



Single-Year Indicators

	2013	Rank
Population	119,618	49
Population density (1,000 persons per square mile)	51.7	18
Racial diversity index	0.68	13
Income diversity ratio	8.0	4
Rental vacancy rate	3.5%	27
Rent-stabilized or rent-controlled units (forthcoming) ²	-	-
Public and other income-restricted subsidized rental units ³	51.0%	2
Median asking rent	\$2,000	20
Housing units in FEMA preliminary flood hazard areas ⁴	49.6%	5
Residential units within 1/4 mile of a park	99.9%	2
Land with unused zoning capacity	46.2%	10

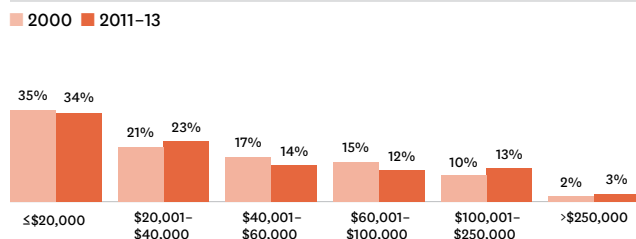
Housing

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	334	589	84	55	168	13	31
Units issued new certificates of occupancy	210	113	906	269	527	16	4
Homeownership rate	6.3%	-	6.6%	7.6%	-	54	50
Serious housing code violations (per 1,000 privately owned rental units)	-	50.3	51.0	41.9	49.7	-	24
Severe crowding rate (% of renter households)	-	-	3.0%	3.5%	-	-	28
Sales volume	50	183	109	199	156	58	52
Index of housing price appreciation, all property types	100.0	319.0	310.8	309.9	384.2	-	5
Median sales price per unit, condominium ⁵	\$570,367	\$569,745	\$471,055	\$840,849	\$718,000	7	13
Median rent burden	-	27.9%	28.7%	30.4%	-	-	43
Severely rent-burdened households	-	20.2%	20.2%	23.9%	-	-	48
Severely rent-burdened households, low income	-	28.3%	28.9%	30.7%	-	-	55
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	10.7%	11.6%	-	-	11
Home purchase loan rate (per 1,000 properties)	-	22.9	10.2	38.6	-	-	2
Refinance loan rate (per 1,000 properties)	-	9.2	16.9	19.0	-	-	27
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	12.7%	2.1%	-	-	41
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	37.6	22.8	-	45
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	33.5	4.9	16.0	11.6	5.3	4	46
Tax delinquencies ≥ 1 year (% of residential properties)	-	3.7%	3.3%	3.1%	-	-	19

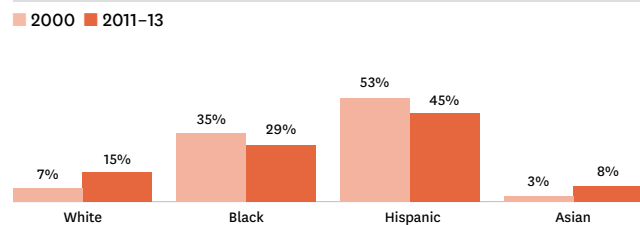
Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	38.1%	-	26.9%	29.3%	-	29	37
Population age 65 and older	11.5%	-	12.5%	11.6%	-	22	29
Foreign-born population	21.1%	23.1%	24.9%	26.3%	-	47	42
Population living in racially integrated tracts	0.0%	-	2.0%	-	-	45	45
Median household income	\$33,815	\$33,651	\$32,769	\$30,736	-	47	49
Poverty rate	37.1%	32.7%	31.0%	31.0%	-	7	10
Unemployment rate	16.8%	11.9%	14.6%	11.5%	-	9	21
Car-free commute (% of commuters)	85.2%	90.1%	87.9%	90.4%	-	4	1
Mean travel time to work (minutes)	35.5	33.9	34.6	33.4	-	47	48
Serious crime rate (per 1,000 residents)	22.7	17.3	14.9	18.0	17.1	29	13
Students performing at grade level in English language arts	-	-	-	20.2%	22.0%	-	39
Students performing at grade level in math	-	-	-	20.6%	25.6%	-	37

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 MN 11 falls within sub-borough area 309. ²Percentage of all rental housing units. ³Represents 2012 conditions. ⁴Represents 2014 conditions. ⁵Ranked out of 15 community districts where this property type was the predominant type sold in 2000-2014.