STATE OF NEW YORK CITY'S HOUSING & NEIGHBORHOODS 2006

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EXECUTIVE SUMMARY

In this 2006 edition of the *State of New York City's Housing and Neighborhoods* (*State of the City Report*, for short), the Furman Center focuses on homeownership in New York City. As devoted readers know, every year the Furman Center compiles statistics on housing, demographics and various indicators of the quality of life in New York City's neighborhoods, drawing upon more than 1,800 types of data, from more than a dozen different government sources. For those who would like more detail, we provide that huge store of data through our online data service, the New York City Housing and Neighborhood Information System, NYCHANIS.com. The *State of the City Report*, on the other hand, seeks to step back from the data to highlight the important "big picture" insights the data provide about trends, challenges, and puzzles. By focusing on the most important indicators of neighborhood quality, it reveals how the City has fared in recent years, and shows how the City's five boroughs and 59 community districts are doing, both in absolute terms and in relation to other areas of the City.

Last year, we provided the first independent analysis of the 2005 Housing and Vacancy Survey results and focused especially on what that survey revealed about the situation renters in the City face. Our analysis illustrated that, increasingly, renters were stretched; between 2002 and 2005, the combination of incomes that fell by 6.3 percent (adjusted for inflation) and rents that increased by more than 8 percent (again in real terms) significantly increased the burden housing costs imposed on renters. Indeed, the median share of income New York City renters spent on rent rose from 28.6 percent in 2002 to 31.2 percent in 2005, even though 30 percent is commonly considered the maximum burden households should take on. The problem was even more acute among unsubsidized, low-income renters: the median share of income they spent on rent rose to over 50 percent in 2005, up from 43.9 percent in 2002.

Further, the number of rental units available at rents affordable to low and moderate income households in the City fell significantly in just three years. Households earning 80 percent of the City's median income—about $33,000 in 2005, or roughly the starting salary of firefighters—could afford to pay $830 in rent in 2005. The number of units affordable to those households fell by almost 205,000 units during the three years between 2002 and 2005. Although 58 percent of the City's rental housing was affordable to such households in 2002, only 48 percent of the rental stock was affordable to those households in 2005.

Our analysis last year, then, showed that the City faces significant challenges in ensuring that sufficient affordable rental housing is available to allow the City to staff its workforce, and to assure firms and industries that they will be able to attract and retain workers if they locate in the City. This year, we take a hard look at homeownership in the City. If renters are increasingly squeezed by rents increasing faster than incomes, how are homeowners faring?

Both the federal government and New York City have adopted a variety of measures, in addition to the existing mortgage interest and property tax deductions, to encourage homeownership. The City, for example, intends to preserve or construct almost 50,000 units of affordable owner-occupied housing before 2013 as part of Mayor Bloomberg's ambitious New Housing Marketplace Plan. But prices may be rising faster than supply, even given those incentives. So we have also asked: how many units of owner-occupied housing are affordable to low and middle income families today?

WHO OWNS THEIR OWN HOME IN NEW YORK CITY?

Our analysis shows that patterns of homeownership in the City differ markedly from those in the rest of the country.

- While homeownership rates have been trending up in the City (increasing 4 percentage points since 1990), only 33 percent of New York City residents own their own homes, compared with 67 percent across the nation.
- Homeownership rates in New York City vary significantly by race and ethnicity, as they do in the rest of the country. In the City, 44 percent of all non-Hispanic whites own their own homes. Asians follow, with a 40 percent rate of homeownership. Blacks trail at 28 percent. Only 16 percent of Hispanics own their own homes in the City, which is approximately a third of the rate of non-Hispanic whites.
- The City's homeownership rate for Hispanics also lags far behind the rate of homeownership Hispanics enjoy in other cities. Chicago, for example, has a Hispanic homeownership rate of 45 percent, which is three quarters of the rate of non-Hispanic whites.
- Homeowners in the City are far more affluent than non-homeowners (as is the pattern across the United States). But in the City, homeowners are less likely to be middle income, and more likely to be in the upper income brackets, than are homeowners in the rest of the nation.

HOW ARE HOMEOWNERS BEING AFFECTED BY HOUSING COSTS?

Homeownership brings rewards in the form of tax savings and appreciation, and may provide emotional and social benefits. But it also imposes costs, of course. Our analysis reveals that those costs vary a great deal across different groups of homeowners.

- The out-of-pocket housing costs of lower income homeowners are not that different from the out-of-pocket housing costs of higher income homeowners with mortgages, which means that low-income homeowners are paying a much higher percentage of their income for housing than are wealthier homeowners.
- In fact, three quarters of New York City homeowners with outstanding mortgages who earn less than $50,000 a year pay more than half their income on housing costs.[1]
- Cost burdens in the City vary by race and ethnicity: more than one-third of Asian homeowners, and about one-quarter of black and Hispanic homeowners pay more than 50 percent of their income on housing, compared to 17 percent of white, non-Hispanic homeowners.
- While the number of New Yorkers facing such severe cost burdens from homeownership is troubling, on average, current homeowners with mortgages in the City face housing costs roughly in line with HUD's 30 percent standard of affordability, despite the high cost of housing in the City.

HOW AFFORDABLE IS HOMEOWNERSHIP IN THE CITY?

Record housing price appreciation and stagnating incomes have left less than 5 percent of home sales affordable to New Yorkers earning the City's median income.

Figures for the costs of homeownership are based upon the expenses existing homeowners with a mortgage bear. When thinking about the affordability of homeownership, it is perhaps more helpful to think about the opportunities available to new buyers in the face of recent high rates of appreciation.

- Between 2000 and 2005, the median sale price for all condos, single-family, and 2-4 family buildings increased by 68%, reaching $480,000 in 2005, up from $285,805 in 2000.

- These record high sale prices, combined with stagnating incomes, have led to a declining share of home sales that are affordable to households earning the City's median income ($43,434 in 2005 dollars). In 2000, 11 percent of home sales were affordable; that number dropped to less than 5 percent in 2005.
- One determinant of housing prices, of course, is the supply of new housing being provided. Our analysis of how well housing supply is keeping up with the population growth shows that even in recent years, growth in housing stock has not kept pace with population growth, despite the highest levels of new construction seen in New York City since the 1970s. The annual gap between construction and household growth has diminished since the 1990s, when low levels of construction created a substantial gap between housing demand and housing supply. But even higher levels of construction than we are seeing now will be needed to reduce that gap and meet current and projected future population growth.

SIGNS OF PROGRESS

Recognizing that a community's well-being is about more than the built environment, we have included new indicators this year. We have added indicators of open space and density to give a picture of the land use patterns in a neighborhood. We also added several of the most important health indicators that are thought to be related to housing and neighborhood environmental conditions – infant mortality, asthma hospitalizations, and elevated blood lead levels. On many indicators, the news is very positive for the City's neighborhoods:

- The City added another 45,501 people between 2004 and 2005, indicating that the City's neighborhoods continue to be attractive places to live.
- The production of new housing is higher than it has been in decades – 16,201 certificates of occupancy were issued and 31,599 units were authorized by building permits in 2005. As noted earlier, production still falls short of what is necessary to keep up with the population growth of the 1990s and this decade, but the gap is narrowing.
- Crime rates continued to drop in the City. Indeed, only two neighborhoods saw even slight increases in the rate of felony crimes.
- The number of public school students performing at or above grade level continued to increase, with gains in almost every community district. Between 2004 and 2005, for the City as a whole, the percentage of students performing at grade level went up 10.6 percentage points for reading, and 6.2 percentage points for math.
- The percentage of residents requiring hospitalization for asthma decreased in the City between 2002 and 2005. Similarly, the infant mortality rate fell in the City, as did the percentage of children tested who had elevated levels of lead in their blood.
- Unlike the situation reported in the media for other parts of the country, the rate of notices of foreclosure issued fell slightly citywide between 2002 and 2005. In 2002, for the City as a whole, 13.0 notices of foreclosures were issued per 1,000 two to four family houses; in 2005, that rate had dropped to 10.1. Indeed, only four neighborhoods suffered increases in notices of foreclosure in 2005, and the increases in those neighborhoods were small.
- In March, 2007, the City announced that its New Housing Marketplace Plan has funded 55,000 units of new housing, one-third of the 165,000 units the City plans to build by 2013 in order to house 500,000 low, moderate, and middle-income New Yorkers.

SIGNS OF POTENTIAL DANGER

The media is full of reports that subprime mortgages are going into default in alarming numbers. The Furman Center is engaged in research about the causes and effects of mortgage distress and foreclosures, and will report on that research in next year's *State of the City Report*. For now, several facts stand out.

Citywide, the percentage of home purchase loans that were subprime more than tripled between 2002 and 2005.

- As just noted, the City to date has been spared overall increases in foreclosure rates. But some areas of the City continue to experience high rates of foreclosure notices. Bedford Stuyvesant, Brownsville, Bushwick, Hunts Point/Longwood, and Jamaica/Hollis have the highest rates of foreclosure notices. Bed-Stuy, for example, had a notice of foreclosure rate of 34.2 in 2005 (down from 43.9 in 2002).
- The City has seen a dramatic increase in subprime lending activity, rising from 6.5% in 2002 to 22.9% in 2005 - six percentage points higher than the national average. While subprime lending may allow borrowers with imperfect credit records to gain access to financing, some subset of these subprime loans are predatory and force borrowers to pay unreasonably high interest rates, making them far more vulnerable to foreclosure. In 22 community districts, over 30 percent of all home purchase loans were subprime in 2005, and in five, the share of home purchase loans that were subprime was fifty percent or higher.

In sum, then, both low-income renters and low- and middle-income homeowners are finding affordable housing increasingly scarce, and are being stretched to afford housing in the City. But much of the City has enjoyed decreasing rates of notices of foreclosure, and lower rates of tax delinquencies as well. The City continues to see population growth that is accompanied by increased housing production. Neighborhoods across the City are enjoying improvements in the performance of the City's schoolchildren and in a variety of health indicators, as well as decreases in the crime rate.

The Furman Center offers the data and analysis in the *State of the City Report* to help neighborhoods – and the organizations that serve them – more effectively target their efforts to make communities better, to guide public policy regarding housing and land use regulation, and to inform public debate. Please let us know how you like the changes in this edition, and be sure to send any suggestions you have for further improvements to furmancenter@nyu.edu.

RECENT HOMEOWNERSHIP TRENDS IN NEW YORK CITY

Homeownership brings substantial financial benefits to many American families. Homeowners enjoy sizeable tax deductions and homeownership enables families to accumulate wealth if home values increase over time. Research suggests that homeownership benefits not only individual owners, but also entire communities—increased rates of homeownership may help promote neighborhood stability and, because homeowners have more incentive than renters to maintain and improve their property, homeownership may improve the physical quality of a neighborhood as a whole.[1]

The homeownership rate in New York City is half that of the nation's rate.

Despite this, less than a third of New Yorkers own their homes, giving the City the lowest rate of homeownership of any major city in the country. There are several factors that may contribute to New York City's low rate of homeownership. To begin with, high housing costs in the City make it extremely difficult for even middle-income households to become new homeowners. Second, nearly two-thirds of the housing units in New York are in multifamily buildings, which are more likely to be rental properties than other building types. In addition, New York City has long served as a gateway city for immigrants who may have less access to financing or who may plan to reside in the City for a relatively short period of time. New York City also is seen as a haven for younger workers and students, who are less likely to take on the long-term responsibilities of homeownership.

To overcome these challenges, the City has committed to promoting homeownership through several public-private initiatives over the past several decades. For example, the New York City Housing Partnership was launched in the early 1980s to construct owner-occupied units affordable to the middle-class on vacant, City-owned lots. More recently, Mayor Bloomberg announced the goal of creating or preserving almost 50,000 units of affordable owner-occupied housing by 2013 through his New Housing Marketplace Plan. The City's Department of Housing Preservation and Development also assists middle- and low-income first-time homebuyers with down payments through its HomeFirst program.

In this chapter, we use data from the U.S. Census Bureau's American Community Survey (ACS) and the New York City Housing and Vacancy Survey (HVS), as well as extensive home sales data provided by the New York City Department of Finance to assess recent trends in the demographics, costs, and affordability of homeownership in New York City. We start by placing New York City in context, comparing the City to the rest of the country and to other large cities on key homeownership indicators. Second, we examine how the costs of homeownership differ for New Yorkers of various races, ethnicities, and income levels. Finally, we estimate the changes in the affordability of purchasing a home in New York City between 2000 and 2005, by analyzing trends in income, interest rates, and sale prices.

Homeownership in New York City Compared to National Trends and Other Major Cities

It is difficult to compare New York City's housing market to the rest of nation, given

1 See, e.g., DiPasquale & Glaeser 1999; Ellen, Susin, Schwartz, & Schill 2002; Green & White 1997.

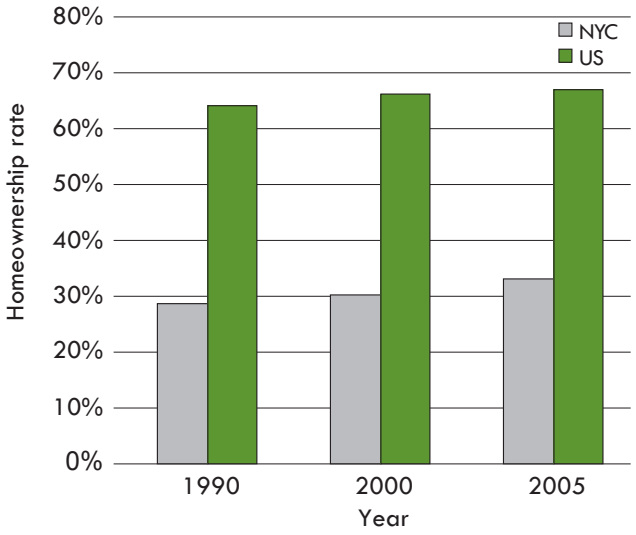
the City's size, density, access to public transportation, cultural amenities and a variety of other historical factors. Yet it is instructive to make some comparisons to place local trends in a larger context. This section compares homeownership in New York City to nationwide trends and to the trends in other large cities.

Rates of Homeownership

As shown in **Figure 1**, New Yorkers are on average less than half as likely to own their homes as all Americans. While homeownership has been trending up in the City (increasing over 4 percentage points between 1990 and 2005), New Yorkers still have much lower rates of homeownership than the rest of the country: 33 percent compared to 67 percent nationwide.

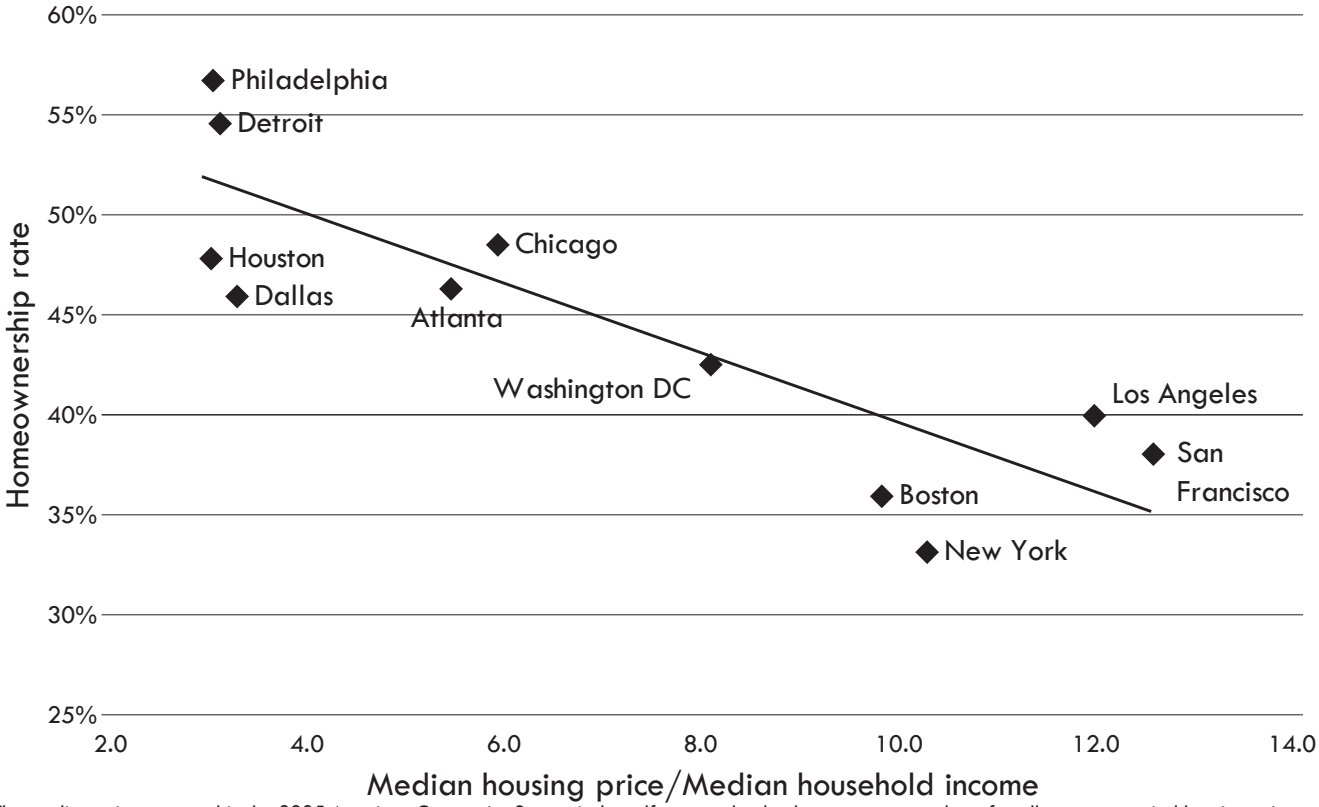
New York City also has the lowest homeownership rate among the country's most populous cities. **Figure 2** shows the rates of homeownership in major U.S. cities, and compares these rates to the ratio of median home price to median household income for each city. This graph demonstrates the correlation between rates of homeownership and the relative affordability of the housing stock. As might be expected, cities that have high median housing prices relative to median incomes have lower rates of homeownership. Interestingly, even though Los Angeles and San Francisco have higher housing prices relative to income, New York City trails their rates of homeownership by five to seven percentage points.

Figure 1. Homeownership Rates in NYC and US, 1990-2005



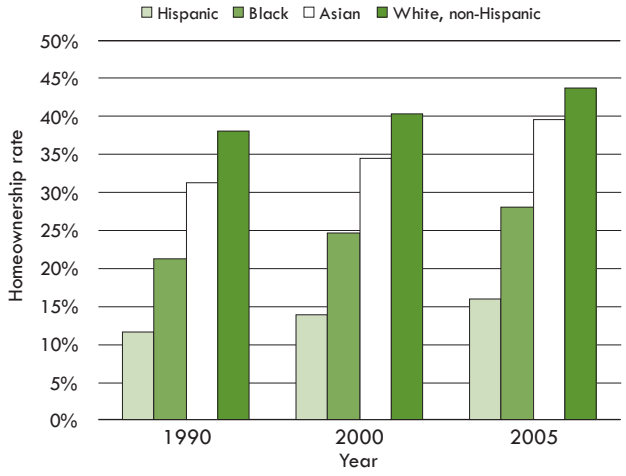
Source: Census 1990 and 2000; ACS 2005

Figure 2. Correlation of Tenure with Relative Housing Affordability in 11 Large US Cities, 2005



The median price reported in the 2005 American Community Survey is the self-assessed value by survey respondents for all owner-occupied housing units.
Source: ACS 2005

Figure 3. Changes in Homeownership Rates in NYC by Race & Ethnicity, 1990-2005



Source: Census 1990 and 2000; ACS 2005

Rates of Homeownership by Race and Ethnicity

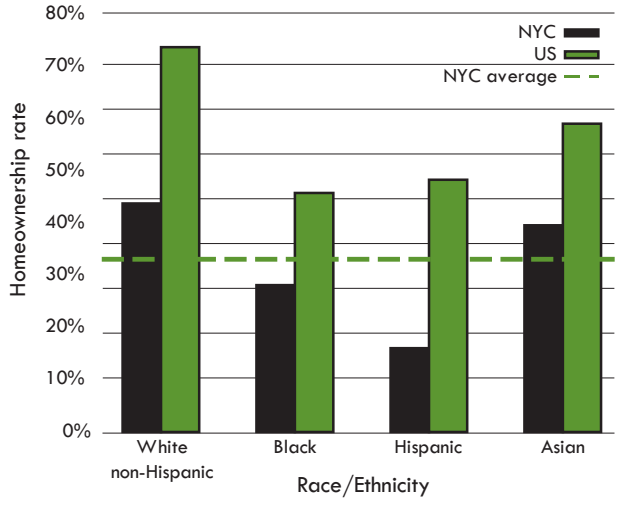
All racial and ethnic groups in New York City have experienced gains in homeownership over the past 15 years, as seen in **Figure 3**. While non-Hispanic whites are still more likely to own their homes than any other racial or ethnic group, Asians now trail the white homeownership rate in the City by only about four percentage points.[2] This gap—the smallest of any ethnic group—is consistent with national patterns; Asians also have the highest rates of homeownership among non-whites nationally[3].

Figure 4 compares homeownership rates across ethnic groups in New York City and the rest of the country. Non-Hispanic whites and Asians in New York City both experience rates of homeownership above the City's average, 44 percent and 40 percent respectively (but far below the national average). Homeownership rates for black New Yorkers, though below the City average, have climbed consistently since 1990, from 21 percent to 28 percent in 2005. Moreover, the difference between national and New York City homeownership rates is smaller for blacks than for any other ethnic group.

Hispanic New Yorkers, however, have had a different experience in the housing market. While homeownership rates for Hispanics have outpaced those of blacks nationally,[4] the Hispanic community lags far behind all other groups in New York City. With a homeownership rate of 16 percent, Hispanic New Yorkers are only half as likely to own their homes as the average New Yorker, and one third as likely to be homeowners as Hispanics in the rest of the country. Even compared to Hispanic rates of homeownership in the country's other large urban centers, the Hispanic homeownership rates in New York City are very low, as shown in Appendix Table A.1.[5]

Hispanic New Yorkers are half as likely to be homeowners as the average New Yorker.

Figure 4. Homeownership Rates in NYC and US by Race & Ethnicity, 2005



Source: ACS 2005

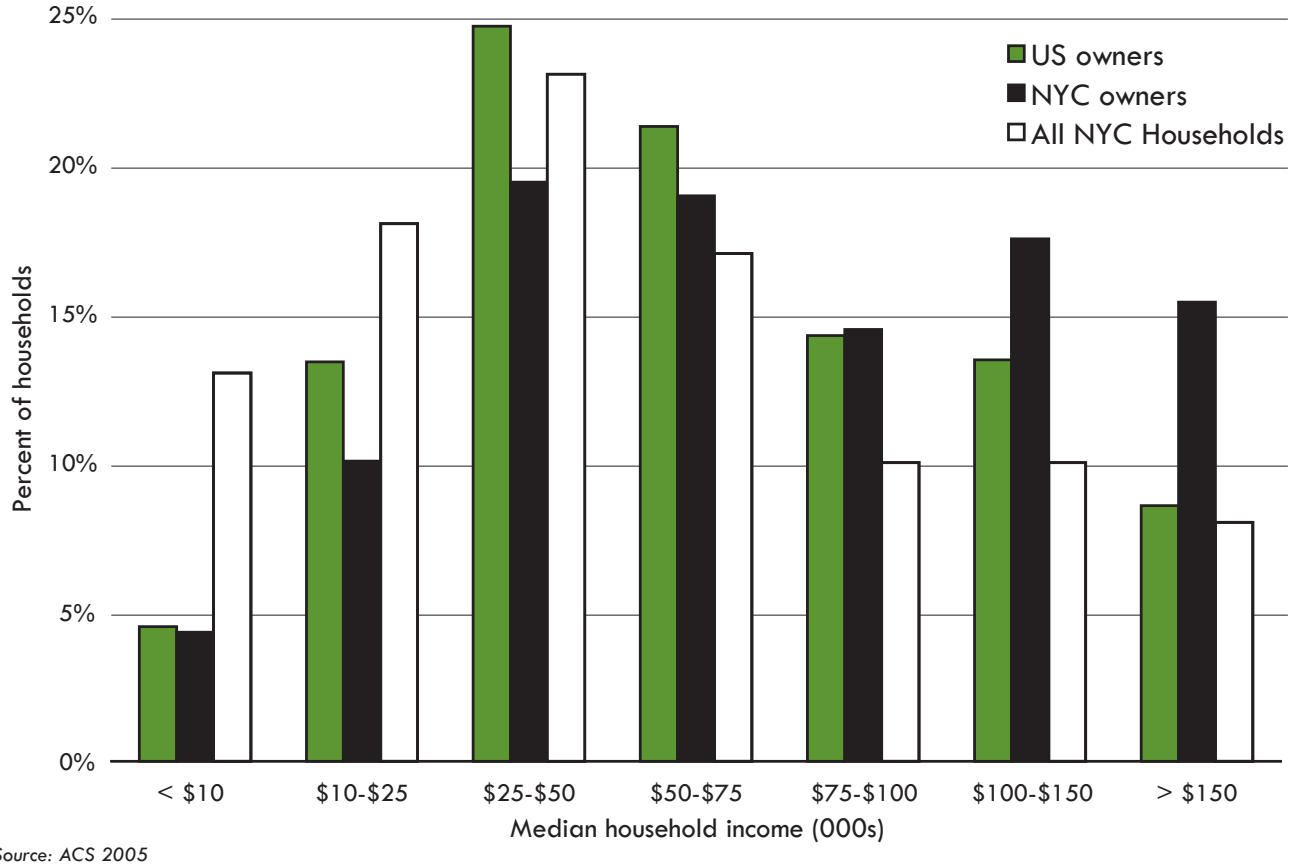
2 All race categories referenced in this chapter are those used in the United States Census' 2005 American Community Survey (ACS).

3 According to the ACS, 59.0 percent of Asian households nationwide were homeowners in 2005, compared to 73.7 percent for white households.

4 According to the ACS, the national Hispanic homeownership rate rose from 42.2 percent in 1990 to 48.3 percent in 2005; the national rate for blacks rose from 43.8 percent in 1990 to 45.8 percent in 2005.

5 For example, in Chicago the Hispanic homeownership rate is 45.3 percent, or almost three-times the rate in New York. The literature examining differences in homeownership rates by race and ethnicity, other than the gap between whites and blacks, is quite thin. The few existing studies (for example, Coulson 1999; Wachter and Megbolugbe 1992; Painter, Yang and Yu 2003) indicate several factors that may influence differences in tenure, including age distribution, income and educational

Figure 5. Income Distribution of Homeowners in NYC & US, 2005



Source: ACS 2005

attainment, immigrant and citizenship status, length of time in the U.S. and national origin. Preliminary comparisons of the characteristics of Hispanic populations in New York and Chicago reveal only small differences by age, education and immigrant status, according to the 2005 ACS, and those differences generally would favor higher homeownership by Hispanics in New York (i.e., Hispanics in New York are, on average, older, more educated, and less likely to be foreign born). Differences in the income distribution could contribute to differences in tenure; despite having similar median incomes, Hispanics in Chicago are more likely to be in the middle to upper-middle income bracket ($50,000 – $100,000). But by far the most striking divergence between Hispanic populations in the two cities is country of origin; roughly 73 percent of Hispanics in Chicago are of Mexican origin, compared to 11 percent in New York, while Hispanic New Yorkers are predominately Puerto Rican (35 percent) and Dominican (24 percent). According to a study by Borjas (2002), national origin of immigrants is one of the most significant determinants of homeownership. The relationship between all these traits and tenure rates is too complex to be explored in greater detail in this report, but is an important area for future research, particularly given the size and diversity of New York City's immigrant population.

Income Breakdown of Homeowners in New York City

Homeowners in New York City are significantly more affluent than homeowners in the rest of the country: in 2005, the median income of New York City's homeowners, $71,012, was 23 percent higher than the median income of homeowners in the rest of the country ($57,843), and 63 percent higher than the median income for all households in New York City ($43,434)[6].

But the median does not tell the whole story. **Figure 5**, which shows the income distribution of homeowners in New York City compared to the country as a whole and to all New York City households, offers a more complete picture. Unlike the national income distribution of homeowners, which rises close to the median and falls off at higher levels of income, New York City homeowners are

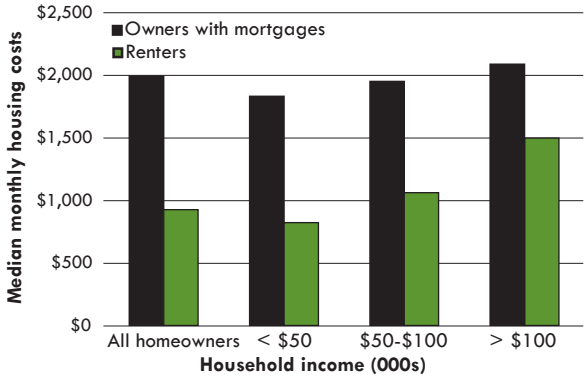
6 Throughout this chapter, we refer to figures for New York City itself, not the metropolitan region, unless otherwise indicated. The median income for the New York Metro Area (which includes Northern New Jersey and Long Island) is $56,120, significantly higher than the city's median income.

heavily concentrated in the upper income brackets. One third of the City's homeowners earn more than $100,000 per year, compared to only 22 percent at the national level. This does not reflect the income distribution for all New York households, since only 17 percent of all households earn more than $100,000 a year. The data suggest that homeownership in New York City is less of a middle-class reality than in the rest of the country.

The Cost of Homeownership: How Are Current New York City Homeowners Faring?

Despite having very diverse incomes, homeowners with outstanding mortgages in New York City incur relatively consistent housing costs—that is to say, the dollar amount of housing costs for the lowest income homeowners is not that different from the housing costs of higher income homeowners.[7] The result is simple: low-income homeowners pay a much higher percent of their income on housing than higher-income households. Black, Asian and Hispanic homeowners also pay a higher share of their income on housing costs than non-Hispanic whites. In this section, we use data from the New York Housing and Vacancy Survey (HVS) to explore the financial situation of current New York City homeowners with outstanding mortgages[8]; greater detail on the methodology used in these calculations is provided in Appendix A.[9]

Figure 6. Monthly Housing Costs in NYC by Tenure, 2005



Source: Furman Center calculations using HVS 2005

Three quarters of low-income homeowners pay more than half their income on housing costs.

Figure 6 shows the median monthly housing costs for homeowners with outstanding mortgages and renters not receiving direct government subsidies at different income levels. Homeowners at all income levels spend significantly more on

7 In this section, we analyze the size and distribution of housing costs for New York City homeowners with outstanding mortgages. Since mortgage payments are the largest component of housing costs, we exclude homeowners who do not have mortgages (i.e. own their homes free and clear). Nearly 40 percent of the homeowners surveyed in the 2005 HVS report owning their homes outright; these households are typically older and more likely to be non-Hispanic whites than homeowners with mortgages. While we have limited information on housing costs for owners without mortgages (property taxes, insurance and utilities), we assume that their total monthly housing costs are lower. However, they also have lower median incomes, so it is unclear whether they face similar cost-to-income ratios; further research on this question is left for a future date. We calculate housing costs for homeowners with mortgages as total monthly expenditures on mortgage payments, real estate taxes, fire and liability insurance, condominium or maintenance fees, and utility payments (electric, gas, water, sewer and other). We exclude survey respondents who do not report the amount of any housing costs or live in cooperatives.

8 Renters' housing costs are calculated as the amount of out-of-pocket rent plus the amount of utilities. We exclude respondents who report occupying their unit rent-free, those who do not report any of the housing cost components, those who report paying more out-of-pocket rent than the contract rent, and those who report no out-of-pocket rent. We also exclude renters in units receiving federal or local subsidies but include rent controlled and stabilized units.

9 Although the HVS surveys households in all five boroughs, our findings on homeowners are primarily drawn from owners in the Bronx, Brooklyn, Queens and Staten Island. Manhattan has a relatively small proportion of homeowners, and many of those included in the survey were excluded from our calculations because they do not report the amount of their mortgage payments. Since housing in Manhattan tends to be more expensive than in the outer boroughs, the relatively small number of reporting homeowners in Manhattan may result in an underestimate of housing costs for homeowners with outstanding mortgages for the entire city.

Table 1. Homeownership Cost Burdens in NYC by Race & Ethnicity, 2005

	Median annual income	Median monthly housing costs	Median monthly costs/Income	Percent cost burdened	Percent severely cost burdened
All homeowners	$83,631	$1,990	27%	44%	23%
White, non-Hispanic	$95,485	$1,870	24%	35%	17%
Black, non-Hispanic	$74,707	$1,991	31%	52%	26%
Hispanic	$82,626	$2,065	28%	47%	23%
Asian	$79,895	$2,194	31%	52%	35%

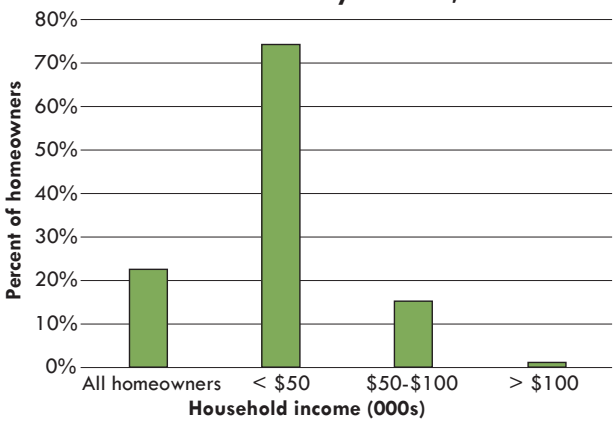
Monthly housing costs and cost burdens were calculated for each individual household; columns 2 and 3 show the medians for all homeowners with outstanding mortgages reporting housing costs.

Source: Furman Center calculations using HVS 2005

housing costs than renters, but the difference is particularly striking when comparing low-income homeowners to low-income renters. Homeowners earning less than $50,000 spend two-and-a-half times as much on out-of-pocket housing costs as low-income renters ($1,828 to $820 respectively). Of course, homeowners receive some additional financial benefits, specifically the possibility of accumulating equity through appreciation and the deductibility of mortgage interest payments and property taxes from federally taxable income. We cannot estimate the value of these benefits for current New York City homeowners.

One measure of the financial well-being of homeowners frequently used by government agencies and housing advocates is the ratio of housing costs to income. The U.S. Department of Housing and Urban Development (HUD) defines households who pay more than 30 percent of their monthly income on housing as "cost-burdened," while households paying more than 50 percent of their income are "severely cost burdened." **Figure 7** shows the percentage of homeowners with outstanding mortgages at each income bracket who are severely cost burdened in New York City, using these definitions. As the figure shows, three quarters of homeowners with outstanding mortgages who earn less than $50,000 a year spend more than half of their income on housing costs, leaving these households with a median residual income of only $621.[10]

Figure 7. Severely Cost-Burdened NYC Homeowners by Income, 2005



Source: Furman Center calculations using HVS 2005

While it is not entirely surprising that low-income homeowners are more likely to be overly burdened by housing costs than higher-income homeowners, the variation in housing costs and cost burdens by race and ethnicity is perhaps less expected. As **Table 1** shows, the median cost burden for all homeowners with mortgages is 27 percent, roughly equal to the 30 percent standard recommended by HUD. However, white homeowners on average pay a smaller share of their income on housing costs and are less likely to be cost burdened. Non-white homeowners are more likely to pay over 50 percent of their income on housing; approximately one quarter of Hispanics and blacks and one third of Asians are severely cost burdened, as compared to 17 percent of whites.

10 Some critics of the 30 percent standard point out that households may choose to pay a higher share of income in order to achieve better quality housing units or neighborhoods, and advocate using residual income to identify households whose income after housing costs is insufficient to purchase other necessities, such as food, health care, education and transportation. However, there is no consensus among researchers on the appropriate amount of residual income, either for the nation as a whole or for given geographic areas. Residual incomes for all income groups for both owners and renters are detailed in Appendix Table A.2.

Table 2. Average Loan Terms for NYC Homeowners by Race, Ethnicity & Income, 2005

	Loan -to-Value Ratio	Current interest rate
Homeowners with outstanding loans	81%	6.23%
White, non-Hispanic	78%	5.97%
Black, non-Hispanic	88%	6.60%
Asian	79%	6.24%
Hispanic	80%	6.49%
Income < $50k	82%	6.45%
Income $50-100k	82%	6.30%
Income > $100k	79%	6.05%

Source: Furman Center calculations using HVS 2005

Some of the difference in cost burdens by race and ethnicity is attributable to average differences in income across groups, as shown in Column 1. Another factor that could affect differences in monthly housing costs is the relative cost of credit imposed by loan terms. As **Table 2** describes, white homeowners in New York City tend to have lower average loan-to-value ratios at the time of purchase (78 percent for whites compared to 88 percent for blacks), perhaps because whites are able to make larger down payments. Non-white homeowners also appear to pay higher interest rates, on average, than their white counterparts—blacks pay an average interest rate of 6.60 percent and Hispanics pay an average rate of 6.49 percent, compared to an average rate of 5.97 percent for non-Hispanic whites. Lower-income homeowners also tend to pay higher than average interest rates. These differences likely reflect a variety of factors, including legitimate differences based upon variation in credit histories and credit scores. But the differences also may reflect discrimination and the prevalence of predatory lending in low-income and minority neighborhoods.

The data presented in this section describe considerable variation in the financial strain borne by New York City homeowners. Despite the high absolute cost of housing in New York, on average, current homeowners face housing costs roughly in line with HUD's 30 percent rule, the national standard of affordability. However, homeowners with incomes less than $50,000 are very likely to be paying more than 50 percent of their income on housing costs.

Changes in Affordability of Homeownership in New York City, 2000-2005

The previous section examined what current homeowners pay for housing; a distinct but related concern is whether households who do not currently own a home in New York City (renters or in-migrants from outside the City) can afford to purchase one. In this section we use detailed data on the prices of all home sales[11] in New York City from 2000 to 2005 to determine the share of sales that would have been affordable to a typical New York household.[12] We find that less than 10 percent of homes sold between 2000 and 2005 were affordable to households earning the City's median income. Further, the share of home sales that are affordable has been declining over time, due to rapid increases in housing prices and stagnating incomes.

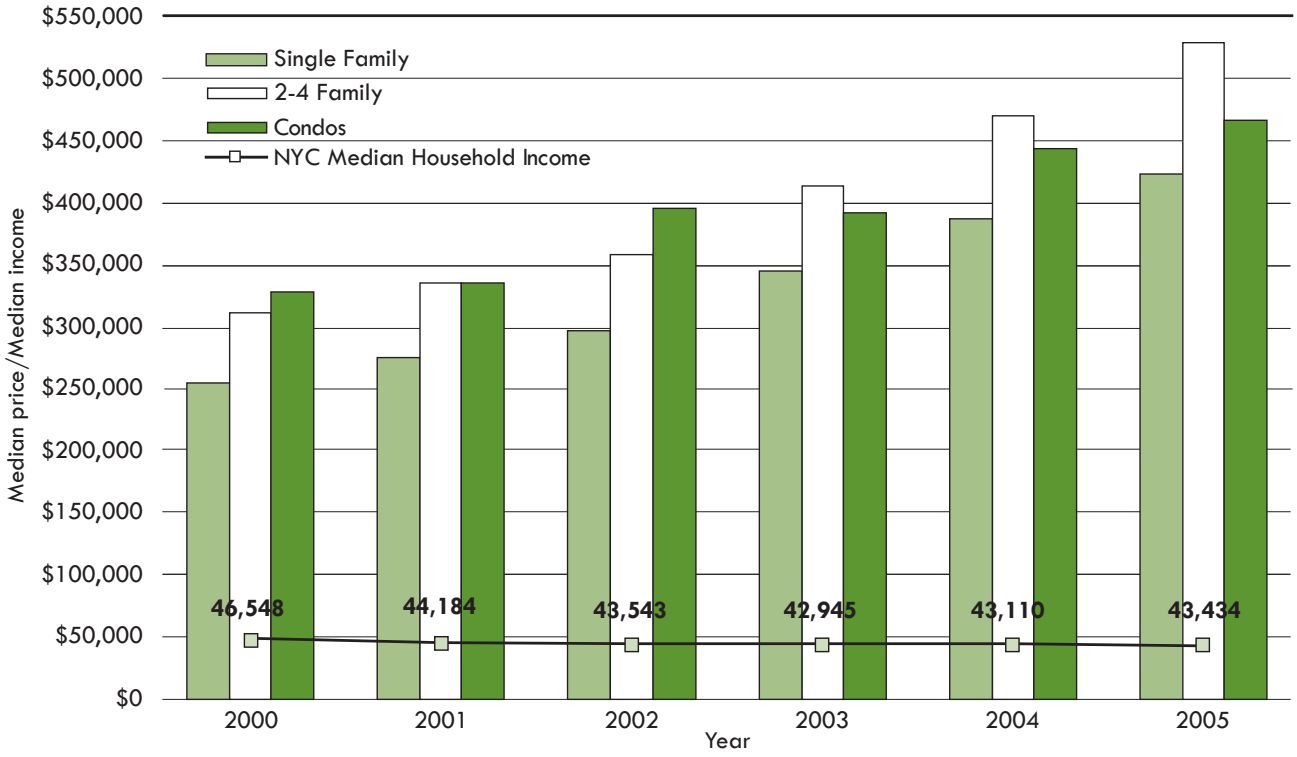
We calculate the affordability of the owner-occupied housing stock in New York City by two different methods, both of which use data on sales prices from recent transactions.[13]

11 Price data in this section reflect sales of single-family homes, 2-4 family buildings, and condominiums. We exclude cooperatives from our analysis due to lack of data on sale prices on individual units. All prices and incomes in this section are shown as constant 2005 dollars, adjusted for inflation using the CPI-All Urban Consumers for New York-Northern New Jersey-Long Island region.

12 Median incomes are calculated for all New York City households. As discussed earlier in this chapter, median incomes for New York City renters are significantly lower than those for homeowners (for example, the median income for renters was $33,119 in 2005, compared to $71,012 for homeowners). In this section, we use the median income of all New York City households in each year as a proxy for the median income of all potential homebuyers, since both renters and existing owners might choose to purchase homes on the market in any given year.

13 Many studies of housing markets rely on self-assessed values of owner-occupied housing from the census or similar surveys. By using actual sales prices, our method provides two advantages over

Figure 8. Household Income vs Housing Prices in NYC, 2000-2005 (in 2005 dollars)



All incomes and costs are shown as constant 2005 dollars, adjusted for inflation using the CPI-All Urban Consumers for New York-Northern New Jersey-Long Island region.

Source: Furman Center calculations using data from NYC Department of Finance, Census 2000, and ACS 2001-2005

First, we examine the ratio of median housing prices to median incomes; if households are expected to spend no more than 30 percent of their monthly income on housing costs, they generally can afford to purchase a home that costs roughly 2.5 times their annual income.[14] However, this is a somewhat crude measure of affordability, because it does not take into account variations in down payments and financing terms that vary over time, mainly as a result of interest rate changes. Thus we also estimate affordability more precisely by calculating the share of recent home sales that were affordable to households at various income levels, using data on actual sales prices, area median income, annual interest rates, and standard assumptions about mortgage loan terms.[15] Both measures are calculated using data on property sales in New York City provided by the City's Department of Finance and median incomes taken from the American Community Survey. Data on effective annual interest rates are from the Federal Housing Finance Board. The methodology for both

In recent years, home prices in New York City have risen rapidly while incomes have stagnated.

self-assessed values. First, observed sales prices more accurately measure the market value of housing units than either self-assessments or appraisals. Second, using sales data allows us to focus on the prices of units actually transacted, rather than estimates for the entire stock. If units that sell in a given period differ qualitatively from units that do not, using values for the entire stock may bias the results. To determine whether the units that sold during our period were representative of the stock as a whole, we compared the building age, structure type and value of units that transacted between 2000 and 2005 to the all owner-occupied units in 2005. The comparison did not reveal substantial differences in unit characteristics and suggests that the changes in price are not driven by sample bias.

14 See, e.g., American Bar Association 2004 for a description of this familiar "rule of thumb" measure.

15 We follow the assumptions used by National Association of Realtors (NAR) for their Housing Affordability Index—i.e., that homebuyers can afford a maximum monthly payment of 25 percent of pre-tax income, make a 20 percent initial down payment, and obtain a 30-year fixed rate mortgage with monthly payments at the prevailing effective interest rate. See National Association of Realtors, Methodology for the Housing Affordability Index, available at http://www.realtor.org/Reserach.nsf/Pages/HAmeth.

measures is described in greater detail in the Appendix.

Table 3. Affordable Sales in NYC by Household Income, 2000-2005

Year	Effective Interest Rate	NYC Median Income	Median Sale Price	Percent of Sales Affordable by Percent of Median Household Income		
				80%	100%	120%
2000	7.99	$46,548	$285,805	4.9%	10.7%	21.5%
2001	7.04	$44,184	$309,767	4.2%	9.1%	18.5%
2002	6.45	$43,543	$335,451	8.2%	13.4%	20.6%
2003	5.62	$42,945	$384,019	5.6%	9.3%	15.3%
2004	5.68	$43,110	$439,399	3.1%	4.5%	7.5%
2005	5.7	$43,434	$480,000	3.5%	4.6%	6.7%
5yr. Avg.	6.41	$43,961	$372,407	4.9%	8.6%	15.0%

Includes sales of single-family, condominium and 2-4 unit buildings. For 2-4 unit buildings, income is recalculated to include NYC median income plus estimated rental income for units not inhabited by the owner, as described in the appendix. All dollar amounts are reported in constant 2005 dollars.

Source: Furman Center calculations using data for NYC Department of Finance, ACS and Federal Housing Finance Board

Housing Price Appreciation and Income Trends

Home prices in New York City have escalated rapidly in recent years, with the average real annual appreciation rate between 2000 and 2005 exceeding 10 percent, more than three times the City's annual average of 3 percent in the 25 years prior to 2000. Today, home prices for all housing types in New York City have reached record highs, with a median sale price of $480,000 citywide in 2005, up from $285,805 in 2000; after adjusting for inflation, this represents a 68 percent increase in only five years. Interestingly, the building class experiencing the highest price appreciation from 2000 to 2005 is 2-4 family buildings; after adjusting for inflation, the median price for 2-4 family buildings increased by 70 percent over this period. At the same time, the median income for New York City households stagnated in real terms between 2000 and 2005, averaging approximately $44,000 per year during this period (see **Figure 8**).

As a result of these trends, the median price-to-median income ratio in New York City has swelled from an already high 6.1 in 2000 to 11.1 in 2005. This figure is more than four times greater than the 2.5 affordability threshold discussed above, and far above both nationwide and metro-area ratios during the same period.[16]

Although as noted earlier in **Table 1**, the median income to housing cost ratio for New Yorkers is 27 percent, that figure represents the financial situation of current New York City homeowners, some of whom bought when prices were much lower. The price-to-income ratio shown by **Figure 8** is a better gauge of the hurdle faced by prospective buyers. The numbers shown reveal that few New Yorkers will be able to purchase a home without significantly exceeding either the 2.5 price-to-income ratio or the 30 percent monthly housing cost standards advocated by HUD. In the following section, we calculate how many homes that sold recently would have been affordable to prospective purchasers without exceeding standard cost burdens.

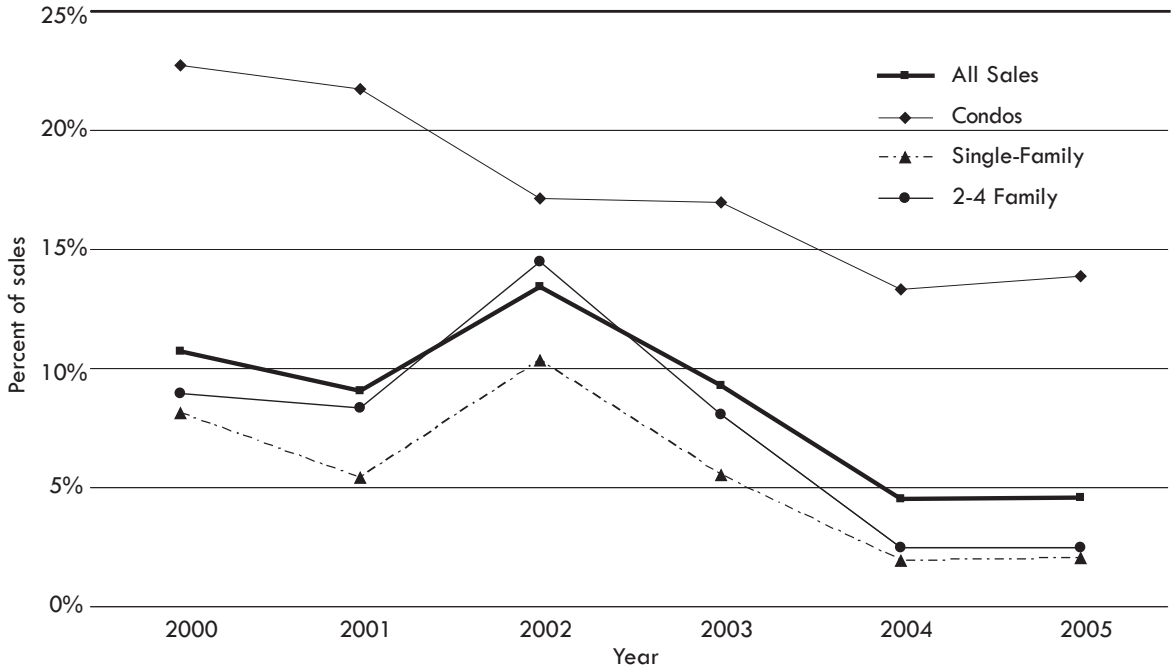
Affordability in Recent Home Sales

As shown in **Table 3**, the percentage of sales affordable to households earning the City median income ($43,434 in 2005) has dropped from nearly 11 percent in 2000 to less than 5 percent in 2005. Even more dramatically, the percentage of sales affordable to households earning 120 percent of the City median income ($52,121 in 2005) has fallen from 22 percent to only 7 percent during this same period, a drop of 15 percentage points in just five years. The drop in affordability is due almost entirely to rising real housing prices in a period when median income was stagnant. While the decline in interest rates helped improve affordability somewhat by lowering financing costs, it was not nearly enough to offset the rapid appreciation of home prices.

The decline in affordability is also apparent across housing types. As shown in **Figure 9**, the affordable share of sales of condominiums, single-family residences, and 2-4 unit buildings dropped significantly

16 See NAR 2006.

Figure 9. Percentage of Home Sales Affordable to Median Income Households by Building Class, 2000-2005



Source: Furman Center calculations using data from NYC Department of Finance, ACS and Federal Housing Finance Board

between 2000 and 2005. While condominium units are still the most affordable option for middle-income homebuyers, the affordable share of condominiums sold dropped the most dramatically during this period, from 23 percent in 2000 to just 14 percent in 2005.

Conclusion

Without a doubt, the housing market in New York City is "hot," with home prices reaching record highs and annual rates of appreciation far exceeding those witnessed in recent decades. Rapidly increasing home prices present a mixed blessing for New York City residents. To the extent that rising prices represent increased demand, they indicate that the City continues to be a very desirable place to live. For existing homeowners, appreciation translates into significant gains in home equity, which can enable homeowners to tap into home equity lines of credit. Of course, rising home prices are good news for homeowners interested in selling their property, especially if they do not plan to buy another property in the City.

But rapid price appreciation without accompanying increases in median incomes presents some serious challenges for New York City. As growth in home prices dramatically outpaces the typical New Yorker's income, renters and new arrivals to the City may find it increasingly difficult to transition to homeownership. Those who do manage to purchase a home may find themselves spending an extremely high proportion of their income servicing their housing debt, with little left over to spend on other necessities or to weather financial shocks, such as unemployment, divorce, or illness. Prospective buyers also may bridge the gap between income and prices by taking out "exotic" mortgages, such as home purchase loans with initially low "teaser rates," counting on the likelihood that their home will continue to appreciate in value and allow them to refinance their mortgages when their interest rates reset. However, if the New York City housing market "cools" or interest rates creep up, these overextended borrowers will be at the greatest risk of default and foreclosure. The Furman Center is currently conducting research on the causes and effects of mortgage distress and foreclosures that will further explore the policy implications of such financing tools.

Although New York's homeownership rate is far below that of the nation and most other large cities, homeownership rates for New Yorkers of all racial and ethnic groups have increased over the past few years. Our analysis indicates that the opportunities and costs of homeownership are not equally shared among New Yorkers—low-income homeowners face extremely high cost burdens, and Hispanic New Yorkers are very unlikely to purchase a home. The dramatic increase in prices the City has experienced over the past five years promises only to accentuate these disparities and may undermine gains in the homeownership rate, making it extremely difficult for low and middle-income New Yorkers to enjoy the benefits of homeownership.

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Appendix: Methodological Notes and Additional Tables

New York City in Context

Table A.1 provides additional detail on the median incomes and homeownership rates by race and ethnicity for the central cities of the 11 most populous metropolitan areas in the United States, according to the 2005 American Community Survey.

Calculating Housing Costs

To calculate monthly housing costs for individual households, we use the 2002 and 2005 Housing and Vacancy Surveys. Previous studies have used two main methods: the minimal version includes only principal and interest on the mortgage, property taxes and insurance (PITI), but a number of studies also include utilities. We choose a slightly more expansive definition including condominium or maintenance fees as well as utilities, because many homeowners report that property taxes and utilities are included in condominium or maintenance fees, making it difficult to calculate the components separately. Homeowners who do not have an outstanding mortgage and survey respondents who do not report the amount of any of the cost components are excluded from our analysis, as are those who live in cooperatives. Our measure of housing costs for renters consists of out-of-pocket rent payments and utilities. Renters who do not pay cash rent, live in city- or federally-subsidized housing or do not report the amount of housing costs are excluded, but those in rent-controlled or rent-stabilized units are included. Total monthly housing costs are divided by monthly incomes to calculate housing cost burdens. All costs and incomes are self-reported by survey respondents and cannot be independently verified.

Roughly 7 percent of homeowners in our sample (99 of 1332 observations) report paying total housing costs that exceed their total income, i.e. cost burdens greater than 100 percent (which would imply that they have negative residual incomes). There may be three primary reasons for this. First, households may be underreporting the amount of their income in their Housing and Vacancy Survey responses[17] – they may fail to report rental income from roommates or lodgers, for example. Or they may receive gifts from family or friends in order to pay the mortgage. Second, some survey respondents

17 HVS asks specifically for income received from a variety of sources, including wages and salaries, business or farm income, including rental properties; income from interest, dividends or other investments; social security, pension and retirement plans; various forms of public assistance, unemployment insurance, child support or alimony, and any other source.

Table A.1. Homeownership Rates and Median Income by Race & Ethnicity for NYC and 10 Large Cities, 2005

	Homeownership Rate					Median Household Income				
Geography	All Households	Non-Hispanic White	Black	Asian	Hispanic	All Households	Non-Hispanic White	Black	Asian	Hispanic
New York	33%	44%	28%	40%	16%	$43,434	$59,727	$35,641	$48,229	$30,005
Boston	36%	44%	29%	19%	16%	$42,562	$56,627	$31,331	$23,424	$20,830
San Francisco	38%	37%	32%	45%	30%	$57,496	$71,252	$26,102	$50,400	$44,563
Los Angeles	40%	53%	33%	36%	29%	$42,667	$60,805	$30,732	$44,093	$32,644
Washington DC	43%	54%	37%	33%	29%	$47,221	$79,336	$32,360	$53,605	$44,053
Dallas	46%	60%	34%	31%	40%	$36,403	$54,757	$26,372	$38,907	$29,055
Atlanta	46%	64%	34%	52%	16%	$39,752	$78,283	$22,390	$71,519	$28,155
Houston	48%	61%	37%	55%	39%	$36,894	$57,130	$27,280	$43,985	$29,247
Chicago	49%	60%	37%	48%	45%	$41,015	$57,740	$28,697	$44,572	$36,589
Detroit	55%	68%	53%	57%	49%	$28,069	$29,399	$27,481	$28,241	$35,182
Philadelphia	57%	63%	52%	50%	52%	$32,573	$43,631	$25,358	$37,831	$21,460

Source: ACS 2005

Table A.2. Median Residual Monthly Incomes by Tenure and Income, 2005

Income	Homeowners	Renters
All households	$4,956	$2,006
Less than $50,000	$621	$1,051
$50,000-100,000	$4,075	$4,528
Greater than $100,000	$9,181	$9,706

Source: Furman Center calculations using HVS 2005

who are the residents of the unit may not be responsible for paying the mortgage, for instance, young adults attending school may have their expenses paid by their parents. Third, it is possible that households spend down assets to pay their living expenses and do not report the capital gains from liquidating assets as income. This is most likely for relatively young households (students) and the elderly. All of these situations essentially produce measurement error in the reported income or cost variables. Since we cannot determine the true reasons for these exceptionally high reported cost burdens, we code the cost burden variables at 101 percent for both homeowners and renters if the household reports any amount over 100 percent, and the residual income at $-1 if residual income is less than zero. We also choose to report medians rather than means for most of the tables shown, since a very small number of households report extremely high annual incomes and monthly housing expenses, producing highly skewed distributions with means much higher than medians.

Table A.2 provides the median residual monthly incomes for both homeowners and renters in three income brackets, based on our calculations from the 2005 Housing and Vacancy Survey.

Calculating Share of "Affordable" Sales

To calculate the share of "affordable" home sales in New York City, we use a method similar to that used by the National Association of Realtors in calculating their Housing Affordability Index. We assume that borrowers' monthly debt servicing costs should not exceed 25 percent of their monthly pre-tax income.[18] Using income estimates for New York City reported in the American Community Survey, we estimate the maximum monthly loan payment that a median income household could afford. We then calculate the maximum loan amount that could be supported by that monthly payment, assuming a conventional 30-year fixed rate loan paid monthly, using the current effective annual interest rate.[19] The maximum affordable loan is thus calculated as follows:

$$Loan = PMT * \left(1 - \frac{1}{(1+r)^n}\right) * \frac{1}{r}$$

Where

- Loan is maximum loan amount
- PMT is maximum monthly payment (25 percent of monthly income)
- r = effective monthly interest rate (annual interest rate/12)
- n = number of payments (360)

To identify the maximum affordable house price, we assume that buyers will make a downpayment equal to 20 percent of the price. Thus the maximum price equals

$$Max\ Price = \frac{Loan}{1 - downpayment}$$

To determine the share of affordable sales, we calculate the number of actual home sales in each year at or below the estimated maximum affordable home price, as determined above. For condominiums and single family homes, this comparison is straightforward—units

18 In addition to mortgage payments, housing costs typically include property taxes, homeowners' insurance, and utilities. Due to wide variations in each of these costs by housing type and location, our analysis excludes these costsbut we choose to use 25 percent of the monthly income as the affordability threshold rather than the 30 percent, due to the exclusion of these additional costs. Thus 25 percent of income spent on mortgage payments alone should provide a comparable affordability standard to the 30 percent of income spent on total housing costs which we use to describe burdens of existing homeowners.

19 The effective interest rate reflects the prevailing interest rate in an area plus the amortization of initial fees and charges. The annual effective interest rate for the New York City metropolitan area is reported by the Federal Housing Finance Board on an annual basis.

Table A.3. Adjusted Median Incomes for Two-to-Four Family Buildings, 2000-2005

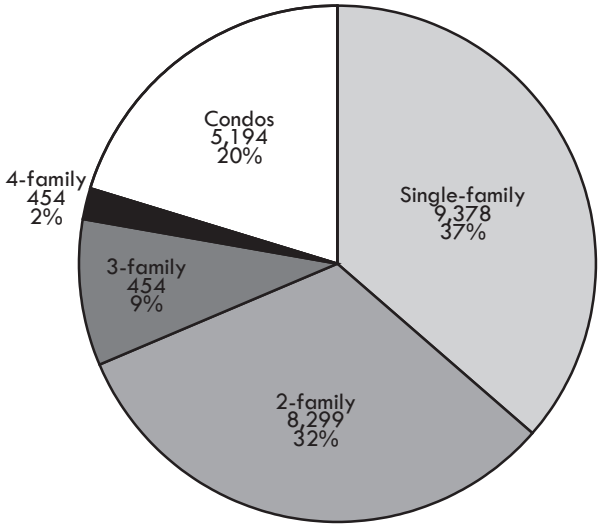
Year	Median Monthly Rent	Median Annual Household Income	Adjusted Median Annual Income		
			2-Family Building	3-Family Building	4-Family Building
2000	$848	$46,548	$55,701	$64,854	$74,007
2001	$867	$44,184	$53,549	$62,914	$72,278
2002	$887	$43,543	$53,119	$62,696	$72,272
2003	$908	$42,945	$52,749	$62,554	$72,358
2004	$929	$43,110	$53,142	$63,174	$73,206
2005	$950	$43,434	$53,694	$63,954	$74,214

Source: Furman Center calculations using the Public Use Microdata Sample of the 2000 census; HVS 2002 and 2005

that sold above the maximum affordable home price are considered unaffordable and those that sold below this threshold are considered affordable.[20] However, as seen in **Figure A.1**, a substantial number of home sales are two-family buildings, with smaller numbers of three- and four-family buildings.

We assume that purchasers of 2-4 family homes will live in one unit and rent out the remaining units, augmenting their income and allowing them to obtain a larger mortgage than they would have based on wage and salary income alone. To account for this, when calculating the affordability threshold for 2-4 family buildings, we increase the total income by the estimated amount of rental income. We estimate annual rental income by calculating median citywide rent for non-rent controlled rental units in 2-4 family buildings in 2000, 2002 and 2005 using Census microdata and Housing and Vacancy Surveys). Annual rental income is discounted by 10 percent to account for vacancies and maintenance costs. Rents for 2001, 2003 and 2004 are linearly interpolated. **Table A.3** shows the relevant incomes used to calculate affordability for each building type and year. The number of affordable sales of 2-4 family buildings is calculated using the same methodology described above, but using the adjusted incomes shown in the table.

Figure A.1. NYC Housing Sales by Building Type, 2005



Calculations exclude sales of buildings with 5 or more units and cooperatives.

Source: Furman Center tabulations of NYC Department of Finance data

20 We exclude cooperatives from our analysis due to lack of data on sale prices on individual units.

DOES HOUSING SUPPLY TRACK GROWTH IN NEW YORK CITY'S POPULATION?

Over the past decade, the population of New York City has grown significantly. This trend is expected to continue; the Department of City Planning estimates that the City's population will grow by 1.1 million people by 2030.[1] Although population growth indicates a healthy city, it also brings challenges and raises concerns about whether the city has the housing needed to accommodate new residents. Below we compare net changes in the number of households and housing units in New York City since 1990.

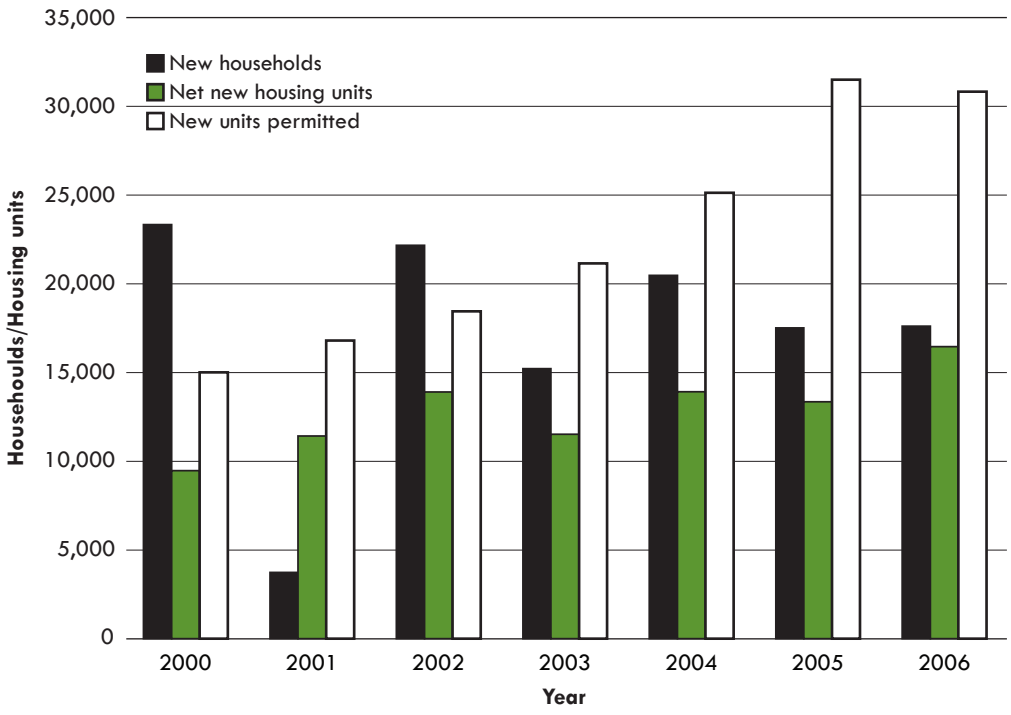
During the 1990s, growth in housing units lagged household growth by a considerable amount. According to the decennial census, between 1990 and 2000 the City grew by approximately 170,321 households, yet only 78,607 net available housing units were added to the stock.[2] The apparently slow response of housing supply to increases in demand could have a number of effects on housing markets, including upward pressure on prices and rents and overcrowding. Census data shows that the vacancy rate dropped from 5.8 percent in 1990 to 2.8 percent in 2000, also indicating a tightening of the housing market. In the State of New York City's Housing and Neighborhoods 2005, the Furman Center estimated that, as of 2005, to meet the needs of current residents who were either homeless or living in severely overcrowded conditions, and to provide a healthy vacancy rate, the City would need approximately 100,000 more units.

Encouragingly, housing supply appears to be tracking population growth more closely in recent years. As shown in **Figure 1**, although the number of new households exceeded the net gain in housing units

1 See DCP's website, http://www.nyc.gov/html/dcp/html/about/pr121306.shtml.

2 The Census Bureau's count of "available housing units" excludes units designated as "Vacant, not available for rent or purchase". The change in households between 1990 and 2000 is calculated using the 2000 census household count, the revised 1990 population estimate (7,567,146) and the average household size in 2000 (2.59).

Figure 1. Change in NYC Housing Stock and Households, 2000-2006



Source: Furman Center calculations using data from U.S. Census Bureau, NYC Department of City Planning and Department of Buildings.

for all but one year since 2000, the annual difference between households and units has been declining.[3] This is due in part to annual rates of new construction reaching the highest levels since the 1970s and in part to slower rates of household growth. In 2006, our estimates suggest that the City gained 17,666 new households while adding 16,511 housing units. Significantly, this is the smallest annual gap observed since 2000. Still, it suggests that the overall housing deficit has not decreased and may have increased slightly. While our data on certificates of occupancy do not include conversions from non-residential space and thus may understate additions to the stock, such conversions would have to account for as many as 1,155 units in 2006 in order to have reduced the housing deficit.

Figure 1 also shows a steady increase over the past several years in the number of new housing units authorized by building permits, an indicator of future growth in housing stock.[4] While not all units authorized by building permits are ultimately built, the recent increase in number of new units permitted suggests that the difference between population and housing unit growth may narrow in the coming years as these permitted housing units come on-line.[5]

3 Data on certificates of occupancy are collected by the Department of City Planning; they do not include conversions from the non-residential to the residential sector and therefore they may understate additions to stock. Units demolished are calculated by the Furman Center using data from the Department of Buildings. Certificates of occupancy are not available for 2006, and demolitions are not available for 2005 or 2006, so we extrapolate logarithmically from earlier years. New households are calculated as (PopulationT - PopulationT-1)/Average household size. Population for 2000 is taken from the decennial census; annual population data for 2001-05 are taken from Census Bureau's intercensal population estimates. The population numbers for 2003-2005 use Department of City Planning's revised estimates of population, which have been accepted by Census Bureau. The 2006 population assumes the same rate of growth from 2005-2006 as that from 2004-2005 (0.056%). We assume a household size of 2.59, the median size of NYC households reported in the 2000 census. Net change in housing units is calculated as the difference between certificates of occupancy and units demolished.

4 Data on housing permits are taken from the Census Bureau's New Residential Construction series. These permit numbers reflect only units in newly constructed buildings, not units created through conversion or rehabilitation of existing structures, so they may understate the true amount of new construction planned or in progress.

5 The Census Bureau estimates that 97 percent of all units and 77.5 percent of multifamily units authorized by building permits are ultimately built. Typical reasons that permits do not results in housing starts include abandoning construction after permits are issued or design changes that result in an increase or decrease in final number of units. For more discussion of permits data, see the New Residential Construction Series website, http://www.census.gov/const/www/newresconstindex.html. Typical reasons that permits do not result in housing starts include abandoning construction after permits are issued or design changes that result in an increase or decrease in final number of units. For more discussion of permits data, see the New Residential Construction Series website, http://www.census.gov/const/www/newresconstindex.html.

Notes on the 2006 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 units 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, because 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 protect the confidentiality of respondents. These pairs are Mott Haven/Melrose (CD 101) and Hunts Point/Longwood (CD 102) in the Bronx, Morrisania/ Crotona (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 2006 edition of this report includes rankings of the five boroughs and all 59 community districts for each indicator. The neighborhood ranked first has the highest number or percentage for the measure at issue (even if the measure is for a quality that one might think is "best" if lower). However, because data for several indicators – including all indicators drawn from the New York City Housing and Vacancy Survey – are available only at the subborough 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 and the median price per housing unit 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. 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.

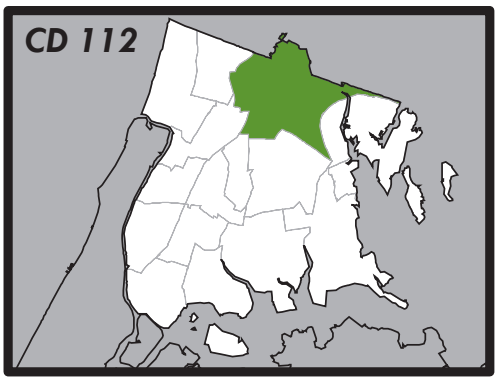
INFLATION ADJUSTMENTS

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

HOUSEHOLDS AND INDIVIDUALS

Because person-level data were unavailable from the 2005 Housing and Vacancy Survey at the time this report went to press, all indicators regarding 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.

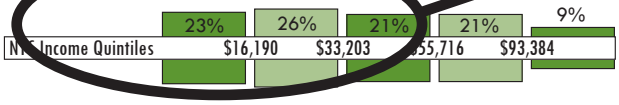
What's new in the 2006 State of NYC's Housing & Neighborhoods?



WILLIAMSBRIDGE/ BAYCHESTER[1]

	2005	Rank '02	Rank '05
Population (2000)	149,077	23	-
Population Density (2000)	20.2	49	-
Median Monthly Rent	$850	23	34
Median Price/Unit (2-4 fam.)	$207,498	17	20[2]
Racial Diversity Index	0.69	33	32
Income Diversity Ratio	5.8	37	18

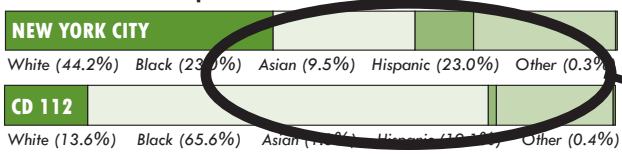
Percent of Households in CD 112 in Each New York City Income Quintile



Even with a drop in median income of 13.1%, and an increase in poverty rates of 4.3 percentage points between 2002 and 2005, residents of Williamsbridge/Baychester are doing well compared to the rest of the Bronx. CD 112 has the highest rate of home purchase lending of any CD in the Bronx (92.3 per 1,000 properties), and enjoys homeownership rates near the City average.

However, many of the homes are financed with subprime loans. Half of the district's home purchase loans are subprime, ranking it 4th in the City. CD 112 has the second-to-lowest percentage of rent-regulated apartments in the borough and is ranked 37th citywide for this indicator.

Racial and Ethnic Composition in New York City and CD 112



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$36,122	-	-	$31,400	35	39
Poverty Rate	16.7%	-	-	21.0%	27	20
Percent Immigrant Households	49.7%	-	-	43.6%	15	21
Percent of Rental Units that are Subsidized	17.7%	-	-	12.9%	21	25
Percent of Rental Units that are Rent-Regulated	29.1%	-	-	38.4%	42	37
Certificates of Occupancy	124	281	207	231	32	26
Percent Vacant Land Area	-	2.3%	2.3%	3.9%	34	26
Median Age of Housing Stock	-	68	69	70	34	33
Homeownership Rate (2 to 4 family bldg.)	32.5%	-	-	31.6%	20	22
Index of Housing Price Appreciation	122.9	144.9	160.1	181.4	32	32[2]
Home Purchase Loans (per 1,000 properties)	42.7	54.6	70.4	92.3	37	10
Percent of Home Purchase Loans that are Subprime	16.2%	26.3%	38.8%	50.5%	4	4
Percent of Refinance Loans that are Subprime	28.9%	35.0%	49.1%	51.6%	14	4
Notices of Foreclosure (per 1,000 1-4 family properties)	24.1	22.8	22.7	14.8	17	16
Percent Tax Delinquencies (delinquent ≥1 year)	3.5%	2.4%	1.7%	1.8%	23	21
Serious Housing Code Violations (per 1,000 rental units)	47.8	52.9	58.2	65.2	20	19
Percent of Students Performing at Grade Level - Reading	35.1%	35.8%	35.5%	46.4%	38	38
Percent of Students Performing at Grade Level - Math	31.6%	39.3%	42.8%	49.3%	39	38
Felony Crime Rate (per 1,000 residents)	24.2	22.0	21.0	19.9	44	42
Acres of Open Space (per 1,000 residents)	-	-	7.0	-	-	7
Asthma Hospitalizations (per 1,000 people)	4.4	4.7	4.5	4.6	15	15
Low Birth Weight (per 1,000 live births)	100	106	121	111	13	10

[1] Community district 112 matches sub-borough area 110.
[2] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).

Income Data showing the percentage of households in a given community district that fall into each of the income quintiles for New York City as a whole

The **Racial and Ethnic Composition** for each community district is displayed in graphic form for easy comparison with the City's overall composition

New Indicators including open space, rate of asthma hospitalizations and low birth weight

INDICATORS, DEFINITIONS AND RANKINGS

In this section we define each neighborhood data indicator used in this report and provide the source of the indicator, the level of geography for which it is available, the years for which data are available, and the five neighborhoods with the highest and lowest totals for that 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. Though community districts and sub-borough areas may share boundaries, they often have slightly different names. In the rankings, we use the name appropriate to the level of geography for which data are available. In addition, because there are 59 community districts and 55 sub-borough areas, indicator ranks fluctuate accordingly. Refer to "Notes on the 2006 Edition" for more information on rankings and geographies.

Acres of Open Space (per 1,000 residents)

In 2004, a graduate student in City Planning at Hunter College, Sara Hodges, compiled a database of open space in NYC, using data from the NYC Department of Parks and Recreation, the Council on the Environment of NYC, Board of Education, the CARSI Lab and Community Cartography. The database includes local, regional, state and national parks; beaches; sitting areas; Greenstreets; playgrounds; community gardens; as well as outdoor sports facilities maintained by the Department of Parks and Recreation and the Board of Education. The acreage of regional parks that fall within more than one community district is distributed among the various community districts in which it falls proportional to the relative lengths of the district-park boundaries.

Source: New York City Open Accessible Space Information System (OASIS)
Geography: Community district, borough, city
Years available: 2004

Five Highest

1. Mid-Island	SI
2. South Shore	SI
3. Flatlands/Canarsie	BK
4. Throgs Neck/Co-op City	BX
5. Bayside/Little Neck	QN

Five Lowest

55. Stuyvesant Town/Turtle Bay	MN
56. Bedford Stuyvesant	BK
57. Borough Park	BK
58. Bushwick	BK
59. East Flatbush	BK

Asthma Hospitalizations (per 1,000 people)

The indicator measures the number of hospital admissions per 1,000 residents for Chronic Obstructive Pulmonary Disease and is reported by the residence of the admitted patient. The Furman Center aggregates this data to the sub-borough area level using a population weighting formula.

Source: Infoshare, New York State Department of Health
Geography: Sub-borough area, borough, city
Years Available: 2002, 2003, 2004, 2005

Five Highest

1. Mott Haven/Hunts Point	BX
2. Morrisania/Belmont	BX
3. Highbridge/S. Concourse	BX
4. University Heights/Fordham	BX
5. Parkchester/Soundview	BX

Five Lowest

51. Bensonhurst	BK
51. Bay Ridge	BK
53. Bayside/Little Neck	QN
54. Upper East Side	MN
54. Financial Dist./Greenwich Vil.	MN

Certificates of Occupancy

The NYC Department of Buildings requires a certificate of occupancy (C of O) before any newly constructed housing unit can be occupied. Rehabilitated housing units generally do not require a C of O, unless the rehabilitation is so significant that the floor plan of the unit is changed. This indicator measures the total number of C of Os approved by the Department of Buildings each year.

Source: New York City Department of City Planning
Geography: Community district, borough, city
Years Available: 2002, 2003, 2004, 2005

Five Highest

1. Financial District	MN
2. North Shore	SI
3. South Shore	SI
4. Upper East Side	MN
5. Jamaica/Hollis	QN

Five Lowest

55. Rego Park/Forest Hills	QN
56. Morningside Heights/Hamilton	MN
57. Washington Heights/Inwood	MN
58. Kingsbridge Heights/Bedford	BX
59. Riverdale/Fieldston	BX

Elevated Blood Lead Levels (per 1,000 children tested)

This indicator measures the rate at which children under the age of 18 who were tested were found to have elevated blood lead levels. The Center for Disease Control has defined elevated blood lead levels as a blood level of 10 µg/dL (microgram per deciliter).

Source: NYC Department of Health and Mental Hygiene
Geography: Borough, city
Years Available: 2002, 2003, 2004

This data is not available at the community district level, so rankings are not provided for this indicator.

Felony Crime Rate (per 1,000 residents)

The NYC Police Department collects data on a variety of reported crimes based for each of the 76 police precincts in the City. Felony Crime Rates refers to the seven major felonies that the police track: burglary, larceny motor vehicle theft, murder, rape, robbery, and assault. Rates are calculated as the number of crimes per 1,000 people residing in the area. The NYC Police Department provides data at the police precinct level. The Furman Center aggregates the data to the community district level using a population weighting formula.

Source: New York City Police Department
Geography: Community district, borough, city
Years Available: 2002, 2003, 2004, 2005

Five Highest

1. Midtown	MN
2. Clinton/Chelsea	MN
3. Financial District	MN
4. Fort Greene/Brooklyn Heights	BK
5. Greenwich Village/Soho	MN

Five Lowest

55. Queens Village	QN
56. Mid-Island	SI
57. Bayside/Little Neck	QN
58. Borough Park	BK
59. South Shore	SI

Home Purchase Loans (per 1,000 properties)

The extent of mortgage lending provides insight into capital investment in New York City. The Federal Home Mortgage Disclosure Act (HMDA) requires financial institutions with assets totaling $31 million or more to report information on loan applications and originations. Thus, the HMDA data capture most, but not all, residential mortgage lending activity. The report presents statistics on loan activity for residential properties of 1-4 units which, according to HMDA reporting guidelines, also include condominium and cooperative units, even if that unit is located in a structure that houses five or more families.

Source: Home Mortgage Disclosure Act
Geography: Sub-borough area, borough, city
Years Available: 2002, 2003, 2004, 2005

Five Highest

1. Bedford Stuyvesant	BK
2. Bushwick	BK
3. East New York/Starrett City	BK
4. Brownsville	BK
5. Ozone Park/Woodhaven	QN

Five Lowest

51. Highbridge/S. Concourse	BX
52. Morningside Heights/Hamilton	MN
53. Borough Park	BK
54. Lower East Side/Chinatown	MN
55. East Harlem	MN

Homeownership Rate

The homeownership rate is the number of owner-occupied units divided by the total number of occupied units. We consider the following categories to be owner-occupied: "homeowner (conventional)," which is privately owned one and two to four family houses; "Mitchell-Lama Co-op," which are privately owned units constructed under the New York State or New York City Mitchell-Lama cooperative program; and "private co-op/condo," which are privately owned cooperative or condominium units not constructed under the Mitchell-Lama program.

Source: New York City Housing and Vacancy Survey
Geography: Sub-borough area, borough, city
Years available: 2002, 2005

Five Highest

1. South Shore	SI
2. Bayside/Little Neck	QN
3. Queens Village	QN
4. Mid-Island	SI
5. Throgs Neck/Co-op City	BX

Five Lowest

51. Morrisania/Belmont	BX
52. Highbridge/S. Concourse	BX
53. Kingsbridge Heights/Mosholu	BX
54. Mott Haven/Hunts Point	BX
55. University Heights/Fordham	BX

Income Diversity Ratio

The 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. A higher number indicates a broader range of incomes in a given area.

Each CD and Borough page includes a graph of income data which shows the percentage of households in a given community district that fall into each of the income quintiles for New York City. The percentages in the charts may not add up to 100% because of rounding.

Source: New York City Housing and Vacancy Survey, Furman Center
Geography: Sub-borough area, borough, city
Years Available: 2002, 2005

Five Highest

1. Lower East Side/Chinatown	MN
2. Coney Island	BK
3. Borough Park	BK
4. Upper West Side	MN
5. Brownsville	BK

Five Lowest

51. Woodside/Sunnyside	QN
52. Jamaica/Hollis	QN
53. Hillcrest/Fresh Meadows	QN
54. Jackson Heights	QN
55. Ozone Park/Woodhaven	QN

Index of Housing Price Appreciation

This index, also called the repeat sales index, measures average price changes in repeated sales of the same properties. Because it is based on price changes for the same properties, this index captures price appreciation while controlling for changes in the quality of the housing. Sales prices used in the repeat sales index are adjusted for inflation. The index is available for different types of properties – single family, two to four family buildings, five or more family buildings (including co-op buildings), and condominiums. The index given is for the type of housing most prevalent (i.e., with most sales) in each community district or borough. The index is set equal to 100 in 1994. The index for 2005 reflects cumulative price appreciation of the last 11 years, following the housing market bust of the early 1990s.

For example, a price index of 150 in 2005 indicates that quality-controlled prices rose by 50 percent between 1994 and 2005 (appreciation = 150-100/100). To use the price index, therefore, compare an area's price index for a particular year to the price index for that year and the same class of property in another area. The area with the higher index number experienced greater appreciation. To compare rates of appreciation, compare the percentage difference between the indices for 2002 and 2005 for each area. For example, if in borough A, the price index for 2-4 family homes in 2002 is 120 and the index for 2005 is 150, quality controlled prices rose by 25 percent (150-120/120). In borough B, if the price index for 1-2 family homes was 110 in 2002 and the index for 2005 is 150, quality controlled prices rose by 36 percent (150-110/110). The rate of price appreciation in borough B was therefore higher, even though the boroughs had the same price index in 2005.

Source: New York City Department of Finance, Furman Center
Geography: Community district, borough, city
Years available: 2002, 2003, 2004, 2005

Single Family (Out of 15 CDs)

Three Highest

1. Flatbush/Midwood	BK
2. Sheepshead Bay	BK
3. Rego Park/Forest Hills	BK

Three Lowest

13. St. George Stapleton	SI
14. Throgs Neck/Co-op City	BX
15. Riverdale/Fieldston	BX

2-4 Family (Out of 32 CDs)

Three Highest

1. Fort Greene/Brooklyn Heights	BK
2. Park Slope/Carroll Gardens	BK
3. Greenpoint/Williamsburg	BK

Three Lowest

30. Morris Park/Bronxdale	BX
31. Williamsbridge/Baychester	BX
32. Parkchester/Soundview	BX

5+ family (Out of 5 CDs)

Three Highest

1. Morningside Heights/Hamilton	MN
2. Central Harlem	MN
3. East Harlem	MN

Two Lowest

4. Washington Heights/Inwood	MN
5. Lower East Side/Chinatown	MN

Condominium (out of 7 CDs)

Three Highest

1. Clinton/Chelsea	MN
2. Upper West Side	MN
3. Greenwich Village/Soho	MN

Three Lowest

5. Financial District	MN
6. Stuyvesant Town/Turtle Bay	MN
7. Midtown	MN

Infant Mortality Rate (per 1,000 births)

New York City's Department of Vital Statistics collects data on infant mortality reported by community district. We report the number per 1,000 live births.

Source: New York City Dept of Health and Mental Hygiene "Summary of Vital Statistics" Report
Geography: Borough, city
Years Available: 2002, 2003, 2004, 2005

Five Highest

1. Morrisania/Crotona	BX
2. S. Crown Heights/ Prospect Hts.	BK
3. Midtown	MN
4. Bedford Stuyvesant	BK
5. Coney Island	BK

Five Lowest

55. Sheepshead Bay	BK
56. Financial District	MN
57. Greenwich Village/Soho	MN
58. Clinton/Chelsea	MN
59. Riverdale/Fieldston	BX

Low Birth Weight (per 1,000 live births)

This indicator keeps track of the number of babies who were born weighing less than 2,500 grams (5.5 pounds). We report the number per 1,000 live births.

Source: New York City Department of Health and Mental Hygiene
Geography: Community District, borough, city
Years Available: 2002, 2003, 2004, 2005

Five Highest

1. Brownsville	BK
2. Bedford Stuyvesant	BK
3. Morrisania/Crotona	BX
4. Central Harlem	MN
5. Belmont/East Tremont	BX

Five Lowest

55. Sunset Park	BK
55. Bay Ridge/Dyker Heights	BK
57. Greenpoint/Williamsburg	BK
58. Flushing/Whitestone	QN
59. Borough Park	BK

Median Age of Housing Stock

This indicator measures the median age of housing units. Age is calculated as the number of years since a building's construction and each building record is weighted by the number of units in the building to produce the median housing unit age. These data come from the Department of Finance's Real Property Assessment Data (RPAD) file, which contains records on nearly 1 million unique tax lots.

Source: Department of Finance Real Property Assessment Data File, Furman Center
Geography: Community district, borough, city
Years Available: 2003, 2004, 2005

Five Highest

1. Greenwich Village/Soho	MN
2. Sunset Park	BK

3. **6 tied:** Bedford Stuyvesant (BK), Central Harlem (MN), Crown Heights (BK), Morningside Heights/Hamilton (MN), Park Slope/Carroll Gardens (BK), Lower East Side/Chinatown (MN)

Five Lowest

55. Coney Island	BK
55. Throgs Neck	BX
57. Mid-Island	SI
58. Financial District	MN
59. South Shore	SI

Median Household Income (in 2004 dollars)

Household income is the income of all members of a household 15 years or older. Although derived from the 2005 and 2002 Housing and Vacancy Survey, these figures pertain to 2004 and 2001, respectively - the most recent year for which a survey respondent could have a full year income to report. 2001 incomes have been adjusted to 2004 dollars.

Source: New York City Housing and Vacancy Survey
Geography: Sub-borough area, borough, city
Years Available: 2002, 2005

Five Highest

1. Stuyvesant Town/Turtle Bay	MN
2. Greenwich Vill./Financial Dist.	MN
3. Upper East Side	MN
4. Upper West	MN
5. South Shore	SI

Five Lowest

51. Bedford Stuyvesant	BK
52. University Heights/Fordham	BX
53. Highbridge/S. Concourse	BX
54. Morrisania/Belmont	BX
55. Mott Haven/Hunts Point	BX

Median Monthly Rent

The Furman Center calculates the monthly contract rent from the 2002 and 2005 Housing and Vacancy Survey, excluding rent of renters receiving city, state or federal subsidies and renters with zero rent (but including rent in rent regulated and rent controlled apartments). The monthly contract rent is the rent agreed to or specified in the lease, even if furnishings, utilities, or services are included. Rent is expressed in constant 2005 dollars to ensure comparability across years.

Source: New York City Housing and Vacancy Survey, Furman Center
Geography: Sub-borough area, borough, city
Years Available: 2002, 2005

Five Highest

1. Financial Dist./ Greenwich Vil.	MN
2. Upper East Side	MN
3. Stuyvesant Town/Turtle Bay	MN
4. Chelsea/Clinton/Midtown	MN
5. Upper West Side	MN
5. Bayside/Little Neck	MN

Five Lowest

51. **4 tied:** Morrisania/Belmont (BX), S. Crown Heights/Prospect Hts. (BK), Rockaways (QN), South Shore (SI)	
52. Highbridge/S. Concourse	BX
53. University Heights/Fordham	BX
54. Mott Haven/Hunts Point	BX
55. Central Harlem	MN

Median Price per Unit

For single family homes, price per unit is the sales price of the home. For multifamily buildings, the price per unit is calculated by dividing the sales price of a residential building by the number of units contained within the building. For condominium buildings, the sale price is available for each apartment. Building sales data are obtained from the Department of Finance. Prices are expressed in constant 2005 dollars to ensure comparability across years. In this report we provide the median price per unit for the predominant housing type at the community district level. For each housing type, CDs are ranked against all CDs with the same predominant housing type.

Source: New York City Department of Finance, Furman Center
Geography: Community district, borough, city
Years Available: 2002, 2003, 2004, 2005

Single Family (Out of 15 CDs)

Three Highest

1. Flatbush/Midwood	BK
2. Riverdale/Fieldston	BX
3. Bayside/Little Neck	QN

Three Lowest

13. Rockaway/Braod Channel	QN
14. St. George/Stapleton	SI
15. Jamaica/Hollis	QN

2-4 Family (Out of 32 CDs)

Three Highest

1. Park Slope/Carroll Gardens	BK
2. Fort Greene/Brooklyn Heights	BK
3. Bay Ridge/Dyker Heights	BK

Three Lowest

30. Morrisania/Crotona	BX
31. Hunts Point/Longwood	BX
32. Mott Haven/Melrose	BX

5+ Family (Out of 5 CDs)

Two Highest

1. Lower East Side/Chinatown	MN
2. East Harlem	MN

Two Lowest

4. Central Harlem	MN
5. Washington Heights/Inwood	MN

Condominium (Out of 7 CDs)

Three Highest

1. Greenwich Village/Soho	MN
2. Midtown	MN
3. Upper West Side	MN

Three Lowest

5. Financial District	MN
6. Stuyvesant Town/Turtle Bay	MN
7. Clinton/Chelsea	MN

Median Rent Burden

This indicator represents the median percentage of income spent on gross rent (rent plus electricity and fuel costs) by New York City households. For each borough, as well as New York City as a whole, this report lists the rent burden in 2002 and 2005 for all renter households and for unsubsidized low-income renter households. Unsubsidized low-income households are those in which the renter's income falls below the HUD-defined low income threshold but the renter is not receiving a federal subsidy such as a Section 8 voucher. Due to space limitations, this indicator is omitted from CD pages. Refer to www.nychanis.com for sub-borough area level data.

Source: New York City Housing and Vacancy Survey, Furman Center
Geography: Borough, city
Years Available: 2002, 2005

All renter households

Five Highest

1. Highbridge/S. Concourse	BX
2. Kingsbridge Hts./Mosholu	BX
3. Morrisania/Belmont	BX
4. Jackson Heights	QN
5. Borough Park	BK

Five Lowest

51. Stuyvesant Tn./Turtle Bay	MN
52. Bay Ridge/ Dyker Heights	BK
53. Bayside/Little Neck	QN
54. Brooklyn Hts./Ft. Greene	BK
55. Upper West Side	MN

Low income, unsubsidized renter households

Five Highest

1. Upper East Side	MN
2. Bayside/Little Neck	QN
3. Borough Park	BK
4. Stuyvesant Town/Turtle Bay	MN
5. Financial Dist./ Greenwich Vil.	MN

Five Lowest

51. Pelham Parkway	BX
52. Bushwick	BK
53. Rockaways	QN
54. Sunset Park	BK
55. Central Harlem	MN

Notices of Foreclosure (per 1,000 1-4 family properties)

A notice of foreclosure, called a *lis pendens*, is a legal notice filed to provide property owners who are late on mortgage payments with notice that the holder of the mortgage is claiming title to the property. In many cases, the filing of a *lis pendens* does not lead to an actual mortgage 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. Data on notices of mortgage foreclosure activity provides insight into the health of New York City's housing market and the precariousness of the financial situation of the City's homeowners. Because data on these legal filings are not available for Staten Island, only four boroughs are covered for this indicator and the community districts are ranked accordingly.

Source: Public Data Corporation and New York City, Department of Finance (Real Property Assessment Data)
Geography: Community district, borough, city
Years Available: 2002, 2003, 2004, 2005

Five Highest

1. Bedford Stuyvesant	BK
2. Brownsville	BK
3. Bushwick	BK
4. Hunts Point/Longwood	BX
5. Jamaica/Hollis	QN

Five Lowest

52. Upper East Side	MN
53. Clinton/Chelsea	MN
53. Financial District	MN
53. Lower East Side/Chinatown	MN
53 Midtown	MN

Number of Housing Units

A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other persons in the structure, and access the quarters directly from the outside of the building or through a common hall.

Source: New York City Housing and Vacancy Survey
Geography: Sub-borough area, borough, city
Years Available: 2002, 2005

Five Highest

1. Upper East Side	MN
2. Upper West Side	MN
3. Stuyvesant Town/Turtle Bay	MN
4. Flushing/Whitestone	QN
5. Chelsea/Clinton/Midtown	MN

Five Lowest

51. Pelham Parkway	BX
52. South Crown Heights	BK
53. Rockaways	QN
54. S. Ozone Park/Howard Beach	QN
55. Bushwick	BK

Percent of Home Purchase Loans that are Subprime

Subprime mortgage lending allows borrowers with credit records that would not qualify them for prime rate conventional loans to gain access to financing for home purchase, refinancing, and home improvement capital. However, some subprime lending is predatory because it is priced in excess of borrower risk or includes unfair or fraudulent terms. Predatory lending has been associated with a greater risk of foreclosure. The U.S. Department of Housing and Urban Development (HUD) provides a list of lenders that specialize in subprime lending, which the Furman Center matches to loan information under HMDA.

Source: Home Mortgage Disclosure Act
Geography: Sub-borough area, borough, city
Years Available: 2002, 2003, 2004, 2005

Five Highest

1. Brownsville	BK
2. Jamaica/Hollis	QN
3. East New York/Starrett City	BK
4. Williamsbridge/Baychester	BX
5. University Heights/Fordham	BX

Five Lowest

51. Financial Dist./Greenwich Vil.	MN
52. Upper West Side	MN
53. Stuyvesant Town/Turtle Bay	MN
54. Upper East Side	MN
55. Lower East Side/Chinatown	MN

Percent Immigrant Households

This number represents the percentage of all heads of household who were not born in the United States or Puerto Rico.

Source: New York City Housing and Vacancy Survey
Geography: Sub-borough area, borough, city
Years available: 2002, 2005

Five Highest

1. Elmhurst/Corona	QN
2. East Flatbush	BK
3. Jackson Heights	QN
4. Woodside/Sunnyside	QN
5. Coney Island	BK

Five Lowest

51. Midtown/Clinton/Chelsea	MN
52. Stuyvesant Town/Turtle Bay	MN
53. Upper East Side	MN
54. Great Kills	SI
55. Financial Dist./Greenwich Vil.	MN

Percent of Refinance Loans that are Subprime

The percentage of refinance loans that are subprime is calculated with data from HMDA. For more information on subprime lending, see the "Percent Subprime Home Purchase Loans" definition.

Source: Home Mortgage Disclosure Act
Geography: Sub-borough area, borough, city
Years Available: 2002, 2003, 2004, 2005

Five Highest

1. Highbridge/S. Concourse	BX
2. Morrisania/Belmont	BX
3. University Heights/Fordham	BX
4. Williamsbridge/Baychester	BX
5. Brownsville	BK

Five Lowest

51. Stuyvesant Town/Turtle Bay	MN
52. Clinton, Chelsea, Midtown	MN
53. Upper East Side	MN
54. Upper West Side	MN
55. Lower East Side/Chinatown	MN

Percent Severely Crowded Households

A severely crowded household is defined as one in which there are more than 1.5 persons for each room in the unit. For each borough, as well as New York City as a whole, this report lists severe crowding in 2002 and 2005 for all renter households and for unsubsidized low-income renter households. Unsubsidized low-income households are those in which the renter's income falls below the HUD defined low-income cutoff but the renter is not receiving a federal subsidy such as a Section 8 voucher. Due to space limitations, this indicator is omitted from CD pages. Refer to www.nychanis.com for sub-borough area level data.

Source: New York City Housing and Vacancy Survey
Geography: Sub-borough area, borough, city
Years Available: 2002, 2005

All renter households

Five Highest

1. Borough Park	BK
2. Jamaica	QN
3. University Hts./Fordham	BX
4. Elmhurst/Corona	QN
5. Flatbush	BK

Five Lowest

51. Bedford Stuyvesant	BK
52. Park Slope/Carroll Gardens	BK
53. East Harlem	MN
54. Mid. Village/Ridgewood	QN
54. Queens Village	QN

Low income, unsubsidized renter households

Five Highest

1. Borough Park	BK
2. University Hts./Fordham	BX
3. Mid-Island	SI
4. Jamaica/Hollis	QN
5. Pelham Parkway	BX

Five Lowest

51. Park Slope/Carroll Gardens	BK
51. Financial Dist./Greenwich Vil.	MN
51. East Harlem	MN
51. Mid. Village/Ridgewood	QN
51. Queens Village	QN

Percent of Students Performing at Grade Level in Reading and Math

The NYC Department of Education's Division of Assessment 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 for grades three through eight. The Department of Education provides this data at the school district level. The Furman Center aggregates this data to the community district level using a population weighting formula.

Source: New York City Department of Education, Furman Center
Geography: Community district, borough, city
Years Available: 2002, 2003, 2004, 2005

Five Highest - Reading

1. Bayside/Little Neck	QN
2. Financial District	MN
2. Greenwich Village/Soho	MN
2. Midtown	MN
2. Stuyvesant Town/Turtle Bay	MN

Five Lowest - Reading

55. Belmont/East Tremont	BX
56. Fordham/University Heights	BX
57. Morrisania/Crotona	BX
58. Highbridge/Concourse	BX
59. Mott Haven/Melrose	BX

Five Highest - Math

1. Bayside/Little Neck	QN
2. Flushing/Whitestone	QN

3. 5 tied: Financial District (MN), Greenwich Village/Soho (MN), Midtown (MN), Stuyvesant Town/Turtle Bay (MN), Upper East Side (MN)

Five Lowest - Math

55. South Crown Heights	BK
56. University Heights/Fordham	BX
57. Morrisania/Crotona	BX
58. Highbridge/S. Concourse	BX
59. Mott Haven/Melrose	BX

Percent Tax Delinquencies (Delinquent ≥ 1 year)

Information on property tax delinquencies provides insight into the health of the City's housing market and the precariousness of homeowners' financial situation. A property is considered delinquent for one year or more if the tax payment was not received within one year of the due date. This report only includes delinquencies of more than $500, because those under $500 are not likely to indicate that the homeowner is having significant economic problems.

Source: New York City Department of Finance Open Balance File and Real Property Assessment Data
Geography: Community district, borough, city
Years Available: 2002, 2003, 2004, 2005

Five Highest	
1. Washington Heights/Inwood	MN
2. Highbridge/S. Concourse	BX
3. Bedford Stuyvesant	BK
4. University Heights/Fordham	BX
5. Morningside Heights/Hamilton	MN
Five Lowest	
55. Rego Park/Forest Hills	QN
56. Flushing/Whitestone	QN
57. Bayside/Little Neck	QN
58. Greenwich Village/Soho	MN
59. Financial District	MN

Percent of Rental Units that are Rent-Regulated

This indicator measures the percentage of all rental units that are rent stabilized, rent-controlled or loft board regulated. Rent control laws were initially enacted during World War II and have dwindled to compose 2% of the City's rental units. Because rent-controlled apartments generally are converted to rent stabilization or become unregulated upon vacancy, most tenants in the few remaining rent controlled apartments have occupied their apartments since 1974 or earlier. Rent stabilization laws were first enacted in 1969 and provide for a less stringent form of rent regulation than rent control. For more information on rent regulation, see the New York City Rent Guidelines Board website at www.housingnyc.com.

Source: New York City Housing and Vacancy Survey
Geography: Sub-borough area, borough, city
Years Available: 2002, 2005

Five Highest	
1. Kingsbridge Heights/Bedford	BX
2. Washington Heights/Inwood	MN
3. South Crown Heights	BK
4. Rego Park/Forest Hills	QN
5. University Heights/Fordham	BX
Five Lowest	
51. East New York/Starrett City	BK
52. S. Ozone Park/Howard Beach	QN
53. Bayside/Little Neck	QN
54. Flatlands/Canarsie	BK
55. Mid-Island	SI

Percent of Rental Units that are Subsidized

This indicator includes the percentage of the City's total housing stock that is public housing (any rental units in structures owned and maintained by the New York City Housing Authority), units that are city-owned, or units for which rents are regulated because the development received some form of governmental subsidy to promote affordable housing (for example, Mitchell Lama rental units and HUD regulated units).

Source: New York City Housing and Vacancy Survey
Geography: Sub-borough area, borough, city
Years Available: 2002, 2005

Five Highest	
1. East Harlem	MN
2. Mott Haven/Hunts Point	BX
3. Coney Island	BK
4. Brownsville	BK
5. East New York/Starrett City	BK
Five Lowest	
51. Bay Ridge/Dyker Heights	BK
52. Flushing/Whitestone	QN
53. Woodside/Sunnyside	QN
54. South Shore	SI
55. **6 tied:** Ozone Park/Woodhaven (QN), S. Ozone Park/Howard Beach (QN), Ridgewood/Maspeth (QN), Rego Park/Forest Hills (QN), Bayside/Little Neck (QN), Bensonhurst (BK)	

Percent Vacant Land Area

This indicator represents the percentage of total land area comprised of vacant lots in a given geographic area. These data come from the Department of Finance's Real Property Assessment Data (RPAD) file.

Source: Department of Finance Real Property Assessment Data File
Geography: Community district, borough, city
Years Available: 2003, 2004, 2005

Five Highest	
1. South Shore	SI
2. Rockaway/Broad Channel	QN
3. East New York/Starrett City	BK
4. Mid-Island	SI
5. Coney Island	BK
Five Lowest	
55. Financial District	MN
56. Greenwich Village/Soho	MN
57. Stuyvesant Town/Turtle Bay	MN
58. Bay Ridge/Dyker Heights	BK
59. Upper East Side	MN

Population

The Census defines "population" as all people, both children and adults, living in a given geographic area. Population figures for each community district are derived from the 2000 Census. Borough and City population totals for 2002 to 2005 are obtained from yearly Census estimates.

Source: United States Census
Geography: Community district, borough, city
Years Available: 2002, 2003, 2004, 2005

Five Highest	
1. Flushing/Whitestone	QN
2. Jamaica/Hollis	QN
3. Upper East Side	MN
4. Astoria	QN
5. Washington Hts/Inwood	MN
Five Lowest	
55. Belmont/E. Tremont	BX
56. Morrisania/Crotona	BX
57. Hunts Pt./Longwood	BX
58. Midtown	MN
59. Financial District	MN

Population Density (1,000 persons per square mile)

Population density is calculated by dividing a geographic unit's population (as defined in this section) by its land area and is reported as 1,000 persons per square mile.

Source: Neighborhood Change Database, 2000 Census
Geography: Sub-borough area, borough, city
Years Available: 2000

Five Highest	
1. Upper East Side	MN
2. Morningside Hts./Hamilton	MN
3. Lower East Side/Chinatown	MN
4. Stuyvesant Town/Turtle Bay	MN
5. Kingsbridge Hts/Bedford Park	BX
Five Lowest	
51. Throgs Neck/Co-op City	BX
52. Queens Village	QN
53. Rockaways	QN
54. South Shore	SI
55. Mid-Island	SI

Poverty Rate

Poverty rate is calculated using income data from the Housing and Vacancy Survey in combination with income cutoffs or "poverty thresholds" adjusted to take into account such factors as size of family unit, age of householder, and number of children. Poverty thresholds are defined by a federal interagency committee.

Source: New York City Housing and Vacancy Survey
Geography: Sub-borough area, borough, city
Years Available: 2002, 2005

Five Highest	
1. Mott Haven/Hunts Point	BX
2. Morrisania/Belmont	BX
3. University Heights/Fordham	BX
4. Highbridge/S. Concourse	BX
5. Bedford Stuyvesant	BK
Five Lowest	
51. Mid-Island	SI
52. Stuyvesant Town/Turtle Bay	MN
53. Financial Dist./Greenwich Vil.	MN
54. Rego Park/Forest Hills	QN
55. Upper East Side	MN

Racial Diversity Index

The Furman Center calculates the racial diversity index by measuring the probability that two randomly chosen heads of households in a given neighborhood will be of a different race. Using the categories of Asian/Pacific Islander (non-Hispanic), black (including Hispanic and non-Hispanic), Hispanic (excluding black), white (non-Hispanic), and Native American (non-Hispanic), the raw index varies from 0 (minimum diversity) to 0.75 (maximum diversity). The data are then normalized so the maximum value is 1. A higher number indicates a more racially diverse neighborhood. Because person-level data is unavailable from the 2005 Housing Vacancy Survey, the racial diversity index and the percentage breakdowns of each race/ethnicity are calculated based on the race or ethnicity of the head of household rather than each individual in the home. Heads of household reporting more than one race are excluded from this calculation.

$$P_{\text{Asian (inc. Hawaiian and Pacific Islander)}}^2 + P_{\text{Black (inc. Hispanic)}}^2 + P_{\text{Hispanic}}^2 + P_{\text{Nat. Am.}}^2 + P_{\text{White}}^2 = P_{\text{same race}}$$

$$1 - P_{\text{same race}} = P_{\text{different races}}$$

Note that the race categories used to calculate the racial diversity index are not identical to the race categories used for reporting racial composition on the City and borough pages. For the purpose of the racial diversity index, black Hispanics are classified not as Hispanics, but as blacks. However, for the City and borough snapshots, black Hispanics are considered to be Hispanic, not Black.

Source: New York City Housing and Vacancy Survey, Furman Center
Geography: Sub-borough area, borough, city
Years Available: 2002, 2005

Five Highest	
1. Ozone Park	QN
2. S. Ozone Park/Howard Bch.	QN
3. Hillcrest/Fresh Meadows	QN
4. Morningside Hts./Hamilton	MN
5. Flatbush	BK
Five Lowest	
50. Sheep. Bay/Gravesend	BK
50. Brownsville/Ocean Hill	BK
52. Financial Dist./Greenwich Vil.	MN
53. Upper East Side	MN
54. East Flatbush	BK
55. South Shore	SI

Refinance Loan Rate

The rate of loan refinance originations is measured using Home Mortgage Disclosure Act (HMDA) data. For more information on HMDA data, see the "Home Purchase Loans" definition. Due to space limitations, this indicator is omitted from CD pages. Refer to www.nychanis.com for sub-borough area level data.

Source: Home Mortgage Disclosure Act
Geography: Borough, city
Years Available: 2002, 2003, 2004, 2005

Five Highest	
1. Bedford Stuyvesant	BK
2. East New York/Starrett City	BK
3. East Flatbush	BK
4. Brownsville	BK
5. Bushwick	BK
Five Lowest	
51. Upper East Side	MN
52. Morningside Heights/Hamilton	MN
53. Lower East Side/Chinatown	MN
54. Rego Park/Forest Hills	QN
55. East Harlem	MN

Rental Vacancy Rate

The percentage of all rental apartments 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. Due to space limitations, this indicator is omitted from CD pages. Refer to www.nychanis.com for sub-borough area level data.

Source: New York City Housing and Vacancy Survey
Geography: Sub-borough area, borough, city
Years Available: 2002, 2005

Five Highest	
1. North Shore	SI
2. Financial Dist./Greenwich Vil.	MN
3. Central Harlem	MN
4. Upper East Side	MN
5. Mid. Village/Ridgewood	QN
Five Lowest	
51. Clinton/Chelsea/Midtown	MN
51. South Shore	SI
53. Mott Haven/Hunts Point	BX
53. Mid-Island	SI
55. Bensonhurst	BK

Serious Housing Code Violations

The New York City Department of Housing Preservation and Development investigates housing code complaints from tenants and issues code violations if housing inspections reveal problems. Serious code violations are class C (immediately hazardous). Data on housing violations are reported as rates – the number of violations per 1,000 rental units.

Source: New York City Department of Housing Preservation and Development
Geography: Community district, borough, city
Years Available: 2002, 2003, 2004, 2005

Five Highest	
1. Bushwick	BK
2. Belmont/East Tremont	BX
3. University Heights/Fordham	BX
4. Highbridge/S. Concourse	BX
5. Kingsbridge Heights/Bedford	BX
Five Lowest	
55. Midtown	MN
56. Bayside/Little Neck	QN
57. Stuyvesant Town/Turtle Bay	MN
58. South Shore	SI
59. Financial District	MN

Unemployment Rate

Unemployed persons are those individuals who, during the week prior to the Housing Vacancy Survey interview, had no employment but were available for work, and (1) had engaged in any specific job seeking activity within the past 4 weeks; (2) were waiting to be called back to a job from which they had been laid off; or (3) were waiting to report to a new wage or salary job within 30 days. Person-level data for the 2005 HVS was unavailable at the time of publication so unemployment rate figures are reported for 2002 only. Due to space limitations, this indicator is omitted from CD pages. Refer to www.nychanis.com for sub-borough area level data.

Source: New York City Housing and Vacancy Survey
Geography: Sub-borough area, borough, city
Years Available: 2002

Five Highest	
1. Morrisania/Crotona	BX
2. University Hts./Fordham	BX
3. Bushwick	BK
4. Brownsville/Ocean Hill	BK
5. Mott Haven/Hunts Point	BX
Five Lowest	
50. Bay Ridge/Dyker Heights	BK
50. Upper East Side	MN
50. South Shore	SI
53. Throgs Neck/Co-op City	BX
54. Bayside/Little Neck	QN
55. Coney Island	BK

Units Authorized by New Residential Building Permits

This indicator is derived from the New Residential Construction Survey conducted by the U.S. Census Bureau. 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.

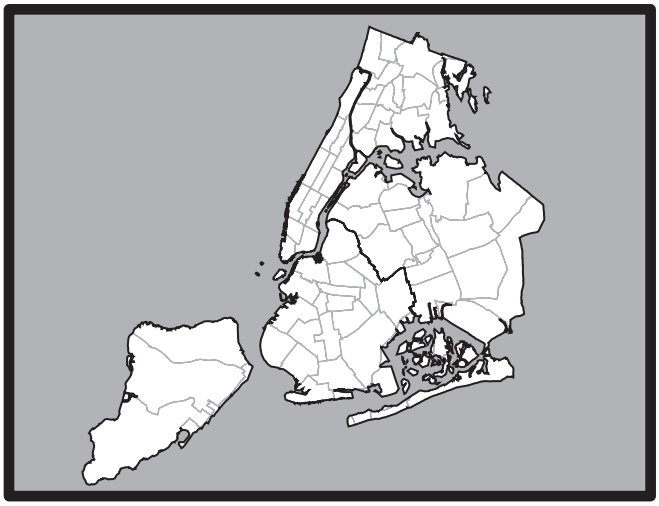
Source: New Residential Construction Survey, U.S. Census Bureau
Geography: Borough, city
Years Available: 2002, 2003, 2004, 2005

This data is not available at the community district level, so rankings are not provided for this indicator.

NEW YORK CITY

New York

	2005
Population	8,213,839
Population Density	27.1
Median Household Income	$40,000
Median Monthly Rent	$900
Median Price/Unit (2-4 fam.)	$238,500
Racial Diversity Index	0.92
Income Diversity Ratio	6.10



The latest Census estimates suggest that New York City continues to enjoy a healthy rate of population growth. Since 2002, the Census estimates that the City has gained over 100,000 people, for an annualized growth rate of more than 0.4%.

One reason behind New York's success at attracting and retaining population may be the vitality and diversity of its neighborhoods. New York is one of the few cities in the country in which no single ethnic group constitutes a majority of the population. Indeed, its level of racial diversity, as measured by a racial diversity index that calculates the probability that two people randomly chosen in a city will belong to different racial groups, is the highest among the country's ten largest cities. [1] Historically, New York has been a magnet for immigrants from all over the world and this trend continues today. In 2005, 38.3% of the City's households were headed by someone born outside the U.S.

Moreover, in contrast to many other large cities in the country, the crime rate in New York City continues to fall. In 2005, the felony crime rate fell to 27.1 crimes per 100,000 people down from 31 in 2002 and

	2002	2003	2004	2005
Housing Stock and Land Use				
Number of Housing Units	3,208,587	-	-	3,260,856
Rental Vacancy Rate	2.9%	-	-	3.1%
Percent of Rental Units that are Subsidized	16.7%	-	-	14.8%
Percent of Rental Units that are Rent-Regulated	51.8%	-	-	52.2%
Certificates of Occupancy	15,813	13,712	16,981	16,201
Units Authorized by New Residential Building Permits	18,500	21,218	25,208	31,599
Homeownership Rate	32.7%	-	-	33.3%
Percent Vacant Land Area	-	7.5%	7.4%	6.8%
Acres of Open Space per 1,000 Residents	-	-	21.6	-
Housing Prices and Affordability				
Index of Housing Price Appreciation (1 family building)	139.8.3	163.2	185.9	203.9
Median Monthly Rent (unsubsidized units, 2005 dollars)	$831	-	-	$900
Median Price per Unit (2 - 4 family building)	$161,228	$189,462	$215,392	$238,500
Median Price per Unit (single family)	$297,455	$344,959	$387,705	$424,000
Median Rent Burden (all renter households)	28.6%	-	-	31.2%
Median Rent Burden (unsubsidized low income renters)	43.9%	-	-	50.4%
Housing Quality				
Serious Housing Code Violations (per 1,000 rental units)	38.1	41.1	44.2	57.8
Percent Tax Delinquencies (delinquent ≥1 year)	2.7%	1.8%	0.7%	1.2%
Percent Severe Crowding (all renter households)	3.9%	-	-	3.7%
Percent Severe Crowding (unsubsidized low income renters)	5.3%	-	-	4.8%
Median Age of Housing Stock	-	72	73	74

[1] Using person-level data from the 2000 Census data, we calculated the racial diversity index for the top ten largest cities in the United States. The racial diversity index for New York City was 0.92, the highest of all the ten cities and far higher than the average level of 0.86 for these large cities.

88.7 in 1990. Meanwhile the number of homicides in the City fell from 2,245 in 1990 to 539 in 2005. (See NYCHANIS website for these and other statistics on crime.) School performance has improved in recent years too. In 2005, 52.2% of 3rd through 8th graders scored at or above grade level on standardized tests in reading and 53.4% scored at or above grade level in math. While these numbers leave significant room for improvement, they are far above the 39.3% and 35.3% of students who scored at or above grade level in reading and math respectively in 2002.

Whatever the reason for New York City's continued population growth, residential construction activity has risen alongside this robust growth. In 2005, 31,599 units were authorized by new building permits. This is more than four times as many units as the average of 7,020 that were authorized by permits each year during the 1990s. In fact, the City issued more building permits over the past four years than it has during any four-year period since the early 1970s.[2] The number of certificates of occupancy issued was similarly high, though it did not match the number of units authorized by permits. In 2005, the City issued over 16,000 certificates of occupancy, roughly double the average number of certificates of occupancy issued per year during the 1990s.

Still, as explained in our section, "Does Housing Supply Track Growth in New York City's Population," the pace of construction did not quite match the growth in the City's population and was not enough to suppress continued price appreciation. After controlling for inflation, the median price of a single-family house sold in the City rose by 42.5% between 2002 and 2005,reaching $424,000 in 2005, while the median price of a condominium rose by 17.9% to $467,200. And it was not simply that larger or more luxurious homes were sold in 2005. Our housing price indices suggest that when holding the quality and

	2002	2003	2004	2005
Social, Demographic and Income Indicators				
Population	8,107,428	8,115,135	8,168,338	8,213,839
Racial Diversity Index	0.91	-	-	0.92
Percent Immigrant Households	37.9%	-	-	38.3%
Percent Asian Households	8.9%	-	-	9.5%
Percent Black Households	24.0%	-	-	23.0%
Percent Hispanic Households	22.2%	-	-	23.0%
Percent White (non-Hispanic) Households	44.6%	-	-	44.2%
Percent Other Race Households	0.2%	-	-	0.3%
Median Household Income (in 2004 dollars)	$42,700	-	-	$40,000
Income Diversity Ratio	6.1	-	-	6.1
Poverty Rate	17.5%	-	-	17.3%
Unemployment Rate	8.7%	-	-	-
Percent Students Performing at Grade Level - Reading	39.3%	41.4%	41.6%	52.2%
Percent Students Performing at Grade Level - Math	35.3%	42.4%	47.2%	53.4%
Felony Crime Rate (per 1,000 residents)	31.0	29.2	28.3	27.1
Health Indicators				
Asthma Hospitalizations (per 1,000 people)	3.3	3.5	3.3	3.2
Low Birth Weight (per 1,000 live births)	84.4	85.7	88.6	88.9
Infant Mortality (per 1,000 births)	6.0	6.5	6.1	6.0
Elevated Blood Lead Levels (per 1,000 children tested)	12.9	11.0	9.6	-
Lending Indicators				
Home Purchase Loans (per 1,000 properties)	53.8	52.0	59.9	65.4
Percent of Home Purchase Loans that are Subprime	6.5%	10.1%	14.9%	22.9%
Refinance Loan Rate (per 1,000 properties)	74.1	105.0	58.8	54.0
Percent of Refinance Loans that are Subprime	17.1%	17.4%	31.2%	32.1%
Notices of Foreclosure (per 1,000 1-4 family properties)	13.0	13.3	13.3	10.1

[2]NYC Rent Guidelines Board, *Housing NYC: Rents, Markets, Trends '98* (1999), as cited in Furman Center's *Reducing the Cost of New Housing Construction in New York City.*

characteristics of transacting housing units constant (through a price index that focuses only on repeat sales of the same housing units), price increases were even higher. Our repeat sales index of housing appreciation suggests that the sales prices of 2-4 family homes rose by 50% over this three-year period and have more than doubled since 1994. As stressed in our State of the City's Housing and Neighborhoods 2005 report, rents have risen too. After controlling for inflation, the median rent rose by 8% between 2002 and 2005.

These price and rent increases, combined with relatively flat incomes, have led to growing affordability challenges. Rent burdens are increasing, with households forced to spend a greater share of their incomes on rent. The median rent burden for low-income, unsubsidized renters was 50.4% in 2005, indicating that half of the City's unsubsidized, low-income renters were paying more than half of their income on rent. On the homeownership side, while many existing homeowners have enjoyed robust rates of appreciation, the average New Yorker can now afford to buy a shrinking percentage of homes in the City.

Mortgage lending data suggest continued high demand for New York City's housing and neighborhoods, with the volume of home purchase loans rising since 2002. A growing share of these mortgages are subprime, however. The proportion of home purchase loans that were subprime rose to 22.9% in 2005, nearly four times the percentage in 2002. The share of refinance loans that were subprime meanwhile rose to 32%, up from 17.1% in 2002. While subprime lending may offer borrowers with imperfect credit records access to homeownership, the growing incidence of foreclosures around the country highlights the risks involved with these loans – both for borrowers and for lenders.

Another challenge for New York City's housing stock is its advanced age. The median age of the City's housing stock was 74 years in 2005. This is far older than the median housing unit in the country as a whole, which was just 32.1 years in 2005.[3] Even in cities around the country, which typically have older housing than suburban areas, the median housing unit was 41 years old in 2005. Perhaps as a reflection of the City's aging stock, the number of serious housing code violations rose in 2005 to 57.8 per 1,000 rental units, up from 44.2 in 2004 and 38.1 in 2002. This increase may be due to several factors, including the enactment of Local Law 1 (in August 2004), which greatly increased public awareness of lead laws, and the implementation of Local Law 7 (in November 2004) which mandated carbon monoxide detectors. Additionally, the implementation of the 311 system (in March 2003) has greatly improved the public's ability to report housing quality concerns and complaints to government.

Relative to the rest of the country, New York City is densely populated and largely built out, but there is considerable variation in density and open space across neighborhoods. Not surprisingly, Manhattan is the most dense borough (70,100 people per square mile and about 10 acres of open space per 1,000 people), while Staten Island has only 8,100 people per square mile and nearly 80 acres of open space per 1,000 people. Interestingly, two of the five most dense neighborhoods are among the most affluent (Stuyvesant Town/ Turtle Bay and Upper East Side) while the other three (Lower East Side/ Chinatown, Morningside Heights/ Hamilton and Kingsbridge Heights/ Bedford Park) have median incomes well below the City's average.

So we are left with a mixed story. On the one hand, New Yorkers are paying more for housing today than they were just a few years ago, and a shrinking proportion of rental and owner-occupied units are affordable to the median earner in the City. On the other hand, crime is falling, school outcomes are improving, and the continued population growth suggests that demand for living in the City is robust.

Of course, these overall trends conceal a great deal of variation across the City's neighborhoods. In the rest of the report, we describe and compare changes in housing and neighborhood conditions across the City's five boroughs and its 59 community districts.

[3]American Housing Survey: http://www.census.gov/prod/2006pubs/h150-05.pdf

BRONX

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Mott Haven/Melrose	101	42
Hunts Point/Longwood	102	43
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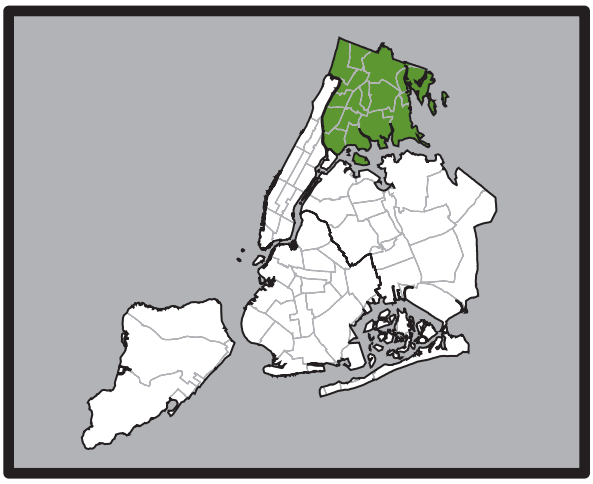
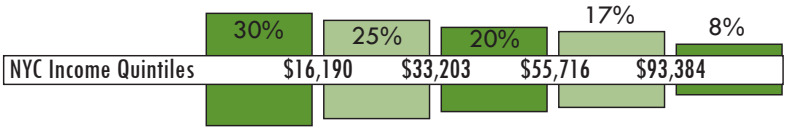
Parkchester/Soundview	109	50
Throgs Neck/Co-op City	110	51
Morris Park/Bronxdale	111	52
Williamsbridge/Baychester	112	53

Bronx

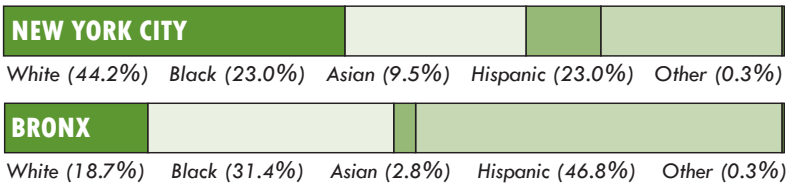
	2005	Rank (2002)	Rank (2005)
Population	1,364,566	4	4
Population Density	32.8	3	3
Median Household Income	$27,500	5	5
Median Monthly Rent	$775	5	5
Median Price/Unit (2-4 fam.)	$196,667	5	5
Racial Diversity Index	0.86	3	3
Income Diversity Ratio	6.2	2	3



Percent of Households in the Bronx in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and the Bronx



The Bronx has the lowest rate of homeownership in the City, but has seen a recent increase in the rate of home purchase lending. Bronx residents who are buying homes are much more likely to purchase homes with subprime loans, and the borough has the distinction of having the highest rate of foreclosures in the City. Despite having the lowest rents in the City, the borough also has the highest median rent burden—a reflection of the very low incomes that Bronx residents earn. In fact, Bronx residents have the lowest median income in the City and are the most likely to live in poverty. The Bronx also faces some serious health challenges—the five community districts in the City with the highest rates of asthma hospitalizations are all located in the Bronx.

Serious housing code violations have continued to rise in the Bronx, from 79.1 (per 1,000 rental units) in 2004 to 116.1 in 2005—twice the rate of violations citywide and the most of any borough. However, tax delinquencies have declined each year since 2002.

Despite these poor housing quality indicators, the Bronx has the lowest rental vacancy rate in the City (2.6%, compared to the City average of 3.1%), and experienced a significant increase in building permits between 2002 and 2005 (an 88% increase compared to 71% citywide). Large scale developments are abundant throughout the borough – from the new Gateway Center and Yankee Stadium in CD 104 to the Hub Retail and Office complex in CD 101. Most of these big projects are scheduled to be completed by 2009.

The Bronx has the largest concentration of Hispanics of any borough, and the smallest percent of whites (46.8% and 18.7% of the borough's population respectively).

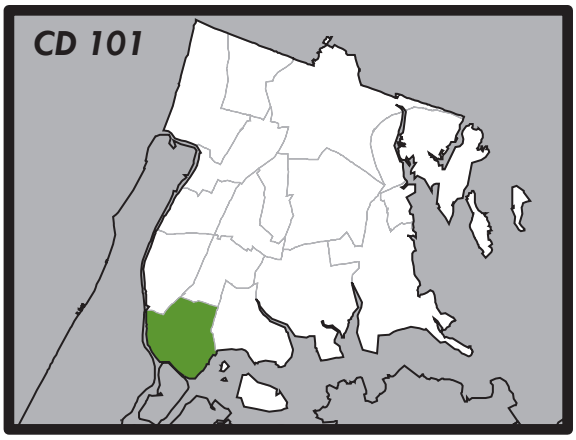
	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Housing Stock and Land Use						
Number of Housing Units	491,006	-	-	499,029	4	4
Rental Vacancy Rate	3.3%	-	-	2.6%	2	5
Percent of Rental Units that are Subsidized	21.2%	-	-	22.1%	1	1
Percent of Rental Units that are Rent-Regulated	58.6%	-	-	60.1%	2	2
Certificates of Occupancy	1,220	1,465	1,755	1,434	5	5
Units Authorized by New Residential Building Permits	2,626	2,935	4,924	4,937	4	4
Homeownership Rate	22.5%	-	-	22.1%	5	5
Percent Vacant Land Area	-	4.4%	4.3%	4.9%	4	3
Acres of Open Space (per 1,000 residents)	-	-	10.1	-	-	5

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Housing Prices and Affordability						
Index of Housing Price Appreciation (2-4 family building)	132.9	151.8	171.5	191.2	5	4
Median Monthly Rent (unsubsidized units)	$720	-	-	$775	5	5
Median Price per Unit (2-4 family building)	$138,414	$156,558	$177,310	$196,667	5	5
Median Price per Unit (single family)	$265,973	$286,741	$330,842	$359,825	5	5
Median Rent Burden (all renter households)	31.0%	-	-	34.5%	1	1
Median Rent Burden (unsubsidized low income renters)	46.0%	-	-	52.4%	2	2
Housing Quality						
Serious Housing Code Violations (per 1,000 rental units)	58.0	63.3	79.1	116.1	1	1
Percent Tax Delinquencies (delinquent ≥1 year)	3.3%	2.2%	1.7%	1.5%	3	2
Percent Severe Crowding (all renter households)	3.8%	-	-	4.5%	2	2
Percent Severe Crowding (unsubsidized low income renters)	4.9%	-	-	5.7%	3	2
Median Age of Housing Stock	-	72	73	74	3	3
Social, Demographic and Income Indicators						
Population	1,358,895	1,363,875	1,362,523	1,364,566	4	4
Racial Diversity Index	0.87	-	-	0.86	3	3
Percent Immigrant Households	34.8%	-	-	32.0%	3	3
Percent Asian Households	2.9%	-	-	2.8%	5	5
Percent Black Households	32.2%	-	-	31.4%	2	2
Percent Hispanic Households	44.9%	-	-	46.8%	1	1
Percent White (non-Hispanic) Households	19.7%	-	-	18.7%	5	5
Percent Other Race Households	0.4%	-	-	0.2%	2	2
Median Household Income (in 2004 dollars)	$28,460	-	-	$27,500	5	5
Income Diversity Ratio	6.2	-	-	6.4	2	3
Poverty Rate	26.6%	-	-	28.1%	1	1
Unemployment Rate	12.7%	-	-	-	1	-
Percent Students Performing at Grade Level - Reading	28.0%	29.0%	28.9%	39.6%	5	5
Percent Students Performing at Grade Level - Math	24.0%	31.3%	35.7%	41.5%	5	5
Felony Crime Rate (per 1,000 residents)	32.8	32.1	30.8	29.4	2	2
Health Indicators						
Asthma Hospitalizations (per 1,000 people)	6.3	6.8	6.3	6.1	1	1
Low Birth Weight (per 1,000 live births)	92.0	95.1	100.4	103.4	1	1
Infant Mortality (per 1,000 births)	6.5	8.6	7.1	6.2	2	1
Elevated Blood Lead Levels (per 1,000 children tested)	11.6	9.1	8.3	-	4	5
Lending Indicators						
Home Purchase Loans (per 1,000 properties)	40.3	39.4	49.3	60.2	5	4
Percent of Home Purchase Loans that are Subprime	12.4%	17.7%	28.0%	34.3%	1	1
Refinance Loan Rate (per 1,000 properties)	56.0	73.7	56.3	54.7	5	4
Percent of Refinance Loans that are Subprime	24.2%	27.5%	40.9%	43.0%	1	1
Notices of Foreclosure (per 1,000 1-4 family properties)	19.1	18.9	17.4	11.6	1	1[1]

[1]Notice of foreclosure data is unavailable for Staten Island, therefore the ranking for this indicator only ranges from 1 to 4 in both 2002 and 2005.

MOTT HAVEN/ MELROSE[1]

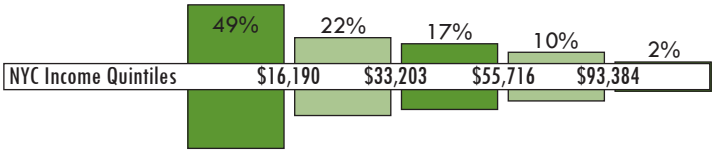
	2005	Rank '02	Rank '05
Population (2000)	82,159	54	-
Population Density (2000)	31.4	38	-
Median Monthly Rent	$650	51	57
Median Price/Unit (2-4 fam.)	$149,000	21	32[2]
Racial Diversity Index	0.49	44	48
Income Diversity Ratio	6.2	22	12



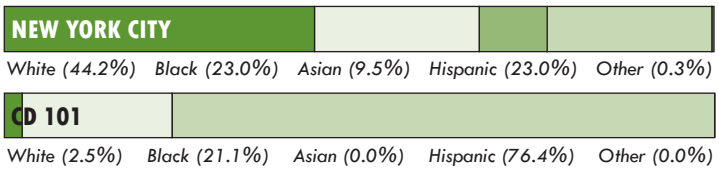
Mott Haven/Melrose is a prime example of a district that has not enjoyed the many gains the City has seen over the past decade. It has the highest poverty rate and rate of asthma hospitalizations, and the lowest proportion of students performing at grade level in math. CD 101 is one of the least racially diverse in the City. Only 2.5% of the district's residents are white—making CD 101 second only to Jamaica, Queens as the district with the smallest percent of white residents.

CD 101 is the site of two major new developments: a $57M office and retail complex; and Via Verde, an 18-story, 202-unit, affordable housing complex that won New York City's first juried design competition for affordable and sustainable housing.

Percent of Households in CD 101 in Each New York City Income Quintile

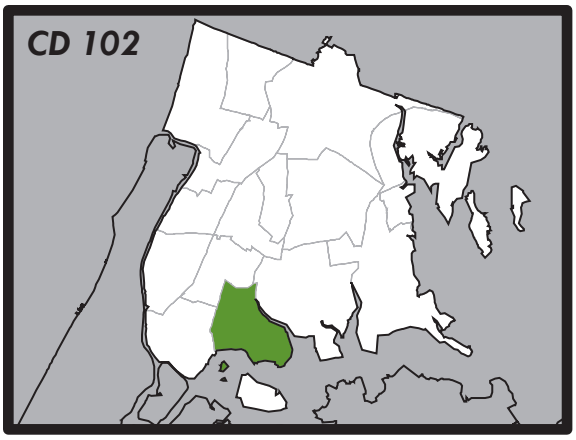


Racial and Ethnic Composition in New York City and CD 101



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$16,419	-	-	$15,544	54	55
Poverty Rate	44.6%	-	-	46.7%	2	1
Percent Immigrant Households	27.0%	-	-	25.1%	39	41
Percent of Rental Units that are Subsidized	46.5%	-	-	51.6%	2	2
Percent of Rental Units that are Rent-Regulated	46.3%	-	-	42.4%	29	32
Certificates of Occupancy	205	185	128	243	19	25
Percent Vacant Land Area	-	2.9%	3.0%	2.9%	31	31
Median Age of Housing Stock	-	51	52	49	50	51
Homeownership Rate	5.6%	-	-	6.1%	54	54
Index of Housing Price Appreciation (2 - 4 family bldg.)	152.3	143.1	187.7	203.2	14	22[2]
Home Purchase Loans (per 1,000 properties)	69.1	62.9	56.5	75.8	12	18
Percent of Home Purchase Loans that are Subprime	7.1%	19.4%	35.1%	40.9%	30	11
Percent of Refinance Loans that are Subprime	29.4%	29.8%	45.2%	42.4%	13	13
Notices of Foreclosure (per 1,000 1-4 family properties)	16.0	20.4	23.7	13.1	21	17
Percent Tax Delinquencies (delinquent ≥1 year)	4.8%	3.2%	2.5%	2.0%	17	17
Serious Housing Code Violations (per 1,000 rental units)	25.8	29.9	50.9	71.3	29	16
Percent of Students Performing at Grade Level - Reading	21.6%	22.7%	20.4%	30.5%	59	59
Percent of Students Performing at Grade Level - Math	16.6%	22.8%	32.5%	27.3%	59	59
Felony Crime Rate (per 1,000 residents)	45.9	48.2	44.0	44.8	7	7
Acres of Open Space (per 1,000 residents)	-	-	2.1	-	-	29
Asthma Hospitalizations (per 1,000 people)	8.4	9.4	8.0	9.1	3	1
Low Birth Weight (per 1,000 live births)	96	93	103	110	18	11

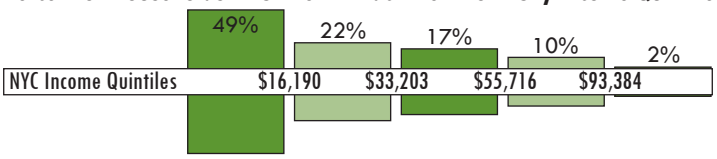
[1] Community districts 101 and 102 both fall within sub-borough area 101. Data at the sub-borough area level for these two CDs is identical.
[2] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).



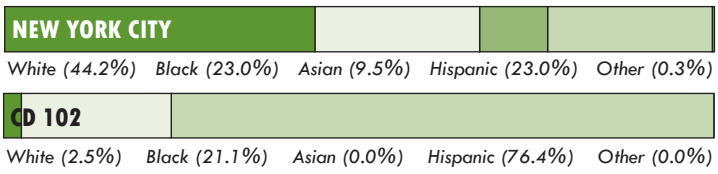
HUNTS POINT/ LONGWOOD[1]

	2005	Rank '02	Rank '05
Population (2000)	46,824	57	-
Population Density (2000)	31.4	39	-
Median Monthly Rent	$650	51	57
Median Price/Unit (2-4 fam.)	$163,930	29	31[2]
Racial Diversity Index	0.49	44	48
Income Diversity Ratio	6.2	22	12

Percent of Households in CD 102 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 102



Hunts Point/Longwood has an extremely low rate of homeownership. Those that do own their own homes have the most precarious financial situations; CD 102 has the fourth highest rate of foreclosures in the City. Between 2002 and 2005, the percentage of home purchase loans that were subprime increased by 33.8 percentage points, one of the largest increases in the City. This community district has the highest poverty rate in the City.

CD 102 was in the news in 2006 because of a controversial plan to turn a 28-acre parcel of industrial land into a new detention center, which would house up to 2,000 inmates. The proposed jail is subject to the City's Uniform Land Use Review Process, which is scheduled to begin in Spring 2007.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$16,419	-	-	$15,544	54	55
Poverty Rate	44.6%	-	-	46.7%	2	1
Percent Immigrant Households	27.0%	-	-	25.1%	39	41
Percent of Rental Units that are Subsidized	46.5%	-	-	51.6%	2	2
Percent of Rental Units that are Rent-Regulated	46.3%	-	-	42.4%	29	32
Certificates of Occupancy	112	82	82	70	35	50
Percent Vacant Land Area	-	5.4%	5.3%	5.3%	20	18
Median Age of Housing Stock	-	80	80	81	9	9
Homeownership Rate	5.6%	-	-	6.1%	54	54
Index of Housing Price Appreciation (2 - 4 family bldg.)[2]	141.5	169.0	174.0	194.8	22	25[3]
Home Purchase Loans (per 1,000 properties)	69.1	62.9	56.5	75.8	12	18
Percent of Home Purchase Loans that are Subprime	7.1%	19.4%	35.1%	40.9%	30	11
Percent of Refinance Loans that are Subprime	29.4%	29.8%	45.2%	42.4%	13	13
Notices of Foreclosure (per 1,000 1-4 family properties)	29.6	25.2	26.0	24.2	12	4
Percent Tax Delinquencies (delinquent ≥1 year)	3.8%	3.2%	2.4%	1.8%	20	19
Serious Housing Code Violations (per 1,000 rental units)	92.0	70.9	115.9	155.6	3	6
Percent of Students Performing at Grade Level - Reading	29.3%	31.3%	29.9%	39.6%	48	53
Percent of Students Performing at Grade Level - Math	24.9%	34.3%	37.7%	43.6%	49	44
Felony Crime Rate (per 1,000 residents)	52.5	51.9	46.6	47.5	6	6
Acres of Open Space (per 1,000 residents)	-	-	2.7	-	-	24
Asthma Hospitalization (per 1,000 people)	8.4	9.4	8.0	9.1	3	1
Low Birth Weight (per 1,000 live births)	88	88	91	99	24	21

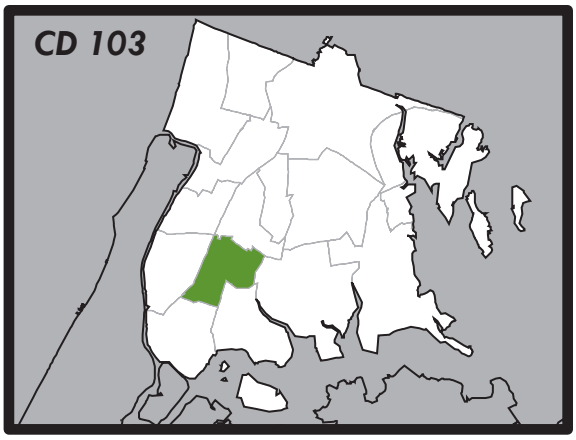
[1] Community districts 101 and 102 both fall within sub-borough area 101. Data at the sub-borough area level for these two CDs is identical.

[2] Price index should be treated with caution due to low number of observations.

[3] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).

MORRISANIA/ CROTONA[1]

	2005	Rank '02	Rank '05
Population (2000)	68,574	56	-
Population Density (2000)	32.3	35	-
Median Monthly Rent	$750	54	50
Median Price/Unit (2-4 fam.)	$165,500	30	30[2]
Racial Diversity Index	0.75	24	23
Income Diversity Ratio	4.4	36	46

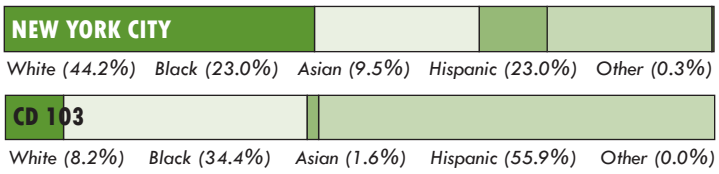


Like much of the South Bronx, Morrisania/Crotona has among the highest poverty rates in the City. Its residents have very poor health outcomes. Unlike the rest of the City, CD 103 actually saw in increase in crime rates from 2002 to 2005. CD 103 also ranks near the top in percent of refinance and home purchase loans that are subprime.

Despite these indicators of stress, the district shows signs of real estate activity—an increase in certificates of occupancy, more home purchase mortgages and refinance loans, large decreases in foreclosures and growth in income. However, because so much of the lending is subprime, the revitalization may be precarious.

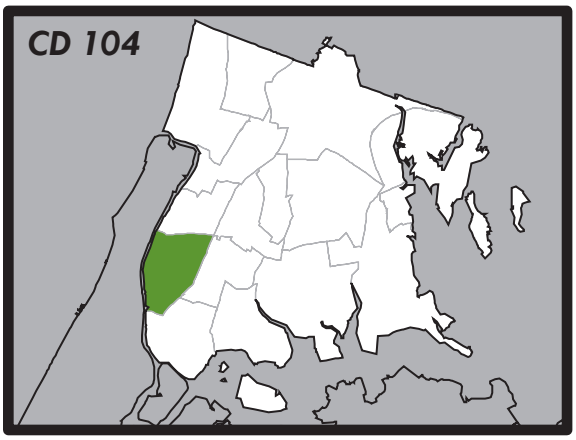
Percent of Households in CD 103 in Each New York City Income Quintile

Racial and Ethnic Composition in New York City and CD 103



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$15,324	-	-	$16,800	55	54
Poverty Rate	45.6%	-	-	40.0%	1	2
Percent Immigrant Households	27.5%	-	-	26.5%	38	38
Percent of Rental Units that are Subsidized	33.9%	-	-	36.2%	9	8
Percent of Rental Units that are Rent-Regulated	52.3%	-	-	51.0%	25	27
Certificates of Occupancy	44	91	202	226	50	27
Percent Vacant Land Area	-	7.0%	6.6%	8.0%	10	9
Median Age of Housing Stock	-	72	73	74	30	28
Homeownership Rate	8.3%	-	-	8.3%	50	51
Index of Housing Price Appreciation (2 - 4 family bldg.)	172.1	212.5	257.7	304.0	6	4[2]
Home Purchase Loans (per 1,000 properties)	41.5	47.5	70.2	76.5	39	16
Percent of Home Purchase Loans that are Subprime	17.9%	24.0%	45.9%	48.1%	2	7
Percent of Refinance Loans that are Subprime	32.6%	31.6%	48.7%	52.2%	10	2
Notices of Foreclosure (per 1,000 1-4 family properties)	38.2	36.8	25.9	20.3	2	11
Percent Tax Delinquencies (delinquent ≥1 year)	6.2%	4.5%	3.6%	3.2%	12	9
Serious Housing Code Violations (per 1,000 rental units)	54.6	55.7	67.5	110.1	16	11
Percent of Students Performing at Grade Level - Reading	25.1%	26.6%	25.3%	35.1%	57	57
Percent of Students Performing at Grade Level - Math	21.8%	29.8%	30.3%	37.7%	56	57
Felony Crime Rate (per 1,000 residents)	39.2	40.1	39.6	42.0	12	8
Acres of Open Space (per 1,000 residents)	-	-	3.8	-	-	16
Asthma Hospitalizations (per 1,000 people)	8.8	9.4	9.1	8.4	2	2
Low Birth Weight (per 1,000 live births)	128	121	92	128	2	3

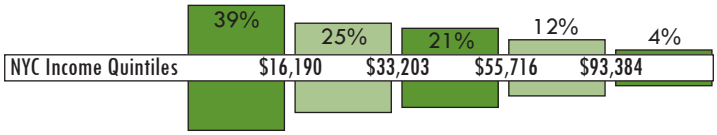
[1] Community districts 103 and 106 both fall within sub-borough area 102. Data at the sub-borough area level for these two CDs is identical.
[2] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).



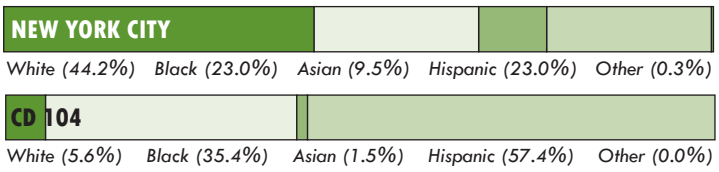
HIGHBRIDGE/ CONCOURSE[1]

	2005	Rank '02	Rank '05
Population (2000)	139,563	28	-
Population Density (2000)	71.9	8	-
Median Monthly Rent	$740	50	55
Median Price/Unit (2-4 fam.)	$171,667	27	28[2]
Racial Diversity Index	0.72	27	28
Income Diversity Ratio	5.3	22	29

Percent of Households in CD 104 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 104



While Highbridge/Concourse has followed the City's trend of decreases in tax delinquencies over the past few years, it still has the second highest rate of any CD. Another indication of the distressed housing stock in CD 104 is the very high rate of serious housing code violations. The housing stock is among the oldest in the City and an unusually high percentage of the housing is rent-regulated. CD 104 ranks the highest in percent of refinance loans that are subprime.

From 2002 to 2005, CD 104 saw a drop in median income of 7.6%, and as of 2005, 35.2% of residents live in poverty. In 2006, CD 104 saw the groundbreakings for two major developments—Yankee Stadium and the Gateway Center, which are both scheduled to be complete by 2009.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$23,041	-	-	$21,280	51	53
Poverty Rate	31.9%	-	-	35.2%	7	4
Percent Immigrant Households	43.7%	-	-	44.3%	24	20
Percent of Rental Units that are Subsidized	8.4%	-	-	12.0%	36	26
Percent of Rental Units that are Rent-Regulated	81.0%	-	-	79.9%	4	6
Certificates of Occupancy	35	249	200	192	54	30
Percent Vacant Land Area	-	5.5%	4.9%	5.7%	19	16
Median Age of Housing Stock	-	76	77	78	13	13
Homeownership Rate	7.5%	-	-	8.2%	52	52
Index of Housing Price Appreciation (2 - 4 family bldg.)[2]	170.3	182.4	204.2	243.3	8	12[3]
Home Purchase Loans (per 1,000 properties)	28.6	23.8	37.5	40.0	53	51
Percent of Home Purchase Loans that are Subprime	14.5%	21.6%	31.1%	47.2%	6	8
Percent of Refinance Loans that are Subprime	39.5%	41.9%	49.7%	52.8%	3	1
Notices of Foreclosure (per 1,000 1-4 family properties)	29.2	27.0	27.0	21.1	13	10
Percent Tax Delinquencies (delinquent ≥1 year)	10.0%	6.3%	4.4%	4.4%	4	2
Serious Housing Code Violations (per 1,000 rental units)	84.3	87.0	109.8	179.6	6	4
Percent of Students Performing at Grade Level - Reading	22.9%	23.9%	23.1%	33.3%	58	58
Percent of Students Performing at Grade Level - Math	20.3%	27.3%	24.7%	32.9%	58	58
Felony Crime Rate (per 1,000 residents)	32.1	31.6	28.2	29.8	22	21
Acres of Open Space (per 1,000 residents)	-	-	1.7	-	-	33
Asthma Hospitalization (per 1,000 people)	7.7	9.1	8.0	8.3	5	3
Low Birth Weight (per 1,000 live births)	93	85	103	103	21	17

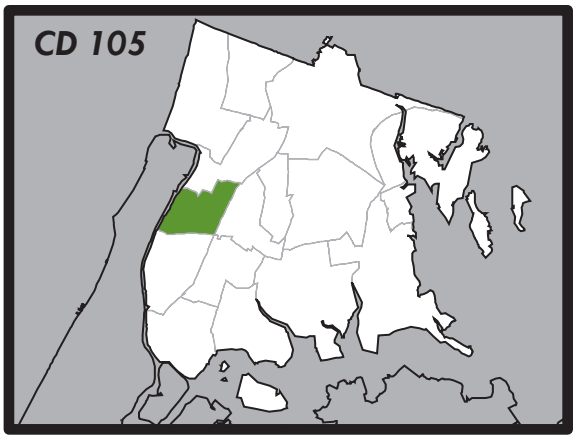
[1] Community district 104 matches sub-borough area 103.

[2] Price index should be treated with caution due to low number of observations.

[3] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).

FORDHAM/ UNIVERSITY HEIGHTS[1]

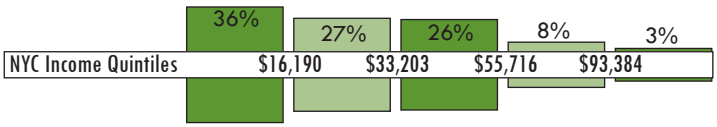
	2005	Rank '02	Rank '05
Population (2000)	82,159	54	-
Population Density (2000)	75.5	7	-
Median Monthly Rent	$680	53	56
Median Price/Unit (2-4 fam.)	$170,206	32	29[2]
Racial Diversity Index	0.49	44	48
Income Diversity Ratio	5.8	34	18



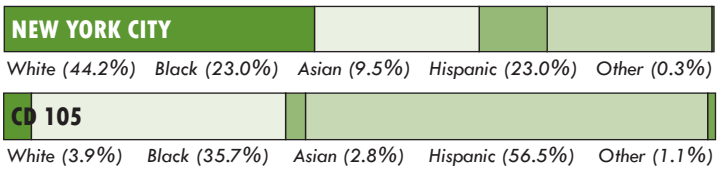
Fordham/University Height's rental stock remains relatively affordable. At $680 per month, its median rent ranks among the lowest available citywide. This may be in large part due to the fact that 81.1% of its stock is rent regulated, the fifth highest percentage of rent-regulated stock in the City. Low rents also may reflect deficencies. The district has the 3rd highest ranked housing code violations of any CD in the City.

Despite its consistently low rate of homeownership (2.3%), CD 105 has seen a dramatic increase in the rate of home purchase loans over the past few years, with half of those being subprime.

Percent of Households in CD 105 in Each New York City Income Quintile



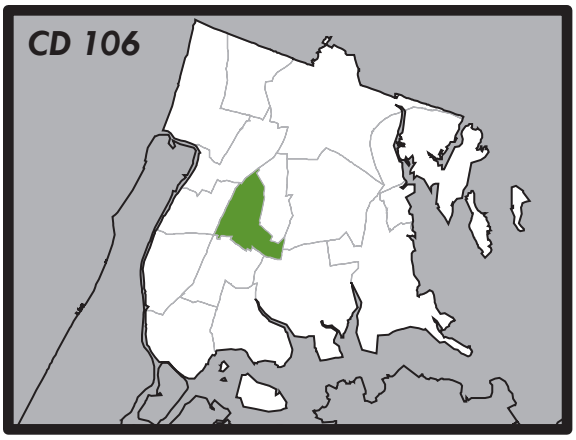
Racial and Ethnic Composition in New York City and CD 105



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$22,768	-	-	$22,000	52	52
Poverty Rate	35.9%	-	-	37.2%	3	3
Percent Immigrant Households	44.1%	-	-	38.9%	23	29
Percent of Rental Units that are Subsidized	13.1%	-	-	14.3%	27	22
Percent of Rental Units that are Rent-Regulated	83.1%	-	-	81.1%	3	5
Certificates of Occupancy	137	116	31	85	28	47
Percent Vacant Land Area	-	4.3%	4.1%	3.7%	25	27
Median Age of Housing Stock	-	76	77	78	13	13
Homeownership Rate	2.2%	-	-	2.3%	55	55
Index of Housing Price Appreciation (2 - 4 family bldg.)	143.5	162.1	174.0	184.9	20	29[2]
Home Purchase Loans (per 1,000 properties)	39.7	47.5	56.0	83.0	42	13
Percent of Home Purchase Loans that are Subprime	18.1%	20.7%	47.3%	50.0%	1	5
Percent of Refinance Loans that are Subprime	37.7%	37.6%	55.2%	51.6%	5	4
Notices of Foreclosure (per 1,000 1-4 family properties)	35.4	32.1	28.2	22.1	4	8
Percent Tax Delinquencies (delinquent ≥1 year)	7.8%	5.1%	4.6%	3.7%	8	4
Serious Housing Code Violations (per 1,000 rental units)	83.0	89.4	120.9	190.4	7	3
Percent of Students Performing at Grade Level - Reading	25.5%	27.0%	27.2%	38.8%	56	56
Percent of Students Performing at Grade Level - Math	21.9%	29.2%	30.2%	38.6%	55	56
Felony Crime Rate (per 1,000 residents)	33.9	33.4	31.7	30.6	17	18
Acres of Open Space (per 1,000 residents)	-	-	1.1	-	-	43
Asthma Hospitalizations (per 1,000 people)	8.4	9.1	8.2	7.7	3	6
Low Birth Weight (per 1,000 live births)	96	96	89	100	18	19

[1] Community district 105 matches sub-borough area 104.

[2] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).

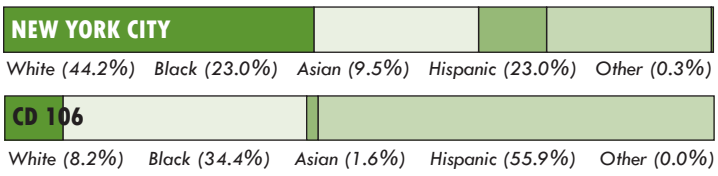


BELMONT/EAST TREMONT[1]

	2005	Rank '02	Rank '05
Population (2000)	75,688	55	-
Population Density (2000)	32.3	36	-
Median Monthly Rent	$750	54	50
Median Price/Unit (2-4 fam.)	$180,833	28	26[2]
Racial Diversity Index	0.75	25	23
Income Diversity Ratio	4.4	36	46

Percent of Households in CD 106 in Each New York City Income Quintile

Racial and Ethnic Composition in New York City and CD 106



Even with a 9.6% increase in median household income between 2002 and 2005, Belmont/East Tremont still has one of the lowest median incomes in the City ($16,800). Homeownership rates are stable, and low relative to the City as a whole, but high given the CD's median income. Property is appreciating rapidly, and the rate of home purchase lending has almost doubled, ranking CD 106 16th citywide for the rate of home purchase loans. In addition, the neighborhood is seeing steady improvements in school performance indicators.

Troublesome signs, however, include the high rate of subprime loans, and the high rate of serious housing code violations.

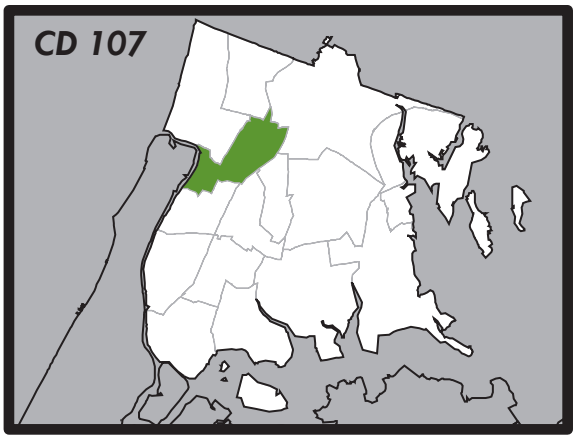
	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$15,324	-	-	$16,800	55	54
Poverty Rate	45.6%	-	-	40.0%	1	2
Percent Immigrant Households	27.5%	-	-	26.5%	38	38
Percent of Rental Units that are Subsidized	33.9%	-	-	36.2%	9	8
Percent of Rental Units that are Rent-Regulated	52.3%	-	-	51.0%	25	27
Certificates of Occupancy	109	46	204	82	37	49
Percent Vacant Land Area	-	6.1%	5.9%	5.6%	14	17
Median Age of Housing Stock	-	76	77	77	13	18
Homeownership Rate	8.3%	-	-	8.3%	50	51
Index of Housing Price Appreciation (2 - 4 family bldg.)	156.7	192.4	213.8	232.4	13	14[2]
Home Purchase Loans (per 1,000 properties)	41.5	47.5	70.2	76.5	39	16
Percent of Home Purchase Loans that are Subprime	17.9%	24.0%	45.9%	48.1%	2	7
Percent of Refinance Loans that are Subprime	32.6%	31.6%	48.7%	52.2%	10	2
Notices of Foreclosure (per 1,000 1-4 family properties)	32.6	34.3	27.1	16.2	8	14
Percent Tax Delinquencies (delinquent ≥1 year)	5.8%	5.1%	3.6%	2.4%	15	14
Serious Housing Code Violations (per 1,000 rental units)	86.9	112.1	125.6	192.5	5	2
Percent of Students Performing at Grade Level - Reading	26.5%	28.4%	27.8%	39.1%	55	55
Percent of Students Performing at Grade Level - Math	22.2%	30.1%	35.1%	41.3%	54	53
Felony Crime Rate (per 1,000 residents)	43.2	41.8	41.0	36.3	9	11
Acres of Open Space (per 1,000 residents)	-	-	6.7	-	-	8
Asthma Hospitalization (per 1,000 people)	8.8	9.4	9.1	8.4	2	2
Low Birth Weight (per 1,000 live births)	72	88	113	117	42	5

[1] Community districts 103 and 106 both fall within sub-borough area 102. Data at the sub-borough area level for these two CDs is identical.

[2] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).

KINGSBRIDGE HEIGHTS/BEDFORD[1]

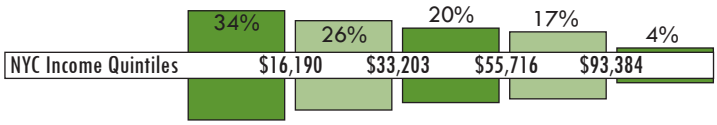
	2005	Rank '02	Rank '05
Population (2000)	141,411	27	-
Population Density (2000)	83.9	5	-
Median Monthly Rent	$800	43	40
Median Price/Unit (2-4 fam.)	$184,500	23	24[2]
Racial Diversity Index	0.73	16	26
Income Diversity Ratio	5.9	15	16



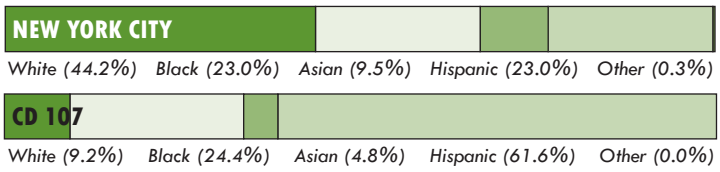
Kingsbridge Heights/Bedford has seen a milder rise in subprime home purchases than many of the surrounding communities. Indeed, the fact that even with a 18.4 percentage point increase in the rate of subprime refinance loans between 2002 and 2005, CD 107 has dropped from 8th to 22nd is indicative of just how severe the City's reliance on subprime lending has been over the past few years.

CD 107 has the highest proportion of rent-regulated units in the City and has experienced litte new construction activity—only seven certificates of occupancy were issued in 2005. In late 2006, the City released an RFP for the redevelopment of the landmark 575,000 square-foot Kingsbridge Armory into a mixed-use facility and anchor for the community.

Percent of Households in CD 107 in Each New York City Income Quintile



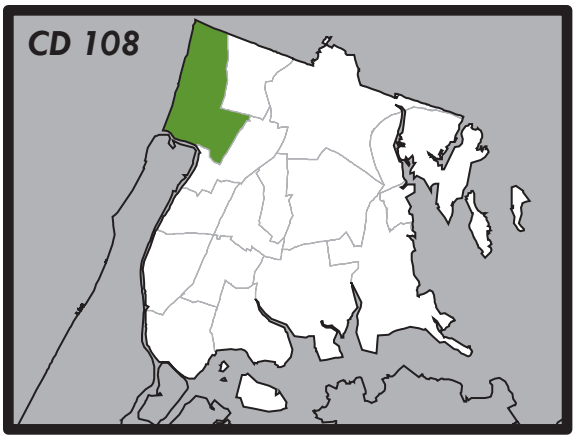
Racial and Ethnic Composition in New York City and CD 107



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$23,063	-	-	$24,000	50	47
Poverty Rate	33.7%	-	-	28.5%	4	9
Percent Immigrant Households	41.0%	-	-	35.2%	27	31
Percent of Rental Units that are Subsidized	3.1%	-	-	3.5%	44	41
Percent of Rental Units that are Rent-Regulated	89.6%	-	-	89.8%	1	1
Certificates of Occupancy	3	2	0	7	59	58
Percent Vacant Land Area	-	4.3%	3.8%	4.0%	25	25
Median Age of Housing Stock	-	76	77	78	13	13
Homeownership Rate	7.9%	-	-	6.6%	51	53
Index of Housing Price Appreciation (2 - 4 family bldg.)	143.6	167.5	192.2	201.2	19	23[2]
Home Purchase Loans (per 1,000 properties)	43.8	41.4	48.7	62.4	36	27
Percent of Home Purchase Loans that are Subprime	11.5%	9.0%	22.3%	26.2%	8	22
Percent of Refinance Loans that are Subprime	23.9%	31.6%	41.0%	42.3%	17	14
Notices of Foreclosure (per 1,000 1-4 family properties)	32.4	30.6	28.7	15.3	9	15
Percent Tax Delinquencies (delinquent ≥1 year)	6.1%	3.8%	2.8%	1.9%	13	18
Serious Housing Code Violations (per 1,000 rental units)	73.2	80.4	97.5	165.0	11	5
Percent of Students Performing at Grade Level - Reading	27.8%	29.7%	30.7%	43.6%	52	43
Percent of Students Performing at Grade Level - Math	22.8%	30.3%	36.6%	43.2%	52	49
Felony Crime Rate (per 1,000 residents)	33.7	33.2	32.3	29.7	18	22
Acres of Open Space (per 1,000 residents)	-	-	2.8	-	-	22
Asthma Hospitalizations (per 1,000 people)	6.3	6.4	6.7	5.9	10	10
Low Birth Weight (per 1,000 live births)	78	87	85	93	32	28

[1] Community district 107 matches sub-borough area 105.

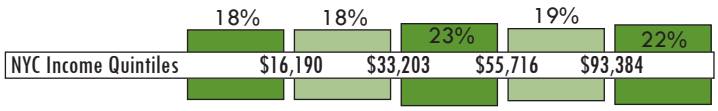
[2] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).



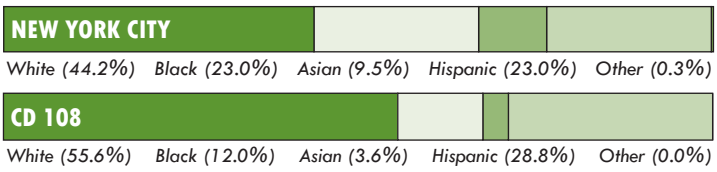
RIVERDALE/ FIELDSTON[1]

	2005	Rank '02	Rank '05
Population (2000)	101,332	48	-
Population Density (2000)	32.2	37	-
Median Monthly Rent	$863	30	32
Median Price/Unit (1 fam.)	$725,000	3	2[2]
Racial Diversity Index	0.79	19	20
Income Diversity Ratio	6.2	30	12

Percent of Households in CD 108 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 108



With twice as many whites as Hispanic residents, Riverdale/Fieldston's racial and ethnic composition looks far different from the rest of the borough. Even with a 10.7% drop in median income between 2002 and 2005, CD 108 remains the most affluent CD in the Bronx. With homeownership rates equal to the citywide rate, and the fewest foreclosures of any CD in the Bronx, CD 108 is one of the borough's more stable communities. Indeed, it had no certificates of occupancy issued in 2005, so no new housing was built.

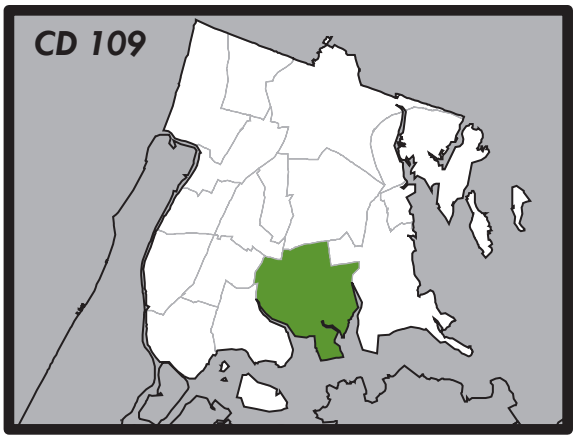
	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$49,257	-	-	$44,000	17	21
Poverty Rate	13.7%	-	-	16.3%	35	30
Percent Immigrant Households	36.9%	-	-	34.4%	34	33
Percent of Rental Units that are Subsidized	12.2%	-	-	6.3%	29	34
Percent of Rental Units that are Rent-Regulated	72.1%	-	-	78.2%	8	7
Certificates of Occupancy	6	27	129	0	58	59
Percent Vacant Land Area	-	4.8%	4.7%	5.1%	23	19
Median Age of Housing Stock	-	52	53	53	48	48
Homeownership Rate	32.3%	-	-	33.1%	22	21
Index of Housing Price Appreciation (1 family building)	130.6	153.6	162.0	187.1	14	15[2]
Home Purchase Loans (per 1,000 properties)	30.8	34.6	38.7	44.2	52	45
Percent of Home Purchase Loans that are Subprime	1.8%	2.7%	4.5%	4.2%	47	43
Percent of Refinance Loans that are Subprime	7.3%	7.3%	13.9%	16.1%	46	39
Notices of Foreclosure (per 1,000 1-4 family properties)	6.5	7.7	7.1	4.9	33	34
Percent Tax Delinquencies (delinquent ≥1 year)	2.1%	1.7%	1.0%	0.8%	38	40
Serious Housing Code Violations (per 1,000 rental units)	24.9	33.9	44.9	50.0	32	21
Percent of Students Performing at Grade Level - Reading	27.8%	29.7%	30.7%	43.6%	52	43
Percent of Students Performing at Grade Level - Math	22.8%	30.3%	36.6%	43.2%	52	49
Felony Crime Rate (per 1,000 residents)	23.3	21.2	20.3	18.4	48	50
Acres of Open Space (per 1,000 residents)	-	-	6.1	-	-	9
Asthma Hospitalization (per 1,000 people)	3.2	3.1	3.6	3.2	22	21
Low Birth Weight (per 1,000 live births)	68.0	88.0	87.0	96.0	47	25

[1] Community district 108 matches sub-borough area 106.

[2] Ranked out of 15 community districts with the same predominant housing type (single family homes).

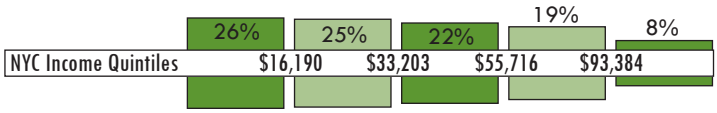
PARKCHESTER/ SOUNDVIEW[1]

	2005	Rank '02	Rank '05
Population (2000)	167,859	14	-
Population Density (2000)	41.3	24	-
Median Monthly Rent	$775	45	46
Median Price/Unit (2-4 fam.)	$183,333	20	24[2]
Racial Diversity Index	0.75	24	23
Income Diversity Ratio	5.1	41	31

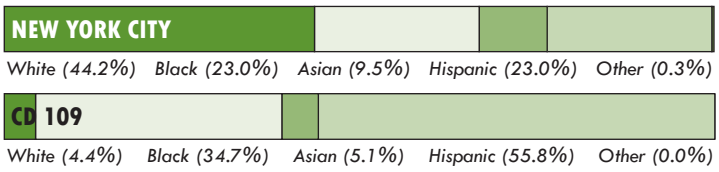


Many of Parkchester/Soundview's trends look more like those of the City as a whole than those of the Bronx. Crime is falling at pace with citywide trends, and the rate of homeownership is rising. Despite these trends, CD 109's health and education outcomes diverge from those of the City as a whole. With 5.8 asthma hospitalizations per 1,000 people a year, CD 109 is ranked 11th highest citywide. In terms of students performing at grade level, CD 109 is ranked 54th for reading and 46th for math. Contrary to citywide trends, the poverty rate in CD 109 has increased by 5.2 percentage points.

Percent of Households in CD 109 in Each New York City Income Quintile



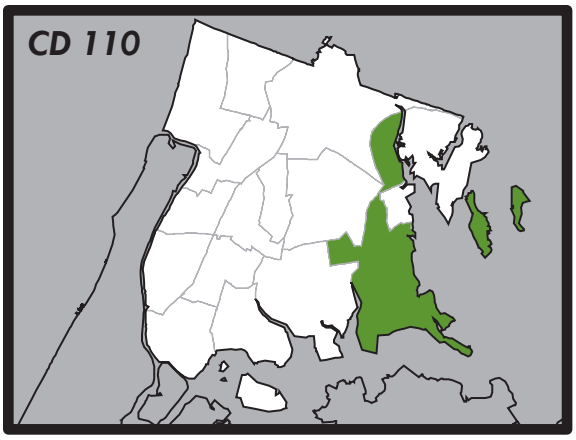
Racial and Ethnic Composition in New York City and CD 109



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$32,838	-	-	$30,432	38	41
Poverty Rate	20.5%	-	-	25.7%	21	14
Percent Immigrant Households	26.3%	-	-	25.0%	40	42
Percent of Rental Units that are Subsidized	30.7%	-	-	29.4%	10	10
Percent of Rental Units that are Rent-Regulated	33.6%	-	-	43.6%	39	31
Certificates of Occupancy	251	204	176	100	18	45
Percent Vacant Land Area	-	6.9%	7.1%	7.0%	11	11
Median Age of Housing Stock	-	63	64	65	39	36
Homeownership Rate	21.7%	-	-	24.3%	37	34
Index of Housing Price Appreciation (2 - 4 family bldg.)	125.6	137.9	161.8	165.7	31	32[2]
Home Purchase Loans (per 1,000 properties)	78.7	40.4	47.2	60.9	6	28
Percent of Home Purchase Loans that are Subprime	16.9%	19.8%	32.3%	34.5%	3	16
Percent of Refinance Loans that are Subprime	29.9%	32.6%	41.6%	42.9%	12	11
Notices of Foreclosure (per 1,000 1-4 family properties)	24.0	23.9	19.6	11.2	18	22
Percent Tax Delinquencies (delinquent ≥1 year)	3.6%	2.2%	1.6%	1.8%	22	19
Serious Housing Code Violations (per 1,000 rental units)	52.0	58.3	62.6	66.1	18	18
Percent of Students Performing at Grade Level - Reading	29.1%	30.9%	29.5%	39.3%	49	54
Percent of Students Performing at Grade Level - Math	25.0%	34.0%	37.5%	43.5%	48	46
Felony Crime Rate (per 1,000 residents)	31.9	30.6	30.2	28.1	24	26
Acres of Open Space (per 1,000 residents)	-	-	2.5	-	-	26
Asthma Hospitalizations (per 1,000 people)	6.5	6.7	6.0	5.8	9	11
Low Birth Weight (per 1,000 live births)	104	104	109	105	10	13

[1] Community district 109 matches sub-borough area 107.

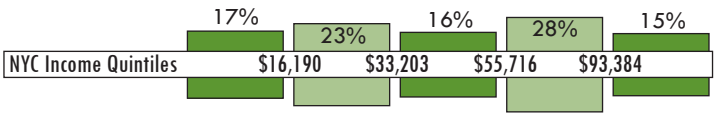
[2] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).



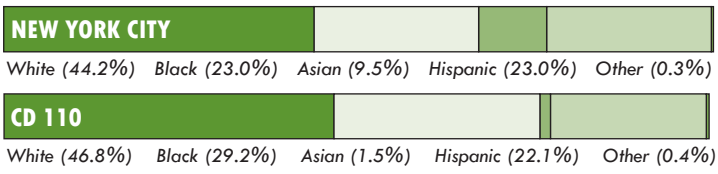
THROGS NECK/ CO-OP CITY[1]

	2005	Rank '02	Rank '05
Population (2000)	115,948	38	-
Population Density (2000)	11.7	55	-
Median Monthly Rent	$890	32	29
Median Price/Unit (1 fam.)	$400,000	10	10[2]
Racial Diversity Index	0.86	19	14
Income Diversity Ratio	5.7	19	22

Percent of Households in CD 110 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 110



The population of Throgs Neck/Co-op City is fairly representative of the population of the City as a whole. No single racial group constitutes a majority and the income distribution is close to that of the City's. CD 110 has by far the highest rate of homeownership of any CD in the Bronx; indeed at 65.4%, it has the 5th highest homeownership rate in the City.

With 11.1 acres of open space per 1,000 residents, CD 110 has the highest proportion of open space of any CDs in the Bronx. Other measures of the quality of the neighborhood housing stock show that CD 110 is doing relatively well: only 0.8% of its properties have been tax delinquent for a year or more and it is ranked 48th in serious housing code violations.

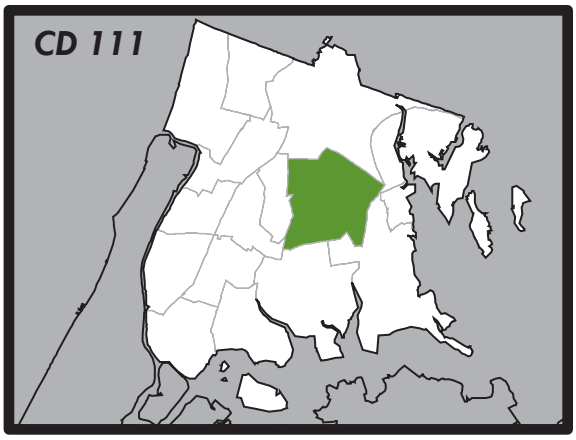
	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$42,033	-	-	$40,700	28	23
Poverty Rate	11.0%	-	-	15.8%	42	32
Percent Immigrant Households	16.3%	-	-	18.9%	52	50
Percent of Rental Units that are Subsidized	25.1%	-	-	37.1%	15	7
Percent of Rental Units that are Rent-Regulated	27.4%	-	-	22.0%	43	49
Certificates of Occupancy	137	135	165	158	28	37
Percent Vacant Land Area	-	5.8%	5.8%	6.0%	18	15
Median Age of Housing Stock	-	43	44	45	55	55
Homeownership Rate	68.7%	-	-	65.4%	4	5
Index of Housing Price Appreciation (1 family building)	129.6	158.5	175.7	192.0	15	14[2]
Home Purchase Loans (per 1,000 properties)	27.3	28.1	35.3	41.4	55	49
Percent of Home Purchase Loans that are Subprime	10.2%	15.5%	20.7%	24.4%	14	24
Percent of Refinance Loans that are Subprime	18.5%	20.7%	30.0%	32.7%	28	24
Notices of Foreclosure (per 1,000 1-4 family properties)	7.3	7.8	7.7	5.4	32	33
Percent Tax Delinquencies (delinquent ≥1 year)	1.8%	1.1%	0.8%	0.8%	40	40
Serious Housing Code Violations (per 1,000 rental units)	11.7	13.7	11.9	14.8	46	48
Percent of Students Performing at Grade Level - Reading	32.5%	33.9%	33.2%	43.5%	44	45
Percent of Students Performing at Grade Level - Math	28.4%	37.2%	40.6%	46.8%	42	41
Felony Crime Rate (per 1,000 residents)	26.7	27.1	28.2	23.8	35	34
Acres of Open Space (per 1,000 residents)	-	-	11.1	-	-	4
Asthma Hospitalization (per 1,000 people)	3.2	3.5	3.1	3.0	22	23
Low Birth Weight (per 1,000 live births)	93	103	117	94	21	27

[1] Community district 110 matches sub-borough area 108.

[2] Ranked out of 15 community districts with the same predominant housing type (single family homes).

MORRIS PARK/ BRONXDALE[1]

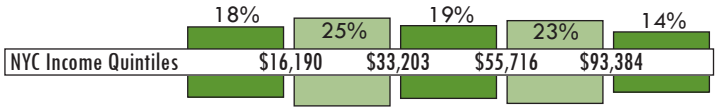
	2005	Rank '02	Rank '05
Population (2000)	110,706	40	-
Population Density (2000)	31.3	40	-
Median Monthly Rent	$820	32	39
Median Price/Unit (2-4 fam.)	$215,000	14	19[2]
Racial Diversity Index	0.91	10	6
Income Diversity Ratio	5.0	16	36



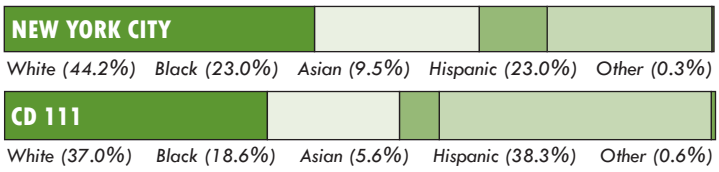
Most of Morris Park/Bronxdale's indicators regarding housing and neighborhood health quality have remained relatively stable between 2002 and 2005. The modest shifts have followed the City's general trends—a drop in median income, a slight decline in crime, and an increase in the educational attainment of its youth.

CD 111 is the site of a $27M affordable housing and retail complex being built on an old brownfield site. The development, which is being financed by the New York City Housing Development Corporation's Low-Income Affordable Marketplace Program, will create 100 housing units and is due to be completed in 2007.

Percent of Households in CD 111 in Each New York City Income Quintile



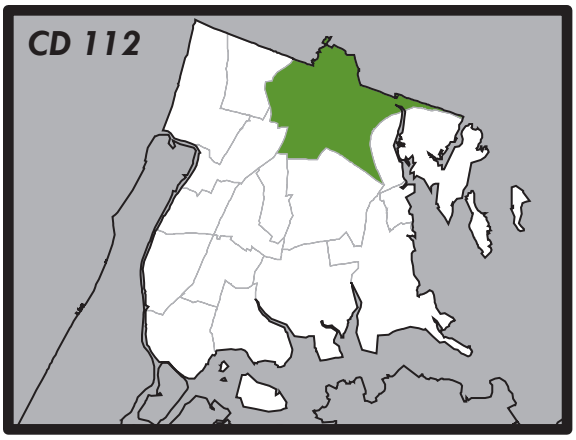
Racial and Ethnic Composition in New York City and CD 111



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$38,968	-	-	$34,400	32	35
Poverty Rate	19.7%	-	-	17.2%	22	25
Percent Immigrant Households	40.4%	-	-	32.2%	29	36
Percent of Rental Units that are Subsidized	19.0%	-	-	17.0%	20	18
Percent of Rental Units that are Rent-Regulated	52.9%	-	-	54.2%	24	21
Certificates of Occupancy	57	47	231	40	45	53
Percent Vacant Land Area	-	2.2%	2.2%	2.1%	36	37
Median Age of Housing Stock	-	63	64	65	39	36
Homeownership Rate	29.4%	-	-	28.1%	26	31
Index of Housing Price Appreciation (2 - 4 family bldg.)	130.6	146.9	167.5	184.7	27	30[2]
Home Purchase Loans (per 1,000 properties)	40.4	43.4	63.1	71.4	41	23
Percent of Home Purchase Loans that are Subprime	14.0%	19.5%	24.7%	33.4%	7	18
Percent of Refinance Loans that are Subprime	22.0%	27.2%	39.2%	38.5%	21	19
Notices of Foreclosure (per 1,000 1-4 family properties)	13.3	13.9	12.3	9.1	26	26
Percent Tax Delinquencies (delinquent ≥1 year)	1.6%	1.1%	0.9%	0.6%	44	46
Serious Housing Code Violations (per 1,000 rental units)	29.4	31.0	37.5	44.1	26	24
Percent of Students Performing at Grade Level - Reading	35.1%	35.8%	35.6%	46.4%	37	38
Percent of Students Performing at Grade Level - Math	31.6%	39.3%	42.9%	49.3%	38	37
Felony Crime Rate (per 1,000 residents)	29.7	28.8	29.1	26.3	30	28
Acres of Open Space (per 1,000 residents)	-	-	3.5	-	-	18
Asthma Hospitalizations (per 1,000 people)	4.8	4.8	4.6	4.5	13	15
Low Birth Weight (per 1,000 live births)	77	88	95	87	35	32

[1] Community district 111 matches sub-borough area 109.

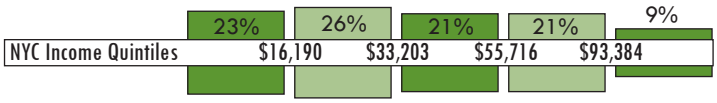
[2] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).



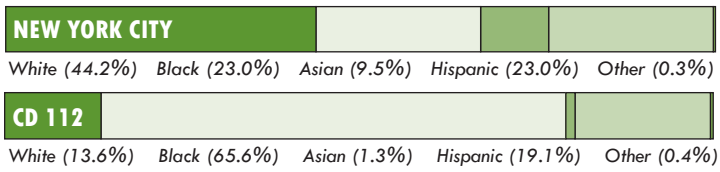
WILLIAMSBRIDGE/ BAYCHESTER[1]

	2005	Rank '02	Rank '05
Population (2000)	149,077	23	-
Population Density (2000)	20.2	49	-
Median Monthly Rent	$850	23	34
Median Price/Unit (2-4 fam.)	$207,438	17	20[2]
Racial Diversity Index	0.69	33	32
Income Diversity Ratio	5.8	37	18

Percent of Households in CD 112 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 112



Even with a drop in median income of 13.1%, and an increase in poverty rates of 4.3 percentage points between 2002 and 2005, residents of Williamsbridge/ Baychester are doing well compared to the rest of the Bronx. CD 112 has the highest rate of home purchase lending of any CD in the Bronx (92.3 per 1,000 properties), and enjoys homeownership rates near the City average.

However, many of the homes are financed with subprime loans. Half of the district's home purchase loans are subprime, ranking it 4th in the City. CD 112 has the second-to-lowest percentage of rent-regulated apartments in the borough and is ranked 37th citywide for this indicator.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$36,122	-	-	$31,400	35	39
Poverty Rate	16.7%	-	-	21.0%	27	20
Percent Immigrant Households	49.7%	-	-	43.6%	15	21
Percent of Rental Units that are Subsidized	17.7%	-	-	12.9%	21	25
Percent of Rental Units that are Rent-Regulated	29.1%	-	-	38.4%	42	37
Certificates of Occupancy	124	281	207	251	32	26
Percent Vacant Land Area	-	2.3%	2.3%	3.9%	34	26
Median Age of Housing Stock	-	68	69	70	34	33
Homeownership Rate	32.5%	-	-	31.6%	20	22
Index of Housing Price Appreciation (2 - 4 family bldg.)	122.9	144.9	160.1	181.4	32	32[2]
Home Purchase Loans (per 1,000 properties)	42.7	54.6	70.4	92.3	37	10
Percent of Home Purchase Loans that are Subprime	16.2%	26.3%	38.8%	50.5%	4	4
Percent of Refinance Loans that are Subprime	28.9%	35.0%	49.1%	51.8%	14	3
Notices of Foreclosure (per 1,000 1-4 family properties)	24.1	22.8	22.7	14.8	17	16
Percent Tax Delinquencies (delinquent ≥1 year)	3.5%	2.4%	1.7%	1.8%	23	19
Serious Housing Code Violations (per 1,000 rental units)	47.8	52.9	58.2	65.2	20	19
Percent of Students Performing at Grade Level - Reading	35.1%	35.8%	35.6%	46.4%	38	38
Percent of Students Performing at Grade Level - Math	31.6%	39.3%	42.9%	49.3%	39	38
Felony Crime Rate (per 1,000 residents)	24.2	22.0	21.0	19.8	44	42
Acres of Open Space (per 1,000 residents)	-	-	7.0	-	-	7
Asthma Hospitalization (per 1,000 people)	4.4	4.7	4.5	4.6	15	14
Low Birth Weight (per 1,000 live births)	100	106	121	111	13	10

[1] Community district 112 matches sub-borough area 110.

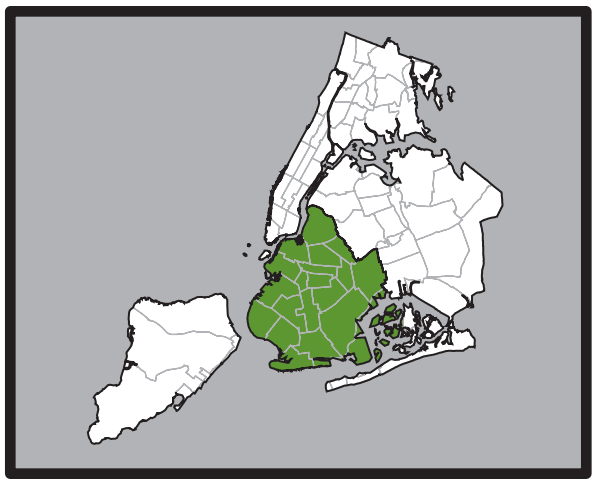
[2] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).

BROOKLYN

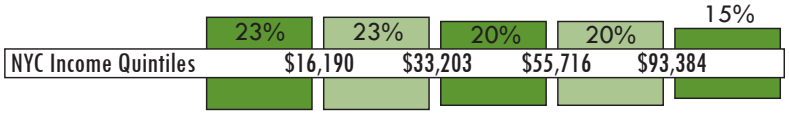
	CD	Page
Greenpoint/Williamsburg	201	58
Fort Greene/Brooklyn Heights	202	59
Bedford Stuyvesant	203	60
Bushwick	204	61
East New York/Starrett City	205	62
Park Slope/Carroll Gardens	206	63
Sunset Park	207	64
Crown Heights	208	65
S. Crown Heights/Prospect Heights	209	66
Bay Ridge/Dyker Heights	210	67
Bensonhurst	211	68
Borough Park	212	69
Coney Island	213	70
Flatbush/Midwood	214	71
Sheepshead Bay	215	72
Brownsville	216	73
East Flatbush	217	74
Flatlands/Canarsie	218	75

Brooklyn

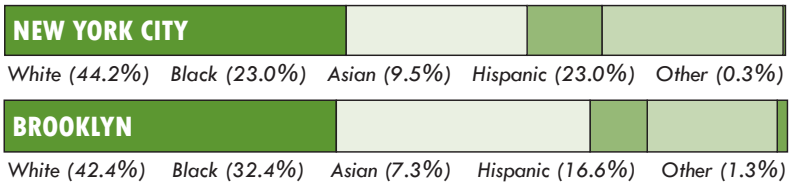
	2005	Rank (2002)	Rank (2005)
Population	2,511,408	1	1
Population Density	35.6	2	2
Median Household Income	$35,000	4	4
Median Monthly Rent	$850	4	3
Median Price/Unit (2-4 fam.)	$236,000	4	4
Racial Diversity Index	0.90	2	2
Income Diversity Ratio	6.4	3	2



Percent of Households in Brooklyn in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and Brooklyn



Brooklyn is a borough of tremendous neighborhood diversity. From steady price increases in the suburban corridor of southeast Brooklyn to marquee development projects in the west, the sub-trends that shape the borough are often lost in the bigger picture.

Brooklyn is the most populous borough in the City, but it has only half the population density of Manhattan. On many indicators—such as crime rates, homeownership rates, tax delinquencies, and school performance—Brooklyn has tracked citywide patterns. However, on other fronts, such as the scale of new real estate developments, the borough clearly stands out.

Newspapers have announced Brooklyn as New York City's ascendant development capital in recent years, and the numbers bear out this characterization. Between 2002 and 2005, Brooklyn enjoyed dramatic increases in building permits and certificates of occupancy issued. The number of units authorized by new building permits increased by a hefty 72% in those three years, pushing Brooklyn past Queens to claim the title of the borough with the highest number of newly authorized housing units.

Most of the recent news-generating development projects have been clustered along the East River waterfront districts, although rezonings were dispersed throughout the borough. The greatest increases in certificates of occupancy were in Brooklyn's eastern and southern neighborhoods.

Despite the expanding housing stock, demand for housing in Brooklyn appears to continue to outpace supply. Both rents and home prices in the borough increased at a rate greater than any other borough except Manhattan between 2002 and 2005. The rate of homeownership and home purchase lending has also increased in the past three years. More than a quarter of home purchase lending is subprime.

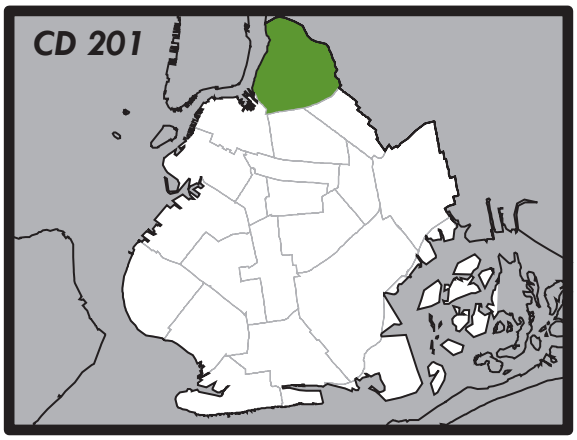
	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Housing Stock and Land Use						
Number of Housing Units	930,085	-	-	944,731	1	1
Rental Vacancy Rate	2.7%	-	-	2.8%	3	4
Percent of Rental Units that are Subsidized	16.2%	-	-	15.7%	3	2
Percent of Rental Units that are Rent-Regulated	44.8%	-	-	45.2%	4	4
Certificates of Occupancy	2,378	2,574	2,847	4,117	3	2
Units Authorized by New Residential Building Permits	5,247	6,054	6,825	9,028	2	1
Homeownership Rate	28.7%	-	-	29.2%	3	3
Percent Vacant Land Area	-	5.2%	5.1%	5.2%	2	2
Acres of Open Space (per 1,000 residents)	-	-	16.8	-	-	3

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Housing Prices and Affordability						
Index of Housing Price Appreciation (2-4 family building)	154.5	181.8	209.2	238.4	2	2
Median Monthly Rent (unsubsidized units)	$779	-	-	$850	4	3
Median Price per Unit (2-4 family building)	$151,804	$185,747	$215,392	$236,000	4	4
Median Price per Unit (1 family building)	$298,541	$355,068	$410,451	$455,000	3	2
Median Rent Burden (all renter households)	29.1%	-	-	31.3%	2	3
Median Rent Burden (unsubsidized low income renters)	41.5%	-	-	48.5%	5	5
Housing Quality						
Serious Housing Code Violations (per 1,000 rental units)	50.3	52.9	50.0	63.7	2	2
Percent Tax Delinquencies (delinquent ≥1 year)	3.5%	2.3%	1.7%	1.5%	2	3
Percent Severe Crowding (all renter households)	3.6%	-	-	3.3%	3	4
Percent Severe Crowding (unsubsidized low income renters)	5.1%	-	-	4.8%	2	4
Median Age of Housing Stock	-	73	74	75	2	2
Social, Demographic and Income Indicators						
Population	2,479,338	2,483,164	2,497,859	2,511,408	1	1
Racial Diversity Index	0.89	-	-	0.90	2	2
Percent Immigrant Households	44.9%	-	-	44.1%	2	2
Percent Asian Households	6.4%	-	-	7.3%	3	3
Percent Black Households	35.1%	-	-	32.4%	1	1
Percent Hispanic Households	16.4%	-	-	16.6%	4	4
Percent White (non-Hispanic) Households	42.1%	-	-	42.4%	4	3
Percent Other Race Households	0.1%	-	-	0.2%	4	4
Median Household Income (in 2004 dollars)	$36,997	-	-	$35,000	4	4
Income Diversity Ratio	6.1	-	-	6.4	3	3
Poverty Rate	20.5%	-	-	20.7%	2	2
Unemployment Rate	9.1%	-	-	-	2	-
Percent Students Performing at Grade Level - Reading	40.3%	42.0%	41.9%	51.8%	4	4
Percent Students Performing at Grade Level - Math	36.7%	42.6%	47.3%	53.0%	3	3
Felony Crime Rate (per 1,000 residents)	29.6	28.6	27.6	26.9	3	3
Health Indicators						
Asthma Hospitalizations (per 1,000 people)	3.3	3.6	3.3	3.3	2	2
Low Birth Weight (per 1,000 live births)	87.6	84.4	85.0	88.7	2	2
Infant Mortality (per 1,000 births)	6.9	6.3	6.6	6.0	1	2
Elevated Blood Lead Levels (per 1,000 children tested)	15.0	12.9	10.7	-	1	2
Lending Indicators						
Home Purchase Loans (per 1,000 properties)	47.9	49.3	58.4	67.3	4	3
Percent of Home Purchase Loans that are Subprime	8.4%	12.8%	18.4%	25.9%	2	3
Refinance Loan Rate (per 1,000 properties)	67.0	104.2	66.0	62.8	4	2
Percent of Refinance Loans that are Subprime	22.2%	21.8%	35.5%	35.3%	2	2
Notices of Foreclosure (per 1,000 1-4 family properties)	15.0	15.3	14.0	11.1	2	2[1]

[1] Notice of foreclosure data is unavailable for Staten Island, therefore the ranking for this indicator only ranges from 1 to 4 in both 2002 and 2005.

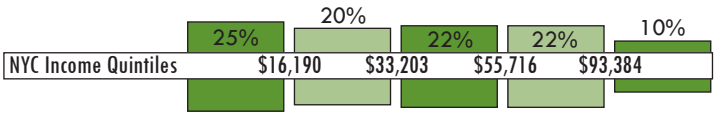
GREENPOINT/ WILLIAMSBURG

	2005	Rank '02	Rank '05
Population (2000)	160,338	20	-
Population Density (2000)	34.1	32	-
Median Monthly Rent	$900	45	21
Median Price/Unit (2-4 fam.)	$270,000	16	11[1]
Racial Diversity Index	0.66	32	34
Income Diversity Ratio	5.8	37	18

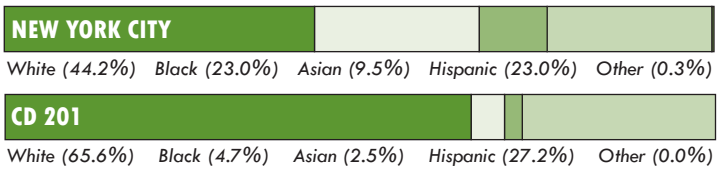


Greenpoint/Williamsburg has witnessed significant growth in recent years. With consistently high numbers of new certificates of occupancy each year since 2002, CD 201 is now ranked 8th for this indicator. Despite this construction activity, prices continue to rise rapidly and the district now has the 3rd highest rate of price appreciation in the City for 2-4 unit buildings. Unlike the rest of the borough and the City, CD 201 has seen rates of subprime refinance lending decline steadily in recent years. Also contrary to citywide trends, median household incomes increased significantly in the district since 2002. After major residential rezonings in CD 201, several significant new residential towers are under consturction.

Percent of Households in CD 201 in Each New York City Income Quintile

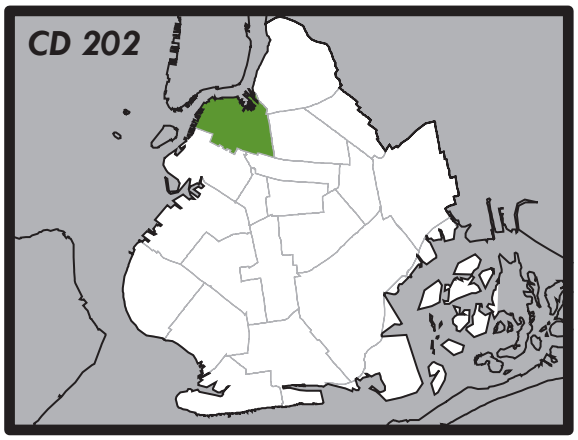


Racial and Ethnic Composition in New York City and CD 201



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$32,838	-	-	$35,000	38	30
Poverty Rate	24.2%	-	-	24.2%	15	17
Percent Immigrant Households	40.9%	-	-	39.5%	28	28
Percent of Rental Units that are Subsidized	24.0%	-	-	20.0%	16	14
Percent of Rental Units that are Rent-Regulated	50.3%	-	-	54.6%	27	18
Certificates of Occupancy	417	412	289	559	12	8
Percent Vacant Land Area	-	4.1%	4.0%	4.3%	28	24
Median Age of Housing Stock	-	75	76	77	19	18
Homeownership Rate	17.3%	-	-	16.8%	43	44
Index of Housing Price Appreciation (2 - 4 family bldg.)	215.2	236.2	296.9	318.2	3	3[1]
Home Purchase Loans (per 1,000 properties)	52.0	25.9	30.3	48.8	27	39
Percent of Home Purchase Loans that are Subprime	8.1%	10.0%	3.0%	4.6%	25	42
Percent of Refinance Loans that are Subprime	20.0%	16.0%	15.4%	13.4%	24	44
Notices of Foreclosure (per 1,000 1-4 family properties)	3.7	4.4	4.4	3.5	44	39
Percent Tax Delinquencies (delinquent ≥1 year)	3.4%	2.6%	1.9%	1.6%	24	23
Serious Housing Code Violations (per 1,000 rental units)	26.8	22.5	19.6	26.6	28	31
Percent of Students Performing at Grade Level - Reading	36.2%	43.9%	39.9%	48.7%	36	36
Percent of Students Performing at Grade Level - Math	36.2%	45.6%	46.0%	50.1%	33	35
Felony Crime Rate (per 1,000 residents)	30.3	29.9	28.9	30.0	28	20
Acres of Open Space (per 1,000 residents)	-	-	0.7	-	-	51
Asthma Hospitalizations (per 1,000 people)	3.0	3.0	2.6	2.9	26	24
Low Birth Weight (per 1,000 live births)	57	55	56	60	57	57

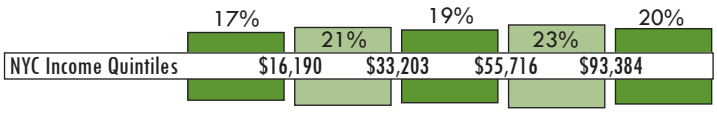
[1] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).



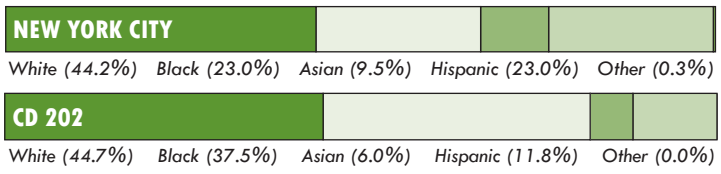
FORT GREENE/ BROOKLYN HEIGHTS

	2005	Rank '02	Rank '05
Population (2000)	98,620	49	-
Population Density (2000)	35.6	30	-
Median Monthly Rent	$950	15	16
Median Price/Unit (2-4 fam.)	$446,667	2	2[1]
Racial Diversity Index	0.86	12	14
Income Diversity Ratio	5.0	3	36

Percent of Households in CD 202 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 202



Fort Greene/Brooklyn Heights has the second highest rate of price appreciation for 2-4 unit homes in the City. While the percentage of rental units that are rent-regulated has declined, the percentage of such units that are subsidized has risen in recent years.

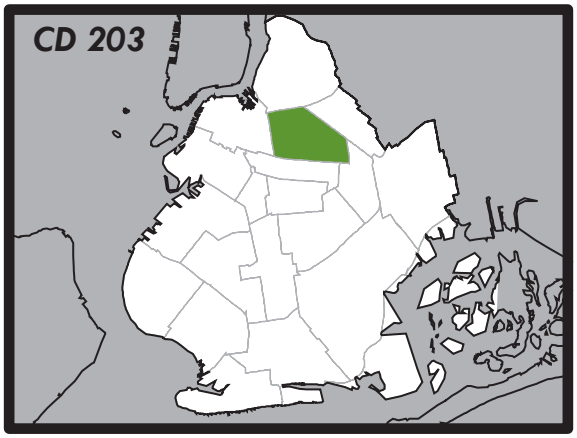
Despite overall growth in the local housing market, median incomes in CD 202 have been stagnant, and homeownership rates are dropping (contrary to the citywide trend). Though the rate of notices of foreclosure is moderately high, CD 202 has relatively low rates of subprime lending. While the Atlantic Yards development garners the most publicity and engenders considerable controversy, the proposed Brooklyn Bridge Park has stalled in early funding approval phases.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$44,879	-	-	$42,500	22	22
Poverty Rate	17.7%	-	-	18.0%	24	24
Percent Immigrant Households	18.5%	-	-	23.0%	48	44
Percent of Rental Units that are Subsidized	19.7%	-	-	23.5%	19	12
Percent of Rental Units that are Rent-Regulated	42.6%	-	-	41.0%	32	33
Certificates of Occupancy	14	71	325	63	56	51
Percent Vacant Land Area	-	2.2%	2.3%	2.4%	36	34
Median Age of Housing Stock	-	75	75	76	19	20
Homeownership Rate	32.2%	-	-	29.2%	23	30
Index of Housing Price Appreciation (2 - 4 family bldg.)	238.2	313.9	362.7	445.7	1	1[1]
Home Purchase Loans (per 1,000 properties)	60.6	63.6	59.0	72.8	18	21
Percent of Home Purchase Loans that are Subprime	4.5%	4.5%	4.4%	5.2%	40	41
Percent of Refinance Loans that are Subprime	11.2%	9.8%	15.4%	21.3%	41	35
Notices of Foreclosure (per 1,000 1-4 family properties)	14.1	14.7	11.0	8.2	25	28
Percent Tax Delinquencies (delinquent ≥1 year)	4.6%	3.4%	2.2%	1.7%	18	24
Serious Housing Code Violations (per 1,000 rental units)	25.8	21.3	18.2	24.2	29	35
Percent of Students Performing at Grade Level - Reading	34.5%	36.2%	38.0%	47.2%	39	37
Percent of Students Performing at Grade Level - Math	31.7%	38.5%	42.3%	47.4%	37	40
Felony Crime Rate (per 1,000 residents)	56.6	53.4	51.2	53.3	5	4
Acres of Open Space (per 1,000 residents)	-	-	1.3	-	-	36
Asthma Hospitalization (per 1,000 people)	3.6	3.5	3.0	3.3	19	19
Low Birth Weight (per 1,000 live births)	100	101	81	112	13	9

[1] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).

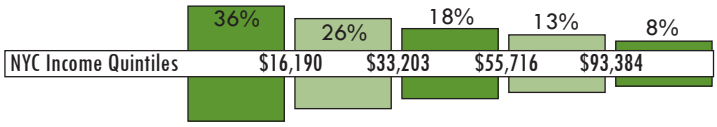
BEDFORD STUYVESANT

	2005	Rank '02	Rank '05
Population (2000)	143,867	25	-
Population Density (2000)	52.6	14	-
Median Monthly Rent	$760	51	49
Median Price/Unit (2-4 fam.)	$226,667	22	16[1]
Racial Diversity Index	0.57	42	39
Income Diversity Ratio	6.6	11	9

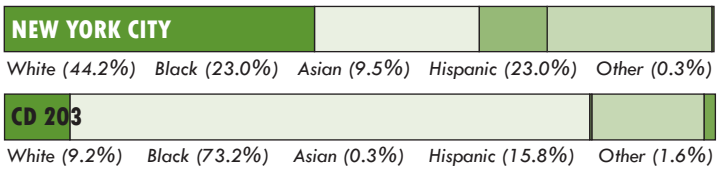


Bedford Stuyvesant has witnessed dramatic increases in the rate of home purchase lending since 2002, and the district now tops the citywide rankings for this indicator. The rates of homeownership and housing price appreciation have escalated in recent years, outpacing increases in both the borough and the City. Despite these promising trends, homeowners in CD 203 rely heavily on subprime loans, and the neighborhood consistently suffers from the highest rates of foreclosure in the City. Incomes in CD 203 have declined significantly in recent years, alongside increases in poverty rates and indicators of poor health outcomes, suggesting that social improvements lag behind the appreciating housing market.

Percent of Households in CD 203 in Each New York City Income Quintile

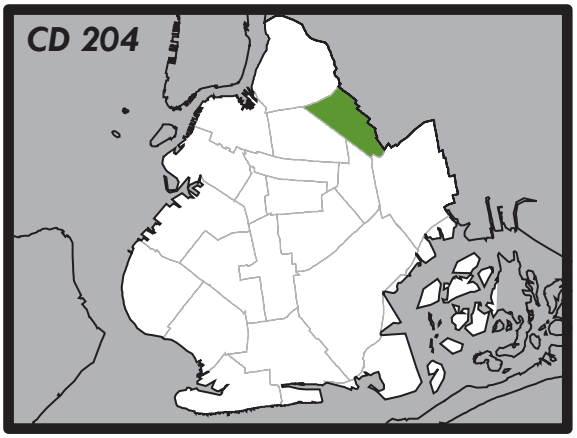


Racial and Ethnic Composition in New York City and CD 203



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$27,190	-	-	$22,200	47	51
Poverty Rate	29.8%	-	-	34.5%	8	5
Percent Immigrant Households	23.5%	-	-	22.4%	41	45
Percent of Rental Units that are Subsidized	28.4%	-	-	28.5%	11	11
Percent of Rental Units that are Rent-Regulated	22.7%	-	-	24.1%	48	46
Certificates of Occupancy	53	277	460	355	47	18
Percent Vacant Land Area	-	9.3%	9.1%	8.8%	8	8
Median Age of Housing Stock	-	88	84	85	2	3
Homeownership Rate	18.9%	-	-	21.2%	41	36
Index of Housing Price Appreciation (2 to 4 family bldg.)	185.2	216.5	244.0	277.4	4	5[1]
Home Purchase Loans (per 1,000 properties)	75.5	94.1	120.2	157.2	7	1
Percent of Home Purchase Loans that are Subprime	16.1%	23.2%	34.3%	42.1%	5	10
Percent of Refinance Loans that are Subprime	38.0%	41.0%	49.2%	47%	4	10
Notices of Foreclosure (per 1,000 1-4 family properties)	43.9	46.2	43.1	34.2	1	1
Percent Tax Delinquencies (delinquent ≥1 year)	8.9%	6.2%	4.5%	4.1%	5	3
Serious Housing Code Violations (per 1,000 rental units)	100.3	93.9	97.4	109.5	2	12
Percent of Students Performing at Grade Level - Reading	33.1%	33.4%	33.6%	41.9%	43	48
Percent of Students Performing at Grade Level - Math	27.6%	35.8%	38.1%	43.4%	43	48
Felony Crime Rate (per 1,000 residents)	40.0	39.1	39.4	40.1	11	10
Acres of Open Space (per 1,000 residents)	-	-	0.4	-	-	56
Asthma Hospitalizations (per 1,000 people)	7.4	7.6	6.8	6.8	7	7
Low Birth Weight (per 1,000 live births)	122	106	116	129	3	2

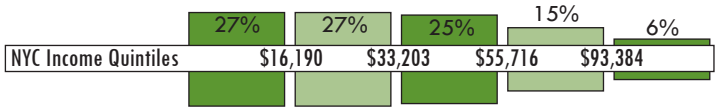
[1] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).



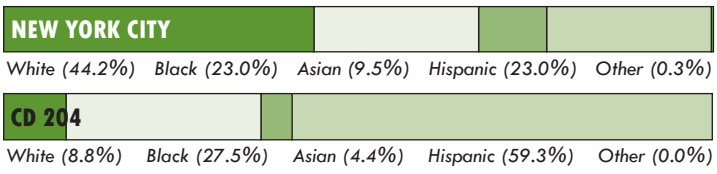
BUSHWICK

	2005	Rank '02	Rank '05
Population (2000)	104,358	45	-
Population Density (2000)	48.1	18	-
Median Monthly Rent	$790	41	45
Median Price/Unit (2-4 fam.)	$195,000	26	23[1]
Racial Diversity Index	0.75	26	23
Income Diversity Ratio	5.5	28	23

Percent of Households in CD 204 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 204



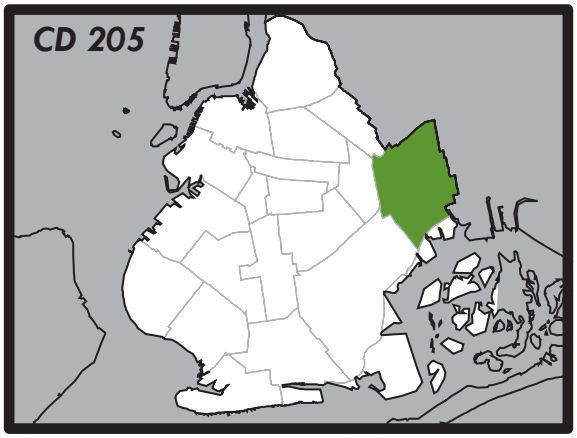
Bushwick's housing market exhibits somewhat divergent trends. On the one hand, the neighborhood has benefited from high rates of price appreciation, and home purchase lending has nearly doubled since 2002. At the same time, almost half of all new home purchase and refinance loans in the neighborhood are subprime, and Bushwick suffers from consistently high rates of foreclosure. Bushwick also has the highest rate of serious housing code violations in the City and among the City's highest rates of tax delinquencies. Bushwick has less open space than almost any other CD, and has one of the City's highest rates of asthma hospitalizations. Poverty, however, is declining faster in Bushwick than in the rest of the borough and the City.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$27,146	-	-	$30,000	48	42
Poverty Rate	33.6%	-	-	28.3%	5	10
Percent Immigrant Households	40.3%	-	-	39.7%	30	26
Percent of Rental Units that are Subsidized	15.6%	-	-	16.9%	24	19
Percent of Rental Units that are Rent-Regulated	42.6%	-	-	37.2%	32	38
Certificates of Occupancy	199	202	358	427	21	15
Percent Vacant Land Area	-	7.4%	7.2%	6.5%	9	13
Median Age of Housing Stock	-	72	73	74	30	28
Homeownership Rate	13.9%	-	-	13.6%	47	47
Index of Housing Price Appreciation (2 to 4 family bldg.)	164.7	194.1	225.2	258.9	10	7[1]
Home Purchase Loans (per 1,000 properties)	86.4	84.3	121.4	152.1	3	2
Percent of Home Purchase Loans that are Subprime	9.4%	22.2%	34.8%	49.9%	19	6
Percent of Refinance Loans that are Subprime	40.1%	42.8%	48.4%	47.4%	2	9
Notices of Foreclosure (per 1,000 1-4 family properties)	37.0	33.6	31.1	25.4	3	3
Percent Tax Delinquencies (delinquent ≥1 year)	7.1%	4.9%	3.5%	3.5%	9	6
Serious Housing Code Violations (per 1,000 rental units)	175.8	193.0	184.1	207.2	1	1
Percent of Students Performing at Grade Level - Reading	34.2%	36.3%	37.2%	44.3%	40	42
Percent of Students Performing at Grade Level - Math	30.0%	36.6%	42.0%	44.6%	40	42
Felony Crime Rate (per 1,000 residents)	31.2	30.7	29.2	28.2	26	25
Acres of Open Space (per 1,000 residents)	-	-	0.4	-	-	58
Asthma Hospitalization (per 1,000 people)	9.0	8.7	8.2	8.3	1	3
Low Birth Weight (per 1,000 live births)	86	88	80	76	25	43

[1]Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).

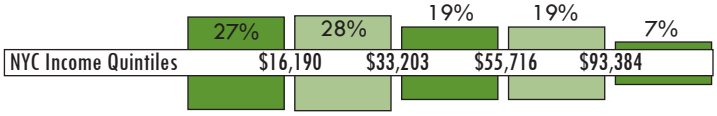
EAST NEW YORK/ STARRETT CITY

	2005	Rank '02	Rank '05
Population (2000)	173,198	10	-
Population Density (2000)	25.4	44	-
Median Monthly Rent	$800	32	40
Median Price/Unit (2-4 fam.)	$204,192	24	21[1]
Racial Diversity Index	0.85	23	17
Income Diversity Ratio	6.0	21	14

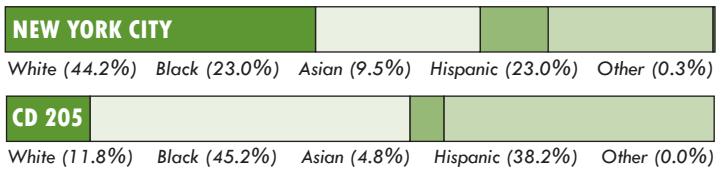


East New York/Starrett City ranks 3rd citywide in the rate of home purchase loans per 1,000 properties. However, the rate of subprime purchase lending has spiked in recent years, so that by 2005 more than half of new home purchases were financed with subprime loans. Notices of foreclosure are also consistently high in the district. Median household incomes have dropped and poverty rates have increased since 2002. Building continues apace, with CD 205 ranking 12th in the number of certificates of occupancy issued in the City. CD 205 also has one of the highest percentages of subsidized units, in large part because it is home to Starrett City, the largest federally subsidized housing complex in the country and the site of almost 6,000 affordable rental units. The complex was put up for sale in 2006, producing a citywide debate about how best to preserve affordable housing.

Percent of Households in CD 205 in Each New York City Income Quintile

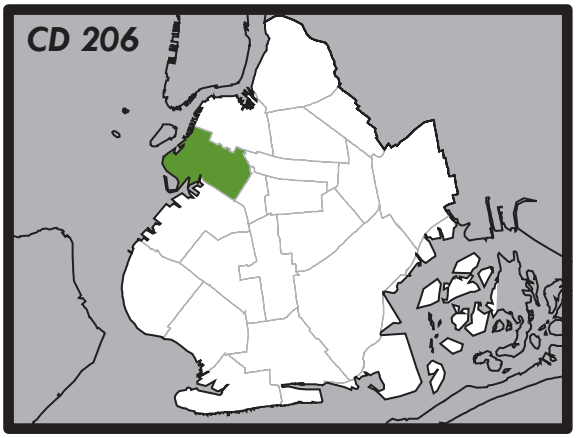


Racial and Ethnic Composition in New York City and CD 205



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$32,838	-	-	$28,000	38	45
Poverty Rate	22.2%	-	-	25.9%	17	13
Percent Immigrant Households	39.0%	-	-	39.7%	33	26
Percent of Rental Units that are Subsidized	37.4%	-	-	39.1%	8	5
Percent of Rental Units that are Rent-Regulated	20.1%	-	-	17.6%	50	51
Certificates of Occupancy	440	397	396	482	11	12
Percent Vacant Land Area	-	16.5%	16.3%	17.7%	4	2
Median Age of Housing Stock	-	73	74	75	21	21
Homeownership Rate	23.5%	-	-	20.5%	36	39
Index of Housing Price Appreciation (2 - 4 family bldg.)	138.9	167.1	193.0	218.4	25	21[1]
Home Purchase Loans (per 1,000 properties)	67.8	77.4	106.4	138.3	14	3
Percent of Home Purchase Loans that are Subprime	10.5%	22.5%	38.2%	50.9%	13	3
Percent of Refinance Loans that are Subprime	35.9%	38.9%	50.7%	48.6%	7	7
Notices of Foreclosure (per 1,000 1-4 family properties)	33.1	35.5	29.5	23.8	7	6
Percent Tax Delinquencies (delinquent ≥1 year)	6.0%	3.5%	2.4%	2.1%	14	15
Serious Housing Code Violations (per 1,000 rental units)	58.0	63.5	60.6	71.0	15	17
Percent of Students Performing at Grade Level - Reading	26.8%	28.5%	28.4%	40.6%	54	52
Percent of Students Performing at Grade Level - Math	21.5%	29.6%	36.2%	44.5%	57	43
Felony Crime Rate (per 1,000 residents)	33.4	34.6	36.4	31.2	19	16
Acres of Open Space (per 1,000 residents)	-	-	1.0	-	-	44
Asthma Hospitalizations (per 1,000 people)	4.6	5.2	4.9	5.0	14	13
Low Birth Weight (per 1,000 live births)	108	109	111	107	7	12

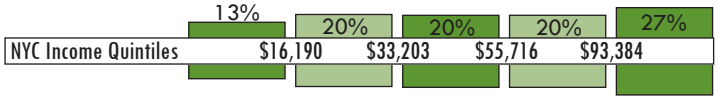
[1] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).



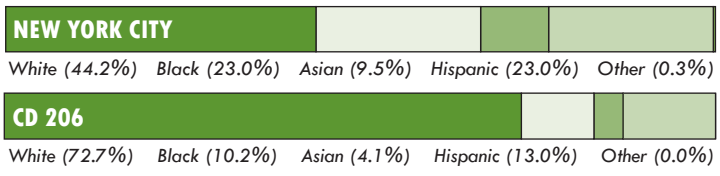
PARK SLOPE / CARROLL GARDENS

	2005	Rank '02	Rank '05
Population (2000)	104,054	46	-
Population Density (2000)	26.3	43	-
Median Monthly Rent	$1,090	7	9
Median Price/Unit (2-4 fam.)	$450,000	1	1[1]
Racial Diversity Index	0.59	31	37
Income Diversity Ratio	5.5	22	23

Percent of Households in CD 206 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 206

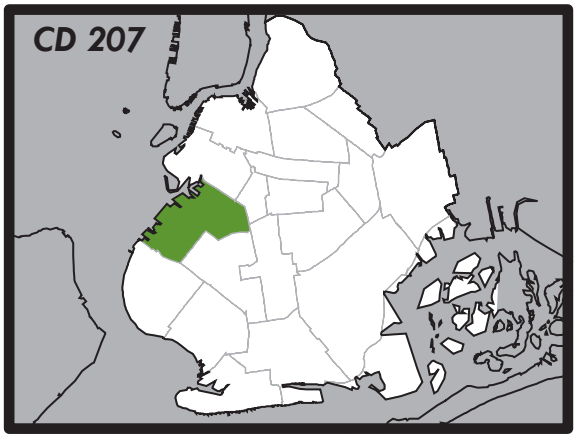


Park Slope/Carroll Gardens encompasses a broad range of neighborhoods, from Park Slope on the east to Red Hook on the west. The district is one of the City's most expensive places to live—it is ranked 1st in the price of 2-4 family homes and 9th in rent. And prices continue to rise—in recent years, CD 206 has had the second highest rate of price appreciation for 2-4 family homes in the City. It also has some of the City's oldest housing stock and relatively low rates of subprime lending. While felony crime rates dropped somewhat between 2002 and 2005, CD 206 has not enjoyed the same rate of decline in crime as many other areas of the City. On most other indicators, CD 206 falls squarely in the middle ranks.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$51,446	-	-	$50,000	12	13
Poverty Rate	13.6%	-	-	13.3%	36	34
Percent Immigrant Households	19.5%	-	-	19.0%	45	49
Percent of Rental Units that are Subsidized	12.0%	-	-	13.7%	30	23
Percent of Rental Units that are Rent-Regulated	36.0%	-	-	30.0%	37	44
Certificates of Occupancy	111	94	58	107	36	44
Percent Vacant Land Area	-	2.0%	1.9%	1.9%	39	38
Median Age of Housing Stock	-	83	84	85	4	3
Homeownership Rate	29.9%	-	-	29.5%	25	29
Index of Housing Price Appreciation (2 to 4 family bldg.)	231.1	269.0	328.7	370.6	2	2[1]
Home Purchase Loans (per 1,000 properties)	64.0	64.4	67.7	63.7	17	26
Percent of Home Purchase Loans that are Subprime	3.2%	3.6%	2.0%	2.5%	45	47
Percent of Refinance Loans that are Subprime	10.9%	7.0%	12.8%	13.3%	42	45
Notices of Foreclosure (per 1,000 1-4 family properties)	4.8	3.9	2.5	3.0	37	45
Percent Tax Delinquencies (delinquent ≥1 year)	2.5%	1.4%	1.2%	1.2%	31	31
Serious Housing Code Violations (per 1,000 rental units)	21.9	16.4	14.7	21.7	35	38
Percent of Students Performing at Grade Level - Reading	44.1%	44.7%	46.2%	55.7%	27	31
Percent of Students Performing at Grade Level - Math	39.7%	45.1%	50.7%	54.8%	27	34
Felony Crime Rate (per 1,000 residents)	32.4	32.3	31.4	31.6	21	15
Acres of Open Space (per 1,000 residents)	-	-	1.8	-	-	31
Asthma Hospitalization (per 1,000 people)	2.7	2.8	2.5	2.7	27	25
Low Birth Weight (per 1,000 live births)	73	75	69	78	40	39

[1] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).

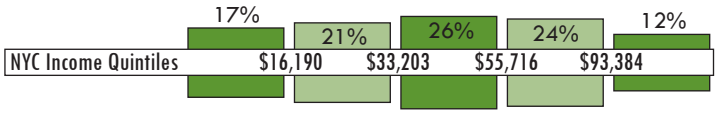
SUNSET PARK



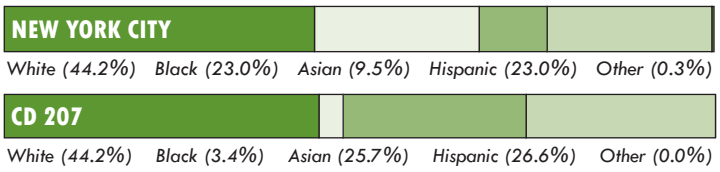
	2005	Rank '02	Rank '05
Population (2000)	120,063	34	-
Population Density (2000)	33.6	33	-
Median Monthly Rent	$892	23	28
Median Price/Unit (2-4 fam.)	$285,000	9	7[1]
Racial Diversity Index	0.89	10	9
Income Diversity Ratio	4.9	47	40

The strong housing market in Park Slope appears to be spilling over into neighboring Sunset Park and Windsor Terrace. CD 207 experienced a dramatic increase in the number of certificates of occupancy issued between 2002 and 2005. Home prices have appreciated rapidly during the same period; indeed, CD 207 now ranks 6th in the City in the price appreciation of 2-4 family homes. Income trends also are on the upswing, with poverty rates dropping 3.6 percentage points and median household income rising slightly even as household income dropped across the borough. CD 207 has the second oldest housing stock in the City, and both vacant land and open space are scarce in the district.

Percent of Households in CD 207 in Each New York City Income Quintile

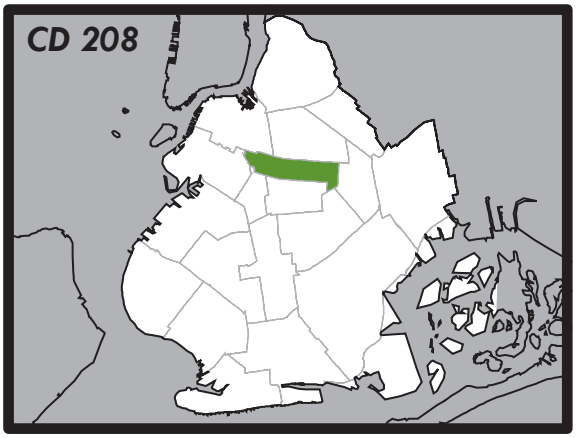


Racial and Ethnic Composition in New York City and CD 207



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$39,406	-	-	$40,000	30	24
Poverty Rate	18.2%	-	-	14.6%	23	33
Percent Immigrant Households	53.5%	-	-	45.3%	10	19
Percent of Rental Units that are Subsidized	2.9%	-	-	2.9%	47	44
Percent of Rental Units that are Rent-Regulated	36.9%	-	-	40.2%	36	36
Certificates of Occupancy	13	95	76	124	57	39
Percent Vacant Land Area	-	0.8%	0.8%	0.8%	53	54
Median Age of Housing Stock	-	86	87	86	3	2
Homeownership Rate	27.3%	-	-	28.0%	32	32
Index of Housing Price Appreciation (2 to 4 family bldg.)	171.8	214.1	250.8	271.1	7	6[1]
Home Purchase Loans (per 1,000 properties)	42.7	50.7	53.0	58.8	37	29
Percent of Home Purchase Loans that are Subprime	7.3%	8.9%	7.1%	10.5%	27	34
Percent of Refinance Loans that are Subprime	19.7%	17.4%	24.9%	22.8%	27	32
Notices of Foreclosure (per 1,000 1-4 family properties)	6.1	5.9	7.0	4.8	35	35
Percent Tax Delinquencies (delinquent ≥1 year)	2.5%	1.9%	1.4%	1.0%	31	36
Serious Housing Code Violations (per 1,000 rental units)	32.2	32.6	30.7	50.0	24	21
Percent of Students Performing at Grade Level - Reading	47.1%	48.1%	49.5%	59.2%	21	22
Percent of Students Performing at Grade Level - Math	43.8%	48.2%	54.4%	58.7%	23	25
Felony Crime Rate (per 1,000 residents)	23.3	25.2	22.1	19.7	48	44
Acres of Open Space (per 1,000 residents)	-	-	1.2	-	-	40
Asthma Hospitalizations (per 1,000 people)	2.4	2.4	2.0	2.1	30	33
Low Birth Weight (per 1,000 live births)	70	79	66	62	44	55

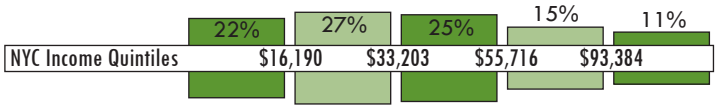
[1]Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).



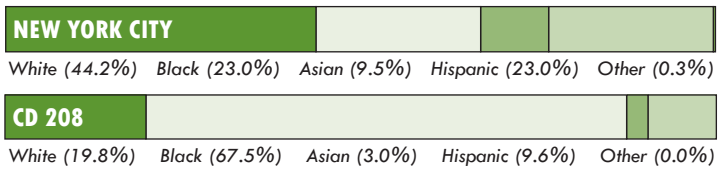
CROWN HEIGHTS

	2005	Rank '02	Rank '05
Population (2000)	96,076	50	-
Population Density (2000)	56.1	13	-
Median Monthly Rent	$800	42	40
Median Price/Unit (2-4 fam.)	$218,333	18	18[1]
Racial Diversity Index	0.66	40	34
Income Diversity Ratio	5.9	14	16

Percent of Households in CD 208 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 208



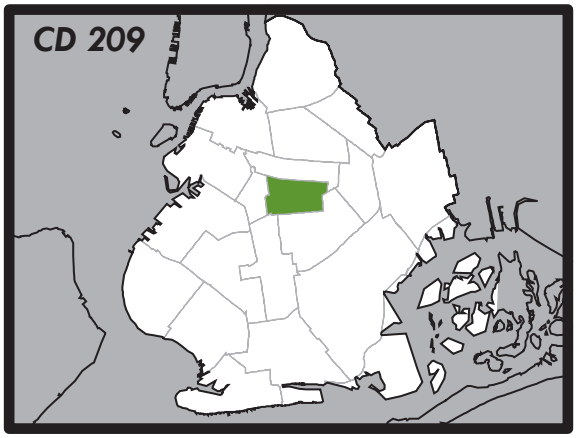
Incomes in Crown Heights have gone up in recent years, contrary to borough and citywide trends. Home prices have escalated and the rate of home purchase mortgage originations increased by a third between 2002 and 2005. Notwithstanding these trends, CD 208 has some of the City's highest rates of tax delinquencies, serious housing code violations and foreclosures. The district's rate of subprime home purchase loans has more than quadrupled since 2002. A recent spike in certificates of occupancy created more housing but did not substantially alter the median age of housing stock, the third oldest in the City. CD 208 ranks near the bottom of the City's neighborhoods in school performance.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$29,252	-	-	$31,556	45	38
Poverty Rate	26.6%	-	-	24.4%	11	16
Percent Immigrant Households	39.1%	-	-	34.5%	32	32
Percent of Rental Units that are Subsidized	20.1%	-	-	18.2%	17	16
Percent of Rental Units that are Rent-Regulated	55.2%	-	-	54.3%	22	20
Certificates of Occupancy	71	61	98	280	43	21
Percent Vacant Land Area	-	5.0%	4.9%	4.8%	22	21
Median Age of Housing Stock	-	83	84	85	4	3
Homeownership Rate	18.2%	-	-	19.3%	42	40
Index of Housing Price Appreciation (2 to 4 family bldg.)	168.4	212.0	233.4	255.3	9	8[1]
Home Purchase Loans (per 1,000 properties)	70.5	64.4	71.6	95.3	10	7
Percent of Home Purchase Loans that are Subprime	7.0%	17.2%	27.1%	31.9%	31	19
Percent of Refinance Loans that are Subprime	32.1%	27.7%	42.8%	42.4%	11	12
Notices of Foreclosure (per 1,000 1-4 family properties)	33.3	38.1	36.6	22.5	6	7
Percent Tax Delinquencies (delinquent ≥1 year)	8.3%	6.8%	4.6%	3.3%	6	7
Serious Housing Code Violations (per 1,000 rental units)	89.6	96.1	95.0	132.2	4	8
Percent of Students Performing at Grade Level - Reading	33.2%	34.0%	33.5%	41.8%	42	49
Percent of Students Performing at Grade Level - Math	25.9%	33.1%	36.0%	40.4%	45	54
Felony Crime Rate (per 1,000 residents)	34.4	33.6	30.7	28.4	16	24
Acres of Open Space (per 1,000 residents)	-	-	1.2	-	-	39
Asthma Hospitalization (per 1,000 people)	5.3	6.0	5.2	5.1	12	12
Low Birth Weight (per 1,000 live births)	122	107	101	115	3	6

[1] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).

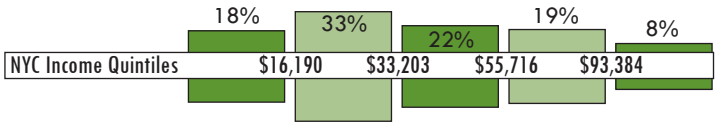
S. CROWN HEIGHTS/ PROSPECT HEIGHTS

	2005	Rank '02	Rank '05
Population (2000)	104,014	47	-
Population Density (2000)	65.8	10	-
Median Monthly Rent	$750	32	50
Median Price/Unit (2-4 fam.)	$220,00	19	17[1]
Racial Diversity Index	0.55	46	41
Income Diversity Ratio	4.5	49	44

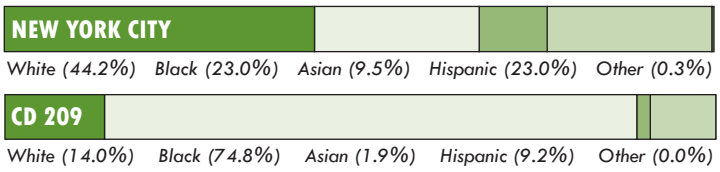


In spite of its comparatively small population, South Crown Heights/Prospect Heights is the 10th most dense district in New York City and the most densely populated in Brooklyn. CD 209 ranks 3rd citywide in rent-regulated units, with 82.2% of its units subject to either rent-control or rent-stabilization laws. Despite steady increases in home prices and new mortgage originations over the past several years, the housing stock in CD 209 appears to be troubled, with relatively high rates of tax delinquencies and serious housing code violations. Public services also seem to be lacking relative to other neighborhoods—CD 209's school performance scores are low, and CD 209 enjoys little open space.

Percent of Households in CD 209 in Each New York City Income Quintile

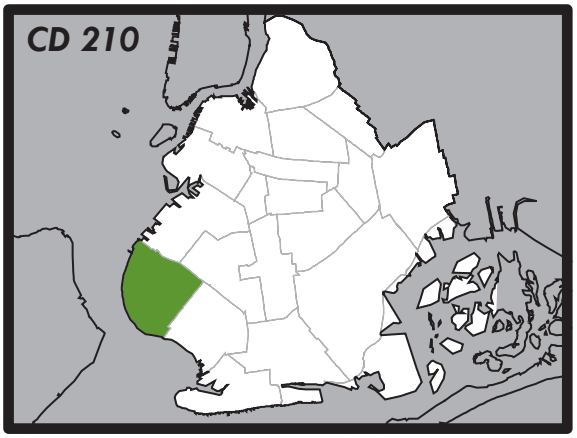


Racial and Ethnic Composition in New York City and CD 209



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$35,027	-	-	$31,200	36	40
Poverty Rate	17.6%	-	-	19.2%	26	22
Percent Immigrant Households	56.2%	-	-	52.7%	7	14
Percent of Rental Units that are Subsidized	2.4%	-	-	4.8%	49	37
Percent of Rental Units that are Rent-Regulated	78.4%	-	-	82.2%	5	3
Certificates of Occupancy	41	10	7	122	52	40
Percent Vacant Land Area	-	1.2%	1.6%	1.7%	49	41
Median Age of Housing Stock	-	76	77	78	13	13
Homeownership Rate	15.3%	-	-	15.8%	46	45
Index of Housing Price Appreciation (2 to 4 family bldg.)	127.5	153.5	174.0	190.9	30	27[1]
Home Purchase Loans (per 1,000 properties)	33.1	34.7	39.2	50.4	50	37
Percent of Home Purchase Loans that are Subprime	9.9%	20.1%	24.8%	22.1%	16	25
Percent of Refinance Loans that are Subprime	33.8%	28.6%	46.4%	38.9%	9	18
Notices of Foreclosure (per 1,000 1-4 family properties)	19.3	17.9	18.5	12.0	20	20
Percent Tax Delinquencies (delinquent ≥1 year)	6.4%	4.3%	3.2%	2.9%	11	11
Serious Housing Code Violations (per 1,000 rental units)	66.8	84.0	70.1	123.7	13	9
Percent of Students Performing at Grade Level - Reading	33.7%	34.7%	33.4%	41.6%	41	50
Percent of Students Performing at Grade Level - Math	25.2%	32.1%	35.2%	39.1%	47	55
Felony Crime Rate (per 1,000 residents)	35.6	32.8	31.1	31.1	15	17
Acres of Open Space (per 1,000 residents)	-	-	1.6	-	-	34
Asthma Hospitalizations (per 1,000 people)	3.9	4.0	4.0	3.6	16	18
Low Birth Weight (per 1,000 live births)	99	91	104	87	15	32

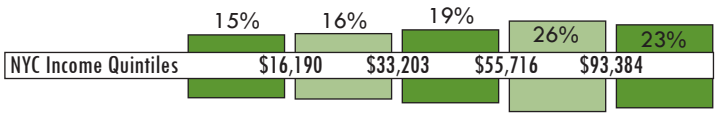
[1]Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).



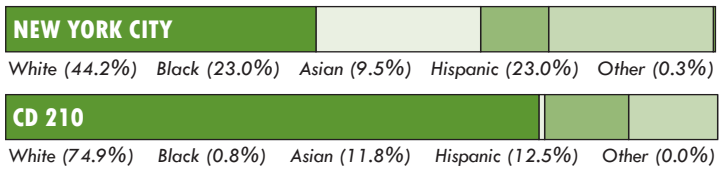
BAY RIDGE/ DYKER HEIGHTS

	2005	Rank '02	Rank '05
Population (2000)	122,542	33	-
Population Density (2000)	30.6	41	-
Median Monthly Rent	$900	21	21
Median Price/Unit (2-4 fam.)	$333,333	3	3[1]
Racial Diversity Index	0.55	47	41
Income Diversity Ratio	5.3	34	29

Percent of Households in CD 210 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 210

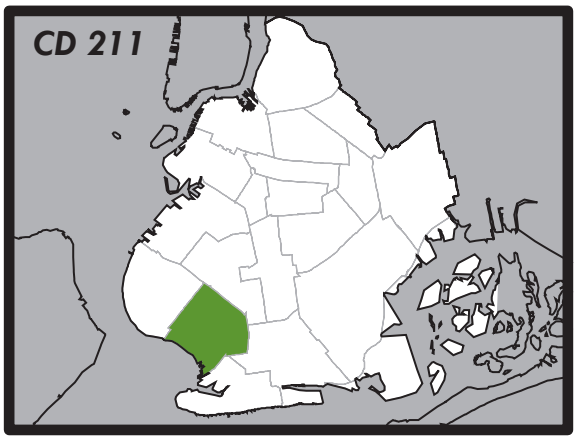


Bay Ridge/Dyker Heights has remained steady across most indicators in recent years. The district is currently ranked 3rd citywide in median housing price for 2-4 family homes. There are also positive signs of housing stability—rates of tax delinquencies, serious housing code violations, and foreclosures are all lower than both borough and citywide averages. Median household income has declined by 12% since 2002 but the district still ranks in the top quarter of City median incomes. CD 210 has one of the lowest rates of asthma hospitalizations in the City.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$56,919	-	-	$50,000	8	13
Poverty Rate	11.1%	-	-	10.8%	41	38
Percent Immigrant Households	35.3%	-	-	34.2%	35	34
Percent of Rental Units that are Subsidized	2.6%	-	-	2.4%	48	46
Percent of Rental Units that are Rent-Regulated	57.2%	-	-	53.1%	19	22
Certificates of Occupancy	139	86	27	169	27	33
Percent Vacant Land Area	-	0.4%	0.3%	0.4%	58	58
Median Age of Housing Stock	-	76	77	78	13	13
Homeownership Rate	39.2%	-	-	39.2%	17	17
Index of Housing Price Appreciation (2 to 4 family bldg.)	140.1	175.6	203.5	221.3	24	19[1]
Home Purchase Loans (per 1,000 properties)	40.6	45.3	44.0	44.8	40	44
Percent of Home Purchase Loans that are Subprime	6.3%	7.3%	3.8%	5.5%	35	40
Percent of Refinance Loans that are Subprime	10.2%	10.4%	14.4%	13.4%	44	43
Notices of Foreclosure (per 1,000 1-4 family properties)	2.7	3.1	2.8	2.2	50	48
Percent Tax Delinquencies (delinquent ≥1 year)	1.5%	0.9%	0.7%	0.6%	46	46
Serious Housing Code Violations (per 1,000 rental units)	8.6	12.4	11.6	12.3	50	50
Percent of Students Performing at Grade Level - Reading	49.8%	53.2%	54.5%	64.5%	17	12
Percent of Students Performing at Grade Level - Math	51.8%	53.9%	60.7%	66.6%	12	12
Felony Crime Rate (per 1,000 residents)	20.2	19.3	19.8	18.0	54	51
Acres of Open Space (per 1,000 residents)	-	-	4.3	-	-	13
Asthma Hospitalization (per 1,000 people)	1.1	1.2	1.1	1.0	50	51
Low Birth Weight (per 1,000 live births)	74	68	69	62	39	55

[1]Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).

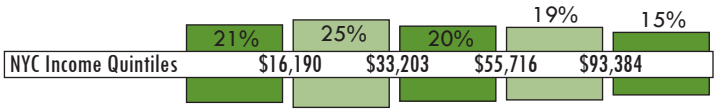
BENSONHURST



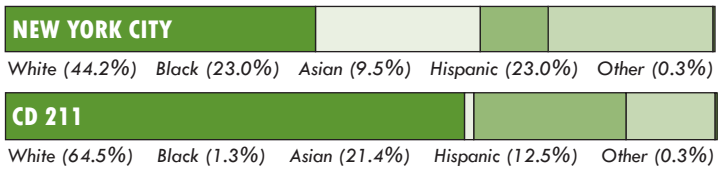
	2005	Rank '02	Rank '05
Population (2000)	172,129	11	-
Population Density (2000)	50.0	15	-
Median Monthly Rent	$860	30	33
Median Price/Unit (2-4 fam.)	$283,333	8	9[1]
Racial Diversity Index	0.70	34	30
Income Diversity Ratio	5.5	12	23

While poverty rates in the City and borough experienced only slight fluctuations, they decreased by 4.2 percentage points in Bensonhurst between 2002 and 2005. At the same time, median household incomes in the district experienced modest declines, consistent with borough and citywide trends. CD 211 has among the City's lowest rates of tax delinquencies, foreclosures, and felony crime. More than half of the households in CD 211 are headed by immigrants, though this percentage has declined somewhat in recent years. Bensonhurst is one of six CDs that had no subsidized units in 2005. Nearly two-thirds of children are performing at their grade level in reading and math.

Percent of Households in CD 211 in Each New York City Income Quintile

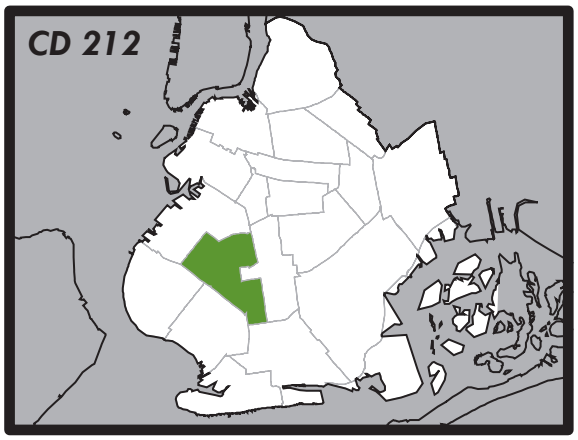


Racial and Ethnic Composition in New York City and CD 211



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$37,829	-	-	$34,440	34	34
Poverty Rate	21.4%	-	-	17.2%	19	25
Percent Immigrant Households	58.2%	-	-	54.5%	6	11
Percent of Rental Units that are Subsidized	3.1%	-	-	0.0%	44	50
Percent of Rental Units that are Rent-Regulated	42.3%	-	-	45.4%	34	30
Certificates of Occupancy	136	97	100	159	30	35
Percent Vacant Land Area	-	1.4%	1.4%	1.5%	45	44
Median Age of Housing Stock	-	73	74	75	21	21
Homeownership Rate	28.7%	-	-	29.9%	28	27
Index of Housing Price Appreciation (2 to 4 family bldg.)	133.8	164.2	203.7	201.0	26	24[1]
Home Purchase Loans (per 1,000 properties)	34.6	37.0	42.5	48.6	48	40
Percent of Home Purchase Loans that are Subprime	4.4%	9.3%	3.3%	6.4%	42	37
Percent of Refinance Loans that are Subprime	15.3%	13.4%	18.5%	16.2%	32	38
Notices of Foreclosure (per 1,000 1-4 family properties)	2.5	2.2	2.8	2.2	51	49
Percent Tax Delinquencies (delinquent ≥1 year)	1.3%	0.8%	0.6%	0.6%	51	46
Serious Housing Code Violations (per 1,000 rental units)	13.0	12.0	12.2	20.9	44	40
Percent of Students Performing at Grade Level - Reading	51.3%	53.8%	55.3%	64.8%	15	11
Percent of Students Performing at Grade Level - Math	52.3%	54.8%	60.9%	66.7%	11	11
Felony Crime Rate (per 1,000 residents)	18.5	17.0	16.4	17.3	56	53
Acres of Open Space (per 1,000 residents)	-	-	0.6	-	-	52
Asthma Hospitalizations (per 1,000 people)	1.0	1.3	1.0	1.0	51	51
Low Birth Weight (per 1,000 live births)	60	74	59	77	56	42

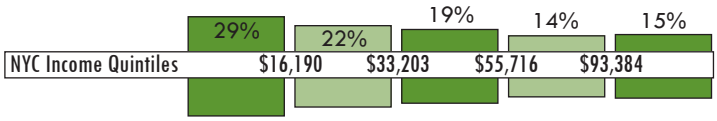
[1]Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).



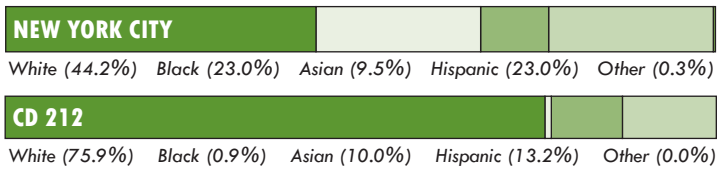
BOROUGH PARK

	2005	Rank '02	Rank '05
Population (2000)	185,046	9	-
Population Density (2000)	49.9	16	-
Median Monthly Rent	$850	28	34
Median Price/Unit (2-4 fam.)	$325,083	6	4[1]
Racial Diversity Index	0.53	37	45
Income Diversity Ratio	7.6	28	3

Percent of Households in CD 212 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 212

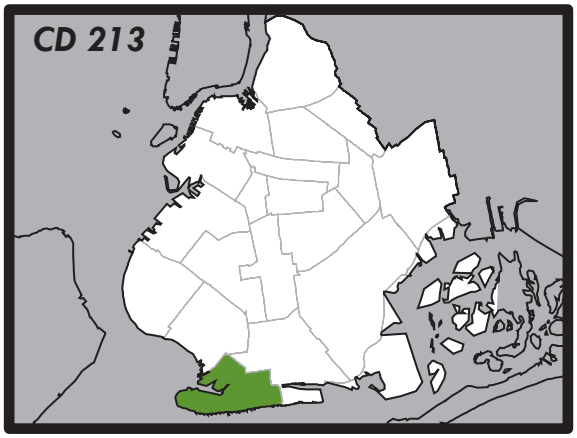


Home prices in Borough Park have increased in recent years, but the median income in the district has been on the decline and poverty rates are the 2nd highest in Brooklyn. Contrary to trends across the City and the borough, the rate of subprime home purchase lending decreased by 0.6 percentage points and the rate of subprime refinancing increased by only 2.5 percentage points. CD 212 has one of the lowest felony crime rates and the lowest rate of low birth weights in the City. With only 0.4 acres of open space per 1,000 residents, the district has the third lowest proportion of open space in the City.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$38,311	-	-	$30,000	33	42
Poverty Rate	23.2%	-	-	28.6%	16	8
Percent Immigrant Households	51.8%	-	-	55.9%	13	8
Percent of Rental Units that are Subsidized	0.0%	-	-	2.7%	53	45
Percent of Rental Units that are Rent-Regulated	47.3%	-	-	51.1%	28	26
Certificates of Occupancy	75	179	43	159	40	35
Percent Vacant Land Area	-	1.3%	1.3%	1.4%	47	47
Median Age of Housing Stock	-	73	74	75	21	21
Homeownership Rate	28.6%	-	-	30.1%	29	26
Index of Housing Price Appreciation (2 to 4 family bldg.)	142.0	176.6	216.1	246.4	21	10[1]
Home Purchase Loans (per 1,000 properties)	31.2	29.2	31.9	31.9	51	53
Percent of Home Purchase Loans that are Subprime	6.2%	8.3%	4.4%	5.6%	36	39
Percent of Refinance Loans that are Subprime	13.1%	9.4%	14.8%	15.8%	36	41
Notices of Foreclosure (per 1,000 1-4 family properties)	5.2	4.4	3.2	3.3	36	42
Percent Tax Delinquencies (delinquent ≥1 year)	2.4%	1.9%	1.4%	1.3%	34	26
Serious Housing Code Violations (per 1,000 rental units)	17.0	21.9	25.4	28.1	41	30
Percent of Students Performing at Grade Level - Reading	49.7%	51.9%	53.2%	62.9%	18	16
Percent of Students Performing at Grade Level - Math	49.4%	52.5%	58.7%	64.1%	13	15
Felony Crime Rate (per 1,000 residents)	16.2	15.2	13.7	13.3	58	58
Acres of Open Space (per 1,000 residents)	-	-	0.4	-	-	57
Asthma Hospitalization (per 1,000 people)	1.2	1.3	1.2	1.2	49	47
Low Birth Weight (per 1,000 live births)	57	50	54	57	57	59

[1]Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).

CONEY ISLAND

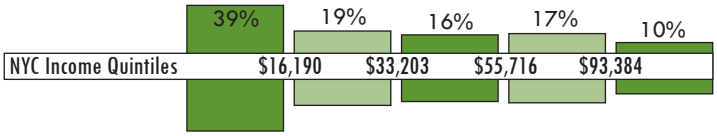


	2005	Rank '02	Rank '05
Population (2000)	106,120	44	-
Population Density (2000)	32.7	34	-
Median Monthly Rent	$846	45	38
Median Price/Unit (2-4 fam.)	$253,750	15	13[1]
Racial Diversity Index	0.57	38	39
Income Diversity Ratio	8.1	10	2

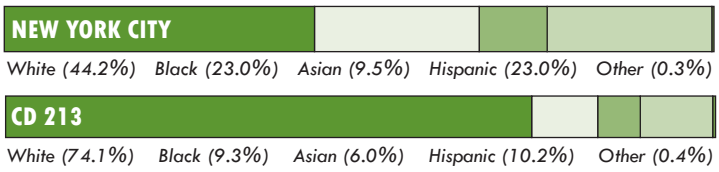
Homes prices in Coney Island have appreciated by more than 50% since 2002; but, at the same time, median household income has declined by 16% and the poverty rate has increased by 8 percentage points. In 2005, it had the second most economically diverse population in the City. Ranked 4th citywide in vacant land area, CD 213 appears ripe for new development, a fact that may be reflected in the 61% increase in certificates of occupancy the district has experienced in recent years. Coney Island has among the youngest housing stock, and 41.9% of the units in CD 213 are subsidized.

The proposed redevelopment of the Coney Island amusement area by Thor Equities has generated substantial media attention.

Percent of Households in CD 213 in Each New York City Income Quintile

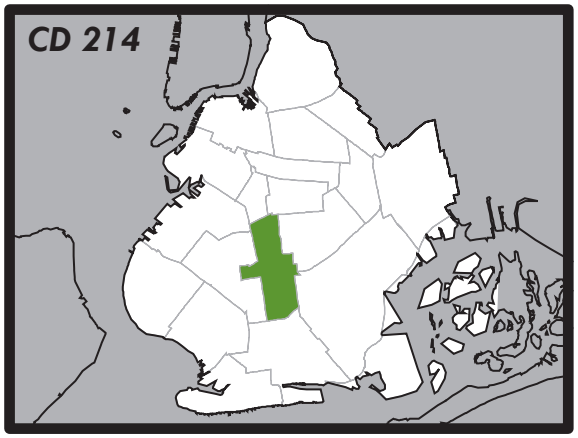


Racial and Ethnic Composition in New York City and CD 213



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$27,365	-	-	$23,000	46	48
Poverty Rate	21.6%	-	-	29.6%	18	7
Percent Immigrant Households	61.7%	-	-	56.2%	5	7
Percent of Rental Units that are Subsidized	40.1%	-	-	41.9%	6	3
Percent of Rental Units that are Rent-Regulated	43.3%	-	-	33.8%	31	42
Certificates of Occupancy	134	108	191	216	31	29
Percent Vacant Land Area	-	12.5%	11.5%	12.3%	6	4
Median Age of Housing Stock	-	43	44	45	55	55
Homeownership Rate	32.4%	-	-	34.8%	21	20
Index of Housing Price Appreciation (2 to 4 family bldg.)	150.0	172.5	205.6	226.6	16	17[1]
Home Purchase Loans (per 1,000 properties)	37.0	26.5	37.2	40.7	45	50
Percent of Home Purchase Loans that are Subprime	9.9%	8.0%	9.6%	11.8%	16	33
Percent of Refinance Loans that are Subprime	12.4%	14.7%	25.0%	23.1%	37	30
Notices of Foreclosure (per 1,000 1-4 family properties)	8.5	7.7	8.3	5.6	31	32
Percent Tax Delinquencies (delinquent ≥1 year)	3.1%	1.9%	1.4%	1.3%	26	26
Serious Housing Code Violations (per 1,000 rental units)	13.2	15.7	11.7	18.2	43	41
Percent of Students Performing at Grade Level - Reading	53.8%	54.8%	56.5%	65.3%	10	10
Percent of Students Performing at Grade Level - Math	53.0%	56.3%	61.1%	66.9%	10	10
Felony Crime Rate (per 1,000 residents)	31.0	26.9	24.1	25.4	27	31
Acres of Open Space (per 1,000 residents)	-	-	4.0	-	-	15
Asthma Hospitalizations (per 1,000 people)	2.4	3.0	2.8	2.5	30	28
Low Birth Weight (per 1,000 live births)	73	89	100	95	40	26

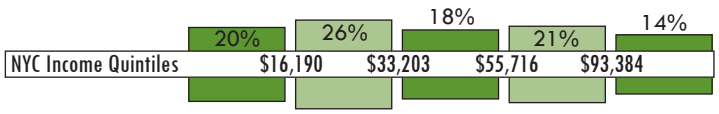
[1]Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).



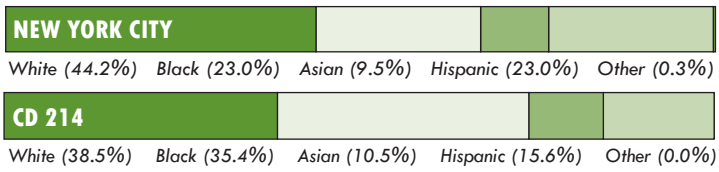
FLATBUSH/ MIDWOOD

	2005	Rank '02	Rank '05
Population (2000)	168,806	13	-
Population Density (2000)	58.0	12	-
Median Monthly Rent	$850	32	34
Median Price/Unit (1 fam.)	$725,500	5	1[1]
Racial Diversity Index	0.92	6	5
Income Diversity Ratio	5.0	19	36

Percent of Households in CD 214 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 214

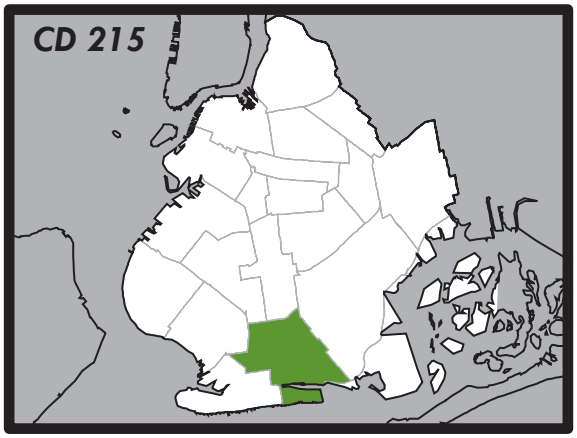


Flatbush/Midwood tops the citywide rankings in price appreciation and median price per unit for single-family homes. Median incomes have been trending upward, poverty has declined by 3 percentage points and overall income disparities in the district have decreased. CD 214 is Brooklyn's most racially diverse district and almost 60% of its households are immigrant-headed. CD 214 is the borough's second densest district and has a very low proportion of open space or vacant land compared to the rest of the borough. The housing stock in CD 214 is in worse shape than average—serious housing code violations are high, and although a high percentage is rent-regulated, little subsidized housing is available.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$33,878	-	-	$35,000	37	30
Poverty Rate	21.3%	-	-	18.3%	20	23
Percent Immigrant Households	51.5%	-	-	59.2%	14	6
Percent of Rental Units that are Subsidized	6.9%	-	-	3.4%	39	42
Percent of Rental Units that are Rent-Regulated	75.1%	-	-	78.1%	6	8
Certificates of Occupancy	43	16	6	86	51	46
Percent Vacant Land Area	-	1.3%	1.3%	1.4%	47	47
Median Age of Housing Stock	-	72	73	74	30	28
Homeownership Rate	19.9%	-	-	21.2%	38	36
Index of Housing Price Appreciation (1 family building)	145.7	178.7	209.0	246.5	3	1[1]
Home Purchase Loans (per 1,000 properties)	28.2	31.5	39.2	41.9	54	47
Percent of Home Purchase Loans that are Subprime	9.1%	7.9%	9.6%	13.0%	21	32
Percent of Refinance Loans that are Subprime	18.5%	14.4%	26.9%	22.9%	28	31
Notices of Foreclosure (per 1,000 1-4 family properties)	9.3	7.0	7.2	6.5	30	30
Percent Tax Delinquencies (delinquent ≥1 year)	3.2%	2.0%	1.3%	1.3%	25	26
Serious Housing Code Violations (per 1,000 rental units)	58.2	72.4	67.9	92.0	14	13
Percent of Students Performing at Grade Level - Reading	48.2%	50.4%	49.5%	58.8%	20	23
Percent of Students Performing at Grade Level - Math	44.3%	50.1%	54.1%	59.7%	22	22
Felony Crime Rate (per 1,000 residents)	29.9	29.4	27.8	25.7	29	30
Acres of Open Space (per 1,000 residents)	-	-	0.9	-	-	47
Asthma Hospitalization (per 1,000 people)	2.2	2.4	2.3	2.2	35	32
Low Birth Weight (per 1,000 live births)	94	93	88	104	20	14

[1] Ranked out of 15 community districts with the same predominant housing type (single family homes).

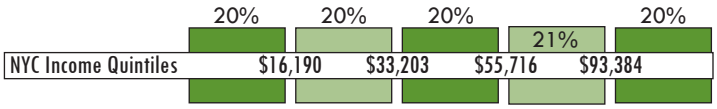
SHEEPSHEAD BAY



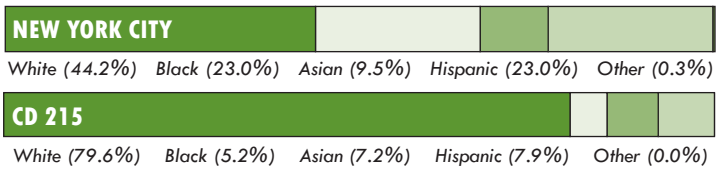
	2005	Rank '02	Rank '05
Population (2000)	160,319	21	-
Population Density (2000)	34.4	31	-
Median Monthly Rent	$900	23	21
Median Price/Unit (1 fam.)	$542,000	7	7[1]
Racial Diversity Index	0.47	51	50
Income Diversity Ratio	6.7	4	7

For many neighborhood and housing characteristics, Sheepshead Bay falls in the middle of citywide rankings. The district has experienced very little fluctuation in recent years, except in the rate of home price appreciation—the value of the district's stock of single-family homes increased by 75.5% between 2002 and 2005. CD 215 outperforms many other community districts in children's school performance in both reading and math. Despite the fact that more than half its households are headed by immigrants, CD 215 has one of the lowest racial diversity indices in the City.

Percent of Households in CD 215 in Each New York City Income Quintile

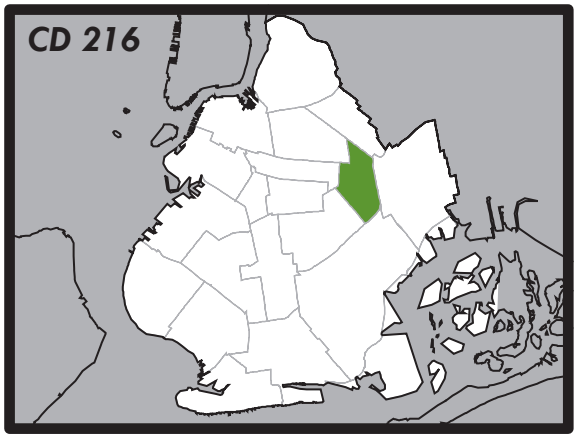


Racial and Ethnic Composition in New York City and CD 215



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$43,784	-	-	$40,000	24	24
Poverty Rate	16.4%	-	-	17.2%	28	25
Percent Immigrant Households	52.2%	-	-	52.9%	12	12
Percent of Rental Units that are Subsidized	7.4%	-	-	7.8%	38	32
Percent of Rental Units that are Rent-Regulated	57.0%	-	-	58.1%	20	17
Certificates of Occupancy	100	50	60	255	38	23
Percent Vacant Land Area	-	6.4%	6.5%	6.6%	12	12
Median Age of Housing Stock	-	64	65	65	37	36
Homeownership Rate	42.7%	-	-	42.0%	14	16
Index of Housing Price Appreciation (1 family bldg.)	140.3	182.0	203.0	215.8	8	2[1]
Home Purchase Loans (per 1,000 properties)	34.5	42.3	47.8	43.1	49	46
Percent of Home Purchase Loans that are Subprime	6.8%	6.8%	5.5%	7.6%	34	36
Percent of Refinance Loans that are Subprime	11.9%	10.4%	16.8%	15.8%	39	40
Notices of Foreclosure (per 1,000 1-4 family properties)	4.7	4.8	4.3	3.4	39	40
Percent Tax Delinquencies (delinquent ≥1 year)	1.7%	1.1%	0.8%	0.8%	41	40
Serious Housing Code Violations (per 1,000 rental units)	10.0	11.7	14.6	15.1	49	47
Percent of Students Performing at Grade Level - Reading	51.8%	53.8%	53.6%	62.9%	14	16
Percent of Students Performing at Grade Level - Math	49.3%	54.4%	58.7%	64.5%	14	13
Felony Crime Rate (per 1,000 residents)	24.4	24.7	23.0	21.0	43	39
Acres of Open Space (per 1,000 residents)	-	-	1.1	-	-	42
Asthma Hospitalizations (per 1,000 people)	1.4	1.7	1.6	1.4	44	46
Low Birth Weight (per 1,000 live births)	84.0	63.0	74.0	74.0	26	46

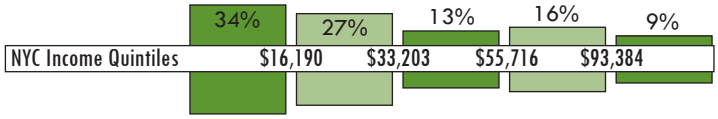
[1] Ranked out of 15 community districts with the same predominant housing type (single family homes).



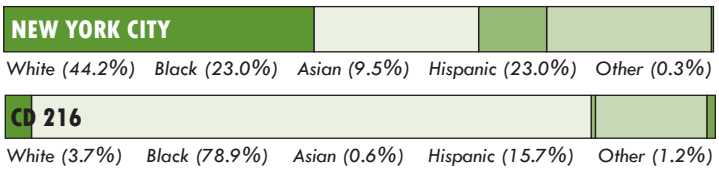
BROWNSVILLE

	2005	Rank '02	Rank '05
Population (2000)	85,343	53	-
Population Density (2000)	46.1	20	-
Median Monthly Rent	$775	49	46
Median Price/Unit (2-4 fam.)	$180,000	30	27[1]
Racial Diversity Index	0.47	49	50
Income Diversity Ratio	7.4	17	5

Percent of Households in CD 216 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 216

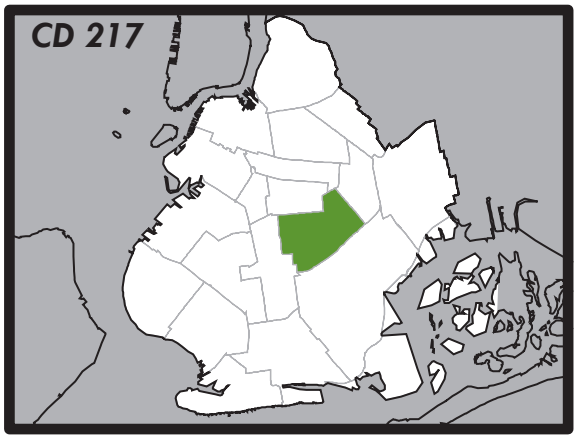


Brownsville, one of the City's least populous community districts, lags behind other Brooklyn neighborhoods on several health, economic and social indicators. Brownsville has one of the highest poverty rates in Brooklyn and also consistently had the highest rate of low birth weights in the City. CD 216 has the highest rate of subprime home purchase loans in the City, and the 5th highest rate of subprime refinance loans. Perhaps unsurprisingly, the district also consistently suffers from some of the City's highest rates of foreclosures.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$29,554	-	-	$22,338	43	50
Poverty Rate	28.6%	-	-	31.6%	10	6
Percent Immigrant Households	39.2%	-	-	36.1%	31	30
Percent of Rental Units that are Subsidized	40.7%	-	-	40.4%	4	4
Percent of Rental Units that are Rent-Regulated	24.5%	-	-	30.8%	45	43
Certificates of Occupancy	45	315	128	292	49	20
Percent Vacant Land Area	-	9.9%	9.3%	9.3%	7	9
Median Age of Housing Stock	-	73	73	57	21	41
Homeownership Rate	19.3%	-	-	19.1%	39	41
Index of Housing Price Appreciation (2 - 4 family bldg.)	159.0	192.6	216.4	244.8	12	11[1]
Home Purchase Loans (per 1,000 properties)	85.2	77.6	96.0	131.6	4	4
Percent of Home Purchase Loans that are Subprime	10.9%	19.3%	37.2%	52.3%	11	1
Percent of Refinance Loans that are Subprime	41.6%	44.3%	49.9%	50.8%	1	5
Notices of Foreclosure (per 1,000 1-4 family properties)	34.6	36.2	37.2	30.5	5	2
Percent Tax Delinquencies (delinquent ≥1 year)	7.9%	4.7%	3.7%	3.0%	7	10
Serious Housing Code Violations (per 1,000 rental units)	82.4	81.4	84.2	85.6	9	14
Percent of Students Performing at Grade Level - Reading	28.4%	30.3%	31.4%	44.6%	51	41
Percent of Students Performing at Grade Level - Math	23.1%	32.1%	37.7%	43.6%	51	45
Felony Crime Rate (per 1,000 residents)	42.6	39.7	39.3	40.5	10	9
Acres of Open Space (per 1,000 residents)	-	-	0.6	-	-	53
Asthma Hospitalization (per 1,000 people)	6.3	7.7	6.7	6.2	10	8
Low Birth Weight (per 1,000 live births)	129	122	149	154	1	1

[1] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).

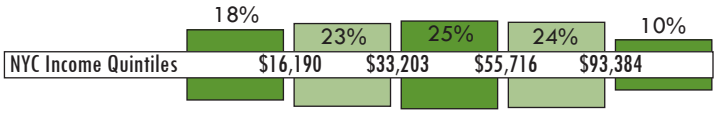
EAST FLATBUSH



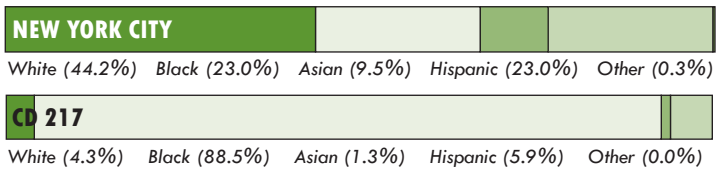
	2005	Rank '02	Rank '05
Population (2000)	165,753	17	-
Population Density (2000)	48.1	19	
Median Monthly Rent	$800	32	40
Median Price/Unit (2-4 fam.)	$196,350	25	22[1]
Racial Diversity Index	0.28	55	54
Income Diversity Ratio	4.4	47	46

Although it has the 3rd highest percentage of immigrant headed households in Brooklyn and borders one of Brooklyn's most racially diverse districts, East Flatbush is ranked 54th citywide in racial diversity. The originations of home purchase loans have been rising consistently in recent years and the share of such loans that are subprime also has increased. CD 217 ranks 8th citywide in the rate of subprime refinance loans, and 12th citywide in the rate of notices of foreclosures. An additional sign of neighborhood distress is that the district has had consistently a high rate of low birth weights—significantly higher than borough or the citywide averages. The low level of construction activity and the high level of serious code violations also indicate neighborhood distress.

Percent of Households in CD 217 in Each New York City Income Quintile

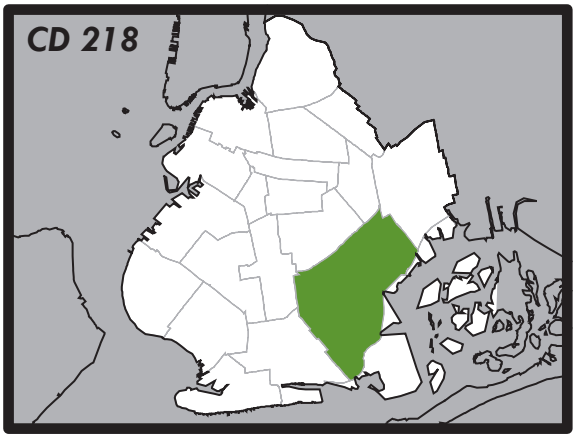


Racial and Ethnic Composition in New York City and CD 217



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$40,062	-	-	$40,000	29	24
Poverty Rate	14.9%	-	-	15.9%	29	31
Percent Immigrant Households	67.3%	-	-	68.4%	2	3
Percent of Rental Units that are Subsidized	40.7%	-	-	6.4%	4	33
Percent of Rental Units that are Rent-Regulated	50.7%	-	-	45.8%	26	29
Certificates of Occupancy	40	13	17	44	53	52
Percent Vacant Land Area	-	2.0%	1.9%	1.8%	39	39
Median Age of Housing Stock	-	73	74	75	21	21
Homeownership Rate	31.2%	-	-	31.3%	24	23
Index of Housing Price Appreciation (2 - 4 family bldg.)	129.2	142.4	164.6	193.7	59	26[1]
Home Purchase Loans (per 1,000 properties)	38.7	43.7	61.2	72	44	22
Percent of Home Purchase Loans that are Subprime	11.1%	23.8%	37.1%	46.9%	10	9
Percent of Refinance Loans that are Subprime	33.9%	38.8%	49.5%	48.2%	8	8
Notices of Foreclosure (per 1,000 1-4 family properties)	25.1	25.4	23.3	19.1	16	12
Percent Tax Delinquencies (delinquent ≥1 year)	4.6%	2.7%	2.0%	1.8%	18	19
Serious Housing Code Violations (per 1,000 rental units)	78.1	86.4	62.0	83.5	10	15
Percent of Students Performing at Grade Level - Reading	39.1%	40.9%	40.4%	49.9%	33	35
Percent of Students Performing at Grade Level - Math	32.3%	38.9%	44.0%	49.9%	36	36
Felony Crime Rate (per 1,000 residents)	28.0	25.7	24.5	23.8	32	33
Acres of Open Space (per 1,000 residents)	-	-	0.2	-	-	59
Asthma Hospitalizations (per 1,000 people)	3.7	4.3	4.0	3.7	18	17
Low Birth Weight (per 1,000 live births)	111	109	112	115	5	6

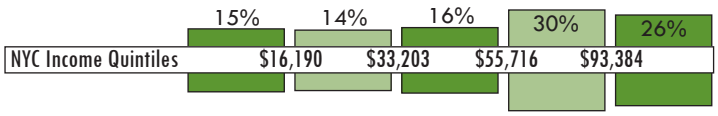
[1] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).



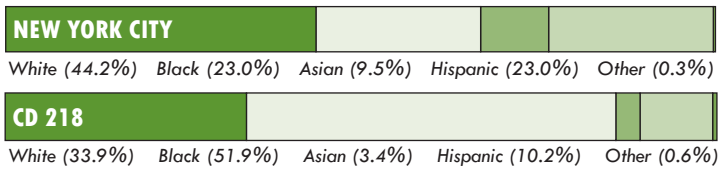
FLATLANDS/ CANARSIE

	2005	Rank '02	Rank '05
Population (2000)	194,653	8	-
Population Density (2000)	14.4	52	-
Median Monthly Rent	$918	9	20
Median Price/Unit (2-4 fam.)	$242,050	12	15[1]
Racial Diversity Index	0.81	19	19
Income Diversity Ratio	5.1	27	31

Percent of Households in CD 218 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 218



Contrary to borough and citywide trends, Flatlands/Canarsie witnessed a 12.7% increase in median income between 2002 and 2005, and the district now has the highest median income in Brooklyn. CD 218 also has a much higher rate of homeownership and a much lower share of rent-regulated units than either the borough or the City. Rates of home purchase lending have steadily increased in the district since 2002. CD 218 is one of the City's least dense neighborhoods, and has the highest share of open space of any district in Brooklyn. CD 218 also has very new housing stock, one of the youngest in the City.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$51,446	-	-	$58,000	12	8
Poverty Rate	14.5%	-	-	11.2%	31	37
Percent Immigrant Households	49.2%	-	-	46.9%	17	18
Percent of Rental Units that are Subsidized	26.3%	-	-	17.9%	13	17
Percent of Rental Units that are Rent-Regulated	9.5%	-	-	12.2%	54	54
Certificates of Occupancy	307	91	208	218	17	28
Percent Vacant Land Area	-	4.2%	4.2%	4.8%	27	21
Median Age of Housing Stock	-	48	49	50	51	49
Homeownership Rate	57.2%	-	-	60.8%	9	7
Index of Housing Price Appreciation (2 to 4 family bldg.)	129.7	144.4	166.6	188.0	28	28[1]
Home Purchase Loans (per 1,000 properties)	50.4	55.4	71.9	76.3	29	17
Percent of Home Purchase Loans that are Subprime	11.3%	15.5%	23.7%	33.7%	9	17
Percent of Refinance Loans that are Subprime	22.2%	25.1%	40.8%	39.6%	20	17
Notices of Foreclosure (per 1,000 1-4 family properties)	16.0	16.6	15.0	10.9	21	23
Percent Tax Delinquencies (delinquent ≥1 year)	2.3%	1.2%	0.9%	0.8%	36	40
Serious Housing Code Violations (per 1,000 rental units)	22.3	14.2	17.6	16.2	34	46
Percent of Students Performing at Grade Level - Reading	45.5%	47.9%	46.4%	56.2%	25	29
Percent of Students Performing at Grade Level - Math	40.2%	46.8%	51.1%	57.5%	26	29
Felony Crime Rate (per 1,000 residents)	27.9	26.7	26.1	25.9	33	29
Acres of Open Space (per 1,000 residents)	-	-	12.5	-	-	3
Asthma Hospitalization (per 1,000 people)	2.0	2.5	2.2	2.3	37	31
Low Birth Weight (per 1,000 live births)	103	96	100	104	11	14

[1] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).

MANHATTAN

	CD	Page
Financial District	301	80
Greenwich Village/Soho	302	81
Lower East Side/Chinatown	303	82
Clinton/Chelsea	304	83
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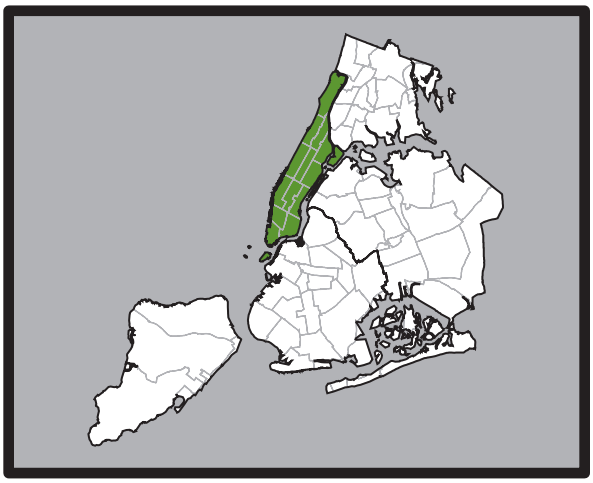
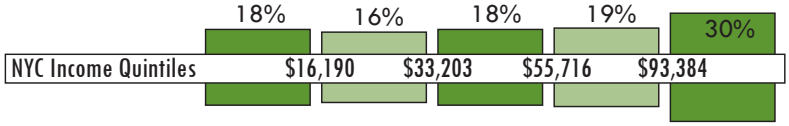
Stuyvesant Town/Turtle Bay	306	85
Upper West Side	307	86
Upper East Side	308	87
Morningside Heights/Hamilton	309	88
Central Harlem	310	89
East Harlem	311	90
Washington Heights/Inwood	312	91

Manhattan

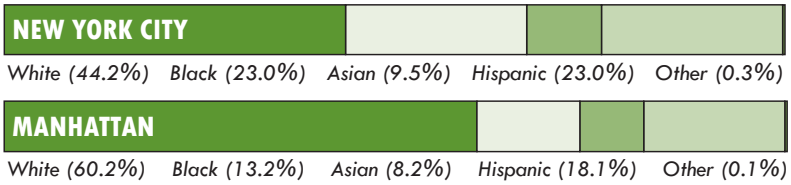
	2005	Rank (2002)	Rank (2005)
Population	1,606,275	3	3
Population Density	70.1	1	1
Median Household Income	$50,000	2	2
Median Monthly Rent	$1,150	1	1
Median Price/Unit (2-4 fam.)	$412,500	1	1
Racial Diversity Index	0.78	4	4
Income Diversity Ratio	8.1	1	1



Percent of Households in Manhattan in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and Manhattan



Already one of the "hottest" housing markets in the country, Manhattan has experienced extraordinary price appreciation in recent years. Between 2002 and 2005, the median sales price per unit in a 2-4 family building more than doubled and the median price of condominiums increased 30%. While Manhattan has the highest share of rent-regulated units in the City, the median low income renter in the borough's unsubsidized units spends a whopping 53% of her income on rent. The lack of affordable housing in Manhattan has been exacerbated by a 4.6 percentage point decline in the percentage of rental units that are subsidized in just three years. The percentage of units for which rent was regulated dropped by 2.1 percentage points between 2002 and 2005, as new unregulated units were added to the housing stock and as apartments moved out of rent regulation.

Despite having the oldest housing stock in the City, the rate of housing code violations in Manhattan is below the citywide average. This rate has been increasing in recent years, however, with a 23% jump between 2004 and 2005. Manhattan has the lowest rate of infant mortality in the City, but has a higher rate of asthma hospitalizations than the Bronx and Brooklyn. Lending activity slowed significantly between 2002 and 2005. Despite concern across the country about mortgage foreclosures, the rate of foreclosures in Manhattan fell, as it did citywide.

In 2006, Manhattan witnessed the largest real estate transaction in U.S. history when the Stuyvesant Town and Peter Cooper Village complex was sold to Tishman Speyer Properties. Several zoning changes were proposed in Manhattan in 2006, including rezonings on the Lower East Side and Upper West Side, and in the Sherman Creek area of Inwood. The Lower Manhattan redevelopment effort continued with construction beginning at the World Trade Center site.

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Housing Stock and Land Use						
Number of Housing Units	798,859	-	-	815,265	3	3
Rental Vacancy Rate	3.9%	-	-	3.8%	1	2
Percent of Rental Units that are Subsidized	20.0%	-	-	15.4%	1	3
Percent of Rental Units that are Rent-Regulated	63.9%	-	-	61.8%	1	1
Certificates of Occupancy	7,863	4,965	6,111	4,825	1	1
Units Authorized by New Residential Building Permits	5,407	5,232	4,555	8,493	1	2
Homeownership Rate	22.6%	-	-	23.6%	4	4
Percent Vacant Land Area	-	2.5%	2.4%	2.3%	5	5
Acres of Open Space (per 1,000 residents)	-	-	10.2	-	-	4

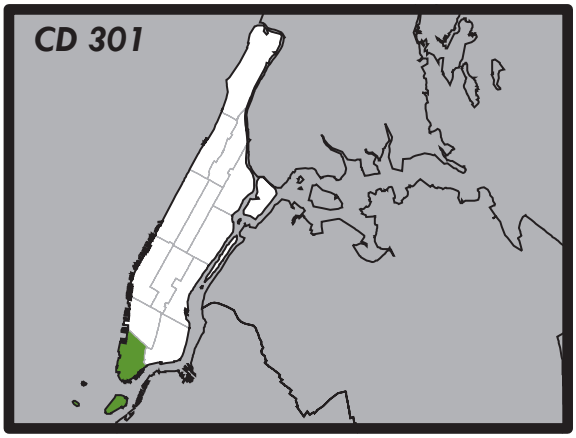
	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Housing Prices and Affordability						
Index of Housing Price Appreciation (condominium)	200.7	203.9	241.7	288.2	1	1
Median Monthly Rent (unsubsidized units)	$1,044	-	-	$1,150	1	1
Median Price per Unit (2-4 family building)	$199,027	$270,218	$447,584	$412,500	1	1
Median Price per Unit (condominium)	$629,650	$506,476[1]	$718,547	$789,350	1	1
Median Rent Burden (all renter households)	27.5%	-	-	29.1%	4	4
Median Rent Burden (unsubsidized low income renters)	50.0%	-	-	53.3%	1	1
Housing Quality						
Serious Housing Code Violations (per 1,000 rental units)	24.6	28.5	31.8	39.1	3	3
Percent Tax Delinquencies (delinquent ≥1 year)	4.8%	3.1%	2.2%	1.8%	1	1
Percent Severe Crowding (all renter households)	3.1%	-	-	2.6%	5	5
Percent Severe Crowding (unsubsidized low income renters)	4.7%	-	-	3.1%	4	5
Median Age of Housing Stock	-	75	76	76	1	1
Social, Demographic and Income Indicators						
Population	1,565,190	1,578,386	1,590,911	1,606,275	3	3
Racial Diversity Index	0.79	-	-	0.78	4	4
Percent Immigrant Households	23.2%	-	-	23.8%	4	4
Percent Asian Households	7.6%	-	-	8.2%	2	2
Percent Black Households	13.9%	-	-	13.2%	4	4
Percent Hispanic Households	19.3%	-	-	18.1%	3	3
Percent White (non-Hispanic) Households	59.1%	-	-	60.2%	2	2
Percent Other Race Households	0.1%	-	-	0.4%	5	1
Median Household Income (in 2004 dollars)	$52,979	-	-	$50,000	2	2
Income Diversity Ratio	9.3	-	-	8.1	1	1
Poverty Rate	16.2%	-	-	14.6%	3	3
Unemployment Rate	7.6%	-	-	-	3	-
Percent Students Performing at Grade Level - Reading	40.7%	40.5%	40.6%	51.9%	3	3
Percent Students Performing at Grade Level - Math	36.4%	41.8%	47.4%	52.2%	4	4
Felony Crime Rate (per 1,000 residents)	44.6	42.2	41.3	39.3	1	1
Health Indicators						
Asthma Hospitalizations (per 1,000 people)	2.7	3.0	2.8	2.7	3	3
Low Birth Weight (per 1,000 live births)	80.4	82.8	87.4	86.2	3	3
Infant Mortality (per 1,000 births)	4.3	4.7	4.2	4.5	5	5
Elevated Blood Lead Levels (per 1,000 children tested)	12.3	11.7	11.2	-	2	1
Lending Indicators						
Home Purchase Loans (per 1,000 properties)	67.4	56.5	60.5	51.6	2	5
Percent of Home Purchase Loans that are Subprime	1.3%	1.8%	0.6%	1.1%	5	5
Refinance Loan Rate (per 1,000 properties)	83.8	99.3	32.6	24.5	2	5
Percent of Refinance Loans that are Subprime	1.7%	1.6%	3.0%	3.8%	5	5
Notices of Foreclosure (per 1,000 1-4 family properties)	12.1	13.2	10.4	5.3	3	4[2]

[1] The median condominium price in New York City dropped in 2003 due to the conversion of approximately 800 units sold at below-market prices in Ruppert Yorkville Towers, a former Mitchell Lama development in the Upper East Side. Excluding these units would result in a citywide median condominium price of $580,046 in 2003.

[2] Notice of foreclosure data is unavailable for Staten Island, therefore the ranking for this indicator only ranges from 1 to 4 in both 2002 and 2005.

FINANCIAL DISTRICT[1]

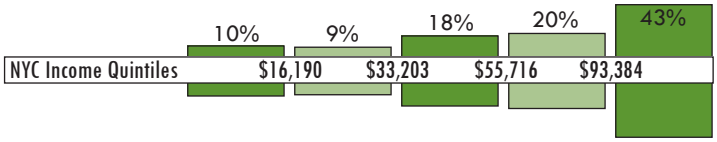
	2005	Rank '02	Rank '05
Population (2000)	34,420	59	-
Population Density (2000)	39.2	26	-
Median Monthly Rent	$1,630	2	1
Median Price/Unit (condo.)	$751,836	2	5[2]
Racial Diversity Index	0.38	52	52
Income Diversity Ratio	4.8	9	42



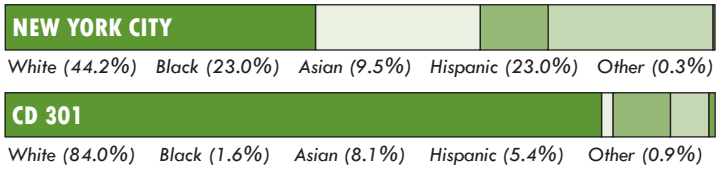
The Financial District has the fewest residents and highest rents in the City. Although CD 301 has the second highest median income and some of the City's best performing students, it also has among the City's highest felony crime rates, probably due to the fact that, while many people work in the area, relatively few actually live there.

CD 301 has witnessed tremendous growth in recent years, with more new certificates of occupancy in 2005 than any other district in the City (CD 301 accounted for nearly 20% of the entire borough's certificates that year). Although the Financial District is known for its narrow streets and and skyscrapers, it actually falls in the middle of the City's neighborhoods in terms of population density, and enjoys more open space than most communities.

Percent of Households in CD 301 in Each New York City Income Quintile

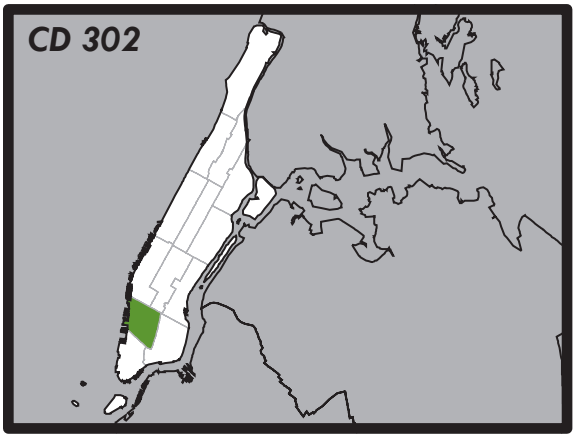


Racial and Ethnic Composition in New York City and CD 301



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$84,284	-	-	$75,000	2	2
Poverty Rate	9.5%	-	-	7.9%	49	53
Percent Immigrant Households	13.8%	-	-	11.6%	55	55
Percent of Rental Units that are Subsidized	8.0%	-	-	4.7%	37	38
Percent of Rental Units that are Rent-Regulated	61.6%	-	-	54.6%	17	18
Certificates of Occupancy	452	629	759	955	10	1
Percent Vacant Land Area	-	0.7%	0.5%	0.7%	54	55
Median Age of Housing Stock	-	32	31	34	58	58
Homeownership Rate	28.1%	-	-	30.3%	30	24
Index of Housing Price Appreciation (condominium)	187.1	197.3	235.0	271.1	5	5[2]
Home Purchase Loans (per 1,000 properties)	93.3	62.1	78.0	66.6	2	25
Percent of Home Purchase Loans that are Subprime	1.5%	1.8%	0.6%	0.9%	49	51
Percent of Refinance Loans that are Subprime	1.5%	1.4%	2.1%	2.8%	52	50
Notices of Foreclosure (per 1,000 1-4 family properties)	20.0	0.0	0.0	0.0	19	53
Percent Tax Delinquencies (delinquent ≥1 year)	0.0%	4.5%	0.0%	0.0%	58	58
Serious Housing Code Violations (per 1,000 rental units)	4.9	1.5	2.1	2.0	57	59
Percent of Students Performing at Grade Level - Reading	67.9%	67.6%	67.5%	75.1%	2	2
Percent of Students Performing at Grade Level - Math	63.1%	68.9%	72.6%	73.2%	2	3
Felony Crime Rate (per 1,000 residents)	106.4	101.6	96.9	96.5	3	3
Acres of Open Space (per 1,000 residents)	-	-	4.5	-	-	12
Asthma Hospitalizations (per 1,000 people)	0.9	0.8	0.7	0.8	52	54
Low Birth Weight (per 1,000 live births)	75	67	70	69	38	50

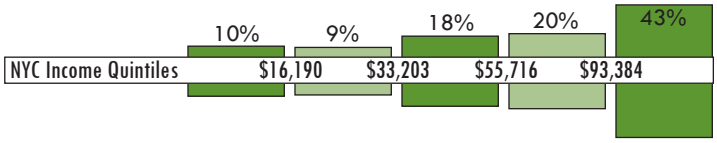
[1] Community districts 301 and 302 both fall within sub-borough area 301. Data at the sub-borough area level for these two CDs will be identical.
[2] Ranked out of 7 community districts with the same predominant housing type (condominiums).



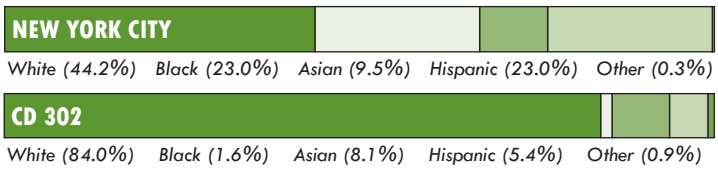
GREENWICH VILLAGE/SOHO[1]

	2005	Rank '02	Rank '05
Population (2000)	93,119	51	-
Population Density (2000)	39.2	27	-
Median Monthly Rent	$1,630	2	1
Median Price/Unit (condo.)	$1,619,463	1	1[2]
Racial Diversity Index	0.38	52	52
Income Diversity Ratio	4.8	9	42

Percent of Households in CD 302 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 302



Greenwich Village/Soho has the highest rents and the highest home prices in the City. It also has the City's oldest housing stock and a very low share of open space, even compared to other densely populated Manhattan neighborhoods. CD 302 is one of the City's least racially diverse communities. Both the percentage of rental units that are subsidized and the percentage of units rent-regulated fell significantly between 2002 and 2005.

Sharing a school district with CDs 301, 304, and 305, Greenwich Village/Soho continues to have the 2nd highest reading and and 3rd highest math scores, with nearly three-quarters of students performing at grade level.

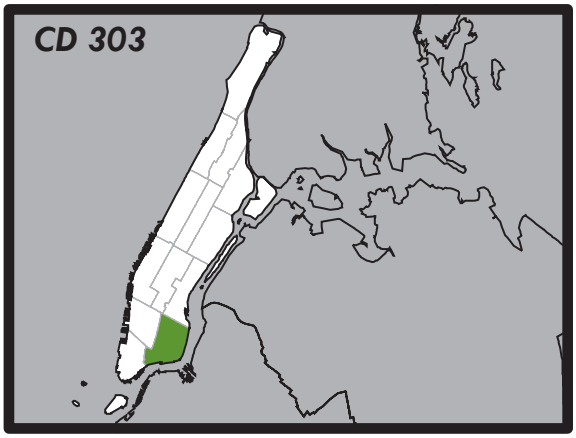
	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$84,284	-	-	$75,000	2	2
Poverty Rate	9.5%	-	-	7.9%	49	53
Percent Immigrant Households	13.8%	-	-	11.6%	55	55
Percent of Rental Units that are Subsidized	8.0%	-	-	4.7%	37	38
Percent of Rental Units that are Rent-Regulated	61.6%	-	-	54.6%	17	18
Certificates of Occupancy	380	9	287	190	15	31
Percent Vacant Land Area	-	0.7%	0.7%	0.7%	55	56
Median Age of Housing Stock	-	91	92	93	1	1
Homeownership Rate	28.1%	-	-	30.3%	30	24
Index of Housing Price Appreciation (condominium)	193.7	205.9	260.8	277.5	4	3[2]
Home Purchase Loans (per 1,000 properties)	93.3	62.1	78.0	66.6	2	25
Percent of Home Purchase Loans that are Subprime	1.5%	1.8%	0.6%	0.9%	49	51
Percent of Refinance Loans that are Subprime	1.5%	1.4%	2.1%	2.8%	52	50
Notices of Foreclosure (per 1,000 1-4 family properties)	1.3	1.3	0.0	1.2	53	51
Percent Tax Delinquencies (delinquent ≥1 year)	1.1%	0.9%	0.2%	0.1%	57	57
Serious Housing Code Violations (per 1,000 rental units)	10.9	12.3	11.3	11.3	47	53
Percent of Students Performing at Grade Level - Reading	67.9%	67.6%	67.5%	75.1%	2	2
Percent of Students Performing at Grade Level - Math	63.1%	68.9%	72.6%	73.2%	2	3
Felony Crime Rate (per 1,000 residents)	56.9	52.4	54.2	52.7	4	5
Acres of Open Space (per 1,000 residents)	-	-	0.8	-	-	50
Asthma Hospitalization (per 1,000 people)	0.9	0.8	0.7	0.8	52	54
Low Birth Weight (per 1,000 live births)	61	77	83	84	54	37

[1] Community districts 301 and 302 both fall within sub-borough area 301. Data at the sub-borough area level for these two CDs will be identical.

[2] Ranked out of 7 community districts with the same predominant housing type (condominiums).

LOWER EAST SIDE/ CHINATOWN[1]

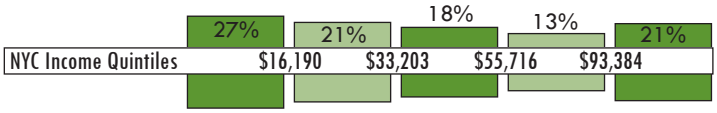
	2005	Rank '02	Rank '05
Population (2000)	164,407	18	-
Population Density (2000)	95.7	3	-
Median Monthly Rent	$1,000	8	10
Median Price/Unit (5+ fam.)	$177,114	1	1[2]
Racial Diversity Index	0.90	6	7
Income Diversity Ratio	9.3	1	1



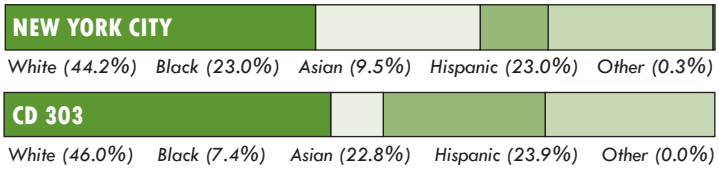
The Lower East Side/Chinatown is one of the most diverse CDs in the City with respect to both race and income. It is also the third densest district in the City. Contrary to borough and citywide trends, the median income in the CD 303 has increased slightly in recent years. The percentage of immigrants has fallen in many communities across the City and the decline was particularly steep in CD 303, falling 9.2 percentage points between 2002 and 2005. The CD has experienced one of the largest increases in the rate of serious housing code violations in Manhattan.

In 2006, the City announced a plan to introduce an 80-foot height restriction on new buildings in much of the East Village and the Lower East Side. The plan would encompass more than 100 blocks and include a floor-area bonus for the provision of affordable housing.

Percent of Households in CD 303 in Each New York City Income Quintile



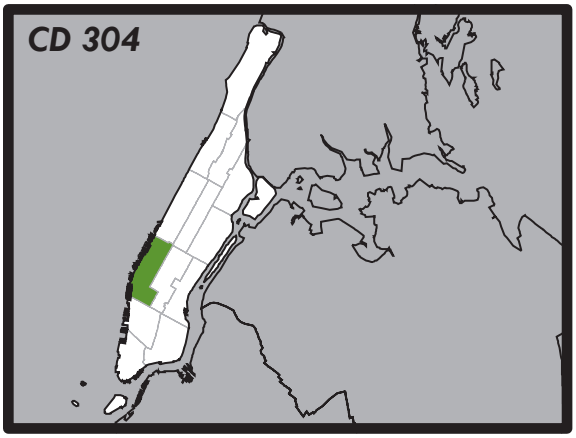
Racial and Ethnic Composition in New York City and CD 303



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$32,838	-	-	$33,000	38	36
Poverty Rate	25.7%	-	-	24.5%	12	15
Percent Immigrant Households	33.6%	-	-	24.4%	36	43
Percent of Rental Units that are Subsidized	38.6%	-	-	37.5%	7	6
Percent of Rental Units that are Rent-Regulated	55.8%	-	-	45.9%	21	28
Certificates of Occupancy	710	356	177	538	5	9
Percent Vacant Land Area	-	1.4%	1.1%	1.3%	45	49
Median Age of Housing Stock	-	83	84	85	4	3
Homeownership Rate	16.2%	-	-	17.4%	44	43
Index of Housing Price Appreciation (5+ family bldg.)	194.5	250.6	164.6	258.7	5	5[2]
Home Purchase Loans (per 1,000 properties)	47.1	37.8	34.9	29.1	33	54
Percent of Home Purchase Loans that are Subprime	0.8%	1.1%	0.0%	0.2%	54	55
Percent of Refinance Loans that are Subprime	3.2%	2.5%	1.7%	1.3%	50	55
Notices of Foreclosure (per 1,000 1-4 family properties)	0.0	0.0	0.0	0.0	54	53
Percent Tax Delinquencies (delinquent ≥1 year)	1.3%	2.2%	0.9%	1.3%	51	26
Serious Housing Code Violations (per 1,000 rental units)	7.2	16.8	19.3	21.5	53	39
Percent of Students Performing at Grade Level - Reading	44.0%	44.7%	46.7%	57.6%	28	25
Percent of Students Performing at Grade Level - Math	41.0%	50.0%	54.4%	58.8%	25	24
Felony Crime Rate (per 1,000 residents)	38.5	37.6	37.4	35.6	13	13
Acres of Open Space (per 1,000 residents)	-	-	0.9	-	-	46
Asthma Hospitalizations (per 1,000 people)	3.1	3.1	3.1	2.7	24	25
Low Birth Weight (per 1,000 live births)	64	63	65	63	51	54

[1] Community district 303 matches sub-borough area 302.

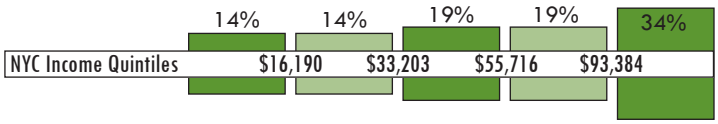
[2] Ranked out of 5 community districts with the same predominant housing type (5+ family buildings).



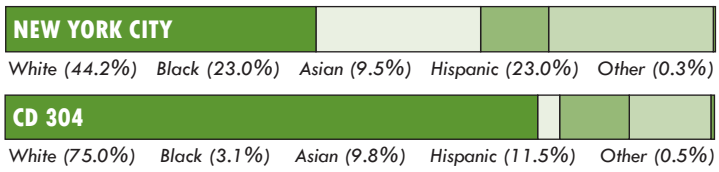
CLINTON/ CHELSEA[1]

	2005	Rank '02	Rank '05
Population (2000)	87,479	52	-
Population Density (2000)	42.1	22	-
Median Monthly Rent	$1,400	8	5
Median Price/Unit (condo.)	$675,000	3	7[2]
Racial Diversity Index	0.55	40	41
Income Diversity Ratio	7.4	4	5

Percent of Households in CD 304 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 304



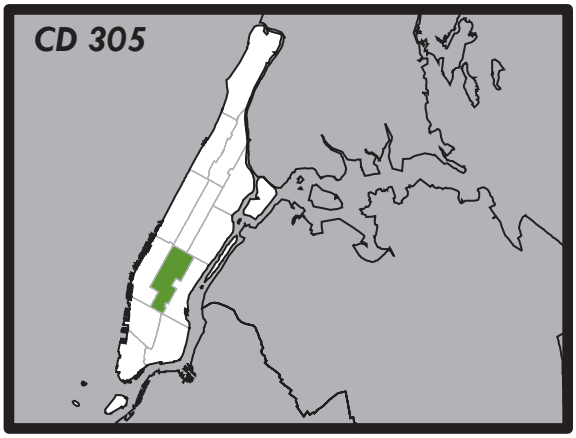
Clinton/Chelsea enjoyed a significant building boom over the last few years, but that seems to be slowing as certificates of occupancy dropped from 2,344 in 2002 to just 269 in 2005. There's not much room left to build, because CD 304 has less vacant land than most neighborhoods, and has one of the lowest percentages of open space in the City.

Schools in CD 304 have one of the highest percentages of students performing at grade level in the City. But CD 304 also suffers from one of the highest crime rates in the City, second only to midtown Manhattan.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$54,730	-	-	$54,752	9	10
Poverty Rate	10.9%	-	-	9.9%	45	43
Percent Immigrant Households	18.8%	-	-	18.4%	46	51
Percent of Rental Units that are Subsidized	12.3%	-	-	8.3%	28	30
Percent of Rental Units that are Rent-Regulated	63.5%	-	-	61.5%	14	14
Certificates of Occupancy	2,344	1,580	693	269	1	22
Percent Vacant Land Area	-	2.4%	2.3%	2.4%	33	33
Median Age of Housing Stock	-	73	74	71	21	32
Homeownership Rate	24.5%	-	-	24.4%	35	33
Index of Housing Price Appreciation (condominium)	250.3	265.9	233.4	364.8	5	7[2]
Home Purchase Loans (per 1,000 properties)	93.6	70.2	65.6	57.1	1	33
Percent of Home Purchase Loans that are Subprime	1.6%	2.3%	0.5%	0.9%	48	50
Percent of Refinance Loans that are Subprime	1.2%	1.6%	1.0%	2.5%	53	52
Notices of Foreclosure (per 1,000 1-4 family properties)	0.0	0.0	3.9	0.0	54	53
Percent Tax Delinquencies (delinquent ≥1 year)	2.0%	1.6%	1.2%	1.2%	39	31
Serious Housing Code Violations (per 1,000 rental units)	7.9	10.7	12.0	13.7	52	49
Percent of Students Performing at Grade Level - Reading	67.8%	67.5%	67.4%	75.0%	7	7
Percent of Students Performing at Grade Level - Math	63.0%	68.8%	72.5%	73.1%	7	8
Felony Crime Rate (per 1,000 residents)	124.9	119.0	114.8	109.1	2	2
Acres of Open Space (per 1,000 residents)	-	-	0.9	-	-	49
Asthma Hospitalization (per 1,000 people)	2.0	2.0	1.6	1.9	37	37
Low Birth Weight (per 1,000 live births)	78	72	92	97	32	23

[1] Community districts 304 and 305 both fall within sub-borough area 303. Data at the sub-borough area level for these two CDs will be identical.
[2] Ranked out of 7 community districts with the same predominant housing type (condominiums).

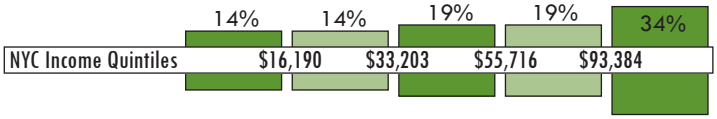
MIDTOWN[1]



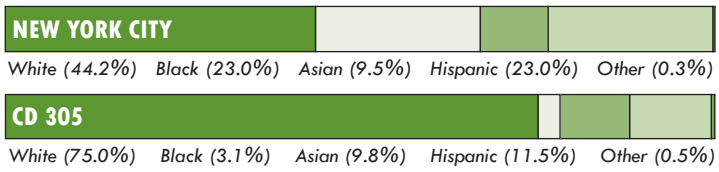
	2005	Rank '02	Rank '05
Population (2000)	44,028	58	-
Population Density (2000)	42.1	23	-
Median Monthly Rent	$1,400	3	5
Median Price/Unit (condo.)	$991,397	6	2[2]
Racial Diversity Index	0.55	40	41
Income Diversity Ratio	7.4	4	5

Like the Financial District, Midtown has a relatively small residential population and high rates of felony crime. But on almost other measure, Midtown does very well: median income is among the highest in the City; schools have high percentages of students peforming at grade level; and there are relatively few asthma hospitalizations or babies born with low birth weights. Property values are at the top of the City's distribution, and the housing stock is relatively new and has few serious violations. The rate of home purchase loans in Midtown fell more quickly than in Manhattan overall and the rates of subprime lending and mortgage foreclosures are among the City's lowest.

Percent of Households in CD 305 in Each New York City Income Quintile

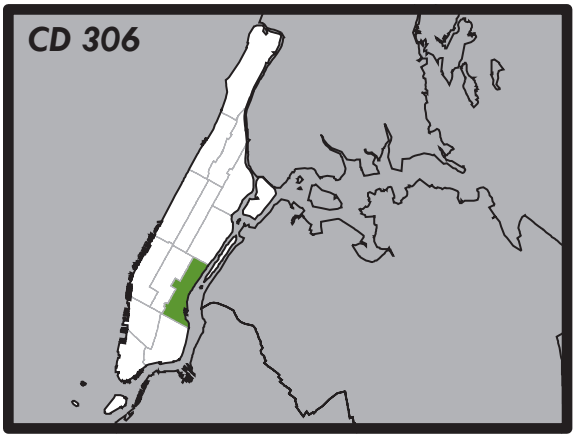


Racial and Ethnic Composition in New York City and CD 305



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$54,730	-	-	$54,752	9	10
Poverty Rate	10.9%	-	-	9.9%	45	43
Percent Immigrant Households	18.8%	-	-	18.4%	46	51
Percent of Rental Units that are Subsidized	12.3%	-	-	8.3%	28	30
Percent of Rental Units that are Rent-Regulated	63.5%	-	-	61.5%	14	14
Certificates of Occupancy	887	384	679	594	3	6
Percent Vacant Land Area	-	0.5%	0.5%	1.0%	56	52
Median Age of Housing Stock	-	64	64	57	37	41
Homeownership Rate	24.5%	-	-	24.4%	35	33
Index of Housing Price Appreciation (condominium)	182.7	188.6	257.7	253.8	7	7[2]
Home Purchase Loans (per 1,000 properties)	93.6	70.2	65.6	57.1	1	33
Percent of Home Purchase Loans that are Subprime	1.6%	2.3%	0.5%	0.9%	48	50
Percent of Refinance Loans that are Subprime	1.2%	1.6%	1.0%	2.5%	53	52
Notices of Foreclosure (per 1,000 1-4 family properties)	0.0	0.0	0.0	0.0	54	53
Percent Tax Delinquencies (delinquent ≥1 year)	0.0%	2.8%	0.0%	2.8%	58	13
Serious Housing Code Violations (per 1,000 rental units)	7.1	6.2	6.5	7.7	54	55
Percent of Students Performing at Grade Level - Reading	67.9%	67.6%	67.5%	75.1%	2	2
Percent of Students Performing at Grade Level - Math	63.1%	68.9%	72.6%	73.2%	2	3
Felony Crime Rate (per 1,000 residents)	226.9	207.8	199.6	187.3	1	1
Acres of Open Space (per 1,000 residents)	-	-	2.4	-	-	27
Asthma Hospitalizations (per 1,000 people)	2.0	2.0	1.6	1.9	37	37
Low Birth Weight (per 1,000 live births)	64	71	71	71	51	48

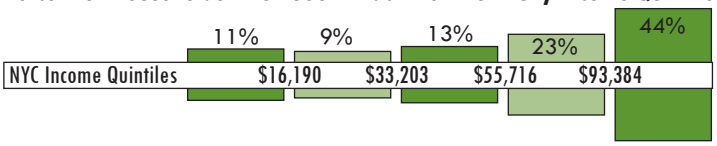
[1] Community districts 304 and 305 both fall within sub-borough area 303. Data at the sub-borough area level for these two CDs will be identical.
[2] Ranked out of 7 community districts with the same predominant housing type (condominiums).



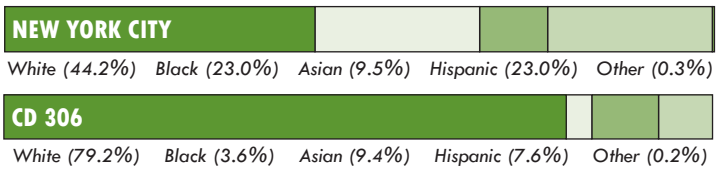
STUYVESANT TOWN/ TURTLE BAY[1]

	2005	Rank '02	Rank '05
Population (2000)	136,152	29	-
Population Density (2000)	87.4	4	-
Median Monthly Rent	$1,469	4	4
Median Price/Unit (condo.)	$740,000	7	6[2]
Racial Diversity Index	0.48	50	49
Income Diversity Ratio	5.5	23	23

Percent of Households in CD 306 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 306



Residents of Stuyvesant Town/Turtle Bay have the highest median income in the City and one of the lowest poverty rates. The CD also is one of the densest in the City, and both vacant land and open space are scarce. The rate of home purchase lending has dropped significantly in recent years, while rates of subprime lending remain consistently low.

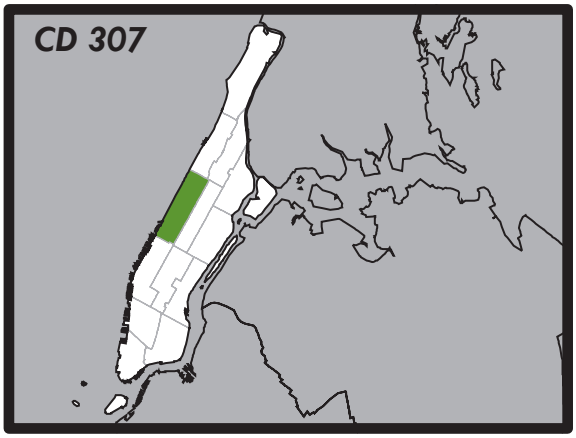
In October 2006, the more than 11,000 rental units in the Stuyvesant Town and Peter Cooper Village complex, in CD 306, were sold to Tishman Speyer. Nearly two-thirds of the units are currently rent regulated. Tenants and housing advocates fear that the new owners will not preserve the affordability of the property but Tishman Speyer has claimed that there will be no radical shift in the composition of tenants.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$78,811	-	-	$76,010	3	1
Poverty Rate	8.5%	-	-	8.0%	50	52
Percent Immigrant Households	16.6%	-	-	15.9%	51	52
Percent of Rental Units that are Subsidized	10.3%	-	-	5.1%	34	36
Percent of Rental Units that are Rent-Regulated	66.6%	-	-	60.6%	12	15
Certificates of Occupancy	372	230	728	83	16	48
Percent Vacant Land Area	-	0.5%	0.5%	0.5%	56	57
Median Age of Housing Stock	-	55	55	57	42	41
Homeownership Rate	27.3%	-	-	29.8%	32	28
Index of Housing Price Appreciation (condominium)	185.7	188.7	174.0	254.2	6	6[2]
Home Purchase Loans (per 1,000 properties)	72.9	55.3	70.8	58.3	9	30
Percent of Home Purchase Loans that are Subprime	1.1%	1.5%	0.5%	0.8%	50	53
Percent of Refinance Loans that are Subprime	1.6%	1.1%	2.0%	2.7%	51	51
Notices of Foreclosure (per 1,000 1-4 family properties)	3.1	6.1	3.0	3.0	47	44
Percent Tax Delinquencies (delinquent ≥1 year)	2.4%	1.3%	1.3%	1.3%	34	26
Serious Housing Code Violations (per 1,000 rental units)	4.2	6.0	6.4	6.5	58	57
Percent of Students Performing at Grade Level - Reading	67.9%	67.6%	67.5%	75.1%	2	2
Percent of Students Performing at Grade Level - Math	63.1%	68.9%	72.6%	73.2%	2	3
Felony Crime Rate (per 1,000 residents)	45.3	41.6	38.2	34.4	8	14
Acres of Open Space (per 1,000 residents)	-	-	0.4	-	-	55
Asthma Hospitalization (per 1,000 people)	1.4	1.5	1.6	1.6	44	41
Low Birth Weight (per 1,000 live births)	82	78	91	78	28	39

[1] Community district 306 matches sub-borough area 304.

[2] Ranked out of 7 community districts with the same predominant housing type (condominiums).

UPPER WEST SIDE[1]

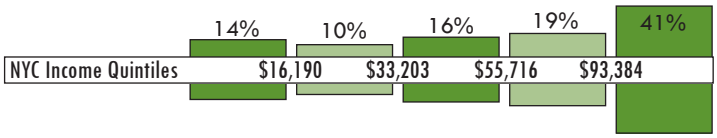


	2005	Rank '02	Rank '05
Population (2000)	207,699	6	-
Population Density (2000)	59.1	11	-
Median Monthly Rent	$1,200	5	7
Median Price/Unit (condo.)	$844,000	4	3[2]
Racial Diversity Index	0.58	38	38
Income Diversity Ratio	7.5	4	4

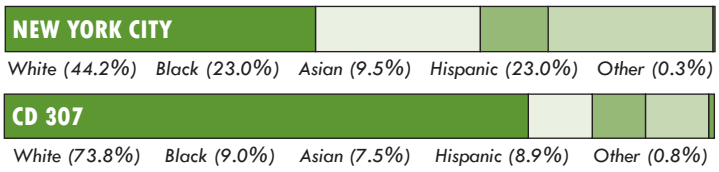
The median price of condominiums in the Upper West Side is the third highest in the City. The rate of home purchase lending dropped by more than 30% since 2002.

CD 307 has one of the highest percentages of vacant land in the City, and growth in the housing stock (reflected by new certificates of occupancy) has been strong. Manhattan's Community Board 7 and the Department of City Planning have proposed a rezoning, however, to limit the height of new buildings on 62 blocks between 97th Street and 110th Street in CD 307. If approved, the rezoning would include an exception to the height limit for developments that include affordable units for low and moderate income tenants.

Percent of Households in CD 307 in Each New York City Income Quintile



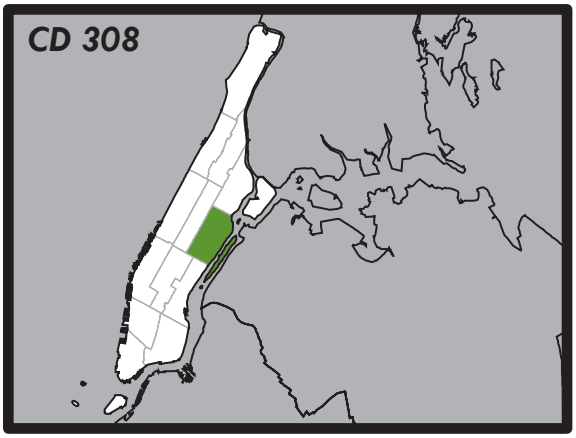
Racial and Ethnic Composition in New York City and CD 307



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$77,936	-	-	$70,000	4	4
Poverty Rate	11.9%	-	-	9.1%	38	45
Percent Immigrant Households	17.8%	-	-	20.1%	49	48
Percent of Rental Units that are Subsidized	15.1%	-	-	9.3%	25	29
Percent of Rental Units that are Rent-Regulated	63.6%	-	-	68.7%	13	11
Certificates of Occupancy	772	538	597	482	4	11
Percent Vacant Land Area	-	5.9%	5.7%	7.2%	17	10
Median Age of Housing Stock	-	78	79	80	11	11
Homeownership Rate	29.1%	-	-	30.2%	27	25
Index of Housing Price Appreciation (condominium)	220.1	210.6	541.7	314.3	2	2[2]
Home Purchase Loans (per 1,000 properties)	73.1	66.1	61.2	50.3	8	38
Percent of Home Purchase Loans that are Subprime	0.9%	1.6%	0.2%	0.9%	53	52
Percent of Refinance Loans that are Subprime	0.8%	0.6%	0.9%	1.6%	54	54
Notices of Foreclosure (per 1,000 1-4 family properties)	3.8	5.8	1.9	3.7	43	38
Percent Tax Delinquencies (delinquent ≥1 year)	3.1%	1.5%	0.7%	0.6%	26	46
Serious Housing Code Violations (per 1,000 rental units)	10.5	12.9	16.3	16.6	48	44
Percent of Students Performing at Grade Level - Reading	46.5%	44.9%	45.3%	56.4%	23	27
Percent of Students Performing at Grade Level - Math	38.4%	44.4%	51.0%	55.0%	31	33
Felony Crime Rate (per 1,000 residents)	25.4	24.7	24.3	24.8	38	32
Acres of Open Space (per 1,000 residents)	-	-	2.9	-	-	21
Asthma Hospitalizations (per 1,000 people)	1.3	1.5	1.3	1.5	47	44
Low Birth Weight (per 1,000 live births)	80	80	88	87	30	32

[1] Community district 307 matches sub-borough area 305.

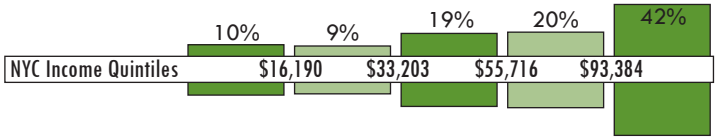
[2] Ranked out of 7 community districts with the same predominant housing type (condominiums).



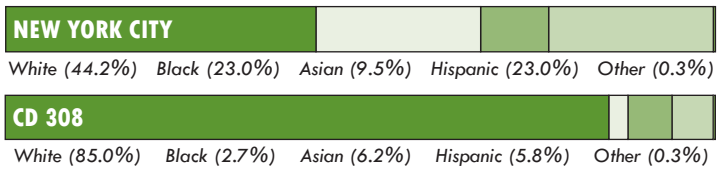
UPPER EAST SIDE[1]

	2005	Rank '02	Rank '05
Population (2000)	217,063	3	-
Population Density (2000)	105.4	1	-
Median Monthly Rent	$1,600	1	3
Median Price/Unit (condo.)	$783,000	5	4[2]
Racial Diversity Index	0.36	52	53
Income Diversity Ratio	5.1	22	31

Percent of Households in CD 308 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 308



The Upper East Side has the highest population density in the City. It is also one of the City's wealthiest, most expensive, and least diverse districts. Median incomes are falling in CD 308, however, and the poverty rate increased between 2002 and 2005.

Despite having the City's lowest proportion of vacant land area, the Upper East Side has witnessed high rates of new development in recent years, consistently ranking in the top ten citywide in the number of certificates of occupancy issued each year.

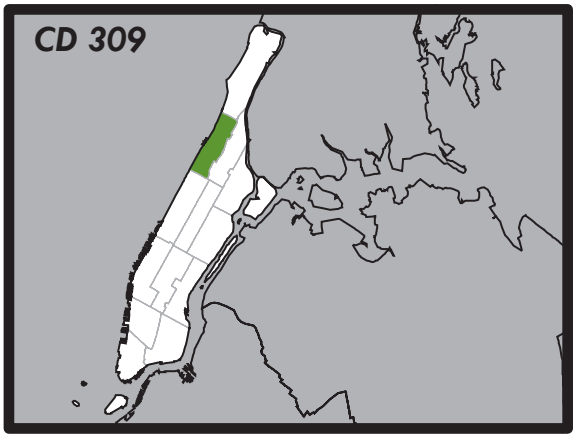
	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$87,240	-	-	$74,700	1	3
Poverty Rate	5.1%	-	-	6.5%	53	55
Percent Immigrant Households	13.9%	-	-	15.9%	54	52
Percent of Rental Units that are Subsidized	15.9%	-	-	6.2%	23	35
Percent of Rental Units that are Rent-Regulated	62.4%	-	-	58.4%	16	16
Certificates of Occupancy	673	605	585	752	6	4
Percent Vacant Land Area	-	0.2%	0.3%	0.3%	59	59
Median Age of Housing Stock	-	55	58	58	42	40
Homeownership Rate	33.5%	-	-	34.9%	19	19
Index of Housing Price Appreciation (condominium)	193.8	189.8	189.0	271.6	3	4[2]
Home Purchase Loans (per 1,000 properties)	58.3	58.8	57.3	46.8	20	42
Percent of Home Purchase Loans that are Subprime	1.0%	1.4%	0.5%	0.5%	51	54
Percent of Refinance Loans that are Subprime	0.8%	1.0%	1.3%	1.6%	54	53
Notices of Foreclosure (per 1,000 1-4 family properties)	4.2	6.7	4.2	0.8	41	52
Percent Tax Delinquencies (delinquent ≥1 year)	1.5%	1.0%	1.4%	0.9%	46	38
Serious Housing Code Violations (per 1,000 rental units)	6.5	7.1	9.7	11.6	56	52
Percent of Students Performing at Grade Level - Reading	67.9%	67.6%	67.5%	75.1%	2	2
Percent of Students Performing at Grade Level - Math	63.1%	68.9%	72.6%	73.2%	2	3
Felony Crime Rate (per 1,000 residents)	25.7	23.6	24.5	22.0	37	37
Acres of Open Space (per 1,000 residents)	-	-	1.2	-	-	37
Asthma Hospitalization (per 1,000 people)	0.8	0.8	0.8	0.8	54	54
Low Birth Weight (per 1,000 live births)	76	91	87	86	37	35

[1] Community district 308 matches sub-borough area 306.

[2] Ranked out of 7 community districts with the same predominant housing type (condominiums).

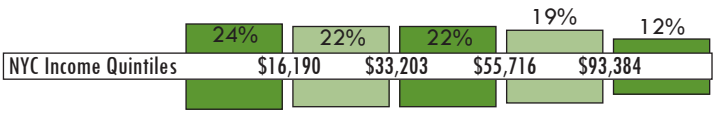
MORNINGSIDE HEIGHTS/HAMILTON[1]

	2005	Rank '02	Rank '05
Population (2000)	111,724	39	-
Population Density (2000)	98.0	2	-
Median Monthly Rent	$884	22	31
Median Price/Unit (5+ fam.)	$125,611	2	3[2]
Racial Diversity Index	0.94	4	4
Income Diversity Ratio	6.5	2	10

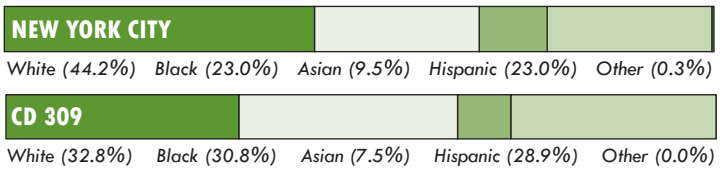


Morningside Heights/Hamilton is one of the City's most diverse districts, both in the distribution of incomes and in terms of racial and ethnic composition. It also is one of the City's densest areas. Although CD 309 has experienced the greatest housing price appreciation for 5+ family buildings in the City, the housing stock shows signs of distress. The neighborhood has relatively high rates of tax delinquency and the share of housing units with serious code violations has been increasing steadily since 2002. Foreclosure rates in CD 309 are consistently twice as high as the borough-wide average. CD 309 had very few certificates of occupancy issued in 2005, ranking it near the bottom of the City's neighborhoods for residential construction.

Percent of Households in CD 309 in Each New York City Income Quintile



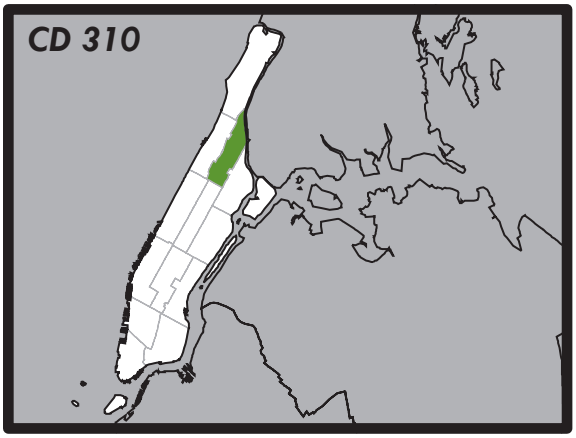
Racial and Ethnic Composition in New York City and CD 309



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$32,838	-	-	$32,918	38	37
Poverty Rate	25.5%	-	-	22.4%	14	19
Percent Immigrant Households	29.4%	-	-	34.0%	37	35
Percent of Rental Units that are Subsidized	20.1%	-	-	22.4%	17	13
Percent of Rental Units that are Rent-Regulated	69.7%	-	-	64.9%	9	13
Certificates of Occupancy	161	13	77	12	26	56
Percent Vacant Land Area	-	1.9%	2.0%	2.7%	41	32
Median Age of Housing Stock	-	83	84	85	4	3
Homeownership Rate	11.3%	-	-	12.5%	48	48
Index of Housing Price Appreciation (5+ family bldg.)	287.4	465.6	576.8	823.9	3	1[2]
Home Purchase Loans (per 1,000 properties)	35.0	28.2	45.3	38.6	47	52
Percent of Home Purchase Loans that are Subprime	3.7%	3.5%	0.9%	2.3%	44	49
Percent of Refinance Loans that are Subprime	5.9%	5.7%	11.7%	10.4%	47	48
Notices of Foreclosure (per 1,000 1-4 family properties)	29.8	29.4	25.4	13.0	11	18
Percent Tax Delinquencies (delinquent ≥1 year)	12.4%	7.2%	4.5%	3.6%	2	5
Serious Housing Code Violations (per 1,000 rental units)	69.4	72.8	76.0	112.3	12	10
Percent of Students Performing at Grade Level - Reading	30.2%	32.9%	31.3%	42.3%	46	46
Percent of Students Performing at Grade Level - Math	25.8%	33.5%	38.0%	43.4%	46	47
Felony Crime Rate (per 1,000 residents)	29.1	29.4	29.5	26.6	31	27
Acres of Open Space (per 1,000 residents)	-	-	3.0	-	-	20
Asthma Hospitalizations (per 1,000 people)	3.5	4.0	3.7	3.3	21	19
Low Birth Weight (per 1,000 live births)	80	99	95	99	30	21

[1] Community district 309 matches sub-borough area 307.

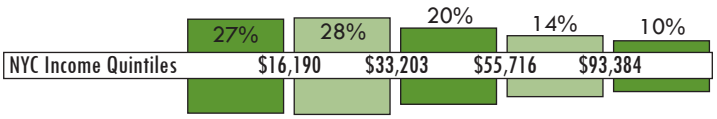
[2] Ranked out of 5 community districts with the same predominant housing type (5+ family buildings).



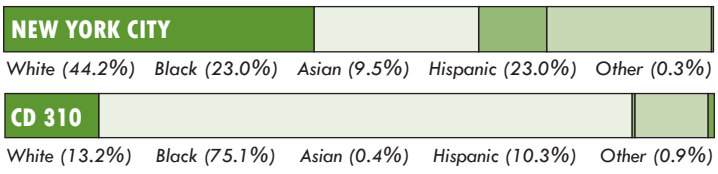
CENTRAL HARLEM[1]

	2005	Rank '02	Rank '05
Population (2000)	107,109	42	-
Population Density (2000)	75.5	6	-
Median Monthly Rent	$600	55	55
Median Price/Unit (5+ fam.)	$91,138	3	4[2]
Racial Diversity Index	0.54	48	44
Income Diversity Ratio	5.8	7	18

Percent of Households in CD 310 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 310



In stark contrast to the rest of Manhattan, Central Harlem's rate of home purchase loans has soared, more than doubling between 2002 and 2005. Tax delinquencies and foreclosures all have dropped steadily since 2002, suggesting that the quality of CD 310's housing stock is improving. CD 310 is seeing considerable development activity, as the number of certificates of occupancy issued is among the City's highest.

Despite improvements in the performance among elementary students in 2005, the CD continues to post the 2nd lowest scores in the borough. The district's rate of asthma hospitalizations and low weight births also are among the worst in Manhattan.

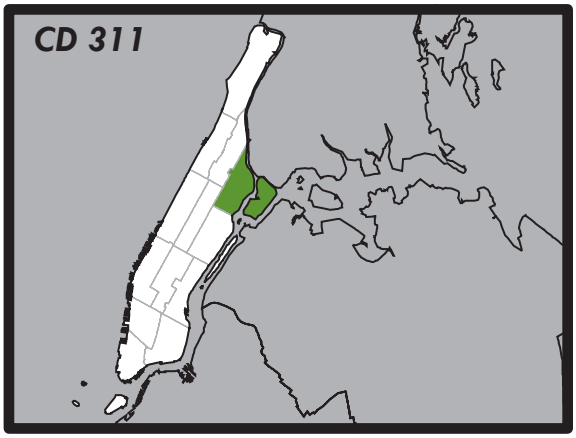
	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$26,270	-	-	$26,000	49	46
Poverty Rate	25.7%	-	-	24.0%	12	18
Percent Immigrant Households	20.7%	-	-	25.9%	43	39
Percent of Rental Units that are Subsidized	27.0%	-	-	15.3%	12	20
Percent of Rental Units that are Rent-Regulated	62.5%	-	-	70.0%	15	10
Certificates of Occupancy	405	269	504	560	14	7
Percent Vacant Land Area	-	5.3%	4.9%	4.8%	21	21
Median Age of Housing Stock	-	83	84	85	4	3
Homeownership Rate	16.1%	-	-	13.8%	45	46
Index of Housing Price Appreciation (5+ family bldg.)[2]	372.0	441.2	541.7	623.4	1	2[3]
Home Purchase Loans (per 1,000 properties)	44.5	44.9	76.4	93.3	35	9
Percent of Home Purchase Loans that are Subprime	7.2%	5.6%	3.3%	3.9%	28	45
Percent of Refinance Loans that are Subprime	26.4%	22.6%	29.6%	30.0%	16	26
Notices of Foreclosure (per 1,000 1-4 family properties)	32.4	29.9	20.0	7.3	9	29
Percent Tax Delinquencies (delinquent ≥1 year)	12.8%	7.2%	4.7%	3.2%	1	8
Serious Housing Code Violations (per 1,000 rental units)	54.3	53.6	58.4	58.1	17	20
Percent of Students Performing at Grade Level - Reading	29.1%	32.0%	31.1%	42.0%	50	47
Percent of Students Performing at Grade Level - Math	24.3%	33.2%	37.9%	43.2%	50	51
Felony Crime Rate (per 1,000 residents)	37.3	36.3	36.3	35.6	14	12
Acres of Open Space (per 1,000 residents)	-	-	1.2	-	-	41
Asthma Hospitalization (per 1,000 people)	6.6	7.4	6.8	6.2	8	8
Low Birth Weight (per 1,000 live births)	106	107	107	125	8	4

[1] Community district 310 matches sub-borough area 308.

[2] Price index should be treated with caution due to low number of observations.

[3] Ranked out of 5 community districts with the same predominant housing type (5+ family buildings).

EAST HARLEM[1]

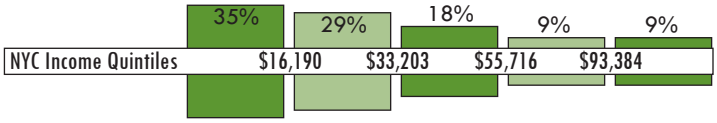


	2005	Rank '02	Rank '05
Population (2000)	117,743	35	-
Population Density (2000)	49.1	17	-
Median Monthly Rent	$900	32	21
Median Price/Unit (5+ fam.)	$126,563	4	2[2]
Racial Diversity Index	0.86	19	14
Income Diversity Ratio	6.0	12	14

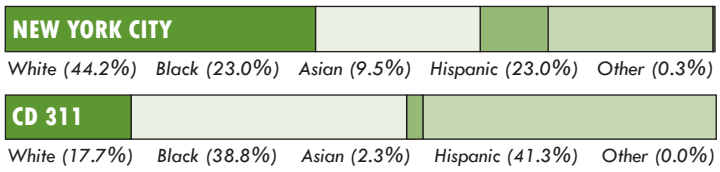
East Harlem leads the City in the percentage of the housing stock that is subsidized, even though that percentage fell between 2002 and 2005. The rate of home purchase lending in CD 311 decreased by more than two-thirds since 2002. The rate of tax delinquencies in CD 311 has decreased by more than half since 2002, although the CD continues to have one of the highest rates in the City.

Elementary student test performance in reading and math improved steadily since 2002, from less than one-third of students performing at grade level in 2002 to nearly one-half of students achieving that benchmark in 2005. Contrary to the citywide trend, the CD saw a decline in the rate of low birth weight babies born in 2005, but CD 311 had one of the highest rates of asthma hospitalizations in the City.

Percent of Households in CD 311 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 311

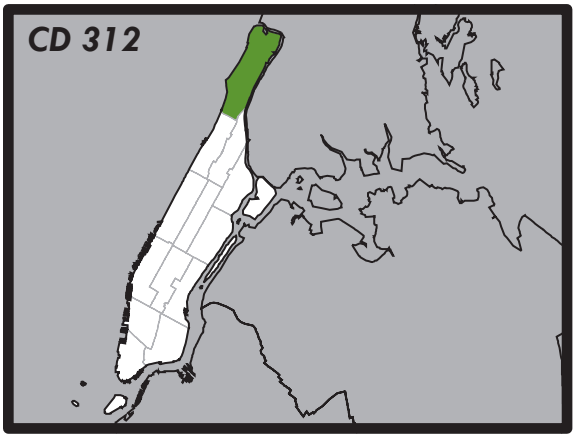


	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$19,703	-	-	$23,000	53	48
Poverty Rate	33.5%	-	-	27.1%	6	11
Percent Immigrant Households	18.6%	-	-	20.9%	47	47
Percent of Rental Units that are Subsidized	62.4%	-	-	54.6%	1	1
Percent of Rental Units that are Rent-Regulated	29.5%	-	-	34.3%	41	40
Certificates of Occupancy	590	352	1,012	380	8	1
Percent Vacant Land Area	-	2.8%	3.0%	3.6%	32	28
Median Age of Housing Stock	-	52	50	48	48	52
Homeownership Rate	10.3%	-	-	8.6%	49	50
Index of Housing Price Appreciation (5+ family bldg.)[2]	362.9	617.1	612.6	608.1	2	3[3]
Home Purchase Loans (per 1,000 properties)	69.2	32.8	30.4	20.9	11	55
Percent of Home Purchase Loans that are Subprime	1.0%	3.4%	2.8%	4.1%	51	44
Percent of Refinance Loans that are Subprime	8.2%	6.6%	10.1%	10.8%	45	47
Notices of Foreclosure (per 1,000 1-4 family properties)	6.2	11.2	11.2	9.1	34	25
Percent Tax Delinquencies (delinquent ≥1 year)	6.5%	4.4%	4.7%	2.9%	10	11
Serious Housing Code Violations (per 1,000 rental units)	30.2	46.3	43.5	39.4	25	26
Percent of Students Performing at Grade Level - Reading	32.5%	34.8%	33.9%	45.5%	45	40
Percent of Students Performing at Grade Level - Math	29.3%	37.2%	41.0%	48.0%	41	39
Felony Crime Rate (per 1,000 residents)	32.8	33.0	30.4	30.5	20	19
Acres of Open Space (per 1,000 residents)	-	-	2.4	-	-	28
Asthma Hospitalizations (per 1,000 people)	7.6	8.2	8.6	8.2	6	5
Low Birth Weight (per 1,000 live births)	101	90	106	97	12	23

[1] Community district 311 matches sub-borough area 309.

[2] Price indices of 2005 have been interpolated due to lack of observations. Price index should be treated with caution due to low number of observations.

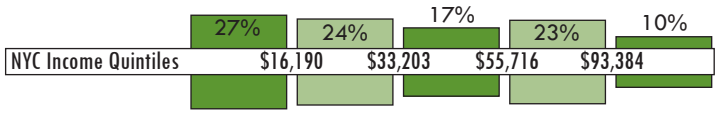
[3] Ranked out of 5 community districts with the same predominant housing type (5+ family buildings).



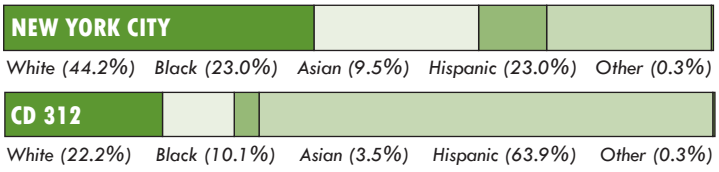
WASHINGTON HEIGHTS/INWOOD[1]

	2005	Rank '02	Rank '05
Population (2000)	208,414	5	-
Population Density (2000)	69.2	9	-
Median Monthly Rent	$763	44	48
Median Price/Unit (5+ fam.)	$84,357	5	5[2]
Racial Diversity Index	0.71	28	29
Income Diversity Ratio	6.7	8	7

Percent of Households in CD 312 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 312



Although Washington Heights and Inwood have experienced strong housing price appreciation recently, the housing stock shows signs of distress. The district has the City's highest rate of tax delinquency and one of the borough's highest rates of serious housing code violations. CD 312 also has the borough's highest rates of foreclosure. The percentage of students performing at grade level in both reading and math improved significantly in CD 312 from 2004 to 2005, although the district still ranks very low on both of these indicators.

In 2006, City Planning proposed a rezoning of the Sherman Creek area in CD 312. The rezoning would increase the density of the existing residential area, and allow for mixed-use developments on the waterfront, which is currently zoned for industrial uses.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$29,554	-	-	$30,000	43	42
Poverty Rate	29.3%	-	-	26.2%	9	12
Percent Immigrant Households	53.8%	-	-	55.9%	9	8
Percent of Rental Units that are Subsidized	9.8%	-	-	8.1%	35	31
Percent of Rental Units that are Rent-Regulated	88.5%	-	-	89.0%	2	2
Certificates of Occupancy	117	0	13	9	34	57
Percent Vacant Land Area	-	4.4%	4.4%	1.6%	24	43
Median Age of Housing Stock	-	79	80	81	10	9
Homeownership Rate	7.3%	-	-	9.5%	53	49
Index of Housing Price Appreciation (5+ family bldg.)	260.2	356.8	428.9	498.4	4	4[2]
Home Purchase Loans (per 1,000 properties)	47.1	40.1	41.8	45.3	33	43
Percent of Home Purchase Loans that are Subprime	0.5%	0.5%	0.7%	3.4%	55	46
Percent of Refinance Loans that are Subprime	3.5%	2.5%	3.9%	5.5%	49	49
Notices of Foreclosure (per 1,000 1-4 family properties)	27.8	34.8	41.8	21.7	14	9
Percent Tax Delinquencies (delinquent ≥1 year)	11.2%	7.5%	4.9%	6.6%	3	1
Serious Housing Code Violations (per 1,000 rental units)	83.0	77.3	92.9	137.7	7	7
Percent of Students Performing at Grade Level - Reading	29.8%	32.7%	30.2%	41.3%	47	51
Percent of Students Performing at Grade Level - Math	26.2%	32.8%	36.9%	42.6%	44	52
Felony Crime Rate (per 1,000 residents)	23.6	21.3	21.4	19.5	45	47
Acres of Open Space (per 1,000 residents)	-	-	2.5	-	-	25
Asthma Hospitalization (per 1,000 people)	3.1	3.4	3.0	2.6	24	27
Low Birth Weight (per 1,000 live births)	78	79	82	75	32	44

[1] Community district 312 matches sub-borough area 310.

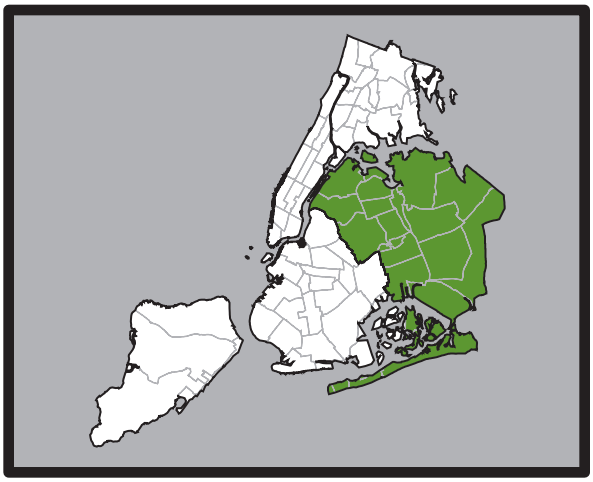
[2] Ranked out of 5 community districts with the same predominant housing type (5+ family buildings).

QUEENS

	CD	Page
Astoria	401	96
Woodside/Sunnyside	402	97
Jackson Heights	403	98
Elmhurst/Corona	404	99
Ridgewood/Maspeth	405	100
Rego Park/Forest Hills	406	101
Flushing/Whitestone	407	102
Hillcrest/Fresh Meadows	408	103
Ozone Park/Woodhaven	409	104
S. Ozone Park/Howard Beach	410	105
Bayside/Little Neck	411	106
Jamaica/Hollis	412	107
Queens Village	413	108
Rockaway/Broad Channel	414	109

Queens

	2005	Rank (2002)	Rank (2005)
Population	2,256,576	2	2
Population Density	20.5	4	4
Median Household Income	$45,000	3	3
Median Monthly Rent	$950	2	2
Median Price/Unit (2-4 fam.)	$262,500	3	2
Racial Diversity Index	0.96	1	1
Income Diversity Ratio	4.70	5	5



Queens has the second highest rate of homeownership of any borough. It is the most racially diverse borough and has the highest percentage of immigrants in the City. But Queens is the least income diverse of all the boroughs - residents of Queens are more alike in terms of income than residents of all the other boroughs.

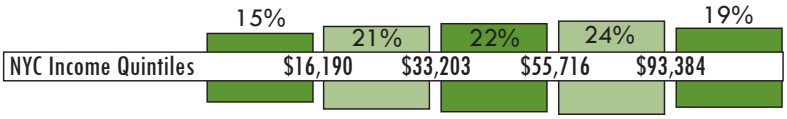
Health indicators are, on the whole, quite positive for Queens' residents. Queens has the 2nd lowest rate of low-weight births and is ranked 4th for both asthma hospitalizations and infant mortality. With only 20 felonies per 1,000 residents, Queens is ranked the second safest borough. Approximately two-thirds of Queens' students are performing at grade level in math and reading, ranking it second citywide.

While there are relatively few serious housing code violations and tax delinquencies in the borough, Queens' rental units are the most severely crowded in the City (4.9% of all renter households have more than 1.5 persons per room). The housing stock in Queens is largely un-regulated and un-subsidized, compared to City averages: only 47.6% of the housing is rent-regulated; and only 6.6% is subsidized.

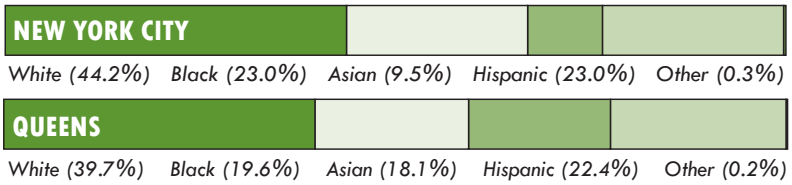
Queens, like much of the City has seen a real building boom (new building permits increased by 110% between 2002 and 2005, compared to a 71% increase citywide) that has resulted in tremendous growth in a few communities, including Astoria, Flushing/Whitestone, and Jamaica/ Hollis.

In February, 2007, the City proposed for public review a plan to rezone 368 blocks in Jamaica, Queens, expanding the downtown business district with nearly 3 million square feet of commercial space. The proposed rezoning would use inclusionary zoning to create and preserve an estimated 780 units of permanently affordable housing.

Percent of Households in Queens in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and Queens

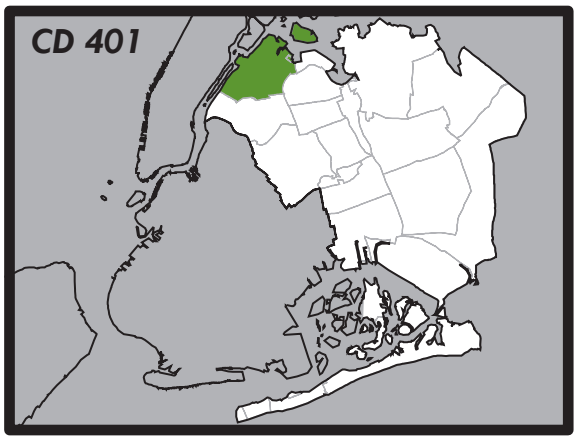


	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Housing Stock and Land Use						
Number of Housing Units	820,704	-	-	828,001	2	2
Rental Vacancy Rate	1.8%	-	-	2.8%	5	3
Percent of Rental Units that are Subsidized	9.5%	-	-	6.6%	5	5
Percent of Rental Units that are Rent-Regulated	45.2%	-	-	47.6%	3	3
Certificates of Occupancy	1,899	2,438	2,935	3,566	4	3
Units Authorized by New Residential Building Permits	3,464	4,399	6,853	7,269	3	3
Homeownership Rate	46.0%	-	-	46.4%	2	2
Percent Vacant Land Area	-	4.6%	4.6%	3.8%	3	4
Acres of Open Space (per 1,000 residents)	-	-	38.2	-	-	2

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Housing Prices and Affordability						
Index of Housing Price Appreciation (1 family building)	138.7	166.4	187.2	204.1	3	3
Median Monthly Rent (unsubsidized units)	$886	-	-	$950	2	2
Median Price per Unit (2-4 family building)	$179,125	$210,514	$237,792	$262,500	3	2
Median Price per Unit (1 family building)	$298,541	$355,573	$401,146	$440,000	3	3
Median Rent Burden (all renter households)	27.4%	-	-	31.7%	5	2
Median Rent Burden (unsubsidized low income renters)	42.9%	-	-	50.5%	4	3
Housing Quality						
Serious Housing Code Violations (per 1,000 rental units)	24.2	21.9	23.1	24.8	4	4
Percent Tax Delinquencies (delinquent ≥1 year)	2.4%	1.5%	1.1%	1.0%	4	4
Percent Severe Crowding (all renter households)	5.6%	-	-	4.9%	1	1
Percent Severe Crowding (unsubsidized low income renters)	6.7%	-	-	5.4%	1	3
Median Age of Housing Stock	-	63	64	65	4	4
Social, Demographic and Income Indicators						
Population	2,248,293	2,244,238	2,250,718	2,256,576	2	2
Racial Diversity Index	0.94	-	-	0.96	1	1
Percent Immigrant Households	49.2%	-	-	51.2%	1	1
Percent Asian Households	17.3%	-	-	18.1%	1	1
Percent Black Households	19.4%	-	-	19.6%	3	3
Percent Hispanic Households	20.2%	-	-	22.4%	2	2
Percent White (non-Hispanic) Households	42.9%	-	-	39.7%	3	4
Percent Other Race Households	0.2%	-	-	0.2%	3	3
Median Household Income (in 2004 dollars)	$48,162	-	-	$45,000	3	3
Income Diversity Ratio	4.3	-	-	4.7	5	5
Poverty Rate	11.2%	-	-	11.6%	4	4
Unemployment Rate	7.4%	-	-	-	4	-
Percent Students Performing at Grade Level - Reading	47.6%	49.1%	49.7%	60.6%	2	2
Percent Students Performing at Grade Level - Math	44.7%	49.6%	55.0%	62.1%	2	2
Felony Crime Rate (per 1,000 residents)	25.1	22.2	21.4	20.0	4	4
Health Indicators						
Asthma Hospitalizations (per 1,000 people)	2.1	2.1	2.1	2.0	4	4
Low Birth Weight (per 1,000 live births)	78.3	80.2	84.7	82.2	4	2
Infant Mortality (per 1,000 births)	4.6	5.5	5.4	5.1	3	4
Elevated Blood Lead Levels (per 1,000 children tested)	12.0	9.7	8.4	-	3	4
Lending Indicators						
Home Purchase Loans (per 1,000 properties)	52.7	51.1	60.1	70.6	3	2
Percent of Home Purchase Loans that are Subprime	7.1%	11.5%	17.7%	28.2%	3	2
Refinance Loan Rate (per 1,000 properties)	72.8	101.7	62.2	58.6	3	3
Percent of Refinance Loans that are Subprime	20.9%	21.2%	34.2%	35.1%	3	3
Notices of Foreclosure (per 1,000 1-4 family properties)	10.2	10.5	11.8	9.1	4	3[1]

[1] Notice of foreclosure data is unavailable for Staten Island, therefore the ranking for this indicator only ranges from 1 to 4 in both 2002 and 2005.

ASTORIA

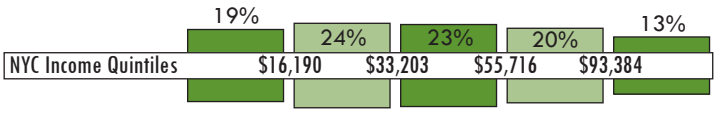


	2005	Rank '02	Rank '05
Population (2000)	211,220	4	-
Population Density (2000)	36.0	28	-
Median Monthly Rent	$950	14	16
Median Price/Unit (2-4 fam.)	$297,500	7	5[1]
Racial Diversity Index	0.78	16	22
Income Diversity Ratio	4.5	42	44

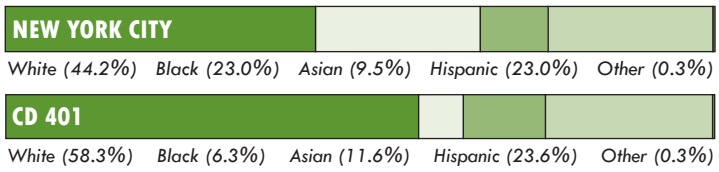
Astoria is one of the most populous community districts in the City and is undergoing substantial shifts in the racial and ethnic backgrounds of residents. While 40% of the households were headed by immigrant in 2005, that represents a big drop from the 54% of households headed by an immigrant just three years earlier. Reflecting citywide trends, Astoria has seen subprime lending double in the past four years.

A $22 million renovation of Queens Plaza—the gateway to Queens, located in CD 401—is expected to begin in early 2007 with a projected construction period of 18 months.

Percent of Households in CD 401 in Each New York City Income Quintile

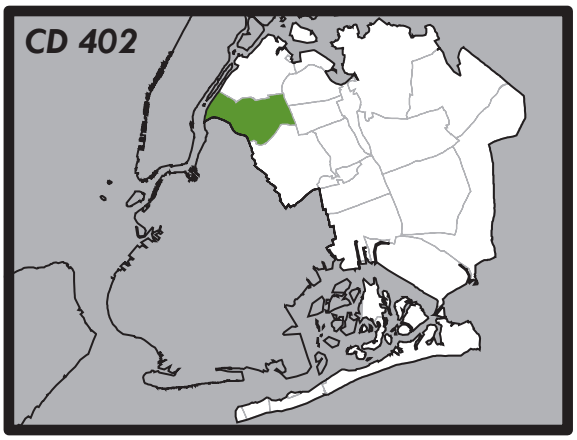


Racial and Ethnic Composition in New York City and CD 401



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$39,406	-	-	$38,300	30	28
Poverty Rate	17.7%	-	-	17.2%	24	25
Percent Immigrant Households	54.0%	-	-	40.0%	8	25
Percent of Rental Units that are Subsidized	14.9%	-	-	14.9%	26	21
Percent of Rental Units that are Rent-Regulated	54.4%	-	-	52.4%	23	24
Certificates of Occupancy	201	116	77	365	20	17
Percent Vacant Land Area	-	2.3%	2.0%	1.8%	34	39
Median Age of Housing Stock	-	73	74	75	21	21
Homeownership Rate	19.2%	-	-	18.1%	40	42
Index of Housing Price Appreciation (2 - 4 family bldg.)	147.0	180.2	197.6	236.8	18	13[1]
Home Purchase Loans (per 1,000 properties)	36.8	34.0	34.9	41.5	46	48
Percent of Home Purchase Loans that are Subprime	7.0%	14.1%	9.0%	14.0%	31	31
Percent of Refinance Loans that are Subprime	16.8%	14.4%	22.0%	21.1%	31	36
Notices of Foreclosure (per 1,000 1-4 family properties)	3.4	3.1	4.1	2.6	46	46
Percent Tax Delinquencies (delinquent ≥1 year)	1.7%	1.1%	0.7%	0.6%	41	46
Serious Housing Code Violations (per 1,000 rental units)	15.6	15.6	16.3	18.2	42	41
Percent of Students Performing at Grade Level - Reading	46.8%	48.4%	49.9%	60.5%	22	19
Percent of Students Performing at Grade Level - Math	47.1%	49.4%	54.2%	60.2%	15	19
Felony Crime Rate (per 1,000 residents)	24.9	19.1	20.3	19.8	41	43
Acres of Open Space (per 1,000 residents)	-	-	1.0	-	-	45
Asthma Hospitalizations (per 1,000 people)	1.5	1.4	1.8	1.8	43	39
Low Birth Weight (per 1,000 live births)	81	75	77	72	29	47

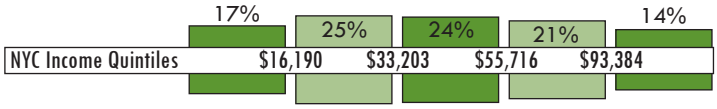
[1] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).



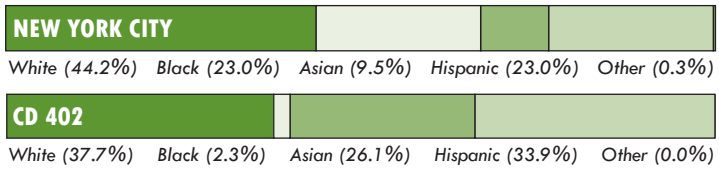
WOODSIDE/ SUNNYSIDE

	2005	Rank '02	Rank '05
Population (2000)	109,920	41	-
Population Density (2000)	21.8	47	-
Median Monthly Rent	$900	29	21
Median Price/Unit (2-4 fam.)	$305,000	4	5[1]
Racial Diversity Index	0.90	6	7
Income Diversity Ratio	4.1	30	51

Percent of Households in CD 402 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 402



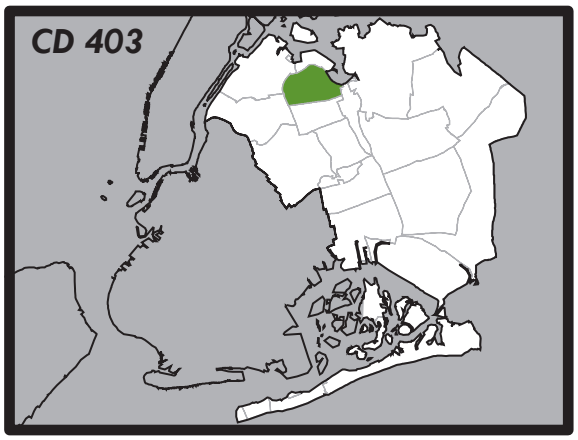
Sixty percent of the residents in Woodside/ Sunnyside are foreign born (the 4th highest rate in the City). But unlike the City, the percentage of households in CD 402 who are headed by immigrants fell between 2002 and 2005. The district has very little open space but is also one of the least dense neighborhoods in the City. In most of the City's neighborhoods, the homeownership rate increased between 2002 and 2005, but in CD 402 it fell by 3.2 percentage points.

Long Island City, in CD 402, has experienced a surge of new development lately, including a two-million-square-foot development by Silvercup Studios. The complex will include soundstages, offices, and 1000 apartments, 150 of which will be earmarked for people with low and moderate incomes.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$43,644	-	-	$40,000	25	24
Poverty Rate	14.2%	-	-	12.8%	32	35
Percent Immigrant Households	63.4%	-	-	60.6%	4	4
Percent of Rental Units that are Subsidized	1.6%	-	-	0.3%	51	48
Percent of Rental Units that are Rent-Regulated	73.5%	-	-	70.8%	7	9
Certificates of Occupancy	65	456	168	40	44	53
Percent Vacant Land Area	-	6.3%	6.2%	6.3%	13	14
Median Age of Housing Stock	-	72	73	74	30	28
Homeownership Rate	27.5%	-	-	24.3%	31	34
Index of Housing Price Appreciation (2 - 4 family bldg.)	177.7	192.8	216.0	231.2	5	15[1]
Home Purchase Loans (per 1,000 properties)	54.1	47.6	47.1	52.9	26	36
Percent of Home Purchase Loans that are Subprime	5.1%	7.8%	8.0%	15.6%	39	27
Percent of Refinance Loans that are Subprime	15.0%	11.9%	17.8%	21.5%	33	33
Notices of Foreclosure (per 1,000 1-4 family properties)	3.0	6.1	6.4	4.1	48	36
Percent Tax Delinquencies (delinquent ≥1 year)	1.7%	1.1%	1.0%	0.7%	41	44
Serious Housing Code Violations (per 1,000 rental units)	25.5	24.2	26.1	28.5	31	29
Percent of Students Performing at Grade Level - Reading	45.4%	47.4%	48.5%	58.8%	26	23
Percent of Students Performing at Grade Level - Math	43.5%	48.0%	53.1%	59.3%	24	23
Felony Crime Rate (per 1,000 residents)	31.6	28.7	26.8	23.0	25	35
Acres of Open Space (per 1,000 residents)	-	-	0.5	-	-	54
Asthma Hospitalization (per 1,000 people)	1.6	1.5	1.5	1.5	41	44
Low Birth Weight (per 1,000 live births)	70	58	64	71	44	48

[1] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).

JACKSON HEIGHTS

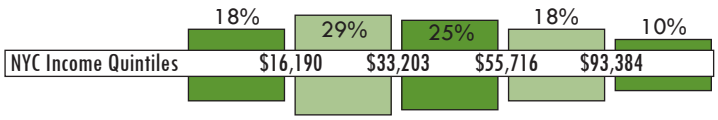


	2005	Rank '02	Rank '05
Population (2000)	169,083	12	-
Population Density (2000)	43.9	21	-
Median Monthly Rent	$960	15	12
Median Price/Unit (2-4 fam.)	$285,000	5	7[1]
Racial Diversity Index	0.84	6	18
Income Diversity Ratio	3.8	42	54

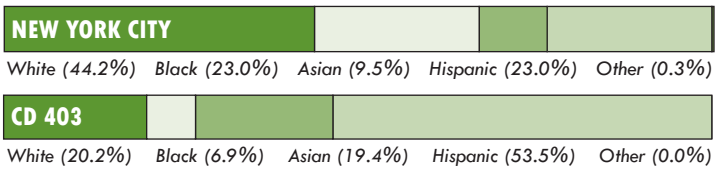
Jackson Heights exemplifies the racial and ethnic diversity of Queens with 71.1% of its households foreign born—the second highest rate in the City. Further, the percentage of immigrant households increased since 2002. However, CD 403 is one of the City's least economically diverse neighborhoods. Like much of the rest of the City, Jackson Heights saw a decrease in median income: it dropped by more than 15% between 2002 and 2005. Median home prices, however, increased during the same period.

The district's homeownership rate has stayed stable and close to the citywide average, but the rate of subprime home purchase loans almost tripled between 2002 and 2005.

Percent of Households in CD 403 in Each New York City Income Quintile

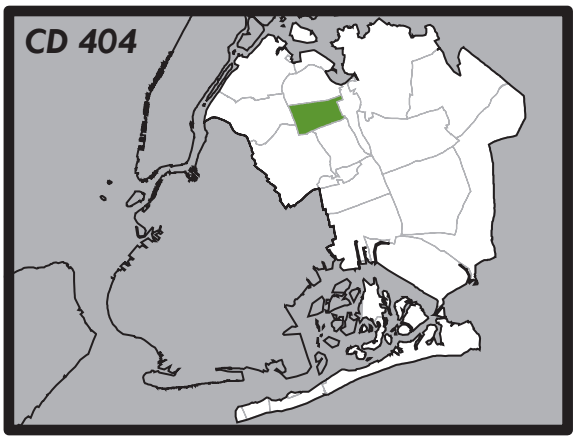


Racial and Ethnic Composition in New York City and CD 403



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$42,252	-	-	$35,600	27	29
Poverty Rate	14.0%	-	-	11.6%	33	36
Percent Immigrant Households	65.9%	-	-	71.1%	3	2
Percent of Rental Units that are Subsidized	3.1%	-	-	4.3%	44	40
Percent of Rental Units that are Rent-Regulated	43.7%	-	-	40.4%	30	35
Certificates of Occupancy	179	198	186	183	24	32
Percent Vacant Land Area	-	1.9%	1.8%	1.5%	41	44
Median Age of Housing Stock	-	68	69	69	34	35
Homeownership Rate	36.0%	-	-	35.7%	18	18
Index of Housing Price Appreciation (2 - 4 family bldg.)	163.7	193.4	220.9	251.3	11	9[1]
Home Purchase Loans (per 1,000 properties)	59.3	56.7	65.5	76.5	19	15
Percent of Home Purchase Loans that are Subprime	10.8%	15.8%	20.0%	31.4%	12	20
Percent of Refinance Loans that are Subprime	23.1%	24.9%	33.0%	33.5%	19	22
Notices of Foreclosure (per 1,000 1-4 family properties)	10.6	10.1	12.4	9.0	29	27
Percent Tax Delinquencies (delinquent ≥1 year)	2.5%	1.7%	1.3%	1.1%	31	34
Serious Housing Code Violations (per 1,000 rental units)	35.9	29.7	31.1	42.9	21	25
Percent of Students Performing at Grade Level - Reading	46.1%	47.8%	49.2%	59.6%	24	21
Percent of Students Performing at Grade Level - Math	45.3%	48.7%	53.6%	59.7%	20	21
Felony Crime Rate (per 1,000 residents)	26.0	20.8	21.1	19.6	36	45
Acres of Open Space (per 1,000 residents)	-	-	0.9	-	-	48
Asthma Hospitalizations (per 1,000 people)	2.0	2.2	1.8	1.8	37	39
Low Birth Weight (per 1,000 live births)	65	64	66	78	49	39

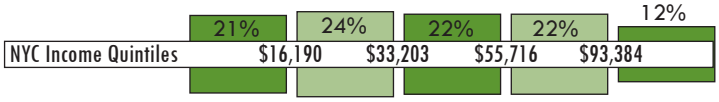
[1] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).



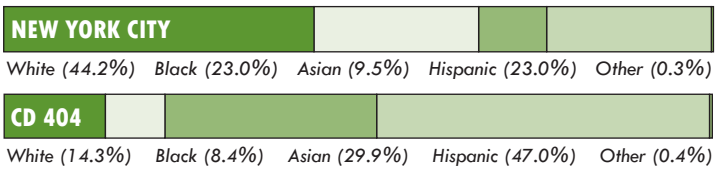
ELMHURST/ CORONA

	2005	Rank '02	Rank '05
Population (2000)	167,005	15	-
Population Density (2000)	35.8	29	-
Median Monthly Rent	$950	16	16
Median Price/Unit (2-4 fam.)	$272,500	10	10[1]
Racial Diversity Index	0.88	4	10
Income Diversity Ratio	5.1	45	31

Percent of Households in CD 404 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 404



In Elmhurst/Corona the percent of immigrant households increased by 12.1 percentage points in just three years. At 80.5%, that is the highest rate in the City. CD 404 also saw a 19.3% drop in median income and a significant rise in poverty rates (by 6.1 percentage points) between 2002 and 2005.

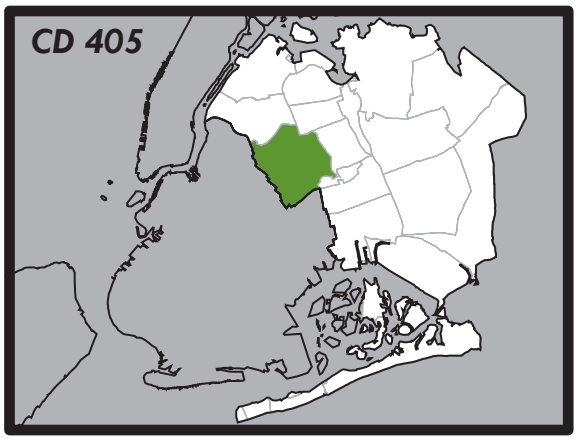
The housing stock in Elmhurst/Corona is much younger than the borough average, and more expensive (the median price for a 2-4 family in CD 404 is $272,500 or 4% more than the median cost for the borough). Unlike most of the rest of the City, CD 404 had a lower rate of homeownership in 2005 than it did in 2002.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$43,346	-	-	$35,000	26	30
Poverty Rate	14.0%	-	-	20.1%	33	21
Percent Immigrant Households	68.4%	-	-	80.5%	1	1
Percent of Rental Units that are Subsidized	5.1%	-	-	4.5%	42	39
Percent of Rental Units that are Rent-Regulated	59.5%	-	-	52.9%	18	23
Certificates of Occupancy	187	220	235	251	22	24
Percent Vacant Land Area	-	1.6%	1.6%	1.7%	43	41
Median Age of Housing Stock	-	46	47	47	53	53
Homeownership Rate	26.0%	-	-	21.1%	34	38
Index of Housing Price Appreciation (2 - 4 family bldg.)	151.1	184.9	204.6	229.3	15	16[1]
Home Purchase Loans (per 1,000 properties)	54.7	55.3	65.9	73.8	25	19
Percent of Home Purchase Loans that are Subprime	8.5%	14.1%	12.9%	24.5%	23	23
Percent of Refinance Loans that are Subprime	19.8%	20.1%	29.4%	32.3%	26	25
Notices of Foreclosure (per 1,000 1-4 family properties)	4.8	6.3	7.7	6.4	37	31
Percent Tax Delinquencies (delinquent ≥1 year)	1.5%	1.0%	0.6%	0.7%	46	44
Serious Housing Code Violations (per 1,000 rental units)	21.4	19.9	22.0	25.2	36	34
Percent of Students Performing at Grade Level - Reading	43.7%	46.2%	46.7%	56.6%	30	26
Percent of Students Performing at Grade Level - Math	38.9%	46.3%	51.7%	58.2%	28	26
Felony Crime Rate (per 1,000 residents)	23.5	22.0	22.2	22.0	46	36
Acres of Open Space (per 1,000 residents)	-	-	1.2	-	-	38
Asthma Hospitalization (per 1,000 people)	1.7	1.9	1.6	1.6	40	41
Low Birth Weight (per 1,000 live births)	57	66	66	65	57	53

[1] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).

RIDGEWOOD/ MASPETH

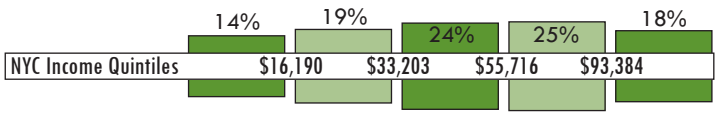
	2005	Rank '02	Rank '05
Population (2000)	165,911	16	-
Population Density (2000)	23.0	46	-
Median Monthly Rent	$900	23	21
Median Price/Unit (2-4 fam.)	$255,000	11	12[1]
Racial Diversity Index	0.61	36	36
Income Diversity Ratio	4.4	37	46



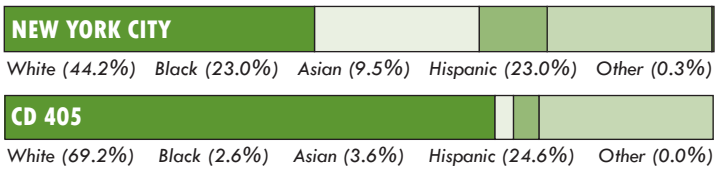
Between 2002 and 2005, median income in Ridgewood/Maspeth increased by more than 6% to $47,820. In the same time period, the felony crime rate decreased by 28%, making CD 405 one of the lowest crime areas in the City. Like only five other districts in the City, CD 405 has no subsidized units. CD 405 also has a relatively low percentage of rent-regulated housing units.

CD 405 is home to the proposed site of an 800,000 square foot mixed-use development and a 190,000 square foot public high school near Queens Borough Hall. The development, which would require demolition of a parking garage, has sparked community debate on the need for parking space in the area.

Percent of Households in CD 405 in Each New York City Income Quintile

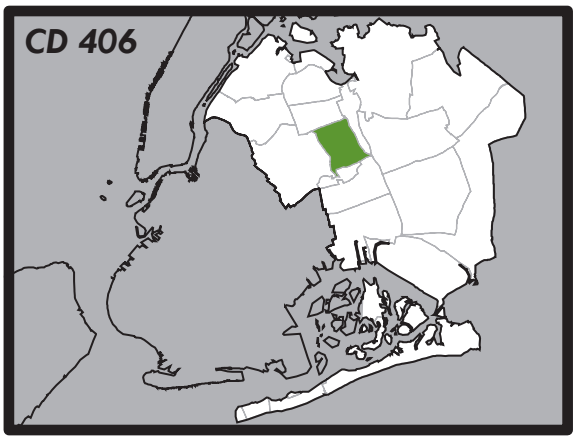


Racial and Ethnic Composition in New York City and CD 405



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$44,879	-	-	$47,820	22	17
Poverty Rate	11.6%	-	-	8.6%	40	48
Percent Immigrant Households	42.7%	-	-	42.0%	26	23
Percent of Rental Units that are Subsidized	0.0%	-	-	0.0%	53	50
Percent of Rental Units that are Rent-Regulated	27.4%	-	-	28.0%	43	45
Certificates of Occupancy	72	87	117	122	42	40
Percent Vacant Land Area	-	1.2%	1.2%	1.3%	49	49
Median Age of Housing Stock	-	73	74	75	21	21
Homeownership Rate	43.6%	-	-	44.2%	13	14
Index of Housing Price Appreciation (2 - 4 family bldg.)	140.8	175.1	207.1	218.8	23	20[1]
Home Purchase Loans (per 1,000 properties)	39.5	43.9	46.3	56.5	43	34
Percent of Home Purchase Loans that are Subprime	10.1%	13.0%	13.9%	20.6%	15	26
Percent of Refinance Loans that are Subprime	18.3%	16.0%	23.7%	26.0%	30	27
Notices of Foreclosure (per 1,000 1-4 family properties)	4.0	4.5	5.0	3.3	42	41
Percent Tax Delinquencies (delinquent ≥1 year)	1.3%	0.9%	0.6%	0.6%	51	46
Serious Housing Code Violations (per 1,000 rental units)	19.4	15.6	19.9	23.3	38	37
Percent of Students Performing at Grade Level - Reading	43.4%	46.0%	46.5%	56.4%	31	27
Percent of Students Performing at Grade Level - Math	38.6%	46.0%	51.5%	58.0%	30	27
Felony Crime Rate (per 1,000 residents)	24.8	21.2	19.1	17.9	42	52
Acres of Open Space (per 1,000 residents)	-	-	2.1	-	-	30
Asthma Hospitalizations (per 1,000 people)	2.3	2.4	2.3	2.5	33	28
Low Birth Weight (per 1,000 live births)	61	70	76	68	54	51

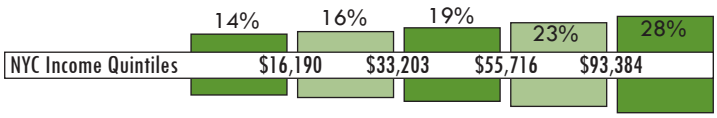
[1] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).



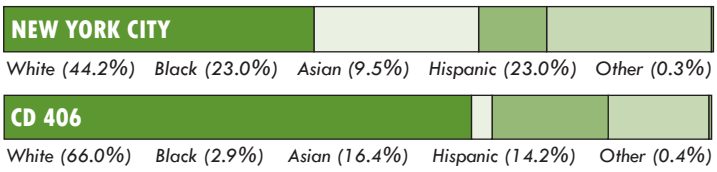
REGO PARK/ FOREST HILLS

	2005	Rank '02	Rank '05
Population (2000)	115,967	37	-
Population Density (2000)	39.6	25	-
Median Monthly Rent	$980	9	12
Median Price/Unit (1 fam.)	$635,000	1	4[1]
Racial Diversity Index	0.69	35	32
Income Diversity Ratio	5.4	18	27

Percent of Households in CD 406 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 406



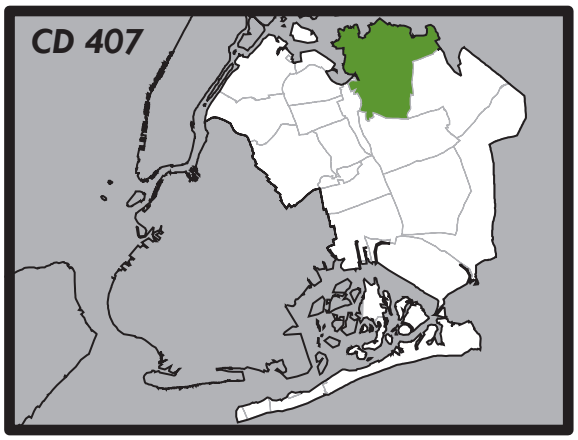
Rego Park/Forest Hills has one of the lowest rates of subprime refinance and home purchase loans in Queens, and in the City overall. There is not much vacant land left to build on in Rego Park/Forest Hills—only 1.2% of the district's land is vacant, ranking it 51st citywide for this indicator. CD 406 had little construction activity in recent years — only 22 certificates of occupancy were issued in 2005. While much of its housing stock is owner occupied one family houses, Rego Park/Forest Hills has the highest percentage of rental units that are rent-regulated in Queens (81.2%).

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$54,730	-	-	$55,000	9	9
Poverty Rate	10.3%	-	-	7.3%	47	54
Percent Immigrant Households	49.6%	-	-	52.0%	16	15
Percent of Rental Units that are Subsidized	10.7%	-	-	0.0%	33	50
Percent of Rental Units that are Rent-Regulated	68.0%	-	-	81.2%	10	4
Certificates of Occupancy	75	30	68	22	40	55
Percent Vacant Land Area	-	1.0%	1.0%	1.2%	51	51
Median Age of Housing Stock	-	53	54	55	44	44
Homeownership Rate	43.8%	-	-	45.5%	12	12
Index of Housing Price Appreciation (1 family building)	139.3	170.4	187.3	207.8	9	3[1]
Home Purchase Loans (per 1,000 properties)	56.5	49.9	53.8	57.4	23	32
Percent of Home Purchase Loans that are Subprime	2.5%	2.3%	1.9%	2.4%	46	48
Percent of Refinance Loans that are Subprime	5.7%	5.0%	6.7%	10.8%	48	46
Notices of Foreclosure (per 1,000 1-4 family properties)	2.1	2.8	2.5	2.1	52	50
Percent Tax Delinquencies (delinquent ≥1 year)	1.3%	0.9%	0.5%	0.6%	51	55
Serious Housing Code Violations (per 1,000 rental units)	12.2	10.4	10.9	12.1	45	51
Percent of Students Performing at Grade Level - Reading	50.5%	51.0%	51.8%	61.1%	16	18
Percent of Students Performing at Grade Level - Math	45.8%	52.5%	57.4%	64.5%	19	14
Felony Crime Rate (per 1,000 residents)	25.3	20.7	23.0	21.4	39	38
Acres of Open Space (per 1,000 residents)	-	-	3.2	-	-	19
Asthma Hospitalization (per 1,000 people)	1.3	1.4	1.3	1.2	47	47
Low Birth Weight (per 1,000 live births)	72	57	68	89	42	31

[1]Ranked out of 15 community districts with the same predominant housing type (single family homes).

FLUSHING/ WHITESTONE

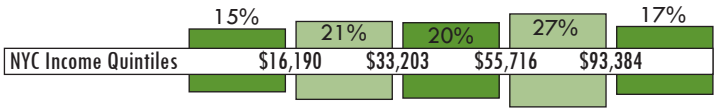
	2005	Rank '02	Rank '05
Population (2000)	242,952	1	-
Population Density (2000)	21.2	48	-
Median Monthly Rent	$1,000	14	9
Median Price/Unit (1 fam.)	$580,000	4	6[1]
Racial Diversity Index	0.87	15	12
Income Diversity Ratio	4.7	37	43



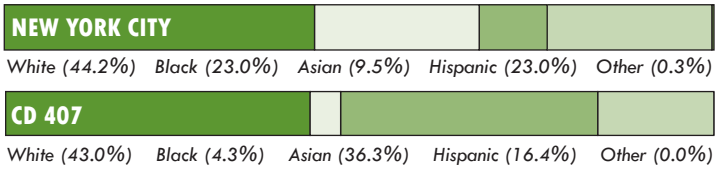
Flushing/Whitestone is one of the largest CDs in the City, both in land area and in population. CD 407 has one of the highest homeownership rates in the City.

Substantial new development in CD 407 has transformed the neighborhood into a major housing and commercial center. Flushing Promenade, a 450,000 square foot mixed retail and commercial project, was completed in 2004. Another major mixed use development, the Flushing Town Center, is scheduled to bring 800,000 square-feet of retail space, 1,100 residential units, and a waterfront esplanade to the neighborhood by 2009. The Flushing Commons development will bring another 500 units of housing to CD 407.

Percent of Households in CD 407 in Each New York City Income Quintile

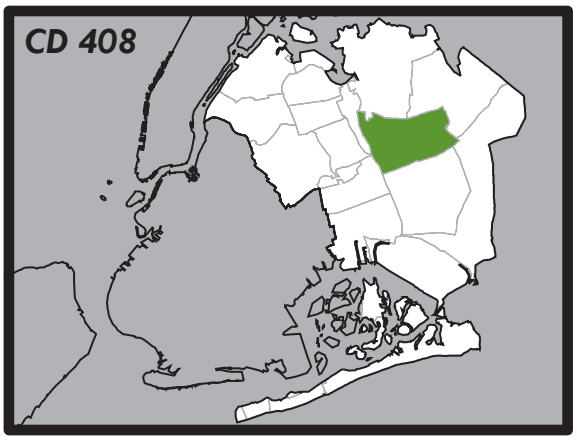


Racial and Ethnic Composition in New York City and CD 407



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$49,384	-	-	$45,000	16	18
Poverty Rate	10.6%	-	-	9.1%	46	45
Percent Immigrant Households	48.3%	-	-	52.8%	18	13
Percent of Rental Units that are Subsidized	11.7%	-	-	1.8%	31	47
Percent of Rental Units that are Rent-Regulated	42.2%	-	-	51.3%	35	25
Certificates of Occupancy	412	327	706	469	13	14
Percent Vacant Land Area	-	3.7%	3.6%	3.6%	29	28
Median Age of Housing Stock	-	48	49	50	51	49
Homeownership Rate	49.6%	-	-	51.1%	11	11
Index of Housing Price Appreciation (1 family building)	146.9	175.6	195.7	202.1	1	7[1]
Home Purchase Loans (per 1,000 properties)	50.2	47.1	51.2	55.5	30	35
Percent of Home Purchase Loans that are Subprime	5.8%	7.3%	4.9%	9.0%	37	35
Percent of Refinance Loans that are Subprime	11.4%	11.3%	20.0%	18.8%	40	37
Notices of Foreclosure (per 1,000 1-4 family properties)	3.5	2.9	3.9	3.2	45	43
Percent Tax Delinquencies (delinquent ≥1 year)	1.3%	0.8%	0.6%	0.5%	51	56
Serious Housing Code Violations (per 1,000 rental units)	17.8	13.5	16.5	16.6	40	44
Percent of Students Performing at Grade Level - Reading	58.8%	59.6%	60.8%	70.9%	8	8
Percent of Students Performing at Grade Level - Math	58.8%	61.3%	67.8%	75.2%	8	2
Felony Crime Rate (per 1,000 residents)	23.4	22.3	19.6	17.0	47	54
Acres of Open Space (per 1,000 residents)	-	-	3.6	-	-	17
Asthma Hospitalizations (per 1,000 people)	1.4	1.4	1.4	1.1	44	49
Low Birth Weight (per 1,000 live births)	64	60	61	59	51	58

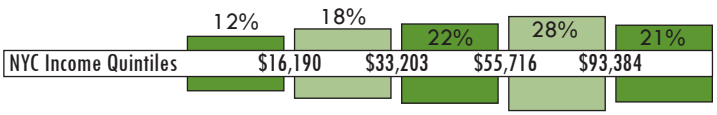
[1] Ranked out of 15 community districts with the same predominant housing type (single family homes).



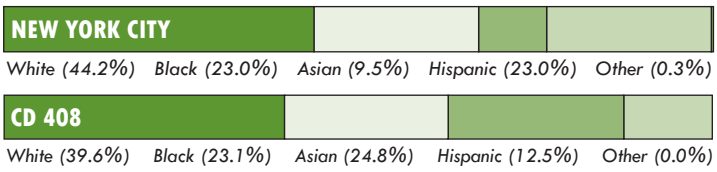
HILLCREST/ FRESH MEADOWS

	2005	Rank '02	Rank '05
Population (2000)	146,594	24	-
Population Density (2000)	19.5	51	-
Median Monthly Rent	$960	9	12
Median Price/Unit (1 fam.)	$595,000	6	5[1]
Racial Diversity Index	0.95	3	3
Income Diversity Ratio	3.9	42	53

Percent of Households in CD 408 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 408



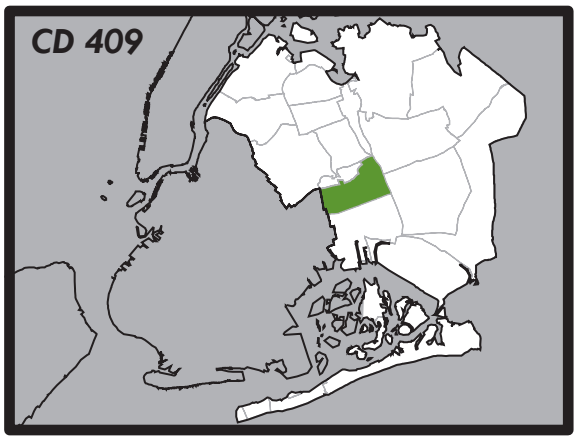
Hillcrest/Fresh Meadows saw an increase in the median household income between 2002 and 2005, unlike the rest of the borough or the City as a whole. This racially diverse community district also has seen a drop in its percentage of immigrant households. Growth is evident in the community district with certificates of occupancy increasing tenfold from 2002 to 2005. Hillcrest/Fresh Meadows is one of the least dense neighborhoods in the City, and enjoys a great deal of open space—at 5.5 acres per 1,000 residents, it is ranked 10th citywide for this indicator.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$47,068	-	-	$50,000	18	13
Poverty Rate	11.0%	-	-	10.7%	42	40
Percent Immigrant Households	45.7%	-	-	43.5%	19	22
Percent of Rental Units that are Subsidized	11.3%	-	-	10.4%	32	27
Percent of Rental Units that are Rent-Regulated	67.1%	-	-	68.3%	11	12
Certificates of Occupancy	35	58	130	343	54	19
Percent Vacant Land Area	-	0.9%	0.9%	1.0%	52	52
Median Age of Housing Stock	-	53	54	55	44	44
Homeownership Rate	49.8%	-	-	52.5%	10	10
Index of Housing Price Appreciation (1 family building)	145.8	172.9	194.1	206.5	2	4[1]
Home Purchase Loans (per 1,000 properties)	57.3	45.3	49.2	57.6	22	31
Percent of Home Purchase Loans that are Subprime	4.5%	6.5%	7.0%	14.6%	40	29
Percent of Refinance Loans that are Subprime	13.8%	12.0%	22.5%	21.5%	34	34
Notices of Foreclosure (per 1,000 1-4 family properties)	4.3	4.4	4.1	4.0	40	37
Percent Tax Delinquencies (delinquent ≥1 year)	1.5%	1.1%	0.7%	0.6%	46	46
Serious Housing Code Violations (per 1,000 rental units)	18.3	18.4	19.5	16.9	39	43
Percent of Students Performing at Grade Level - Reading	56.8%	57.7%	58.3%	67.7%	9	9
Percent of Students Performing at Grade Level - Math	54.5%	58.5%	63.7%	70.5%	9	9
Felony Crime Rate (per 1,000 residents)	25.0	23.5	22.1	19.4	40	48
Acres of Open Space (per 1,000 residents)	-	-	5.5	-	-	10
Asthma Hospitalization (per 1,000 people)	2.3	2.2	2.3	2.0	33	36
Low Birth Weight (per 1,000 live births)	77	74	95	83	35	38

[1] Ranked out of 15 community districts with the same predominant housing type (single family homes).

OZONE PARK/ WOODHAVEN

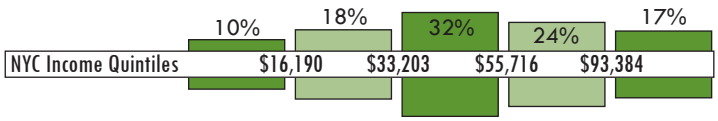
	2005	Rank '02	Rank '05
Population (2000)	141,608	26	-
Population Density (2000)	29.9	42	-
Median Monthly Rent	$900	16	21
Median Price/Unit (2-4 fam.)	$249,188	13	14[1]
Racial Diversity Index	0.96	2	1
Income Diversity Ratio	3.6	53	55



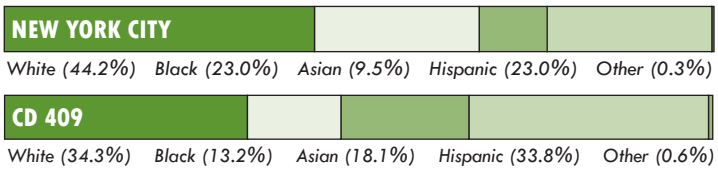
Ozone Park/Woodhaven is the most racially diverse community district in the City. Almost 60% of its households are headed by immigrants, making it fifth in the City for this indicator. Although housing code violations have gone up citywide, the violations in CD 409 dropped 3.3 violations per 1,000 over the past several years. CD 409 has some of the oldest housing stock in Queens, much older than the borough average of 65 years.

CD 409 has no subsidized housing units, and a comparatively small proportion of its housing is rent-regulated.

Percent of Households in CD 409 in Each New York City Income Quintile

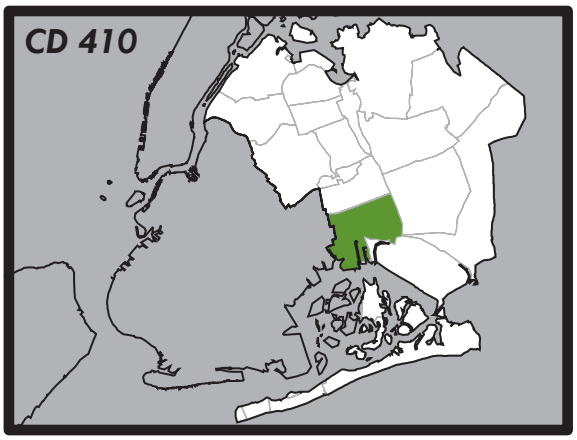


Racial and Ethnic Composition in New York City and CD 409



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$45,973	-	-	$44,684	19	20
Poverty Rate	11.9%	-	-	10.3%	38	42
Percent Immigrant Households	52.5%	-	-	59.3%	11	5
Percent of Rental Units that are Subsidized	1.8%	-	-	0.0%	50	50
Percent of Rental Units that are Rent-Regulated	34.4%	-	-	34.2%	38	41
Certificates of Occupancy	55	54	113	114	46	43
Percent Vacant Land Area	-	1.6%	1.7%	1.5%	43	44
Median Age of Housing Stock	-	78	79	80	11	11
Homeownership Rate	40.7%	-	-	42.2%	16	15
Index of Housing Price Appreciation (2 - 4 family bldg.)	150.0	171.2	196.5	225.1	17	18[1]
Home Purchase Loans (per 1,000 properties)	67.5	76.7	89.3	113.5	15	5
Percent of Home Purchase Loans that are Subprime	7.6%	14.3%	23.9%	37.1%	26	15
Percent of Refinance Loans that are Subprime	20.0%	21.2%	33.0%	36.4%	24	20
Notices of Foreclosure (per 1,000 1-4 family properties)	11.4	11.8	14.2	11.2	28	21
Percent Tax Delinquencies (delinquent ≥1 year)	2.2%	1.3%	0.9%	1.0%	37	36
Serious Housing Code Violations (per 1,000 rental units)	29.2	27.1	24.8	25.9	27	33
Percent of Students Performing at Grade Level - Reading	40.1%	41.2%	43.2%	54.9%	32	32
Percent of Students Performing at Grade Level - Math	36.7%	42.6%	49.8%	57.7%	32	28
Felony Crime Rate (per 1,000 residents)	27.1	23.1	20.0	19.6	34	46
Acres of Open Space (per 1,000 residents)	-	-	1.7	-	-	32
Asthma Hospitalizations (per 1,000 people)	2.7	1.6	2.0	1.9	27	37
Low Birth Weight (per 1,000 live births)	83	91	97	90	27	30

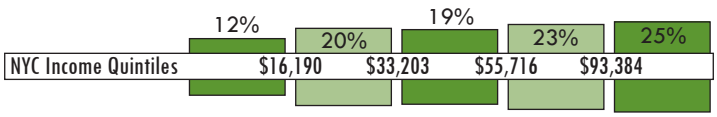
[1]Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).



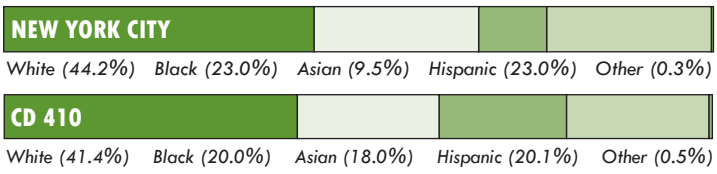
S. OZONE PARK/ HOWARD BEACH

	2005	Rank '02	Rank '05
Population (2000)	127,274	31	-
Population Density (2000)	19.9	50	--
Median Monthly Rent	$975	9	13
Median Price/Unit (1 fam.)	$400,000	12	10[1]
Racial Diversity Index	0.95	1	2
Income Diversity Ratio	4.2	50	50

Percent of Households in CD 410 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 410



South Ozone Park/Howard Beach enjoyed an increase in median income between 2002 and 2005. Although the poverty rate increased slightly during that time, it remains one of the City's lowest. Home prices appreciated by 47% in CD 410 since 2002, lagging behind both borough and citywide rates of appreciation. CD 410 has one of the highest rates of homeownership in the City. None of its housing stock is subsidized, and only 15.2% is rent-regulated.

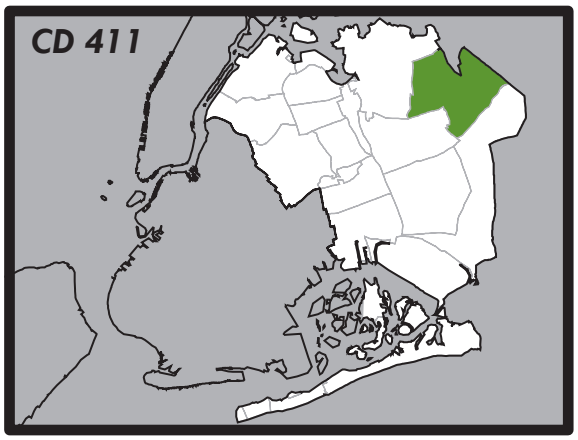
CD 410 is the second most racially diverse district in the City, and is ranked 10th citywide in the percentage of immigrant households. CD 410 is less dense than the City and borough averages as a whole, no doubt because it is home to JFK International Airport.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$50,133	-	-	$52,000	15	12
Poverty Rate	8.3%	-	-	8.6%	51	48
Percent Immigrant Households	43.1%	-	-	54.6%	25	10
Percent of Rental Units that are Subsidized	0.0%	-	-	0.0%	53	50
Percent of Rental Units that are Rent-Regulated	15.1%	-	-	15.2%	52	52
Certificates of Occupancy	87	38	151	139	39	38
Percent Vacant Land Area	-	6.0%	6.0%	4.9%	16	20
Median Age of Housing Stock	-	73	74	75	21	21
Homeownership Rate	62.4%	-	-	64.8%	6	6
Index of Housing Price Appreciation (1 family building)	135.2	164.8	184.1	199.4	11	11[1]
Home Purchase Loans (per 1,000 properties)	58.2	59.3	75.1	83.9	21	12
Percent of Home Purchase Loans that are Subprime	8.6%	13.4%	23.1%	39.4%	22	12
Percent of Refinance Loans that are Subprime	20.5%	22.8%	36.6%	34.7%	22	21
Notices of Foreclosure (per 1,000 1-4 family properties)	11.6	13.1	13.9	9.4	27	24
Percent Tax Delinquencies (delinquent ≥1 year)	2.7%	1.7%	1.2%	0.9%	29	38
Serious Housing Code Violations (per 1,000 rental units)	23.4	20.5	25.1	23.4	33	36
Percent of Students Performing at Grade Level - Reading	37.6%	38.7%	41.0%	53.4%	34	33
Percent of Students Performing at Grade Level - Math	34.5%	40.2%	47.9%	56.1%	34	31
Felony Crime Rate (per 1,000 residents)	22.4	19.4	20.7	20.4	51	41
Acres of Open Space (per 1,000 residents)	-	-	4.3	-	-	13
Asthma Hospitalization (per 1,000 people)	2.2	2.0	2.3	2.1	35	33
Low Birth Weight (per 1,000 live births)	109	96	108	115	6	6

[1]Ranked out of 15 community districts with the same predominant housing type (single family homes).

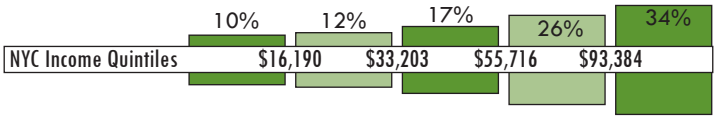
BAYSIDE/ LITTLE NECK

	2005	Rank '02	Rank '05
Population (2000)	116,404	36	-
Population Density (2000)	12.7	53	-
Median Monthly Rent	$1,200	6	7
Median Price/Unit (1 fam.)	$639,500	2	3[1]
Racial Diversity Index	0.70	30	30
Income Diversity Ratio	5.4	52	27

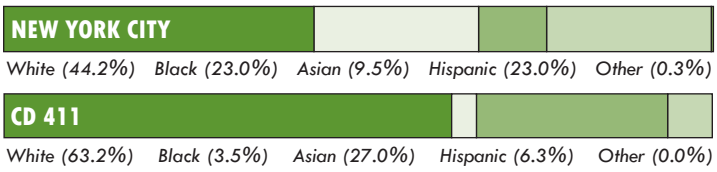


Little Neck has the second highest homeownership rate in New York City, which at 74.4% is nearly twice the citywide average. Bayside/Little Neck also has very low rates of housing code violations, tax delinquencies, foreclosures, and crime compared to the rest of the borough and the City. It is one of the City's least dense neighborhoods and has a relatively high proportion of open space per resident. Students in the district outperform their peers in the rest of the City—CD 411 ranks number one in the percentage of students testing at grade level in both reading and math.

Percent of Households in CD 411 in Each New York City Income Quintile

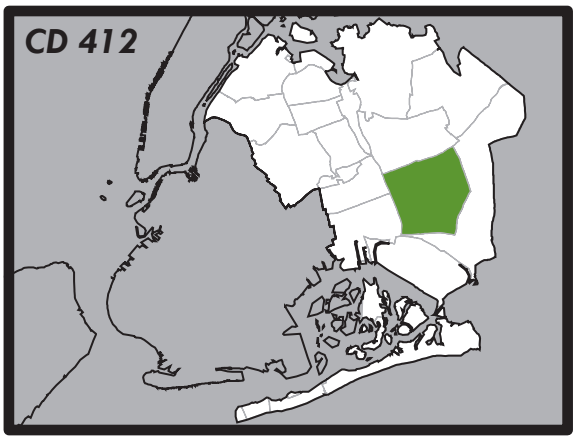


Racial and Ethnic Composition in New York City and CD 411



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$65,676	-	-	$60,000	5	7
Poverty Rate	4.4%	-	-	9.3%	55	44
Percent Immigrant Households	44.2%	-	-	40.3%	22	24
Percent of Rental Units that are Subsidized	0.1%	-	-	0.0%	52	50
Percent of Rental Units that are Rent-Regulated	20.6%	-	-	13.5%	49	53
Certificates of Occupancy	53	53	115	116	47	42
Percent Vacant Land Area	-	6.1%	6.1%	2.2%	14	35
Median Age of Housing Stock	-	53	54	55	44	44
Homeownership Rate	71.1%	-	-	74.4%	3	2
Index of Housing Price Appreciation (1 family building)	143.6	166.1	189.4	203.1	5	5[1]
Home Purchase Loans (per 1,000 properties)	54.8	47.3	50.2	48.0	24	41
Percent of Home Purchase Loans that are Subprime	4.2%	6.2%	3.4%	5.9%	43	38
Percent of Refinance Loans that are Subprime	10.6%	8.7%	13.3%	14.5%	43	42
Notices of Foreclosure (per 1,000 1-4 family properties)	2.8	2.3	3.1	2.3	49	47
Percent Tax Delinquencies (delinquent ≥1 year)	1.3%	0.7%	0.5%	0.5%	51	56
Serious Housing Code Violations (per 1,000 rental units)	8.0	7.9	7.0	6.8	51	56
Percent of Students Performing at Grade Level - Reading	73.7%	73.8%	74.4%	81.7%	1	1
Percent of Students Performing at Grade Level - Math	73.3%	75.7%	79.6%	84.4%	1	1
Felony Crime Rate (per 1,000 residents)	19.4	19.1	17.8	14.6	55	57
Acres of Open Space (per 1,000 residents)	-	-	8.2	-	-	5
Asthma Hospitalizations (per 1,000 people)	0.8	1.1	1.0	0.9	54	53
Low Birth Weight (per 1,000 live births)	65	50	69	67	49	52

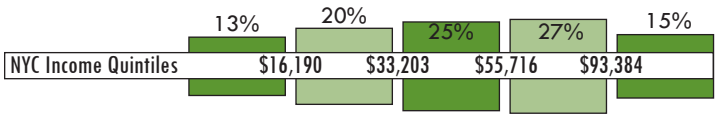
[1] Ranked out of 15 community districts with the same predominant housing type (single family homes).



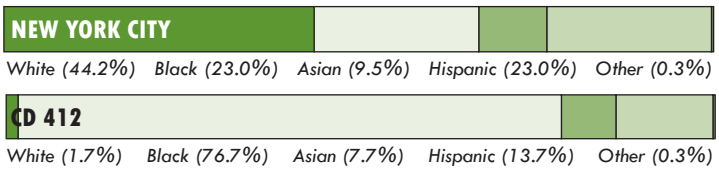
JAMAICA/ HOLLIS

	2005	Rank '02	Rank '05
Population (2000)	223,602	2	-
Population Density (2000)	23.8	45	-
Median Monthly Rent	$850	32	34
Median Price/Unit (1 fam.)	$349,000	15	15[1]
Racial Diversity Index	0.52	43	47
Income Diversity Ratio	4.0	50	52

Percent of Households in CD 412 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 412

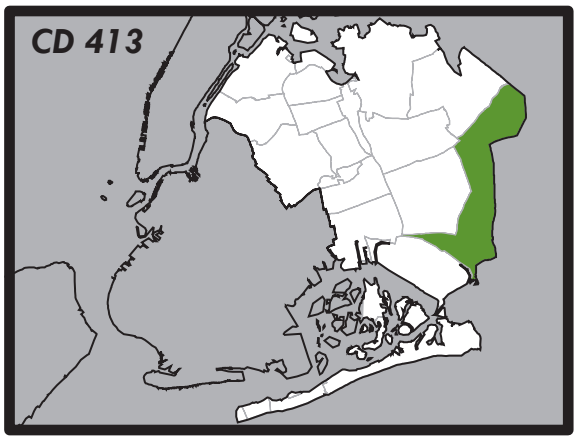


Jamaica/Hollis, the City's second most populous district, has relatively high rates of homeownership compared both to Queens and to the rest of the City. While the rate of home purchase loan originations has increased dramatically in recent years (more than doubling between 2002 and 2005), much of the district's new lending is subprime. Indeed, the rate of subprime home purchase loans in 2005 was more than five times higher than it was only three years earlier. At the same time, the district now has the 5th highest rate of foreclosures in the City. Certificates of occupancy increased so much since 2002 that the CD now ranks 5th in the City. CD 412 is affected by the major proposal the City announced in February 2007 to rezone downtown Jamaica.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$45,973	-	-	$45,000	19	18
Poverty Rate	9.6%	-	-	10.8%	48	38
Percent Immigrant Households	44.6%	-	-	47.3%	21	17
Percent of Rental Units that are Subsidized	17.7%	-	-	13.5%	21	24
Percent of Rental Units that are Rent-Regulated	29.6%	-	-	36.3%	40	39
Certificates of Occupancy	181	244	338	712	23	5
Percent Vacant Land Area	-	3.6%	3.5%	3.6%	30	28
Median Age of Housing Stock	-	68	69	70	34	33
Homeownership Rate	58.5%	-	-	59.0%	7	8
Index of Housing Price Appreciation (1 family building)	132.8	160.0	182.0	200.8	13	9[1]
Home Purchase Loans (per 1,000 properties)	51.3	54.9	77.6	106.4	28	6
Percent of Home Purchase Loans that are Subprime	9.3%	18.4%	36.7%	51.8%	20	2
Percent of Refinance Loans that are Subprime	36.9%	39.1%	49.9%	49.1%	6	6
Notices of Foreclosure (per 1,000 1-4 family properties)	27.2	27.7	30.9	24.1	15	5
Percent Tax Delinquencies (delinquent ≥1 year)	4.9%	3.5%	2.5%	2.1%	16	15
Serious Housing Code Violations (per 1,000 rental units)	51.4	49.2	47.8	44.9	19	23
Percent of Students Performing at Grade Level - Reading	43.8%	45.7%	45.6%	56.0%	29	30
Percent of Students Performing at Grade Level - Math	38.7%	44.8%	49.8%	57.3%	29	30
Felony Crime Rate (per 1,000 residents)	32.1	30.1	29.7	28.8	22	23
Acres of Open Space (per 1,000 residents)	-	-	1.4	-	-	35
Asthma Hospitalization (per 1,000 people)	3.6	3.5	3.8	3.2	19	21
Low Birth Weight (per 1,000 live births)	105	112	116	104	9	14

[1] Ranked out of 15 community districts with the same predominant housing type (single family homes).

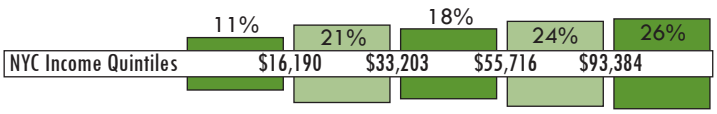
QUEENS VILLAGE



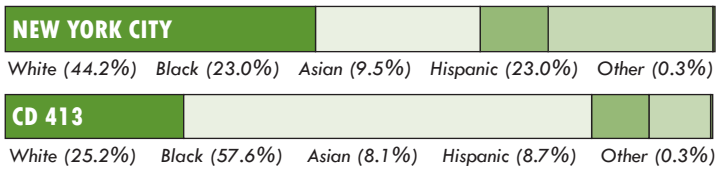
	2005	Rank '02	Rank '05
Population (2000)	196,284	7	-
Population Density (2000)	10.1	56	-
Median Monthly Rent	$950	16	16
Median Price/Unit (1 fam.)	$400,000	11	10[1]
Racial Diversity Index	0.79	16	20
Income Diversity Ratio	5.0	55	36

Queens Village is one of the City's most populous but least dense districts. Between 2002 and 2005, the median household income plummeted 16% and the poverty rate more than doubled. The percentage of immigrant households in Queens Village rose 11 points in those three years, suggesting a shift in the make up of the neighborhood. The district has among the highest rates of homeownership and the lowest crime rates in the City.

Percent of Households in CD 413 in Each New York City Income Quintile

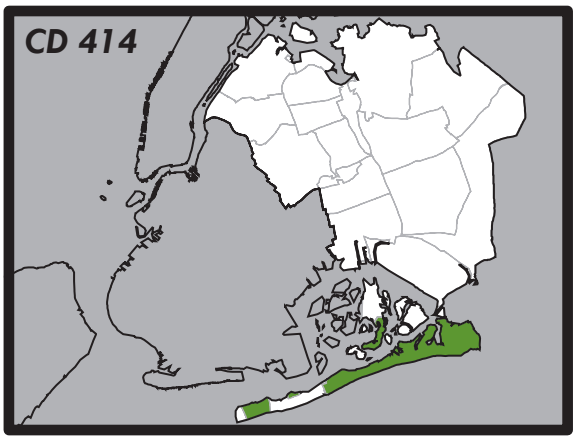


Racial and Ethnic Composition in New York City and CD 413



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$59,489	-	-	$50,000	7	13
Poverty Rate	5.1%	-	-	10.4%	53	41
Percent Immigrant Households	45.1%	-	-	50.4%	20	16
Percent of Rental Units that are Subsidized	5.6%	-	-	2.9%	41	43
Percent of Rental Units that are Rent-Regulated	16.6%	-	-	23.4%	51	47
Certificates of Occupancy	120	226	91	161	33	34
Percent Vacant Land Area	-	2.1%	2.1%	2.2%	38	35
Median Age of Housing Stock	-	58	59	60	41	39
Homeownership Rate	73.7%	-	-	71.9%	1	3
Index of Housing Price Appreciation (1 family building)	133.9	159.7	180.7	196.4	12	12[1]
Home Purchase Loans (per 1,000 properties)	48.7	53.0	64.9	77.9	31	14
Percent of Home Purchase Loans that are Subprime	8.4%	15.7%	27.8%	37.6%	24	14
Percent of Refinance Loans that are Subprime	27.8%	29.0%	43.0%	42.1%	15	15
Notices of Foreclosure (per 1,000 1-4 family properties)	15.3	15.5	16.3	12.1	23	19
Percent Tax Delinquencies (delinquent ≥1 year)	2.8%	1.6%	1.3%	1.1%	28	34
Serious Housing Code Violations (per 1,000 rental units)	35.2	29.6	24.9	28.1	22	30
Percent of Students Performing at Grade Level - Reading	49.1%	51.6%	50.5%	60.2%	19	20
Percent of Students Performing at Grade Level - Math	44.5%	49.2%	53.3%	60.2%	21	20
Felony Crime Rate (per 1,000 residents)	20.9	19.1	17.6	16.6	53	55
Acres of Open Space (per 1,000 residents)	-	-	2.8	-	-	22
Asthma Hospitalizations (per 1,000 people)	2.4	2.4	2.5	2.1	30	33
Low Birth Weight (per 1,000 live births)	97	121	113	100	16	19

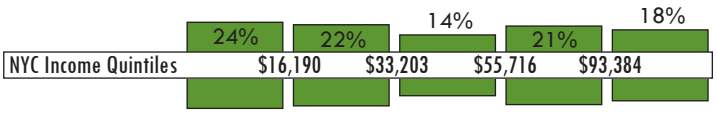
[1] Ranked out of 15 community districts with the same predominant housing type (single family homes).



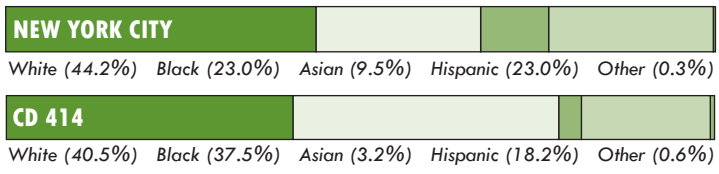
ROCKAWAY/ BROAD CHANNEL

	2005	Rank '02	Rank '05
Population (2000)	106,686	43	-
Population Density (2000)	9.1	57	-
Median Monthly Rent	$750	32	50
Median Price/Unit (1 fam.)	$355,000	14	13[1]
Racial Diversity Index	0.88	13	10
Income Diversity Ratio	6.3	53	11

Percent of Households in CD 414 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 414



The median income in Rockaway/Broad Channel declined at a greater rate (23.9%) than any other district in Queens between 2002 and 2005. The small share of immigrant headed households, only 29.5%, makes this community district something of an anomaly in the borough, where immigrants account for 51.2% of the population. The district has the lowest rents and highest percentage of subsidized rental units in Queens.

CD 414 has experienced significant new development in recent years, with certificates of occupancy increasing dramatically each year since 2002. Vacant land nonetheless remains much higher than either the borough or citywide average.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$45,973	-	-	$35,000	19	30
Poverty Rate	12.7%	-	-	17.2%	37	25
Percent Immigrant Households	22.1%	-	-	29.5%	42	37
Percent of Rental Units that are Subsidized	44%	-	-	36%	3	8
Percent of Rental Units that are Rent-Regulated	24%	-	-	41%	47	34
Certificates of Occupancy	177	331	440	529	25	10
Percent Vacant Land Area	-	17.0%	16.6%	18.1%	3	2
Median Age of Housing Stock	-	46	47	46	53	54
Homeownership Rate	42.0%	-	-	44.9%	15	13
Index of Housing Price Appreciation (1 family bldg.)	140.5	168.1	192.2	201.9	7	8[1]
Home Purchase Loans (per 1,000 properties)	47.4	59.1	74.8	91.8	32	11
Percent of Home Purchase Loans that are Subprime	9.7%	12.1%	26.0%	38.5%	18	13
Percent of Refinance Loans that are Subprime	23.9%	26.6%	42.4%	41.9%	17	16
Notices of Foreclosure (per 1,000 1-4 family properties)	15.3	15.3	18.8	16.6	23	13
Percent Tax Delinquencies (delinquent ≥1 year)	3.7%	2.7%	2.1%	1.7%	21	23
Serious Housing Code Violations (per 1,000 rental units)	34.7	32.4	34.8	30.4	23	28
Percent of Students Performing at Grade Level - Reading	36.3%	37.5%	40.0%	52.7%	35	34
Percent of Students Performing at Grade Level - Math	33.4%	39.0%	47.0%	55.3%	35	32
Felony Crime Rate (per 1,000 residents)	22.6	20.3	17.9	18.5	50	49
Acres of Open Space (per 1,000 residents)	-	-	7.0	-	-	6
Asthma Hospitalization (per 1,000 people)	3.8	4.0	3.8	4.5	17	15
Low Birth Weight (per 1,000 live births)	97	119	120	103	16	17

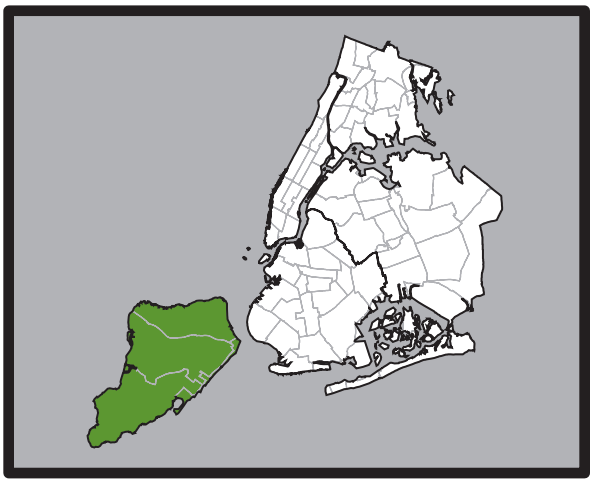
[1] Ranked out of 15 community districts with the same predominant housing type (single family homes).

STATEN ISLAND

	CD	Page
St. George/Stapleton	501	114
South Beach/Willowbrook	502	115
Tottenville/Great Kills	503	116

Staten Island

	2005	Rank (2002)	Rank (2005)
Population	475,014	5	5
Population Density	8.1	5	5
Median Household Income	$60,000	1	1
Median Monthly Rent	$825	3	4
Median Price/Unit (2-4 fam.)	$250,000	2	3
Racial Diversity Index	0.59	5	5
Income Diversity Ratio	4.8	4	4



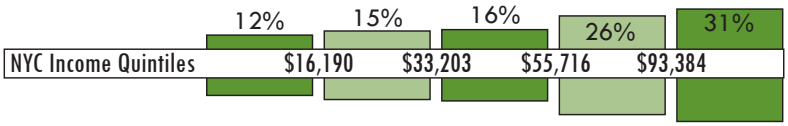
Staten Island is the least populous, least dense and least racially diverse of all the boroughs. It also enjoys the highest median income of any borough ($60,000), and, at 67.7%, has by far the City's highest rate of homeownership. Staten Island also has the highest performing students of any of the boroughs, as well as the lowest rate of asthma hospitalizations.

Staten Island has the most vacant land in the City (16.6%), and has seen the slowest rate of growth of new residential building permits between 2002 and 2005 (7% compared to 71% growth citywide).

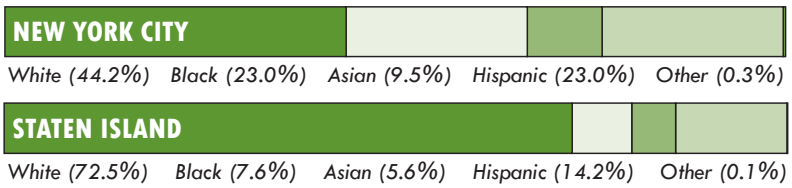
In October 2006, the City approved zoning changes that will enable the creation of a special Waterfront District in Stapleton on the North Shore of Staten Island. The rezoning is intended to promote the redevelopment of the former U.S. Navy Homeport and the surrounding area, as well as the construction of a mile-long esplanade along New York Harbor. One of the City's other major development projects on Staten Island is the transformation of the former Fresh Kills landfill into a public park three-times the size of Central Park.

After years of trying to build a NASCAR track on Staten Island, the International Speedway Corp was ultimately unable to secure political support for required land-use changes, and ended plans for the project in December 2006.

Percent of Households in Staten Island in Each New York City Income Quintile



Racial and Ethnic Compsition in New York City and Staten Island

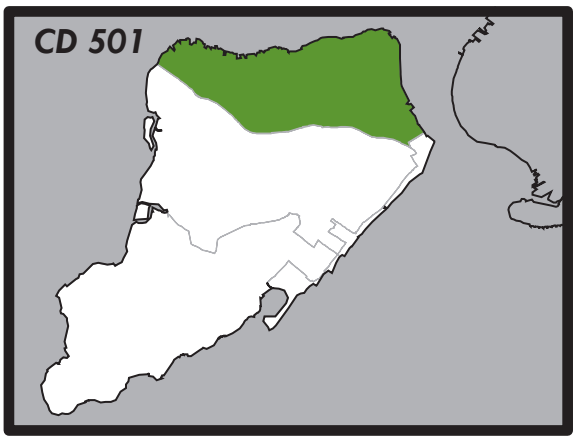


	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Housing Stock and Land Use						
Number of Housing Units	167,932	-	-	173,830	5	5
Rental Vacancy Rate	2.4%	-	-	4.7%	4	1
Percent of Rental Units that are Subsidized	14.1%	-	-	11.5%	4	4
Percent of Rental Units that are Rent-Regulated	15.4%	-	-	15.9%	5	5
Certificates of Occupancy	2,453	2,270	3,333	2,259	2	4
Units Authorized by New Residential Building Permits	1,756	2,598	2,051	1,872	5	5
Homeownership Rate	64.6%	-	-	67.7%	1	1
Percent Vacant Land Area	-	18.1%	18.0%	16.6%	1	1
Acres of Open Space (per 1,000 residents)	-	-	78.7	-	-	1

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Housing Prices and Affordability						
Index of Housing Price Appreciation (1 family building)	142.1	150.6	177.5	199.0	4	4
Median Monthly Rent (unsubsidized units)	$814	-	-	$825	3	3
Median Price per Unit (2-4 family building)	$192,640	$167,438	$209,361	$250,000	2	3
Median Price per Unit (1 family building)	$300,712	$302,503	$351,199	$402,500	2	4
Median Rent Burden (all renter households)	27.7%	-	-	28.8%	3	5
Median Rent Burden (unsubsidized low income renters)	45.0%	-	-	48.8%	3	4
Housing Quality						
Serious Housing Code Violations (per 1,000 rental units)	12.7	17.9	22.2	21.1	5	5
Percent Tax Delinquencies (delinquent ≥1 year)	1.9%	1.3%	0.9%	0.8%	5	5
Percent Severe Crowding (all renter households)	3.5%	-	-	3.7%	4	3
Percent Severe Crowding (unsubsidized low income renters)	4.3%	-	-	5.8%	5	1
Median Age of Housing Stock	-	34	34	35	5	5
Social, Demographic and Income Indicators						
Population	455,712	460,333	462,695	475,014	5	5
Racial Diversity Index	0.56	-	-	0.59	5	5
Percent Immigrant Households	17.6%	-	-	20.2%	5	5
Percent Asian Households	5.2%	-	-	5.6%	4	4
Percent Black Households	7.5%	-	-	7.6%	5	5
Percent Hispanic Households	12.1%	-	-	14.2%	5	5
Percent White (non-Hispanic) Households	74.9%	-	-	72.5%	1	1
Percent Other Race Households	0.4%	-	-	0.0%	1	5
Median Household Income (in 2004 dollars)	$58,014	-	-	$60,000	1	1
Income Diversity Ratio	5.1	-	-	4.8	4	4
Poverty Rate	11.0%	-	-	8.4%	5	5
Unemployment Rate	6.8%	-	-	-	5	-
Percent Students Performing at Grade Level - Reading	53.3%	54.1%	54.1%	63.8%	1	1
Percent Students Performing at Grade Level - Math	46.7%	53.0%	56.7%	62.7%	1	1
Felony Crime Rate (per 1,000 residents)	17.5	15.6	16.0	15.9	5	5
Health Indicators						
Asthma Hospitalizations (per 1,000 people)	1.8	1.8	1.6	1.7	5	5
Low Birth Weight (per 1,000 live births)	77.5	78.4	79.5	85.2	5	4
Infant Mortality (per 1,000 births)	4.6	5.2	5.0	5.2	3	3
Elevated Blood Lead Levels (per 1,000 children tested)	8.5	9.7	8.8	-	5	3
Lending Indicators						
Home Purchase Loans (per 1,000 properties)	70.9	67.9	76.4	79.3	1	1
Percent of Home Purchase Loans that are Subprime	6.7%	10.7%	13.8%	19.8%	4	4
Refinance Loan Rate (per 1,000 properties)	115.6	176.4	88.4	80.1	1	1
Percent of Refinance Loans that are Subprime	15.9%	16.2%	30.0%	27.0%	4	4
Notices of Foreclosure (per 1,000 1-4 family properties)	N/A	N/A	N/A	N/A	N/A	N/A

ST. GEORGE/ STAPLETON

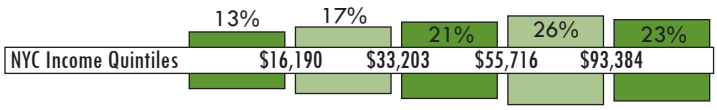
	2005	Rank '02	Rank '05
Population (2000)	162,609	19	-
Population Density (2000)	11.8	54	-
Median Monthly Rent	$890	20	29
Median Price/Unit (1 fam.)	$350,000	13	14[1]
Racial Diversity Index	0.87	13	12
Income Diversity Ratio	4.3	30	49



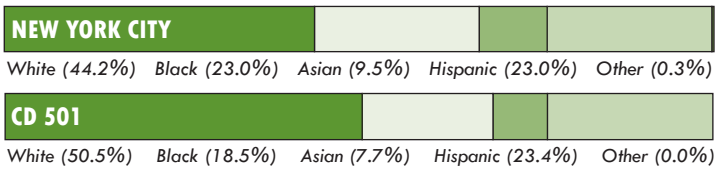
In St. George/Stapleton, Staten Island's most racially diverse district, poverty rates declined significantly between 2002 and 2005, so that the district dropped in the ranks from 30th to 47th for this indicator. CD 501 has a relatively small share of rent-regulated apartments, at 23.3%. CD 501 saw a 75.2% increase in certificates of occupancy issued between 2002 and 2005 and now ranks 2nd citywide for this indicator.

St. George/Stapleton is home to the City's new Stapleton Waterfront district and will see a significant amount of development over the next few years, including the redevelopment of the old Naval Homeport and a potential new light rail, which would connect Arlington to the St. George Ferry Terminal.

Percent of Households in CD 501 in Each New York City Income Quintile

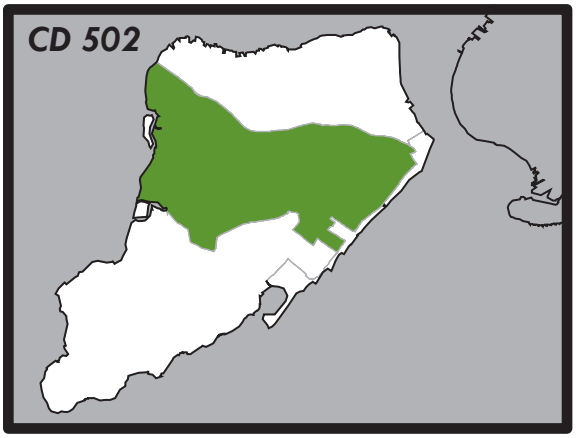


Racial and Ethnic Composition in New York City and CD 501



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$54,730	-	-	$52,500	9	11
Poverty Rate	14.8%	-	-	8.8%	30	47
Percent Immigrant Households	20.3%	-	-	22.1%	44	46
Percent of Rental Units that are Subsidized	25.3%	-	-	20.0%	14	14
Percent of Rental Units that are Rent-Regulated	24.2%	-	-	23.3%	46	48
Certificates of Occupancy	524	614	1,212	918	9	2
Percent Vacant Land Area	-	12.6%	12.4%	9.5%	5	6
Median Age of Housing Stock	-	53	54	55	44	44
Homeownership Rate	57.9%	-	-	58.1%	8	9
Index of Housing Price Appreciation (1 family building)	137.3	142.2	173.0	194.3	10	13[1]
Home Purchase Loans (per 1,000 properties)	68.8	70.6	85.6	94.9	13	8
Percent of Home Purchase Loans that are Subprime	7.2%	12.3%	19.6%	27.9%	28	21
Percent of Refinance Loans that are Subprime	20.3%	21.1%	37.0%	33.4%	23	23
Notices of Foreclosure (per 1,000 1-4 family properties)	N/A	N/A	N/A	N/A	N/A	N/A
Percent Tax Delinquencies (delinquent ≥1 year)	2.7%	1.9%	1.3%	1.2%	29	31
Serious Housing Code Violations (per 1,000 rental units)	19.9	26.4	36.8	36.1	37	27
Percent of Students Performing at Grade Level - Reading	53.3%	54.1%	54.1%	63.8%	11	13
Percent of Students Performing at Grade Level - Math	46.7%	53.0%	56.7%	62.7%	16	16
Felony Crime Rate (per 1,000 residents)	22.4	19.3	19.7	20.5	51	40
Acres of Open Space (per 1,000 residents)	-	-	5.2	-	-	11
Asthma Hospitalizations (per 1,000 people)	2.7	2.7	2.4	2.4	27	30
Low Birth Weight (per 1,000 live births)	89	88	82	91	23	29

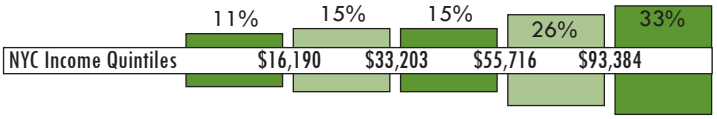
[1] Ranked out of 15 community districts with the same predominant housing type (single family homes).



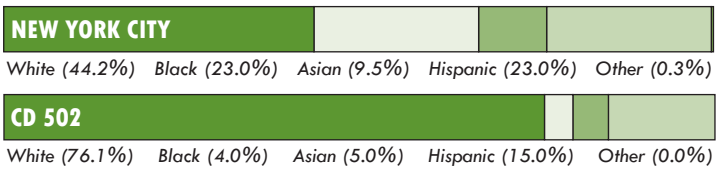
SOUTH BEACH/ WILLOWBROOK

	2005	Rank '02	Rank '05
Population (2000)	127,071	32	-
Population Density (2000)	5.9	59	-
Median Monthly Rent	$800	45	40
Median Price/Unit (1 fam.)	$415,000	9	9[1]
Racial Diversity Index	0.53	45	45
Income Diversity Ratio	5.1	30	31

Percent of Households in CD 502 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 502



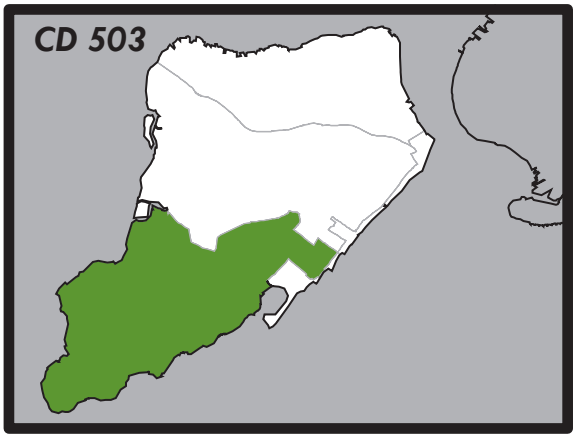
Contrary to citywide trends, South Beach/ Willowbrook saw a 22% increase in median income between 2002 and 2005, ranking it 6th highest in the City for this indicator. The percentage of the households headed by someone foreign born rose significantly in CD 502 between 2002 and 2005. CD 502 has the highest proportion of open space (23.9 acres per 1,000 residents) in the City, and has the lowest population density in the City. A very low percentage of CD 502's housing stock is rent-regulated, it ranks at the bottom citywide. CD 502 is home to the former Fresh Kills landfill (along with CD 503), which the City plans to turn into a massive new public park.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$51,446	-	-	$63,000	12	6
Poverty Rate	11.0%	-	-	8.2%	42	51
Percent Immigrant Households	17.1%	-	-	25.9%	50	39
Percent of Rental Units that are Subsidized	4.6%	-	-	9.6%	43	28
Percent of Rental Units that are Rent-Regulated	7.0%	-	-	1.0%	55	55
Certificates of Occupancy	619	497	893	472	7	13
Percent Vacant Land Area	-	17.1%	16.9%	17.6%	2	4
Median Age of Housing Stock	-	33	34	35	57	57
Homeownership Rate	63.0%	-	-	69.4%	5	4
Index of Housing Price Appreciation (1 family building)	142.4	161.6	178.7	202.4	6	6[1]
Home Purchase Loans (per 1,000 properties)	67.5	62.1	72.5	69.1	15	24
Percent of Home Purchase Loans that are Subprime	6.9%	8.8%	10.9%	15.1%	33	28
Percent of Refinance Loans that are Subprime	13.8%	14.0%	26.1%	23.2%	34	29
Notices of Foreclosure (per 1,000 1-4 family properties)	N/A	N/A	N/A	N/A	N/A	N/A
Percent Tax Delinquencies (delinquent ≥1 year)	1.6%	1.0%	0.7%	0.6%	44	46
Serious Housing Code Violations (per 1,000 rental units)	6.7	9.0	8.9	8.8	55	54
Percent of Students Performing at Grade Level - Reading	53.3%	54.1%	54.1%	63.8%	11	13
Percent of Students Performing at Grade Level - Math	46.7%	53.0%	56.7%	62.7%	16	16
Felony Crime Rate (per 1,000 residents)	16.7	14.8	15.7	14.7	57	56
Acres of Open Space (per 1,000 residents)	-	-	23.9	-	-	1
Asthma Hospitalization (per 1,000 people)	1.6	1.5	1.3	1.6	41	41
Low Birth Weight (per 1,000 live births)	68	82	76	75	47	44

[1] Ranked out of 15 community districts with the same predominant housing type (single family homes).

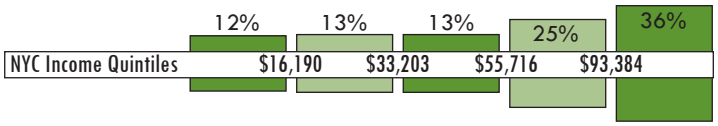
TOTTENVILLE/ GREAT KILLS

	2005	Rank '02	Rank '05
Population (2000)	152,908	22	-
Population Density (2000)	6.7	58	-
Median Monthly Rent	$750	23	50
Median Price/Unit (1 fam.)	$422,500	8	8[1]
Racial Diversity Index	0.26	54	55
Income Diversity Ratio	4.9	45	40

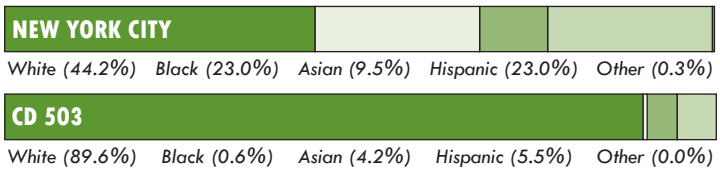


Tottenville/Great Kills has the lowest crime rate in the City, along with the highest rate of homeownership. CD 503 has the youngest housing stock in the City, with a median housing age of 28 years, compared to 74 years citywide. The housing stock is in good shape: CD 503 has very few serious housing code violations (four per 1,000 rental units in 2005) and consistently low rates of tax delinquencies. Unlike the City and borough trends, Tottenville/Great Kills saw a slight increase in poverty rates between 2002 and 2005, but still ranks very low on this indicator. CD 503 has the most vacant land of any CD in the City (20.4%), and ranks 2nd citywide the share of land area that is open space.

Percent of Households in CD 503 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 503



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$65,676	-	-	$65,000	5	5
Poverty Rate	7.2%	-	-	8.3%	52	50
Percent Immigrant Households	15.2%	-	-	14.2%	53	54
Percent of Rental Units that are Subsidized	6.9%	-	-	0.2%	39	49
Percent of Rental Units that are Rent-Regulated	11.1%	-	-	18.2%	53	50
Certificates of Occupancy	1,310	1,159	1,228	869	2	3
Percent Vacant Land Area	-	22.6%	22.6%	20.4%	1	1
Median Age of Housing Stock	-	28	28	28	59	59
Homeownership Rate	72.5%	-	-	75.2%	2	1
Index of Housing Price Appreciation (1 family building)	144.7	160.5	180.3	199.9	4	10[1]
Home Purchase Loans (per 1,000 properties)	79.6	70.4	71.5	73.7	5	20
Percent of Home Purchase Loans that are Subprime	5.7%	10.6%	9.9%	14.0%	38	30
Percent of Refinance Loans that are Subprime	12.3%	14.2%	25.8%	23.4%	38	28
Notices of Foreclosure (per 1,000 1-4 family properties)	N/A	N/A	N/A	N/A	N/A	N/A
Percent Tax Delinquencies (delinquent ≥1 year)	1.4%	1.0%	1.6%	0.6%	50	46
Serious Housing Code Violations (per 1,000 rental units)	4.1	10.2	6.7	4.0	59	58
Percent of Students Performing at Grade Level - Reading	53.3%	54.1%	54.1%	63.8%	11	13
Percent of Students Performing at Grade Level - Math	46.7%	53.0%	56.7%	62.7%	16	16
Felony Crime Rate (per 1,000 residents)	13.1	12.2	12.3	12.1	59	59
Acres of Open Space (per 1,000 residents)	-	-	13.1	-	-	2
Asthma Hospitalizations (per 1,000 people)	0.9	1.1	0.8	1.1	52	49
Low Birth Weight (per 1,000 live births)	70	63	79	85	44	36

[1]Ranked out of 15 community districts with the same predominant housing type (single family homes).

METHODS

New York City Housing and Vacancy Survey (HVS)

The HVS is conducted every two to three years by the U.S. Census Bureau under contract with the City of New York. The New York City Department of Housing Preservation and Development (HPD) sponsors and supervises the HVS. The primary purpose of the HVS is to satisfy the City's statutory requirement to measure the rental vacancy rate in order to determine if rent regulations should be continued. In addition to the housing unit and household information, a limited set of data also is collected regarding each person in the household.

Because the HVS is a sample survey, not a census, all data derived from the HVS are estimates, not exact counts. The sample for the HVS is designed primarily to achieve acceptable reliability in estimating the 'vacant available for rent' rate for the entire City, so estimates for smaller geographic units, such as sub-borough areas, are subject to potentially large sampling errors. This report uses the convention established by HPD in cautioning the reader about any estimates that are based on 2,000 or fewer weighted observations. Readers should treat these estimates with some skepticism and be aware that the true value may differ significantly from the reported estimate.

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.

Housing Price Appreciation Indices

The index of housing price appreciation, also called the repeat sales index, is a relative measure of change in poroperty values over time. Housing price appreciation indices have been constructed for four different property types (condominiums, single-family homes, 2 - 4 family homes, and 5+ unit apartment buildings) for New York City as a whole and for each borough. Due to insufficient data, the price indices have been created only for the most representative building type at the community district level. Estimating price indices separately for different types of properties allows for different market valuations and fluctuations within each property type.

The primary data set used to construct the price index was obtained under an exclusive arrangement with the New York City Department of Finance. This data set contains information on address, price, and date of sale for all transactions involving sales of apartment buildings, condominium apartments and single and two family homes in New York City between 1974 and 2004. A total of roughly 200,000 pairs of sales were used in the estimation.

The repeat sales price indices are created using statistical regression techniques. There are two basic approaches that are used by economists to estimate housing price indices: the hedonic regression and the repeat sales method. Both of these approaches estimate the temporal price movement controlling for the variation in the types of homes sold over time. Each method has its own strengths and weaknesses.

The repeat-sales methodology controls for hedonic characteristics by using data on properties that have sold more than once. An attractive feature of this method is that, unlike the hedonic approach, it does not require the measurement of house quality; it only requires time invariance of the quality of individual houses in the sample. The most important drawback of the repeat sales method is that it fails to use the full information available in the data. In most data sets, only a small proportion of the housing stock is sold more than once, and none of the data on single sales can be used. Moreover, properties that transact more than once may not be representative of all properties in the market, raising concerns about sample selection bias. As the index period lengthens, more houses fit the multiple sales category. This attenuates sample selection bias but exacerbates a heteroskedasticity problem; Case and Schiller (1989) show evidence that price change variability is positively related to the interval of time between sales.

This report uses the repeat sales method to estimate price indices. Most of the problems associated with this method are overcome in this report. Specifically, the data set used here is quite large, so that we lose little precision by eliminating observations (properties that sold

only once). Moreover, the time period of 30 years is long enough that we capture a fairly large proportion of the housing stock. Finally, we use the three-step procedure suggested by Case and Schiller (1989) and modified by Quigley and Van Order (1995) to account for the possibility of time-dependent error variances.

In the first stage, the log price per unit of the second sale minus the log price per unit of the first sale is regressed on a set of dummy variables, one for each time period (year, in this case) in the sample except for the first. The dummy variables have values of +1 for the year of the second sale, -1 for the year of the first sale, and zeros otherwise.

In the second stage, the squared residuals from the first stage are regressed on a constant term, the time interval between sales, and the time interval squared. The fitted value in the stage-two regression is a consistent estimate of the error variance in the stage-one regression. In the third stage, the stage-one regression is re-estimated by generalized least squares, using as weights the inverse of the square root of the fitted values in the stage-two regression.

Case, K.E. and R.J. Schiller. 1989. "The Efficiency of the Market for Single Family Homes." *American Economic Review*, 79, p.125-37.

Goodman, A.C. and J.L. Goodman, Jr., 1997. "The Co-op Discount." *Journal of Real Estate Finance and Economics*, 14(1-2), p.223-33.

Quigley, J.M. and R. Van Order, 1995. "Explicit Tests of Contingent Claims Models of Mortgage Default." *Journal of Real Estate Finance and Economics*, 11(2), p.99-117.

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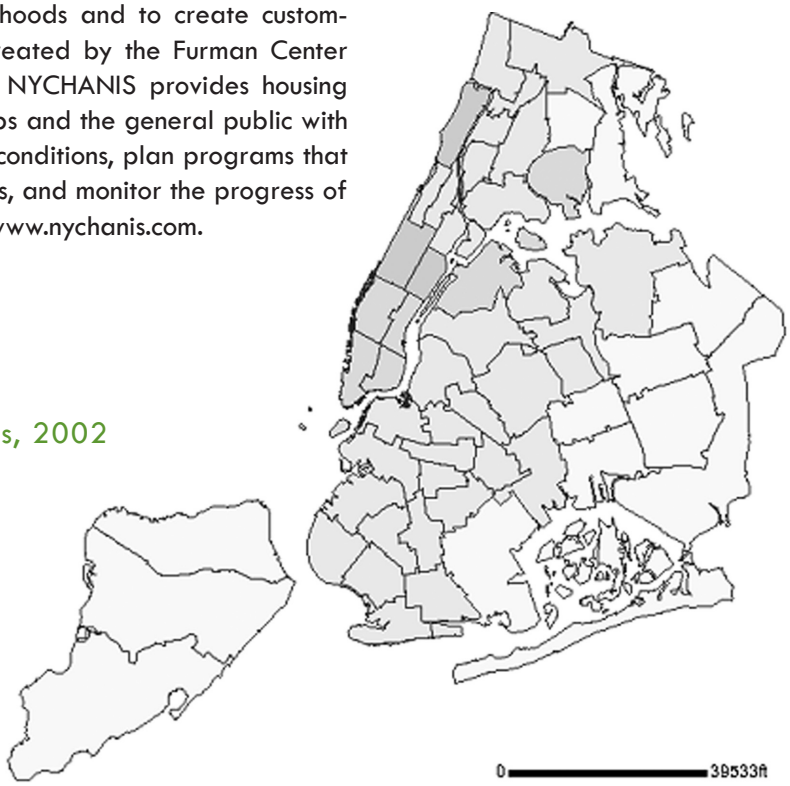
ABOUT NYCHANIS

www.nychanis.com

The New York City Housing and Neighborhood Information System (NYCHANIS) is an interactive website that allows users to obtain data and information about New York City neighborhoods and to create custom-made tables, charts, graphs, and maps. Created by the Furman Center in 2004 and updated on a regular basis, NYCHANIS provides housing organizations, community development groups and the general public with the data they need to assess neighborhood conditions, plan programs that will improve their housing and neighborhoods, and monitor the progress of those programs. NYCHANIS is available at www.nychanis.com.

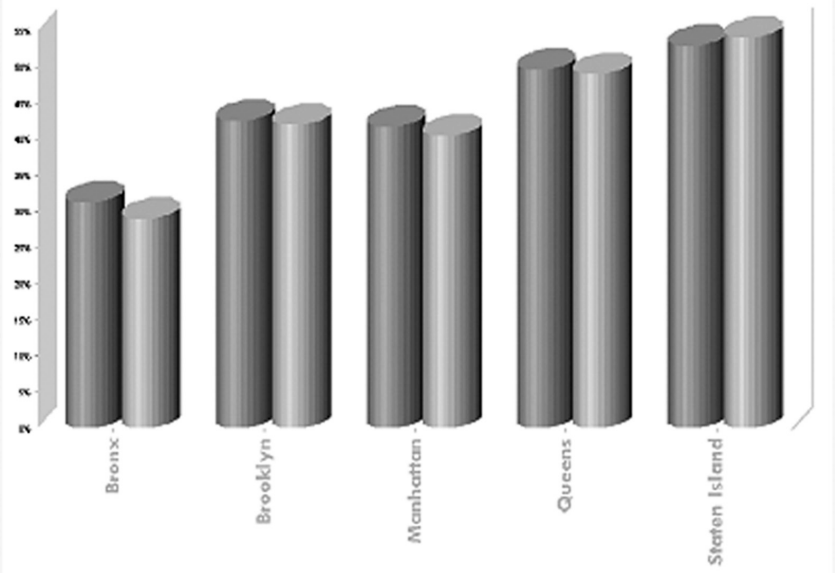


CREATE MAPS

right: Number of Rental Housing Units, 2002

Some features of NYCHANIS include:

- Data on over 1,800 characteristics of New York City housing and neighborhoods
- The most up-to-date information available on New York City's housing stock, neighborhood conditions, and residential population
- Easily accessible and searchable, web-based interface
- Ability to zero in on geographical areas of interest, from boroughs and community districts all the way down to census tracts, police precincts, and school districts



CREATE TABLES AND CHARTS

left: Percentage of students who perform at or above grade level in Math/English, 2004

For more information like that found in the report, please visit www.nychanis.com

For more information about NYCHANIS email furmancenter@nyu.edu.

ABOUT PlanNYC

www.plannyc.org

PlanNYC, located at www.plannyc.org, gives citizens and organizations interested in housing and development in New York City easy access to facts and news related to major planning projects, development proposals, and important policy issues being debated in the City. PlanNYC summarizes news articles about each project, links to official documents such as environmental impact statements, and provides information about how to participate in hearings and other public processes related to each project. Unlike the websites of many government agencies, the real estate industry and advocacy organizations, PlanNYC takes care to feature perspectives on all sides of each issue.

READ

articles, government documents and perspectives from all sides on development projects and issues

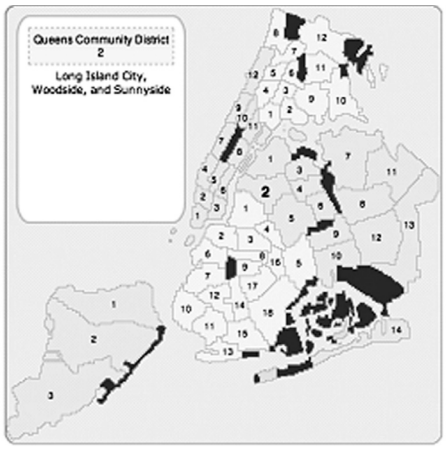
SEARCH

for planning issues and projects

PlanNYC features news summaries and links to development-related articles, official documents such as environmental impact statements, and a calendar of upcoming planning events that includes local community board meetings as well as citywide panels and hearings. PlanNYC brings information from advocacy organizations, government agencies, academic institutions, neighborhood groups, and media organizations together in one location.

Calendar

View local meetings and planning events



Community Districts

View planning projects in your CD by clicking on the interactive map

PlanNYC was developed by Jordan Anderson as part of his Master in Urban Planning capstone project at NYU's Wagner School of Public Service.

ABOUT THE FURMAN CENTER

Since its founding in 1994, the Furman Center for Real Estate and Urban Policy has become the leading academic research center in New York City devoted to the public policy aspects of land use, real estate development and housing.

The Furman Center is dedicated to the following three missions:

Providing objective academic and empirical research on the legal and public policy issues involving land use, real estate, housing and urban affairs in the United States, with a particular focus on New York City. At present, our research focuses particularly on measuring the impacts that public and private investments in housing, schools, amenities and services have on neighborhood property values and other measures of neighborhood quality;

Promoting frank and productive discussions among elected and appointed officials, leaders of the real estate industry, leaders of non-profit housing and community development organizations, scholars, faculty and students about critical issues in land use, real estate and urban policy;

Presenting essential data and analysis about the state of New York City's housing and neighborhoods to all those involved in land use, real estate development, community economic development, housing, urban economics and urban policy.

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Ellen Schall, *Dean*, Robert F. Wagner School of Public Service, New York University

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