

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. <b>6 tied:</b> 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. <b>4 tied:</b> 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/Broad 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](http://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](http://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](http://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. <b>6 tied:</b> 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.

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

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

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](http://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](http://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](http://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.