

User's Guide

The data section begins with a New York City overview on page 48, displaying 7 categories of 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 2005, 2009, 2010, and 2011, making evident recent trends as well as more significant changes over the last decade. Combining these time periods allows one to see, for example, that the poverty rate for the population aged 65 and older fell from 18 percent to 17.2 percent between 2009 and 2010 and is lower than in 2000.

Starting on page 52, 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, especially when changes have affected racial groups differently. Examining the same citywide trends through a racial lens allows readers to see which groups are driving changes, which groups are benefitting from changes, and which groups are being left behind. For example, we see that the median household income for white households increased by 4.2 percent between 2002 and 2010, while it rose by only 3 percent for Hispanic households.

The remainder of the data section illustrates housing, social and environmental trends at smaller levels of geography. Starting with the Bronx on page 54, we describe borough-level trends and contrast them with citywide changes. The first page of each borough section 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 mass transit. We also show income and racial distribution and compare each borough to the city as a whole. Next is a table which reports housing, social and environmental indicators for the borough, allowing users to compare patterns from 2000 to later years.

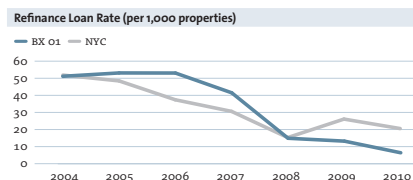
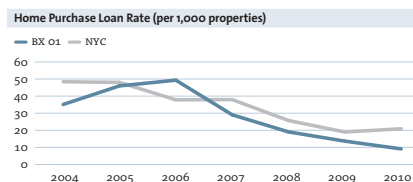
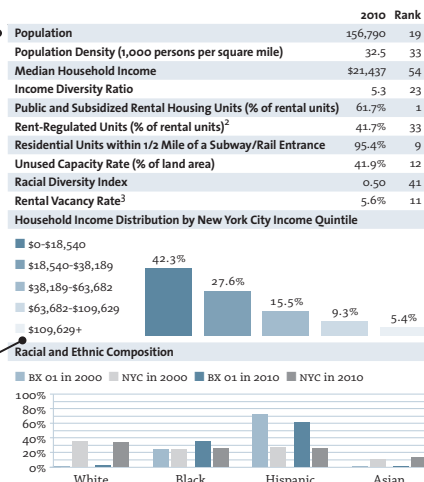
The community district pages present a subset of the metrics found in the borough pages, with additional selected indicators displayed at the top of the pages.

We hope this *State of New York City's Housing and Neighborhoods* helps advance your work in our 59 communities, and that you will also take advantage of our Data Search Tool to create tables of your own, available at <http://furmancenter.org/data/search/>.



Mott Haven / Melrose – BX 01¹

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



Between 2006 and 2010, the home purchase loan rate in BX 01 fell by 81 percent and the refinance loan rate fell by 88 percent (including a decline of 64 percent between 2007 and 2008). Taking both home purchase loans and refinance loans into account, there was less lending activity in BX 01 than in any other community district in the city, with 15.5 loans per 1,000 properties.

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

	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	0	243	219	188	6	26	53
Units Authorized by New Residential Building Permits	240	349	131	15	2	19	42
Homeownership Rate	7.4%	-	6.1%	7.6%	-	49	50
Index of Housing Price Appreciation (2-4 family buildings) ⁴	100.0	221.4	200.2	135.4	200.0	-	7
Median Sales Price per Unit (2-4 family buildings) ⁴	\$101,361	\$171,784	\$165,523	\$125,776	\$180,851	33	19
Sales Volume	66	153	67	58	42	55	58
Median Monthly Rent (all renters)	-	\$629	\$732	\$771	-	-	55
Median Monthly Rent (recent movers)	-	\$699	\$973	\$926	-	-	55
Median Rent Burden	-	34.9%	32.6%	34.3%	-	-	17
Home Purchase Loan Rate (per 1,000 properties)	-	46.2	13.8	9.3	-	-	55
Refinance Loan Rate (per 1,000 properties)	-	52.9	13.0	6.2	-	-	54
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	-	5.7%	35.8%	68.9%	-	-	7
Notices of Foreclosure Rate (per 1,000 1-4 family properties)	19.2	10.3	29.1	33.7	17.4	16	26
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	9.3%	2.0%	4.4%	-	-	18	16
Serious Housing Code Violations (per 1,000 rental units)	-	71.3	66.2	51.2	50.7	-	24
Severe Crowding Rate (% of renter households)	-	3.1%	3.8%	4.7%	-	-	20
Property Tax Liability (\$ millions)	-	\$42.5	\$50.4	\$49.8	\$55.3	-	54
Population							
Foreign-Born Population	23.9%	-	24.0%	27.7%	-	41	39
Households with Children under 18 Years Old	50.6%	-	45.7%	50.1%	-	5	1
Share of Population Living in Integrated Tracts	0.0%	-	-	0.0%	-	45	47
Population Aged 65 and Older	7.5%	7.6%	7.4%	8.1%	-	50	51
Poverty Rate	45.5%	-	41.6%	41.1%	-	1	2
Unemployment Rate	23.6%	-	18.8%	19.1%	-	1	3
Public Transportation Rate	60.9%	-	72.8%	68.2%	-	21	17
Mean Travel Time to Work (minutes)	41.3	-	39.7	43.0	-	30	15
Serious Crime Rate (per 1,000 residents)	51.0	44.8	-	-	38.4	7	7
Students Performing at Grade Level in Reading	24.7%	-	-	23.2%	23.8%	55	59
Students Performing at Grade Level in Math	17.9%	-	-	35.1%	36.7%	58	59
Asthma Hospitalizations (per 1,000 people)	9.2	8.8	8.7	7.4	-	2	3
Elevated Blood Lead Levels (incidence per 1,000 children) ⁵	12.9	-	3.2	3.9	-	49	28
Children's Obesity Rate	-	-	24.8%	23.9%	23.7%	-	8

1. Community districts BX 01 and BX 02 both fall within sub-borough area 101. Data reported at the sub-borough area for these community districts are identical. 2. Data on rent-regulated units are from 2011. 3. Rental vacancy rate is an average rate for 2008-2010. 4. Ranked out of 33 community districts with the same predominant housing type. 5. For at least one of the years for which data are presented, the sample size was less than 20 newly identified cases.

Each community district has its own set of indicators that are not common to all the others. This year we present data on the rents, property taxes, REO activity, racial and ethnic distribution, and mortgage finance and real estate market trends. This community district shows trends in mortgage lending between 2004 and 2010.

Here we rank the community district compared to all other community districts for which a given indicator is available. We give the rank for the most recent year available, which is 2010 or 2011 depending on the indicator.