

Highlights of

some of the most important features of boroughs and community districts across New York City

Rankings

comparing New York City's boroughs and community districts with respect to more than 25 indicators

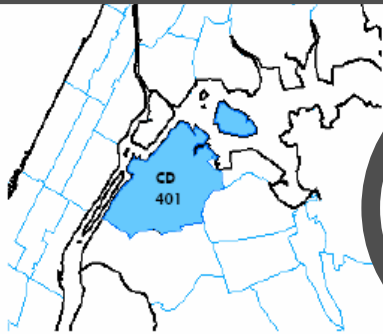
What's new in the 2005 State of NYC's Housing & Neighborhoods?

Indicators of

neighborhood characteristics, quality of life, lending activity, land use, and more for each borough and community district in New York City

Descriptions and analysis of trends

in housing and development issues and plans in each borough and community district



ASTORIA

Population (2000):	211,220	Rank (2002):	4	Rank (2004/5):	-
Racial Diversity Index:	0.78		16		22
Median Household Income:	\$38,300		30		28
Income Diversity Ratio:	4.5		35		46
Median Monthly Rent:	\$950		13		14
Median Price/Unit (2-4 family):	\$250,000		18		22

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$39,406	-	-	\$38,300	30	28
Poverty Rate	17.7%	-	-	17.2%	24	25
% Immigrant Households	47.8%	-	-	32.5%	10	31
Rental Vacancy Rate	1.9%	-	-	1.6%		
Number of Housing Units	78,229	-	-	76,618	5	6
% Public Housing	12.5%	-	-	11.2%	16	15
% Rent-Restricted (subsidized)	55.8%	-	-	55.9%	29	28
Census Tracts of Occupancy	201	116	77	365	20	17
Units Authorized by New Residential Building Permits	277	480	835	-	24	5
Homeownership Rate	19.2%	-	-	18.1%	40	42
Index of Housing Price Appreciation (2-family building)	147.3	180.2	198.0	-	18	21 ¹
Home Purchase Loans (per 1,000 properties)	36.8	34.0	34.9	-	46	51
% Subprime Home Purchase Loans	7.0%	14.1%	9.0%	-	31	31
Finance Loan Rate (per 1,000 properties)	68.4	83.0	42.9	-	26	31
% Subprime Refinance Loans	16.8%	14.4%	22.0%	-	31	34
Notices of Unlawful Eviction (per 1,000 1-4 family properties)	3.4	3.1	4.1	-	46	41
% Tax Delinquencies (delinquent ≥ 1 year)	1.7%	1.1%	0.7%	-	41	46
% Vacant Land Area	-	2.3%	2.0%	1.8%	34	39
Serious Housing Code Violations (per 1,000 rental units)	15.6	15.6	16.3	-	42	42
% Students Performing at Grade Level - Reading	46.8%	48.4%	48.5%	-	22	22
% Students Performing at Grade Level - Math	47.1%	49.4%	-	-	15	22
Felony Crime Rate (per 1,000 residents)	24.9	-	20.3	-	41	46

CD 401, which includes the large neighborhood of Astoria, has one of the highest populations in the City, at 211,220. CD 401 had a very low rate of home purchase loans in 2004 and ranked in the middle of all community districts for subprime lending. Home values have been on the rise in Astoria, but at a slower rate than many other neighborhoods.

Growth is evident in CD 401: it had the 5th highest number of housing units authorized by new building permits in the City in 2004. The felony crime rate and rate of serious housing code violations were both in the bottom quartile.

Numbers in italics are based on a small number of observations and should be treated with caution.
¹ Ranked out of 34 community districts with the same predominant housing type (2-4 family buildings).

Notes on the 2005 Edition

GEOGRAPHIC DEFINITIONS

Information in this report is presented for the entire City of New York, for the five boroughs, and for the neighborhoods within each borough. The City divides the boroughs into a total of 59 community districts; the United States Census Bureau, however, divides the boroughs into 55 “sub-borough areas.” The boundaries of these two types of sub-city areas are similar, but they do not coincide perfectly. This report provides data for community districts where available, but it uses data at the sub-borough level for certain indicators not available for community districts.

BOROUGH

Each New York City borough is also a county. Counties are legal entities, with boundaries defined by State law. The Census Bureau uses boroughs as the major geographic entities in its data products for New York City. New York City consists of five boroughs - Bronx, Brooklyn, Manhattan, Queens and Staten Island.

COMMUNITY DISTRICT

Community districts are political boundaries unique to New York City. Each of the 59 community districts has a Community Board whose members are appointed by the Borough President; half of the members are nominated by the City Council members who represent the district. The Community Boards review applications for zoning changes and other land use proposals and make recommendations for budget priorities.

SUB-BOROUGH AREA

Sub-borough areas are geographic units created by the Census Bureau for the administration of the New York City Housing and Vacancy Survey. They are designed to approximate New York’s community districts. However, since sub-borough areas are constructed from census tracts, their boundaries do not coincide precisely with community district boundaries.

There are 59 community districts in New York but only 55 sub-borough areas because the areas of four pairs of community districts were combined by the Census Bureau in creating the sub-borough areas to improve sampling and enhance the confidentiality of respondents. These pairs are Mott Haven/Melrose (CD 101) and Hunts Point/Longwood (CD 102) in the Bronx, Morrisania/Crotone (CD 103) and Belmont/East Tremont (CD 106) in the Bronx, the Financial District (CD 301) and Greenwich Village/Soho (CD 302) in Manhattan, and Clinton/Chelsea (CD 304) and Midtown (CD 305) in Manhattan.

RANKINGS

The 2005 edition of this report includes, for the first time, rankings of the five boroughs and all 59 community districts for each indicator. The neighborhood ranked first has the highest number or percentage of the measure at issue (even if the measure is for a quality that one might think is “best” if lower). However, since data for several indicators – including all indicators drawn from the New York City Housing and Vacancy Survey – are available only at the sub-borough level, these indicators are ranked out of 55 total neighborhoods.

In addition, a few other indicators were not available for all community districts, and therefore are ranked out of a subset of community districts. For instance, the Furman Center only calculates the index of housing price appreciation at the community district level for the most prevalent housing type in that district. The rankings for this indicator therefore are out of a substantially reduced subset of the community districts. By contrast, the Furman Center calculates median price per housing unit for each community district in which sufficient sales data are available and ranks each community district accordingly.

Data on notices of foreclosure are not available for the three community districts in Staten Island; therefore, rankings for this indicator are out of 56 community districts.

INFLATION ADJUSTMENTS

When reporting median income, all dollar amounts are adjusted to 2004 dollars, the most recent year for which income data exists from the Housing and Vacancy Survey. When reporting median rent, all dollars amounts are adjusted to 2005 dollars. This allows for more consistent comparisons across years for individual indicators.

HOUSEHOLDS AND INDIVIDUALS

Because person-level data are unavailable from the 2005 Housing and Vacancy Survey at the time this report went to press, all indicators derived from race and ethnicity categories rely on the race/ethnicity of the head of household, rather than individuals within the household. For consistency, although person-level data is available for 2002, race and ethnicity data from that year were also derived from the race/ethnicity of the head of household. However, racial composition figures are substantially similar when using either individuals or heads of household.