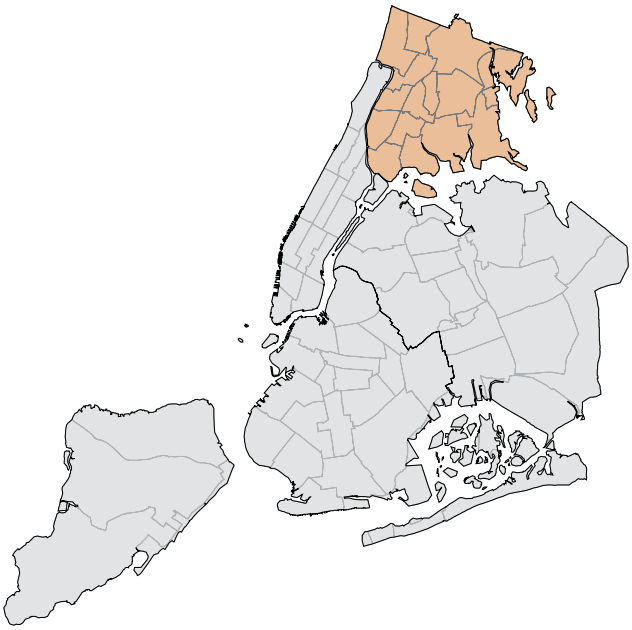
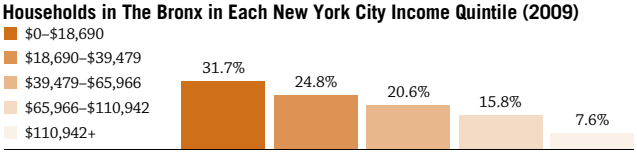
THE BRONX

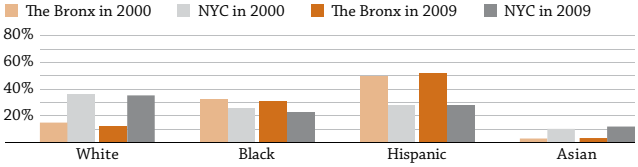


	2009	Rank
Population ('10)	1,385,108	4
Population Density (1,000 persons per square mile) ('10)	32.9	3
Median Household Income	$32,893	5
Income Diversity Ratio	5.8	3
Public and Subsidized Rental Housing Units (% of rental units)	25.8%	1
Rent-Regulated Units (% of rental units)	59.9%	1
Residential Units in a Historic District	0.4%	4
Residential Units within 1/4 Mile of a Park	95.3%	1
Residential Units within 1/2 Mile of a Subway/Rail Entrance	69.5%	3
Unused Capacity Rate (% of land area)	41.2%	2

Households in The Bronx in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of The Bronx versus New York City



The housing crisis appears to have slowed, but it has not ended in the Bronx. From 2009 to 2010, the price of single-family and 2–4 family homes fell by 10 and 14.6 percent, respectively. In the previous year, prices depreciated in the borough by 13.8 percent for single-family homes and 19.1 percent for 2–4 family homes. Over the course of 2010, the median sales price for a single family home in the Bronx was $350,000. The Bronx was the only borough where more new units were authorized by certificates of occupancy in 2010 than in 2009. On the other hand, the borough experienced the largest decline in new building permits with only 79 new units being authorized in 2010, compared to 1,193 in 2009.

The Bronx has the lowest homeownership rate of the boroughs: only 20.7 percent of units were owner-occupied in 2009. The Bronx remains the borough with the lowest rate of mortgage lending. New home purchase loan originations declined from 19.9 per 1,000 properties in 2008 to 14.3 in 2009. FHA/VA-backed loans accounted for 31.8 percent of home purchase loan originations in the Bronx, a larger share than in any other borough. The foreclosure rate stayed steady in 2010, with 26.9 notices of foreclosure per 1,000 1–4 family properties compared to 26.7 in 2009. However, because rates declined in other boroughs, the Bronx now has the city's highest rate of foreclosures.

Four percent of Bronx renters live in severely crowded housing, unchanged from the year before, and on par with the citywide average. The median rent rose to $841 per month, the lowest in the city. Still, the median rent burden of a Bronx household is the second-highest in the city (33.0%) because the household median income in the Bronx—$32,893—is lower than in every other borough.

Bronx residents continue to be the poorest in the city, with 28.5 percent of households living below the poverty threshold. From 2008 to 2009, the borough's unemployment rate, already city's highest, jumped 4.3 percentage points—the largest increase of any borough. The Bronx already had the highest unemployment rate in 2008.

A majority of Bronx residents are Hispanic (53.5% in 2010), nearly double the citywide average. Non-Hispanic white residents are only 11 percent of the population, the smallest share of any borough. Forty percent of households in the Bronx include children, the highest percentage of any borough.

Bronx residents were hospitalized for asthma at a rate of 6.6 per 1,000 people in 2009, which was more than double the citywide rate.

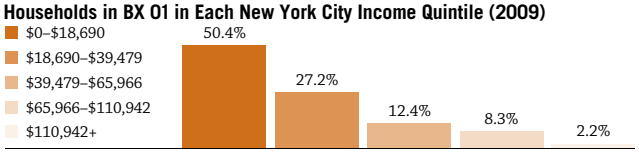
	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing: Stock						
Housing Units	490,659	–	–	511,896	4	4
Rental Vacancy Rate	4.2%	3.9%	3.0%	–	1	4
Units Issued New Certificates of Occupancy	1,245	4,157	2,658	2,780	5	3
Units Authorized by New Residential Building Permits	1,652	3,460	1,193	79	5	5
Homeownership Rate	19.6%	21.6%	20.7%	–	5	5
Housing: Market						
Index of Housing Price Appreciation (1 family building)	100.0	183.7	158.2	142.3	–	3
Index of Housing Price Appreciation (2–4 family building)	100.0	190.4	154.0	131.5	–	4
Median Sales Price per Unit (1 family building)	$263,961	$393,298	$348,981	$350,000	5	4
Median Sales Price per Unit (2–4 family building)	$145,178	$219,634	$195,783	$185,000	5	4
Sales Volume (1 family building)	754	608	517	546	4	3
Sales Volume (2–4 family building)	1,437	1,427	1,104	1,011	3	3
Median Monthly Contract Rent	–	$823	$841	–	–	5
Median Rent Burden	–	32.7%	33.0%	–	–	2
Housing: Finance						
Home Purchase Loan Rate (per 1,000 properties)	–	19.9	14.3	–	–	5
High Cost Home Purchase Loans (% of home purchase loans)	–	8.3%	5.5%	–	–	1
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	12.3%	31.8%	–	–	1
Refinance Loan Rate (per 1,000 properties)	–	13.7	15.2	–	–	5
High Cost Refinance Loans (% of refinance loans)	–	13.2%	4.8%	–	–	1
Notices of Foreclosure (all residential properties)	837	1,628	1,962	1,974	3	3
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	11.7	22.9	26.7	26.9	2	1
Properties that Entered REO	103	156	140	121	3	3
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	6.5%	3.1%	3.6%	–	2	1
Housing: Quality and Crowding						
Housing Code Violations, Serious (per 1,000 rental units)	–	111.0	110.0	103.2	–	1
Housing Code Violations, Total (per 1,000 rental units)	–	506.6	502.2	453.8	–	1
Severe Crowding Rate (% of renter households)	–	4.0%	4.0%	–	–	3
Population: Demographics						
Population	1,332,650	–	–	1,385,108	4	4
Population Density (1,000 persons per square mile)	31.7	–	–	32.9	3	3
Foreign-Born Population	29.0%	32.7%	31.9%	–	4	3
Percent White	14.5%	–	–	10.9%	5	5
Percent Black	31.2%	–	–	30.1%	2	2
Percent Hispanic	48.4%	–	–	53.5%	1	1
Percent Asian	2.9%	–	–	3.4%	5	5
Racial Diversity Index	0.65	–	–	0.61	4	4
Population 65 and Older	10.1%	10.6%	10.5%	–	5	5
Households with Children under 18 Years Old	43.8%	40.3%	40.0%	–	1	1
Population: Income, Education and Employment						
Median Household Income	$34,399	$34,908	$32,893	–	5	5
Income Diversity Ratio	6.9	6.1	5.8	–	2	3
Poverty Rate	30.7%	27.6%	28.5%	–	1	1
Unemployment Rate	14.3%	9.0%	13.3%	–	1	1
Public Transportation Rate	54.7%	56.9%	59.7%	–	3	3
Mean Travel Time to Work (minutes)	43.0	41.2	42.2	–	3	1
Serious Crime Rate (per 1,000 residents)	37.3	25.3	24.2	–	2	2
Adult Incarceration Rate (per 100,000 people aged 15 or older)	2,240	1,448	1,330	–	2	2
Students Performing at Grade Level in Reading	27.6%	–	–	30.1%	5	5
Students Performing at Grade Level in Math	22.2%	–	–	45.1%	5	5
Population: Health						
Asthma Hospitalizations (per 1,000 people)	5.7	6.6	6.6	–	1	1
Elevated Blood Lead Levels (incidence per 1,000 children)	14.0	3.3	3.3	–	4	4
Infant Mortality Rate (per 1,000 live births)[1]	7.4	–	6.4	–	1	1
Low Birth Weight Rate (per 1,000 live births)	93	101	100	–	1	1

1. Infant Mortality Rate presented for 2009 is an average rate for 2007–2009.

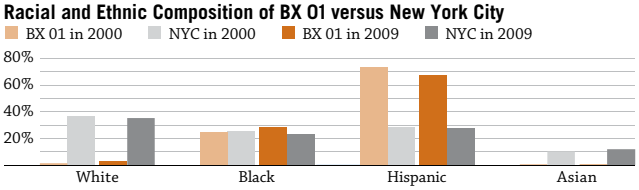
MOTT HAVEN / MELROSE – BX 01[1]

	2009	Rank
Population	151,980	–
Population Density (1,000 persons per square mile)	35.9	28
Median Household Income	$19,237	55
Income Diversity Ratio	4.7	38
Public and Subsidized Rental Housing Units (% of rental units)	59.7%	3
Rent-Regulated Units (% of rental units)	43.2%	32
Residential Units in a Historic District	1.4%	21
Residential Units within 1/4 Mile of a Park	99.9%	3
Residential Units within 1/2 Mile of a Subway/Rail Entrance	99.9%	3
Unused Capacity Rate (% of land area)	42.1%	11

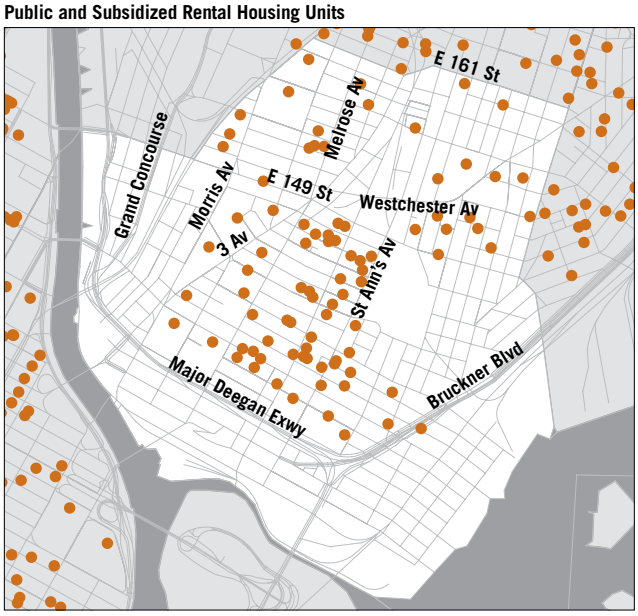
Households in BX 01 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of BX 01 versus New York City



Public and Subsidized Rental Housing Units



In BX 01, 59.7 percent of all rental units were publicly owned or subsidized. Of these, 68.9 percent were units in NYCHA buildings. Each dot represents a public or subsidized rental property.

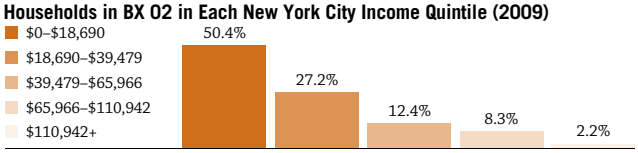
	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing						
Rental Vacancy Rate[2]	5.3%	–	5.6%	–	4	7
Units Issued New Certificates of Occupancy	96	230	219	–	26	32
Units Authorized by New Residential Building Permits	240	449	97	15	19	20
Homeownership Rate	7.4%	6.5%	6.1%	–	49	54
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	210.6	189.1	121.0	–	27
Median Sales Price per Unit (2–4 family building)[3]	$98,556	$189,542	$160,943	$127,600	33	32
Sales Volume	65	86	67	53	55	55
Median Monthly Contract Rent	–	$602	$636	–	–	55
Median Rent Burden	–	33.3%	32.6%	–	–	19
Home Purchase Loan Rate (per 1,000 properties)	–	19.2	13.8	–	–	46
Refinance Loan Rate (per 1,000 properties)	–	14.7	13.0	–	–	47
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	14.0%	35.8%	–	–	16
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	19.2	19.3	29.1	33.7	16	13
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	9.3%	3.6%	4.4%	–	18	16
Housing Code Violations, Serious (per 1,000 rental units)	–	68.6	66.2	51.2	–	23
Housing Code Violations, Total (per 1,000 rental units)	–	265.5	256.3	217.2	–	24
Severe Crowding Rate (% of renter households)	–	5.0%	3.8%	–	–	18
Population						
Foreign-Born Population	23.9%	27.8%	24.0%	–	41	44
Racial Diversity Index	0.41	0.45	0.46	–	44	46
Households with Children under 18 Years Old	50.6%	46.2%	45.7%	–	5	4
Population 65 and Older	7.5%	7.9%	7.4%	–	50	53
Poverty Rate	45.5%	44.2%	41.6%	–	1	1
Unemployment Rate	23.6%	8.7%	18.8%	–	1	2
Mean Travel Time to Work (minutes)	41.3	38.2	39.7	–	30	34
Students Performing at Grade Level in Reading	24.7%	–	–	23.2%	55	59
Students Performing at Grade Level in Math	17.9%	–	–	35.1%	58	58
Asthma Hospitalizations (per 1,000 people)	9.2	8.7	8.7	–	2	3
Elevated Blood Lead Levels (incidence per 1,000 children)	12.9	3.1	3.2	–	49	40

1. Community districts BX 01 and BX 02 both fall within sub-borough area 101. Data reported at the sub-borough area level for these CDs are identical.
2. The rental vacancy rate for 2009 is an average rate for 2007–2009.
3. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).

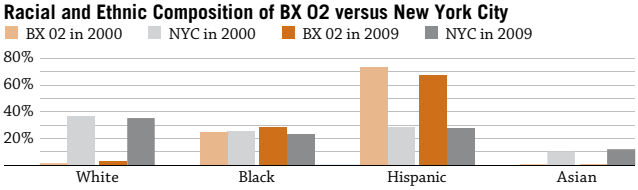
HUNTS POINT / LONGWOOD – BX 02[1]

	2009	Rank
Population	151,980	–
Population Density (1,000 persons per square mile)	35.9	28
Median Household Income	$19,237	55
Income Diversity Ratio	4.7	38
Public and Subsidized Rental Housing Units (% of rental units)	35.4%	9
Rent-Regulated Units (% of rental units)	43.2%	32
Residential Units in a Historic District	2.9%	16
Residential Units within 1/4 Mile of a Park	99.0%	12
Residential Units within 1/2 Mile of a Subway/Rail Entrance	97.0%	12
Unused Capacity Rate (% of land area)	55.6%	2

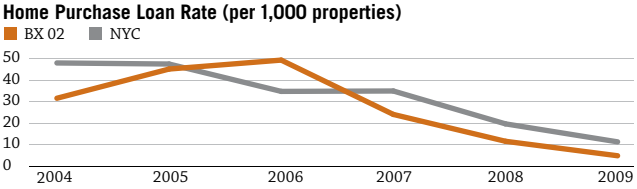
Households in BX 02 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of BX 02 versus New York City

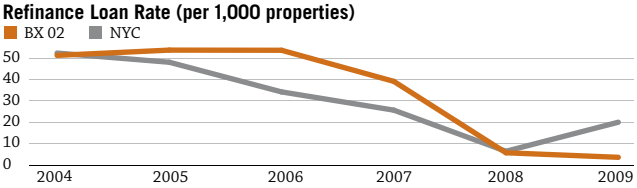


Home Purchase Loan Rate (per 1,000 properties)



BX 02 had a higher rate of home purchase loan originations in 2006, but lagged behind the city in other years. In 2009, the rate was 13.8 home purchase loans per 1,000 properties, compared to 19.0 in the city overall.

Refinance Loan Rate (per 1,000 properties)



Like the city as a whole, BX 02 saw the refinancing rate decline sharply between 2006 and 2008. Unlike the city as a whole, BX 02 did not see an increase in the refinancing rate in 2009. The rate of refinancing rose by 71.0 percent in New York City in 2009, while declining by 11.5 percent in BX 02.

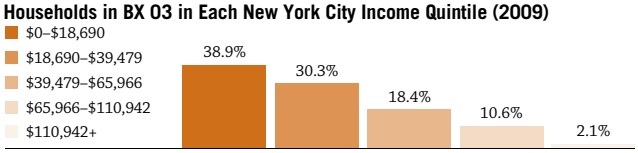
	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing						
Rental Vacancy Rate[2]	5.3%	–	5.6%	–	4	7
Units Issued New Certificates of Occupancy	68	452	282	–	37	27
Units Authorized by New Residential Building Permits	136	121	85	0	28	44
Homeownership Rate	7.4%	6.5%	6.1%	–	49	54
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	185.3	156.5	133.1	–	23
Median Sales Price per Unit (2–4 family building)[3]	$103,385	$188,919	$147,473	$127,333	32	33
Sales Volume	56	65	59	41	56	56
Median Monthly Contract Rent	–	$602	$636	–	–	55
Median Rent Burden	–	33.3%	32.6%	–	–	19
Home Purchase Loan Rate (per 1,000 properties)	–	19.2	13.8	–	–	46
Refinance Loan Rate (per 1,000 properties)	–	14.7	13.0	–	–	47
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	14.0%	35.8%	–	–	16
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	20.9	30.2	43.6	29.9	13	18
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	9.6%	4.5%	6.6%	–	16	7
Housing Code Violations, Serious (per 1,000 rental units)	–	167.3	163.2	114.9	–	9
Housing Code Violations, Total (per 1,000 rental units)	–	646.4	630.3	437.2	–	11
Severe Crowding Rate (% of renter households)	–	5.0%	3.8%	–	–	18
Population						
Foreign-Born Population	23.9%	27.8%	24.0%	–	41	44
Racial Diversity Index	0.41	0.45	0.46	–	44	46
Households with Children under 18 Years Old	50.6%	46.2%	45.7%	–	5	4
Population 65 and Older	7.5%	7.9%	7.4%	–	50	53
Poverty Rate	45.5%	44.2%	41.6%	–	1	1
Unemployment Rate	23.6%	8.7%	18.8%	–	1	2
Mean Travel Time to Work (minutes)	41.3	38.2	39.7	–	30	34
Students Performing at Grade Level in Reading	27.8%	–	–	31.3%	49	50
Students Performing at Grade Level in Math	23.8%	–	–	43.3%	45	47
Asthma Hospitalizations (per 1,000 people)	9.2	8.7	8.7	–	2	3
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	22.2	2.6	3.1	–	16	43

1. Community districts BX 01 and BX 02 both fall within sub-borough area 101. Data reported at the sub-borough area level for these CDs are identical.
2. The rental vacancy rate for 2009 is an average rate for 2007–2009.
3. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).
4. Sample size is less than 20 newly identified cases in at least one year presented

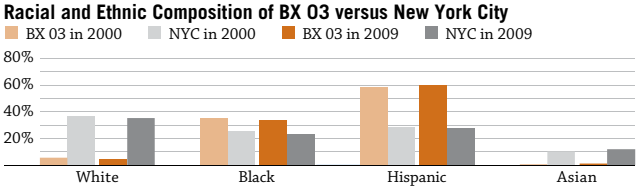
MORRISANIA / CROTONA – BX 03[1]

	2009	Rank
Population	149,921	–
Population Density (1,000 persons per square mile)	34.2	31
Median Household Income	$23,432	54
Income Diversity Ratio	5.8	19
Public and Subsidized Rental Housing Units (% of rental units)	51.9%	5
Rent-Regulated Units (% of rental units)	52.0%	18
Residential Units in a Historic District	0.5%	26
Residential Units within 1/4 Mile of a Park	99.4%	10
Residential Units within 1/2 Mile of a Subway/Rail Entrance	54.2%	44
Unused Capacity Rate (% of land area)	45.9%	6

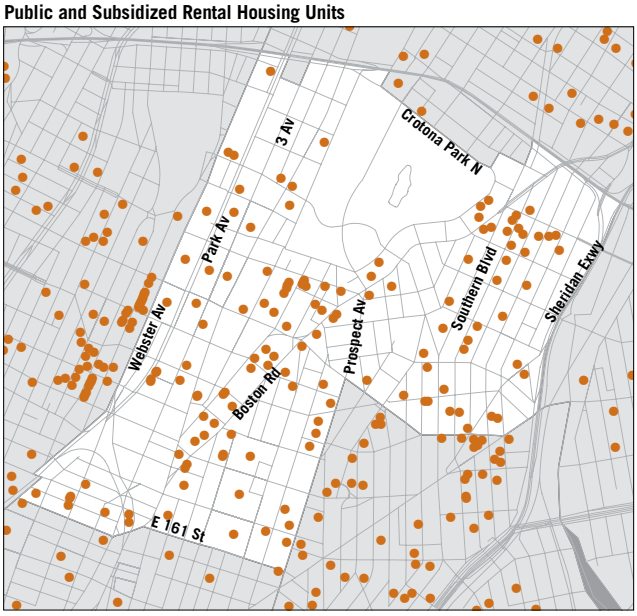
Households in BX 03 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of BX 03 versus New York City



Public and Subsidized Rental Housing Units



In BX 03, 51.9 percent of all rental units were subsidized. Of these, 54.7 percent were units in NYCHA buildings. Each dot represents a subsidized rental property.

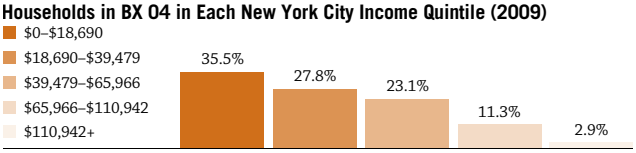
	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing						
Rental Vacancy Rate[2]	5.3%	–	4.8%	–	4	14
Units Issued New Certificates of Occupancy	90	1010	287	–	27	26
Units Authorized by New Residential Building Permits	11	893	539	0	56	44
Homeownership Rate	8.5%	7.8%	7.6%	–	48	53
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	179.0	124.7	91.0	–	33
Median Sales Price per Unit (2–4 family building)[3]	$104,924	$181,196	$144,861	$165,083	31	26
Sales Volume	102	119	123	73	50	53
Median Monthly Contract Rent	–	$688	$739	–	–	51
Median Rent Burden	–	34.9%	37.1%	–	–	3
Home Purchase Loan Rate (per 1,000 properties)	–	21.1	14.1	–	–	44
Refinance Loan Rate (per 1,000 properties)	–	14.2	8.9	–	–	54
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	13.6%	28.0%	–	–	18
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	17.9	32.1	32.7	46.9	17	5
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	11.2%	3.8%	5.0%	–	11	13
Housing Code Violations, Serious (per 1,000 rental units)	–	97.7	97.5	100.5	–	14
Housing Code Violations, Total (per 1,000 rental units)	–	416.2	415.5	405.5	–	13
Severe Crowding Rate (% of renter households)	–	2.7%	2.7%	–	–	33
Population						
Foreign-Born Population	21.5%	27.4%	31.7%	–	44	32
Racial Diversity Index	0.55	0.51	0.52	–	30	36
Households with Children under 18 Years Old	50.7%	46.5%	45.3%	–	4	5
Population 65 and Older	7.1%	7.4%	7.5%	–	52	51
Poverty Rate	45.5%	43.0%	38.9%	–	1	3
Unemployment Rate	21.2%	12.5%	13.3%	–	3	8
Mean Travel Time to Work (minutes)	45.0	41.0	44.8	–	14	4
Students Performing at Grade Level in Reading	22.8%	–	–	27.1%	58	57
Students Performing at Grade Level in Math	18.5%	–	–	38.0%	57	56
Asthma Hospitalizations (per 1,000 people)	8.0	8.7	9.0	–	4	1
Elevated Blood Lead Levels (incidence per 1,000 children)	13.0	3.8	5.0	–	48	21

1.Community districts BX 03 and BX 06 both fall within sub-borough area 102. Data reported at the sub-borough area level for these CDs are identical.
2. The rental vacancy rate for 2009 is an average rate for 2007–2009.
3. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).

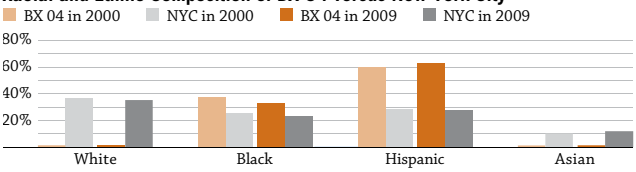
HIGHBRIDGE / CONCOURSE – BX 04

	2009	Rank
Population	136,768	–
Population Density (1,000 persons per square mile)	76.3	8
Median Household Income	$29,451	49
Income Diversity Ratio	4.7	38
Public and Subsidized Rental Housing Units (% of rental units)	21.8%	16
Rent-Regulated Units (% of rental units)	78.7%	5
Residential Units in a Historic District	0.3%	29
Residential Units within 1/4 Mile of a Park	100.0%	1
Residential Units within 1/2 Mile of a Subway/Rail Entrance	93.5%	16
Unused Capacity Rate (% of land area)	46.7%	5

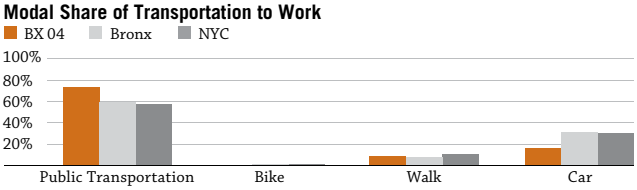
Households in BX 04 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of BX 04 versus New York City[1]



Modal Share of Transportation to Work



Workers in BX 04 are more likely than workers in the city as a whole to take public transportation to work. In 2009, 72.3 percent of workers took public transportation compared to 57.0 percent in the city as a whole.

Getting to Work in New York City	
Destination-Origin Ratio	0.27
Locally Employed Residents Share: Percentage who live and work in the same neighborhood	4.8%
Locally Employed Resident Share: Percentage who work less than half a mile from their home	3.3%
City-Employed Residents Share	81.5%

BX 04 has the second highest share of workers that stay in the neighborhood to work of all the community districts in the Bronx. Only 4.8 percent of all employees that live in the neighborhood work elsewhere.

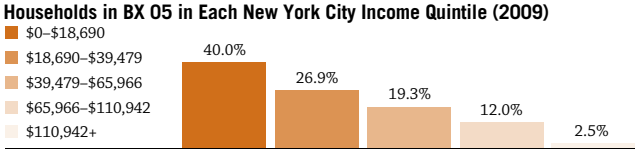
	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing						
Rental Vacancy Rate[2]	3.2%	–	3.2%	–	26	35
Units Issued New Certificates of Occupancy	268	359	59	–	13	55
Units Authorized by New Residential Building Permits	94	181	0	6	45	33
Homeownership Rate	6.9%	5.6%	7.8%	–	51	52
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	205.4	155.4	192.9	–	6
Median Sales Price per Unit (2–4 family building)[3]	$111,523	$201,757	$147,473	$185,000	30	18
Sales Volume	80	103	54	87	53	50
Median Monthly Contract Rent	–	$760	$794	–	–	50
Median Rent Burden	–	37.7%	32.9%	–	–	17
Home Purchase Loan Rate (per 1,000 properties)	–	17.3	9.7	–	–	53
Refinance Loan Rate (per 1,000 properties)	–	9.4	7.2	–	–	55
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	10.4%	27.8%	–	–	19
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	21.8	48.3	48.9	42.9	12	6
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	14.3%	6.6%	9.9%	–	6	1
Housing Code Violations, Serious (per 1,000 rental units)	–	146.3	144.4	142.3	–	5
Housing Code Violations, Total (per 1,000 rental units)	–	731.5	721.8	658.0	–	2
Severe Crowding Rate (% of renter households)	–	5.0%	6.4%	–	–	6
Population						
Foreign-Born Population	35.0%	40.1%	39.4%	–	27	20
Racial Diversity Index	0.53	–	0.66[1]	–	32	14
Households with Children under 18 Years Old	50.5%	41.9%	42.6%	–	6	10
Population 65 and Older	6.9%	6.6%	8.6%	–	53	49
Poverty Rate	40.0%	37.5%	31.4%	–	5	9
Unemployment Rate	18.1%	8.9%	14.5%	–	6	5
Mean Travel Time to Work (minutes)	43.1	42.3	44.0	–	23	11
Students Performing at Grade Level in Reading	21.4%	–	–	25.1%	59	58
Students Performing at Grade Level in Math	16.9%	–	–	36.3%	59	57
Asthma Hospitalizations (per 1,000 people)	7.4	8.0	8.4	–	6	4
Elevated Blood Lead Levels (incidence per 1,000 children)	16.5	4.2	5.5	–	39	16

1. Racial and ethnicity data are unavailable for 2009. The figures represented in the graph and the Racial Diversity Index are a rolling average of 2007–2009 data.
2. The rental vacancy rate for 2009 is an average rate for 2007–2009.
3. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).

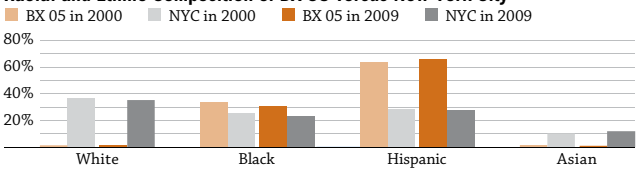
FORDHAM / UNIVERSITY HEIGHTS – BX 05

	2009	Rank
Population	152,903	–
Population Density (1,000 persons per square mile)	85.5	5
Median Household Income	$24,234	53
Income Diversity Ratio	6.0	16
Public and Subsidized Rental Housing Units (% of rental units)	27.9%	12
Rent-Regulated Units (% of rental units)	81.8%	4
Residential Units in a Historic District	0.4%	28
Residential Units within 1/4 Mile of a Park	99.6%	7
Residential Units within 1/2 Mile of a Subway/Rail Entrance	91.6%	17
Unused Capacity Rate (% of land area)	43.0%	10

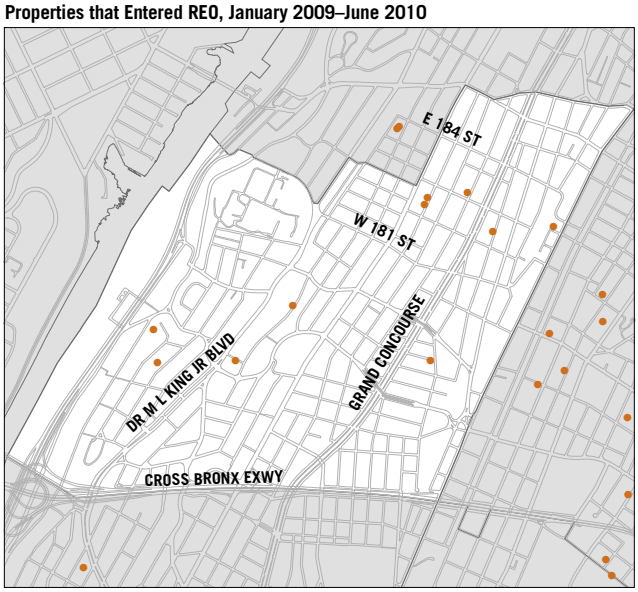
Households in BX 05 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of BX 05 versus New York City[1]



Properties that Entered REO, January 2009–June 2010



In BX 05, 10 1–4 family properties entered REO between January 2009 and June 2010. Each dot represents a property that entered REO during this period.

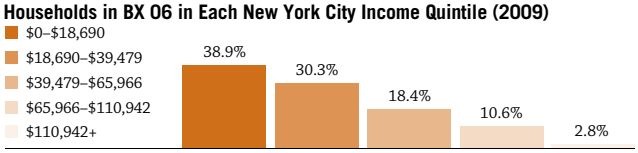
	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing						
Rental Vacancy Rate[2]	4.6%	–	2.7%	–	9	39
Units Issued New Certificates of Occupancy	18	93	425	–	54	15
Units Authorized by New Residential Building Permits	130	289	30	0	30	44
Homeownership Rate	4.8%	3.6%	4.7%	–	55	55
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	185.2	121.8	128.3	–	24
Median Sales Price per Unit (2–4 family building)[3]	$122,082	$190,690	$127,132	$167,405	26	24
Sales Volume	87	98	70	77	52	52
Median Monthly Contract Rent	–	$790	$827	–	–	48
Median Rent Burden	–	36.3%	38.8%	–	–	1
Home Purchase Loan Rate (per 1,000 properties)	–	17.6	7.3	–	–	55
Refinance Loan Rate (per 1,000 properties)	–	17.2	11.7	–	–	50
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	25.0%	72.7%	–	–	1
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	20.6	38.2	41.2	39.9	15	10
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	13.3%	6.0%	8.4%	–	8	2
Housing Code Violations, Serious (per 1,000 rental units)	–	173.2	173.0	150.8	–	2
Housing Code Violations, Total (per 1,000 rental units)	–	838.2	837.3	717.5	–	1
Severe Crowding Rate (% of renter households)	–	6.1%	5.8%	–	–	10
Population						
Foreign-Born Population	34.8%	38.9%	40.5%	–	29	19
Racial Diversity Index	0.51	–	0.48[1]	–	36	44
Households with Children under 18 Years Old	55.4%	49.7%	48.1%	–	1	1
Population 65 and Older	5.0%	6.1%	5.3%	–	55	55
Poverty Rate	40.6%	34.4%	40.9%	–	4	2
Unemployment Rate	19.9%	14.9%	19.4%	–	4	1
Mean Travel Time to Work (minutes)	43.9	42.9	39.7	–	19	34
Students Performing at Grade Level in Reading	24.4%	–	–	29.1%	57	55
Students Performing at Grade Level in Math	19.0%	–	–	40.8%	56	55
Asthma Hospitalizations (per 1,000 people)	7.2	8.7	6.9	–	7	6
Elevated Blood Lead Levels (incidence per 1,000 children)	11.5	3.8	3.3	–	53	37

1. Racial and ethnicity data are unavailable for 2009. The figures represented in the graph and the Racial Diversity Index are a rolling average of 2007–2009 data.
2. The rental vacancy rate for 2009 is an average rate for 2007–2009.
3. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).

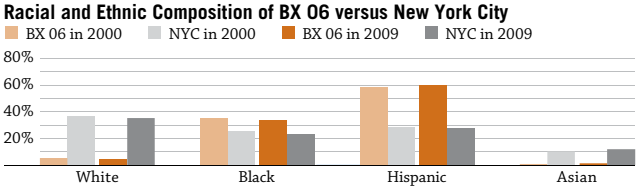
BELMONT / EAST TREMONT – BX 06[1]

	2009	Rank
Population	149,921	–
Population Density (1,000 persons per square mile)	34.2	31
Median Household Income	$23,432	54
Income Diversity Ratio	5.8	19
Public and Subsidized Rental Housing Units (% of rental units)	26.3%	13
Rent-Regulated Units (% of rental units)	52.0%	18
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	99.8%	5
Residential Units within 1/2 Mile of a Subway/Rail Entrance	53.7%	45
Unused Capacity Rate (% of land area)	53.9%	3

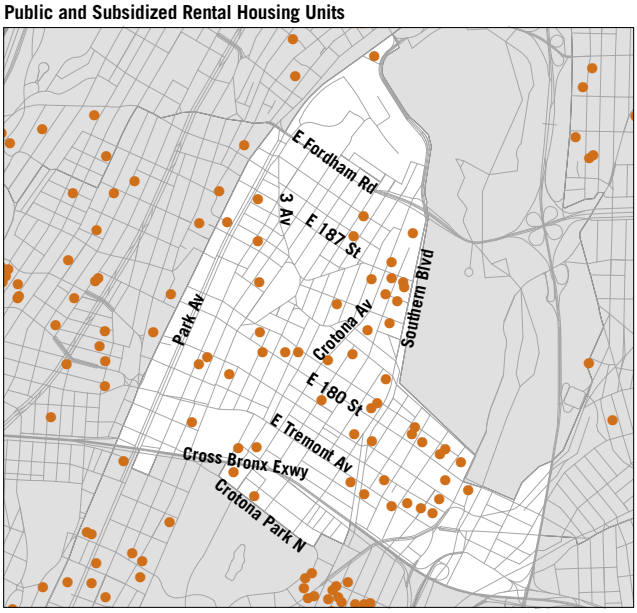
Households in BX 06 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of BX 06 versus New York City



Public and Subsidized Rental Housing Units



In BX 06, 26.3 percent of all rental units were publicly owned or subsidized. Of these, 89.5 percent were in buildings that were publicly subsidized and privately owned. Each dot represents a public or subsidized rental property.

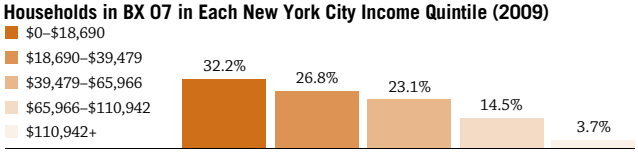
	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing						
Rental Vacancy Rate[2]	5.3%	–	4.8%	–	4	14
Units Issued New Certificates of Occupancy	205	714	276	–	17	29
Units Authorized by New Residential Building Permits	103	480	126	2	39	39
Homeownership Rate	8.5%	7.8%	7.6%	–	48	53
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	185.7	139.9	109.5	–	31
Median Sales Price per Unit (2–4 family building)[3]	$122,082	$195,798	$175,188	$157,896	26	28
Sales Volume	90	138	87	101	51	47
Median Monthly Contract Rent	–	$688	$739	–	–	51
Median Rent Burden	–	34.9%	37.1%	–	–	3
Home Purchase Loan Rate (per 1,000 properties)	–	21.1	14.1	–	–	44
Refinance Loan Rate (per 1,000 properties)	–	14.2	8.9	–	–	54
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	13.6%	28.0%	–	–	18
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	22.5	38.9	37.4	41.5	11	8
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	10.7%	5.2%	7.0%	–	12	6
Housing Code Violations, Serious (per 1,000 rental units)	–	165.2	164.9	134.3	–	6
Housing Code Violations, Total (per 1,000 rental units)	–	703.9	702.9	564.2	–	5
Severe Crowding Rate (% of renter households)	–	2.7%	2.7%	–	–	33
Population						
Foreign-Born Population	21.5%	27.4%	31.7%	–	44	32
Racial Diversity Index	0.55	0.51	0.52	–	30	36
Households with Children under 18 Years Old	50.7%	46.5%	45.3%	–	4	5
Population 65 and Older	7.1%	7.4%	7.5%	–	52	51
Poverty Rate	45.5%	43.0%	38.9%	–	1	3
Unemployment Rate	21.2%	12.5%	13.3%	–	3	8
Mean Travel Time to Work (minutes)	45.0	41.0	44.8	–	14	4
Students Performing at Grade Level in Reading	24.6%	–	–	29.9%	56	53
Students Performing at Grade Level in Math	19.2%	–	–	41.1%	54	53
Asthma Hospitalizations (per 1,000 people)	8.0	8.7	9.0	–	4	1
Elevated Blood Lead Levels (incidence per 1,000 children)	17.3	3.0	6.0	–	34	12

1. Community districts BX 03 and BX 06 both fall within sub-borough area 102. Data reported at the sub-borough area level for these CDs are identical.
2. The rental vacancy rate for 2009 is an average rate for 2007–2009.
3. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).

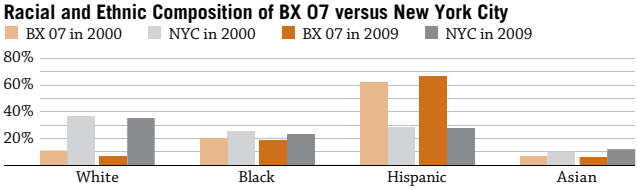
KINGSBRIDGE HEIGHTS / BEDFORD – BX 07

	2009	Rank
Population	130,290	–
Population Density (1,000 persons per square mile)	82.4	7
Median Household Income	$29,426	50
Income Diversity Ratio	5.2	29
Public and Subsidized Rental Housing Units (% of rental units)	6.7%	40
Rent-Regulated Units (% of rental units)	88.3%	2
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	93.8%	24
Residential Units within 1/2 Mile of a Subway/Rail Entrance	97.7%	8
Unused Capacity Rate (% of land area)	46.9%	4

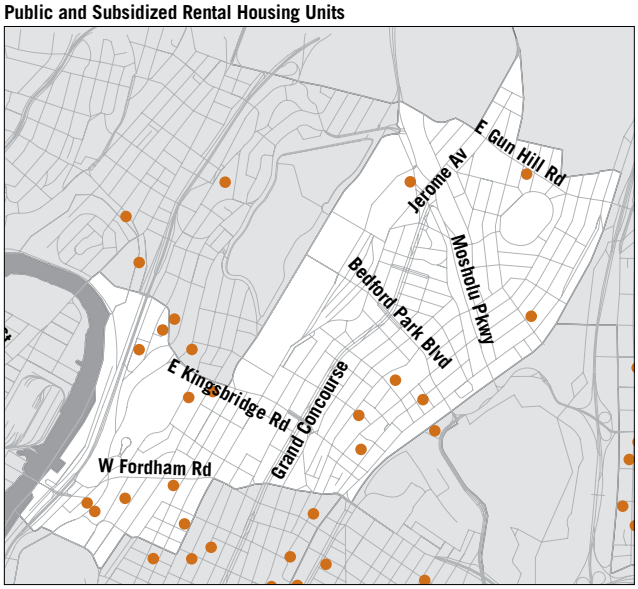
Households in BX 07 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of BX 07 versus New York City



Public and Subsidized Rental Housing Units



In BX 07, 6.7 percent of all rental units were publicly owned or subsidized. Of these, 91.5 percent were units in buildings that were publicly subsidized and privately owned. Each dot represents a public or subsidized rental property.

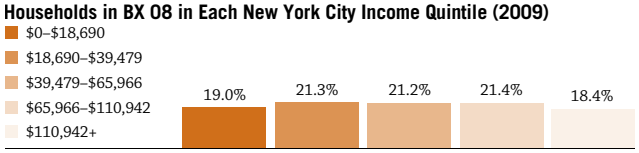
	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing						
Rental Vacancy Rate[1]	3.8%	–	3.5%	–	15	27
Units Issued New Certificates of Occupancy	0	96	148	–	57	43
Units Authorized by New Residential Building Permits	3	515	142	1	57	42
Homeownership Rate	7.4%	9.3%	8.3%	–	49	50
Index of Housing Price Appreciation (2–4 family building)[2]	100.0	194.1	143.5	148.4	–	15
Median Sales Price per Unit (2–4 family building)[2]	$124,695	$228,998	$210,191	$188,000	25	17
Sales Volume	110	108	89	81	48	51
Median Monthly Contract Rent	–	$864	$875	–	–	44
Median Rent Burden	–	37.5%	36.1%	–	–	7
Home Purchase Loan Rate (per 1,000 properties)	–	23.7	15.1	–	–	35
Refinance Loan Rate (per 1,000 properties)	–	12.2	11.2	–	–	52
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	6.6%	6.4%	–	–	28
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	20.7	33.4	32.7	30.8	14	17
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	10.3%	6.1%	7.8%	–	15	4
Housing Code Violations, Serious (per 1,000 rental units)	–	152.6	151.0	148.8	–	3
Housing Code Violations, Total (per 1,000 rental units)	–	680.7	673.4	632.2	–	3
Severe Crowding Rate (% of renter households)	–	3.8%	5.2%	–	–	11
Population						
Foreign-Born Population	36.6%	40.7%	39.2%	–	23	22
Racial Diversity Index	0.59	0.59	0.52	–	25	36
Households with Children under 18 Years Old	47.4%	43.6%	43.5%	–	8	6
Population 65 and Older	7.6%	7.7%	7.5%	–	49	51
Poverty Rate	34.3%	30.6%	35.0%	–	10	5
Unemployment Rate	14.9%	9.3%	12.7%	–	12	11
Mean Travel Time to Work (minutes)	41.9	42.8	42.8	–	26	18
Students Performing at Grade Level in Reading	27.6%	–	–	32.8%	50	48
Students Performing at Grade Level in Math	21.2%	–	–	45.1%	50	39
Asthma Hospitalizations (per 1,000 people)	5.7	7.2	7.1	–	11	5
Elevated Blood Lead Levels (incidence per 1,000 children)	16.7	3.1	4.3	–	36	27

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).

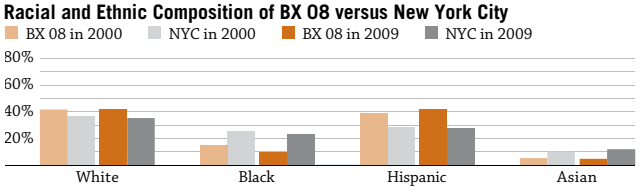
RIVERDALE / FIELDSTON – BX 08

	2009	Rank
Population	105,102	–
Population Density (1,000 persons per square mile)	28.6	39
Median Household Income	$52,058	23
Income Diversity Ratio	5.2	29
Public and Subsidized Rental Housing Units (% of rental units)	5.9%	43
Rent-Regulated Units (% of rental units)	63.1%	10
Residential Units in a Historic District	0.7%	25
Residential Units within 1/4 Mile of a Park	94.4%	23
Residential Units within 1/2 Mile of a Subway/Rail Entrance	44.0%	47
Unused Capacity Rate (% of land area)	43.6%	8

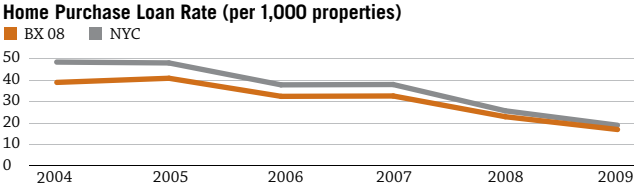
Households in BX 08 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of BX 08 versus New York City

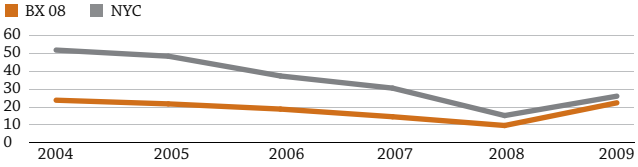


Home Purchase Loan Rate (per 1,000 properties)



Home purchase loan rates followed the same overall trend in BX 08 as in city as a whole. Between 2004 and 2009, the rate fell by 59.2 percent in the community district and 60.8 percent in the city as a whole.

Refinance Loan Rate (per 1,000 properties)



BX 08 has had consistently lower rates of refinance loan origination compared to the rest of the city, but the gap narrowed between 2004 and 2009. In 2004 there were 28.0 more refinance loans per 1,000 properties in the city, while in 2009 there were only 3.7 more refinance loans per 1,000 properties.

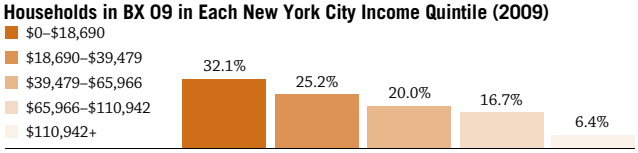
	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing						
Rental Vacancy Rate[1]	2.8%	–	3.5%	–	32	27
Units Issued New Certificates of Occupancy	68	322	136	–	37	45
Units Authorized by New Residential Building Permits	97	48	1	0	43	44
Homeownership Rate	26.4%	28.5%	33.8%	–	27	26
Index of Housing Price Appreciation (1 family building)[2]	100.0	209.8	154.5	191.0	–	1
Median Sales Price per Unit (1 family building)[2]	$459,291	$689,549	$841,613	$640,000	3	3
Sales Volume	112	125	89	119	47	46
Median Monthly Contract Rent	–	$968	$986	–	–	27
Median Rent Burden	–	26.2%	27.8%	–	–	47
Home Purchase Loan Rate (per 1,000 properties)	–	21.9	15.7	–	–	33
Refinance Loan Rate (per 1,000 properties)	–	9.7	22.3	–	–	23
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	1.3%	4.6%	–	–	32
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	2.2	9.5	11.9	9.7	51	42
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.6%	1.4%	1.7%	–	32	36
Housing Code Violations, Serious (per 1,000 rental units)	–	58.5	58.4	80.5	–	18
Housing Code Violations, Total (per 1,000 rental units)	–	304.4	303.7	405.9	–	12
Severe Crowding Rate (% of renter households)	–	5.0%	2.5%	–	–	35
Population						
Foreign-Born Population	31.5%	34.0%	27.9%	–	34	36
Racial Diversity Index	0.67	0.67	0.64	–	11	17
Households with Children under 18 Years Old	32.1%	33.3%	29.0%	–	36	36
Population 65 and Older	16.6%	16.7%	17.2%	–	7	6
Poverty Rate	18.7%	15.0%	13.4%	–	31	34
Unemployment Rate	10.4%	6.5%	9.3%	–	23	35
Mean Travel Time to Work (minutes)	41.0	39.6	42.5	–	33	20
Students Performing at Grade Level in Reading	27.6%	–	–	32.8%	50	48
Students Performing at Grade Level in Math	21.2%	–	–	45.1%	50	39
Asthma Hospitalizations (per 1,000 people)	1.7	3.5	4.0	–	41	16
Elevated Blood Lead Levels (incidence per 1,000 children)[3]	6.6	4.1	3.2	–	57	40

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 (1 family building).
3. Sample size is less than 20 newly identified cases in at least one year presented.

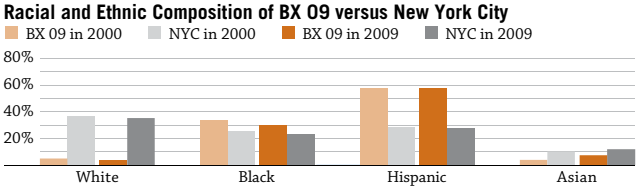
PARKCHESTER / SOUNDVIEW – BX 09

	2009	Rank
Population	182,737	–
Population Density (1,000 persons per square mile)	43.0	24
Median Household Income	$33,689	43
Income Diversity Ratio	5.4	24
Public and Subsidized Rental Housing Units (% of rental units)	24.8%	15
Rent-Regulated Units (% of rental units)	50.1%	24
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	97.3%	16
Residential Units within 1/2 Mile of a Subway/Rail Entrance	50.3%	46
Unused Capacity Rate (% of land area)	33.9%	21

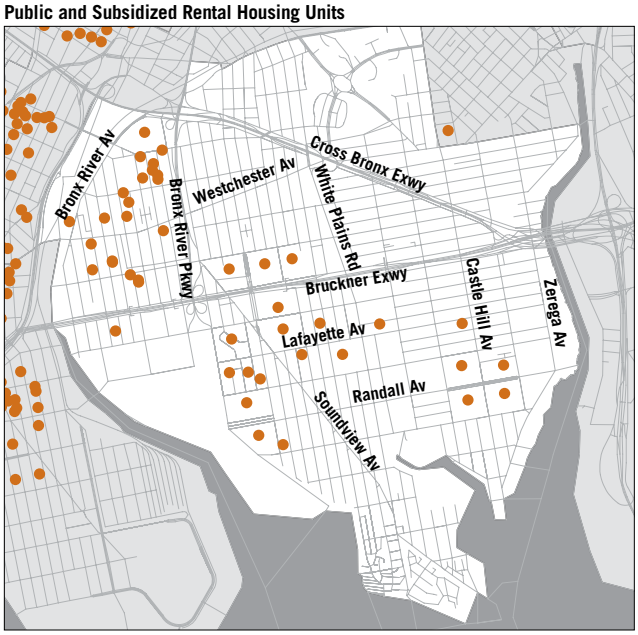
Households in BX 09 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of BX 09 versus New York City



Public and Subsidized Rental Housing Units



In BX 09, 24.8 percent of all rental units were subsidized. Of these, 67.1 percent were units in NYCHA buildings. Each dot represents a subsidized rental property.

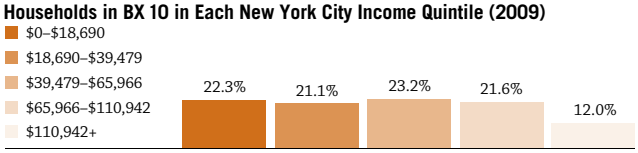
	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing						
Rental Vacancy Rate[1]	5.3%	–	2.7%	–	4	39
Units Issued New Certificates of Occupancy	25	207	329	–	52	25
Units Authorized by New Residential Building Permits	212	206	28	8	24	29
Homeownership Rate	20.2%	23.7%	18.8%	–	37	42
Index of Housing Price Appreciation (2–4 family building)[2]	100.0	197.0	165.5	159.2	–	13
Median Sales Price per Unit (2–4 family building)[2]	$128,241	$217,080	$188,137	$175,000	22	22
Sales Volume	582	659	452	436	19	26
Median Monthly Contract Rent	–	$849	$862	–	–	45
Median Rent Burden	–	29.1%	31.5%	–	–	28
Home Purchase Loan Rate (per 1,000 properties)	–	20.0	13.5	–	–	49
Refinance Loan Rate (per 1,000 properties)	–	10.8	10.5	–	–	53
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	10.8%	48.2%	–	–	5
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	15.0	22.4	29.4	31.4	20	16
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	6.8%	3.6%	4.1%	–	23	17
Housing Code Violations, Serious (per 1,000 rental units)	–	85.8	85.7	70.9	–	19
Housing Code Violations, Total (per 1,000 rental units)	–	382.8	382.2	316.1	–	17
Severe Crowding Rate (% of renter households)	–	3.3%	2.8%	–	–	30
Population						
Foreign-Born Population	24.6%	28.7%	26.3%	–	38	39
Racial Diversity Index	0.59	0.56	0.58	–	25	26
Households with Children under 18 Years Old	45.5%	39.4%	41.5%	–	9	14
Population 65 and Older	9.1%	11.0%	10.7%	–	42	32
Poverty Rate	28.6%	21.4%	27.9%	–	15	12
Unemployment Rate	13.8%	7.3%	11.9%	–	15	13
Mean Travel Time to Work (minutes)	45.8	42.9	44.4	–	11	9
Students Performing at Grade Level in Reading	26.7%	–	–	30.3%	53	51
Students Performing at Grade Level in Math	22.5%	–	–	41.6%	47	52
Asthma Hospitalizations (per 1,000 people)	5.8	6.3	6.3	–	10	8
Elevated Blood Lead Levels (incidence per 1,000 children)	12.4	4.0	2.8	–	52	49

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).

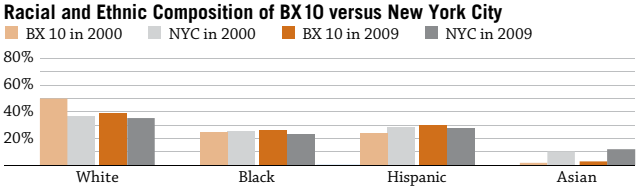
THROGS NECK / CO-OP CITY – BX 10

	2009	Rank
Population	114,885	–
Population Density (1,000 persons per square mile)	12.0	51
Median Household Income	$46,412	30
Income Diversity Ratio	5.1	31
Public and Subsidized Rental Housing Units (% of rental units)	13.5%	29
Rent-Regulated Units (% of rental units)	29.0%	45
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	90.3%	31
Residential Units within 1/2 Mile of a Subway/Rail Entrance	26.7%	54
Unused Capacity Rate (% of land area)	37.4%	16

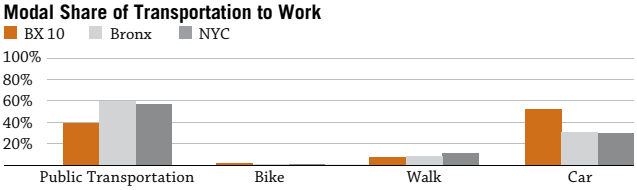
Households in BX 10 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of BX 10 versus New York City



Modal Share of Transportation to Work



Workers in BX 10 are more likely than workers in the city as a whole to drive to work. In 2009, 53.4 percent of BX 10 workers drove compared to 29.9 percent in the city as a whole.

Getting to Work in New York City	
Destination-Origin Ratio	.26
Locally Employed Residents Share: Percentage who live and work in the same neighborhood	8.5%
Locally Employed Resident Share: Percentage who work less than half a mile from their home	2.4%
City-Employed Residents Share	76.8%

BX 10 has the third highest share of workers that work outside of New York City out of all the neighborhoods in the Bronx. Twenty-three percent of workers do not work in the five boroughs.

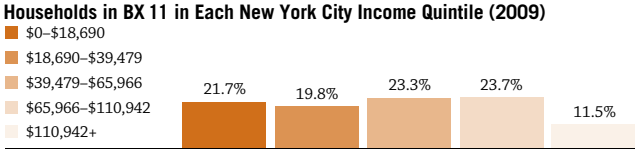
	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing						
Rental Vacancy Rate[1]	3.6%	–	1.7%	–	17	54
Units Issued New Certificates of Occupancy	82	194	183	–	33	37
Units Authorized by New Residential Building Permits	236	64	35	23	20	12
Homeownership Rate	45.5%	54.2%	50.2%	–	10	9
Index of Housing Price Appreciation (1 family building)[2]	100.0	190.0	184.8	166.2	–	5
Median Sales Price per Unit (1 family building)[2]	$290,357	$426,499	$405,703	$380,000	10	8
Sales Volume	393	393	337	320	35	33
Median Monthly Contract Rent	–	$925	$907	–	–	36
Median Rent Burden	–	26.2%	28.6%	–	–	44
Home Purchase Loan Rate (per 1,000 properties)	–	18.4	14.4	–	–	40
Refinance Loan Rate (per 1,000 properties)	–	10.6	11.4	–	–	51
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	8.5%	18.6%	–	–	24
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	4.7	13.0	15.2	17.2	35	32
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.8%	2.4%	2.6%	–	41	24
Housing Code Violations, Serious (per 1,000 rental units)	–	19.2	19.1	23.7	–	37
Housing Code Violations, Total (per 1,000 rental units)	–	94.7	94.2	114.6	–	38
Severe Crowding Rate (% of renter households)	–	–	2.3%	–	–	39
Population						
Foreign-Born Population	15.8%	17.9%	19.9%	–	54	50
Racial Diversity Index	0.65	0.68	0.69	–	17	8
Households with Children under 18 Years Old	29.4%	27.4%	28.8%	–	43	38
Population 65 and Older	18.5%	17.3%	19.1%	–	3	3
Poverty Rate	10.1%	9.1%	13.6%	–	47	33
Unemployment Rate	6.4%	7.8%	10.4%	–	43	25
Mean Travel Time to Work (minutes)	41.6	39.4	43.1	–	29	16
Students Performing at Grade Level in Reading	33.0%	–	–	33.2%	42	47
Students Performing at Grade Level in Math	28.5%	–	–	44.5%	39	44
Asthma Hospitalizations (per 1,000 people)	3.2	3.7	4.0	–	23	16
Elevated Blood Lead Levels (incidence per 1,000 children)[3]	10.2	3.1	2.5	–	55	54

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 (1 family building).
3. Sample size is less than 20 newly identified cases in at least one year presented.

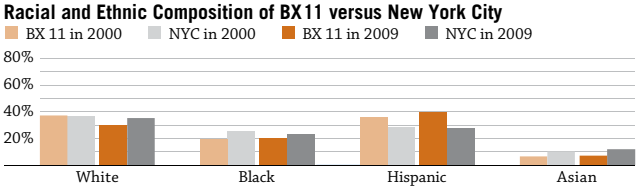
MORRIS PARK / BRONXDALE – BX 11

	2009	Rank
Population	126,715	–
Population Density (1,000 persons per square mile)	33.3	33
Median Household Income	$47,881	27
Income Diversity Ratio	5.1	31
Public and Subsidized Rental Housing Units (% of rental units)	19.0%	25
Rent-Regulated Units (% of rental units)	51.6%	19
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	96.1%	20
Residential Units within 1/2 Mile of a Subway/Rail Entrance	77.0%	32
Unused Capacity Rate (% of land area)	25.1%	31

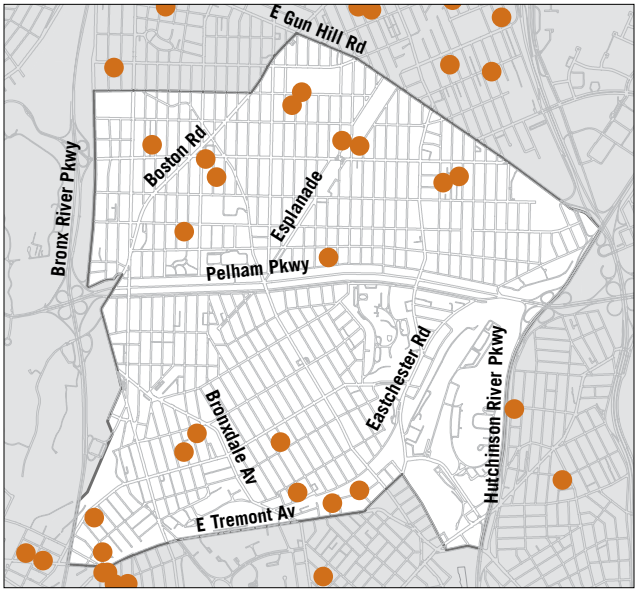
Households in BX 11 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of BX 11 versus New York City



Properties that Entered REO, January 2009–June 2010



In BX 11, 19 1–4 family properties entered REO between January 2009 and June 2010, ranking 23rd among all community districts. Each dot represents a property that entered REO during this period.

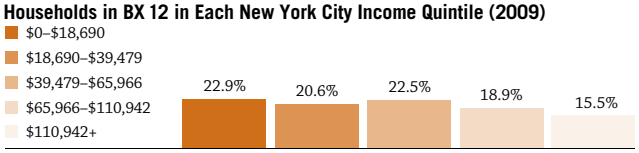
	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing						
Rental Vacancy Rate[1]	2.9%	–	2.2%	–	30	49
Units Issued New Certificates of Occupancy	167	144	215	–	20	34
Units Authorized by New Residential Building Permits	64	51	47	6	48	33
Homeownership Rate	27.8%	33.4%	31.8%	–	26	28
Index of Housing Price Appreciation (2–4 family building)[2]	100.0	200.8	181.1	142.8	–	17
Median Sales Price per Unit (2–4 family building)[2]	$157,716	$242,619	$210,615	$195,000	14	16
Sales Volume	447	313	276	260	28	39
Median Monthly Contract Rent	–	$885	$945	–	–	35
Median Rent Burden	–	30.3%	29.0%	–	–	40
Home Purchase Loan Rate (per 1,000 properties)	–	20.9	14.2	–	–	43
Refinance Loan Rate (per 1,000 properties)	–	18.5	22.3	–	–	23
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	13.8%	40.8%	–	–	10
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	6.9	16.1	19.5	18.8	32	28
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.1%	1.8%	1.9%	–	38	32
Housing Code Violations, Serious (per 1,000 rental units)	–	57.9	57.8	60.1	–	22
Housing Code Violations, Total (per 1,000 rental units)	–	296.5	295.8	252.0	–	21
Severe Crowding Rate (% of renter households)	–	6.0%	5.0%	–	–	12
Population						
Foreign-Born Population	30.8%	33.8%	31.7%	–	35	32
Racial Diversity Index	0.71	0.70	0.71	–	6	4
Households with Children under 18 Years Old	35.7%	34.6%	34.3%	–	31	27
Population 65 and Older	15.0%	13.9%	15.4%	–	10	10
Poverty Rate	17.5%	20.0%	17.4%	–	32	25
Unemployment Rate	8.8%	6.3%	8.6%	–	29	39
Mean Travel Time to Work (minutes)	39.3	38.5	37.5	–	39	39
Students Performing at Grade Level in Reading	37.3%	–	–	34.1%	34	40
Students Performing at Grade Level in Math	32.0%	–	–	44.0%	35	45
Asthma Hospitalizations (per 1,000 people)	4.0	5.3	5.3	–	14	12
Elevated Blood Lead Levels (incidence per 1,000 children)[3]	17.5	3.2	2.2	–	33	56

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).
3. Sample size is less than 20 newly identified cases in at least one year presented.

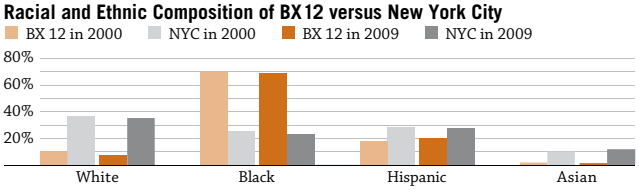
WILLIAMSBRIDGE / BAYCHESTER – BX 12

	2009	Rank
Population	145,986	–
Population Density (1,000 persons per square mile)	21.5	45
Median Household Income	$46,165	31
Income Diversity Ratio	5.6	20
Public and Subsidized Rental Housing Units (% of rental units)	15.1%	28
Rent-Regulated Units (% of rental units)	39.1%	33
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	81.5%	44
Residential Units within 1/2 Mile of a Subway/Rail Entrance	67.8%	39
Unused Capacity Rate (% of land area)	35.1%	19

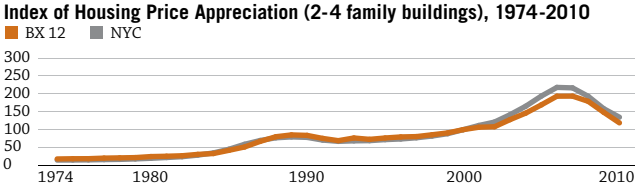
Households in BX 12 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of BX 12 versus New York City

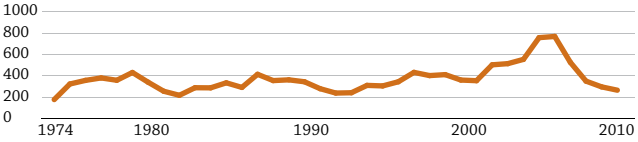


Index of Housing Price Appreciation (2-4 family buildings), 1974-2010



BX 12 saw price trends in the market for 2–4 family buildings that were similar to the rest of the city during the real estate boom. In 2010, prices in BX 12 fell by 19.3 percent, compared to 15.2 percent in the city as a whole, and are 37.6 percent below their peak in 2007.

Sales Volume (2-4 family buildings), 1974-2010



Sales volume for 2–4 family buildings has fallen in recent years, with 264 properties transacting in 2010 compared to 525 in 2007.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing						
Rental Vacancy Rate[1]	4.0%	–	4.7%	–	14	17
Units Issued New Certificates of Occupancy	158	334	405	–	21	17
Units Authorized by New Residential Building Permits	285	163	63	18	14	14
Homeownership Rate	35.9%	39.0%	39.7%	–	16	17
Index of Housing Price Appreciation (2–4 family building)[2]	100.0	179.5	148.6	119.1	–	28
Median Sales Price per Unit (2–4 family building)[2]	$155,077	$223,419	$202,902	$180,000	15	20
Sales Volume	556	541	464	443	23	25
Median Monthly Contract Rent	–	$944	$966	–	–	29
Median Rent Burden	–	30.5%	31.8%	–	–	26
Home Purchase Loan Rate (per 1,000 properties)	–	18.5	15.8	–	–	32
Refinance Loan Rate (per 1,000 properties)	–	23.8	21.2	–	–	26
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	33.5%	60.1%	–	–	4
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	14.3	29.5	33.7	32.3	21	15
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	7.3%	3.0%	3.4%	–	22	19
Housing Code Violations, Serious (per 1,000 rental units)	–	70.5	70.0	84.6	–	17
Housing Code Violations, Total (per 1,000 rental units)	–	313.4	311.3	347.2	–	16
Severe Crowding Rate (% of renter households)	–	1.9%	2.4%	–	–	36
Population						
Foreign-Born Population	38.2%	39.2%	37.6%	–	21	26
Racial Diversity Index	0.52	0.50	0.49	–	34	42
Households with Children under 18 Years Old	42.2%	42.4%	39.0%	–	17	16
Population 65 and Older	11.2%	13.3%	11.0%	–	26	30
Poverty Rate	19.4%	16.8%	16.7%	–	27	28
Unemployment Rate	10.6%	8.9%	13.8%	–	22	7
Mean Travel Time to Work (minutes)	45.7	43.4	42.5	–	12	20
Students Performing at Grade Level in Reading	37.3%	–	–	34.1%	34	40
Students Performing at Grade Level in Math	31.9%	–	–	44.0%	36	45
Asthma Hospitalizations (per 1,000 people)	3.8	5.0	5.0	–	16	14
Elevated Blood Lead Levels (incidence per 1,000 children)	14.9	5.1	3.3	–	42	37

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).