

# User's Guide

This section begins with a comparison of New York City and the four next largest U.S. cities (page 46), then provides an overview of New York City, displaying 6 categories of indicators of housing market shifts, social and demographic changes, and health and environmental trends (page 48). Depending on data availability, tables in this section show baseline data from 2000 and updates from 2006, 2010, 2011, and 2012, making evident recent trends as well as more significant changes over the last decade. Combining these time periods allows one to see, for example, that the poverty rate for the population aged 65 and older rose from 17.2 percent to 19.0 percent between 2010 and 2011 and was higher in 2011 than in 2000.

The State of New Yorkers section (which begins on page 52) illustrates how citywide trends differ based on race and ethnicity for a selection of over 30 indicators. In this section we often compare to a baseline year, especially when changes have affected racial groups differently. Examining the same citywide trends through a racial lens allows readers to see which groups are driving changes, which groups are benefitting from changes, and which groups are being left behind. For example, we see that the median household income for white households increased by 7.1 percent between 2002 and 2011, while it fell by 5.8 percent for Hispanic households.

The remainder of the data section illustrates housing, social and environmental trends at smaller levels of geography. Starting with the Bronx (page 55), we describe borough-level trends and contrast them with citywide changes. The first page of each borough section includes indicators that help describe the borough, but change very little from year to year, such as population, residential capacity, or the share of residential units that are within walking distance of mass transit. We also show income, rent, and racial distributions and compare each borough to the city as a whole. Next is a table which reports housing, social and environmental indicators for the borough, allowing users to compare patterns from 2000 to later years.

The community district pages present a subset of the metrics found in the borough pages, with additional selected indicators displayed at the top of the pages.

We hope this edition of the *State of New York City's Housing and Neighborhoods* helps advance your work in our 59 communities. You can take advantage of our Data Search Tool to create tables of your own, available at <http://datasearch.furmancenter.org>.

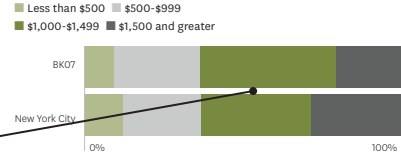
# BK07 Sunset Park



These variables change little from year to year. The same indicators are displayed here for each community district.

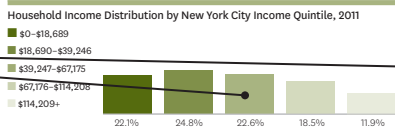
	2011	Rank
Population	152,038	21
Population Density (1,000 persons per square mile)	36.6	28
Median Household Income	\$43,380	33
Income Diversity Ratio	4.8	38
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units) <sup>1</sup>	2.9%	33
Rent-Regulated Units (% of rental units)	45.8%	26
Residential Units within a Hurricane Evacuation Zone	9.3%	37
Residential Units within Sandy Surge Area	0.0%	39
Residential Units within 1/2 Mile of a Subway/Rail Entrance	93.1%	14
Unused Capacity Rate (% of land area)	22.6%	39
Racial Diversity Index	0.68	12
Rental Vacancy Rate <sup>2</sup>	4.0%	29

Distribution of Rental Units by Gross Rent, 2011

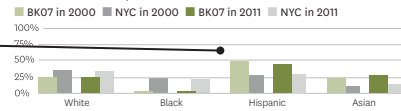


In BK07, 36.3 percent of rental housing units cost less than \$1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than \$1,000 per month.

Here, we show income, rent, and racial distributions for each community district, and compare the rent and racial distributions to the city as a whole.



Racial and Ethnic Composition, 2011



We present data for as many years as possible, but data maybe be unavailable for some indicators in some years. Consult Indicator Definitions and Rankings for information about coverage and comparisons for individual indicators.

	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
<b>HOUSING</b>							
Units Authorized by New Residential Building Permits	81	561	8	0	40	35	35
Units Issued New Certificates of Occupancy	52	91	222	88	60	43	38
Homeownership Rate	25.2%	31.7%	26.8%	24.3%	-	31	32
Index of Housing Price Appreciation (2-4 family building) <sup>3</sup>	100.0	241.6	224.3	278.4	263.3	-	3
Median Sales Price per Unit (2-4 family building) <sup>3</sup>	\$173,005	\$357,645	\$355,894	\$356,881	\$353,750	11	3
Sales Volume	442	548	433	423	476	29	27
Median Monthly Rent (all renters)	-	\$1,115	\$1,211	\$1,177	-	-	26
Median Monthly Rent (recent movers)	-	\$1,167	\$1,458	\$1,326	-	-	29
Median Rent Burden	-	28.6%	33.6%	33.3%	-	-	29
Median Rent Burden (low-income renters)	-	45.3%	44.3%	42.0%	-	-	44
Home Purchase Loan Rate (per 1,000 properties)	-	41.0	22.9	25.1	-	-	7
Refinance Loan Rate (per 1,000 properties)	-	36.5	19.0	20.4	-	-	19
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	-	0.0%	3.9%	7.4%	-	-	39
Pre-Foreclosure Notice Rate (per 1,000 1-4 family and condo properties)	-	-	-	50.1	47.7	-	42
Foreclosure Start Rate (per 1,000 1-4 family properties)	6.1	6.1	9.4	6.7	8.0	33	42
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.5%	1.3%	1.6%	1.4%	-	-	35
Serious Housing Code Violations (per 1,000 rental units)	-	60.4	46.7	43.8	43.0	-	20
Severe Crowding Rate (% of renter households)	-	-	9.6%	9.2%	-	-	2
Property Tax Liability (\$ millions)	-	\$81.2	\$100.4	\$103.6	\$103.9	-	38
<b>POPULATION</b>							
Foreign-Born Population	46.4%	46.9%	51.6%	44.1%	-	13	16
Households with Children under 18 Years Old	42.4%	-	37.8%	38.4%	-	16	20
Population Aged 65 and Older	9.1%	-	8.3%	7.6%	-	42	52
Share of Population Living in Integrated Tracts	31.5%	-	16.6%	-	-	17	35
Poverty Rate	26.3%	20.8%	26.7%	23.5%	-	20	21
Unemployment Rate	8.3%	4.4%	12.9%	8.5%	-	30	40
Public Transportation Rate	57.8%	62.8%	65.2%	65.7%	-	28	25
Mean Travel Time to Work (minutes)	40.6	41.5	47.0	45.0	-	34	8
Serious Crime Rate (per 1,000 residents)	28.6	18.6	-	15.8	-	42	48
Students Performing at Grade Level in Math	39.4%	-	62.9%	67.4%	71.3%	25	14
Students Performing at Grade Level in Reading	43.9%	-	51.9%	54.2%	56.6%	26	12
Asthma Hospitalizations (per 1,000 people)	2.7	1.8	2.2	2.1	-	28	31
Elevated Blood Lead Levels (incidence per 1,000 children)	21.2	12.0	3.5	2.5	-	18	42
Children's Obesity Rate	-	-	19.3%	17.8%	-	-	48

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008-2010. 3. Ranked out of 33 community districts with the same predominant housing type.

Here we rank the community district compared to all other community districts for which a given indicator is available. We give the rank for the most recent year available which is 2011 or 2012 depending on the indicator.