

Indicator Definitions and Rankings

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For each indicator used in this report, we provide the data source, the level of geography, the years for which it is reported, and the five neighborhoods with the highest and lowest values for the 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. Where data are unavailable for a given neighborhood, we report rankings out of all neighborhoods for which the indicator can be calculated. Rankings are reported at either the sub-borough area or the community district level depending on data availability.

Adult Incarceration Rate

(per 100,000 people aged 15 or older)

This indicator measures the number of people incarcerated as a result of crimes committed in the city or borough regardless of the individual's residence. Incarcerations include state prison, county jail, and jail plus probation sentences. In New York State, people who are 16 years or older at the time of arrest serve their sentence in the adult criminal justice system, but demographic data for the entire population are broken into age groups that require us to compare the number of those 16 and older who are incarcerated to the total population of people 15 and older. The incarceration rate is therefore somewhat understated.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: New York State Division of Criminal Justice Services, United States Census (2000), American Community Survey (2006, 2010, 2011)

Geography: City, Borough

Years Reported: 2000, 2006, 2010, 2011

Asthma Hospitalizations

(per 1,000 people)

This indicator measures the number of asthma-related hospital admissions per 1,000 residents. Data are reported by the ZIP code of the residence of the admitted patient. The Furman Center aggregates the data to the sub-borough area using a population-weighting formula. For more information on our population-weighting method, please refer to the Methods chapter of this report.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: Infoshare (2000, 2006), New York State Department of Health Statewide Planning and Research Cooperative System (2010, 2011), United States Census (2000), American Community Survey (2010, 2011), New York City Department of City Planning

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	BX 01, 02	Mott Haven/Hunts Point	7.7
2	BX 03, 06	Morrisania/Belmont	6.8
3	MN 11	East Harlem	6.5
4	BX 05	University Heights/Fordham	6.3
4	BX 04	Highbridge/South Concourse	6.3

Five Lowest

50	MN 06	Stuyvesant Town/Turtle Bay	1.0
50	MN 04, 05	Chelsea/Clinton/Midtown	1.0
50	BK 10	Bay Ridge	1.0
53	QN 11	Bayside/Little Neck	0.9
54	MN 08	Upper East Side	0.8
55	MN 01, 02	Greenwich Village, Financial District	0.5

Born in New York State

This indicator measures the percentage of city residents who were born in New York State.

*Source: United States Census (2000),
American Community Survey (2006, 2010, 2011)*

Geography: City

Years Reported: 2000, 2006, 2010, 2011

Children's Obesity Rate

This indicator measures the share of public school students in grades K-8 who are obese. The New York City Department of Health and Mental Hygiene collects student health data in conjunction with the Department of Education through the Fitnessgram program, which measures a number of components of student health and fitness including height and weight. These data are limited to children in grades K-8 who are 5–14 years old and enrolled in non-alternative and non-special education public schools. Children with a body mass index at or above the 95th percentile according to the Center for Disease Control and Prevention's growth charts were categorized as obese.

For each school year, observations are weighted to ensure that data were representative of the enrollment population for that year.

The Department of Education provides these data at the school district level. The Furman Center aggregates these data to the community district level using a population weighting formula.

For more information on our population-weighting method, please refer to the Methods chapter of this report. For this indicator, the year 2011 refers to the 2010–2011 school year.

Source: New York City Department of Health and Mental Hygiene

Geography: City, Borough, Community District

Years Reported: 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	MN 12	Washington Heights/Inwood	26.3%
2	BK 04	Bushwick	25.7%
3	BK 01	Greenpoint/Williamsburg	24.3%
4	BX 07	Kingsbridge Heights/Bedford	24.1%
4	BX 08	Riverdale/Fieldston	24.1%

Six Lowest

54	MN 01	Financial District	10.9%
54	MN 02	Greenwich Village/Soho	10.9%
54	MN 04	Clinton/Chelsea	10.9%
54	MN 05	Midtown	10.9%
54	MN 06	Stuyvesant Town/Turtle Bay	10.9%
54	MN 08	Upper East Side	10.9%

Disabled Population

This indicator measures the percentage of the population aged 16 through 64 who have disabilities that impair hearing, vision, ambulation, cognition, self-care, or independent living. Beginning with the 2008 American Community Survey, substantial changes were made to the questions about disabilities. These changes prevent comparison with earlier years.

This indicator only captures the non-institutionalized population, which may bias the results.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: American Community Survey

Geography: City

Years Reported: 2010, 2011

Distribution of Rental Units by Gross Rent

These charts show the distribution of renter households by the amount of monthly rent they pay for their unit. Like the median monthly rent, this indicator uses the monthly gross rent measure, which includes two components: the amount agreed to or specified in the lease regardless of whether furnishings, utilities, or services are included; and estimated monthly electricity and heating fuel costs paid by the renter.

These data are unavailable as one-year estimates for five sub-borough areas, so we replace them with three- or five-year averages when available. Sub-borough areas 304 (Stuyvesant Town/Turtle Bay), 411 (Bayside/Little Neck), and 413 (Queens Village) use 2009–2011 averages, and sub-borough areas 410 (South Ozone Park) and 503 (South Shore) use 2007–2011 averages. These sub-borough areas are comparable only to those using estimates from the same time periods. For more information on three- and five-year averages, please refer to the Methods chapter of this report.

Due to data limitations, dollar amounts are reported in 2011 dollars, rather than 2012 dollars used elsewhere in the report. For more information on inflation adjustments, please refer to the Methods chapter of this report.

Source: American Community Survey

Geography: City, Borough, Community District

Years Reported: 2011

Educational Attainment

(Bachelor's Degree and Higher, No High School Diploma)

These indicators measure the percentage of the population aged 25 and older who have attained a given level of education. People are considered to have no high school diploma if they have not graduated from high school and have not received a GED. A bachelor's degree and higher includes master's, professional, and doctoral degrees.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

*Source: United States Census (2000),
American Community Survey (2006, 2010, 2011)*

Geography: City

Years Reported: 2000, 2006, 2010, 2011

Elevated Blood Lead Levels

(incidence per 1,000 children)

This indicator measures the rate of new diagnoses of elevated blood lead levels among tested children under the age of 18. The Center for Disease Control and Prevention has defined an elevated blood lead level as 10 micrograms per deciliter or above.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section. In this section, the definition of an elevated blood lead level is 15 micrograms per deciliter or above.

Source: New York City Department of Health and Mental Hygiene

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	BK 01	Greenpoint/Williamsburg	9.7
2	BK 14	Flatbush/Midwood	8.0
3	BK 12	Borough Park	6.4
4	MN 09	Morningside Heights/Hamilton	5.5
4	BK 13	Coney Island	5.5

Five Lowest

55	MN 03	Lower East Side/Chinatown	1.3
56	QN 07	Flushing/Whitestone	1.1
57	BX 03	Morrisania/Crotona	1.0
58	MN 01	Financial District	0.7
59	MN 05	Midtown	0.0

FHA/VA-Backed Home Purchase Loans

(% of home purchase loans)

This indicator measures the percentage of all first-lien, owner-occupied, home purchase loan originations for 1–4 family homes, condominiums, and cooperative apartments that were insured or guaranteed by the Federal Housing Administration (FHA) or U.S. Department of Veterans Affairs (VA), as reported by the Home Mortgage Disclosure Act (HMDA).

For more information on HMDA data, please refer to the Methods chapter of this report.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: Home Mortgage Disclosure Act, Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	BK 16	Brownsville/Ocean Hill	84.0%
2	QN 12	Jamaica	82.9%
3	BX 12	Williamsbridge/Baychester	78.4%
4	BX 03, 06	Morrisania/Belmont	76.3%
5	BK 17	East Flatbush	70.6%

Five Lowest

51	MN 05	Chelsea/Clinton/Midtown	0.4%
52	MN 06	Stuyvesant Town/Turtle Bay	0.2%
53	MN 03	Lower East Side/Chinatown	0.0%
53	MN 07	Upper West Side	0.0%
53	MN 08	Upper East Side	0.0%

Foreclosure Starts

(all residential properties)

This indicator measures the total number of residential properties (single- and multi-family buildings, and condominium apartment units) that had mortgage foreclosure actions initiated against them. In order to initiate a mortgage foreclosure, the foreclosing party must file a legal document, called a *lis pendens*, in county court. In many cases, the filing of a *lis pendens* does not lead to a completed 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. If a property received multiple *lis pendens* within 90 days of each other, only the first *lis pendens* is counted here.

For a more detailed description of our *lis pendens* methodology, please refer to the Methods chapter of this report.

Source: Public Data Corporation, New York City Department of Finance, Furman Center

Geography: City, Borough

Years Reported: 2000, 2006, 2010, 2011, 2012

Foreclosure Start Rate

(per 1,000 1–4 family properties)

This indicator measures the rate of mortgage foreclosure actions initiated in New York City per 1,000 1–4 family properties. For this indicator, we report the number of 1–4 family properties that have received a mortgage-related *lis pendens* in the given calendar year per 1,000 1–4 family properties.

Condominiums and cooperative apartments are not included in this rate. If a property received multiple *lis pendens* within 90 days of each other, only the first *lis pendens* is counted here. For a more detailed description of our *lis pendens* methodology, please refer to the Methods chapter of this report.

We report data on this indicator for 57 community districts. The Financial District (MN 01) and Midtown (MN 05) have fewer than 50 1–4 family properties, so they are not included in our rankings.

Source: Public Data Corporation, New York City Department of Finance, Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2011, 2012

Five Highest

Rank	CD#	Name	Value
1	BX 02	Mott Haven/Hunts Point	42.6
2	BX 05	University Heights/Fordham	42.1
3	BX 04	Highbridge/South Concourse	39.7
4	BK 16	Brownsville/Ocean Hill	39.2
5	BK 05	East New York/Starrett City	39.0

Five Lowest

53	BK 10	Bay Ridge/Dyker Heights	3.4
54	MN 07	Upper West Side	3.3
55	BK 11	Bensonhurst	2.8
56	MN 02	Greenwich Village/Soho	2.5
57	MN 04	Clinton/Chelsea	0.0

Foreign-Born Population

This indicator measures the share of the population that is foreign-born. Foreign-born includes all those born outside the United States or Puerto Rico, regardless of whether they currently are United States citizens, with the exception of children born abroad to parents who are United States citizens.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: United States Census (2000), American Community Survey (2006, 2010, 2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	QN 04	Elmhurst/Corona	70.4%
2	QN 03	Jackson Heights	62.9%
3	QN 02	Woodside/Sunnyside	58.9%
4	QN 07	Flushing/Whitestone	56.7%
5	BK 13	Coney Island	55.5%

Five Lowest

51	BK 02	Fort Greene/Brooklyn Heights	19.6%
52	BK 03	Bedford Stuyvesant	19.0%
54	BK 06	Park Slope/Carroll Gardens	18.5%
54	BX 10	Throgs Neck/Co-op City	18.5%
55	SI 03	Tottenville/Great Kills	15.2%

Higher-Cost Home Purchase Loans

(% of home purchase loans)

This indicator measures the percentage of all first-lien, owner-occupied, 1–4 family home purchase loan originations that were reported as higher-cost under HMDA.

For more information on HMDA data, please refer to the Methods chapter of this report.

Source: Home Mortgage Disclosure Act, Furman Center

Geography: City, Borough

Years Reported: 2006, 2010, 2011

Higher-Cost Refinance Loans

(% of refinance loans)

This indicator measures the percentage of owner-occupied, 1–4 family refinance loan originations that were reported as higher-cost under HMDA.

For more information on HMDA data, please refer to the Methods chapter of this report.

Source: Home Mortgage Disclosure Act, Furman Center

Geography: City, Borough

Years Reported: 2006, 2010, 2011

What is a Higher-Cost Loan?

Since October 1, 2009, HMDA has required mortgage originators to use a specified standard for determining high cost status. The rules require lenders to compare the annual percentage rate (APR) on a loan with estimated APR that a high quality prime borrower would receive on a similar loan. Then, if the difference is more than 1.5 percentage points for first-lien loans or 3.4 percentage points for junior-lien loans, the loan is reported as higher-cost.

Home Purchase Loan Rate

(per 1,000 properties)

This indicator measures the home purchase loan rate by dividing the number of first-lien home purchase loan originations for owner-occupied, 1–4 family buildings, condominiums, and cooperative apartments by the total number of 1–4 family buildings, condominiums, and cooperative apartments in the given geography and then multiplying by 1,000 to establish a rate.

For more information on HMDA data, please refer to the Methods chapter of this report.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: Home Mortgage Disclosure Act, Department of Finance Real Property Assessment Database, Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	BK 02	Brooklyn Heights/Fort Greene	45.4
2	BK 01	Williamsburg/Greenpoint	43.0
3	BK 06	Park Slope/Carroll Gardens	42.0
4	MN 10	Central Harlem	32.4
5	BK 08	North Crown Heights/Prospect Heights	31.2

Five Lowest

51	BX 10	Throgs Neck/Co-op City	11.7
51	BX 04	Highbridge/Concourse	11.7
53	BX 03, 06	Morrisania/Belmont	11.2
53	BX 09	Parkchester/Soundview	11.2
55	BK 17	East Flatbush	10.9

Homeownership Rate

This indicator measures the number of owner-occupied units divided by the total number of occupied housing units.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: United States Census (2000, 2010),
American Community Survey (2006, 2010, 2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	SI 03	Tottenville/Great Kills	81.7%
2	QN 13	Queens Village	73.6%
3	SI 02	South Beach/Willowbrook	71.3%
4	QN 11	Bayside/Little Neck	68.7%
5	QN 10	South Ozone Park/Howard Beach	64.7%

Five Lowest

51	BX 07	Kingsbridge Heights/Moshulu	7.6%
52	BX 03, 06	Morrisania/Belmont	7.4%
53	BX 01, 02	Mott Haven/Hunts Point	6.2%
54	MN 11	East Harlem	5.9%
55	BX 05	University Heights/Fordham	4.1%

Households with Children under 18 Years Old

This indicator measures the percentage of households that include children under 18 years old. Households are counted if they include any children under 18, regardless of the child's relationship to the householder.

Source: United States Census (2000),
American Community Survey (2006, 2010, 2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	BX 03, 06	Morrisania/Belmont	49.9%
2	BX 01, 02	Mott Haven/Hunts Point	47.9%
3	BK 16	Brownsville/Ocean Hill	45.9%
4	BX 04	Highbridge/South Concourse	45.2%
5	BK 05	East New York/Starrett City	44.6%

Five Lowest

51	MN 07	Upper West Side	18.3%
52	MN 08	Upper East Side	15.7%
53	MN 01, 02	Greenwich Village/Financial District	13.6%
54	MN 04, 05	Chelsea/Clinton/Midtown	8.9%
55	MN 06	Stuyvesant Town/Turtle Bay	7.6%

Housing Units

This indicator defines a housing unit as a house, apartment, mobile home, group of rooms, or single room that is occupied (or is vacant and intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and that have direct access from outside the building or through a common hall. They do not include dormitories or other group quarters.

We do not present rankings for this indicator because sub-borough areas were designed to have roughly similar populations and therefore have a roughly similar number of housing units.

Source: United States Census (2000, 2010), American Community Survey (2011)

Geography: City, Borough

Years Reported: 2000, 2010, 2011

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 5.0. A higher ratio indicates a broader spread of incomes but does not measure the full distribution of income. To give a better sense of the distribution, each page also includes a chart showing the percentage of households in a given geographic area that fall into each of the income quintiles for New York City.

The percentages in the charts may not add up to 100 percent because of rounding.

Source: United States Census (2000), American Community Survey (2006, 2010, 2011), Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	MN 04, 05	Chelsea/Clinton/Midtown	9.1
2	MN 07	Upper West Side	8.4
3	BK 13	Coney Island	7.5
4	MN 09	Morningside Heights/Hamilton Heights	7.2
5	MN 03	Lower East Side/Chinatown	7.1

Six Lowest

50	QN 02	Sunnyside/Woodside	4.3
50	QN 12	Jamaica	4.3
52	BK 18	Flatlands/Canarsie	4.2
53	SI 03	South Shore	4.1
54	QN 06	Rego Park/Forest Hills	4.0
55	QN 13	Queens Village	3.3

Index of Housing Price Appreciation

(Housing Type)

This indicator measures average price changes in repeated sales of the same properties. Because it is based on price changes for the same properties, the index captures price appreciation while controlling for variations in the quality of the housing sold in each period. The index is available for several types of properties: 1 family buildings, 2–4 family buildings, 5+ family buildings, and condominiums. The index shown in each community district is the index for the type of housing that is most prevalent (i.e., with the most sales) in that community district. On the borough pages, we present the index for the two most predominant housing types.

Sales data for 2012 only include sales recorded as of the end of 2012. This encompasses the vast majority of sales in 2012, but due to recording delays this number may be revised slightly when complete data are available.

Rankings for 2012 are relative to other community districts with the same predominant housing type and compare appreciation since 2000.

For more information on the techniques used to calculate the index, please refer to the Methods chapter of this report.

Source: New York City Department of Finance, Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2011, 2012

1 family buildings

Three Highest

Rank	CD#	Name	Value
1	BK 14	Flatbush/Midwood	198.4
2	QN 06	Rego Park/Forest Hills	191.2
3	QN 07	Flushing/Whitestone	176.3

Three Lowest

Rank	CD#	Name	Value
12	BX 10	Throgs Neck/Co-op City	152.2
13	QN 10	South Ozone Park/Howard Beach	137.4
14	QN 12	Jamaica/Hollis	117.2

2–4 family buildings

Three Highest

1	BK 06	Park Slope/Carroll Gardens	292.1
2	BK 02	Brooklyn Heights/Fort Greene	264.1
3	BK 07	Sunset Park	263.3

Three Lowest

31	BK 16	Brownsville	104.0
32	BX 02	Hunts Point/Longwood	90.9
33	BX 06	Belmont/East Tremont	85.6

5+ family buildings

Two Highest

1	MN 03	Lower East Side/Chinatown	462.3
2	MN 11	East Harlem	439.3

Two Lowest

4	MN 10	Central Harlem	325.1
5	MN 12	Washington Heights/Inwood	265.9

Condominiums

Three Highest

1	MN 02	Greenwich Village/Soho	246.7
2	MN 07	Upper West Side	241.6
3	MN 04	Clinton/Chelsea	239.2

Three Lowest

5	MN 01	Financial District	212.8
6	MN 06	Stuyvesant Town/Turtle Bay	205.6
7	MN 08	Upper East Side	185.9

Interpreting Changes in the Index of Housing Price Appreciation

Because the index of housing price appreciation is normalized to be 100 in the base year (2000) one should be careful in interpreting differences in index levels. A difference in two index levels only gives the change in terms of the base year. The percentage change between two years can be calculated by the formula

$$\frac{HPI_{year1} - HPI_{year0}}{HPI_{year0}}$$

For example:

In 2006, the index was 199.8 for Stuyvesant Town/Turtle Bay. In 2012 it was 205.6. So the index was 5.8 index points higher in 2012. This does not mean that the value of the average home went up by 5.8 percent. Using the formula above we see that the home appreciated by 2.9 percent between 2006 and 2012.

$$\frac{(205.6 - 199.8)}{199.8} = 2.9\%$$

In addition, caution is advised about drawing incorrect conclusions when comparing the index across different geographies. Since the index measures changes in prices relative to the base year, it does not reflect differences in current values. For example, the Upper East Side had the lowest index level in 2012 among community districts for which condominiums were the predominant housing type, while the Lower East Side/Chinatown had the highest index level for such community districts. This does not mean that the condominiums in the Upper East Side are less valuable than those in the Lower East Side/Chinatown, but rather that they have experienced a more modest increase in value since 2000.

Infant Mortality Rate

(per 1,000 live births)

New York City's Department of Health and Mental Hygiene collects data on infant mortality, which are reported by the community district in which the mother resides. We report the number of infant deaths per 1,000 live births.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: New York City Department of Health and Mental Hygiene Summary of Vital Statistics

Geography: City

Years Reported: 2000, 2006, 2010, 2011-

Low Birth Weight Rate

(per 1,000 live births)

This indicator measures the number of babies who were born weighing less than 2,500 grams (about 5.5 pounds) per 1,000 live births. The geography reported refers to the residence of the mother.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: New York City Department of Health and Mental Hygiene
Summary of Vital Statistics

Geography: City, Borough

Years Reported: 2000, 2006, 2010, 2011

Mean Travel Time to Work

(minutes)

This indicator measures the mean commute time in minutes for commuters residing in the geographic area. The mean is calculated by dividing the aggregate commute time in minutes for each area by the number of workers 16 years old and older who did not work from home.

Because mean travel time to work data were deemed unreliable for Brownsville, rankings only include 54 sub-borough areas.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: United States Census (2000),
American Community Survey (2006, 2010, 2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	QN 14	Rockaway/Broad Channel	48.2
2	QN 12	Jamaica/Hollis	47.4
3	QN 09	Kew Gardens/Woodhaven	47.1
4	BK 18	Flatlands/Canarsie	46.1
5	QN 10	South Ozone Park/Howard Beach	45.7

Five Lowest

50	MN 08	Upper East Side	31.0
51	MN 07	Upper West Side	29.8
52	MN 06	Stuyvesant Town/Turtle Bay	25.3
53	MN 04, 05	Chelsea/Clinton/Midtown	24.7
54	MN 01, 02	Greenwich Village/Financial District	24.5

Median Household Income

Household income is the total income of all members of a household aged 15 years or older.

The U.S. Census Bureau advises against comparisons of income data between the decennial census and the ACS due to differences in question construction and sampling. Because of these comparability concerns, at the sub-borough level we present median household income only for 2011. The median household income for the boroughs and the city are presented for all years, and all figures have been adjusted to 2012 dollars. Even at these larger geographic levels, comparisons between decennial census data and ACS data are discouraged. For more information on comparisons across years and across U.S. Census Bureau products, please refer to the Methods chapter of this report.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: United States Census (2000), American Community Survey (2006, 2010, 2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$122,222
2	MN 08	Upper East Side	\$107,286
3	MN 06	Stuyvesant Town/Turtle Bay	\$103,544
4	MN 07	Upper West Side	\$93,972
5	BK 06	Park Slope/Carroll Gardens	\$89,009

Five Lowest

51	BX 01, 02	Highbridge/South Concourse	\$26,461
52	BX 03, 06	Brownsville/Ocean Hill	\$26,273
53	BX 05	University Heights/Fordham	\$23,298
54	BK 16	Morrisania/Belmont	\$22,810
55	BX 04	Mott Haven/Hunts Point	\$21,562

Median Life Span by Gender

(years)

This indicator measures the median age at death of men and women in New York City. This includes all deaths occurring in New York City, regardless of the deceased's place of residence.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: New York City Department of Health and Mental Hygiene Summary of Vital Statistics

Geography: City

Years Reported: 2006, 2010, 2011

Median Monthly Rent

(All Renters, Recent Movers)

The monthly rent includes two components: the amount agreed to or specified in the lease regardless of whether furnishings, utilities, or services are included; and estimated monthly electricity and heating fuel costs paid by the renter. Because rent in many units in New York City is kept below market rate through rent stabilization and other government programs, we report the median rent for all households and for the subset of households who have moved into their unit within the last five years.

Rent is expressed in constant 2012 dollars.

Compilation of this data was significantly different in the 2000 decennial census compared to the ACS; therefore, we do not report this indicator for 2000. For more information on comparisons across years, please refer to the Methods chapter of this report.

Source: American Community Survey

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2011

Median Monthly Rent (all renters)

Five Highest

Rank	CD#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$2,040
1	MN 06	Stuyvesant Town/Turtle Bay	\$2,040
3	MN 08	Upper East Side	\$1,884
4	MN 07	Upper West Side	\$1,853
5	MN 04, 05	Chelsea/Clinton/Midtown	\$1,848

Five Lowest

51	BX 03, 06	Morrisania/Belmont	\$890
52	MN 10	Central Harlem	\$874
53	BK 16	Brownsville/Ocean Hill	\$849
54	MN 11	East Harlem	\$820
55	BX 01, 02	Mott Haven/Hunts Point	\$740

Median Monthly Rent (recent movers)

Five Highest

Rank	CD#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$2,896
2	MN 04, 05	Chelsea/Clinton/Midtown	\$2,508
3	MN 06	Stuyvesant Town/Turtle Bay	\$2,447
4	MN 07	Upper West Side	\$2,294
5	BK 06	Park Slope/Carroll Gardens	\$2,019

Five Lowest

51	BX 04	Highbridge/South Concourse	\$1,071
52	BK 16	Brownsville/Ocean Hill	\$1,030
53	BX 03, 06	Morrisania/Belmont	\$1,009
54	BK 13	Coney Island	\$989
55	BX 01, 02	Mott Haven/Hunts Point	\$857

Median Rent Burden

This indicator measures the median percentage of income spent on gross rent (rent plus electricity and heating fuel costs) by New York City renter households.

Compilation of this data was significantly different in the 2000 decennial census compared to the ACS; therefore, we do not report this indicator for 2000. For more information on comparisons across years, please refer to the Methods chapter of this report.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: American Community Survey

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	BK 12	Borough Park	50.0%
2	BX 04	Highbridge/Concourse	43.5%
3	BX 07	Kingsbridge Heights/Bedford	39.9%
4	QN 07	Flushing/Whitestone	38.8%
5	BX 12	Williamsbridge/Baychester	38.0%

Five Lowest

51	MN 06	Stuyvesant Town/Turtle Bay	26.7%
51	MN 08	Upper East Side	26.7%
53	BK 06	Park Slope/Carroll Gardens	26.4%
54	MN 01, 02	Greenwich Village/Financial District	24.4%
54	SI 03	South Shore	24.4%

Median Rent Burden

(low-income renters)

This indicator measures the median percentage of income that low-income renter households spent on gross rent (rent plus electricity and heating fuel costs). Low-income households are those that qualify under the U.S. Department of Housing and Urban Development's definitions of "low income" for the Section 8 and HOME programs.

Comparisons to the overall median rent burden indicator should be made with caution because the sources differ. The median rent burden is collected from the full sample of the American Community Survey, and the median rent burden (low-income renters) is calculated from the public use microdata sample of the American Community Survey.

Due to low sample size for low-income renters in South Shore, rankings only include 54 sub-borough areas.

Source: American Community Survey (2006, 2010, 2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	MN 07	Upper West Side	69.5%
2	MN 06	Stuyvesant Town/Turtle Bay	66.7%
3	MN 08	Upper East Side	62.6%
4	BK 12	Borough Park	60.0%
4	MN 01, 02	Greenwich Village/Financial District	60.0%

Six Lowest

50	QN 14	Rockaways	38.6%
51	BK 18	Flatlands/Canarsie	38.5%
52	BX 01, BX 02	Mott Haven/Hunts Point	37.3%
53	MN 03	Lower East Side/Chinatown	36.9%
54	MN 11	East Harlem	34.7%

Median Sales Price per Unit

(Housing Type)

In this report we provide the median price per unit for the predominant housing type at the community district level. For each housing type, community districts are ranked against all community districts with the same predominant housing type. For 1 family buildings, price per unit is the sales price of the home. For condominium buildings, the sales price is available for each apartment. For other multi-family buildings, the price per unit is calculated by dividing the sales price of the residential building by the number of units contained within the building. Prices are expressed in constant 2012 dollars. Changes in the median price should not be used to compare sales prices across years. The index of housing price appreciation is a better measure of housing price changes over time.

Sales data for 2012 only include sales recorded as of the end of 2012. This encompasses the vast majority of sales in 2012, but due to recording delays this number may be revised slightly when complete data are available.

Source: New York City Department of Finance, Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2011, 2012

1 family buildings

Three Highest

Rank	CD#	Name	Value
1	BK 14	Flatbush/Midwood	\$760,000
2	QN 06	Rego Park/Forest Hills	\$672,500
3	BX 08	Riverdale/Fieldston	\$665,000

Three Lowest

12	QN 10	South Ozone Park/Howard Beach	\$350,000
13	SI 01	St. George/Stapleton	\$326,428
14	QN 12	Jamaica/Hollis	\$277,300

2-4 family buildings

Three Highest

1	BK 06	Park Slope/Carroll Gardens	\$614,750
2	BK 02	Fort Greene/Brooklyn Heights	\$568,542
3	BK 07	Sunset Park	\$353,750

Three Lowest

31	BX 04	Highbridge/Concourse	\$125,672
32	BX 01	Mott Haven/Melrose	\$125,000
33	BX 02	Hunts Point/Longwood	\$108,978

5+ family buildings

Two Highest

1	MN 03	Lower East Side/Chinatown	\$259,692
2	MN 11	East Harlem	\$143,000

Two Lowest

4	MN 12	Washington Heights/Inwood	\$113,897
5	MN 10	Central Harlem	\$100,000

Condominiums

Three Highest

1	MN 02	Greenwich Village/Soho	\$1,825,000
2	MN 05	Midtown	\$1,360,000
3	MN 07	Upper West Side	\$1,260,000

Three Lowest

5	MN 04	Upper East Side	\$1,050,000
6	MN 08	Financial District	\$1,009,146
7	MN 01	Stuyvesant Town/Turtle Bay	\$849,000

Population

The U.S. Census Bureau defines population as all people, both children and adults, living in a given geographic area. Population estimates for the city and boroughs are obtained from the decennial census. Because these estimates are not available at the sub-borough area level, we use the ACS for this geography.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

We do not present rankings for this indicator because sub-borough areas were designed to have roughly similar populations.

Source: United States Census (2000, 2010), American Community Survey (2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2011

Population by Age

(population under 18, population 65 and older)

These indicators measure the percentage of residents who are aged 65 years and older and the percentage of residents who are under 18 years old. Because these estimates are not available at the sub-borough area level from the 2010 decennial Census, we use the ACS for this geography.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: United States Census (2000, 2010), American Community Survey (2006, 2010, 2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Population Aged 65 and Older

Five Highest

Rank	CD#	Name	Value
1	BK 13	Coney Island	24.2%
2	MN 08	Upper East Side	19.8%
3	BX 10	Throgs Neck/Co-op City	18.4%
4	QN 06	Rego Park/Forest Hills	17.9%
5	QN 07	Flushing/Whitestone	17.5%

Six Lowest

51	BK 16	Brownsville/Ocean Hill	7.8%
51	BK 01	Williamsburg/Greenpoint	7.8%
52	BK 07	Sunset Park	7.6%
52	BK 04	Bushwick	7.6%
54	BX 05	University Heights/Fordham	7.1%
55	BX 03, 06	Morrisania/Belmont	7.0%

Population Density

(1,000 persons per square mile)

Population density is calculated by dividing a geographic area's population by its land area and is reported in thousands of people per square mile. At the city and borough levels, we use data from the 2000 and 2010 decennial Censuses. At the sub-borough area level, we present the population density for 2011 only and use the ACS for our population estimates.

The U.S. Census Bureau advises that ACS population estimates should be compared with caution across years. For more information on comparisons across years, please refer to the Methods chapter of this report.

Source: United States Census (2000, 2010), American Community Survey (2011)

Geography: City, Borough, Sub-borough

Years Reported: 2000, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	MN 08	Upper East Side	103.8
2	MN 09	Morningside Heights/Hamilton	103.5
3	MN 03	Lower East Side/Chinatown	95.1
4	MN 06	Stuyvesant Town/Turtle Bay	90.1
5	MN 10	Central Harlem	84.6

Five Lowest

51	SI 01	North Shore	12.5
52	QN 13	Queens Village	10.3
53	QN 14	Rockaways	8.9
54	SI 03	South Shore	7.5
55	SI 02	Mid-Island	5.8

Poverty Rate

This indicator measures the number of households with total income below the poverty threshold divided by the number of households for whom poverty status was determined. Poverty status is determined by the U.S. Census Bureau based on household size and the number of children under 18 years of age.

The U.S. Census Bureau advises that ACS poverty data should be compared with caution across years. For more information on comparisons across years, please refer to the Methods chapter of this report.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: United States Census (2000), American Community Survey (2006, 2010, 2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	BX 03, 06	Morrisania/Belmont	42.9%
2	BX 04	Highbridge/South Concourse	41.1%
3	BX 01, 02	Mott Haven/Hunts Point	40.6%
4	BX 05	University Heights/Fordham	40.3%
5	BK 16	Brownsville/Ocean Hill	38.2%

Five Lowest

51	SI 02	Mid-Island	7.7%
52	MN 01, 02	Greenwich Village/Financial District	7.5%
53	QN 06	Rego Park/Forest Hills	7.1%
54	MN 08	Upper East Side	6.6%
55	SI 03	South Shore	5.3%

Supplemental Poverty Measure

The poverty threshold was originally created in the 1960s and was based on the cost of a basket of food which represented a minimal diet. This number was multiplied by three and compared to before-tax earnings to determine poverty status.

Over the last 20 years, this measure has been criticized on a number of factors including the that it is blind to government transfers such as payroll taxes which reduce disposable income and the Food Stamp program which increase it, that it does not address the fact that food makes up an increasingly small share of a family's budget, and that is not adjusted to take into geographic differences in prices.

In 2011, the Census released a new measure called the Supplemental Poverty Measure (SPM) which seeks to address these issues and others. The SPM threshold begins by taking the 33rd percentile of expenditures on food, shelter, clothing, and utilities and then adjusts for family size and composition and geographic differences in housing costs. Furthermore, it compares this to the family's disposable income minus work expenses and out-of-pocket medical expenses. For a family with two adults and two children, the base poverty threshold for the SPM was \$24,343 in 2010 compared to \$22,113 for the official measure. This resulted in an SPM poverty rate of 16.0 percent compared to 15.2 percent for the official rate. Furthermore, the difference was much larger for some populations. For example, the SPM rate was 6.9 percentage points higher for seniors, 3.8 percentage points lower for people living in rural areas, and 1.5 percent higher for those households that are not insured.

Poverty Rate by Age

(population under 18, population 65 and older)

The poverty rate by age is the number of people in each age group living in a household that is below the poverty line divided by the total population of that age group for whom poverty status was determined by the U.S. Census Bureau. Due to limitations in the income data, comparisons across years are discouraged. For more information on comparisons across years, please refer to the Methods chapter of this report.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

*Source: United States Census (2000),
American Community Survey (2006, 2010, 2011)*

Geography: City

Years Reported: 2000, 2006, 2010, 2011

Pre-Foreclosure Notice Rate

(per 1,000 1–4 family properties and condo units)

This indicator measures the number of pre-foreclosure notices issued per 1,000 1–4 family homes and condominium units in a geographic area. New York State law requires mortgage servicers to send this notice to a homeowner 90 days prior to starting a foreclosure action. Data are reported by the ZIP code of the affected property. The Furman Center aggregates the data to the community district using a population-weighting formula. For more information on our population-weighting method, please refer to the Methods chapter of this report.

Source: New York State Department of Financial Services

Geography: City, Borough, Community District

Years Reported: 2011, 2012

Five Highest

Rank	CD#	Name	Value
1	QN 12	Jamaica/Hollis	186.0
2	BX 04	Highbridge/Concourse	182.7
3	BK 16	Brownsville	180.4
4	BX 07	Kingsbridge Heights/Bedford	173.6
5	BK 05	East New York/Starrett City	171.7

Five Lowest

55	MN 02	Greenwich Village/Soho	23.4
56	MN 04	Clinton/Chelsea	23.0
57	MN 08	Upper East Side	20.5
58	MN 05	Midtown	18.3
58	MN 07	Upper West Side	18.3

Private Sector Employment

This indicator measures the number of people employed by private firms in any industry as measured by the Quarterly Census of Employment and Wages (QCEW). The QCEW reports the number of employees by the employer's location, not by residence. As a result, this measure counts the number of people who work in a geographic area but may not live there. For example, the private sector employment reported for Manhattan will include commuters from other boroughs and even other states.

In a given year, the annual QCEW captures employees who worked at any point during the calendar year, indicated largely by unemployment insurance records from both governmental and non-governmental unemployment insurance providers. As a result, this indicator does not include business owners, the self-employed, or the informally-employed, and therefore undercounts the full number of people working in an area.

Source: Bureau of Labor Statistics Quarterly Census of Employment and Wages

Geography: City, Borough

Years Reported: 2006, 2010, 2011

Properties that Entered REO

(1–4 Family)

This indicator measures the total number of 1–4 family buildings in New York City that completed the foreclosure process and which were acquired by the foreclosing lender. Becoming Real Estate Owned (REO) is just one of the possible outcomes for a property after it enters foreclosure. In other cases, properties that begin the foreclosure process are sold by their owners prior to completion of the process or are sold at auction to a third-party investor or homebuyer. Some owners of properties that enter foreclosure are also able to stop the process by modifying or refinancing their mortgage or otherwise becoming current with their payments.

The 2012 figure only includes transfers into REO recorded as of the end of 2012. Because of a sometimes lengthy delay in recording REO transfers, we expect these numbers to increase when complete data are available.

For more information about how this figure was derived, please refer to the Methods chapter of this report. We present only the five highest ranked community districts here. There are 27 community districts that had no properties entering REO in 2012.

Source: Public Data Corporation, New York City Department of Finance, Furman Center

Geography: City, Borough

Years Reported: 2000, 2006, 2010, 2011, 2012

Five Highest

Rank	CD#	Name	Value
1	QN 12	Jamaica/Hollis	33
2	SI 01	St. George/Stapleton	18
3	QN 13	Queens Village	11
4	QN 09	Kew Gardens/Woodhaven	8
4	QN 10	South Ozone Park/Howard Beach	8

Property Tax Liability

(\$ millions)

This indicator reports the estimated aggregate property tax bills for owners of class 1, 2, and 4 properties in a given geographic area. Class 3 properties make up a small share of all property tax revenue, and so it is difficult to estimate their tax liability due to data limitations. The values take into account property tax phase-in caps, exemptions, and estimates for the Cooperative and Condominium Tax Abatement but do not include any other abatement programs. All figures are reported in 2012 dollars and are in millions. Property tax liabilities are reported for the fiscal year starting July 1. For example, the property tax liability for fiscal year 2012–2013 is reported in the year 2012.

Source: New York City Department of Finance

Geography: City, Borough, Community District

Years Reported: 2006, 2010, 2011, 2012

Five Highest

Rank	CD#	Name	Value
1	MN 05	Midtown	\$3,730.0
2	MN 08	Upper East Side	\$1,645.9
3	MN 06	Stuyvesant Town/Turtle Bay	\$1,321.7
4	MN 07	Upper West Side	\$976.3
5	MN 01	Financial District	\$837.5

Five Lowest

55	BX 01	Mott Haven/Melrose	\$51.6
56	BX 06	Belmont/East Tremont	\$47.0
57	BX 02	Hunts Point/Longwood	\$41.8
58	BK 16	Brownsville	\$36.3
59	BX 03	Morrisania/Crotona	\$30.3

Public Rental Housing Units

(% of rental units)

This indicator measures the share of rental units that are in New York City Housing Authority public housing developments.

In 2011, there were 17 community districts without any public rental housing units.

Source: New York City Housing Authority

Geography: City, Borough, Community District

Years Reported: 2011

Five Highest

Rank	CD#	Name	Value
1	BX 01	Mott Haven/Melrose	35.0%
2	MN 11	East Harlem	34.8%
3	BX 03	Morrisania/Crotona	25.4%
4	BK 16	Brownsville	23.5%
5	BK 03	Bedford Stuyvesant	21.3%

Public Transportation Rate

This indicator measures the percentage of workers over the age of 16 who do not work at home and who commute using public transportation. The types of transportation included as public transportation are bus, subway, railroad, and ferry boat. Taxi cabs are not included.

Because public transportation rate data were deemed unreliable for Brownsville, rankings only include 54 sub-borough areas.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

*Source: United States Census (2000),
American Community Survey (2006, 2010, 2011)*

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	MN 11	East Harlem	77.9%
2	BK 02	Fort Greene/Brooklyn Heights	77.4%
3	MN 10	Central Harlem	77.3%
4	MN 09	Morningside Heights/Hamilton	75.2%
5	BK 08	Crown Heights/Prospect Heights	74.9%

Five Lowest

50	SI 01	St. George/Stapleton	36.0%
51	QN 13	Queens Village	35.0%
52	QN 11	Bayside/Little Neck	31.4%
53	SI 02	South Beach/Willowbrook	28.2%
54	SI 03	Tottenville/Great Kills	25.0%

Racial Diversity Index

The Racial Diversity Index (RDI) measures the probability that two randomly chosen people in a given geographic area will be of a different race. The Furman Center uses the categories of Asian (non-Hispanic), black (non-Hispanic), Hispanic, and white (non-Hispanic) to calculate the index. People identifying as some other race or reporting more than one race are excluded from this calculation. Nonetheless, the groups we focus on account for 97.8 percent of New York City's population. The RDI is calculated using the following formula:

$$RDI = 1 - (P^2_{Asian} + P^2_{black} + P^2_{Hispanic} + P^2_{white})$$

A higher number indicates a more racially diverse population. For instance, if an area is inhabited by a single racial/ethnic group, its RDI would be zero. If the population of a neighborhood is evenly distributed among the four groups (25% of residents are Asian, 25% black, 25% Hispanic and 25% white), its RDI would be 0.75. In practice, in neighborhoods with a large share of residents who do not fall into any of the four groups, the RDI may be slightly greater than 0.75.

Source: United States Census (2000, 2010),
American Community Survey (2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2011

Seven Highest

Rank	CD#	Name	Value
1	QN 10	South Ozone Park/Howard Beach	0.82
2	QN 08	Hillcrest/Fresh Meadows	0.74
3	MN 09	Morningside Heights/Hamilton	0.73
4	BX 11	Pelham Parkway	0.72
4	MN 03	Lower East Side/Chinatown	0.72
4	QN 09	Ozone Park/Woodhaven	0.72
4	SI 01	North Shore	0.72

Five Lowest

51	MN 01, MN 02	Greenwich Village/Soho	0.41
52	BK 16	Brownsville	0.38
53	MN 08	Upper East Side	0.33
54	SI 03	Tottenville/Great Kills	0.28
55	BK 17	East Flatbush	0.17

Racial/Ethnic Share

(white, black, Hispanic, Asian)

This indicator measures the percentage of the total population made up of each of the following racial/ethnic groups: white (non-Hispanic), black (non-Hispanic), Hispanic (of any race) and Asian (non-Hispanic). On the community district profile pages, you can find this data in the "Racial and Ethnic Composition" charts. The percentages of the four groups may not add up to 100 because people of other races or two or more races are not included.

Source: United States Census (2000, 2010),
American Community Survey (2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2011

Refinance Loan Rate

(per 1,000 properties)

This indicator measures the refinance loan origination rate by dividing the number of refinance loans for owner-occupied, 1–4 family buildings, condominiums, and cooperative apartments by the total number of 1–4 family buildings, condominiums, and cooperative apartments in the given geographic area and then multiplying by 1,000 to establish a rate.

For more information on the Home Mortgage Disclosure Act (HMDA) data, see the Methods chapter of this report.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: Home Mortgage Disclosure Act,
New York City Department of Finance, Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2011

Six Highest

Rank	CD#	Name	Value
1	MN 07	Upper West Side	44.2
2	BK 06	Park Slope/Carroll Gardens	42.7
3	MN 01, 02	Greenwich Village/Financial District	40.3
4	MN 04, 05	Chelsea/Clinton/Midtown	31.1
5	MN 06	Stuyvesant Town/Turtle Bay	30.8
5	MN 08	Upper East Side	30.8

Five Lowest

51	BX 01, 02	Mott Haven/Hunts Point	7.4
52	BX 05	University Heights/Fordham	6.0
52	BX 03, 06	Morrisania/Belmont	6.0
54	BX 09	Parkchester/Soundview	5.2
55	BX 04	Highbridge/Concourse	4.0

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 as well as units that are rented but not occupied and units that are in such poor condition that they are not habitable.

At the sub-borough area we report an average vacancy rate for 2009–2011 from the ACS rather than separate values for each year because of limitations in the data.

Because rental vacancy rate data were deemed unreliable for Highbridge/Concourse and South Ozone Park/Howard Beach, rankings only include 53 sub-borough areas.

For more information on this three-year average, please refer to the Methods chapter of this report.

Source: United States Census (2000),
American Community Survey (2006, 2010, 2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	SI 01	St. George/Stapleton	10.4%
2	BK 05	East New York/Starrett City	7.8%
3	SI 02	South Beach/Willowbrook	7.7%
4	BK 03	Bedford Stuyvesant	6.8%
5	BK 04	Bushwick	6.1%

Five Lowest

49	MN 06	Stuyvesant Town/Turtle Bay	2.7%
50	QN 04	Elmhurst/Corona	2.0%
51	BX 09	Parkchester/Soundview	1.7%
52	MN 12	Washington Heights/Inwood	1.5%
52	BX 10	Throgs Neck/Co-op City	1.5%

Which Vacancy Rate?

There are three different rental vacancy rates available to consumers of New York City data: the New York City Housing and Vacancy Survey (HVS), the American Community Survey (ACS), and the decennial census. While all are conducted by the U.S. Census Bureau, the HVS is sponsored by the New York City Department of Housing Preservation and Development. The survey is mandated by the New York State rent regulation laws to measure rental vacancy rates, as a citywide rental vacancy rate below five percent is required to maintain rent control. Because the HVS is designed to capture the overall rate in the city, it is less statistically reliable at smaller geographies. The HVS is generally performed every three years.

The Furman Center uses data from the decennial census where available and the ACS otherwise.

In 2011, the citywide rental vacancy rate reported by the HVS was 3.12 percent, well below the five percent threshold.

Rent-Regulated Units

(% of rental units)

This indicator measures the percentage of all rental units that are rent-controlled or rent-stabilized. These programs were created at different times and include different degrees of regulation.

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: City, Borough, Sub-borough Area

Years Reported: 2011

Five Highest

Rank	CD#	Name	Value
1	BX 07	Kingsbridge Heights/Bedford	91.5%
2	MN 12	Washington Heights/Inwood	86.7%
3	BX 04	Highbridge/Concourse	83.0%
4	BK 09	South Crown Heights/Lefferts Gardens	80.8%
5	BX 05	Fordham/University Heights	75.7%

Five Lowest

51	SI 03	Tottenville/Great Kills	12.8%
52	BK 18	Flatlands/Canarsie	11.8%
53	QN 13	Queens Village	10.6%
54	SI 02	South Beach/Willowbrook	6.6%
55	QN 10	South Ozone Park/Howard Beach	3.8%

Residential Units within 1/2 Mile of a Subway/Rail Entrance

This indicator measures the percentage of residential units in a given geographic area that are within a half-mile walk of a station entrance for the New York City Subway, Long Island Rail Road, PATH, Amtrak, Metro-North Railroad, or Staten Island Railway. For the average able-bodied adult, a half-mile represents about a 10-minute walk.

For a more detailed description of how this indicator was calculated, please refer to the Methods chapter of this report.

Source: New York City Department of Transportation, New York City Department of City Planning, Furman Center

Geography: City, Borough, Community District

Years Reported: 2011

Five Highest

Rank	CD#	Name	Value
1	MN 05	Midtown	100.0%
1	MN 09	Morningside Heights/Hamilton	100.0%
1	MN 12	Washington Heights/Inwood	100.0%
4	MN 02	Greenwich Village/Soho	99.9%
5	MN 01	Financial District	99.4%

Five Lowest

55	SI 02	South Beach/Willowbrook	22.9%
56	QN 11	Bayside/Little Neck	21.7%
57	BK 18	Flatlands/Canarsie	11.1%
58	QN 13	Queens Village	10.1%
59	SI 01	St. George/Stapleton	9.5%

Residential Units within a Hurricane Evacuation Zone

This indicator measures the share of housing units that fall within any of the City's three designated hurricane evacuation zones. Zone A encompasses areas that have a high risk of flooding from any hurricane hitting New York City; Zone B includes areas that are at risk of flooding from a Category 2 or higher hurricane; and Zone C includes areas that would be at risk of flooding from a Category 3 or 4 hurricane.

In 2013, the Office of Emergency Management released new hurricane evacuation zones, numbered one through six, that include more residents (approximately 600,000, according to the City) than the prior zones.

Source: New York City Office of Emergency Management, New York City Department of City Planning

Geography: City, Borough, Community District

Years Reported: 2011

Five Highest

Rank	CD#	Name	Value
1	BK 13	Coney Island	100.0%
1	BK 18	Flatlands/Canarsie	100.0%
1	MN 01	Financial District	100.0%
1	QN 14	Rockaway/Broad Channel	100.0%
5	BK 15	Sheepshead Bay	99.5%

Five Lowest

55	BX 02	Hunts Point/Longwood	0.1%
56	BX 03	Morrisania/Crotona	0.0%
56	BX 07	Kingsbridge Heights/Bedford	0.0%
56	BK 08	Crown Heights/Prospect Heights	0.0%
56	BK 09	South Crown Heights/Lefferts Gardens	0.0%

Residential Units within Sandy Surge Area

This indicator measures the share of housing units in properties located within the Superstorm Sandy surge area. The Federal Emergency Management Agency estimated the storm surge extent using a combination of high water marks verified in the field as well as data from storm surge sensors.

The level of damage the storm inflicted on these residential buildings and units varied, and, of course, not every building, and not every unit in the surge area was damaged. Federal, city, and state agencies continue to assess the total amount of damage from Sandy.

Although the FEMA data in this measure was generated in 2012, the property information reflects 2011 conditions.

Source: Federal Emergency Management Agency Modeling Task Force, New York City Department of City Planning

Geography: City, Borough, Community District

Years Reported: 2012

Five Highest

Rank	CD#	Name	Value
1	BK 13	Coney Island	97.2%
2	QN 14	Rockaway/Broad Channel	84.2%
3	BK 15	Sheepshead Bay	43.3%
4	BK 18	Flatlands/Canarsie	36.4%
5	MN 01	Financial District	36.2%

Sales Volume

(Housing Type)

This indicator measures the number of arm's length transactions of residential properties. To qualify as arm's length, a transaction must have a non-trivial price and the sale must not be marked as "insignificant" by the Department of Finance. This indicator includes single- and multi-family buildings and condominium and cooperative apartment units. This indicator is reported for each housing type for the city and for the two predominant housing types for each borough. At the community district level, all housing types are summed together.

Sales data for 2012 only include sales recorded as of the end of 2012. This should include the vast majority of sales in 2012, but due to recording delays this number may be revised slightly when complete data are available.

Source: New York City Department of Finance, Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2011, 2012

Five Highest

Rank	CD#	Name	Value
1	QN 12	Jamaica/Hollis	1,319
2	QN 07	Flushing/Whitestone	1,318
3	SI 03	Tottenville/Great Kills	1,177
4	MN 07	Upper West Side	1,104
5	QN 13	Queens Village	1,076

Five Lowest

55	BX 04	Highbridge/Concourse	95
56	BX 07	Kingsbridge Heights/Bedford	91
57	BX 03	Morrisania/Crotona	74
58	BX 01	Mott Haven/Melrose	62
59	BX 02	Hunts Point/Longwood	30

Serious Crime Rate

(per 1,000 residents)

The New York City Police Department collects data on criminal activity, which the department is required to report to the Federal Bureau of Investigation under the Uniform Crime Reporting (UCR) program. A crime is considered serious if it is classified as a UCR Type I crime. This category contains most types of assault, burglary, larceny, motor vehicle theft, murder, rape, and robbery. While most UCR Type I crimes are felonies, some are not. Further, some felonies, notably drug offenses, are not considered UCR Type I crimes. Rates are calculated as the number of crimes committed in a given geographic area per 1,000 residents. Since some community districts have a much higher “ambient population” than the number of residents, the crime rate is very high for many parts of the central business district.

Source: New York City Police Department, United States Census Bureau, Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	MN 05	Midtown	128.9
2	MN 04	Clinton/Chelsea	74.8
3	BK 02	Fort Greene/Brooklyn Heights	49.2
4	MN 01	Financial District	48.5
5	MN 02	Greenwich Village/Soho	45.3

Five Lowest

55	SI 02	South Beach/Willowbrook	13.2
56	BK 11	Bensonhurst	11.9
57	BK 12	Borough Park	11.4
58	SI 03	Tottenville/Great Kills	11.2
59	QN 11	Bayside/Little Neck	10.2

Serious Housing Code Violations

(per 1,000 rental units)

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 Housing Code Violations are class C (immediately hazardous). These numbers include all violations that were opened in a given time period, regardless of their current status.

Source: New York City Department of Housing Preservation and Development, New York City Department of Finance

Geography: City, Borough, Community District

Years Reported: 2006, 2010, 2011, 2012

Five Highest

Rank	CD#	Name	Value
1	MN 12	Washington Heights/Inwood	130.0
2	BX 04	Highbridge/Concourse	128.9
3	BK 04	Bushwick	121.2
4	MN 09	Morningside Heights/Hamilton	116.1
5	BK 17	East Flatbush	101.1

Five Lowest

55	MN 05	Midtown	6.4
56	MN 06	Stuyvesant Town/Turtle Bay	5.7
57	SI 03	Tottenville/Great Kills	4.5
58	QN 11	Bayside/Little Neck	4.1
59	MN 01	Financial District	2.9

Severe Crowding Rate

(% of renter households)

A severely crowded household is defined as one in which there are more than 1.5 household members for each room in the unit. We present the indicator as a share of all renter households.

Prior to the 2009 American Community Survey, the Census Bureau made substantial question and processing changes to the number of rooms in a housing unit. These changes prevent comparison with earlier years.

Because severe crowding data were deemed unreliable for South Shore, rankings only include 54 sub-borough areas.

Source: United States Census (2000),
American Community Survey (2010, 2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2010, 2011

Six Highest

Rank	CD#	Name	Value
1	QN 03	Jackson Heights	11.3%
2	BK 07	Sunset Park	9.3%
3	BK 18	Flatlands/Canarsie	8.5%
4	BK 12	Borough Park	7.8%
5	BX 09	Soundview/Parkchester	7.7%
5	BK 14	Flatbush	7.7%

Five Lowest

50	MN 06	Stuyvesant Town/Turtle Bay	1.6%
50	MN 07	Upper West Side	1.6%
52	QN 10	South Ozone Park/Howard Beach	1.3%
53	BK 15	Sheepshead Bay/Gravesend	0.9%
54	BX 10	Throgs Neck/Co-op City	0.0%

Share of Population Living in Integrated Tracts

This indicator measures the total population within a geography who live in tracts which are considered to be integrated as a share of all population within the geography. A tract is considered to be integrated if the white share of the population is greater than 20 percent and at least one other race or ethnicity makes up 20 percent of the population or more.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: United States Census (2000, 2010)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010

Five Highest

Rank	CD#	Name	Value
1	BK 11	Bensonhurst	96.0%
2	QN 11	Bayside/Little Neck	94.4%
3	QN 06	Rego Park/Forest Hills	77.5%
4	QN 05	Middle Village/Ridgewood	76.2%
5	QN 08	Hillcrest/Fresh Meadows	63.1%

Share of Revenue from Property Taxes

This indicator measures the total property tax revenue as a share of all expected revenue.

Source: City of New York Comprehensive Annual Financial Report

Geography: City

Years Reported: 2006, 2010, 2011, 2012

Students Performing at Grade Level

(reading, math)

The New York City 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 these data at the school district level. The Furman Center aggregates these data to the community district level using a population weighting formula.

In 2010, proficiency standards were changed after researchers at the Department of Education recognized that the rates had been falsely inflated. The city maintains that the 2000 rates are comparable to the current measure but we do not report the rates from 2006.

For more information on our population-weighting method, please refer to the Methods chapter of this report. For this indicator, the year 2012 refers to the 2011–2012 school year.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

*Source: New York City Department of Education,
New York City Department of City Planning, Furman Center*

Geography: City, Borough, Community District

Years Reported: 2000, 2010, 2011

Students Performing at Grade Level in Math Seven Highest

Rank	CD#	Name	Value
1	QN 11	Bayside/Little Neck	88.5%
2	MN 01	Financial District	80.4%
2	MN 02	Greenwich Village/Soho	80.4%
2	MN 04	Clinton/Chelsea	80.4%
2	MN 05	Midtown	80.4%
2	MN 06	Stuyvesant Town/Turtle Bay	80.4%
2	MN 08	Upper East Side	80.4%

Five Lowest

55	BK 05	East New York/Starrett City	43.7%
56	BX 03	Morrisania/Crotona	42.9%
57	BX 04	Highbridge/Concourse	41.4%
58	BK 16	Brownsville	38.9%
59	BX 01	Mott Haven/Melrose	38.8%

Students Performing at Grade Level in Reading Seven Highest

Rank	CD#	Name	Value
1	QN 11	Bayside/Little Neck	76.0%
2	MN 01	Greenwich Village/Financial District	69.4%
2	MN 02	Greenwich Village/Financial District	69.4%
2	MN 04	Chelsea/Clinton/Midtown	69.4%
2	MN 05	Chelsea/Clinton/Midtown	69.4%
2	MN 06	Stuyvesant Town/Turtle Bay	69.4%
2	MN 08	Upper East Side	69.4%

Five Lowest

55	BK 16	Brownsville	31.2%
56	BX 05	Fordham/University Heights	30.7%
57	BX 03	Morrisania/Crotona	29.2%
58	BX 04	Highbridge/Concourse	27.4%
59	BX 01	Mott Haven/Melrose	25.4%

Subsidized Rental Housing Units (% of rental units)

This indicator measures the percentage of rental units that are privately owned and publicly subsidized. This set of properties is limited to those subsidized through the Low-Income Housing Tax Credit (LIHTC), U.S. Department of Housing and Urban Development (HUD) Project-Based Rental Assistance, HUD financing or insurance, or the New York City or State Mitchell-Lama programs.

This indicator relies on work the Furman Center has done in creating the Subsidized Housing Information Project (SHIP). For more information see the Furman Center Data Search Tool, available at <http://datasearch.furmancenter.org>.

Due to data limitations, this indicator uses data as of 2010 at the community district level and data from 2011 at the borough and city level.

Source: Furman Center Subsidized Housing Information Project

Geography: City, Borough, Community District

Years Reported: 2011

Five Highest

Rank	CD#	Name	Value
1	BX 02	Hunts Point/Longwood	30.0%
2	BK 05	East New York/Starrett City	25.5%
3	MN 10	Central Harlem	24.6%
4	BX 03	Morrisania/Crotona	23.8%
5	BX 06	Belmont/East Tremont	23.3%

Six Lowest

54	QN 05	Ridgewood/Maspeth	0.0%
54	QN 06	Rego Park/Forest Hills	0.0%
54	QN 09	Kew Gardens/Woodhaven	0.0%
54	QN 10	South Ozone Park/Howard Beach	0.0%
54	QN 11	Bayside/Little Neck	0.0%
54	SI 03	Tottenville/Great Kills	0.0%

Subsidized Rental Housing that Left Affordability Restrictions (2002–2011)

This indicator measures the number of housing units in privately owned, publicly subsidized properties that expired from or opted out of all affordability restrictions between 2002 and 2011. This set of properties is limited to those subsidized through the Low-Income Housing Tax Credit (LIHTC), U.S. Department of Housing and Urban Development (HUD) Project-Based Rental Assistance, HUD Financing and Insurance, or the New York City or State Mitchell-Lama programs. Affordability restrictions may end for two general reasons: because the property owner did not comply with the subsidy requirements (“failing out”) or because the program restrictions reached their expiration date and the owner did not renew the subsidy or enter another subsidy program tracked by the SHIP Database (“opting out”).

This measure is not reported in data tables, but rather in the text of the New York City and Borough sections.

Source: Furman Center Subsidized Housing Information Project

Geography: City, Borough

Tax Delinquencies

(% of residential properties delinquent ≥ 1 year)

A residential property is considered tax delinquent if the tax payment for the property was not received within one year of the due date and the balance due is at least \$500. The percentage is calculated by dividing the number of tax delinquent properties by the total number of residential properties.

Source: New York City Department of Finance

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	BX 04	Highbridge/Concourse	9.2%
2	BX 05	Fordham/University Heights	8.3%
3	MN 12	Washington Heights/Inwood	7.7%
4	BX 06	Belmont/East Tremont	7.4%
4	BK 03	Bedford Stuyvesant	7.4%

Five Lowest

55	QN 06	Rego Park/Forest Hills	0.9%
55	QN 11	Bayside/Little Neck	0.9%
57	BK 11	Bensonhurst	0.7%
57	MN 02	Greenwich Village/Soho	0.7%
59	MN 03	Lower East Side/Chinatown	0.4%

Unemployment Rate

This indicator measures the number of people aged 16 years and older in the civilian labor force who are unemployed, divided by the total number of people aged 16 years and older in the civilian labor force. People are considered to be unemployed if they meet the following criteria: they have not worked during the week of the survey; they have been looking for a job during the previous four weeks; and they were available to begin work. The U.S. Census Bureau advises using caution when comparing the 2000 census unemployment rate to the ACS figures because of differences in question construction and sampling.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: *United States Census (2000), American Community Survey (2006, 2010, 2011)*

Geography: *City, Borough, Sub-borough Area*

Years Reported: *2000, 2006, 2010, 2011*

Five Highest

Rank	CD#	Name	Value
1	BX 03, 06	Morrisania/Belmont	21.0%
2	BX 05	University Heights/Fordham	20.2%
3	BX 01, 02	Mott Haven/Hunts Point	20.0%
4	BX 04	Highbridge/South Concourse	19.2%
5	BK 16	Brownsville/Ocean Hill	18.8%

Five Lowest

51	MN 07	Upper West Side	6.4%
52	QN 06	Rego Park/Forest Hills	6.2%
53	MN 08	Upper East Side	5.8%
54	MN 01, MN 02	Greenwich Village/Financial District	4.8%
55	QN 04	Elmhurst/Corona	4.7%

Units Authorized by New Residential Building Permits

The number of units authorized by new residential building permits is derived from the building permit reports of the New York City Department of Buildings. 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. Comparisons between the years prior to 2006 and more recent years should be made with caution due to data improvements that facilitate more accurate estimates of the number of new units attached to each building permit. Specifically, the figures for 2000 may be an underestimate.

In 2012, no new residential construction was authorized for MN 06, Stuyvesant Town/Turtle Bay.

Source: *New York City Department of Buildings, New York City Department of City Planning*

Geography: *City, Borough, Community District*

Years Reported: *2000, 2006, 2010, 2011, 2012*

Five Highest

Rank	CD#	Name	Value
1	MN 04	Clinton/Chelsea	1,248
2	BK 01	Greenpoint/Williamsburg	908
3	MN 11	East Harlem	492
4	BX 12	Williamsbridge/Baychester	437
5	BK 03	Bedford Stuyvesant	389

Five Lowest

55	MN 07	Upper West Side	6
56	BK 17	East Flatbush	5
57	BX 08	Riverdale/Fieldston	2
57	MN 09	Morningside Heights/Hamilton	2
59	MN 06	Stuyvesant Town/Turtle Bay	0

Units Issued New Certificates of Occupancy

This indicator measures residential certificates of occupancy (often called C of Os) issued by the Department of Buildings each year. The New York City Department of Buildings requires a certificate before any newly constructed housing unit can be occupied. Rehabilitated housing units generally do not require certification unless the rehabilitation is significant, meaning that the floor plan of the unit is changed. To avoid double counting, if a building has received multiple certificates since 2000 (e.g., a temporary and a final certificate) only the first is counted.

In 2012, there were three community districts for which no certificates of occupancy were issued.

Source: New York City Department of Buildings, New York City Department of City Planning

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2011, 2012

Five Highest

Rank	CD#	Name	Value
1	BK 01	Greenpoint/Williamsburg	1,136
2	QN 02	Woodside/Sunnyside	807
3	BX 01	East Harlem	497
3	BX 02	Mott Haven/Melrose	481
5	BK 03	Bedford Stuyvesant	436

Five Lowest

55	BK 14	Midtown	7
56	MN 07	Upper East Side	3
57	MN 10	Stuyvesant Town/Turtle Bay	0
57	MN 08	Upper West Side	0
57	MN 09	Washington Heights/Inwood	0

Unused Capacity Rate

(% of land area)

This indicator reports the percentage of all residentially zoned lot area that is made up of lots built out at less than 50 percent of their zoning capacity. A lot's zoning capacity is determined by estimating the maximum floor area ratio under the New York City zoning code, based on a Furman Center analysis, and multiplying it by the lot's land area.

We do not calculate this indicator for the Financial District or Midtown because very few lots in these community districts are residentially zoned.

Source: New York City Department of Finance, New York City Department of City Planning, Furman Center

Geography: City, Borough, Community District

Years Reported: 2011

Five Highest

Rank	CD#	Name	Value
1	QN 14	Rockaway/Broad Channel	58.8%
1	BX 06	Belmont/East Tremont	58.8%
3	BX 02	Hunts Point/Longwood	56.7%
4	SI 02	South Beach/Willowbrook	49.7%
5	BX 03	Morrisania/Crotona	49.2%

Five Lowest

53	BK 14	Flatbush	16.0%
54	QN 05	Middle Village/Ridgewood	14.7%
55	BK 11	Bensonhurst	13.1%
56	BK 10	Bay Ridge/Dyker Heights	11.1%
57	MN 02	Greenwich Village/Soho	6.2%