

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.

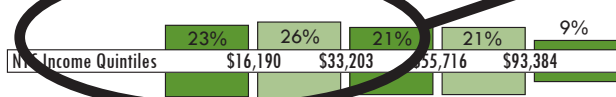
What's new in the 2006 State of NYC's Housing & Neighborhoods?



WILLIAMSBRIDGE/ BAYCHESTER¹

	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.)	\$207,188	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 (2002/03)	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	19.0	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

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

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).