, motor vehicle theft, murder (including non-negligent manslaughter), rape, and robbery. At the city and borough levels, we report separate rates for serious property and violent crimes. Serious property crimes include most types of burglary, larceny, and motor vehicle theft. Serious violent crime includes most types of assault, murder (including non-negligent manslaughter), rape, and robbery.

Rates are calculated as the number of crimes committed in a given geographic area per 1,000 residents. In Part 2, Section 5, Neighborhood Services and Conditions, we also present a version of this indicator expressed as a rate per 1,000 residents and non-resident workers to better represent crime rates in areas with high levels of commercial activity. We aggregate these data from the precinct to the community district level using a housing unit weighting formula. For more information on our housing unit weighting method, please refer to the Methods chapter of this report.

Because of changes in this indicator's methodology, estimates presented in this edition of the *State of New York City's Housing and Neighborhoods* are not comparable to those in previous editions.

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

Geography: City, Borough, Community District

Years Reported: 2000, 2007, 2010, 2013, 2014

Serious Crime Rate, Total

Five Highest

Rank	CD#	Name	Value
1	MN 05	Midtown	59.4
2	MN 04	Clinton/Chelsea	37.6
3	BX 02	Hunts Point/Longwood	24.7
4	MN 02	Greenwich Village/Soho	23.0
5	BK 16	Brownsville	21.7

Five Lowest

55	BK 11	Bensonhurst	7.1
56	QN 06	Rego Park/Forest Hills	6.7
57	SI 02	South Beach/Willowbrook	6.5
58	BK 12	Borough Park	6.0
59	SI 03	Tottenville/Great Kills	4.4

Serious Housing Code Violations

(per 1,000 privately owned rental units)

The New York City Department of Housing Preservation and Development (HPD) investigates housing code complaints from tenants in privately owned units and issues code violations if housing inspections reveal problems. Serious housing code violations are class C (“immediately hazardous”). These numbers include all violations that HPD opened in a given time period, regardless of their current status. The New York City Housing Authority has a parallel process for recording and inspecting housing violations within public housing. Their violations are not included in this indicator, so we exclude public housing units from the denominator.

Because of changes in this indicator’s methodology, estimates presented in this edition of the *State of New York City’s Housing and Neighborhoods* are not comparable to those in previous editions.

Sources: New York City Department of Housing Preservation and Development, New York City Department of Finance Final Tax Roll File, New York City Housing Authority, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2007, 2010, 2013, 2014

Five Highest

Rank	CD#	Name	Value
1	BK 16	Brownsville	129.5
2	MN 12	Washington Heights/Inwood	123.9
3	BX 06	Belmont/East Tremont	122.7
4	MN 09	Morningside Heights/Hamilton	119.0
5	BX 04	Highbridge/Concourse	118.4

Five Lowest

55	QN 07	Flushing/Whitestone	10.5
56	MN 06	Stuyvesant Town/Turtle Bay	6.3
57	MN 05	Midtown	5.6
58	QN 11	Bayside/Little Neck	4.5
59	MN 01	Financial District	2.1

Severe Crowding Rate

(% of renter households)

A severely crowded household is defined as one in which there are more than 1.5 household members for each room in the unit. We present the indicator as a share of all renter households. For the 2009 American Community Survey, the Census Bureau substantially changed its survey question and processing pertaining to the number of rooms in a housing unit. These changes prevent comparison with earlier years.

Sources: United States Census (2010), American Community Survey (2013)

Geography: City, Borough, Sub-borough Area

Years Reported: 2010, 2013 (2011–2013 for sub-borough areas)

Five Highest

Rank	CD#	Name	Value
1	QN 03	Jackson Heights	11.1%
2	BK 18	Flatlands/Canarsie	9.4%
3	QN 04	Elmhurst/Corona	9.3%
4	BX 04	Highbridge/South Concourse	8.7%
5	BK 12	Borough Park	7.8%

Five Lowest

51	MN 07	Upper West Side	1.6%
51	QN 05	Middle Village/Ridgewood	1.6%
51	SI 02	Mid-Island	1.6%
54	QN 11	Bayside/Little Neck	1.2%
55	BX 10	Throgs Neck/Co-op City	0.9%

Severely Rent Burdened Households

(% of renter households, % of low-income renter households, % of moderate-income renter households)

This indicator measures the share of renter households whose gross rent (rent plus electricity and heating fuel costs; see median rent definition) equaled at least 50 percent of their monthly pre-tax income.

Low-income households have incomes at or below 80 percent of the area median income (AMI) as defined by the U.S. Department of Housing and Urban Development's Section 8 and HOME program guidelines. Moderate-income households have incomes above 80 percent and at or below 130 percent of AMI. See the Methods chapter for more information about these guidelines. Comparisons between the overall rate of severe rent burden and the rate of severe rent burden among low- and moderate-income renters should be made with caution, as the data sources differ slightly. The overall rate comes from pre-compiled summary tables, while the rate among low- and moderate-income renters is calculated from the Public Use Microdata Sample of the American Community Survey (ACS).

Subsidized renters may be erroneously classified as rent burdened by the ACS under certain circumstances. Tenants with housing choice vouchers may not necessarily pay the entire rent specified on a lease, as their rent is generally capped at 30 percent of their income. Although the rents of tenants in Low-Income Housing Tax Credit properties are subsidized, they are not capped at 30 percent of the tenants' incomes unless the tenants also have housing choice vouchers.

Compilation of rent burden data was significantly different in the 2000 decennial Census compared to the ACS; therefore, we do not report this indicator for 2000. For more information on comparisons across years, please refer to the Methods chapter of this report.

Sources: American Community Survey

Geography: City, Borough, Sub-borough Area

Years Reported: 2007 (2005–2007 for sub-borough areas), 2010 (2008–2010 for sub-borough areas), 2013 (2011–2013 for sub-borough areas)

Five Highest

Rank	CD#	Name	Value
1	BK 12	Borough Park	46.5%
2	BX 05	University Heights/Fordham	42.2%
3	BX 04	Highbridge/South Concourse	40.9%
4	BX 07	Kingsbridge Heights/Moshulu	38.8%
5	BX 03, 06	Morrisania/Belmont	37.0%

Five Lowest

51	MN 04, 05	Chelsea/Clinton/Midtown	21.2%
52	MN 06	Stuyvesant Town/Turtle Bay	20.9%
53	MN 08	Upper East Side	20.3%
54	MN 01, 02	Greenwich Village/Financial District	20.2%
55	BK 06	Park Slope/Carroll Gardens	16.9%

Low-Income

Five Highest

Rank	CD#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	65.9%
2	MN 06	Stuyvesant Town/Turtle Bay	58.8%
3	QN 11	Bayside/Little Neck	58.1%
4	BK 12	Borough Park	57.7%
5	MN 08	Upper East Side	56.7%

Five Lowest

51	MN 03	Lower East Side/Chinatown	37.9%
52	MN 10	Central Harlem	36.6%
53	BX 10	Throgs Neck/Co-op City	36.4%
54	BX 01, 02	Mott Haven/Hunts Point	34.1%
55	MN 11	East Harlem	30.7%

Students Performing at Grade Level

(English language arts, math)

The New York City Department of Education’s (DOE) Division of Performance and Accountability develops and administers city and state tests and compiles data on students’ performance on those tests. These education indicators report the percentage of students performing at or above grade level (termed “proficient”) for grades three through eight. The DOE provides these data at the school district level. We aggregate these data from the school district to the community district level using a housing unit weighting formula. For more information on our housing unit weighting method, please refer to the Methods chapter of this report. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

In 2013, DOE implemented new exams based on New York State’s Common Core standards. As a result, proficiency rates for those exams are not comparable to rates from exams given before 2013, and should not be compared to rates in previous years’ *State of New York City’s Housing and Neighborhoods* reports. For this indicator, school years are labeled according to the calendar year in which the school year ends. For example, 2014 corresponds to the 2013-2014 school year.

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

Geography: City, Borough, Community District

Years Reported: 2013, 2014

English Language Arts

Seven Highest

Rank	CD#	Name	Value
1	QN 11	Bayside/Little Neck	56.1%
2	MN 01	Financial District	55.5%
2	MN 02	Greenwich Village/Soho	55.5%
2	MN 04	Clinton/Chelsea	55.5%
2	MN 05	Midtown	55.5%
2	MN 06	Stuyvesant Town/Turtle Bay	55.5%
2	MN 08	Upper East Side	55.5%

Five Lowest

55	BX 05	Fordham/University Heights	13.7%
56	BK 16	Brownsville	13.5%
57	BX 03	Morrisania/Crotona	12.3%
58	BX 04	Highbridge/Concourse	11.6%
59	BX 01	Mott Haven/Melrose	9.3%

Math

Seven Highest

Rank	CD#	Name	Value
1	QN 11	Bayside/Little Neck	70.2%
2	MN 01	Financial District	65.5%
2	MN 02	Greenwich Village/Soho	65.5%
2	MN 04	Clinton/Chelsea	65.5%
2	MN 05	Midtown	65.5%
2	MN 06	Stuyvesant Town/Turtle Bay	65.5%
2	MN 08	Upper East Side	65.5%

Five Lowest

55	BK 05	East New York/Starrett City	17.5%
56	BX 03	Morrisania/Crotona	15.8%
57	BX 04	Highbridge/Concourse	15.4%
58	BK 16	Brownsville	14.6%
59	BX 01	Mott Haven/Melrose	12.7%

Tax Delinquencies \geq 1 Year

(% of residential properties)

A residential property is considered tax delinquent if the tax payment for the property was not received within one year of the due date and the balance due is at least \$500. The percentage is calculated by dividing the number of tax delinquent properties by the total number of residential properties.

In prior editions of the *State of New York City's Housing and Neighborhoods*, this indicator covered only properties in tax class one as defined by the New York City Department of Finance. This tax class generally includes one- to three-family homes (including some properties with commercial space), low-rise condominiums, and certain types of vacant land. Starting with this edition, this indicator covers all residential property in New York City, and so it is not comparable to data presented in prior editions of this report.

Sources: New York City Department of Finance Open Balance File, New York City Department of Finance Final Tax Roll File, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2007, 2010, 2013

Five Highest

Rank	CD#	Name	Value
1	BX 05	Fordham/University Heights	8.6%
2	BX 06	Belmont/East Tremont	7.8%
3	BX 04	Highbridge/Concourse	7.4%
4	BX 07	Kingsbridge Heights/Bedford	6.9%
5	BX 02	Hunts Point/Longwood	6.4%

Six Lowest

54	MN 07	Upper West Side	1.0%
54	QN 07	Flushing/Whitestone	1.0%
54	SI 02	South Beach/Willowbrook	1.0%
57	MN 01	Financial District	0.9%
57	QN 11	Bayside/Little Neck	0.9%
59	BK 11	Bensonhurst	0.8%

Total Housing Code Violations

(per 1,000 privately owned rental units)

The New York City Department of Housing Preservation and Development (HPD) investigates housing code complaints from tenants in privately owned units and issues code violations if housing inspections reveal problems. Total housing code violations include class A (“non-hazardous”) and B (“hazardous”) violations in addition to class C (“immediately hazardous or serious”) violations. This indicator includes all violations that HPD opened in a given time period, regardless of their current status. The New York City Housing Authority has a parallel process for recording and inspecting housing violations within public housing. Their violations are not included in this indicator, so we exclude public housing units from the denominator.

Because of changes in this indicator’s methodology, estimates presented in this edition of the *State of New York City's Housing and Neighborhoods* are not comparable to those in previous editions.

Sources: New York City Department of Housing Preservation and Development, New York City Department of Finance Final Tax Roll File, New York City Housing Authority, NYU Furman Center

Geography: City

Years Reported: 2007, 2010, 2013, 2014

Unemployment Rate

This indicator measures the number of people aged 16 years and older in the civilian labor force who are unemployed, divided by the total number of people aged 16 years and older in the civilian labor force. People are considered to be unemployed if they meet the following criteria: they have not worked during the week of the survey; they have been looking for a job during the previous four weeks; and they were available to begin work. The U.S. Census Bureau advises using caution when comparing the 2000 Census unemployment rate to the American Community Survey figures because of differences in question construction and sampling. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: United States Census (2000), American Community Survey (2007, 2010, 2013)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007 (2005–2007 for sub-borough areas), 2010 (2008–2010 for sub-borough areas), 2013 (2011–2013 for sub-borough areas)

Five Highest

Rank	CD#	Name	Value
1	BX 03, 06	Morrisania/Belmont	19.8%
2	BX 05	University Heights/Fordham	18.0%
3	BX 04	Highbridge/South Concourse	17.5%
4	BK 03	Bedford Stuyvesant	16.5%
5	BX 07	Kingsbridge Heights/Moshulu	16.3%

Five Lowest

51	QN 04	Elmhurst/Corona	6.5%
52	QN 06	Rego Park/Forest Hills	6.2%
53	MN 06	Stuyvesant Town/Turtle Bay	5.2%
54	MN 08	Upper East Side	5.1%
55	MN 01, 02	Greenwich Village/Financial District	4.5%

Units Authorized by New Residential Building Permits

The number of units authorized by new residential building permits is derived from the building permit and jobs reports of the New York City Department of Buildings. Permit renewals are not included. Not all building permits will result in actual construction, but the number of units authorized by new permits is the best available indicator of how many units are under construction. Comparisons between the years prior to 2007 and more recent years should be made with caution due to data improvements that facilitate more accurate estimates of the number of new units attached to each building permit. Specifically, the figures for 2000 may be an underestimate. See the Methods chapter for more information about the compilation of this indicator.

In 2014, no new residential construction was authorized for two community districts.

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

Geography: City, Borough, Community District

Years Reported: 2000, 2007, 2010, 2013, 2014

Five Highest

Rank	CD#	Name	Value
1	MN 04	Clinton/Chelsea	2,845
2	QN 02	Woodside/Sunnyside	2,296
3	BK 02	Fort Greene/Brooklyn Heights	1,937
4	BK 01	Greenpoint/Williamsburg	1,644
5	MN 06	Stuyvesant Town/Turtle Bay	1,325

Five Lowest

55	BK 10	Bay Ridge/Dyker Heights	15
56	QN 09	Kew Gardens/Woodhaven	14
57	BK 18	Flatlands/Canarsie	7
58	MN 01	Financial District	0
58	MN 07	Upper West Side	0

Units Issued New Certificates of Occupancy

This indicator measures the number of residential units in buildings issued new certificates of occupancy (often called C of Os) issued by the New York City Department of Buildings (DOB) each year. The (DOB) requires a certificate before any newly constructed housing unit can be occupied. Rehabilitated housing units generally do not require certification unless the rehabilitation is significant, meaning that the floor plan of the unit is changed. To avoid double counting, if a building has received multiple certificates since 2000 (e.g., a temporary and a final certificate) only the first is counted.

In 2014, there was one community district for which no certificates of occupancy were issued.

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

Geography: City, Borough, Community District

Years Reported: 2000, 2007, 2010, 2013, 2014

Five Highest

Rank	CD#	Name	Value
1	BK 02	Fort Greene/Brooklyn Heights	1,438
2	QN 02	Woodside/Sunnyside	1,046
3	BK 01	Greenpoint/Williamsburg	906
4	MN 11	East Harlem	527
5	QN 01	Astoria	481

Five Lowest

55	MN 02	Greenwich Village/Soho	7
56	BX 08	Riverdale/Fieldston	6
57	QN 09	Kew Gardens/Woodhaven	4
58	BX 09	Parkchester/Soundview	3
59	BX 02	Hunts Point/Longwood	0