

# Acknowledgements

***This report could not have been produced without the assistance and support of a number of people. The Furman Center would like to thank our generous sponsors for making this effort possible.***

**Lela Wingard Hughes**  
Chase

**Nereida Andino**  
Bank of America

**Eileen Auld**  
Citi Community Development

**Michael Slattery**  
Real Estate Board of New York

**Steven Flax**  
M&T Bank

**Michael Schwartz**  
Signature Bank

**Deborah Smith**  
Wells Fargo

We would also like to thank Craig Barefield (NYU Information Technology Services), Conway Brown (NYU School of Law), Tom Chung (NYU School of Law), Tolga Ergunay (NYU School of Law), Himanshu Mistry (NYU Data Services), and Darin Phelps (NYU School of Law) for their technical assistance.

*Any errors in this report are the sole responsibility of the Furman Center. Any views expressed in this report are those of the Furman Center and should not be attributed to our sponsors or those who kindly provided their assistance.*

Many people in New York City also assisted us by providing data, information, and guidance. We would like to thank the following people for their help:

**Carl Abraham**  
New York City Department of Housing Preservation and Development

**Barbara Bartlett**  
New York City Department of City Planning

**Bernadette Clark**  
New York City Department of Finance

**Sue Clay**  
Public Data Corporation

**Marge Cohen**  
New York State Division of Criminal Justice Services

**Sophia Day**  
New York City Department of Health and Mental Hygiene

**Christopher Fisher**  
New York City Police Department

**Annette M. Hill**  
New York City Department of Finance

**Colette Jacques**  
New York City Department of Finance

**Gerald Koszer**  
New York City Department of Finance

**Kiran Kutty**  
New York City Department of Housing Preservation and Development

**Moon Wha Lee**  
New York City Department of Housing Preservation and Development

**Jennifer Most**  
Landmarks Preservation Commission

**Nolan Murray**  
New York State Department of Financial Services

**John Piddock**  
State of New York Department of Health

**Joe Salvo**  
New York City Department of City Planning

**Bill Sears**  
New York City Department of City Planning

**Slavenka Sedlar**  
New York City Department of Health and Mental Hygiene

# Table of Contents

## The Report

Executive Summary	4
Section 1: The Built Environment	8
Section 2: Homeowners and Their Homes	14
Section 3: Renters and Rental Units	24
Section 4: Demographics	30
Section 5: Schools, Health, and Crime	36

## The Data

User's Guide	44
The Five Largest U.S. Cities: A Comparison	46
New York City	48
The State of New Yorkers	52
The Bronx	55
Brooklyn	71
Manhattan	93
Queens	109
Staten Island	127
Indicator Definitions and Rankings	134
Methods	169
Index of Community Districts	175
New York City Community Districts and Sub-Borough Areas	176

# Executive Summary

Six years ago, the housing bubble burst and sent the nation spiraling into the most severe recession since the Great Depression. Today, encouraging signs of recovery—sustained employment growth, rising housing starts, increased numbers of home sales, and generally increased sales prices—provide reason to believe that the nation and New York City have turned the corner. In this year’s *State of New York City’s Housing and Neighborhoods* report (*State of the City*) we examine how New York City is faring in the aftermath of the crisis.

In 2001, the Furman Center for Real Estate and Urban Policy released the first edition of the *State of the City* to make publicly available the enormous amount of data regarding housing and neighborhood conditions in New York City collected each year. Today, the *State of the City* includes an unprecedented number of indicators, measuring everything from the health of the housing market to the health of the city’s residents and the educational attainment of the city’s children. The report serves as a medium through which the Furman Center can investigate new data, describe and contextualize current trends, and highlight the pressing issues affecting New York City. This year’s *State of the City* focuses on how New York City is performing in the aftermath of the housing crash and recession, investigating changes in the city’s built environment, housing market conditions, population demographics, and health, education, and crime indicators.

Where data are available, this year’s *State of the City* compares New York City to the next four largest cities in the United States—Chicago, Houston, Los Angeles, and Philadelphia—to help contextualize the city’s experience during the housing boom and bust. In Sections 4 and 5, we also compare New York City residents (or “New Yorkers”) to the residents of these other large cities.

## 1. The State of New York City’s Built Environment

New York City’s built environment has experienced a dynamic and tumultuous decade, with a construction boom, a subsequent bust that saw development slow to the lowest rate in 12 years, and, most recently, damage to thousands of buildings by Superstorm Sandy. In *Section 1: The Built Environment*, we examine the recession’s impact on the city’s construction, finding that new residential development in New York City came to a standstill in 2009. Although new construction began to recover in 2011, some sites remain stalled at the end of 2012, and sales of transferable development rights—a harbinger of new projects—had not yet begun to recover in 2011. We also look at city government’s ongoing efforts to steer the city’s long-term development patterns through zoning changes and historic preservation. New York City has continued its unprecedented pace of neighborhood-by-neighborhood rezonings, which have now affected more than a quarter of the city. The city also has continued to actively designate new historic districts and landmarks, especially in Manhattan and Brooklyn.

Superstorm Sandy descended upon New York City in October 2012, and its surge waters reached 75,919 buildings containing 302,303 housing units. Thirty percent of the city’s total housing stock is located in one of the three city-designated evacuation zones (used prior to 2013) that were deemed vulnerable to coastal flooding.