

## Chapter 8. Housing Quality

Information on the quality of New York City's housing stock presented in this chapter is derived from two sources. First, data on the age of the housing stock, housing maintenance deficiencies and crowding are derived from the New York City Housing and Vacancy Survey (HVS).<sup>1</sup> Second, data on housing code complaints and violations are derived from information provided by the New York City Department of Housing Preservation and Development (HPD).

As housing ages, it deteriorates and demands greater attention and investment to maintain its quality. On the whole, New York City's housing stock is one of the oldest in the nation. According to data from the HVS, in 2002 41.4% of the housing units in New York City were constructed before 1930. Manhattan has the largest percentage of housing units built before 1930 (52.2%), followed by Brooklyn (45.4%), the Bronx (45.1%), Queens (29.7%) and Staten Island (16.5%) (Borough Table 8-1).

Among sub-borough areas, in 2002 the largest percentage of housing units built before 1930 was found in Morningside Heights/ Hamilton Heights in Manhattan (74.6%), Park Slope/Carroll Gardens (74.0%) and Sunset Park (72.2%) in Brooklyn, Washington Heights/Inwood in Manhattan (71.7%) and

**Borough Table 8-1 Housing Units Built Before 1930, 1999 and 2002**

	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
<b>Housing Units Built Before 1930, 1999</b>	47.2%	48.5%	53.2%	23.8%	6.1%	40.8%
<b>Housing Units Built Before 1930, 2002</b>	45.1%	45.4%	52.2%	29.7%	16.5%	41.4%

Source: New York City Housing and Vacancy Survey

Highbridge/South Concourse in the Bronx (71.4%). The lowest percentage of housing units built before 1930 was found in Staten Island's South Shore (3.0%), Rego Park/Forest Hills in Queens (6.5%), Staten Island's Mid-Island (8.4%), and Queens' Hillcrest/Fresh Meadows (9.8%) and Bayside/Little Neck (13.5%) (Exhibit 8-1).

The 2002 HVS survey measured seven possible maintenance deficiencies in housing units: 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. Borough Table 8-2 shows that in 2002, the average New York City housing unit had 0.9 maintenance deficiencies.

Average maintenance

**Exhibit 8-1 Highest and Lowest Percent of Housing Units Built Before 1930, 2002**

<u>Highest:</u>		
Manhattan	Morningside Heights/Hamilton Heights	74.6%
Brooklyn	Park Slope/Carroll Gardens	74.0%
Brooklyn	Sunset Park	72.2%
Manhattan	Washington Heights/Inwood	71.7%
Bronx	Highbridge/South Concourse	71.4%
<u>Lowest:</u>		
Staten Island	South Shore	3.0%
Queens	Rego Park/Forest Hills	6.5%
Staten Island	Mid-Island	8.4%
Queens	Hillcrest/Fresh Meadows	9.8%
Queens	Bayside/Little Neck	13.5%

Source: New York City Housing and Vacancy Survey

<sup>1</sup>Note 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.

**Borough Table 8-2 Housing Maintenance Deficiencies, 1999 and 2002**

	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
<b>Average Number of Housing Units Maintenance Deficiencies</b>						
<b>1999</b>	1.3	1.1	1.1	0.6	0.5	1.0
<b>2002</b>	1.4	1.0	1.0	0.6	0.5	0.9
<b>Percent of Housing Units with 5 or More Maintenance Deficiencies</b>						
<b>1999</b>	5.3%	3.9%	3.6%	1.3%	0.6%	3.1%
<b>2002</b>	5.8%	3.5%	2.6%	0.9%	0.9%	2.8%

Source: New York City Housing and Vacancy Survey

**Exhibit 8-2 Highest and Lowest Average Number of Maintenance Deficiencies per Unit, 2002**

<u>Highest:</u>		
Bronx	University Heights/Fordham	2.3
Bronx	Highbridge/South Concourse	1.9
Bronx	Kingsbridge Heights/Mosholu	1.8
Brooklyn	North Crown Heights/Prospect Heights	1.7
Bronx	Morrisania/Belmont	1.7
<u>Lowest:</u>		
Staten Island	South Shore	0.2
Staten Island	Mid-Island	0.3
Queens	South Ozone Park/Howard Beach	0.3
Brooklyn	Williamsburg/Greenpoint	0.4
Queens	Bayside/Little Neck	0.4
Queens	Queens Village	0.4

Source: New York City Housing and Vacancy Survey

deficiencies varied by borough. In 2002, the Bronx had the highest average, at 1.4 maintenance deficiencies per unit. Brooklyn and Manhattan each had an average of 1.0 maintenance deficiencies per unit, Queens had 0.6, and Staten Island had 0.5 (Borough Table 8-2).

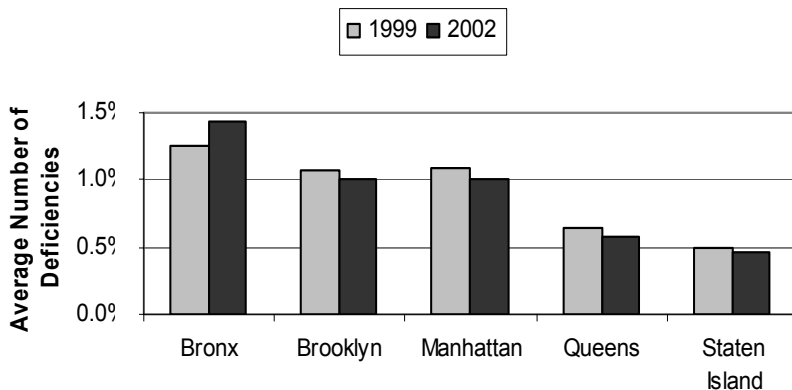
Among sub-borough areas, in 2002 the highest average number of maintenance deficiencies per unit was in three neighborhoods in the Bronx - University Heights/Fordham (2.3), Highbridge/South Concourse (1.9) and Kingsbridge Heights/Mosholu (1.8) - followed by North Crown

Heights/Prospect Heights in Brooklyn (1.7), and Morrisania/Belmont in the Bronx (1.7). The lowest average number of maintenance deficiencies per unit was in Staten Island's South Shore (0.2) and Mid-Island (0.3), followed by Queens' South Ozone Park/Howard Beach (0.3), Brooklyn's Williamsburg/Greenpoint (0.4), and Bayside/Little Neck (0.4) and Queens Village in Queens (0.4) (Exhibit 8-2).

Housing units with five or more of the seven maintenance deficiencies measured by the HVS are considered to have a severe quality problem. In 2002, 2.8% of all housing units in New York City had five or more maintenance deficiencies. In 2002, the Bronx had the highest percent of housing units with five or more maintenance deficiencies, at 5.8%. Brooklyn followed with 3.5%, then Manhattan with 2.6%, Queens with 0.9% and Staten Island with 0.9% (Borough Table 8-2).

At the sub-borough area level, the highest percent of housing units with five or more maintenance deficiencies in 2002 was found in University Heights/Fordham in the Bronx (9.9%), followed by North Crown Heights/Prospect Heights (8.6%) and East Flatbush (8.3%) in Brooklyn, and Morrisania/Belmont (7.8%) and Kingsbridge Heights/Mosholu (7.7%) in the Bronx. The following sub-borough areas did not have any housing units with 5 or more maintenance deficiencies (at

**Chart 8-1 Average Number of Housing Unit Maintenance Deficiencies**



Source: New York City Housing and Vacancy Survey

**Exhibit 8-3 Highest and Lowest Percent of Housing Units with 5 or More Maintenance Deficiencies, 2002**

Highest:

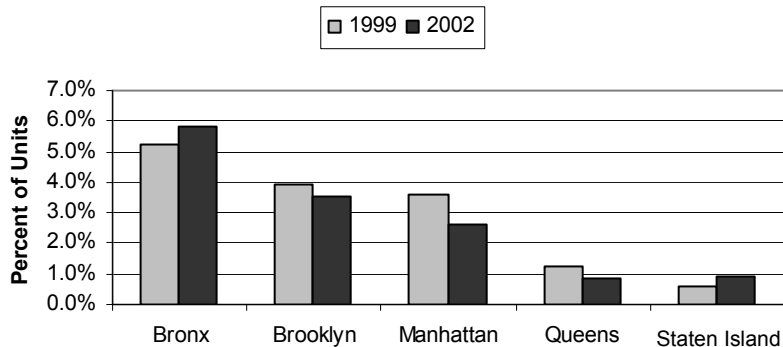
Bronx	University Heights/Fordham	9.9%
Brooklyn	North Crown Heights/Prospect Heights	8.6%
Brooklyn	East Flatbush	8.3%
Bronx	Morrisania/Belmont	7.8%
Bronx	Kingsbridge Heights/Mosholu	7.7%

Lowest:

Brooklyn	Coney Island	0.0%
Queens	Queens Village	0.0%
Queens	Rego Park/Forest Hills	0.0%
Queens	South Ozone Park/Howard Beach	0.0%
Staten Island	Mid-Island	0.0%
Staten Island	South Shore	0.0%

Source: New York City Housing and Vacancy Survey

**Chart 8-2 Percent of Housing Units With 5 or More Maintenance Deficiencies**



Source: New York City Housing and Vacancy Survey

least as reflected in the HVS): Coney Island in Brooklyn, Queens Village, Rego Park/Forest Hills and South Ozone Park/Howard Beach in Queens, and Staten Island's Mid-Island and South Shore (Exhibit 8-3).

When looking separately at quality of different types of housing, the highest incidence of severe quality problems is found in rent stabilized housing, where 5.2% of the units have more than five maintenance deficiencies. The lowest incidence of severe quality problems among the rental subtenures is found in the un-regulated sector, where only 2.2% of all units have five or more maintenance deficiencies, no doubt reflecting the fact that much of the housing in this category is relatively new and that its owners have greater incentives to maintain the units. Severe housing quality problems in owner occupied stock are rare; in none of the subtenures is the incidence close to one percent (Borough Table 8-3).

The New York City Department of Housing Preservation and Development (HPD) receives housing code complaints made by tenants and issues code violations after housing inspections. It is important to note that these figures may include multiple complaints or violations regarding a particular housing unit. Data on housing complaints and violations are presented in the form of rates—the number of complaints or violations per 1,000 rental units.

In 2003, there were 323.6 complaints made to HPD for every 1,000 rental

## Borough Table 8-3 Housing Units with 5 or More Maintenance Deficiencies by Housing Type, 2002

	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
<b>Renters:</b>						
Rent Controlled	3.7%	3.3%	4.1%	1.9%	N/A	3.5%
Rent Stabilized	8.4%	6.6%	3.6%	2.6%	0.0%	5.2%
Rent Regulated (Other)*	7.4%	4.4%	2.6%	1.7%	5.0%	4.2%
Unregulated	4.1%	2.9%	2.3%	0.7%	1.2%	2.2%
<b>Owners:</b>						
Conventional Homes	0.0%	0.2%	0.0%	0.1%	0.2%	0.1%
Cooperative Apartments	1.8%	2.1%	0.5%	0.0%	0.0%	0.6%
Mitchell-Lama Cooperatives	0.0%	0.0%	1.5%	0.0%	N/A	0.4%
Condominiums	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Source: New York City Housing and Vacancy Survey

Note: Numbers in italics indicate that the data finding may be unreliable and numbers should be treated with caution since they are based on a small number of observations.

\*Note: The "Rent Regulated (Other)" category includes Public Housing units, city-owned (in-rem) units, HUD-regulated units (Section 8 New Construction, Substantial and Moderate Rehabilitation, as well as other federally-subsidized construction and rehabilitation programs), units constructed under Article 4 of the PHFL, and Loft Board-regulated units.

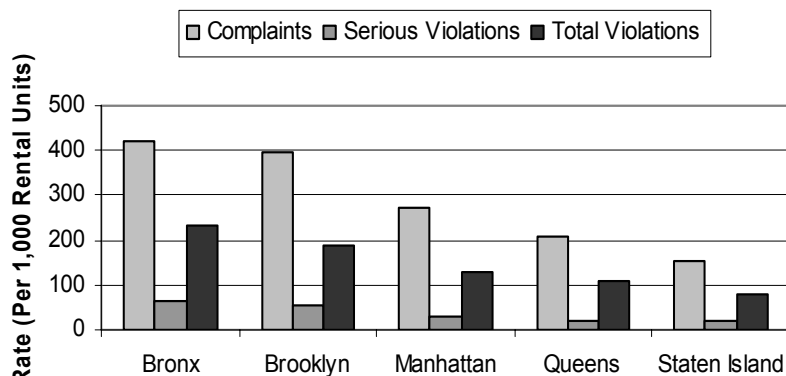
units in the City. This is a substantial increase from 2002's rate of 266.6. However, this increase may be due to larger outreach, rather than any decline in absolute quality of the housing stock. The increased outreach was facilitated by the introduction of the non-emergency 311 service in March 2003<sup>1</sup>. The rate of complaints was highest in the Bronx (420.5 complaints per 1,000 rental units), followed by Brooklyn (397.9), Manhattan (271.8), Queens (205.5) and Staten Island (152.6) (Borough Table 8-4).

In the same year, HPD inspectors issued 41.1 serious violations for every 1,000 rental units in New York City. This rate reflects an increase of 3.0 percentage points from the 2002 rate of 38.1. A serious violation is one considered to present an immediately hazardous condition. The rate of serious violations was highest in the Bronx (63.3 serious violations per 1,000 rental units), followed by Brooklyn (52.9), Manhattan (28.5), Queens (21.9) and Staten Island (17.9). Queens was

the only borough to see a decrease in serious violations from 2002 to 2003, whereas the Bronx experienced the largest increase in serious violations (Borough Table 8-4).

At the community district level, the highest rate of serious violations in 2003 by far was found in Brooklyn's Bushwick (193.0 serious violations per 1,000 rental units). Other incidences of relatively high rates of serious violations also occurred in the

### Chart 8-3 Rate of Housing Complaints and Violations, 2003



Source: New York City Department of Housing Preservation and Development

<sup>1</sup>311 provides a single point of contact for all non-emergency City services, and is available to all City residents, businesses, and visitors. Since its inception, 311 has received over 13 million calls.

## Borough Table 8-4 Complaints and Violations in the Five Boroughs, 2002 and 2003

	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
<b>Housing Complaints (per 1,000 Rental Units)</b>						
<b>2002</b>	343.8	331.8	217.6	181.0	123.1	266.6
<b>2003</b>	420.5	397.9	271.8	205.5	152.6	323.6
<b>Change</b>	76.7	66.1	54.2	24.5	29.5	56.0
<b>Serious Violations (per 1,000 Rental Units)</b>						
<b>2002</b>	58.0	50.3	24.6	24.2	12.7	38.1
<b>2003</b>	63.3	52.9	28.5	21.9	17.9	41.1
<b>Change</b>	5.3	2.6	3.9	-2.3	5.2	3.0
<b>Total Violations (per 1,000 Rental Units)</b>						
<b>2002</b>	229.5	196.3	118.7	125.5	67.7	162.4
<b>2003</b>	231.5	186.4	126.7	107.5	81.0	159.9
<b>Change</b>	2.0	-9.9	8.0	-18.0	13.3	-2.5

Source: NYC Department of Housing Preservation and Development

Bronx's Belmont/East Tremont (112.1), Crown Heights (96.1) and Bedford Stuyvesant (93.9) in Brooklyn, and Fordham/University Heights in the Bronx (89.4). The lowest rate of serious violations in 2003 was found in Manhattan's Financial District (1.5 serious violations per 1,000 rental units), followed by Stuyvesant Town/Turtle Bay (6.0), Midtown (6.2) and the Upper East Side (7.1), and Bayside/Little Neck in Queens (7.9) (Exhibit 8-4).

Another commonly-used measure of housing quality is the degree of crowding. According to data from the HVS, the percent of severely crowded households (defined as more than 1.5 persons per room) in New York City was 3.0% of all households in 2002. Queens had the highest percent of severely crowded households in 2002 (3.4%), followed by Brooklyn and the Bronx (both with 3.0%), Manhattan (2.8%) and Staten Is-

### Exhibit 8-4 Highest and Lowest Rate of Serious Housing Violations per 1,000 Rental Units, 2003

#### Highest:

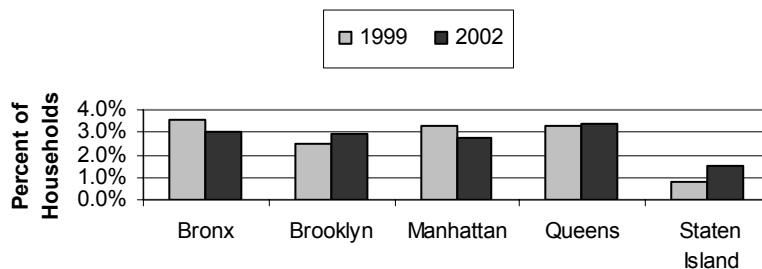
Brooklyn	Bushwick	193.0
Bronx	Belmont/East Tremont	112.1
Brooklyn	Crown Heights	96.1
Brooklyn	Bedford Stuyvesant	93.9
Bronx	Fordham/University Heights	89.4

#### Lowest:

Manhattan	Financial District	1.5
Manhattan	Stuyvesant Town/Turtle Bay	6.0
Manhattan	Midtown	6.2
Manhattan	Upper East Side	7.1
Queens	Bayside/Little Neck	7.9

Source: NYC Department of Housing Preservation and Development

Chart 8-4 Percent Severely Crowded Households (More than 1.5 Persons per Room), 1999 and 2002



Source: New York City Housing and Vacancy Survey

**Borough Table 8-5 Percent of Severely Crowded Households  
(More Than 1.5 Persons per Room), 1999 and 2002**

	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
<b>Percent Crowded, 1999</b>	3.5%	2.5%	3.3%	3.3%	<i>0.8%</i>	3.0%
<b>Percent Crowded, 2002</b>	3.0%	3.0%	2.8%	3.4%	1.5%	3.0%

Source: New York City Housing and Vacancy Survey

Note: Numbers in italics indicate that the data finding may be unreliable and numbers should be treated with caution since they are based on a small number of observations.

**Exhibit 8-5 Highest Percent of Severely Crowded Households (More Than 1.5 Persons per Room), 2002**

Highest:

Queens	Jackson Heights	10.5%
Queens	Elmhurst/Corona	9.0%
Queens	Sunnyside/Woodside	8.5%
Brooklyn	East Flatbush	7.5%
Manhattan	Lower East Side/Chinatown	6.5%

Source: New York City Housing and Vacancy Survey

land (1.5%) (Borough Table 8-5).

Among sub-borough areas, the highest percent of severely crowded households in 2002 was found in Jackson Heights (10.5%), Elmhurst/Corona (9.0%) and Sunnyside/Woodside (8.5%) in Queens, followed by East Flatbush in Brooklyn (7.5%), and the Lower East Side/Chinatown in Manhattan

(6.5%) (Exhibit 8-5).

Among rental sub-tenures, rent-stabilized units had the highest percent of severe crowding (5.3%). Unregulated rental units (3.1%) also had more crowding than other sub-tenure types. Owner units, on the other hand, did not demonstrate high incidences of severe crowding (Borough Table 8-6).

**Borough Table 8-6 Severe Crowding (More Than 1.5 Persons per Room) by Housing Type, 2002**

	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
<b>Renters</b>						
<b>Rent Controlled</b>	<i>3.8%</i>	0.0%	<i>1.3%</i>	<i>3.4%</i>	N/A	<i>1.6%</i>
<b>Rent Stabilized</b>	5.5%	5.2%	4.1%	7.5%	6.5%	5.3%
<b>Rent Regulated (Other)*</b>	<i>1.4%</i>	<i>1.5%</i>	<i>1.3%</i>	<i>4.2%</i>	<i>5.7%</i>	<i>1.8%</i>
<b>Unregulated</b>	<i>1.5%</i>	3.1%	2.5%	4.2%	<i>2.4%</i>	3.1%
<b>Owners</b>						
<b>Conventional Homes</b>	<i>0.3%</i>	<i>0.8%</i>	0.0%	0.8%	<i>0.4%</i>	0.7%
<b>Cooperative Apartments</b>	0.0%	2.7%	2.0%	<i>0.7%</i>	0.0%	1.6%
<b>Mitchell-Lama Cooperatives</b>	0.0%	2.3%	0.0%	0.0%	N/A	<i>0.3%</i>
<b>Condominiums</b>	<i>5.7%</i>	6.5%	<i>0.6%</i>	0.0%	0.0%	<i>1.4%</i>

Source: New York City Housing and Vacancy Survey

Note: Numbers in italics indicate that the data finding may be unreliable and numbers should be treated with caution since they are based on a small number of observations.

Note: The "Rent Regulated (Other)" category includes Public Housing units, city-owned (in-rem) units, HUD-regulated units (Section 8 New Construction, Substantial and Moderate Rehabilitation, as well as other federally-subsidized construction and rehabilitation programs), units constructed under Article 4 of the PHFL, and Loft Board-regulated units."

**Neighborhood Table 8-1**  
**Percent of Housing Units Built Before 1930,**  
**New York City Sub-borough Areas, 1999 and 2002**

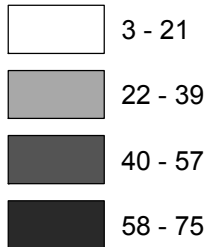
<b>Borough</b>	<b>Sub-borough Area</b>	<b>1999</b>	<b>2002</b>
Bronx	101 Mott Haven/Hunts Point	51.2%	53.7%
Bronx	102 Morrisania/Belmont	58.9%	49.8%
Bronx	103 Highbridge/South Concourse	65.6%	71.4%
Bronx	104 University Heights/Fordham	55.1%	66.9%
Bronx	105 Kingsbridge Heights/Mosholu	72.2%	61.6%
Bronx	106 Riverdale/Kingsbridge	38.1%	33.5%
Bronx	107 Soundview/Parkchester	42.2%	34.6%
Bronx	108 Throgs Neck/Co-op City	22.1%	20.6%
Bronx	109 Pelham Parkway	34.1%	34.0%
Bronx	110 Williamsbridge/Baychester	39.7%	35.8%
Brooklyn	201 Williamsburg/Greenpoint	63.0%	53.0%
Brooklyn	202 Brooklyn Heights/Fort Greene	52.4%	56.0%
Brooklyn	203 Bedford Stuyvesant	54.2%	65.2%
Brooklyn	204 Bushwick	33.2%	50.4%
Brooklyn	205 East New York/Starrett City	45.4%	44.0%
Brooklyn	206 Park Slope/Carroll Gardens	83.2%	74.0%
Brooklyn	207 Sunset Park	80.4%	72.2%
Brooklyn	208 North Crown Heights/Prospect Heights	65.1%	59.2%
Brooklyn	209 South Crown Heights	61.2%	61.3%
Brooklyn	210 Bay Ridge	52.5%	61.2%
Brooklyn	211 Bensonhurst	42.9%	42.6%
Brooklyn	212 Borough Park	56.7%	47.2%
Brooklyn	213 Coney Island	17.6%	18.8%
Brooklyn	214 Flatbush	48.0%	38.3%
Brooklyn	215 Sheepshead Bay/Gravesend	21.9%	22.7%
Brooklyn	216 Brownsville/Ocean Hill	29.4%	31.8%
Brooklyn	217 East Flatbush	48.7%	23.6%
Brooklyn	218 Flatlands/Canarsie	26.2%	19.5%
Manhattan	301 Greenwich Village/Financial District	60.5%	53.0%
Manhattan	302 Lower East Side/Chinatown	54.8%	51.2%
Manhattan	303 Chelsea/Clinton/Midtown	51.7%	51.1%
Manhattan	304 Stuyvesant Town/Turtle-Bay	26.6%	33.4%
Manhattan	305 Upper West Side	59.5%	59.8%
Manhattan	306 Upper East Side	42.5%	42.7%
Manhattan	307 Morningside Heights/Hamilton Heights	80.6%	74.6%
Manhattan	308 Central Harlem	62.2%	60.8%
Manhattan	309 East Harlem	33.2%	28.3%
Manhattan	310 Washington Heights/Inwood	77.3%	71.7%
Queens	401 Astoria	45.4%	47.1%
Queens	402 Sunnyside/Woodside	27.5%	38.1%
Queens	403 Jackson Heights	32.1%	26.4%
Queens	404 Elmhurst/Corona	17.4%	21.8%
Queens	405 Middle Village/Ridgewood	42.7%	37.7%
Queens	406 Rego Park/Forest Hills	3.1%	6.5%
Queens	407 Flushing/Whitestone	7.3%	19.5%
Queens	408 Hillcrest/Fresh Meadows	4.3%	9.8%
Queens	409 Kew Gardens/Woodhaven	61.0%	63.9%
Queens	410 South Ozone Park/Howard Beach	38.6%	39.7%
Queens	411 Bayside/Little Neck	7.1%	13.5%
Queens	412 Jamaica	34.2%	42.0%
Queens	413 Queens Village	13.3%	23.7%
Queens	414 Rockaways	10.8%	26.9%
Staten Island	501 North Shore	6.1%	36.5%
Staten Island	502 Mid-Island	7.9%	8.4%
Staten Island	503 South Shore	4.7%	3.0%
<b>Total</b>	<b>New York City</b>	<b>40.8%</b>	<b>41.4%</b>

Source: New York City Housing and Vacancy Survey

Note: Numbers in italics indicate that the data finding may be unreliable and numbers should be treated with caution since they are based on a small number of observations.

# Map 8-1 Percent of Housing Units Built Before 1930, New York City Sub-borough Areas, 2002

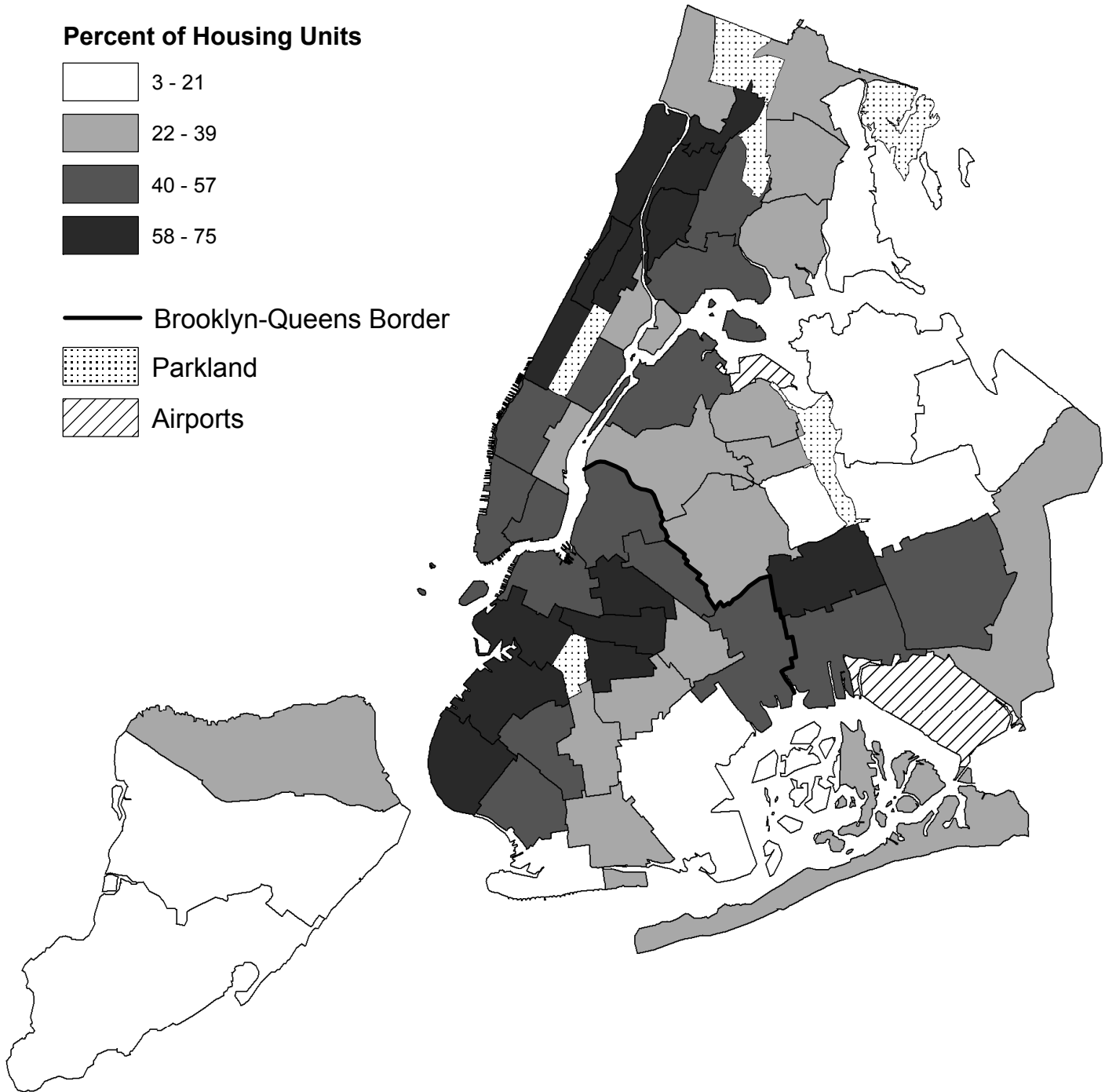
## Percent of Housing Units



— Brooklyn-Queens Border

▤ Parkland

▨ Airports



Source: NYC Housing and Vacancy Survey



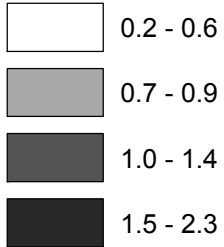
**Neighborhood Table 8-2**  
**Average Number of Housing Unit Maintenance Deficiencies,**  
**New York City Sub-borough Areas, 1999 and 2002**


<b>Borough</b>	<b>Sub-borough Area</b>	<b>1999</b>	<b>2002</b>
Bronx	101 Mott Haven/Hunts Point	1.6	1.6
Bronx	102 Morrisania/Belmont	1.4	1.7
Bronx	103 Highbridge/South Concourse	1.7	1.9
Bronx	104 University Heights/Fordham	1.8	2.3
Bronx	105 Kingsbridge Heights/Mosholu	1.3	1.8
Bronx	106 Riverdale/Kingsbridge	1.1	1.2
Bronx	107 Soundview/Parkchester	1.6	1.2
Bronx	108 Throgs Neck/Co-op City	0.4	0.5
Bronx	109 Pelham Parkway	0.9	1.0
Bronx	110 Williamsbridge/Baychester	0.7	1.3
Brooklyn	201 Williamsburg/Greenpoint	0.9	0.4
Brooklyn	202 Brooklyn Heights/Fort Greene	1.1	1.0
Brooklyn	203 Bedford Stuyvesant	1.7	1.3
Brooklyn	204 Bushwick	1.3	1.4
Brooklyn	205 East New York/Starrett City	1.2	1.1
Brooklyn	206 Park Slope/Carroll Gardens	1.1	1.1
Brooklyn	207 Sunset Park	1.3	0.9
Brooklyn	208 North Crown Heights/Prospect Heights	1.6	1.7
Brooklyn	209 South Crown Heights	1.7	1.5
Brooklyn	210 Bay Ridge	0.4	0.5
Brooklyn	211 Bensonhurst	0.7	0.6
Brooklyn	212 Borough Park	0.9	1.0
Brooklyn	213 Coney Island	0.9	0.5
Brooklyn	214 Flatbush	1.5	1.3
Brooklyn	215 Sheepshead Bay/Gravesend	0.6	0.6
Brooklyn	216 Brownsville/Ocean Hill	1.4	1.6
Brooklyn	217 East Flatbush	1.4	1.3
Brooklyn	218 Flatlands/Canarsie	0.6	0.6
Manhattan	301 Greenwich Village/Financial District	1.1	1.0
Manhattan	302 Lower East Side/Chinatown	1.4	1.4
Manhattan	303 Chelsea/Clinton/Midtown	1.1	0.9
Manhattan	304 Stuyvesant Town/Turtle-Bay	0.7	0.6
Manhattan	305 Upper West Side	0.7	0.8
Manhattan	306 Upper East Side	0.6	0.7
Manhattan	307 Morningside Heights/Hamilton Heights	1.1	1.3
Manhattan	308 Central Harlem	1.9	1.6
Manhattan	309 East Harlem	1.8	1.2
Manhattan	310 Washington Heights/Inwood	1.7	1.4
Queens	401 Astoria	0.9	0.6
Queens	402 Sunnyside/Woodside	0.9	0.7
Queens	403 Jackson Heights	0.9	0.9
Queens	404 Elmhurst/Corona	0.7	0.9
Queens	405 Middle Village/Ridgewood	0.5	0.6
Queens	406 Rego Park/Forest Hills	0.5	0.6
Queens	407 Flushing/Whitestone	0.4	0.5
Queens	408 Hillcrest/Fresh Meadows	0.7	0.7
Queens	409 Kew Gardens/Woodhaven	0.5	0.6
Queens	410 South Ozone Park/Howard Beach	0.2	0.3
Queens	411 Bayside/Little Neck	0.5	0.4
Queens	412 Jamaica	0.8	0.5
Queens	413 Queens Village	0.5	0.4
Queens	414 Rockaways	0.9	0.5
Staten Island	501 North Shore	0.7	0.9
Staten Island	502 Mid-Island	0.5	0.3
Staten Island	503 South Shore	0.3	0.2
<b>Total</b>	<b>New York City</b>	<b>1.0</b>	<b>0.9</b>

Source: New York City Housing and Vacancy Survey

# Map 8-2 Average Number of Housing Unit Maintenance Deficiencies in New York City Sub-borough Areas, 2002

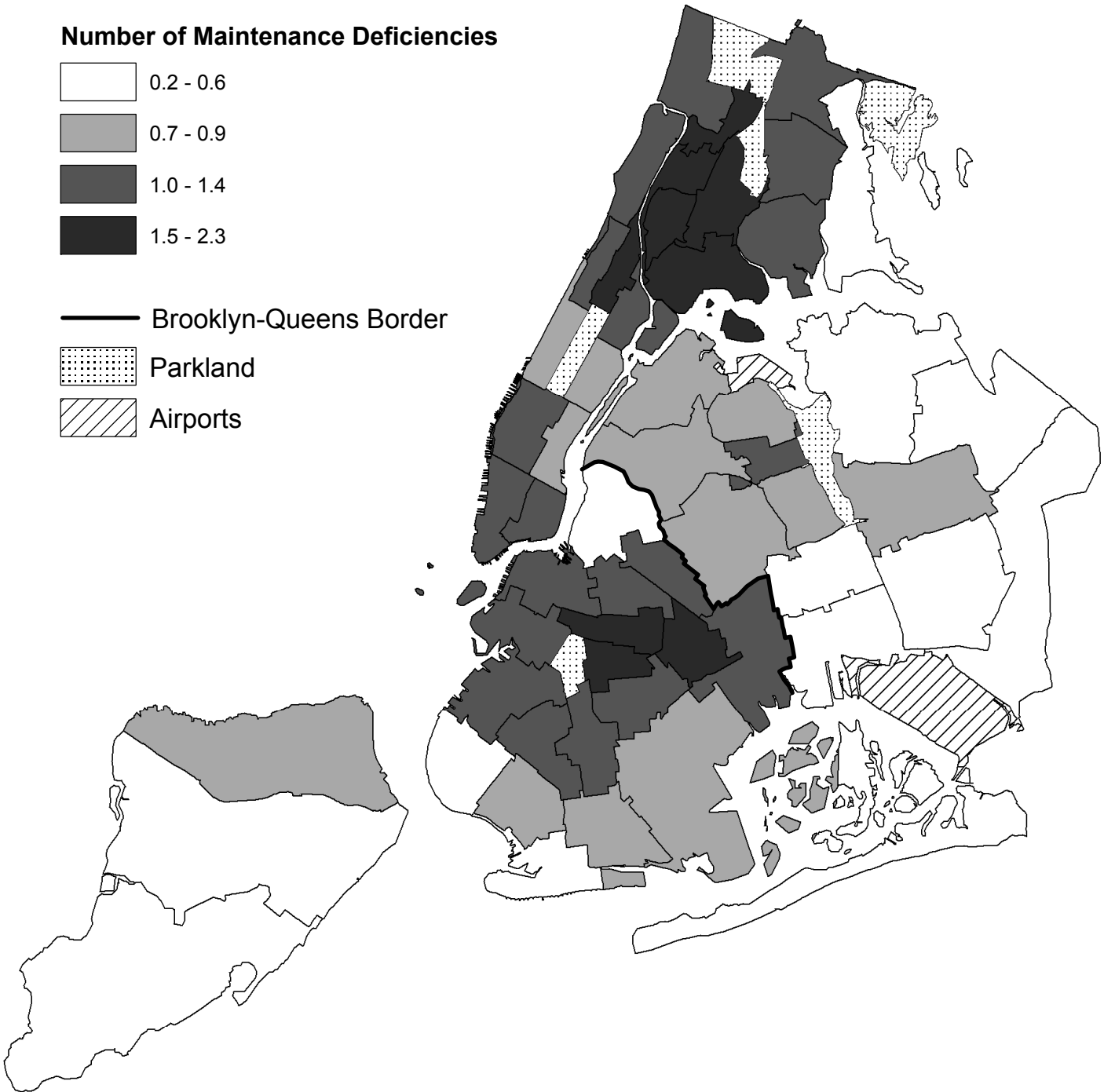
## Number of Maintenance Deficiencies



 Brooklyn-Queens Border

 Parkland

 Airports



Source: NYC Housing and Vacancy Survey

**Neighborhood Table 8-3**  
**Percent of Housing Units with 5 or More Maintenance Deficiencies,**  
**New York City Sub-borough Areas, 1999 and 2002**

<b>Borough</b>	<b>Sub-borough Area</b>	<b>1999</b>	<b>2002</b>
Bronx	101 Mott Haven/Hunts Point	8.3%	6.8%
Bronx	102 Morrisania/Belmont	5.3%	7.8%
Bronx	103 Highbridge/South Concourse	5.4%	7.4%
Bronx	104 University Heights/Fordham	10.4%	9.9%
Bronx	105 Kingsbridge Heights/Mosholu	3.4%	7.7%
Bronx	106 Riverdale/Kingsbridge	1.8%	3.7%
Bronx	107 Soundview/Parkchester	8.8%	4.3%
Bronx	108 Throgs Neck/Co-op City	1.0%	0.6%
Bronx	109 Pelham Parkway	1.6%	2.9%
Bronx	110 Williamsbridge/Baychester	6.0%	7.6%
Brooklyn	201 Williamsburg/Greenpoint	2.0%	0.5%
Brooklyn	202 Brooklyn Heights/Fort Greene	3.6%	4.5%
Brooklyn	203 Bedford Stuyvesant	10.0%	4.9%
Brooklyn	204 Bushwick	6.5%	6.5%
Brooklyn	205 East New York/Starrett City	6.6%	2.8%
Brooklyn	206 Park Slope/Carroll Gardens	3.8%	1.8%
Brooklyn	207 Sunset Park	4.8%	2.6%
Brooklyn	208 North Crown Heights/Prospect Heights	7.5%	8.6%
Brooklyn	209 South Crown Heights	6.0%	6.0%
Brooklyn	210 Bay Ridge	0.9%	0.4%
Brooklyn	211 Bensonhurst	0.3%	1.4%
Brooklyn	212 Borough Park	3.0%	4.3%
Brooklyn	213 Coney Island	3.2%	0.0%
Brooklyn	214 Flatbush	4.5%	4.7%
Brooklyn	215 Sheepshead Bay/Gravesend	0.5%	1.0%
Brooklyn	216 Brownsville/Ocean Hill	5.9%	6.6%
Brooklyn	217 East Flatbush	6.9%	8.3%
Brooklyn	218 Flatlands/Canarsie	1.2%	1.2%
Manhattan	301 Greenwich Village/Financial District	2.2%	3.4%
Manhattan	302 Lower East Side/Chinatown	4.0%	4.2%
Manhattan	303 Chelsea/Clinton/Midtown	4.2%	0.8%
Manhattan	304 Stuyvesant Town/Turtle-Bay	0.7%	2.0%
Manhattan	305 Upper West Side	0.9%	1.0%
Manhattan	306 Upper East Side	1.1%	0.6%
Manhattan	307 Morningside Heights/Hamilton Heights	3.4%	4.2%
Manhattan	308 Central Harlem	12.8%	4.9%
Manhattan	309 East Harlem	11.1%	3.4%
Manhattan	310 Washington Heights/Inwood	5.3%	5.2%
Queens	401 Astoria	3.4%	0.9%
Queens	402 Sunnyside/Woodside	2.3%	1.0%
Queens	403 Jackson Heights	1.5%	1.5%
Queens	404 Elmhurst/Corona	1.7%	1.1%
Queens	405 Middle Village/Ridgewood	0.3%	1.2%
Queens	406 Rego Park/Forest Hills	0.9%	0.0%
Queens	407 Flushing/Whitestone	0.3%	1.3%
Queens	408 Hillcrest/Fresh Meadows	0.8%	0.3%
Queens	409 Kew Gardens/Woodhaven	0.6%	1.7%
Queens	410 South Ozone Park/Howard Beach	0.0%	0.0%
Queens	411 Bayside/Little Neck	1.0%	0.5%
Queens	412 Jamaica	1.7%	0.8%
Queens	413 Queens Village	0.7%	0.0%
Queens	414 Rockaways	2.2%	1.9%
Staten Island	501 North Shore	1.5%	2.5%
Staten Island	502 Mid-Island	0.0%	0.0%
Staten Island	503 South Shore	0.0%	0.0%
<b>Total</b>	<b>New York City</b>	<b>3.1%</b>	<b>2.8%</b>


Source: New York City Housing and Vacancy Survey

Note: Numbers in italics indicate that the data finding may be unreliable and numbers should be treated with caution since they are based on a small number of observations.

# Map 8-3 Percent of Housing Units With 5 or More Maintenance Deficiencies, New York City Sub-borough Areas, 2002

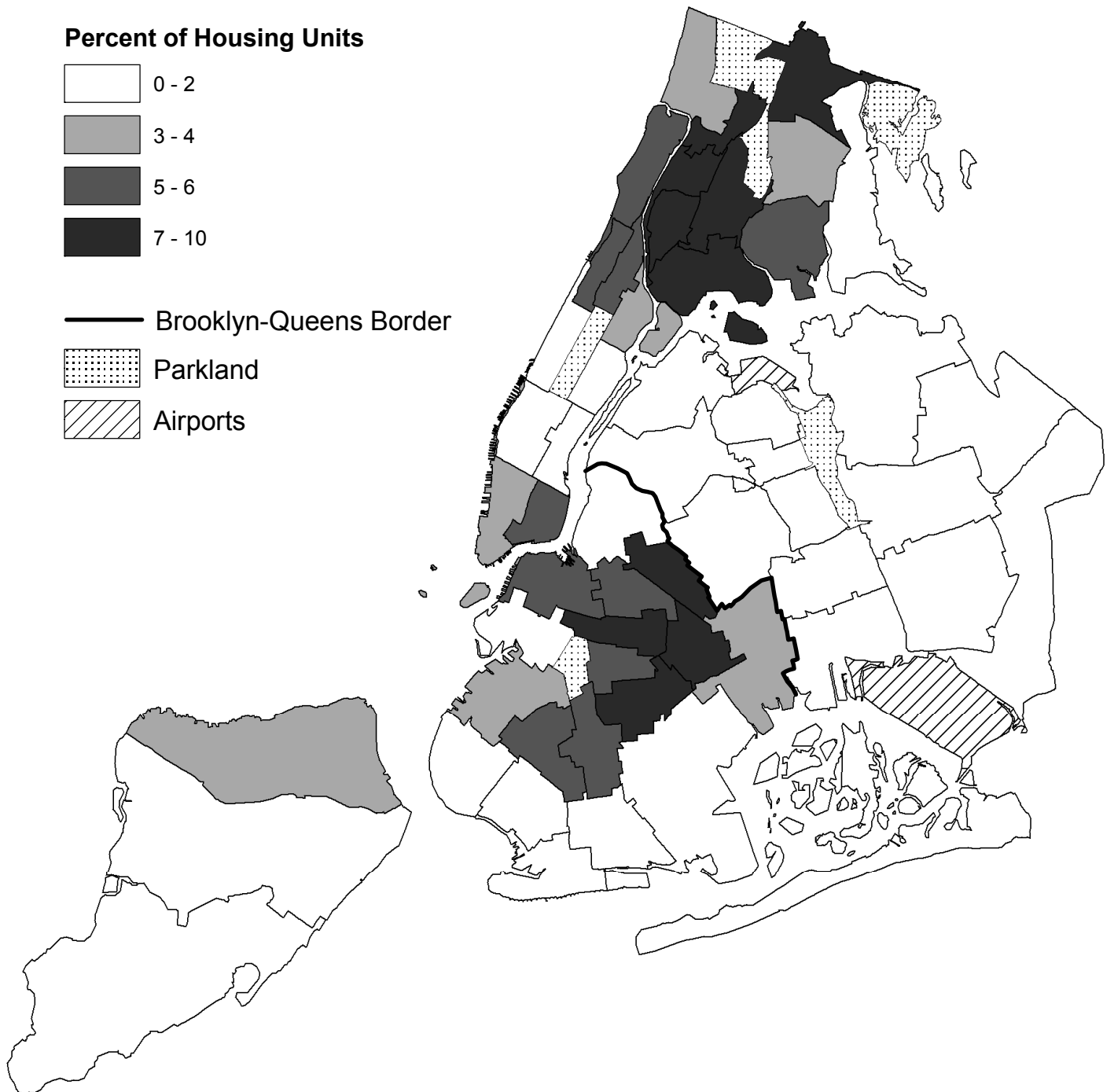
## Percent of Housing Units



 Brooklyn-Queens Border

 Parkland

 Airports



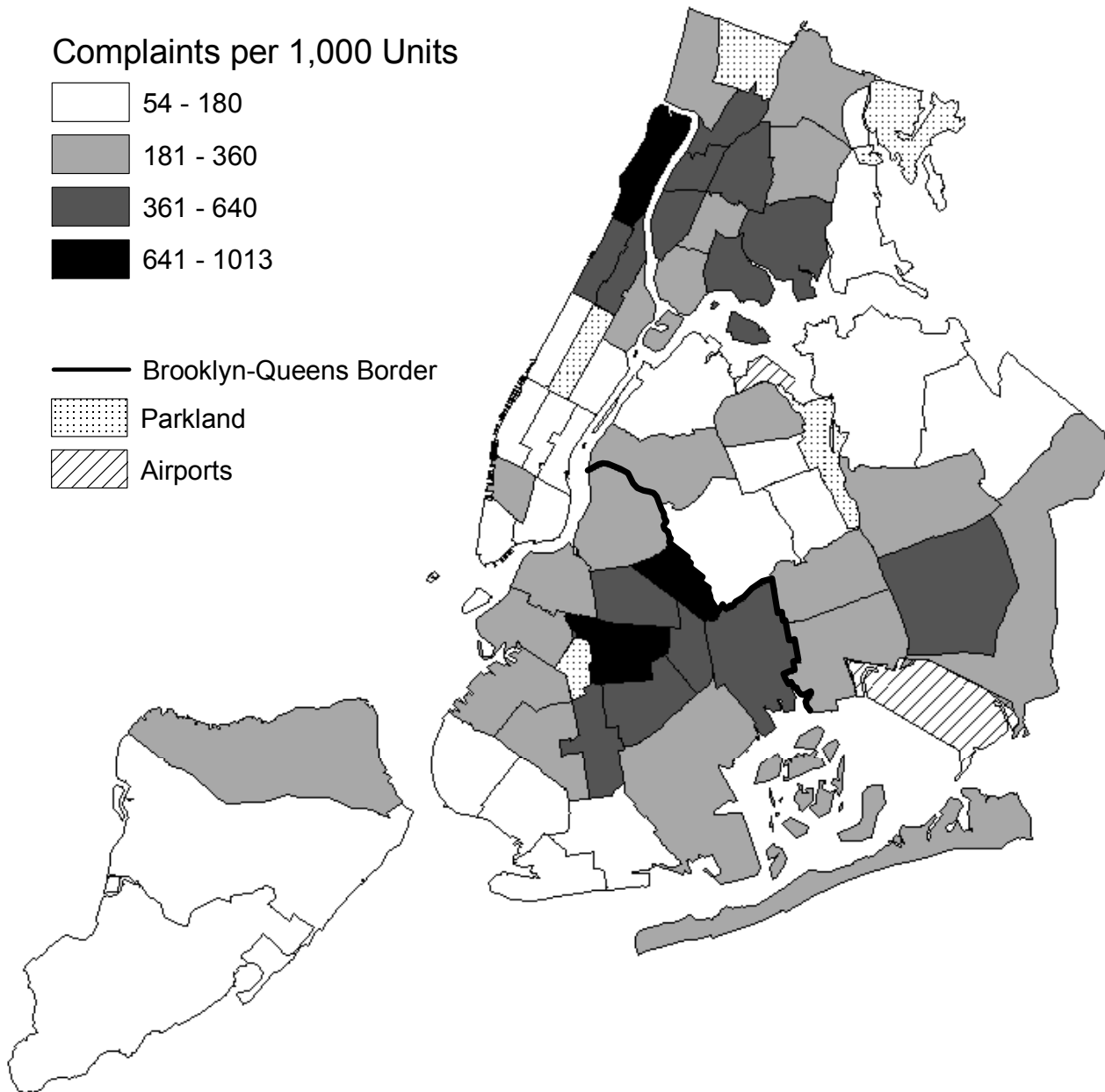
Source: NYC Housing and Vacancy Survey

**Neighborhood Table 8-4**  
**Complaints per 1,000 Rental Housing Units,**  
**New York City Community Districts, 2002 and 2003**

<b>Borough</b>	<b>Community District</b>	<b>2002</b>	<b>2003</b>	<b>Change</b>
Bronx	101 Mott Haven/Melrose	132.7	191.1	58.4
Bronx	102 Hunts Point/Longwood	460.0	479.8	19.8
Bronx	103 Morrisania/Crotona	257.9	303.5	45.5
Bronx	104 Highbridge/Concourse	480.4	594.2	113.8
Bronx	105 Fordham/University Heights	456.2	539.4	83.2
Bronx	106 Belmont/East Tremont	466.9	538.0	71.1
Bronx	107 Kingsbridge Hgths/Bedford	470.5	578.5	107.9
Bronx	108 Riverdale/Fieldston	194.5	273.6	79.1
Bronx	109 Parkchester/Soundview	321.4	427.0	105.6
Bronx	110 Throgs Neck/Co-op City	116.0	155.1	39.1
Bronx	111 Morris Park/Bronxdale	250.4	281.8	31.4
Bronx	112 Williamsbridge/Baychester	302.7	360.2	57.5
Brooklyn	201 Greenpoint/Williamsburg	191.6	202.5	10.9
Brooklyn	202 Fort Greene/Brooklyn Heights	241.1	238.6	-2.5
Brooklyn	203 Bedford Stuyvesant	523.8	566.3	42.5
Brooklyn	204 Bushwick	874.2	1013.8	139.5
Brooklyn	205 East New York/Starrett City	354.2	417.4	63.2
Brooklyn	206 Park Slope/Carroll Gardens	192.9	207.4	14.5
Brooklyn	207 Sunset Park	257.6	295.3	37.6
Brooklyn	208 Crown Heights	566.6	699.9	133.3
Brooklyn	209 South Crown Heights/Prospect	535.2	729.2	194.0
Brooklyn	210 Bay Ridge/Dyker Heights	119.1	166.6	47.5
Brooklyn	211 Bensonhurst	143.5	168.7	25.2
Brooklyn	212 Borough Park	151.1	206.6	55.5
Brooklyn	213 Coney Island	129.2	143.9	14.7
Brooklyn	214 Flatbush/Midwood	460.6	576.4	115.7
Brooklyn	215 Sheepshead Bay	130.0	175.8	45.9
Brooklyn	216 Brownsville	407.0	510.3	103.3
Brooklyn	217 East Flatbush	495.6	640.5	144.9
Brooklyn	218 Flatlands/Canarsie	171.1	194.5	23.3
Manhattan	301 Financial District	60.1	54.3	-5.8
Manhattan	302 Greenwich Village/Soho	157.1	201.9	44.8
Manhattan	303 Lower East Side/Chinatown	73.4	161.3	87.8
Manhattan	304 Clinton/Chelsea	111.3	143.5	32.1
Manhattan	305 Midtown	104.6	112.5	7.8
Manhattan	306 Stuyvesant Town/Turtle Bay	91.8	98.7	6.9
Manhattan	307 Upper West Side	162.2	176.1	13.9
Manhattan	308 Upper East Side	83.4	100.9	17.5
Manhattan	309 Morningside Heights/Hamilton	521.4	610.4	89.0
Manhattan	310 Central Harlem	367.6	440.3	72.7
Manhattan	311 East Harlem	219.1	331.7	112.7
Manhattan	312 Washington Heights/Inwood	667.3	687.9	20.6
Queens	401 Astoria	131.7	158.4	26.8
Queens	402 Woodside/Sunnyside	184.5	218.1	33.6
Queens	403 Jackson Heights	257.7	260.2	2.6
Queens	404 Elmhurst/Corona	150.3	180.1	29.8
Queens	405 Ridgewood/Maspeth	147.6	137.6	-10.0
Queens	406 Rego Park/Forest Hills	149.7	179.6	29.9
Queens	407 Flushing/Whitestone	123.5	143.8	20.3
Queens	408 Hillcrest/Fresh Meadows	164.2	204.6	40.4
Queens	409 Kew Gardens/Woodhaven	250.9	267.4	16.5
Queens	410 S. Ozone Park/Howard Beach	234.8	220.1	-14.7
Queens	411 Bayside/Little Neck	83.9	116.2	32.3
Queens	412 Jamaica/Hollis	343.7	427.2	83.5
Queens	413 Queens Village	246.0	227.0	-19.0
Queens	414 Rockaway/Broad Channel	175.0	228.5	53.4
Staten Island	501 St. George/Stapleton	183.6	225.2	41.6
Staten Island	502 S. Beach/Willowbrook	78.5	89.8	11.3
Staten Island	503 Tottenville/Great Kills	46.3	71.6	25.3
<b>Total</b>	<b>New York City</b>	<b>266.6</b>	<b>323.6</b>	<b>56.9</b>

Source: Department of Housing Preservation and Development

# Map 8-4 Complaints per 1,000 Rental Units, New York City Community Districts, 2003



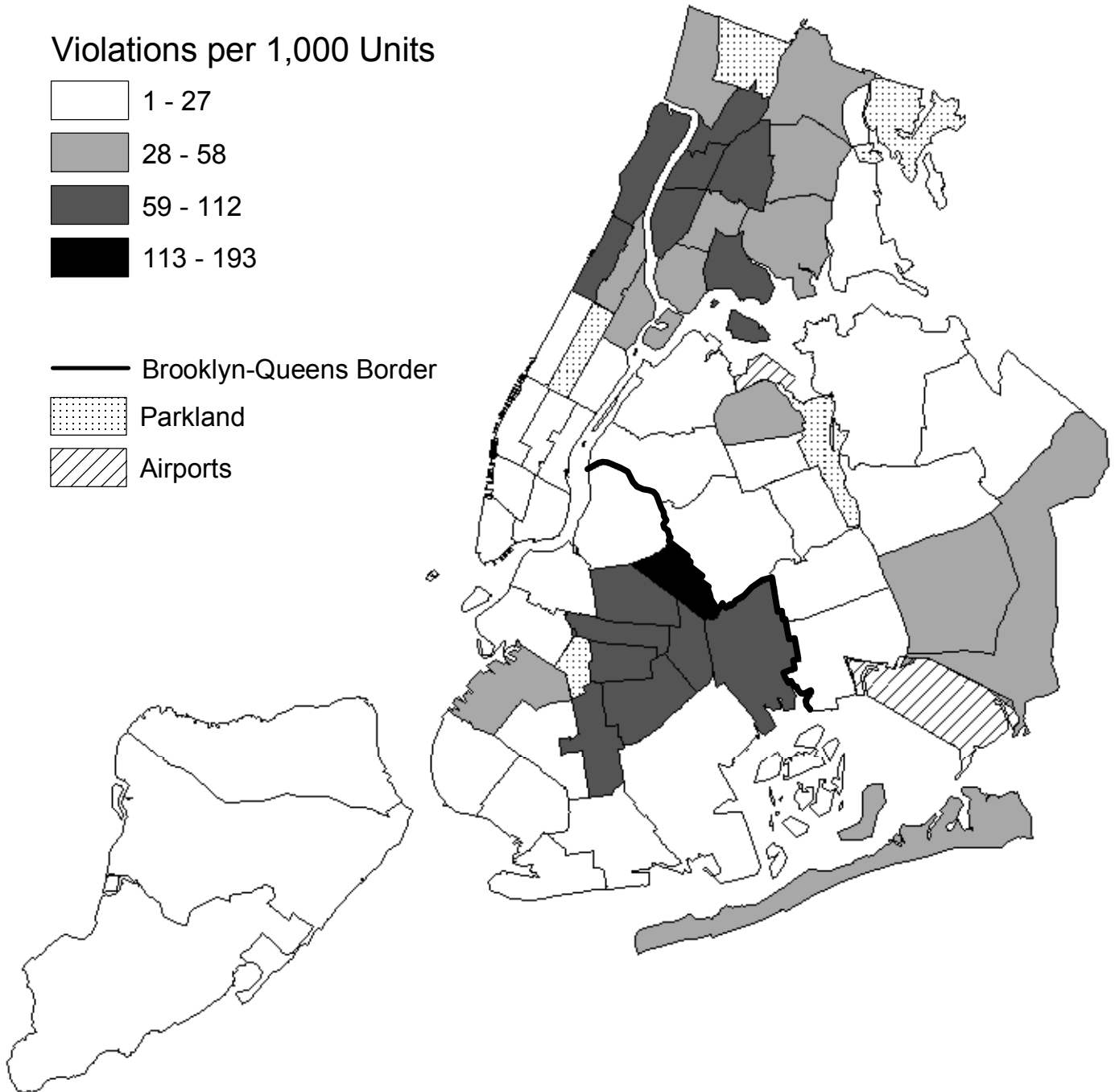
Source: Department of Housing Preservation and Development

**Neighborhood Table 8-5**  
**Serious Violations per 1,000 Rental Housing Units,**  
**New York City Community Districts, 2002 and 2003**

<b>Borough</b>	<b>Community District</b>	<b>2002</b>	<b>2003</b>	<b>Change</b>
Bronx	101 Mott Haven/Melrose	25.8	29.9	4.1
Bronx	102 Hunts Point/Longwood	92.0	70.9	-21.1
Bronx	103 Morrisania/Crotona	54.6	55.7	1.1
Bronx	104 Highbridge/Concourse	84.3	87.0	2.7
Bronx	105 Fordham/University Heights	83.0	89.4	6.4
Bronx	106 Belmont/East Tremont	86.9	112.1	25.2
Bronx	107 Kingsbridge Hgts/Bedford	73.2	80.4	7.2
Bronx	108 Riverdale/Fieldston	24.9	33.9	8.9
Bronx	109 Parkchester/Soundview	52.0	58.3	6.3
Bronx	110 Throgs Neck/Co-op City	11.7	13.7	2.1
Bronx	111 Morris Park/Bronxdale	29.4	31.0	1.6
Bronx	112 Williamsbridge/Baychester	47.8	52.9	5.1
Brooklyn	201 Greenpoint/Williamsburg	26.8	22.5	-4.3
Brooklyn	202 Fort Greene/Brooklyn Heights	25.8	21.3	-4.6
Brooklyn	203 Bedford Stuyvesant	100.3	93.9	-6.4
Brooklyn	204 Bushwick	175.8	193.0	17.2
Brooklyn	205 East New York/Starrett City	58.0	63.5	5.5
Brooklyn	206 Park Slope/Carroll Gardens	21.9	16.4	-5.5
Brooklyn	207 Sunset Park	32.2	32.6	0.4
Brooklyn	208 Crown Heights	89.6	96.1	6.5
Brooklyn	209 South Crown Heights/Prospect	66.8	84.0	17.2
Brooklyn	210 Bay Ridge/Dyker Heights	8.6	12.4	3.7
Brooklyn	211 Bensonhurst	13.0	12.0	-1.0
Brooklyn	212 Borough Park	17.0	21.9	4.9
Brooklyn	213 Coney Island	13.2	15.7	2.5
Brooklyn	214 Flatbush/Midwood	58.2	72.4	14.2
Brooklyn	215 Sheepshead Bay	10.0	11.7	1.8
Brooklyn	216 Brownsville	82.4	81.4	-1.1
Brooklyn	217 East Flatbush	78.1	86.4	8.3
Brooklyn	218 Flatlands/Canarsie	22.3	14.2	-8.1
Manhattan	301 Financial District	4.9	1.5	-3.3
Manhattan	302 Greenwich Village/Soho	10.9	12.3	1.4
Manhattan	303 Lower East Side/Chinatown	7.2	16.8	9.6
Manhattan	304 Clinton/Chelsea	7.9	10.7	2.9
Manhattan	305 Midtown	7.1	6.2	-0.9
Manhattan	306 Stuyvesant Town/Turtle Bay	4.2	6.0	1.7
Manhattan	307 Upper West Side	10.5	12.9	2.4
Manhattan	308 Upper East Side	6.5	7.1	0.5
Manhattan	309 Morningside Heights/Hamilton	69.4	72.8	3.4
Manhattan	310 Central Harlem	54.3	53.6	-0.7
Manhattan	311 East Harlem	30.2	46.3	16.0
Manhattan	312 Washington Heights/Inwood	83.0	77.3	-5.7
Queens	401 Astoria	15.6	15.6	0.0
Queens	402 Woodside/Sunnyside	25.5	24.2	-1.3
Queens	403 Jackson Heights	35.9	29.7	-6.2
Queens	404 Elmhurst/Corona	21.4	19.9	-1.5
Queens	405 Ridgewood/Maspeth	19.4	15.6	-3.9
Queens	406 Rego Park/Forest Hills	12.2	10.4	-1.8
Queens	407 Flushing/Whitestone	17.8	13.5	-4.2
Queens	408 Hillcrest/Fresh Meadows	18.3	18.4	0.1
Queens	409 Kew Gardens/Woodhaven	29.2	27.1	-2.1
Queens	410 S. Ozone Park/Howard Beach	23.4	20.5	-2.8
Queens	411 Bayside/Little Neck	8.0	7.9	-0.1
Queens	412 Jamaica/Hollis	51.4	49.2	-2.2
Queens	413 Queens Village	35.2	29.6	-5.6
Queens	414 Rockaway/Broad Channel	34.7	32.4	-2.3
Staten Island	501 St. George/Stapleton	19.9	26.4	6.5
Staten Island	502 S. Beach/Willowbrook	6.7	9.0	2.3
Staten Island	503 Tottenville/Great Kills	4.1	10.2	6.1
<b>Total</b>	<b>New York City</b>	<b>38.1</b>	<b>41.1</b>	<b>2.9</b>

Source: Department of Housing Preservation and Development

## Map 8-5 Serious Violations per 1,000 Rental Units, New York City Community Districts, 2003



*Source: Department of Housing Preservation and Development*

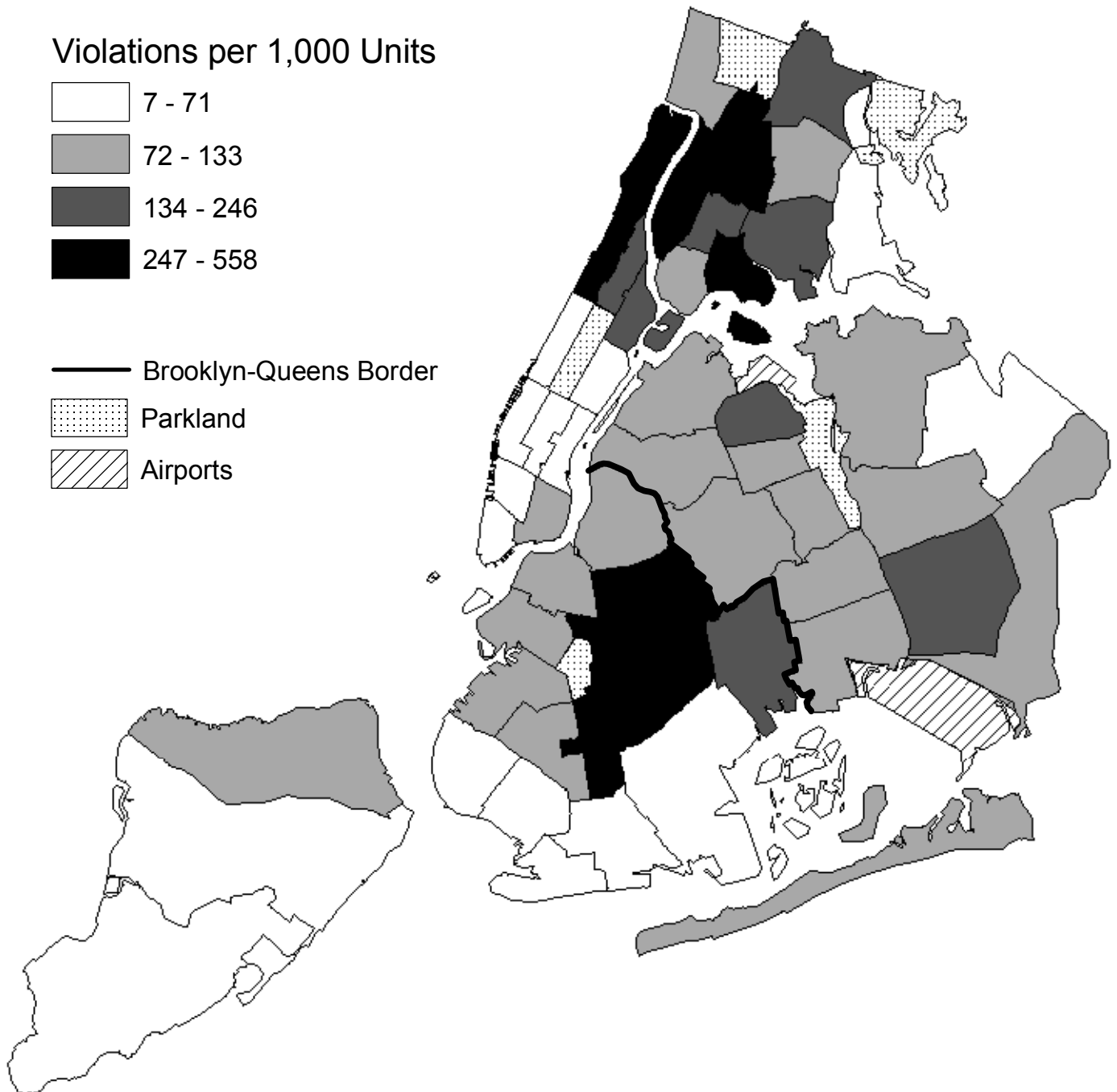


**Neighborhood Table 8-6**  
**Total Violations per 1,000 Rental Housing Units,**  
**New York City Community Districts, 2002 and 2003**

<b>Borough</b>	<b>Community District</b>	<b>2002</b>	<b>2003</b>	<b>Change</b>
Bronx	101 Mott Haven/Melrose	92.2	106.3	14.1
Bronx	102 Hunts Point/Longwood	358.3	282.2	-76.1
Bronx	103 Morrisania/Crotona	193.0	179.4	-13.6
Bronx	104 Highbridge/Concourse	348.1	342.7	-5.4
Bronx	105 Fordham/University Heights	346.7	345.7	-1.0
Bronx	106 Belmont/East Tremont	328.3	380.7	52.4
Bronx	107 Kingsbridge Hgts/Bedford	300.5	282.9	-17.6
Bronx	108 Riverdale/Fieldston	116.1	125.1	9.0
Bronx	109 Parkchester/Soundview	188.3	231.9	43.6
Bronx	110 Throgs Neck/Co-op City	46.5	48.6	2.1
Bronx	111 Morris Park/Bronxdale	112.2	95.6	-16.6
Bronx	112 Williamsbridge/Baychester	181.9	173.8	-8.1
Brooklyn	201 Greenpoint/Williamsburg	114.5	88.1	-26.3
Brooklyn	202 Fort Greene/Brooklyn Heights	139.6	95.8	-43.7
Brooklyn	203 Bedford Stuyvesant	333.3	283.0	-50.3
Brooklyn	204 Bushwick	567.6	558.9	-8.7
Brooklyn	205 East New York/Starrett City	200.7	184.8	-15.9
Brooklyn	206 Park Slope/Carroll Gardens	109.8	89.7	-20.1
Brooklyn	207 Sunset Park	152.5	133.4	-19.0
Brooklyn	208 Crown Heights	346.4	361.5	15.0
Brooklyn	209 South Crown Heights/Prospect	299.3	339.0	39.7
Brooklyn	210 Bay Ridge/Dyker Heights	58.2	57.5	-0.7
Brooklyn	211 Bensonhurst	64.6	55.5	-9.0
Brooklyn	212 Borough Park	80.9	86.9	6.0
Brooklyn	213 Coney Island	65.4	53.4	-12.0
Brooklyn	214 Flatbush/Midwood	294.6	295.5	0.9
Brooklyn	215 Sheepshead Bay	58.8	55.7	-3.1
Brooklyn	216 Brownsville	261.9	246.8	-15.1
Brooklyn	217 East Flatbush	290.0	304.2	14.2
Brooklyn	218 Flatlands/Canarsie	73.7	60.3	-13.4
Manhattan	301 Financial District	28.1	7.6	-20.4
Manhattan	302 Greenwich Village/Soho	61.1	60.0	-1.1
Manhattan	303 Lower East Side/Chinatown	33.3	71.9	38.6
Manhattan	304 Clinton/Chelsea	54.3	56.0	1.7
Manhattan	305 Midtown	44.5	28.8	-15.7
Manhattan	306 Stuyvesant Town/Turtle Bay	30.2	26.5	-3.7
Manhattan	307 Upper West Side	67.8	66.2	-1.6
Manhattan	308 Upper East Side	34.3	29.7	-4.6
Manhattan	309 Morningside Heights/Hamilton	306.8	312.2	5.3
Manhattan	310 Central Harlem	226.8	216.5	-10.3
Manhattan	311 East Harlem	125.2	176.3	51.1
Manhattan	312 Washington Heights/Inwood	412.8	377.4	-35.4
Queens	401 Astoria	87.3	84.2	-3.1
Queens	402 Woodside/Sunnyside	140.8	115.7	-25.1
Queens	403 Jackson Heights	195.4	152.8	-42.6
Queens	404 Elmhurst/Corona	128.5	114.0	-14.4
Queens	405 Ridgewood/Maspeth	113.5	79.2	-34.4
Queens	406 Rego Park/Forest Hills	80.4	75.3	-5.1
Queens	407 Flushing/Whitestone	93.5	85.3	-8.2
Queens	408 Hillcrest/Fresh Meadows	110.7	99.2	-11.5
Queens	409 Kew Gardens/Woodhaven	150.8	111.4	-39.4
Queens	410 S. Ozone Park/Howard Beach	101.5	96.0	-5.5
Queens	411 Bayside/Little Neck	41.2	45.8	4.6
Queens	412 Jamaica/Hollis	232.7	217.8	-14.9
Queens	413 Queens Village	141.6	95.4	-46.2
Queens	414 Rockaway/Broad Channel	136.9	124.4	-12.5
Staten Island	501 St. George/Stapleton	104.0	126.7	22.7
Staten Island	502 S. Beach/Willowbrook	41.0	34.8	-6.2
Staten Island	503 Tottenville/Great Kills	21.6	36.7	15.1
<b>Total</b>	<b>New York City</b>	<b>162.4</b>	<b>159.9</b>	<b>-2.5</b>

Source: Department of Housing Preservation and Development

# Map 8-6 Total Violations per 1,000 Rental Units, New York City Community Districts, 2003



Source: Department of Housing Preservation and Development

## Neighborhood Table 8-7

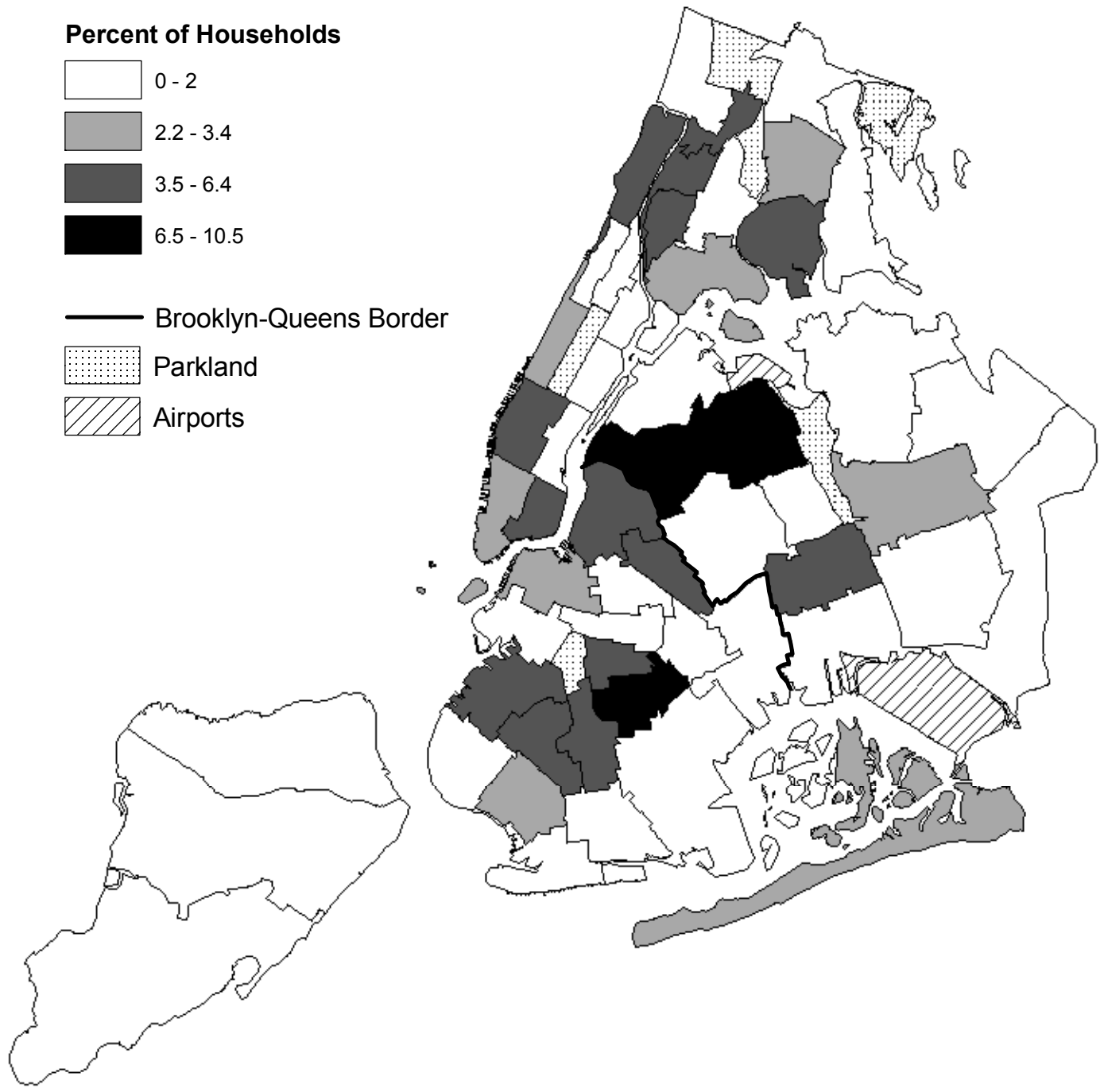
### Percent of Severely Crowded Households (More Than 1.5 Persons per Room), New York City Sub-borough Areas, 1999 and 2002

<b>Borough</b>	<b>Sub-borough Area</b>	<b>1999</b>	<b>2002</b>
Bronx	101 Mott Haven/Hunts Point	1.6%	3.4%
Bronx	102 Morrisania/Belmont	3.9%	1.9%
Bronx	103 Highbridge/South Concourse	8.4%	5.0%
Bronx	104 University Heights/Fordham	4.1%	5.3%
Bronx	105 Kingsbridge Heights/Mosholu	5.5%	5.8%
Bronx	106 Riverdale/Kingsbridge	2.0%	1.5%
Bronx	107 Soundview/Parkchester	3.7%	4.5%
Bronx	108 Throgs Neck/Co-op City	1.4%	0.0%
Bronx	109 Pelham Parkway	4.0%	2.7%
Bronx	110 Williamsbridge/Baychester	1.4%	0.7%
Brooklyn	201 Williamsburg/Greenpoint	2.4%	4.4%
Brooklyn	202 Brooklyn Heights/Fort Greene	1.8%	2.3%
Brooklyn	203 Bedford Stuyvesant	2.1%	1.4%
Brooklyn	204 Bushwick	1.3%	3.5%
Brooklyn	205 East New York/Starrett City	1.8%	1.9%
Brooklyn	206 Park Slope/Carroll Gardens	1.7%	1.3%
Brooklyn	207 Sunset Park	5.4%	3.6%
Brooklyn	208 North Crown Heights/Prospect Heights	2.4%	0.9%
Brooklyn	209 South Crown Heights	4.8%	4.5%
Brooklyn	210 Bay Ridge	0.4%	2.0%
Brooklyn	211 Bensonhurst	1.7%	3.3%
Brooklyn	212 Borough Park	3.8%	5.8%
Brooklyn	213 Coney Island	2.0%	1.4%
Brooklyn	214 Flatbush	4.8%	6.0%
Brooklyn	215 Sheepshead Bay/Gravesend	1.1%	1.8%
Brooklyn	216 Brownsville/Ocean Hill	2.3%	1.9%
Brooklyn	217 East Flatbush	3.6%	7.5%
Brooklyn	218 Flatlands/Canarsie	1.4%	0.2%
Manhattan	301 Greenwich Village/Financial District	4.3%	3.3%
Manhattan	302 Lower East Side/Chinatown	5.7%	6.5%
Manhattan	303 Chelsea/Clinton/Midtown	3.3%	5.1%
Manhattan	304 Stuyvesant Town/Turtle-Bay	3.8%	1.3%
Manhattan	305 Upper West Side	3.4%	2.8%
Manhattan	306 Upper East Side	1.9%	1.1%
Manhattan	307 Morningside Heights/Hamilton Heights	1.5%	1.8%
Manhattan	308 Central Harlem	0.2%	1.0%
Manhattan	309 East Harlem	2.3%	1.0%
Manhattan	310 Washington Heights/Inwood	5.6%	3.7%
Queens	401 Astoria	3.6%	2.0%
Queens	402 Sunnyside/Woodside	5.8%	8.5%
Queens	403 Jackson Heights	4.6%	10.5%
Queens	404 Elmhurst/Corona	8.4%	9.0%
Queens	405 Middle Village/Ridgewood	0.6%	1.0%
Queens	406 Rego Park/Forest Hills	3.6%	1.3%
Queens	407 Flushing/Whitestone	2.8%	2.2%
Queens	408 Hillcrest/Fresh Meadows	6.1%	2.5%
Queens	409 Kew Gardens/Woodhaven	4.3%	4.6%
Queens	410 South Ozone Park/Howard Beach	0.5%	2.0%
Queens	411 Bayside/Little Neck	1.4%	1.1%
Queens	412 Jamaica	1.7%	1.8%
Queens	413 Queens Village	0.8%	1.3%
Queens	414 Rockaways	3.9%	3.1%
Staten Island	501 North Shore	1.0%	1.6%
Staten Island	502 Mid-Island	1.0%	1.7%
Staten Island	503 South Shore	0.4%	1.1%
<b>Total</b>	<b>New York City</b>	<b>3.0%</b>	<b>3.0%</b>

Source: New York City Housing and Vacancy Survey

Note: Numbers in italics indicate that the data finding may be unreliable and numbers should be treated with caution since they are based on a small number of observations.

# Map 8-7 Percent Severely Crowded Households (More Than 1.5 Persons Per Room) in New York City Sub-borough Areas, 2002



Source: NYC Housing and Vacancy Survey