

Chapter 4. Housing Affordability

Affordability is a major housing problem for many New Yorkers. Several indicators of housing affordability are available from the New York City Housing and Vacancy Survey.¹ The median New York City renter spent 26.5% of his or her income on rent in 2002 (Borough Table 4-1). Renters in the Bronx spent the largest share of their income on rent (28.4%) and renters in Staten Island spent the least (24.9%). Among New York City sub-borough areas, renters spent the highest percentage of income on rent in Highbridge/ South Concourse (34.2%), Kingsbridge Heights/Mosholu (34.2%), University Heights/ Fordham (32.2%), and Morrisania/Belmont (31.4%) in the Bronx, and Staten Island's Mid-Island (30.6%). Renters spent the lowest percentages of their incomes on rent in

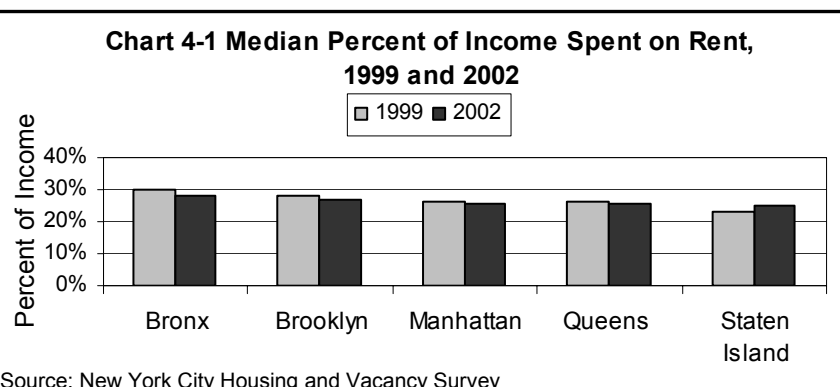


Exhibit 4-1 Highest and Lowest Median Percent of Income Spent on Rent, 2002

<u>Highest:</u>		
Bronx	Highbridge/South Concourse	34.2%
Bronx	Kingsbridge Heights/Mosholu	34.2%
Bronx	University Heights/Fordham	32.2%
Bronx	Morrisania/Belmont	31.4%
Staten Island	Mid-Island	30.6%
<u>Lowest:</u>		
Queens	Queens Village	22.0%
Bronx	Riverdale/Kingsbridge	22.2%
Manhattan	Upper West Side	22.2%
Staten Island	South Shore	22.3%
Brooklyn	Bay Ridge	22.7%

Source: New York City Housing and Vacancy Survey

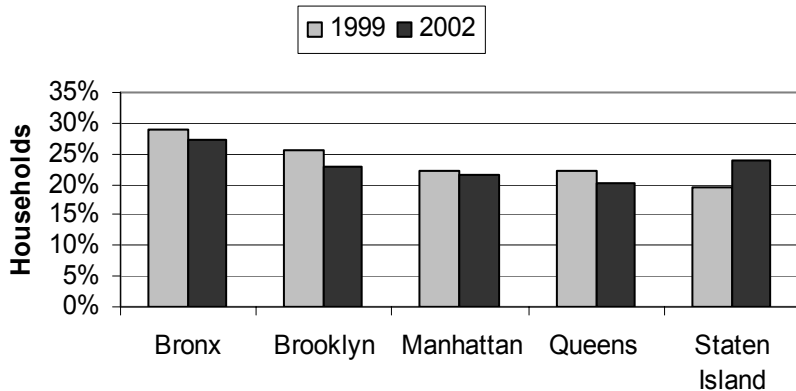
Borough Table 4-1 Indicators of Housing Affordability, 1999 and 2002

	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
<u>Percent of All Households with a Severe Housing Affordability or Quality Problem</u>						
1999	26.5%	22.1%	19.6%	16.3%	9.9%	19.9%
2002	24.8%	19.0%	17.3%	13.7%	12.4%	17.8%
<u>Percent of Households with Rent Greater than 50% of Income</u>						
1999	29.1%	25.5%	22.2%	22.0%	19.4%	24.3%
2002	27.2%	22.9%	21.4%	20.0%	23.8%	22.7%
<u>Percent of Owner Households with Housing Costs Greater than 60% of Income</u>						
1999	11.3%	12.9%	12.4%	11.9%	5.6%	11.5%
2002	20.0%	15.2%	12.3%	14.8%	10.0%	14.3%
<u>Median Percent of Household Income Spent on Rent</u>						
1999	30.2%	28.2%	26.1%	26.2%	23.0%	27.4%
2002	28.4%	27.0%	25.7%	25.4%	24.9%	26.5%

Source: New York City Housing and Vacancy Survey

¹Note that all data from the HVS are estimates based on a sample and are subject to potential sampling errors, particularly for small areas and for changes over time. See Data and Methods Section for details.

Chart 4-2 Percent of Households with Rent Greater than 50% of Income, 1999 and 2002



Source: New York City Housing and Vacancy Survey

Exhibit 4-2 Highest and Lowest Percent of Households with Rent Greater than 50% of Income, 2002

Highest:

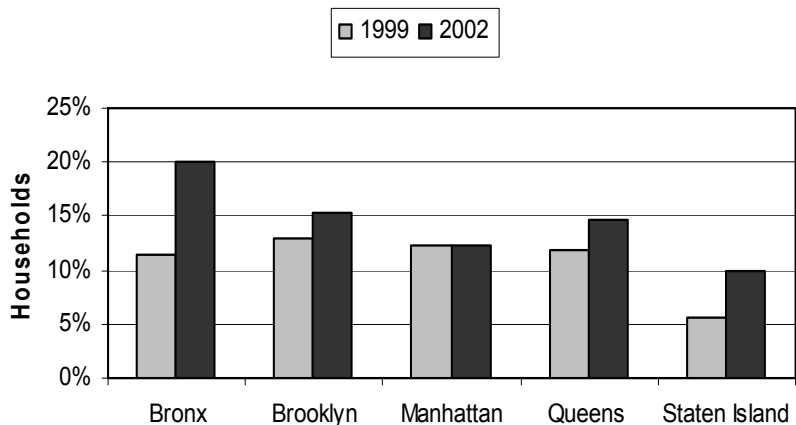
Bronx	Kingsbridge Heights/Mosholu	35.4%
Bronx	University Heights/Fordham	34.7%
Bronx	Highbridge/South Concourse	33.4%
Brooklyn	Bensonhurst	31.7%
Brooklyn	Flatbush	30.1%

Lowest:

Queens	Queens Village	13.3%
Queens	Jamaica	15.1%
Queens	Rockaways	15.1%
Manhattan	Upper East Side	15.3%
Queens	Astoria	16.6%

Source: New York City Housing and Vacancy Survey

Chart 4-3 Percent of Homeowners with Housing Costs Greater than 60% of Income, 1999 and 2002



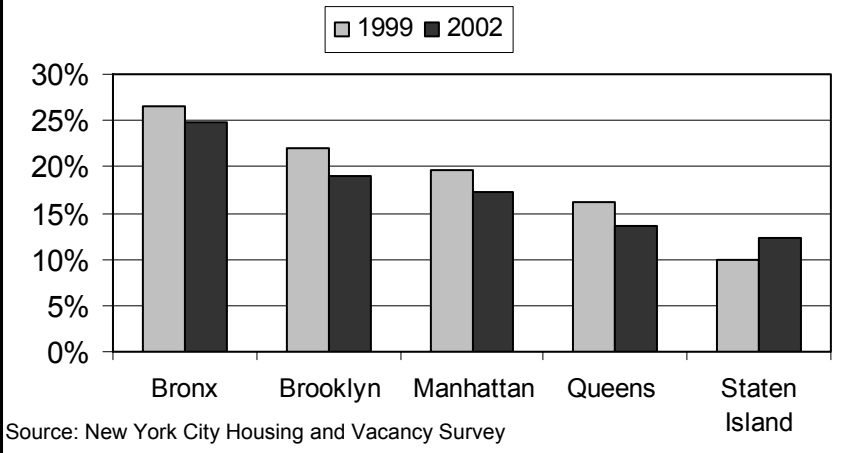
Source: New York City Housing and Vacancy Survey

Queens Village in Queens (22.0%), Riverdale/ Kingsbridge in the Bronx (22.2%), Manhattan's Upper West Side (22.2%), Staten Island's South Shore (22.3%) and Bay Ridge in Brooklyn (22.7%) (Exhibit 4-1).

According to the HVS, in 2002 about 18% of New York City households had a severe housing problem of some kind, either housing affordability or housing quality (Borough Table 4-1). For renters, a severe housing affordability problem is defined as spending 50% or more of household income for rent. For homeowners, a severe housing affordability problem is defined as spending 60% or more of household income on housing costs. A severe housing quality problem is defined either as living in dilapidated housing or living in housing with five or more maintenance problems. (The HVS measures seven possible maintenance problems — heating equipment breakdowns; additional heat required; rodent infestation; cracks/holes in walls, ceilings or floors; broken plaster or peeling paint larger than 8 ½ x 11 inches; toilet breakdowns; or water leaking from outside the unit.) For all boroughs except Staten Island, this percentage declined since 1999. The Bronx has the highest percentage of households with a severe housing problem, 24.8%, while Staten Island has the lowest, 12.4%. Otherwise, the percentages of households with a severe housing problem range from 13.7% to 19.0% for Queens, Manhattan and Brooklyn.

The sub-borough areas with the highest percent-

Chart 4-4 Percent of Households with a Severe Housing Affordability or Quality Problem



age of renters spending 50% or more of income for rent are Kingsbridge Heights/Mosholu, University Heights/Fordham and Highbridge/South Concourse in the Bronx, and Bensonhurst and Flatbush in Brooklyn (Exhibit 4-2). Roughly one third of renters in these areas pay half or more of their income for rent. At the other end of the spectrum, the sub-borough areas with the lowest percent of renters paying 50% of income or more for rent are Queens Village, Jamaica, the Rockaways, and Astoria in Queens, and Man-

hattan's Upper East Side. Only about one in seven renters in these areas has a severe rent burden.

In 2002, 22.7% of New York renter households had a severe rent burden (Borough Table 4-1). The Bronx had the largest percentage of renters with severe rent-to-income burdens (27.2%) while Queens had the smallest (20.0%). Staten Island, Brooklyn, and Manhattan fell in the middle with respect to the percentage of renters with severe rent burdens (23.8%, 22.9% and 21.4%, respectively).

Borough Table 4-2 Households Spending 50% or More of Income for Rent by Housing Type, 2002

	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
Rent Controlled	24.7%	38.4%	19.8%	31.0%	N/A	27.3%
Rent Stabilized	30.6%	24.3%	20.9%	19.4%	23.8%	23.6%
Public Housing	11.1%	15.3%	16.9%	17.9%	24.5%	15.1%
City Owned (<i>In-Rem</i>)	11.9%	22.2%	13.3%	0.0%	0.0%	14.7%
Rent Regulated (Other)	27.8%	30.7%	25.4%	25.2%	48.0%	28.0%
Unregulated	27.8%	20.9%	26.0%	19.6%	20.8%	21.9%

Source: New York City Housing and Vacancy Survey

Borough Table 4-3 Homeowners Spending 60% or More of Income for Housing by Housing Type, 2002

	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
Conventional Ownership	22.0%	17.3%	31.4%	15.6%	10.6%	15.9%
Cooperative Apartments	16.4%	4.5%	11.9%	4.9%	0.0%	9.0%
Mitchell-Lama Cooperatives	0.0%	0.0%	0.0%	N/A	N/A	0.0%
Condominiums	18.0%	4.4%	13.1%	30.3%	5.0%	15.0%

Source: New York City Housing and Vacancy Survey

Among sub-borough areas, the highest percentages of owners with severe housing affordability problems are found in three Bronx neighborhoods — Mott Haven/Hunts Point, University Heights/Fordham, and Kingsbridge Heights/ Mosholu — and two Brooklyn neighborhoods — Bushwick and Bedford Stuyvesant. The lowest percentages of severe housing problems are found in Brooklyn’s Williamsburg/Greenpoint and Sheepshead Bay/Gravesend, Manhattan’s East Harlem, and the Rockaways and Bayside/Little Neck in Queens (Exhibit 4-3).

Despite being protected by rent regulation, tenants of rent regulated apartments have the highest rent burdens in the City (Borough Table 4-2). Just under one in four rent stabilized tenants pays more than half of his or her income in rent; the proportions for rent controlled and other regulated tenants (27.3% and 28.0%, respectively) are even higher. The lowest incidence of severe rent burdens are experienced by public housing tenants (15.1%) followed by tenants in the unregulated rental market (21.9%).

In contrast, a smaller percentage of households who own their homes pay more than 60% percent of their income for housing costs —14.3% — in 2002. (Housing costs include mortgage payments, condominium fees,

property taxes, and utilities.) The Bronx has the largest percentage of such homeowners, 20.0%, and Staten Island has the smallest, 10.0%. The other boroughs lie in the middle: Brooklyn has a 15.2% rate of homeowners with housing costs greater than 60% of their income, Queens has a 14.8% rate, and Manhattan has a 12.3% rate (Borough Table 4-1).

Compared to renters, a relatively small proportion of homeowners allocate extremely large shares of their income for housing costs (Borough Table 4-3). Reflecting the subsidized nature of the developments, a negligible portion of Mitchell-Lama cooperative owners pay more than 60% of

Exhibit 4-3 Highest and Lowest Percent of Owner Households Spending 60% or More of Income for Housing, 2002

<u>Highest:</u>		
Bronx	Mott Haven/Hunts Point	51.3%
Bronx	University Heights/Fordham	48.9%
Brooklyn	Bushwick	37.8%
Brooklyn	Bedford Stuyvesant	37.4%
Bronx	Kingsbridge Heights/Mosholu	34.0%
<u>Lowest:</u>		
Brooklyn	Williamsburg/Greenpoint	0.0%
Manhattan	East Harlem	0.0%
Brooklyn	Sheepshead Bay/Gravesend	2.3%
Queens	Rockaways	3.2%
Queens	Bayside/Little Neck	3.2%
Source: New York City Housing and Vacancy Survey		

Exhibit 4-4 Highest and Lowest Percent of Households with a Severe Housing Affordability or Quality Problem, 2002

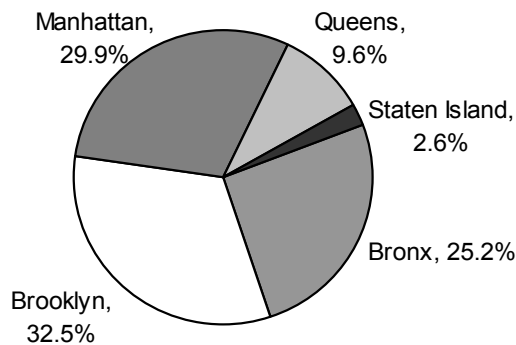
<u>Highest:</u>		
Bronx	University Heights/Fordham	39.8%
Bronx	Kingsbridge Heights/Mosholu	35.7%
Bronx	Highbridge/South Concourse	35.5%
Bronx	Morrisania/Belmont	30.3%
Bronx	Mott Haven/Hunts Point	27.9%
<u>Lowest:</u>		
Queens	Bayside/Little Neck	7.2%
Staten Island	South Shore	9.2%
Queens	Queens Village	9.3%
Bronx	Throgs Neck/Co-op City	9.4%
Manhattan	Upper East Side	9.8%
Sources: New York City Housing and Vacancy Survey		

Borough Table 4-4 Assisted Housing in the Five Boroughs

	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
Public Housing Units, 2004	45,787	58,969	54,410	17,393	4,834	181,393
% of Housing Units	9.3%	6.3%	6.8%	2.1%	2.9%	5.7%
Section 8 Voucher Units, 2003	45,267	38,253	16,701	8,563	1,666	110,450
% of Housing Units	9.2%	4.1%	2.1%	1.0%	1.0%	3.4%

Sources: New York City Housing Authority, US Census 2000

Chart 4-5 Public Housing Units in the Five Boroughs, 2004



Source: New York City Housing Authority

their income for housing. The incidence of severe housing cost burden ranges from 9% to 16% for the remaining three terms of ownership, conventional, cooperative and condominium.

Housing assistance programs help to ease the housing affordability problem in New York City. Two of the largest assisted housing programs are Public Housing and the Section 8 Voucher Program. According to the New York City Housing Authority, in 2004 there were 181,393 public housing units in the City, which is 5.7% of citywide units (Borough Table 4-4). Brooklyn contained the largest number of these units (58,969, or 6.3% of Brooklyn units), followed by Manhattan (54,410, 6.8%), the Bronx (45,787, 9.3%), Queens (17,393, 2.1%) and Staten Island (4,834, 2.9%).

Public housing units are fairly concentrated in a few Community Districts (Exhibit 4-5). Manhattan's East Harlem contains the most units, 15,746. The Lower East Side/Chinatown District contains 14,634 public housing units, followed by Mott Haven/Melrose in the Bronx with 12,055, Brownsville in Brooklyn with 9,064, and Central Harlem in Manhattan with 8,980.

Exhibit 4-5 Largest Number of Assisted Housing Units

Public Housing (2004):

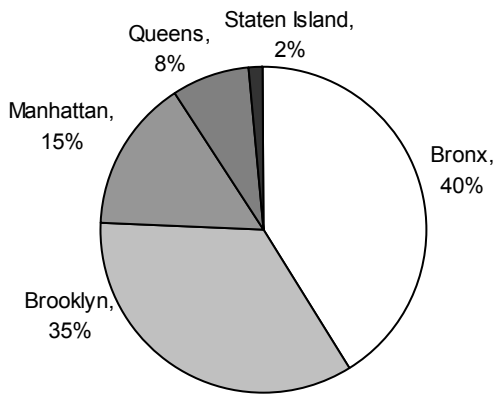
Manhattan	East Harlem	15,746
Manhattan	Lower East Side/Chinatown	14,634
Bronx	Mott Haven/Melrose	12,055
Brooklyn	Brownsville	9,064
Manhattan	Central Harlem	8,980

Section 8 Voucher Units (2003):

Bronx	Fordham/University Heights	7,923
Bronx	Kingsbridge Heights/Bedford	7,682
Bronx	Highbridge/Concourse	6,867
Manhattan	Washington Heights/Inwood	5,180
Bronx	Parkchester/Soundview	5,090

Sources: New York City Housing Authority

Chart 4-6 Section 8 Voucher Units in the Five Boroughs, 2003



Source: US Department of Housing and Urban Development

Exhibit 4-6 Highest Share of Assisted Housing Units as Percent of the Total Housing Stock

Public Housing (2004):

Bronx	Mott Haven/Melrose	39.1%
Manhattan	East Harlem	34.3%
Bronx	Morrisania/Crotona	32.2%
Brooklyn	Brownsville	29.6%
Manhattan	Lower East Side/Chinatown	20.1%

Section 8 Voucher Units (2003):

Bronx	Fordham/University Heights	19.1%
Bronx	Belmont/East Tremont	18.3%
Bronx	Kingsbridge Heights/Bedford	15.3%
Bronx	Highbridge/Concourse	14.3%
Bronx	Hunts Point/Longwood	12.7%

Sources: New York City Housing Authority, HUD, US Census 2000

Public housing comprises a large share of the housing stock in these neighborhoods as well (Exhibit 4-6). (2004 data on the total number of units in Community Districts are obtained from the New York City Housing Authority and the U.S. Department of Housing and Urban Development, or HUD). Nearly two fifths of all housing units in Mott Haven/Melrose are public housing units. More than one third of all housing units in Manhattan's East Harlem and in Morrisania/Crotona in the Bronx are public housing units. In addition, about 30% of the housing units in Brownsville are public housing units, as are 20% of the units in Manhattan's Lower East Side/Chinatown.

Section 8 Vouchers allow those who qualify to apply government housing assistance to units in the private housing market. These units must be inspected and approved before the tenant can utilize the voucher. According to data from the New York City Housing Authority, in 2003 there were 110,450 Section 8 Voucher units in New York City, or 3.4% of the

citywide total (Borough Table 4-4). 45,267 of these units were in the Bronx (9.2% of Bronx units), 38,253 in Brooklyn (4.1%), 16,701 in Manhattan (2.1%), 8,563 in Queens (1.0%), and 1,666 in Staten Island (1.0%).

Section 8 Voucher units are not as geographically concentrated as public housing units (Exhibit 4-5). The largest number of Section 8 units are found in the Bronx: Fordham/University Heights (7,923 units), Kingsbridge Heights/Bedford (7,682) and Highbridge/Concourse (6,867). Washington Heights/Inwood in Manhattan also contains a large share of Section 8 Voucher units, at 5,180. The Bronx's Parkchester/Soundview (5,090) has the fifth most units.

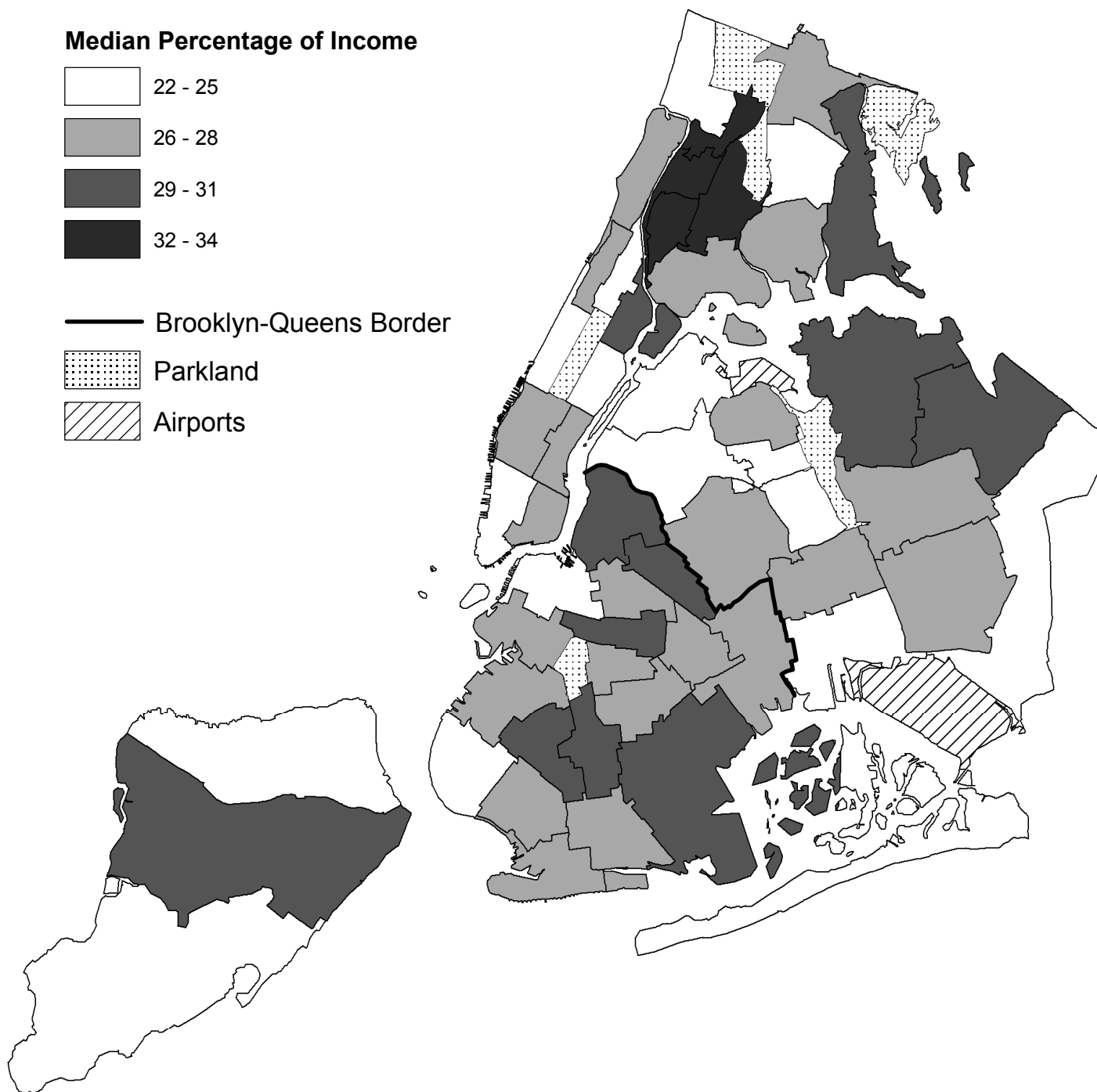
Similarly, Section 8 Voucher units do not dominate the housing stock of particular neighborhoods to the extent that public housing units do (Exhibit 4-6). All five neighborhoods with the highest percentage of Section 8 units relative to the total number of housing units were in the Bronx: Fordham/University Heights (19.1%), Belmont/East Tremont (18.3%), Kingsbridge Heights/Bedford (15.3%), Highbridge/Concourse (14.3%) and Hunts Point/Longwood (12.7%) (Exhibit 4-6).

Neighborhood Table 4-1
Median Percent of Household Income Spent on Rent,
New York City Sub-borough Areas, 1999 and 2002

Borough	Sub-borough Area	1999	2002
Bronx	101 Mott Haven/Hunts Point	31.0%	27.6%
Bronx	102 Morrisania/Belmont	30.7%	31.4%
Bronx	103 Highbridge/South Concourse	32.3%	34.2%
Bronx	104 University Heights/Fordham	34.8%	32.2%
Bronx	105 Kingsbridge Heights/Mosholu	29.9%	34.2%
Bronx	106 Riverdale/Kingsbridge	28.2%	22.2%
Bronx	107 Soundview/Parkchester	32.3%	26.2%
Bronx	108 Throgs Neck/Co-op City	23.2%	29.1%
Bronx	109 Pelham Parkway	27.3%	24.0%
Bronx	110 Williamsbridge/Baychester	30.0%	26.5%
Brooklyn	201 Williamsburg/Greenpoint	28.0%	28.5%
Brooklyn	202 Brooklyn Heights/Fort Greene	26.6%	24.0%
Brooklyn	203 Bedford Stuyvesant	32.9%	25.3%
Brooklyn	204 Bushwick	30.9%	29.8%
Brooklyn	205 East New York/Starrett City	32.3%	27.2%
Brooklyn	206 Park Slope/Carroll Gardens	22.5%	27.5%
Brooklyn	207 Sunset Park	31.2%	25.2%
Brooklyn	208 North Crown Heights/Prospect Heights	28.5%	28.4%
Brooklyn	209 South Crown Heights	25.4%	27.0%
Brooklyn	210 Bay Ridge	26.1%	22.7%
Brooklyn	211 Bensonhurst	27.3%	27.2%
Brooklyn	212 Borough Park	29.7%	29.5%
Brooklyn	213 Coney Island	36.5%	27.6%
Brooklyn	214 Flatbush	28.8%	29.3%
Brooklyn	215 Sheepshead Bay/Gravesend	32.2%	27.2%
Brooklyn	216 Brownsville/Ocean Hill	28.0%	25.6%
Brooklyn	217 East Flatbush	27.6%	26.2%
Brooklyn	218 Flatlands/Canarsie	25.6%	28.6%
Manhattan	301 Greenwich Village/Financial District	23.8%	25.0%
Manhattan	302 Lower East Side/Chinatown	27.8%	27.1%
Manhattan	303 Chelsea/Clinton/Midtown	26.1%	26.0%
Manhattan	304 Stuyvesant Town/Turtle-Bay	27.0%	26.0%
Manhattan	305 Upper West Side	22.7%	22.2%
Manhattan	306 Upper East Side	25.2%	24.3%
Manhattan	307 Morningside Heights/Hamilton Heights	28.9%	27.1%
Manhattan	308 Central Harlem	25.0%	23.5%
Manhattan	309 East Harlem	30.0%	29.0%
Manhattan	310 Washington Heights/Inwood	27.6%	26.5%
Queens	401 Astoria	23.7%	24.1%
Queens	402 Sunnyside/Woodside	30.5%	24.3%
Queens	403 Jackson Heights	29.2%	26.8%
Queens	404 Elmhurst/Corona	27.1%	24.4%
Queens	405 Middle Village/Ridgewood	23.2%	26.7%
Queens	406 Rego Park/Forest Hills	26.6%	24.0%
Queens	407 Flushing/Whitestone	28.0%	28.5%
Queens	408 Hillcrest/Fresh Meadows	26.4%	25.9%
Queens	409 Kew Gardens/Woodhaven	29.1%	26.2%
Queens	410 South Ozone Park/Howard Beach	28.1%	23.8%
Queens	411 Bayside/Little Neck	25.0%	28.3%
Queens	412 Jamaica	27.1%	25.2%
Queens	413 Queens Village	21.6%	22.0%
Queens	414 Rockaways	28.3%	23.0%
Staten Island	501 North Shore	22.6%	23.1%
Staten Island	502 Mid-Island	21.9%	30.6%
Staten Island	503 South Shore	25.7%	22.3%
Total	New York City	27.4%	26.5%

Source: New York City Housing and Vacancy Survey

Map 4-1 Median Percent of Household Income Spent On Rent in New York City Sub-borough Areas, 2002



Source: NYC Housing and Vacancy Survey

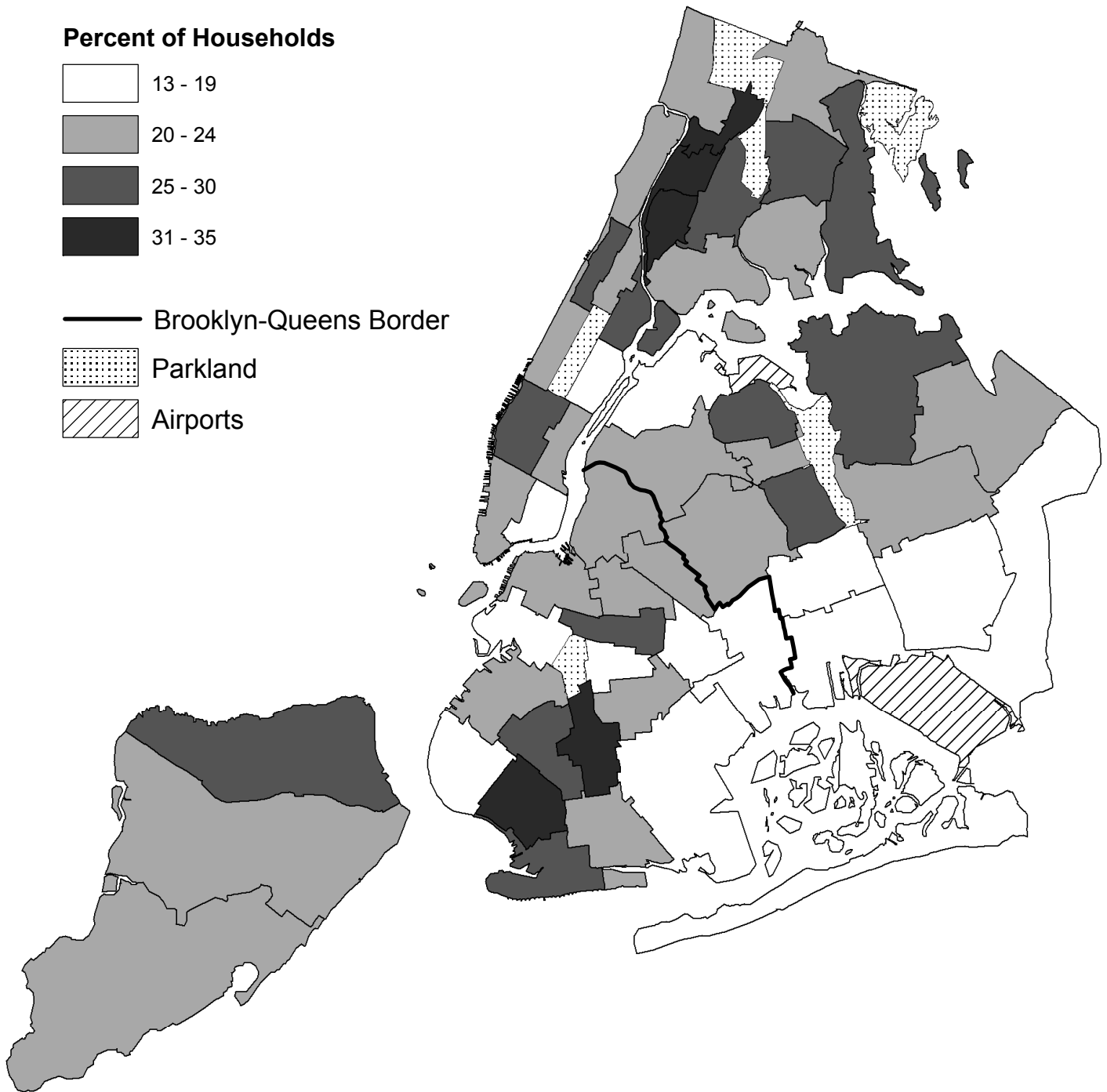
Neighborhood Table 4-2
Households with Rent Greater than 50% of Income,
New York City Sub-borough Areas, 1999 and 2002

Borough	Sub-borough Area	1999	2002
Bronx	101 Mott Haven/Hunts Point	26.4%	23.5%
Bronx	102 Morrisania/Belmont	32.3%	29.7%
Bronx	103 Highbridge/South Concourse	31.8%	33.4%
Bronx	104 University Heights/Fordham	31.1%	34.7%
Bronx	105 Kingsbridge Heights/Mosholu	29.8%	35.4%
Bronx	106 Riverdale/Kingsbridge	21.8%	20.7%
Bronx	107 Soundview/Parkchester	32.1%	20.4%
Bronx	108 Throgs Neck/Co-op City	29.0%	26.2%
Bronx	109 Pelham Parkway	25.0%	25.2%
Bronx	110 Williamsbridge/Baychester	29.3%	21.0%
Brooklyn	201 Williamsburg/Greenpoint	23.8%	20.6%
Brooklyn	202 Brooklyn Heights/Fort Greene	23.8%	19.7%
Brooklyn	203 Bedford Stuyvesant	27.0%	22.6%
Brooklyn	204 Bushwick	27.8%	23.5%
Brooklyn	205 East New York/Starrett City	28.2%	17.9%
Brooklyn	206 Park Slope/Carroll Gardens	18.0%	18.4%
Brooklyn	207 Sunset Park	33.1%	20.3%
Brooklyn	208 North Crown Heights/Prospect Heights	23.5%	24.4%
Brooklyn	209 South Crown Heights	17.6%	18.8%
Brooklyn	210 Bay Ridge	21.6%	18.4%
Brooklyn	211 Bensonhurst	26.2%	31.7%
Brooklyn	212 Borough Park	32.8%	29.5%
Brooklyn	213 Coney Island	36.6%	28.2%
Brooklyn	214 Flatbush	25.7%	30.1%
Brooklyn	215 Sheepshead Bay/Gravesend	33.1%	23.8%
Brooklyn	216 Brownsville/Ocean Hill	28.1%	18.6%
Brooklyn	217 East Flatbush	20.5%	22.8%
Brooklyn	218 Flatlands/Canarsie	13.8%	16.8%
Manhattan	301 Greenwich Village/Financial District	21.8%	22.6%
Manhattan	302 Lower East Side/Chinatown	15.2%	18.2%
Manhattan	303 Chelsea/Clinton/Midtown	20.8%	25.3%
Manhattan	304 Stuyvesant Town/Turtle-Bay	23.9%	19.7%
Manhattan	305 Upper West Side	21.8%	20.4%
Manhattan	306 Upper East Side	16.9%	15.3%
Manhattan	307 Morningside Heights/Hamilton Heights	27.2%	27.3%
Manhattan	308 Central Harlem	20.1%	22.1%
Manhattan	309 East Harlem	28.9%	25.8%
Manhattan	310 Washington Heights/Inwood	28.3%	23.5%
Queens	401 Astoria	16.4%	16.6%
Queens	402 Sunnyside/Woodside	26.7%	18.9%
Queens	403 Jackson Heights	23.2%	26.4%
Queens	404 Elmhurst/Corona	15.8%	19.5%
Queens	405 Middle Village/Ridgewood	16.6%	21.7%
Queens	406 Rego Park/Forest Hills	29.0%	25.6%
Queens	407 Flushing/Whitestone	26.0%	25.2%
Queens	408 Hillcrest/Fresh Meadows	19.2%	19.2%
Queens	409 Kew Gardens/Woodhaven	29.0%	18.7%
Queens	410 South Ozone Park/Howard Beach	25.4%	16.6%
Queens	411 Bayside/Little Neck	<i>12.5%</i>	24.0%
Queens	412 Jamaica	22.9%	15.1%
Queens	413 Queens Village	<i>11.1%</i>	13.3%
Queens	414 Rockaways	34.8%	15.1%
Staten Island	501 North Shore	19.4%	25.4%
Staten Island	502 Mid-Island	19.1%	23.1%
Staten Island	503 South Shore	19.7%	22.1%
Total	New York City	24.3%	22.7%

Source: New York City Housing and Vacancy Survey

Numbers in italics should be treated with caution since they are based on a small number of observations.

Map 4-2 Percent of Households With Rent Greater than 50% of Income in New York City Sub-borough Areas, 2002



Source: NYC Housing and Vacancy Survey

Neighborhood Table 4-3
Percent of Owner Households with Housing Costs
Greater than 60% of Income,
New York City Sub-borough Areas, 1999 and 2002

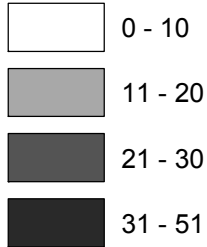
Borough	Sub-borough Area	1999	2002
Bronx	101 Mott Haven/Hunts Point	11.3%	<i>51.3%</i>
Bronx	102 Morrisania/Belmont	<i>35.7%</i>	<i>25.5%</i>
Bronx	103 Highbridge/South Concourse	7.8%	<i>24.7%</i>
Bronx	104 University Heights/Fordham	<i>26.2%</i>	<i>48.9%</i>
Bronx	105 Kingsbridge Heights/Mosholu	0.0%	34.0%
Bronx	106 Riverdale/Kingsbridge	14.2%	6.2%
Bronx	107 Soundview/Parkchester	10.9%	14.3%
Bronx	108 Throgs Neck/Co-op City	6.0%	10.2%
Bronx	109 Pelham Parkway	21.1%	13.8%
Bronx	110 Williamsbridge/Baychester	10.2%	31.9%
Brooklyn	201 Williamsburg/Greenpoint	14.9%	<i>0.0%</i>
Brooklyn	202 Brooklyn Heights/Fort Greene	9.1%	10.3%
Brooklyn	203 Bedford Stuyvesant	17.0%	37.4%
Brooklyn	204 Bushwick	17.9%	37.8%
Brooklyn	205 East New York/Starrett City	13.0%	22.0%
Brooklyn	206 Park Slope/Carroll Gardens	13.6%	4.0%
Brooklyn	207 Sunset Park	20.6%	29.7%
Brooklyn	208 North Crown Heights/Prospect Heights	20.3%	12.4%
Brooklyn	209 South Crown Heights	14.4%	<i>11.9%</i>
Brooklyn	210 Bay Ridge	11.8%	10.9%
Brooklyn	211 Bensonhurst	17.1%	20.3%
Brooklyn	212 Borough Park	18.3%	12.9%
Brooklyn	213 Coney Island	13.8%	10.9%
Brooklyn	214 Flatbush	9.4%	7.7%
Brooklyn	215 Sheepshead Bay/Gravesend	7.3%	2.3%
Brooklyn	216 Brownsville/Ocean Hill	14.6%	18.3%
Brooklyn	217 East Flatbush	9.8%	13.9%
Brooklyn	218 Flatlands/Canarsie	7.5%	15.5%
Manhattan	301 Greenwich Village/Financial District	9.2%	11.0%
Manhattan	302 Lower East Side/Chinatown	3.1%	20.0%
Manhattan	303 Chelsea/Clinton/Midtown	16.9%	12.0%
Manhattan	304 Stuyvesant Town/Turtle-Bay	7.9%	10.2%
Manhattan	305 Upper West Side	13.1%	19.4%
Manhattan	306 Upper East Side	15.4%	7.2%
Manhattan	307 Morningside Heights/Hamilton Heights	13.8%	7.8%
Manhattan	308 Central Harlem	<i>11.4%</i>	12.4%
Manhattan	309 East Harlem	14.6%	0.0%
Manhattan	310 Washington Heights/Inwood	20.8%	29.2%
Queens	401 Astoria	17.2%	23.0%
Queens	402 Sunnyside/Woodside	6.0%	30.8%
Queens	403 Jackson Heights	22.5%	17.6%
Queens	404 Elmhurst/Corona	26.7%	26.1%
Queens	405 Middle Village/Ridgewood	7.8%	13.2%
Queens	406 Rego Park/Forest Hills	8.9%	5.7%
Queens	407 Flushing/Whitestone	10.9%	12.5%
Queens	408 Hillcrest/Fresh Meadows	11.8%	15.2%
Queens	409 Kew Gardens/Woodhaven	11.9%	16.5%
Queens	410 South Ozone Park/Howard Beach	17.5%	22.4%
Queens	411 Bayside/Little Neck	6.0%	3.2%
Queens	412 Jamaica	8.4%	14.3%
Queens	413 Queens Village	11.2%	15.9%
Queens	414 Rockaways	13.8%	3.2%
Staten Island	501 North Shore	4.9%	8.3%
Staten Island	502 Mid-Island	9.3%	12.2%
Staten Island	503 South Shore	3.6%	9.8%
Total	New York City	11.5%	14.3%


Source: New York City Housing and Vacancy Survey

Numbers in italics should be treated with caution since they are based on a small number of observations.

Map 4-3 Percent of Owner Households with Housing Costs Greater than 60% of Income in New York City Sub-borough Areas, 2002

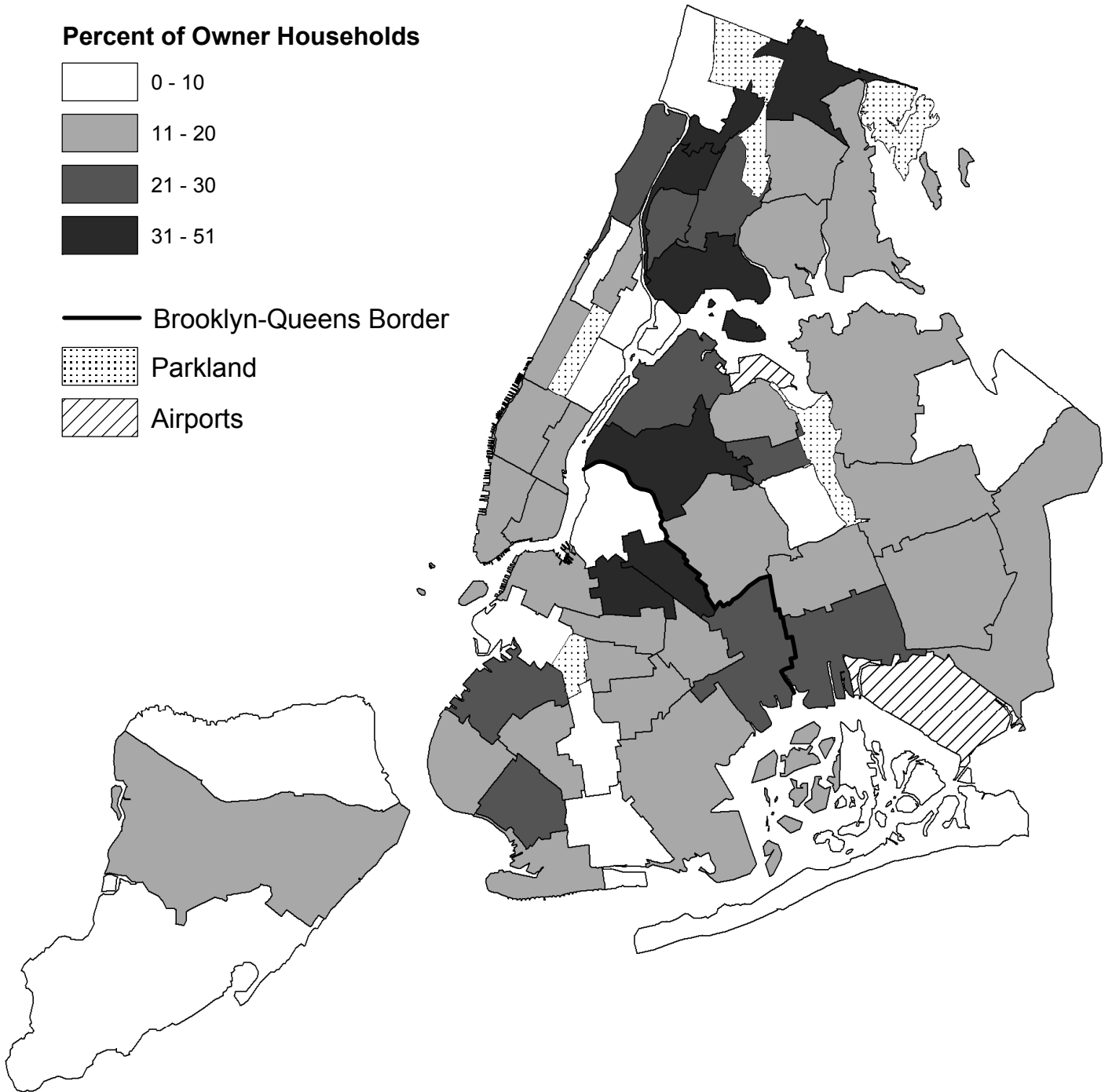
Percent of Owner Households



 Brooklyn-Queens Border

 Parkland

 Airports



Source: NYC Housing and Vacancy Survey

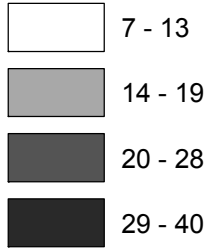
Neighborhood Table 4-4
Percent of Households with a Severe
Housing Affordability or Quality Problem,
New York City Sub-borough Areas, 1999 and 2002

Borough	Sub-borough Area	1999	2002
Bronx	101 Mott Haven/Hunts Point	29.5%	27.9%
Bronx	102 Morrisania/Belmont	31.7%	30.3%
Bronx	103 Highbridge/South Concourse	32.1%	35.5%
Bronx	104 University Heights/Fordham	32.0%	39.8%
Bronx	105 Kingsbridge Heights/Mosholu	27.8%	35.7%
Bronx	106 Riverdale/Kingsbridge	18.4%	15.1%
Bronx	107 Soundview/Parkchester	34.4%	18.9%
Bronx	108 Throgs Neck/Co-op City	13.1%	9.4%
Bronx	109 Pelham Parkway	22.7%	19.3%
Bronx	110 Williamsbridge/Baychester	23.7%	22.4%
Brooklyn	201 Williamsburg/Greenpoint	22.8%	17.2%
Brooklyn	202 Brooklyn Heights/Fort Greene	18.7%	16.2%
Brooklyn	203 Bedford Stuyvesant	28.1%	22.9%
Brooklyn	204 Bushwick	27.9%	26.2%
Brooklyn	205 East New York/Starrett City	25.8%	17.9%
Brooklyn	206 Park Slope/Carroll Gardens	16.7%	13.5%
Brooklyn	207 Sunset Park	29.8%	18.1%
Brooklyn	208 North Crown Heights/Prospect Heights	25.9%	24.0%
Brooklyn	209 South Crown Heights	18.6%	18.6%
Brooklyn	210 Bay Ridge	16.4%	12.9%
Brooklyn	211 Bensonhurst	21.9%	22.8%
Brooklyn	212 Borough Park	25.2%	23.2%
Brooklyn	213 Coney Island	27.8%	19.0%
Brooklyn	214 Flatbush	22.0%	26.4%
Brooklyn	215 Sheepshead Bay/Gravesend	21.3%	13.3%
Brooklyn	216 Brownsville/Ocean Hill	28.2%	20.4%
Brooklyn	217 East Flatbush	19.6%	22.1%
Brooklyn	218 Flatlands/Canarsie	9.8%	11.6%
Manhattan	301 Greenwich Village/Financial District	18.7%	17.3%
Manhattan	302 Lower East Side/Chinatown	18.4%	20.6%
Manhattan	303 Chelsea/Clinton/Midtown	19.0%	17.5%
Manhattan	304 Stuyvesant Town/Turtle-Bay	16.1%	14.5%
Manhattan	305 Upper West Side	16.4%	14.8%
Manhattan	306 Upper East Side	12.3%	9.8%
Manhattan	307 Morningside Heights/Hamilton Heights	26.2%	23.9%
Manhattan	308 Central Harlem	29.8%	21.2%
Manhattan	309 East Harlem	31.2%	23.8%
Manhattan	310 Washington Heights/Inwood	27.9%	22.7%
Queens	401 Astoria	17.2%	15.5%
Queens	402 Sunnyside/Woodside	19.4%	16.4%
Queens	403 Jackson Heights	21.1%	19.2%
Queens	404 Elmhurst/Corona	18.0%	17.3%
Queens	405 Middle Village/Ridgewood	11.6%	14.7%
Queens	406 Rego Park/Forest Hills	19.7%	14.7%
Queens	407 Flushing/Whitestone	16.5%	15.0%
Queens	408 Hillcrest/Fresh Meadows	15.8%	12.3%
Queens	409 Kew Gardens/Woodhaven	20.5%	15.8%
Queens	410 South Ozone Park/Howard Beach	15.7%	12.8%
Queens	411 Bayside/Little Neck	7.9%	7.2%
Queens	412 Jamaica	13.3%	10.0%
Queens	413 Queens Village	9.1%	9.3%
Queens	414 Rockaways	26.4%	10.4%
Staten Island	501 North Shore	11.4%	15.4%
Staten Island	502 Mid-Island	10.6%	12.7%
Staten Island	503 South Shore	7.4%	9.2%
Total	New York City	19.9%	17.8%

Source: New York City Housing and Vacancy Survey

Map 4-4 Percent of Households With a Severe Housing Affordability or Quality Problem in New York City Sub-borough Areas, 2002

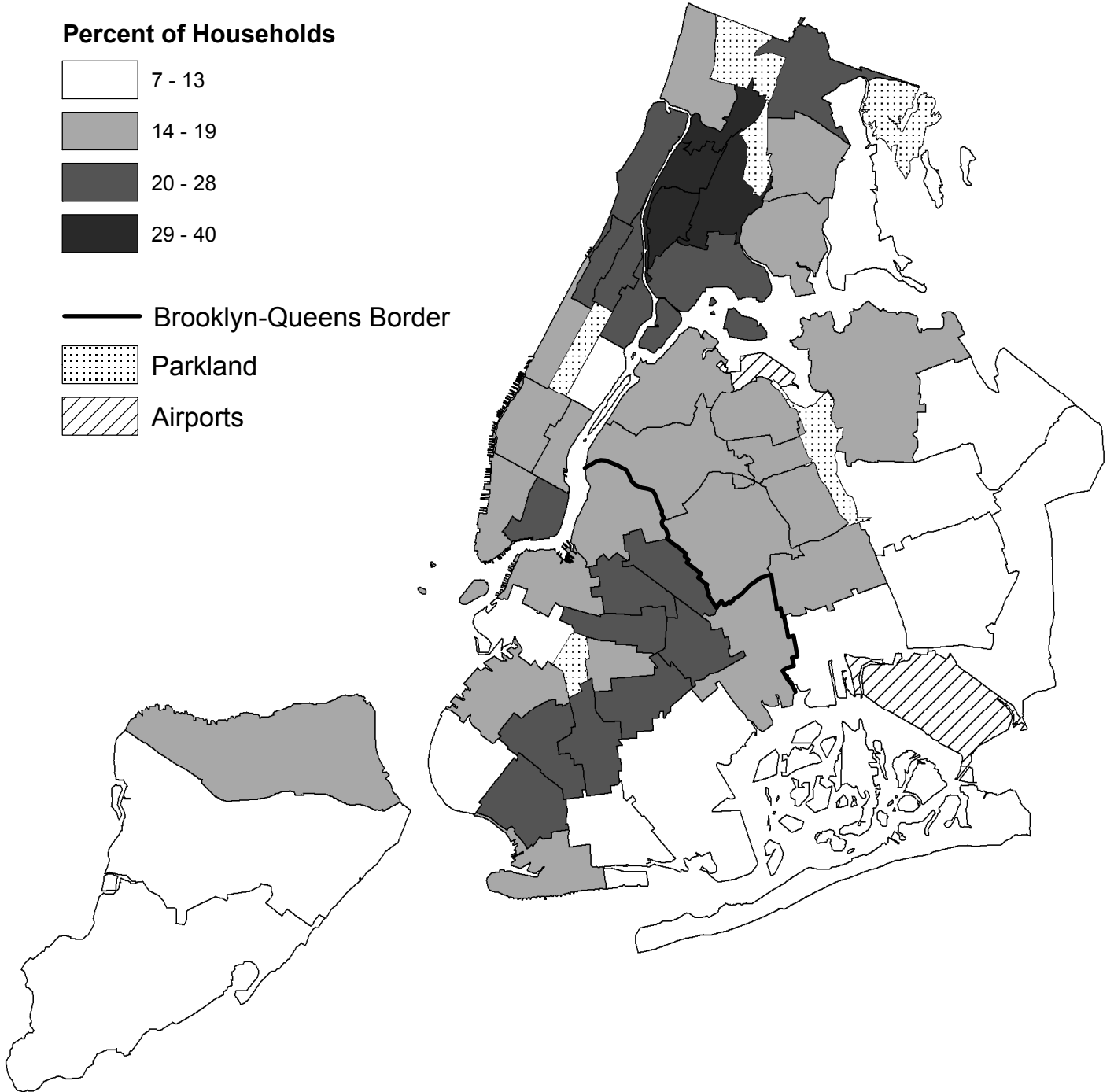
Percent of Households



— Brooklyn-Queens Border

▤ Parkland

▨ Airports



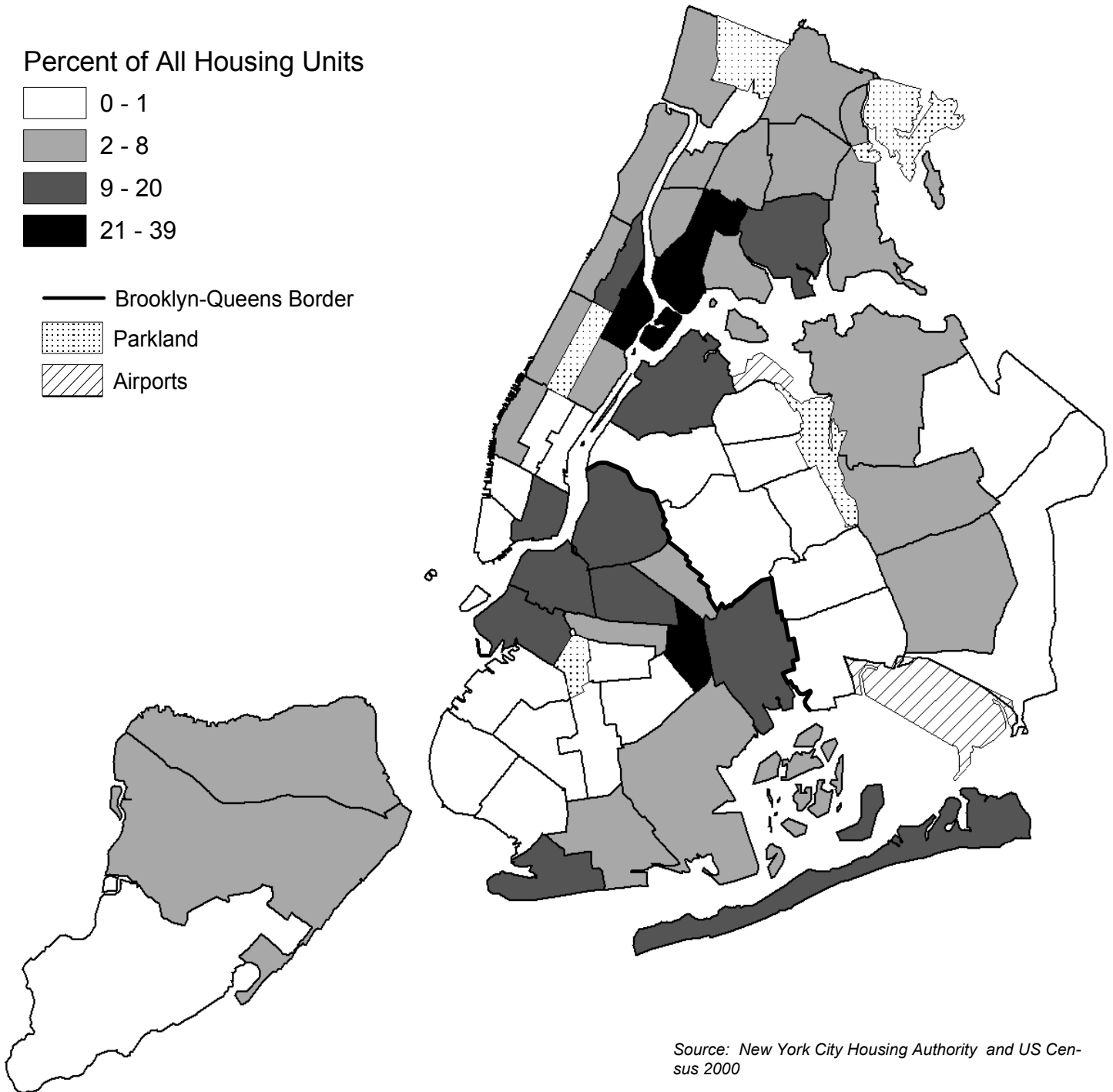
Source: NYC Housing and Vacancy Survey

Neighborhood Table 4-5 Public Housing Units, New York City Community Districts, 2004

Borough	Community District	TOTAL	% of All Units
Bronx	101 Mott Haven/Melrose	12,055	39.1%
Bronx	102 Hunts Point/Longwood	557	3.5%
Bronx	103 Morrisania/Crotona	7,825	32.2%
Bronx	104 Highbridge/Concourse	2,299	4.8%
Bronx	105 Fordham/University Heights	2,412	5.8%
Bronx	106 Belmont/East Tremont	1,002	3.8%
Bronx	107 Kingsbridge Hghts/Bedford	233	0.5%
Bronx	108 Riverdale/Fieldston	2,026	5.1%
Bronx	109 Parkchester/Soundview	8,345	12.3%
Bronx	110 Throgs Neck/Co-op City	2,034	4.4%
Bronx	111 Morris Park/Bronxdale	3,252	7.5%
Bronx	112 Williamsbridge/Baychester	3,747	6.7%
Brooklyn	201 Greenpoint/Williamsburg	6,678	11.4%
Brooklyn	202 Fort Greene/Brooklyn Heights	5,147	10.9%
Brooklyn	203 Bedford Stuyvesant	8,224	14.3%
Brooklyn	204 Bushwick	1,315	3.9%
Brooklyn	205 East New York/Starrett City	7,851	13.1%
Brooklyn	206 Park Slope/Carroll Gardens	4,738	9.6%
Brooklyn	207 Sunset Park	0	0.0%
Brooklyn	208 Crown Heights	3,176	7.8%
Brooklyn	209 South Crown Heights/Prospect	266	0.7%
Brooklyn	210 Bay Ridge/Dyker Heights	0	0.0%
Brooklyn	211 Bensonhurst	0	0.0%
Brooklyn	212 Borough Park	0	0.0%
Brooklyn	213 Coney Island	5,861	13.4%
Brooklyn	214 Flatbush/Midwood	0	0.0%
Brooklyn	215 Sheepshead Bay	2,204	3.3%
Brooklyn	216 Brownsville	9,064	29.6%
Brooklyn	217 East Flatbush	140	0.2%
Brooklyn	218 Flatlands/Canarsie	4,305	6.2%
Manhattan	301 Financial District	0	0.0%
Manhattan	302 Greenwich Village/SoHo	0	0.0%
Manhattan	303 Lower East Side/Chinatown	14,634	20.1%
Manhattan	304 Clinton/Chelsea	2,451	4.5%
Manhattan	305 Midtown	0	0.0%
Manhattan	306 Stuyvesant Town/Turtle Bay	492	0.5%
Manhattan	307 Upper West Side	5,125	4.2%
Manhattan	308 Upper East Side	1,322	1.0%
Manhattan	309 Morningside Heights/Hamilton	3,488	8.2%
Manhattan	310 Central Harlem	8,980	16.9%
Manhattan	311 East Harlem	15,746	34.3%
Manhattan	312 Washington Heights/Inwood	2,172	3.0%
Queens	401 Astoria	7,748	9.6%
Queens	402 Woodside/Sunnyside	0	0.0%
Queens	403 Jackson Heights	1	0.0%
Queens	404 Elmhurst/Corona	0	0.0%
Queens	405 Ridgewood/Maspeth	0	0.0%
Queens	406 Rego Park/Forest Hills	430	0.8%
Queens	407 Flushing/Whitestone	920	1.0%
Queens	408 Hillcrest/Fresh Meadows	2,071	3.8%
Queens	409 Kew Gardens/Woodhaven	2	0.0%
Queens	410 S. Ozone Park/Howard Beach	24	0.1%
Queens	411 Bayside/Little Neck	0	0.0%
Queens	412 Jamaica/Hollis	2,108	2.8%
Queens	413 Queens Village	68	0.1%
Queens	414 Rockaway/Broad Channel	4,021	9.7%
Staten Island	501 St. George/Stapleton	3,404	5.6%
Staten Island	502 S. Beach/Willowbrook	1,430	3.0%
Staten Island	503 Tottenville/Great Kills	0	0.0%
Total	New York City	181,393	5.7%

Source: New York City Housing Authority and US Census 2000

Map 4-5 Percent of Public Housing Units in New York City Community Districts, 2004



**Neighborhood Table 4-6
Section 8 Voucher Units in
New York City Community Districts, 2003**

Borough	Community District	NYCHA	HPD	TOTAL	% of All Units
Bronx	101 Mott Haven/Melrose	1,005	652	1,657	5.4%
Bronx	102 Hunts Point/Longwood	1,282	732	2,014	12.7%
Bronx	103 Morrisania/Crotona	1,582	768	2,350	9.7%
Bronx	104 Highbridge/Concourse	5,175	1692	6,867	14.3%
Bronx	105 Fordham/University Heights	5,981	1942	7,923	19.1%
Bronx	106 Belmont/East Tremont	3,930	918	4,848	18.3%
Bronx	107 Kingsbridge Hghts/Bedford	6,831	851	7,682	15.3%
Bronx	108 Riverdale/Fieldston	1,471	222	1,693	4.2%
Bronx	109 Parkchester/Soundview	4,424	666	5,090	7.5%
Bronx	110 Throgs Neck/Co-op City	758	54	812	1.8%
Bronx	111 Morris Park/Bronxdale	1,628	241	1,869	4.3%
Bronx	112 Williamsbridge/Baychester	2,217	245	2,462	4.4%
Brooklyn	201 Greenpoint/Williamsburg	3,079	1251	4,330	7.4%
Brooklyn	202 Fort Greene/Brooklyn Heights	137	188	325	0.7%
Brooklyn	203 Bedford Stuyvesant	3,105	890	3,995	6.9%
Brooklyn	204 Bushwick	1,937	324	2,261	6.7%
Brooklyn	205 East New York/Starrett City	3,413	537	3,950	6.6%
Brooklyn	206 Park Slope/Carroll Gardens	137	117	254	0.5%
Brooklyn	207 Sunset Park	752	233	985	2.4%
Brooklyn	208 Crown Heights	1,580	569	2,149	5.3%
Brooklyn	209 South Crown Heights/Prospect	1,205	255	1,460	3.8%
Brooklyn	210 Bay Ridge/Dyker Heights	420	33	453	0.8%
Brooklyn	211 Bensonhurst	1,850	60	1,910	2.9%
Brooklyn	212 Borough Park	3,167	68	3,235	5.4%
Brooklyn	213 Coney Island	3,090	235	3,325	7.6%
Brooklyn	214 Flatbush/Midwood	2,704	487	3,191	5.3%
Brooklyn	215 Sheepshead Bay	1,459	37	1,496	2.2%
Brooklyn	216 Brownsville	1,737	329	2,066	6.7%
Brooklyn	217 East Flatbush	1,807	324	2,131	3.6%
Brooklyn	218 Flatlands/Canarsie	627	110	737	1.1%
Manhattan	301 Financial District	14	6	20	0.1%
Manhattan	302 Greenwich Village/SoHo	11	11	22	0.0%
Manhattan	303 Lower East Side/Chinatown	371	756	1,127	1.5%
Manhattan	304 Clinton/Chelsea	137	694	831	1.5%
Manhattan	305 Midtown	170	618	788	2.6%
Manhattan	306 Stuyvesant Town/Turtle Bay	24	1116	1,140	1.2%
Manhattan	307 Upper West Side	707	1162	1,869	1.5%
Manhattan	308 Upper East Side	112	49	161	0.1%
Manhattan	309 Morningside Heights/Hamilton	1,087	545	1,632	3.8%
Manhattan	310 Central Harlem	1,389	721	2,110	4.0%
Manhattan	311 East Harlem	1,106	715	1,821	4.0%
Manhattan	312 Washington Heights/Inwood	3,990	1190	5,180	7.1%
Queens	401 Astoria	248	213	461	0.6%
Queens	402 Woodside/Sunnyside	128	336	464	1.1%
Queens	403 Jackson Heights	557	61	618	1.1%
Queens	404 Elmhurst/Corona	572	11	583	1.1%
Queens	405 Ridgewood/Maspeth	715	61	776	1.2%
Queens	406 Rego Park/Forest Hills	345	4	349	0.6%
Queens	407 Flushing/Whitestone	352	15	367	0.4%
Queens	408 Hillcrest/Fresh Meadows	241	34	275	0.5%
Queens	409 Kew Gardens/Woodhaven	787	41	828	1.7%
Queens	410 S. Ozone Park/Howard Beach	325	31	356	0.8%
Queens	411 Bayside/Little Neck	36	2	38	0.1%
Queens	412 Jamaica/Hollis	1,320	101	1,421	1.9%
Queens	413 Queens Village	285	26	311	0.5%
Queens	414 Rockaway/Broad Channel	1,497	219	1,716	4.1%
Staten Island	501 St. George/Stapleton	1,249	139	1,388	2.3%
Staten Island	502 S. Beach/Willowbrook	124	15	139	0.3%
Staten Island	503 Tottenville/Great Kills	135	4	139	0.3%
Total	New York City	86,524	23,926	110,450	3.5%

Source: New York City Housing Authority and New York City Department of Housing Preservation and Development and US Census 2000

Map 4-6 Percent Section 8 Voucher Housing Units in New York City Community Districts, 2003

