

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.

Sources: New York State Division of Criminal Justice Services, United States Census (2000), American Community Survey (2006, 2010, 2012)

Geography: City, Borough

Years Reported: 2000, 2006, 2010, 2012

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 NYU 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.

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

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010

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
5	BX 05	University Heights/Fordham	6.3
5	BX 04	Highbridge/South Concourse	6.3

Five Lowest

51	MN 04, 05	Chelsea/Clinton/Midtown	1.0
51	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.

Sources: United States Census (2000),
American Community Survey (2006, 2010, 2012)

Geography: City

Years Reported: 2000, 2006, 2010, 2012

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. Disability status is captured for the non-institutionalized population only. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Source: American Community Survey

Geography: City

Years Reported: 2010, 2012

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. These indicators are disaggregated by race and ethnicity in the State of New Yorkers section.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2012)

Geography: City

Years Reported: 2000, 2006, 2010, 2012

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, 2012

Five Highest

Rank	CD#	Name	Value
1	BK 01	Greenpoint/Williamsburg	10.3
2	MN 05	Midtown	7.7
3	BK 14	Flatbush/Midwood	5.9
4	BK 13	Coney Island	5.7
5	BK 03	Bedford Stuyvesant	5.0

Five Lowest

55	BK 16	Brownsville	1.3
55	MN 01	Financial District	1.3
57	BK 08	Crown Heights/Prospect Heights	1.1
58	QN 06	Rego Park/Forest Hills	1.0
59	SI 03	Tottenville/Great Kills	0.3

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.

Sources: Home Mortgage Disclosure Act, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	BX 03, 06	Morrisania/Belmont	80.3%
2	BK 16	Brownsville/Ocean Hill	79.1%
3	BK 05	East New York/Starrett City	78.9%
4	QN 12	Jamaica	78.7%
5	BX 12	Williamsbridge/Baychester	74.3%

Five Lowest

51	MN 04, 05	Chelsea/Clinton/Midtown	0.1%
52	MN 01, 02	Greenwich Village/Financial District	0.0%
52	MN 03	Lower East Side/Chinatown	0.0%
52	MN 07	Upper West Side	0.0%
52	MN 08	Upper East Side	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.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	QN 04	Elmhurst/Corona	63.4%
2	QN 03	Jackson Heights	63.2%
3	QN 07	Flushing/Whitestone	57.5%
4	BK 13	Coney Island	56.5%
5	BK 11	Bensonhurst	55.7%

Five Lowest

50	BX 10	Throgs Neck/Co-op City	20.7%
50	BK 02	Brooklyn Heights/Fort Greene	20.7%
52	MN 07	Upper West Side	19.1%
53	BK 03	Bedford Stuyvesant	18.8%
54	BK 06	Park Slope/Carroll Gardens	17.5%
55	SI 03	South Shore	16.2%

Gini Coefficient of Household Income

The Gini coefficient is a measure of inequality in the household income distribution. It measures how much the observed income distribution differs from a distribution in which all households earn the same amount of income. The value of the Gini coefficient ranges from zero to one: as the household income distribution becomes more equal, the coefficient approaches zero, and as the distribution becomes more unequal, the coefficient approaches one.

This indicator differs from this report's other measure of income inequality, the income diversity ratio, in meaningful ways. While the income diversity ratio measures the disparity between two points along the income distribution (the 20th and 80th percentiles), the Gini coefficient measures the entire distribution. As a result, the Gini coefficient responds to changes in the extremes and the middle of the distribution, while the income diversity ratio does not. The income diversity ratio can easily be broken down into the percentiles required to calculate it in order to trace whether changes in the lower or upper end of the distribution are driving the ratio. However, the Gini coefficient cannot be broken down into its constituent parts.

Sources: American Community Survey

Geography: City

Years Reported: 2006, 2010, 2012

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.

Sources: Home Mortgage Disclosure Act, NYU Furman Center

Geography: City, Borough

Years Reported: 2006, 2010, 2012

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.

Sources: Home Mortgage Disclosure Act, NYU Furman Center

Geography: City, Borough

Years Reported: 2006, 2010, 2012

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.

Sources: Home Mortgage Disclosure Act, Department of Finance Final Tax Roll File, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2012

Six Highest

Rank	CD#	Name	Value
1	BK 06	Park Slope/Carroll Gardens	43.5
2	BK 02	Brooklyn Heights/Fort Greene	38.3
3	BK 01	Williamsburg/Greenpoint	30.1
4	MN 11	East Harlem	28.3
5	BK 08	North Crown Heights/Prospect Heights	28.0
5	MN 01, 02	Greenwich Village/Financial District	28.0

Six Lowest

50	BK 13	Coney Island	10.1
50	BK 17	East Flatbush	10.1
52	BX 03, 06	Morrisania/Belmont	9.2
52	BX 07	Kingsbridge Heights/Moshulu	9.2
54	BX 09	Soundview/Parkchester	9.0
55	BX 04	Highbridge/South Concourse	7.5

Home Purchase Loans to LMI Borrowers

(% of home purchase loans)

This indicator measures the share of all first-lien home purchase loan originations for owner-occupied, 1-4 family buildings, condominiums, and cooperative apartments that were made to borrowers of low- to moderate-income (LMI). In Home Mortgage Disclosure Act (HMDA) data, LMI borrowers are those who earn no more than 80 percent of the metropolitan statistical area median family income. In contrast with the U.S. Department of Housing and Urban Development's Section 8 and HOME program income guidelines used for other indicators in this report, HMDA's 80 percent limit does not adjust its definition of LMI for household size. For more information on HMDA data, please refer to the Methods chapter of this report.

Sources: Home Mortgage Disclosure Act, NYU Furman Center

Geography: City

Years Reported: 2006, 2010, 2012

Home Purchase Loans in LMI Tracts

(% of home purchase loans)

This indicator measures the share of all first-lien home purchase loans for owner-occupied, 1-4 family buildings, condominiums, and cooperative apartments that were originated for homes in low- to moderate-income (LMI) Census tracts. In Home Mortgage Disclosure Act (HMDA) data, LMI tracts have a median family income of no more than 80 percent of the metropolitan statistical area median family income. The HMDA data from 2003 to 2011 use the tract median family income as reported in 1999 for the 2000 Census. Starting in 2012, the source of the tract median family income was the American Community Survey 2006-2010 five-year estimates. For more information on HMDA data, please refer to the Methods chapter of this report.

Sources: Home Mortgage Disclosure Act, NYU Furman Center

Geography: City

Years Reported: 2006, 2010, 2012

Home Sales Affordable at 80%, 200% AMI

(% of 1-4 family and condo sales)

This indicator estimates the share of all arm's length one- to four-family building and condominium sales that were affordable in a year to a three-person household at various income levels. In calculating this indicator, we make several assumptions about the property's financing, occupancy, and income generated by rents. We assume owners will finance their homes through fixed-rate, 30-year conventional mortgages using level payments and an initial 20 percent down payment. For two- to four-family buildings specifically, we estimate that the owner will occupy one unit and rent out the others. For those properties, we adjust the owners' incomes by adding annualized rents of market rate rental units in two- to four-family homes estimated from the New York City Housing and Vacancy Survey to the owner's annual income. We define a maximum affordable monthly payment as not exceeding 25 percent of the owner's adjusted income, leaving a five percent buffer for insurance and property taxes. We then calculate an estimated monthly mortgage payment using the property's sales price and the average conforming interest rate for fixed-rate, 30-year conventional mortgages. Sales with monthly mortgage payments that exceed the maximum affordable payment for an income level are deemed not affordable.

In Part 2, Section 2: Homeowners and Their Homes, we present a variant of this measure based on different financing assumptions: a Federal Housing Administration-insured mortgage with a 3.5 percent down payment. Because of higher fees and larger principal, the share affordable assuming FHA financing is lower than the share affordable under a conventional loan.

Sources: New York City Department of Finance, U.S. Department of Housing and Urban Development, Freddie Mac Primary Mortgage Market Survey, New York City Housing and Vacancy Survey, NYU Furman Center

Geography: City

Years Reported: 2006, 2010, 2012, 2013

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, 2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	SI 03	South Shore	78.5%
2	QN 13	Queens Village	72.3%
3	SI 02	Mid-Island	71.5%
4	QN 11	Bayside/Little Neck	69.3%
5	QN 10	South Ozone Park/Howard Beach	62.8%

Five Lowest

51	BX 03, 06	Morrisania/Belmont	7.7%
52	BX 01, 02	Mott Haven/Hunts Point	6.5%
53	BX 07	Kingsbridge Heights/Moshulu	6.1%
54	BX 04	Highbridge/South Concourse	5.7%
55	BX 05	University Heights/Fordham	2.8%

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.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	BK 16	Brownsville/Ocean Hill	47.5%
2	BX 03, 06	Morrisania/Belmont	46.0%
3	BX 01, 02	Mott Haven/Hunts Point	45.3%
4	BX 05	University Heights/Fordham	43.9%
5	QN 09	Ozone Park/Woodhaven	43.3%

Five Lowest

51	MN 03	Lower East Side/Chinatown	17.9%
52	MN 08	Upper East Side	15.5%
53	MN 01, 02	Greenwich Village/Financial District	14.3%
54	MN 04, 05	Chelsea/Clinton/Midtown	8.8%
55	MN 06	Stuyvesant Town/Turtle Bay	8.4%

Housing Choice Vouchers

(% of renter households)

This indicator measures the share of all rental households in a geographic area whose rents are subsidized using a Housing Choice Voucher. Due to inconsistencies in data collection and reporting from the original source prior to 2009, we do not present this indicator before 2009.

Sources: U.S. Department of Housing and Urban Development Picture of Subsidized Households, United States Census (2010), American Community Survey (2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2010, 2012

Six Highest

Rank	CD#	Name	Value
1	BX 03, 06	Morrisania/Belmont	14.9%
1	BX 07	Kingsbridge Heights/Moshulu	14.9%
3	BK 12	Borough Park	11.7%
4	BK 05	East New York/Starrett City	11.3%
5	BX 01, 02	Mott Haven/Hunts Point	10.8%
5	BX 05	University Heights/Fordham	10.8%

Six Lowest

50	QN 06	Rego Park/Forest Hills	0.7%
50	QN 07	Flushing/Whitestone	0.7%
50	SI 03	South Shore	0.7%
53	QN 01	Astoria	0.6%
54	MN 08	Upper East Side	0.5%
55	QN 11	Bayside/Little Neck	0.1%

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 (2012)*

Geography: *City, Borough*

Years Reported: *2000, 2010, 2012*

Income Diversity Ratio

The NYU 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 several income categories for New York City. The percentages in the charts may not add up to 100 percent because of rounding.

Sources: *United States Census (2000), American Community Survey (2006, 2010, 2012), NYU Furman Center*

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

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

Five Highest

Rank	CD#	Name	Value
1	MN 09	Morningside Heights/Hamilton Heights	9.8
2	BK 13	Coney Island	8.2
3	MN 10	Central Harlem	7.8
4	BK 08	North Crown Heights/Prospect Heights	7.7
5	BK 01	Williamsburg/Greenpoint	7.6

Five Lowest

51	BK 06	Park Slope/Carroll Gardens	4.3
52	QN 10	South Ozone Park/Howard Beach	4.0
53	BK 17	East Flatbush	3.8
54	QN 13	Queens Village	3.7
55	SI 03	South Shore	3.6

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 2013 only include sales recorded as of the end of 2013. This encompasses the vast majority of sales in 2013, but due to recording delays this number may be revised slightly when complete data are available. Rankings for 2013 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.

Sources: New York City Department of Finance, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2012, 2013

1 family buildings

Three Highest

Rank	CD#	Name	Value
1	QN 07	Flushing/Whitestone	200.6
2	BK 14	Flatbush/Midwood	197.4
2	QN 06	Rego Park/Forest Hills	197.4

Three Lowest

Rank	CD#	Name	Value
12	QN 10	South Ozone Park/Howard Beach	152.3
13	BX 08	Riverdale/Fieldston	149.5
14	QN 12	Jamaica/Hollis	137.0

2–4 family buildings

Three Highest

1	BK 01	Greenpoint/Williamsburg	327.1
2	BK 02	Fort Greene/Brooklyn Heights	313.9
3	BK 07	Sunset Park	286.9

Three Lowest

31	BX 05	Fordham/University Heights	113.9
32	BX 04	Highbridge/Concourse	109.4
33	BK 16	Brownsville	108.0

5+ family buildings

Two Highest

1	MN 03	Lower East Side/Chinatown	475.4
2	MN 10	Central Harlem	473.0

Two Lowest

4	MN 09	Morningside Heights/Hamilton	399.9
5	MN 12	Washington Heights/Inwood	348.7

Condominiums

Three Highest

1	MN 04	Clinton/Chelsea	270.5
2	MN 07	Upper West Side	264.9
3	MN 02	Greenwich Village/Soho	262.5

Three Lowest

5	MN 01	Financial District	233.5
6	MN 06	Stuyvesant Town/Turtle Bay	221.2
7	MN 08	Upper East Side	206.7

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 2013, it was 221.2. So the index was 21.4 index points higher in 2013. This does not mean that the value of the average home went up by 21.4 percent. Using the formula above we see that the home appreciated by 10.7 percent between 2006 and 2013.

$$\frac{221.2 - 199.8}{199.8} = 10.7\%$$

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 2013 among community districts for which condominiums were the predominant housing type, while Clinton/Chelsea 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 Clinton/Chelsea, but rather that Upper East Side condominiums 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, 2012

Labor Force Participation Rate

This indicator measures the number of people aged 16 years and older who are in the civilian labor force, divided by the total number of non-institutionalized people aged 16 years and older. People are considered to be not in the labor force if they were neither employed nor unemployed (see unemployment rate for definition of unemployed) and whose work at home was "incidental" and unpaid. The U.S. Census Bureau advises using caution when comparing the 2000 Census labor force participation rate to the ACS figures because of differences in question construction and sampling.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2012)

Geography: City

Years Reported: 2000, 2006, 2010, 2012

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, 2012

Market Rate Rental Units

(% of rental units)

This indicator measures the share of rental units in a geographic area that are unsubsidized and are not rent controlled or rent stabilized. We calculate the number of market rate rental units by subtracting all subsidized rental units, rent-controlled, and rent-stabilized units from the total number of rental units. We then divide the total number of market rate rental units by the total number of rental units in that geographic area. At the city and borough levels, we report this indicator for both 2002 and 2011. We obtain the total number of rental units from the New York City Housing and Vacancy Survey for 2002 and from the American Community Survey for 2012. At the sub-borough area, we report this measure for 2011 only and generally obtain the total number of rental units from the Department of Finance Final Tax Roll File. For more information about our analysis of the rental stock, please see the Methods chapter.

Sources: NYU Furman Center Subsidized Housing Information Project, New York City Housing Authority, New York City Housing and Vacancy Survey, New York City Department of Finance Final Tax Roll File, American Community Survey, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2002, 2011, 2012

Five Highest

Rank	CD#	Name	Value
1	QN 10	South Ozone Park/Howard Beach	95.9%
2	QN 13	Queens Village	86.9%
3	SI 03	South Shore	82.2%
4	QN 11	Bayside/Little Neck	78.9%
5	SI 02	Mid-Island	75.2%

Five Lowest

51	MN 12	Washington Heights/Inwood	12.8%
52	BX 05	University Heights/Fordham	10.9%
53	BK 09	South Crown Heights	6.7%
54	BX 04	Highbridge/South Concourse	4.2%
55	BX 07	Kingsbridge Heights/Moshulu	3.8%

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

Sources: United States Census (2000), American Community Survey (2006, 2010, 2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	QN 12	Jamaica	47.5
2	QN 13	Queens Village	47.1
3	BK 18	Flatlands/Canarsie	46.0
4	BX 10	Throgs Neck/Co-op City	45.9
4	QN 09	Ozone Park/Woodhaven	45.9

Five Lowest

51	MN 08	Upper East Side	30.3
52	MN 07	Upper West Side	30.1
53	MN 06	Stuyvesant Town/Turtle Bay	27.3
54	MN 01, 02	Greenwich Village/Financial District	25.2
55	MN 04, 05	Chelsea/Clinton/Midtown	24.6

Median Household Income

(all households, homeowner households, renter households)

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 2012. The median household income for the boroughs and the city are presented for all years. All figures have been adjusted to 2013 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. Because household income levels differ by tenure choice (whether an occupant owns or rents their home), we also separately report the median household income for homeowners and renters at the city level. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2012

Median Household Income (all households)

Five Highest

Rank	CD#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$104,603
2	MN 08	Upper East Side	\$100,994
3	MN 06	Stuyvesant Town/Turtle Bay	\$93,983
4	MN 07	Upper West Side	\$93,361
5	BK 06	Park Slope/Carroll Gardens	\$88,610

Five Lowest

51	BK 16	Brownsville/Ocean Hill	\$28,838
52	BX 04	Highbridge/South Concourse	\$27,408
53	BX 05	University Heights/Fordham	\$21,959
54	BX 03, 06	Morrisania/Belmont	\$20,933
55	BX 01, 02	Mott Haven/Hunts Point	\$19,443

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, 2012

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 2013 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.

Sources: American Community Survey

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2012

Median Monthly Rent (all renters)

Five Highest

Rank	CD#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$2,035
1	MN 04, 05	Chelsea/Clinton/Midtown	\$2,035
1	MN 06	Stuyvesant Town/Turtle Bay	\$2,035
4	MN 08	Upper East Side	\$1,984
5	BK 06	Park Slope/Carroll Gardens	\$1,723

Five Lowest

51	MN 11	East Harlem	\$944
52	MN 10	Central Harlem	\$891
53	BK 13	Coney Island	\$888
54	BX 03, 06	Morrisania/Belmont	\$876
55	BX 01, 02	Mott Haven/Hunts Point	\$762

Median Monthly Rent (recent movers)

Five Highest

Rank	CD#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$2,725
2	MN 06	Stuyvesant Town/Turtle Bay	\$2,705
3	MN 04, 05	Chelsea/Clinton/Midtown	\$2,522
4	MN 07	Upper West Side	\$2,379
5	BK 06	Park Slope/Carroll Gardens	\$2,054

Five Lowest

51	BX 04	Highbridge/South Concourse	\$1,108
52	BK 13	Coney Island	\$1,098
53	SI 02	Mid-Island	\$1,057
54	BX 01, 02	Mott Haven/Hunts Point	\$1,017
54	BX 03, 06	Morrisania/Belmont	\$1,017

Median Rent Burden

This indicator measures the median percentage of gross, pre-tax income spent on gross rent (rent plus electricity and heating fuel costs; see median monthly rent definition) 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, 2012

Five Highest

Rank	CD#	Name	Value
1	BX 05	University Heights/Fordham	45.2%
2	BK 12	Borough Park	42.2%
3	BX 07	Kingsbridge Heights/Moshulu	40.2%
4	BX 03, 06	Morrisania/Belmont	39.2%
5	QN 04	Elmhurst/Corona	38.3%

Five Lowest

51	MN 01, 02	Greenwich Village/Financial District	26.6%
52	MN 06	Stuyvesant Town/Turtle Bay	26.5%
53	BK 06	Park Slope/Carroll Gardens	26.2%
54	MN 08	Upper East Side	25.0%
55	SI 03	South Shore	24.6%

Median Rent Burden

(low-income renters)

This indicator measures the median percentage of gross, pre-tax income that low-income renter households spent on gross rent (rent plus electricity and heating fuel costs; see median monthly rent definition). 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, 2012), U.S. Department of Housing and Urban Development

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	66.7%
2	MN 06	Stuyvesant Town/Turtle Bay	62.7%
3	QN 08	Hillcrest/Fresh Meadows	61.5%
4	QN 04	Elmhurst/Corona	57.7%
5	QN 06	Rego Park/Forest Hills	57.5%

Five Lowest

50	BK 05	East New York/Starrett City	38.0%
51	MN 10	Central Harlem	36.7%
52	BK 03	Bedford Stuyvesant	36.4%
53	BK 13	Coney Island	36.2%
54	MN 11	East Harlem	32.7%

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 2013 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 2013 only include sales recorded as of the end of 2013. This encompasses the vast majority of sales in 2013, but due to recording delays this number may be revised slightly when complete data are available.

Sources: New York City Department of Finance, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2012, 2013

1 family buildings

Three Highest

Rank	CD#	Name	Value
1	BK 14	Flatbush/Midwood	\$750,000
2	QN 06	Rego Park/Forest Hills	\$705,000
3	BX 08	Riverdale/Fieldston	\$662,500

Three Lowest

12	QN 10	South Ozone Park/Howard Beach	\$365,000
13	SI 01	St. George/Stapleton	\$330,000
14	QN 12	Jamaica/Hollis	\$294,750

2-4 family buildings

Three Highest

1	BK 06	Park Slope/Carroll Gardens	\$691,417
2	BK 02	Fort Greene/Brooklyn Heights	\$650,000
3	BK 01	Greenpoint/Williamsburg	\$400,000

Three Lowest

31	BX 01	Mott Haven/Melrose	\$134,183
32	BX 04	Highbridge/Concourse	\$134,117
33	BX 02	Hunts Point/Longwood	\$119,167

5+ family buildings

Two Highest

1	MN 03	Lower East Side/Chinatown	\$368,333
2	MN 11	East Harlem	\$172,500

Two Lowest

4	MN 10	Central Harlem	\$164,543
5	MN 12	Washington Heights/Inwood	\$138,321

Condominiums

Three Highest

1	MN 02	Greenwich Village/Soho	\$2,100,000
2	MN 05	Midtown	\$1,345,000
3	MN 08	Upper East Side	\$1,200,000

Three Lowest

5	MN 07	Upper West Side	\$1,150,000
6	MN 01	Financial District	\$1,100,000
7	MN 06	Stuyvesant Town/Turtle Bay	\$946,250

Moderately Rent Burdened Households

(% of renter households)

This indicator measures the share of renter households whose gross rent (rent plus electricity and heating fuel costs; see median monthly rent definition) made up at least 30 percent but less than 50 percent of their monthly pre-tax income. Compilation of rent burden 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.

Sources: American Community Survey

Geography: City

Years Reported: 2006, 2010, 2012

Notices of Foreclosure

(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.

Sources: Public Data Corporation, New York City Department of Finance Final Tax Roll File, NYU Furman Center

Geography: City, Borough

Years Reported: 2000, 2006, 2010, 2012, 2013

Notices of Foreclosure, Initial/Repeat

(1-4 family and condo properties)

This indicator distinguishes between a new *lis pendens* and a repeat filing issued to a property that already received a *lis pendens* in the past six years. By separating repeated filings, we are better able to ascertain the number of property owners who have newly fallen into distress. Because we are able to observe only the filing date and location of foreclosure notices, repeat filings might occur either because the lender refiled an expired or withdrawn foreclosure notice, or because an owner defaulted again after resolving a previous instance of default. This indicator applies only to one- to four-family buildings and condominiums, so it should not be compared to foreclosure counts for multi-family rental or cooperative apartment buildings. For a more detailed description of our *lis pendens* methodology, please refer to the Methods chapter of this report.

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

Geography: City

Years Reported: 2000, 2006, 2010, 2012, 2013

Notices of Foreclosure Rate

(per 1,000 1-4 family and condo properties)

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

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

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2012, 2013

Five Highest

Rank	CD#	Name	Value
1	BX 04	Highbridge/Concourse	54.5
2	BX 06	Belmont/East Tremont	53.3
3	BK 16	Brownsville	52.9
4	BX 02	Hunts Point/Longwood	49.7
5	BX 03	Morrisania/Crotona	46.3

Five Lowest

55	MN 07	Upper West Side	2.9
56	MN 06	Stuyvesant Town/Turtle Bay	2.6
57	BK 06	Park Slope/Carroll Gardens	2.5
57	MN 05	Midtown	2.5
59	MN 02	Greenwich Village/Soho	2.2

Other Subsidized (Income-Restricted) Rental Units

(% of rental units)

This indicator measures the percentage of rental units that are privately owned and publicly subsidized and whose tenants are subject to income restrictions. 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 NYU Furman Center has done in creating the Subsidized Housing Information Project (SHIP). For more information, see the NYU Furman Center Data Search Tool, available at <http://datasearch.furmancenter.org>.

For more information on this and other rental stock indicators, please refer to the Rental Housing Units by Regulation and Subsidy Status section of the Methods chapter. At the city and borough levels, we report this indicator for both 2002 and 2012, although data in 2012 refers to 2011 conditions. At the sub-borough area level, we report this indicator for 2011 only.

Source: NYU Furman Center Subsidized Housing Information Project, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2002, 2011, 2012

Five Highest

Rank	CD#	Name	Value
1	BX 03, 06	Morrisania/Belmont	29.3%
2	MN 04, 05	Chelsea/Clinton/Midtown	27.0%
3	BX 01, 02	Mott Haven/Hunts Point	26.7%
4	BK 05	East New York/Starrett City	25.5%
5	MN 10	Central Harlem	25.3%

Five Lowest

51	QN 05	Middle Village/Ridgewood	0.0%
51	QN 06	Rego Park/Forest Hills	0.0%
51	QN 10	South Ozone Park/Howard Beach	0.0%
51	QN 11	Bayside/Little Neck	0.0%
51	SI 03	South Shore	0.0%

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 in years when the census is taken and from the ACS after the most recent census. At the sub-borough area level, we present the population density for 2012 only and use the ACS for our population estimates. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section. The U.S. Census Bureau advises that ACS population estimates should be compared with caution across years. We do not present rankings for this indicator because sub-borough areas were designed to have roughly similar populations.

Sources: United States Census (2000, 2010), American Community Survey (2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2012

Population Aged 65 and Older

These indicators measure the percentage of residents who are aged 65 years and older. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

Sources: United States Census (2000, 2010), American Community Survey (2006, 2010, 2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	BK 13	Coney Island	22.7%
2	MN 07	Upper West Side	19.9%
3	MN 08	Upper East Side	19.0%
4	BX 10	Throgs Neck/Co-op City	18.6%
5	QN 07	Flushing/Whitestone	18.0%

Six Lowest

50	BX 05	University Heights/Fordham	8.2%
50	BK 04	Bushwick	8.2%
52	BX 03, 06	Morrisania/Belmont	7.8%
53	BX 04	Highbridge/South Concourse	7.7%
54	BK 03	Bedford Stuyvesant	7.6%
55	BX 01, 02	Mott Haven/Hunts Point	7.5%

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 and the 2012 ACS. At the sub-borough area level, we present the population density for 2012 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.

Sources: United States Census (2000, 2010), American Community Survey (2012)

Geography: City, Borough, Sub-borough

Years Reported: 2000, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	MN 08	Upper East Side	111.2
2	MN 10	Central Harlem	96.8
3	MN 03	Lower East Side/Chinatown	95.6
4	BX 05	University Heights/Fordham	87.4
5	MN 06	Stuyvesant Town/Turtle Bay	86.7

Five Lowest

51	SI 01	North Shore	12.5
52	QN 14	Rockaways	11.3
53	QN 13	Queens Village	10.0
54	SI 02	Mid-Island	6.7
54	SI 03	South Shore	6.7

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.

Sources: United States Census (2000),
American Community Survey (2006, 2010, 2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	BX 03, 06	Morrisania/Belmont	46.4%
2	BX 01, 02	Mott Haven/Hunts Point	46.1%
3	BX 05	University Heights/Fordham	42.3%
4	BX 04	Highbridge/South Concourse	37.0%
5	BK 16	Brownsville/Ocean Hill	36.4%

Five Lowest

51	MN 08	Upper East Side	7.6%
52	MN 01, 02	Greenwich Village/Financial District	7.4%
52	QN 11	Bayside/Little Neck	7.4%
54	SI 02	Mid-Island	7.3%
55	SI 03	South Shore	6.5%

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.

Sources: United States Census (2000),
American Community Survey (2006, 2010, 2012)

Geography: City

Years Reported: 2000, 2006, 2010, 2012

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 NYU 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.

Sources: New York State Department of Financial Services, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2012, 2013

Five Highest

Rank	CD#	Name	Value
1	BX 04	Highbridge/Concourse	192.5
2	QN 12	Jamaica/Hollis	173.1
3	BX 06	Belmont/East Tremont	166.7
4	BK 17	East Flatbush	165.6
5	BX 05	Fordham/University Heights	164.3

Five Lowest

55	MN 06	Stuyvesant Town/Turtle Bay	21.1
56	MN 01	Financial District	19.8
57	MN 08	Upper East Side	19.2
58	MN 07	Upper West Side	15.6
59	MN 05	Midtown	11.1

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, 2012

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 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 2013 figure only includes transfers into REO recorded as of the end of 2013. 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 were 17 community districts that had no properties entering REO in 2013.

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

Geography: City, Borough

Years Reported: 2000, 2006, 2010, 2012, 2013

Five Highest

Rank	CD#	Name	Value
1	BX 12	Williamsbridge/Baychester	33
2	QN 12	Jamaica/Hollis	32
3	SI 01	St. George/Stapleton	23
4	BK 05	East New York/Starrett City	18
5	QN 13	Queens Village	17

Property Crime Rate

(per 1,000 residents)

The New York City Police Department (NYPD) collects data on criminal activity, which the department reports consistent with classifications set primarily by the New York State Penal Law. Serious property crimes include most types of burglary, larceny, or motor vehicle theft that the NYPD classifies as a major felony. Rates are calculated as the number of crimes committed in a given geographic area per 1,000 residents.

Sources: New York City Police Department, United States Census

Geography: City

Years Reported: 2000, 2006, 2010, 2012, 2013

Public Housing Units

(% of rental units)

This indicator measures the share of rental units that are in New York City Housing Authority public housing developments. At the city and borough levels, we report this indicator for both 2002 and 2012. At the sub-borough area level, we report this indicator for 2011 only. In 2011, there were 11 sub-borough areas without any public housing units.

Source: New York City Housing Authority, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2002, 2011, 2012

Five Highest

Rank	CD#	Name	Value
1	MN 11	East Harlem	32.5%
2	BX 01, 02	Mott Haven/Hunts Point	26.0%
3	BK 16	Brownsville/Ocean Hill	25.5%
4	MN 03	Lower East Side/Chinatown	21.2%
5	MN 10	Central Harlem	18.5%

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. 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, 2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	MN 10	Central Harlem	81.0%
2	MN 11	East Harlem	74.7%
3	MN 07	Upper West Side	73.7%
4	BK 09	South Crown Heights	73.4%
5	BK 02	Brooklyn Heights/Fort Greene	73.2%

Five Lowest

51	QN 13	Queens Village	36.1%
52	QN 14	Rockaways	35.0%
53	SI 02	Mid-Island	28.3%
54	QN 11	Bayside/Little Neck	27.3%
55	SI 03	South Shore	22.0%

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 NYU 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 accounted for 97.3 percent of New York City's population in 2012. 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 (2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	QN 10	South Ozone Park/Howard Beach	0.83
2	QN 08	Hillcrest/Fresh Meadows	0.74
2	QN 09	Ozone Park/Woodhaven	0.74
4	MN 03	Lower East Side/Chinatown	0.73
5	MN 09	Morningside Heights/Hamilton Heights	0.71
5	SI 01	North Shore	0.71

Six Lowest

50	BX 01, 02	Mott Haven/Hunts Point	0.43
50	MN 12	Washington Heights/Inwood	0.43
52	BK 16	Brownsville/Ocean Hill	0.42
53	MN 08	Upper East Side	0.37
54	SI 03	South Shore	0.28
55	BK 17	East Flatbush	0.22

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 (2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2012

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.

Sources: Home Mortgage Disclosure Act, New York City Department of Finance Final Tax Roll File, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	MN 07	Upper West Side	55.9
2	BK 06	Park Slope/Carroll Gardens	55.7
3	MN 01, 02	Greenwich Village/Financial District	41.7
4	BK 02	Brooklyn Heights/Fort Greene	40.2
4	MN 08	Upper East Side	40.2

Five Lowest

51	BX 09	Soundview/Parkchester	8.5
52	BX 04	Highbridge/South Concourse	7.4
53	BX 01, 02	Mott Haven/Hunts Point	6.7
54	BX 03, 06	Morrisania/Belmont	6.5
55	BX 05	University Heights/Fordham	5.3

Rental Stock by Regulation and Subsidy Status

(% of rental units)

These charts display the distribution of all rental housing units by rent regulation and subsidy status. We assign rental units to one of four categories: market rate, rent-stabilized or rent-controlled, public housing, and other subsidized (income-restricted). Definitions and sub-borough area rankings for the rental stock categories—market rate, rent-stabilized or rent-controlled, public housing, and other subsidized (income-restricted)—are also available in this section.

There is no authoritative source of regulation or subsidy status for rental units in New York City, so as a result, it is difficult to compare the composition of rental units over time, especially at small geographies. We provide comparisons from 2002 to 2012 at the city and borough levels, but we show a cross-sectional comparison for the year 2011 for community districts only.

For more information about our analysis of the rental stock and our data sources in particular, please see the Methods chapter.

Sources: NYU Furman Center Subsidized Housing Information Project, New York City Housing Authority, New York City Housing and Vacancy Survey, New York City Department of Finance, American Community Survey, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years: 2002, 2011, 2012

Rental Units Affordable at 30%, 80% of AMI

(% of recently available units)

This indicator measures the share of occupied, recently available, two or more bedroom rental units that are affordable to three-person households at various income levels. The goal of this indicator is to estimate the affordability of rental units that become available on the market over time. Thus, we define “recently available” units as those that have become occupied by new households paying cash rent within the last five years. We define a recently available unit as “affordable” to a household if its gross rent (rent plus electricity and heating fuel costs; see median monthly rent definition) is less than 30 percent of the household’s gross monthly income.

In order to represent the experiences of households of different incomes, we report shares affordable at 30 percent (the extremely low-income limit) and 80 percent (the low-income limit) of the area median income (AMI) as defined by the U.S. Department of Housing and Urban Development’s Section 8 and HOME program guidelines. Income guidelines differ based on household size, so we select income levels based on a three-person household to approximate the city’s average household size.

Compilation of rent data was significantly different in the 2000 decennial Census compared to the ACS; therefore, we advise caution when comparing data in 2000 to data reported in later years. For more information on comparisons across years, please refer to the Methods chapter of this report.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2012), U.S. Department of Housing and Urban Development, NYU Furman Center

Geography: City

Years Reported: 2000, 2006, 2010, 2012

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 20010–2012 from the ACS rather than separate values for each year because of limitations in the data. For more information on this three-year average, please refer to the Methods chapter of this report.

Sources: *United States Census (2000), American Community Survey (2010, 2012)*

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

Years Reported: *2000, 2010, 2012*

Five Highest

Rank	CD#	Name	Value
1	SI 01	North Shore	11.3%
2	BK 05	East New York/Starrett City	8.1%
3	SI 02	Mid-Island	7.6%
4	BK 03	Bedford Stuyvesant	5.9%
5	BK 04	Bushwick	5.7%

Five Lowest

51	BX 09	Soundview/Parkchester	1.7%
51	QN 04	Elmhurst/Corona	1.7%
51	QN 10	South Ozone Park/Howard Beach	1.7%
54	BX 10	Throgs Neck/Co-op City	1.6%
55	MN 12	Washington Heights/Inwood	1.3%

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 NYU Furman Center uses data from the decennial census in 2000 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-Stabilized or Rent-Controlled 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.

This indicator is based on the New York City Housing and Vacancy Survey's estimate of the number of rent-stabilized and rent-controlled units, from which we subtract units that are both rent-stabilized and subsidized to avoid double-counting. For more information on this adjustment, please refer to the Rental Housing Units by Regulation and Subsidy Status section of the Methods chapter. At the city and borough levels, we report this indicator for both 2002 and 2012. At the sub-borough area level, we report this indicator for 2011 only.

Source: New York City Housing and Vacancy Survey, NYU Furman Center Subsidized Housing Information Project, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2002, 2011, 2012

Five Highest

Rank	CD#	Name	Value
1	BX 07	Kingsbridge Heights/Moshulu	91.3%
2	BK 09	South Crown Heights	89.3%
3	MN 12	Washington Heights/Inwood	81.5%
4	BX 04	Highbridge/South Concourse	74.7%
5	BK 14	Flatbush	73.5%

Five Lowest

51	BK 18	Flatlands/Canarsie	15.7%
52	QN 14	Rockaways	14.9%
53	QN 13	Queens Village	12.4%
54	SI 02	Mid-Island	7.5%
55	QN 10	South Ozone Park/Howard Beach	3.9%

Residential Units within 1/4 Mile of a Park

This indicator measures the share of residential units in a given geographic area that are within a quarter mile of a park. We require that a park be at least one quarter of an acre in size, which excludes some small parks but includes many in the Greenstreets program. As part of PlaNYC 2030, the City had a goal of having 99% of residents within a half mile of a park and 85% of residents within a quarter mile of a park by 2030. For a more detailed description of how this indicator is calculated, please refer to the Methods chapter of this report.

Sources: New York City Department of Parks and Recreation, New York City Department of City Planning, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2012

Five Highest

Rank	CD#	Name	Value
1	BX 05	Fordham/University Heights	100.0%
2	MN 10	Central Harlem	99.7%
2	MN 11	East Harlem	99.7%
2	MN 12	Washington Heights/Inwood	99.7%
5	BX 01	Mott Haven/Melrose	99.6%

Five Lowest

55	SI 03	Tottenville/Great Kills	73.3%
56	BK 14	Flatbush/Midwood	71.3%
57	QN 01	Astoria	69.6%
58	BK 17	East Flatbush	63.7%
59	QN 10	South Ozone Park/Howard Beach	59.8%

Residential Units within a Hurricane Evacuation Zone

This indicator measures the share of housing units that fall within any of the City’s six designated hurricane evacuation zones. In 2013, the New York City Office of Emergency Management released hurricane evacuation zones, numbered one through six, that included more residents (approximately 600,000, according to the City) than the previously used zones A, B, and C. For data on the percentage of units that fell within the previous zone boundaries, please refer to the State of New York City’s Housing and Neighborhoods 2012 report.

Sources: New York City Office of Emergency Management, New York City Department of City Planning, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2012

Five Highest

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

Five Lowest

55	BX 12	Williamsbridge/Baychester	2.2%
56	QN 05	Ridgewood/Maspeth	1.9%
57	BX 07	Kingsbridge Heights/Bedford	0.5%
58	BK 08	Crown Heights/Prospect Heights	0.0%
58	BK 09	South Crown Heights/Lefferts Gardens	0.0%

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. At the city level, sales volume is disaggregated by property type, including single- and multi-family buildings, condominiums, and cooperative apartments. Sales volumes for cooperative apartments are not available prior to 2004. At the borough level, this indicator is reported for the two predominant housing types for each borough. At the community district level, all housing types, except cooperative apartments, are summed together. Sales data for 2013 only include sales recorded as of the end of 2013. This should include the vast majority of sales in 2013, but due to recording delays this number may be revised slightly when complete data are available.

Sources: New York City Department of Finance, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2012, 2013

Five Highest

Rank	CD#	Name	Value
1	QN 07	Flushing/Whitestone	1,720
2	SI 03	Tottenville/Great Kills	1,604
3	QN 12	Jamaica/Hollis	1,427
4	SI 01	St. George/Stapleton	1,193
5	MN 01	Financial District	1,116

Five Lowest

55	BX 05	Fordham/University Heights	99
56	BX 04	Highbridge/Concourse	95
57	BX 03	Morrisania/Crotona	78
58	BX 01	Mott Haven/Melrose	63
59	BX 02	Hunts Point/Longwood	61

Serious Crime Rate

(per 1,000 residents)

The New York City Police Department (NYPD) collects data on criminal activity, which the department reports consistent with classifications set primarily by the New York State Penal Law. A crime is considered serious if it is classified as major felony as defined by the NYPD. This category contains most types of assault, burglary, larceny, motor vehicle theft, murder, rape, and robbery. Rates are calculated as the number of crimes committed in a given geographic area per 1,000 residents. Because the daytime population in community districts with high levels of commercial activity is much higher than the official count of residents in these districts, their crime rates can be deceptively high. The NYU Furman Center aggregates these data from the precinct 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.

The reporting standard for crime changed in this year's report. In previous editions of the State of New York City's Housing and Neighborhoods, we used the Federal Bureau of Investigation's Universal Crime Reporting program classifications. UCR Type I classifications are not comparable to major felony classifications of the New York State Penal Law, so the serious crime rate in this year's report is generally not comparable to rates shown in previous reports.

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

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2012, 2013

Five Highest

Rank	CD#	Name	Value
1	MN 05	Midtown	109.4
2	MN 04	Clinton/Chelsea	101.5
3	BK 02	Fort Greene/Brooklyn Heights	43.5
4	BK 03	Bedford Stuyvesant	43.1
5	MN 03	Lower East Side/Chinatown	41.7

Five Lowest

55	BK 10	Bay Ridge/Dyker Heights	7.6
55	QN 06	Rego Park/Forest Hills	7.6
57	SI 03	Tottenville/Great Kills	6.8
58	BK 12	Borough Park	6.2
59	SI 02	South Beach/Willowbrook	5.8

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.

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

Geography: City, Borough, Community District

Years Reported: 2006, 2010, 2012, 2013

Five Highest

Rank	CD#	Name	Value
1	MN 12	Washington Heights/Inwood	111.7
2	BK 04	Bushwick	108.6
3	BX 06	Belmont/East Tremont	106.5
4	BX 04	Highbridge/Concourse	99.8
5	BX 07	Kingsbridge Heights/Bedford	96.8

Five Lowest

55	QN 06	Rego Park/Forest Hills	7.4
56	MN 05	Midtown	6.2
57	MN 06	Stuyvesant Town/Turtle Bay	5.7
58	QN 11	Bayside/Little Neck	5.2
59	MN 01	Financial District	1.1

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.

Sources: American Community Survey (2010, 2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	BK 18	Flatlands/Canarsie	14.0%
2	QN 04	Elmhurst/Corona	10.1%
3	QN 03	Jackson Heights	9.9%
4	BX 04	Highbridge/South Concourse	8.6%
5	BK 14	Flatbush	7.8%

Five Lowest

51	BX 10	Throgs Neck/Co-op City	1.0%
51	MN 06	Stuyvesant Town/Turtle Bay	1.0%
53	QN 13	Queens Village	0.9%
54	QN 05	Middle Village/Ridgewood	0.7%
55	SI 02	Mid-Island	0.0%

Severely Rent Burdened Households

(% of renter households)

This indicator measures the share of renter households whose gross rent (rent plus electricity and heating fuel costs; see median monthly rent definition) was more than 50 percent of their monthly pre-tax income. Compilation of rent burden 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.

Sources: American Community Survey

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	BX 05	University Heights/Fordham	45.3%
2	BK 12	Borough Park	42.4%
3	BK 07	Sunset Park	39.5%
4	QN 03	Jackson Heights	39.4%
5	BX 07	Kingsbridge Heights/Moshulu	38.4%

Five Lowest

51	MN 04, 05	Chelsea/Clinton/Midtown	21.1%
52	MN 07	Upper West Side	20.0%
53	MN 06	Stuyvesant Town/Turtle Bay	19.5%
54	MN 08	Upper East Side	17.3%
55	BK 06	Park Slope/Carroll Gardens	16.0%

Share of Population Living in Racially Integrated Tracts

This indicator measures the total population within a geography who live in tracts which are considered to be racially integrated as a share of all population within the geography. A tract is considered to be racially integrated if the white share of the population is greater than 20 percent and at least one other racial category 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: 2000, 2006, 2010, 2012, 2013

Single-Person Households

(% of households)

This indicator measures the percentage of all households that consist of only one person.

Source: United States Census (2000, 2010),
American Community Survey (2006, 2012)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	MN 04, 05	Chelsea/Clinton/Midtown	64.0%
2	MN 06	Stuyvesant Town/Turtle Bay	56.2%
3	MN 01, 02	Greenwich Village/Financial District	54.8%
4	MN 08	Upper East Side	52.6%
5	MN 07	Upper West Side	50.9%

Five Lowest

51	BK 12	Borough Park	21.0%
52	QN 13	Queens Village	20.9%
53	QN 09	Ozone Park/Woodhaven	19.1%
54	QN 10	South Ozone Park/Howard Beach	18.1%
55	BK 07	Sunset Park	17.6%

Students Performing at Grade Level

(reading, math)

The New York City Department of Education's (DOE) Division of Performance 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 NYU Furman Center aggregates these data from the school district 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. This indicator is disaggregated by race and ethnicity in the State of New Yorkers section.

In 2013, DOE implemented new exams based on New York State's Common Core standards. As a result, proficiency rates for those exams are not comparable to rates from exams given before 2013, and should not be compared to rates in previous years' State of New York City's Housing and Neighborhoods reports. For this indicator, the year 2013 refers to the 2012-2013 school year.

Sources: New York City Department of Education, New York City
Department of City Planning, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2013

Students Performing at Grade Level in Math**Seven Highest**

Rank	CD#	Name	Value
1	QN 11	Bayside/Little Neck	65.5%
2	MN 01	Financial District	60.2%
2	MN 02	Greenwich Village/Soho	60.2%
2	MN 04	Clinton/Chelsea	60.2%
2	MN 05	Midtown	60.2%
2	MN 06	Stuyvesant Town/Turtle Bay	60.2%
2	MN 08	Upper East Side	60.2%

Five Lowest

55	BX 09	Parkchester/Soundview	14.3%
56	BX 03	Morrisania/Crotona	12.7%
57	BX 04	Highbridge/Concourse	12.3%
58	BK 16	Brownsville	11.6%
59	BX 01	Mott Haven/Melrose	9.6%

Students Performing at Grade Level in Reading**Seven Highest**

Rank	CD#	Name	Value
1	QN 11	Bayside/Little Neck	55.0%
2	MN 01	Financial District	54.0%
2	MN 02	Greenwich Village/Soho	54.0%
2	MN 04	Clinton/Chelsea	54.0%
2	MN 05	Midtown	54.0%
2	MN 06	Stuyvesant Town/Turtle Bay	54.0%
2	MN 08	Upper East Side	54.0%

Five Lowest

55	BK 16	Brownsville	12.9%
56	BX 05	Fordham/University Heights	12.3%
57	BX 03	Morrisania/Crotona	11.3%
58	BX 04	Highbridge/Concourse	10.4%
59	BX 01	Mott Haven/Melrose	9.2%

Tax Delinquencies**(% of residential properties delinquent \geq 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.

Sources: New York City Department of Finance Open Balance File, New York City Department of Finance Final Tax Roll File

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	MN 12	Washington Heights/Inwood	9.7%
2	BX 04	Highbridge/Concourse	9.3%
3	BX 05	Fordham/University Heights	8.0%
4	BX 07	Kingsbridge Heights/Bedford	7.3%
5	BK 03	Bedford Stuyvesant	6.9%

Five Lowest

55	MN 07	Upper West Side	0.7%
55	QN 06	Rego Park/Forest Hills	0.7%
57	MN 02	Greenwich Village/Soho	0.5%
58	MN 03	Lower East Side/Chinatown	0.4%
59	MN 05	Midtown	0.0%

Total 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. Total housing code violations include class A (non-hazardous) and B (hazardous) violations in addition to class C (immediately hazardous or serious) violations. This indicator includes all violations that were opened in a given time period, regardless of their current status.

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

Geography: City

Years Reported: 2006, 2010, 2012, 2013

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, 2012)

Geography: City, Borough, Sub-borough Area Years

Reported: 2000, 2006, 2010, 2012

Five Highest

Rank	CD#	Name	Value
1	BX 03, 06	Morrisania/Belmont	20.9%
2	BX 04	Highbridge/South Concourse	18.2%
3	BX 05	University Heights/Fordham	17.9%
4	BK 04	Bushwick	17.5%
5	MN 12	Washington Heights/Inwood	17.1%

Five Lowest

51	QN 06	Rego Park/Forest Hills	6.2%
52	BK 01	Williamsburg/Greenpoint	6.1%
53	MN 08	Upper East Side	6.0%
54	MN 06	Stuyvesant Town/Turtle Bay	5.5%
55	MN 01, 02	Greenwich Village/Financial District	4.6%

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 2013, no new residential construction was authorized for BX 02, Hunts Point/Longwood.

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

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2012, 2013

Five Highest

Rank	CD#	Name	Value
1	QN 02	Woodside/Sunnyside	1,484
2	BK 02	Fort Greene/Brooklyn Heights	1,472
3	MN 07	Upper West Side	1,108
4	BK 01	Greenpoint/Williamsburg	1,033
5	SI 01	St. George/Stapleton	610

Six Lowest

54	MN 12	Washington Heights/Inwood	8
54	QN 09	Kew Gardens/Woodhaven	8
56	BK 10	Bay Ridge/Dyker Heights	7
57	MN 09	Morningside Heights/Hamilton	6
58	BK 14	Flatbush/Midwood	5
59	BX 02	Hunts Point/Longwood	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 2013, there were two community districts for which no certificates of occupancy were issued.

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

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2012, 2013

Five Highest

Rank	CD#	Name	Value
1	QN 02	Woodside/Sunnyside	2,068
2	MN 04	Clinton/Chelsea	1,983
3	BK 01	Greenpoint/Williamsburg	1,585
4	QN 01	Astoria	459
5	BX 03	Morrisania/Crotona	426

Six Lowest

54	BX 01	Mott Haven/Melrose	16
54	MN 12	Washington Heights/Inwood	16
56	BK 10	Bay Ridge/Dyker Heights	13
57	BK 18	Flatlands/Canarsie	9
58	BX 05	Fordham/University Heights	0
58	MN 09	Morningside Heights/Hamilton	0

Unused Capacity Rate

(% of land area)

This indicator reports the percentage of all residentially zoned land 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 an NYU 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 solely residentially zoned.

Data reported for 2012 reflect 2011 conditions.

Source: New York City Department of Finance Final Tax Roll File, New York City Department of City Planning, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2012

Six Highest

Rank	CD#	Name	Value
1	BX 06	Belmont/East Tremont	58.8%
1	QN 14	Rockaway/Broad Channel	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%
5	BK 16	Brownsville	49.2%

Five Lowest

53	BK 14	Flatbush/Midwood	16.0%
54	QN 05	Ridgewood/Maspeth	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%

Violent Crime Rate

(per 1,000 residents)

The New York City Police Department (NYPD) collects data on criminal activity, which the department reports consistent with classifications set primarily by the New York State Penal Law. Serious violent crime includes most types of assault, murder, rape, and robbery that the NYPD classifies as a major felony. Rates are calculated as the number of crimes committed in a given geographic area per 1,000 residents.

Sources: New York City Police Department, United States Census

Geography: City

Years Reported: 2000, 2006, 2010, 2012, 2013