

# Indicator Definitions and Rankings

*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.*

# Indicator Definitions and Rankings

## 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.

*Source: New York State Division of Criminal Justice Services, United States Census (2000), American Community Survey (2009, 2010)*  
*Geography: City, Borough*  
*Years Reported: 2000, 2009, 2010*

## 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 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.

*Source: Infoshare (2000, 2005), New York State Department of Health Statewide Planning and Research Cooperative System (2009, 2010), United States Census (2000), American Community Survey (2005, 2009, 2010), New York City Department of City Planning*  
*Geography: City, Borough, Sub-borough Area*  
*Years Reported: 2000, 2005, 2009, 2010*

### Five Highest

1. (2 tied) Morrisania/Belmont, East Harlem
3. Mott Haven/Hunts Point
4. University Heights/Fordham
5. Highbridge/South Concourse

### Five Lowest

51. Rego Park/Forest Hills
52. Bay Ridge
53. Bayside/Little Neck
54. (2 tied) Greenwich Village/Financial District, Upper East Side

## Born in New York State

This indicator measures the percentage of city residents who were born in New York State.

*Source: United States Census (2000), American Community Survey (2005, 2009, 2010)*  
*Geography: City*  
*Years Reported: 2000, 2005, 2009, 2010*

### Five Highest

1. South Shore
2. Mid-Island
3. North Shore
4. Throgs Neck/Co-op City
5. Rockaways

### Five Lowest

51. Chelsea/Clinton/Midtown
52. Greenwich Village/Financial District
53. Washington Heights/Inwood
54. Jackson Heights
55. Elmhurst/Corona

## Children's Obesity Rate

This indicator measures the share of public school students in grades K-8 who are obese. The New York City Department of Health and Mental Hygiene collects student health data in conjunction with the Department of Education through the Fitnessgram program which measures a number of components of student health and fitness including height and weight. These data are limited to children in grades K-8 who are 5-14 years old and enrolled in non-alternative and non-special education public schools. Children with a body mass index at or above the 95th percentile according to the Center for Disease Control and Prevention's growth charts were categorized as obese.

For each school year, observations are weighted to ensure that data were representative of the enrollment population for that year.

The Department of Education provides these data at the school district level. The Furman Center aggregates these data 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. For this indicator, the year 2011 refers to the 2010–2011 school year.

*Source: New York City Department of Health and Mental Hygiene, New York City Department of City Planning*

*Geography: City, Borough, Community District  
Years Reported: 2009, 2010, 2011*

### Five Highest

1. Washington Heights/Inwood
2. Bushwick
3. Greenpoint/Williamsburg
4. (2 tied) Kingsbridge Heights/Bedford, Riverdale/Fieldston

### Five Lowest

54. (6 tied) Financial District, Greenwich Village/Soho, Clinton/Chelsea, Midtown, Stuyvesant Town/Turtle Bay, Upper East Side

## 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.

This indicator only captures the non-institutionalized population, which may bias the results.

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

*Source: American Community Survey*

*Geography: City*

*Years Reported: 2009, 2010*

### Five Highest

1. Mott Haven/Hunts Point
2. University Heights/Fordham
3. Morrisania/Belmont
4. Highbridge/South Concourse
5. Central Harlem

### Six Lowest

50. (2 tied) Upper East Side, Flatlands/Canarsie
52. Chelsea/Clinton/Midtown
53. Park Slope/Carroll Gardens
54. Greenwich Village/Financial District
55. Stuyvesant Town/Turtle Bay

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## 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.

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

*Source: United States Census (2000), American Community Survey (2005, 2009, 2010)*  
*Geography: City*  
*Years Reported: 2000, 2005, 2009, 2010*

#### No High School Diploma

##### Five Highest

1. Mott Haven/Hunts Point
2. Sunset Park
3. Morrisania/Belmont
4. Bushwick
5. Highbridge/South Concourse

##### Five Lowest

51. Chelsea/Clinton/Midtown
52. Greenwich Village/Financial District
53. Upper West Side
54. Stuyvesant Town/Turtle Bay
55. Upper East Side

#### Bachelor's Degree and Higher

##### Five Highest

1. Greenwich Village/Financial District
2. Stuyvesant Town/Turtle Bay
3. Upper East Side
4. Upper West Side
5. Chelsea/Clinton/Midtown

##### Five Lowest

51. University Heights/Fordham
52. Brownsville/Ocean Hill
53. Highbridge/South Concourse
54. Morrisania/Belmont
55. Mott Haven/Hunts Point

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## 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.

*Source: New York City Department of Health and Mental Hygiene*

*Geography: City, Borough*

*Years Reported: 2000, 2005, 2009, 2010*

##### Five Highest

1. Flatbush/Midwood
2. Greenpoint/Williamsburg
3. Midtown
4. Woodside/Sunnyside
5. Greenwich Village/Soho

##### Five Lowest

55. South Ozone Park/Howard Beach
56. (2 tied) Riverdale/Fieldston, Rego Park/Forest Hills
58. Bayside/Little Neck
59. South Beach/Willowbrook

## 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.

*Source: Home Mortgage Disclosure Act*  
*Geography: City, Borough, Sub-borough Area*  
*Years Reported: 2005, 2009, 2010*

#### Five Highest

1. University Heights/Fordham
2. Jamaica
3. Brownsville/Ocean Hill
4. Williamsbridge/Baychester
5. Morrisania/Belmont

#### Five Lowest

51. (2 tied) Chelsea/Clinton/Midtown, Upper East Side
53. (3 tied) Lower East Side/Chinatown, Upper West Side, Washington Heights/Inwood

## 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.

*Source: United States Census (2000), American Community Survey (2005, 2009, 2010)*  
*Geography: City, Borough, Sub-borough Area*  
*Years Reported: 2000, 2005, 2009, 2010*

#### Five Highest

1. Elmhurst/Corona
2. Jackson Heights
3. Sunnyside/Woodside
4. Coney Island
5. Flushing/Whitestone

#### Five Lowest

51. Throgs Neck/Co-op City
52. Central Harlem
53. Brooklyn Heights/Fort Greene
54. Park Slope/Carroll Gardens
55. South Shore

## High 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 high cost under 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.

*Source: Home Mortgage Disclosure Act, Furman Center*  
*Geography: City, Borough*  
*Years Reported: 2005, 2009, 2010*

#### Six Highest

1. Morrisania/Belmont
2. South Crown Heights
3. Jamaica
4. Williamsbridge/Baychester
5. (2 tied) Mott Haven/Hunts Point, Bedford Stuyvesant

#### Six Lowest

50. (6 tied) Kingsbridge Heights/Moshulu, Highbridge/South Concourse, East Harlem, University Heights/Fordham, Washington Heights/Inwood, Throgs Neck/Co-op City

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## High Cost Refinance Loans (% of refinance loans)

This indicator measures the percentage of owner-occupied, 1–4 family refinance loan originations that were reported as high cost under 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.

*Source: Home Mortgage Disclosure Act, Furman Center  
Geography: City, Borough  
Years Reported: 2005, 2009, 2010*

### Five Highest

1. University Heights/Fordham
2. Bushwick
3. Morrisania/Belmont
4. Bedford Stuyvesant
5. East Flatbush

### Seven Lowest

49. (3 tied) Lower East Side/Chinatown, Chelsea/Clinton/Midtown, Morningside Heights/Hamilton Heights
52. Upper West Side
53. (3 tied) Mott Haven/Hunts Point, Stuyvesant Town/Turtle Bay, Washington Heights/Inwood

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## Home Purchase Loan Rate (per 1,000 properties)

This indicator measures the home purchase loan rate by dividing the number of first-lien, owner-occupied home purchase loan originations for 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.

*Source: Home Mortgage Disclosure Act, Department of Finance Real Property Assessment Database, Furman Center  
Geography: City, Borough, Sub-borough Area  
Years Reported: 2005, 2009, 2010*

### Five Highest

1. Central Harlem
2. Brooklyn Heights/Fort Greene
3. Park Slope/Carroll Gardens
4. Williamsburg/Greenpoint
5. Highbridge/South Concourse

### Five Lowest

51. East Flatbush
52. Morrisania/Belmont
53. University Heights/Fordham
54. East Harlem
55. Mott Haven/Hunts Point

## What Is A High Cost Loan?

Since October 1, 2009, the Home Mortgage Disclosure Act has required mortgage originators to use a new standard for determining high cost status. The new 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. 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 high cost.

While some commentators prefer the term “higher cost”, the Furman Center uses the term defined by Federal Reserve Board for administering HMDA.

## 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 (2005, 2009, 2010)  
Geography: City, Borough, Sub-borough Area  
Years Reported: 2000, 2005, 2009, 2010*

### Five Highest

1. South Shore
2. Queens Village
3. Mid-Island
4. Bayside/Little Neck
5. South Ozone Park/Howard Beach

### Five Lowest

51. Morrisania/Belmont
52. Highbridge/South Concourse
53. East Harlem
54. Kingsbridge Heights/Moshulu
55. University Heights/Fordham

## 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.

*Source: United States Census (2000),  
American Community Survey (2005, 2009, 2010)  
Geography: City, Borough, Sub-borough Area  
Years Reported: 2000, 2005, 2009, 2010*

### Five Highest

1. (2 tied) Mott Haven/Hunts Point,  
University Heights/Fordham
3. Morrisania/Belmont
4. East New York/Starrett City
5. Borough Park

### Five Lowest

51. Lower East Side/Chinatown
52. Upper East Side
53. Greenwich Village/Financial District
54. Stuyvesant Town/Turtle Bay
55. Chelsea/Clinton/Midtown

## 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  
Geography: City, Borough  
Years Reported: 2000, 2010*

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## Income Diversity Ratio

The 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 the income quintiles for New York City.

The percentages in the charts may not add up to 100 percent because of rounding.

*Source: United States Census (2000), American Community Survey (2005, 2009, 2010), Furman Center*  
*Geography: City, Borough, Sub-borough Area*  
*Years Reported: 2000, 2005, 2009, 2010*

### Five Highest

1. Morningside Heights/Hamilton Heights
2. Upper West Side
3. Chelsea/Clinton/Midtown
4. Central Harlem
5. Brooklyn Heights/Fort Greene

### Six Lowest

50. (4 tied) Flatlands/Canarsie,  
Middle Village/Ridgewood,  
Queens Village,  
South Shore
54. Elmhurst/Corona
55. Sunnyside/Woodside

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## 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 2011 only include sales recorded as of the end of 2011. This encompasses the vast majority of sales in 2011, but due to recording delays the index may be revised slightly when complete data are available.

Rankings for 2011 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.

*Source: New York City Department of Finance, Furman Center*  
*Geography: City, Borough, Community District*  
*Years Reported: 2000, 2005, 2009, 2010, 2011*

### 1 family buildings

#### Three Highest

1. Sheepshead Bay
2. Rego Park/Forest Hills
3. Flushing/Whitestone

#### Three Lowest

12. St. George/Stapleton
13. South Ozone Park/Howard Beach
14. Jamaica/Hollis

### 2–4 family buildings

#### Three Highest

1. Sunset Park
2. Park Slope/Carroll Gardens
3. Fort Greene/Brooklyn Heights

#### Three Lowest

31. Bushwick
32. Brownsville
33. Belmont/East Tremont

### Condominiums

#### Three Highest

1. Upper West Side
2. Greenwich Village/Soho
3. Clinton/Chelsea

#### Three Lowest

5. Financial District
6. Stuyvesant Town/Turtle Bay
7. Upper East Side

### 5+ family buildings

#### Two Highest

1. East Harlem
2. Central Harlem

#### Two Lowest

4. Lower East Side/Chinatown
5. Washington Heights/Inwood

## 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) caution is advised 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 2005, the index was 183.9 for Stuyvesant Town/Turtle Bay. In 2011 it was 198.8. So the index was 14.9 index points higher in 2011. This does not mean that the value of the average home went up by 14.9 percent. Using the formula above we see that the home appreciated by 8.1 percent between 2005 and 2011.

In addition, caution is advised about drawing incorrect conclusions when comparing the index across geography. 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 2011 among community districts for which condominiums were the predominant housing type, while the Upper West Side had the highest index level for such community districts. This does not mean that the Upper East Side is less valuable, but that the Upper West Side has been appreciating faster and has narrowed the gap in prices.

## Infant Mortality Rate (per 1,000 live births)

New York City's Department of Health and Mental Hygiene collects data on infant mortality. 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, 2005, 2009, 2010*

## 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, 2005, 2009, 2010*

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## 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.

*Source: United States Census (2000),  
American Community Survey (2005, 2009, 2010)  
Geography: City, Borough  
Years Reported: 2000, 2005, 2009, 2010*

### Five Highest

1. Jamaica
2. Sunset Park
3. (2 tied) Soundview/Parkchester,  
East Flatbush
5. Williamsbridge/Baychester

### Five Lowest

51. Upper West Side
52. Lower East Side/Chinatown
53. Stuyvesant Town/Turtle Bay
54. Chelsea/Clinton/Midtown
55. Greenwich Village/Financial District

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## Median Household Income

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 2010. The median household income for the boroughs and the city are presented for all years, and all figures have been adjusted to 2011 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.

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

*Source: United States Census (2000),  
American Community Survey (2005, 2009, 2010)  
Geography: City, Borough, Sub-borough Area  
Years Reported: 2000, 2005, 2009, 2010*

### Five Highest

1. Greenwich Village/Financial District
2. Upper East Side
3. Stuyvesant Town/Turtle Bay
4. Upper West Side
5. Park Slope/Carroll Gardens

### Five Lowest

51. Highbridge/South Concourse
52. Brownsville/Ocean Hill
53. University Heights/Fordham
54. Mott Haven/Hunts Point
55. Morrisania/Belmont

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## 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: 2005, 2009, 2010*

## Median Monthly Rent

### (All Renters, Recent Movers)

The monthly contract rent is the amount agreed to or specified in the lease regardless of whether furnishings, utilities, or services are included.

Because rent in many units in New York City are 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 2011 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.

*Source: American Community Survey*

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

*Years Reported: 2005, 2009, 2010*

#### All renters

##### Five Highest

1. Greenwich Village/Financial District
2. Stuyvesant Town/Turtle Bay
3. Upper East Side
4. (2 tied) Park Slope/Carroll Gardens, Chelsea/Clinton/Midtown,

##### Five Lowest

51. Brownsville/Ocean Hill
52. (2 tied) Morrisania/Belmont, Central Harlem,
54. East Harlem
55. Mott Haven/Hunts Point

#### Recent movers

##### Five Highest

1. Greenwich Village/Financial District
2. Stuyvesant Town/Turtle Bay
3. Chelsea/Clinton/Midtown
4. Upper West Side
5. Upper East Side

##### Five Lowest

51. Brownsville/Ocean Hill
52. Morrisania/Belmont
53. Coney Island
54. East Harlem
55. Mott Haven/Hunts Point

## Median Rent Burden

This indicator measures the median percentage of income spent on gross rent (rent plus electricity and heating fuel costs) 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: 2005, 2009, 2010*

##### Five Highest

1. Borough Park
2. Kingsbridge Heights/Moshulu
3. South Ozone Park/Howard Beach
4. Elmhurst/Corona
5. University Heights/Fordham

##### Five Lowest

51. Upper East Side
52. Upper West Side
53. Brooklyn Heights/Fort Greene
54. Chelsea/Clinton/Midtown
55. Greenwich Village/Financial District

## 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 2011 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 2011 only include sales recorded as of the end of 2011. This encompasses the vast majority of sales in 2011, but due to recording delays this number may be revised slightly when complete data are available.

Source: New York City Department of Finance,  
Furman Center  
Geography: City, Borough, Community District  
Years Reported: 2000, 2005, 2009, 2010, 2011

### 1 family buildings

#### Three Highest

1. Riverdale/Fieldston
2. Flatbush/Midwood
3. Rego Park/Forest Hills

#### Three Lowest

12. St. George/Stapleton
13. South Ozone Park/Howard Beach
14. Jamaica/Hollis

### 2-4 family buildings

#### Three Highest

1. Park Slope/Carroll Gardens
2. Fort Greene/Brooklyn Heights
3. Sunset Park

#### Three Lowest

31. East New York/Starrett City
32. Brownsville
33. Bushwick

### Condominiums

#### Three Highest

1. Greenwich Village/Soho
2. Midtown
3. Clinton/Chelsea

#### Three Lowest

5. Upper West Side
6. Financial District
7. Stuyvesant Town/Turtle Bay

### 5+ family buildings

#### Two Highest

1. Lower East Side/Chinatown
2. East Harlem

#### Two Lowest

4. Washington Heights/Inwood
5. Morningside Heights/Hamilton

## 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.

Source: Public Data Corporation, New York City  
Department of Finance, Furman Center  
Geography: City, Borough  
Years Reported: 2000, 2005, 2009, 2010, 2011

#### Five Highest

1. Jamaica/Hollis
2. Flatlands/Canarsie
3. East New York/Starrett City
4. Queens Village
5. Bedford Stuyvesant

#### Five Lowest

55. Stuyvesant Town/Turtle Bay
56. Greenwich Village/Soho
57. East Harlem
58. Washington Heights/Inwood
59. Lower East Side/Chinatown

## Notices of Foreclosure Rate (per 1,000 1–4 family properties)

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

Condominiums and 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.

We report data on this indicator for 57 community districts. The Financial District and the Upper West Side have fewer than 50 1–4 family properties, so they are not included in our rankings.

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

Geography: City, Borough, Community District

Years Reported: 2000, 2005, 2009, 2010, 2011

### Five Highest

1. East New York/Starrett City
2. Bedford Stuyvesant
3. Bushwick
4. Highbridge/Concourse
5. Brownsville

### Five Lowest

53. Stuyvesant Town/Turtle Bay
54. Greenwich Village/Soho
55. Upper East Side
56. (2 tied) Lower East Side/Chinatown, Clinton/Chelsea

## 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. Because these estimates are not available at the sub-borough area level, we use the ACS for this geography.

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

We do not present rankings for this indicator because sub-borough areas were designed to have roughly similar populations.

Source: United States Census, American Community Survey

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010

## Population by Age (population under 18, population 65 and older)

These indicators measure the percentage of residents who are aged 65 years and older and the percentage of residents who are under 18 years old. Because these estimates are not available at the sub-borough area level, we use the ACS for this geography.

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

Source: United States Census (2000, 2010), American Community Survey (2005, 2009, 2010)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2005, 2009, 2010

### Population Under 18

#### Five Highest

1. Borough Park
2. Morrisania/Belmont
3. Brownsville/Ocean Hill
4. University Heights/Fordham
5. East New York/Starrett City

#### Five Lowest

51. Lower East Side/Chinatown
52. Upper East Side
53. Greenwich Village/Financial District
54. Stuyvesant Town/Turtle Bay
55. Chelsea/Clinton/Midtown

### Population Aged 65 and Older

#### Five Highest

1. Coney Island
2. Throgs Neck/Co-op City
3. Bensonhurst
4. Sheepshead Bay/Gravesend
5. Upper East Side

#### Five Lowest

51. Mott Haven/Hunts Point
52. Park Slope/Carroll Gardens
53. Morrisania/Belmont
54. Bushwick
55. University Heights/Fordham

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## 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. At the sub-borough area level, we present the population density for 2010 only and use the ACS for our population estimates.

For more information on comparisons across years, please refer to the Methods chapter of this report.

*Source: United States Census (2000, 2010), American Community Survey (2010), New York City Department of City Planning*

*Geography: City, Borough, Sub-borough*

*Years Reported: 2000, 2010*

### Five Highest

1. Upper East Side
2. Morningside Heights/Hamilton Heights
3. Lower East Side/Chinatown
4. Stuyvesant Town/Turtle Bay
5. Central Harlem

### Five Lowest

51. Throgs Neck/Co-op City
52. Queens Village
53. Rockaways
54. South Shore
55. Mid-Island

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## Poverty Rate

This indicator measures the number of households with total income below the poverty threshold divided by the number of households for which 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.

*Source: United States Census (2000), American Community Survey (2005, 2009, 2010)*

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

*Years Reported: 2000, 2005, 2009, 2010*

### Five Highest

1. Morrisania/Belmont
2. Mott Haven/Hunts Point
3. University Heights/Fordham
4. Brownsville/Ocean Hill
5. East New York/Starrett City

### Five Lowest

51. Bayside/Little Neck
52. Queens Village
53. (2 tied) Stuyvesant Town/Turtle Bay, South Shore
55. Upper East Side

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## 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.

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.

*Source: United States Census (2000), American Community Survey (2005, 2009, 2010)*

*Geography: City*

*Years Reported: 2000, 2005, 2009, 2010*

### Poverty Rate: Population Under 18

#### Five Highest

1. Morrisania/Belmont
2. Mott Haven/Hunts Point
3. Brownsville/Ocean Hill
4. University Heights/Fordham
5. East New York/Starrett City

#### Five Lowest

51. Bayside/Little Neck
52. Greenwich Village/Financial District
53. Stuyvesant Town/Turtle Bay
54. Upper West Side
55. Upper East Side

### Poverty Rate: Population 65 and Older

#### Five Highest

1. Morrisania/Belmont
2. Sunset Park
3. Kingsbridge Heights/Moshulu
4. Highbridge/South Concourse
5. East New York/Starrett City

#### Six Lowest

50. (2 tied) Ozone Park/Woodhaven, Hillcrest/Fresh Meadows
52. South Shore
53. Stuyvesant Town/Turtle Bay
54. Bayside/Little Neck
55. Queens Village

## Supplemental Poverty Measure

The poverty threshold was originally created in the 1960s and was based on the cost of a basket of food which represented a minimal diet. This number was multiplied by three and compared to before-tax earnings to determine poverty status.

Over the last 20 years, this measure has been criticized on a number of factors including that it is blind to government transfers such as payroll taxes, which reduces disposable income, and the Food Stamp program, which increases it; that it does not address the fact that food makes up an increasingly small share of a family's budget; and that it is not adjusted to take into consideration geographic differences in prices.

In 2011, the Census released a new measure called the Supplemental Poverty Measure (SPM) which seeks to address these issues and others. The SPM

threshold begins by taking the 33rd percentile of expenditures on food, shelter, clothing, and utilities and then adjusts for family size and composition and geographic differences in housing costs. Furthermore, it compares this to the family's disposable income minus work expenses and out-of-pocket medical expenses. For a family with two adults and two children, the base poverty threshold for the SPM was \$24,343 in 2010, compared to \$22,113 for the official measure. This resulted in a national SPM poverty rate of 16.0 percent, compared to 15.2 percent for the official rate. The difference was much larger for some populations. For example, the SPM rate was 6.9 percentage points higher for seniors, 3.8 percentage points lower for people living in rural areas, and 1.5 percent higher for those households without medical insurance.

## Properties that Entered REO

This indicator measures the total number of 1–4 family properties in New York City that completed the foreclosure process and which 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 2011 figure only includes transfers into REO recorded as of the end of 2011. 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 are 22 community districts that had no properties enter REO in 2011.

*Source: Public Data Corporation, New York City Department of Finance, Furman Center*  
*Geography: City, Borough*  
*Years Reported: 2000, 2005, 2009, 2010, 2011*

### Five Highest

1. Jamaica/Hollis
2. Queens Village
3. (2 tied) East New York/Starrett City, St. George/Stapleton
5. South Beach/Willowbrook

## Property Tax Liability (\$ millions)

This indicator reports the estimated total property tax bill to owners of class 1, 2, and 4 properties in a geography. Class 3 properties make up a very small share of all property tax revenue and it is difficult to estimate their tax liability because of data limitations. The values take into account property tax phase-in caps, exceptions and estimates for the Cooperative and Condominium Tax Abatement but do not include any other abatement programs. All figures are reported in 2011 dollars and are in millions.

*Source: Real Property Assessment Database  
Geography: City, Borough, Community District  
Years Reported: 2005, 2009, 2010, 2011*

### Five Highest

1. Midtown
2. Upper East Side
3. Stuyvesant Town/Turtle Bay
4. Upper West Side
5. Financial District

### Five Lowest

55. Bushwick
56. Belmont/East Tremont
57. Hunts Point/Longwood
58. Brownsville
59. Morrisania/Crotona

## Public and Subsidized Rental Housing Units (% of rental units)

This indicator measures the share of rental units that are either in New York City Housing Authority public housing developments or subsidized through the Low-Income Housing Tax Credits (LIHTC), U.S. Department of Housing and Urban Development (HUD) Project-Based Rental Assistance, HUD Insurance, or the New York City or State Mitchell-Lama programs.

This indicator relies on work the Furman Center has done in creating the Subsidized Housing Information Project (SHIP). For more information see the Furman Center Data Search Tool, available at <http://datasearch.furmancenter.org/>

*Source: Furman Center Subsidized Housing Information Project, New York City Housing Authority  
Geography: City, Borough, Community District  
Years Reported: 2010*

### Five Highest

1. Mott Haven/Melrose
2. East Harlem
3. Morrisania/Crotona
4. East New York/Starrett City
5. Rockaway/Broad Channel

### Five Lowest

55. Woodside/Sunnyside
56. (4 tied) Ridgewood/Maspeth, Kew Gardens/Woodhaven, Bayside/Little Neck, Tottenville/Great Kills

## 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 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 account for 97.8 percent of New York City's population. The RDI is calculated using the following formula:

$$RDI = 1 - (P_{asian}^2 + P_{black}^2 + P_{Hispanic}^2 + P_{white}^2)$$

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  
Geography: City, Borough, Sub-borough Area  
Years Reported: 2000, 2010*

**Six Highest**

1. South Ozone Park/Howard Beach
2. Ozone Park/Woodhaven
3. Hillcrest/Fresh Meadows
4. (3 tied) Pelham Parkway,  
Lower East Side/Chinatown,  
Morningside Heights/Hamilton Heights

**Five Lowest**

51. South Crown Heights
52. Upper East Side
53. Brownsville/Ocean Hill
54. South Shore
55. East Flatbush

## 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*

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

*Years Reported: 2000, 2010*

## 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.

*Source: Home Mortgage Disclosure Act,  
Department of Finance, Furman Center*

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

*Years Reported: 2005, 2009, 2010*

**Five Highest**

1. Upper West Side
2. Park Slope/Carroll Gardens
3. Greenwich Village/Financial District
4. (2 tied) Upper East Side,  
South Shore

**Five Lowest**

51. University Heights/Fordham
52. Morrisania/Belmont
53. Soundview/Parkchester
54. Mott Haven/Hunts Point

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## 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 2008-2010 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.

*Source: United States Census (2000, 2010), American Community Survey (2010)*  
*Geography: City, Borough, Sub-borough Area*  
*Years Reported: 2000, 2010*

### Six Highest

1. North Shore
2. South Shore
3. East New York/Starrett City
4. Bedford Stuyvesant
5. (2 tied) Upper East Side, Mid-Island

### Five Lowest

51. Astoria
52. Elmhurst/Corona
53. Sunnyside/Woodside
54. Washington Heights/Inwood
55. Throgs Neck/Co-op City

## 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, 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 and is mandated by the New York State rent regulation laws. 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. Additionally, the HVS is generally performed every three years.

The Furman Center uses data from the decennial census where available 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.

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## Rent-Regulated Units (% of rental units)

This indicator measures the percentage of all rental units that are rent-controlled, rent-stabilized, or loft board-regulated. 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](http://www.housingnyc.com).

*Source: New York City Housing and Vacancy Survey*  
*Geography: City, Borough, Sub-borough Area*  
*Years Reported: 2011*

### Five Highest

1. Kingsbridge Heights/Moshulu
2. Washington Heights/Inwood
3. Highbridge/South Concourse
4. South Crown Heights
5. University Heights/Fordham

### Five Lowest

51. South Shore
52. Flatlands/Canarsie
53. Queens Village
54. Mid-Island
55. South Ozone Park/Howard Beach

## Residential Units within 1/2 Mile of a Subway/Rail Entrance

This indicator measures the percentage of residential units in a given geographic area that are within a half-mile walk of a station entrance for the New York City Subway system, Long Island Rail Road, PATH, Amtrak, Metro-North Railroad, or Staten Island Railway. For the average able-bodied adult, a half mile represents about a 10-minute walk.

For a more detailed description of how this indicator was calculated, please refer to the Methods chapter of this report.

*Source: New York City Department of Transportation, New York City Department of City Planning, Furman Center*

*Geography: City, Borough, Community District*  
*Years Reported: 2010*

### Five Highest

1. (2 tied) Morningside Heights/Hamilton, Washington Heights/Inwood
3. Greenwich Village/Soho
4. (2 tied) Kingsbridge Heights/Bedford, Financial District

### Five Lowest

55. South Beach/Willowbrook
56. Bayside/Little Neck
57. Flatlands/Canarsie
58. Queens Village
59. St. George/Stapleton

## 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, the names of the transacting parties must be distinct, and the sale must not be marked as "Insignificant" by the Department of Finance. This indicator includes single- and multi-family buildings and condominium and cooperative apartment units. This indicator is reported for each housing type for the city and for the two predominant housing types for each borough. At the community district level, all housing types are grouped together.

Sales data for 2011 only include sales recorded as of the end of 2011. This should include the vast majority of sales in 2011, but due to recording delays this number may be revised slightly when complete data are available.

*Source: New York City Department of Finance, Furman Center*

*Geography: City, Borough, Community District*  
*Years Reported: 2000, 2005, 2009, 2010, 2011*

### Five Highest

1. Jamaica/Hollis
2. Flushing/Whitestone
3. Greenpoint/Williamsburg
4. Queens Village
5. Tottenville/Great Kills

### Five Lowest

55. Morningside Heights/Hamilton
56. Highbridge/Concourse
57. Fordham/University Heights
58. Mott Haven/Melrose
59. Hunts Point/Longwood

## Serious Crime Rate (per 1,000 residents)

The New York Police Department collects data on criminal activity, which the department is required to report to the Federal Bureau of Investigation under the Uniform Crime Reporting (UCR) program. A crime is considered serious if it is classified as a UCR Type I crime. This category contains most types of assault, burglary, larceny, motor vehicle theft, murder, rape, and robbery. While most UCR Type I crimes are felonies, some are not. Further, some felonies, notably drug offenses, are not considered UCR Type I crimes. Rates are calculated as the number of crimes committed in a given geographic area per 1,000 residents. Since some community districts have a much higher "ambient population" than the number of residents, the crime rate is very high for many parts of the central business district.

*Source: New York City Police Department, United States Census Bureau, Furman Center*  
*Geography: City, Borough, Community District*  
*Years Reported: 2000, 2005, 2009, 2010, 2011*

### Five Highest

1. Midtown
2. Clinton/Chelsea
3. Financial District
4. Fort Greene/Brooklyn Heights
5. Greenwich Village/Soho

### Five Lowest

55. Bensonhurst
56. South Beach/Willowbrook
57. Bayside/Little Neck
58. Tottenville/Great Kills
59. Borough Park

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## 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.

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

*Geography: City, Borough, Community District*  
*Years Reported: 2005, 2009, 2010, 2011*

### Five Highest

1. Washington Heights/Inwood
2. Bushwick
3. Fordham/University Heights
4. (2 tied) Highbridge/Concourse, Belmont/East Tremont

### Five Lowest

55. Midtown
56. Bayside/Little Neck
57. Stuyvesant Town/Turtle Bay
58. Tottenville/Great Kills
59. Financial District

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## 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 report the indicator as a percentage of all rental households. Because severe crowding data were deemed unreliable for South Shore, rankings only include 58 sub-borough areas.

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

*Source: United States Census (2000), American Community Survey (2009, 2010)*

*Geography: City, Borough, Sub-borough Area*  
*Years Reported: 2000, 2009, 2010*

### Six Highest

1. Jackson Heights
2. Sunset Park
3. Elmhurst/Corona
4. University Heights/Fordham
5. (2 tied) Highbridge/South Concourse, Bushwick

### Six Lowest

49. (2 tied) Brownsville/Ocean Hill, Upper East Side
51. (2 tied) Park Slope/Carroll Gardens, Upper West Side
53. Bayside/Little Neck
54. South Ozone Park/Howard Beach

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## Share of Population Living in Integrated Tracts

This indicator measures the total population within a geography who live in tracts which are considered to be integrated as a share of all population within the geography. A tract is considered to be integrated if the white share of the population is greater than 20 percent and at least one other race or ethnicity 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

1. Bensonhurst
2. Bayside/Little Neck
3. Rego Park/Forest Hills
4. Middle Village/Ridgewood
5. Hillcrest/Fresh Meadows

## Share of Revenue from Property Taxes

This indicator measures the total property tax revenue as a share of all expected revenue.

*Source: Real Property Assessment Database, Office of Management and Budget*

*Geography: City*

*Years Reported: 2005, 2009, 2010, 2011*

## Students Performing at Grade Level

*(reading, math)*

The New York City Department of Education's Division of Assessment 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 Furman Center aggregates these data to the community district level using a population weighting formula.

In 2010, proficiency standards were changed after researchers at the Department of Education recognized that the rates had been falsely inflated. The city maintains that the 2000 rates are comparable to the current measure but we do not report the rates from 2005 or 2009.

For more information on our population-weighting method, please refer to the Methods chapter of this report. For this indicator, the year 2011 refers to the 2010–2011 school year.

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

*Source: New York City Department of Education, New York City Department of City Planning, Furman Center*

*Geography: City, Borough, Community District*

*Years Reported: 2000, 2010, 2011*

### Reading

#### Seven Highest

1. Bayside/Little Neck
2. (6 tied) Financial District, Greenwich Village/Soho, Clinton/Chelsea, Midtown, Stuyvesant Town/Turtle Bay, Upper East Side,

#### Five Lowest

57. (2 tied) Morrisania/Crotona, Belmont/East Tremont,
58. Highbridge/Concourse
59. (2 tied) Mott Haven/Melrose, Hunts Point/Longwood

### Math

#### Seven Highest

1. Bayside/Little Neck
2. (6 tied) Financial District, Greenwich Village/Soho, Clinton/Chelsea, Midtown, Stuyvesant Town/Turtle Bay, Upper East Side

#### Six Lowest

56. (2 tied) Morrisania/Crotona, Belmont/East Tremont
57. Highbridge/Concourse
58. Brownsville
59. (2 tied) Mott Haven/Melrose, Hunts Point/Longwood

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## Tax Delinquencies

### (% of residential properties delinquent ≥ 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.

Due to data issues, the Department of Finance was unable to provide tax delinquency data to the Furman Center for 2010.

*Source: New York City Department of Finance  
Geography: City, Borough, Community District  
Years Reported: 2000, 2005, 2009*

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## 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 (2005, 2009, 2010)  
Geography: City, Borough, Sub-borough Area  
Years Reported: 2000, 2005, 2009, 2010*

### Five Highest

1. University Heights/Fordham
2. South Crown Heights
3. Mott Haven/Hunts Point
4. Kingsbridge Heights/Moshulu
5. Morrisania/Belmont

### Five Lowest

51. Upper West Side
52. Sunnyside/Woodside
53. Stuyvesant Town/Turtle Bay
54. Greenwich Village/Financial District
55. Upper East Side

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## 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 2005 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 2011, there were 16 community districts for which there was no new residential construction authorized.

*Source: New York City Department of City Planning  
Geography: City, Borough, Community District  
Years Reported: 2000, 2005, 2009, 2010, 2011*

### Five Highest

1. Astoria
2. Financial District
3. Tottenville/Great Kills
4. Flushing/Whitestone
5. Morrisania/Crotona

## 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 2011, there were six community districts for which there were no certificates of occupancy issued.

*Source: New York City Department of Buildings*  
*Geography: City, Borough, Community District*  
*Years Reported: 2000, 2005, 2009, 2010, 2011*

### Five Highest

1. East Harlem
2. East New York/Starrett City
3. Morrisania/Crotona
4. Greenpoint/Williamsburg
5. Central Harlem

## Unused Capacity Rate (% of land area)

This indicator reports the percentage of all residentially zoned lot 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 a Furman Center analysis, and multiplying it by the lot's land area.

This indicator is not presented for the Financial District or Midtown because very few lots in these community districts are residentially zoned.

*Source: Real Property Assessment Database, Furman Center*  
*Geography: City, Borough, Community District*  
*Years Reported: 2010*

### Five Highest

1. Belmont/East Tremont
2. Rockaway/Broad Channel
3. Brownsville
4. Hunts Point/Longwood
5. Kingsbridge Heights/Bedford

### Five Lowest

53. Flatbush/Midwood
54. Ridgewood/Maspeth
55. Bensonhurst
56. Bay Ridge/Dyker Heights
57. Greenwich Village/Soho