

# State of New York City's Housing and Neighborhoods Data: User's Guide

In its ninth edition, the *State of New York City's Housing and Neighborhoods* has become a critical reference manual for city planners, developers, tenant organizations, and anyone else who wants to understand the critical trends that shape our communities. The data sections are an essential framework for examining core similarities and differences between New York's neighborhoods, and how New York has evolved from year to year.

The data sections begin with a New York City overview on page 38, displaying 69 indicators of housing market shifts, social and demographic changes, and health and environmental trends. Depending on data availability, tables in this section show baseline data from 2000, and updates from 2008, 2009, and 2010. This allows you to study recent trends as well as more significant changes over the last decade. Combining these time periods allow you to see, for example, that while the poverty rate for the population aged 65 and older fell from 18.6 percent to 18.0 percent between 2008 and 2009, it has actually risen since 2000. For some pertinent indicators, such as racial diversity and transportation on pages 40-41, we also compare New York City to other major U.S. cities.

Starting on page 42, the State of New Yorkers section 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 to explore changes have impacted different races differentially. 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, the median incomes of whites have increased compared to inflation while black and Asians have been relatively stable and Hispanic incomes have not been able to keep pace.

The remainder of the data section illustrates housing, social and environmental trends at smaller levels of geography. Starting with the Bronx on page 44, we describe borough-level trends and contrast them with citywide changes. The first page includes indicators which 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 a subway entrance. We also show income and racial distribution and compare each borough to the city as a whole. Following is a table which reports housing, social, and environmental indicators for the borough, allowing users to compare patterns from 2000 to the three most recent 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 year's *State of New York City's Housing and Neighborhoods* helps you advance valuable work in our 59 community districts, and hope you will also use our online Data Search Tool to create tables of your own. For more information on the Data Search Tool, see page 145.



# BEDFORD STUYVESANT – BK 03

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

We see that Bedford Stuyvesant has a relatively low share of units that are rent-regulated and has one of the lowest median household incomes in New York City.

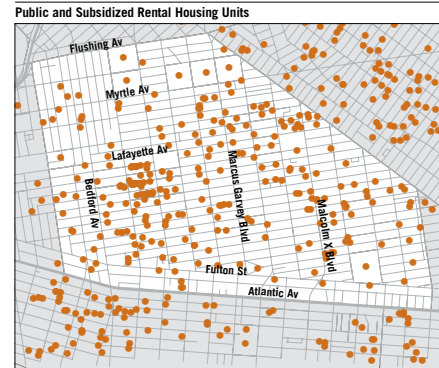
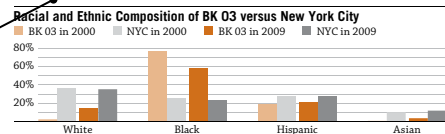
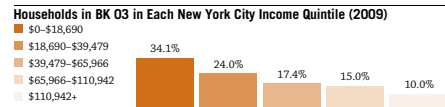
Here, we show income and racial distribution for each community district, and compare racial composition to the city as a whole.

This shows us that 34.1 percent of households in Bedford Stuyvesant are in the bottom 20 percent of incomes citywide.

Every community district has a set of indicators that are not common to all the pages. This year we present data on the commuting, REO activity, subsidized rental housing, and home finance and real estate market trends.

This community district has the seventh highest share of public and subsidized rental housing units, and you can see how they are distributed throughout the neighborhood.

	2009	Rank
Population	132,514	-
Population Density (1,000 persons per square mile)	57.8	12
Median Household Income	\$30,159	48
Income Diversity Ratio	6.9	10
Public and Subsidized Rental Housing Units (% of rental units)	45.8%	7
Rent-Regulated Units (% of rental units)	22.1%	48
Residential Units in a Historic District	2.1%	17
Residential Units within 1/4 Mile of a Park	93.0%	27
Residential Units within 1/2 Mile of a Subway/Rail Entrance	86.8%	26
Unused Capacity Rate (% of land area)	28.6%	26



In BK 03, 45.8 percent of all rental units were publicly owned or subsidized. Of these, 56.3 percent were units in NYCHA buildings. Each dot represents a public or subsidized rental property.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
<b>Housing</b>						
Rental Vacancy Rate <sup>1</sup>	6.6%	-	5.4%	-	2	8
Units Issued New Certificates of Occupancy	104	590	598	-	25	10
Units Authorized by New Residential Building Permits	125	537	88	91	33	3
Homeownership Rate	19.2%	23.5%	20.9%	-	40	39
Index of Housing Price Appreciation (2-4 family building) <sup>2</sup>	100.0	183.7	140.5	121.5	-	26
Median Sales Price per Unit (2-4 family building) <sup>2</sup>	\$131,980	\$232,403	\$188,155	\$161,667	20	27
Sales Volume	580	730	575	659	20	11
Median Monthly Contract Rent	-	\$815	\$836	-	-	46
Median Rent Burden	-	31.4%	33.6%	-	-	13
Home Purchase Loan Rate (per 1,000 properties)	-	26.3	14.7	-	-	36
Refinance Loan Rate (per 1,000 properties)	-	21.6	17.7	-	-	38
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	-	12.8%	38.9%	-	-	13
Notices of Foreclosure Rate (per 1,000 1-4 family properties)	35.2	55.2	62.6	58.2	5	2
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	16.4%	6.6%	7.6%	-	2	5
Housing Code Violations, Serious (per 1,000 rental units)	-	90.5	94.6	85.1	-	16
Housing Code Violations, Total (per 1,000 rental units)	-	319.4	333.8	308.6	-	19
Severe Crowding Rate (% of renter households)	-	6.0%	2.3%	-	-	39
<b>Population</b>						
Foreign-Born Population	18.4%	19.2%	20.5%	-	49	49
Racial Diversity Index	0.40	0.55	0.59	-	46	23
Households with Children under 18 Years Old	45.0%	40.7%	37.2%	-	10	22
Population 65 and Older	8.8%	8.4%	10.1%	-	45	36
Poverty Rate	35.9%	28.2%	34.2%	-	9	6
Unemployment Rate	17.9%	8.2%	11.4%	-	7	17
Mean Travel Time to Work (minutes)	44.7	41.9	40.5	-	17	31
Students Performing at Grade Level in Reading	32.2%	-	-	33.5%	44	46
Students Performing at Grade Level in Math	23.1%	-	-	42.2%	46	51
Asthma Hospitalizations (per 1,000 people)	7.2	5.9	6.0	-	7	9
Elevated Blood Lead Levels (incidence per 1,000 children)	28.9	6.8	5.2	-	5	20

1. The rental vacancy rate for 2009 is an average rate for 2007-2009.  
 2. Ranked out of 33 community districts with the same predominant housing type (2-4 family building).

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 (2009 or 2010, depending on the indicator.)

We can see that Bedford Stuyvesant has one of the lowest shares of foreign-born population and that while it is about average in terms of elevated blood levels, it improved significantly between 2000 and 2009.