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

n 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.
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.

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.