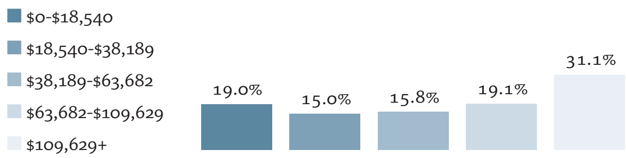
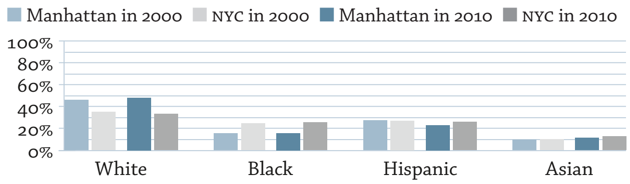
Manhattan

	2010	Rank
Population	1,585,873	3
Population Density (1,000 persons per square mile)	69.5	1
Median Household Income	$65,648	2
Income Diversity Ratio	8.1	1
Public and Subsidized Rental Housing Units (% of rental units)	20.0%	2
Rent-Regulated Units (% of rental units)[1]	48.4%	2
Residential Units within 1/2 Mile of a Subway/Rail Entrance	89.5%	1
Unused Capacity Rate (% of land area)	27.9%	3
Racial Diversity Index	0.68	3
Rental Vacancy Rate	3.9%	3

Household Income Distribution by New York City Income Quintile



Racial and Ethnic Composition



Thirty-one percent of Manhattan households make more than $109,000 per year and therefore belong in the top quintile of incomes citywide. Nonetheless, many households in Manhattan have very low incomes. As a result, the borough has the highest income diversity of the five boroughs, with the 80th percentile household earning 8.1 times what the 20th percentile earns. The median earner earned $65,648, the second highest in the city after Staten Island. The share of Manhattan households whose incomes fell below the poverty threshold has been somewhat constant over the past few years, at about 16 percent, the third highest among the boroughs.

Forty-eight percent of Manhattan residents are white, and Hispanics make up about 25 percent of the population. Only 18 percent of the population lives in integrated tracts, however, which is a lower percentage than in all of the other boroughs except the Bronx. The share of Manhattan residents living in integrated tracts has risen by 3.6 percentage points since 2000, however.

Manhattan was the only borough whose residents experienced a decline in unemployment between 2009 and 2010, from 9.7 percent to 9.2 percent. Almost 90 percent of Manhattan units are within half a mile of a subway or rail entrance and 63.2 percent of workers took advantage of this to commute to work, second only to Brooklyn. The average commute time in Manhattan was 30 minutes, a full 10 minutes less than the next closest borough.

Monthly rent in Manhattan for all renters topped all the other boroughs in 2010, with a median of $1,337 per month. Despite the fact that recent movers pay higher rents in Manhattan than they do in other boroughs, these rents have been relatively stable: the median rent paid by a new renter rose only three percent between 2005 and 2010. Even at these rents, the median rent burden in Manhattan was only 28.2 percent in 2010, the lowest of the boroughs. Manhattan is home to the second highest share of both rent-regulated buildings and public and subsidized rental housing. The rate of serious housing code violations in Manhattan rose over the last few years, but it is still well below the citywide average (39.9 per 1,000 rental units compared to 53.7).

Due to high land values and the prevalence of class 2 and 4 properties taxed at high effective rates, property owners in Manhattan pay more property taxes than those in any other borough. Property tax liability increased to $10.7 billion in 2011, from $8.8 billion in 2005. This amounted to more than 60 percent of the total property tax liability citywide. Between 2005 and 2011, prices for 5+ family buildings appreciated by 9.1 percent and those of condominiums appreciated by 12.5 percent. Sales volume for condominium units fell by 14 percent between 2010 and 2011, though remain near 2009 levels.

Unlike in the rest of the city, FHA/VA-backed loans have not played a major role in the Manhattan mortgage market. FHA/VA-backed loans made up 1.5 percent of home purchase loans in Manhattan in 2010, compared to 20.8 percent for the rest of the city and 21.8 percent for the next lowest borough (Staten Island). On the other hand, Manhattan had the highest rate of refinance loan origination in 2010. About 31 loans were originated in 2010 per 1,000, down from 38 originated in the previous year.

In 2000, more units were authorized by new building permits in Manhattan than in any other borough. In 2010 and 2011, however, the number of new units authorized was less than in any borough other than the Bronx. The number of units receiving certificates of occupancy fell by 21 percent between 2010 and 2011.

1. Data on rent-regulated units are from 2011.

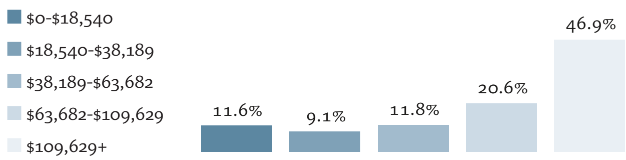
Manhattan

	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing: Stock							
Housing Units	798,144	–	–	847,090	–	3	2
Units Issued New Certificates of Occupancy	5,131	4,825	5,139	1,746	1,373	1	3
Units Authorized by New Residential Building Permits	4,980	7,216	570	272	208	1	4
Homeownership Rate	20.1%		25.1%	22.3%	–	4	4
Property Tax Liability ($ millions)	–	$8,758.8	$9,747.3	$10,196.7	$10,650.1	–	1
Housing: Market							
Index of Housing Price Appreciation (condominiums)	100.0	191.0	199.8	209.4	214.9	–	–
Index of Housing Price Appreciation (5+ family buildings)	100.0	246.5	240.8	238.9	270.2	–	–
Median Sales Price per Unit (condominiums)	$681,299	$931,709	$1,043,784	$1,028,375	$990,000	–	–
Median Sales Price per Unit (5+ family buildings)	$82,283	$195,325	$155,853	$173,630	$201,948	–	–
Sales Volume (condominiums)	2,522	6,495	4,979	5,894	5,088	–	–
Sales Volume (5+ family buildings)	282	838	247	333	394	–	–
Median Monthly Rent (all renters)	–	$1,188	$1,402	$1,337	–	–	1
Median Monthly Rent (recent movers)	–	$1,805	$2,040	$1,862	–	–	1
Median Rent Burden	–	28.0%	27.4%	28.2%	–	–	5
Housing: Finance							
Home Purchase Loan Rate (per 1,000 properties)	–	39.5	16.3	21.2	–	–	2
High Cost Home Purchase Loans (% of home purchase loans)	–	1.3%	1.7%	0.8%	–	–	4
Refinance Loan Rate (per 1,000 properties)	–	20.0	38.1	30.9	–	–	1
High Cost Refinance Loans (% of refinance loans)	–	5.0%	0.7%	0.3%	–	–	5
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.5%	1.5%	–	–	5
Notices of Foreclosure (all residential properties)	356	174	724	722	536	5	5
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	31.3	5.7	13.4	11.4	9.7	1	4
Properties that Entered REO	6	6	6	4	2	4	5
Tax Delinquencies (% of residential properties delinquent ≥ 1year)	6.6%	1.7%	2.5%	–	–	1	
Housing: Quality and Crowding							
Serious Housing Code Violations (per 1,000 rental units)		39.1	32.0	36.5	39.9	–	3
Severe Crowding Rate (% of renter households)		2.1%	2.8%	3.1%	–	–	4
Population: Demographics							
Population	1,537,195	–	–	1,585,873	–	3	3
Population Density (1,000 persons per square mile)	67.1	–	–	69.5	–	1	1
Foreign-Born Population	29.4%	–	27.0%	28.5%	–	3	4
Percent White	46.9%	–	–	48.0%	–	2	2
Percent Black	15.6%	–	–	12.9%	–	4	4
Percent Hispanic	27.8%	–	–	25.4%	–	2	3
Percent Asian	9.6%	–	–	11.2%	–	2	2
Households with Children under 18 Years Old	19.7%	–	19.4%	18.2%	–	5	5
Population Aged 65 and Older	12.2%	–	12.7%	13.5%	–	2	1
Median Household Income	$63,837	$65,188	$71,866	$65,648	–	2	2
Income Diversity Ratio	7.8	8.5	8.2	8.1	–	1	1
Share of Population Living in Integrated Tracts	13.9%	–	–	17.5%	–	4	4
Population: Income, Education and Employment							
Poverty Rate	20.0%	–	16.6%	16.4%	–	3	3
Unemployment Rate	8.5%	–	9.7%	9.2%	–	3	4
Public Transportation Rate	63.3%	–	61.3%	63.2%	–	1	2
Mean Travel Time to Work (minutes)	30.5	–	29.8	30.1	–	5	5
Serious Crime Rate (per 1,000 residents)	52.2	39.3	32.5	32.3	–	1	1
Adult Incarceration Rate (per 100,000 people aged 15 or older)	2,751.5	–	1,950.5	1,887.0	–	1	1
Students Performing at Grade Level in Reading	40.3%	–		45.0%	47.1%	3	3
Students Performing at Grade Level in Math	33.5%	–		56.2%	59.9%	3	3
Population: Health							
Asthma Hospitalizations (per 1,000 people)	3.1	2.7	2.5	2.3	–	3	3
Low Birth Weight Rate (per 1,000 live births)	78	86	89	87	–	4	2
Elevated Blood Lead Levels (incidence per 1,000 children)	17.9	7.9	3.8	3.4	–	2	4
Children's Obesity Rate	–	–	20.1%	19.4%	19.0%	–	5

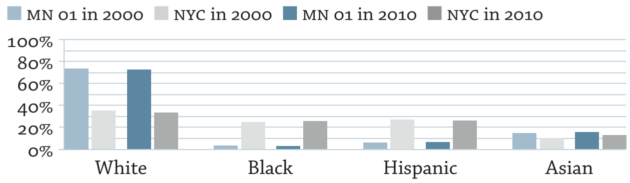
Financial District – MN 01[1]

	2010	Rank
Population	144,944	24
Population Density (1,000 persons per square mile)	46.1	21
Median Household Income	$105,025	1
Income Diversity Ratio	6.0	12
Public and Subsidized Rental Housing Units (% of rental units)	15.5%	26
Rent-Regulated Units (% of rental units)[2]	32.4%	44
Residential Units within 1/2 Mile of a Subway/Rail Entrance	98.8%	4
Unused Capacity Rate (% of land area)	–	–
Racial Diversity Index	0.45	48
Rental Vacancy Rate[3]	5.7%	9

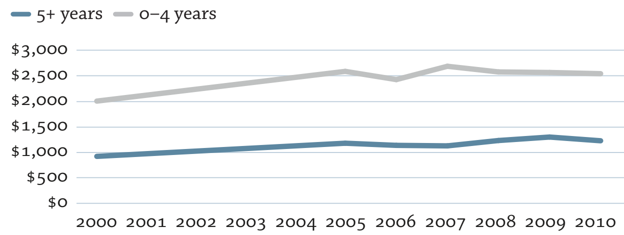
Household Income Distribution by New York City Income Quintile



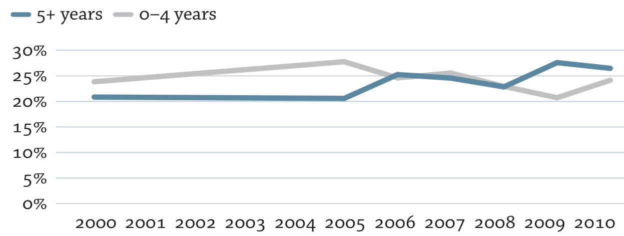
Racial and Ethnic Composition



Median Monthly Rent by Length of Residence (2000–2010)



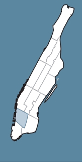
Median Rent Burden by Length of Residence (2000–2010)



Rents in MN 01 are the highest in New York City, but have been relatively stable since 2005. Rents for recent movers have declined by about two percent since 2005. Longer-tenured renters have seen their rents rise by four percent, and their median rent burden has increased by about six percentage points during that time.

	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	586	955	587	6	69	8	33
Units Authorized by New Residential Building Permits	491	1,689	29	0	171	10	2
Homeownership Rate	25.9%	–	28.8%	25.3%	–	30	33
Index of Housing Price Appreciation (condominiums)[4]	100.0	188.9	190.6	203.0	210.6	–	5
Median Sales Price per Unit (condominiums)[4]	$821,202	$1,025,795	$1,070,411	$1,021,044	$916,730	4	6
Sales Volume	404	574	797	818	813	33	6
Median Monthly Rent (all renters)	–	$2,015	$2,155	$2,242	–	–	1
Median Monthly Rent (recent movers)	–	$2,585	$2,563	$2,540	–	–	1
Median Rent Burden	–	25.4%	25.6%	24.9%	–	–	55
Home Purchase Loan Rate (per 1,000 properties)	–	52.5	19.5	26.3	–	–	9
Refinance Loan Rate (per 1,000 properties)	–	24.9	39.4	35.1	–	–	3
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.3%	0.3%	–	–	50
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	–	–	–	–	–	–	–
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.4%	0.0%	1.8%	–	–	58	33
Serious Housing Code Violations (per 1,000 rental units)	–	2.0	1.4	1.5	1.5	–	59
Severe Crowding Rate (% of renter households)	–	1.2%	1.8%	4.4%	–	–	22
Property Tax Liability ($ millions)	–	$735.4	$772.4	$793.5	$820.0	–	5
Population							
Foreign-Born Population	23.3%	–	24.3%	23.1%	–	43	46
Households with Children under 18 Years Old	11.4%	–	14.0%	12.7%	–	53	53
Share of Population Living in Integrated Tracts	10.5%	–	–	26.5%	–	36	21
Population Aged 65 and Older	10.5%	9.8%	10.3%	11.2%	–	32	28
Poverty Rate	9.9%	–	7.9%	9.9%	–	49	48
Unemployment Rate	5.8%	–	7.6%	6.1%	–	46	54
Public Transportation Rate	60.3%	–	58.4%	58.2%	–	25	33
Mean Travel Time to Work (minutes)	24.4	–	23.4	24.3	–	55	55
Serious Crime Rate (per 1,000 residents)	144.7	96.5	–	–	53.3	3	3
Students Performing at Grade Level in Reading	66.2%	–	–	66.7%	67.9%	2	2
Students Performing at Grade Level in Math	61.0%	–	–	77.3%	80.4%	2	2
Asthma Hospitalizations (per 1,000 people)	0.9	0.8	0.9	0.6	–	53	54
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	12.8	–	7.2	2.7	–	51	47
Children's Obesity Rate	–	–	12.1%	11.7%	10.9%	–	54

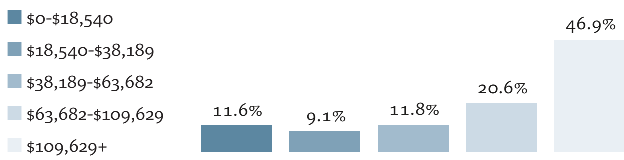
1. Community districts MN 01 and MN 02 both fall within sub-borough area 301. Data reported at the sub-borough area for these community districts are identical.
2. Data on rent-regulated units are from 2011. 3. Rental vacancy rate is an average rate for 2008–2010. 4. Ranked out of 7 community districts with the same predominant housing type.
5. For at least one of the years for which data are presented, the sample size was less than 20 newly identified cases.



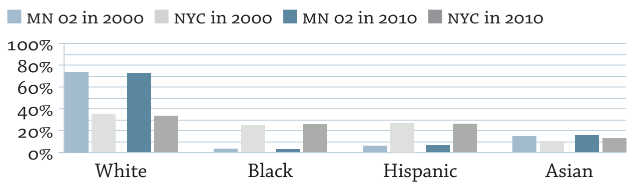
Greenwich Village / Soho – MN 02[1]

	2010	Rank
Population	144,944	24
Population Density (1,000 persons per square mile)	46.1	21
Median Household Income	$105,025	1
Income Diversity Ratio	6.0	12
Public and Subsidized Rental Housing Units (% of rental units)	2.3%	48
Rent-Regulated Units (% of rental units)[2]	32.4%	44
Residential Units within 1/2 Mile of a Subway/Rail Entrance	99.0%	3
Unused Capacity Rate (% of land area)	6.6%	57
Racial Diversity Index	0.45	48
Rental Vacancy Rate[3]	5.7%	9

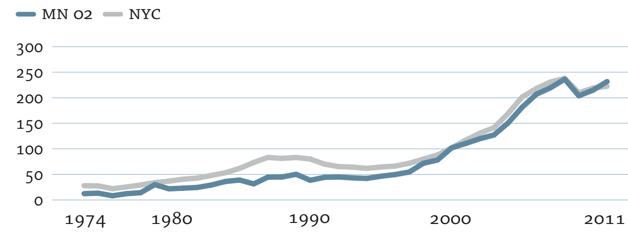
Household Income Distribution by New York City Income Quintile



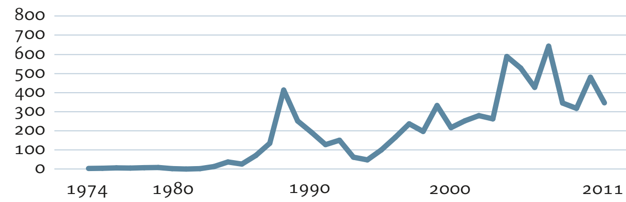
Racial and Ethnic Composition



Index of Housing Price Appreciation (condominiums), 1974–2011



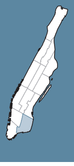
Sales Volume (condominiums), 1974–20111



Throughout the city, the prices for condominiums peaked later than did prices for other property types. MN 02 was no exception. Condominium prices increased by 14 percent between 2009 and 2011 and are now less than two percent below their 2008 peak. In the city as a whole, condominium prices are about seven percent below their peak.

	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	28	190	177	103	62	8	35
Units Authorized by New Residential Building Permits	31	175	9	0	0	53	44
Homeownership Rate	25.9%	–	28.8%	25.3%	–	30	33
Index of Housing Price Appreciation (condominiums)[4]	100.0	179.9	202.0	213.0	229.8	–	2
Median Sales Price per Unit (condominiums)[4]	$916,217	$1,660,246	$1,995,237	$1,799,798	$1,606,212	1	1
Sales Volume	271	615	361	535	426	41	29
Median Monthly Rent (all renters)	–	$2,015	$2,155	$2,242	–	–	1
Median Monthly Rent (recent movers)	–	$2,585	$2,563	$2,540	–	–	1
Median Rent Burden	–	25.4%	25.6%	24.9%	–	–	55
Home Purchase Loan Rate (per 1,000 properties)	–	52.5	19.5	26.3	–	–	9
Refinance Loan Rate (per 1,000 properties)	–	24.9	39.4	35.1	–	–	3
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.3%	0.3%	–	–	50
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	2.6	1.2	5.1	2.5	1.2	47	54
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.6%	0.1%	0.2%		–	58	58
Serious Housing Code Violations (per 1,000 rental units)	–	11.3	15.2	12.8	15.6	–	45
Severe Crowding Rate (% of renter households)	–	1.2%	1.8%	4.4%	–	–	22
Property Tax Liability ($ millions)	–	$557.4	$674.0	$728.7	$773.2	–	7
Population							
Foreign-Born Population	23.3%	–	24.3%	23.1%	–	43	46
Households with Children under 18 Years Old	11.4%	–	14.0%	12.7%	–	53	53
Share of Population Living in Integrated Tracts	10.5%	–		26.5%	–	36	21
Population Aged 65 and Older	10.5%	9.8%	10.3%	11.2%	–	32	28
Poverty Rate	9.9%	–	7.9%	9.9%	–	49	48
Unemployment Rate	5.8%	–	7.6%	6.1%	–	46	54
Public Transportation Rate	60.3%	–	58.4%	58.2%	–	25	33
Mean Travel Time to Work (minutes)	24.4	–	23.4	24.3	–	55	55
Serious Crime Rate (per 1,000 residents)	69.5	52.7	–	–	48.9	5	5
Students Performing at Grade Level in Reading	66.2%	–	–	66.7%	67.9%	2	2
Students Performing at Grade Level in Math	61.0%	–	–	77.3%	80.4%	2	2
Asthma Hospitalizations (per 1,000 people)	0.9	0.8	0.9	0.6	–	53	54
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	54.9	–	6.1	6.7	–	1	5
Children's Obesity Rate	–	–	12.1%	11.7%	10.9%	–	54

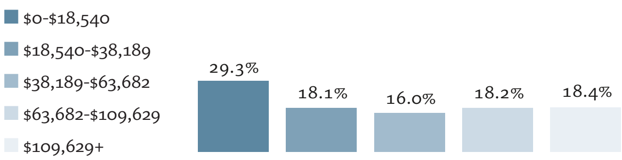
1. Community districts MN 01 and MN 02 both fall within sub-borough area 301. Data reported at the sub-borough area for these community districts are identical.
2. Data on rent-regulated units are from 2011. 3. Rental vacancy rate is an average rate for 2008–2010. 4. Ranked out of 7 community districts with the same predominant housing type.
5. For at least one of the years for which data are presented, the sample size was less than 20 newly identified cases.



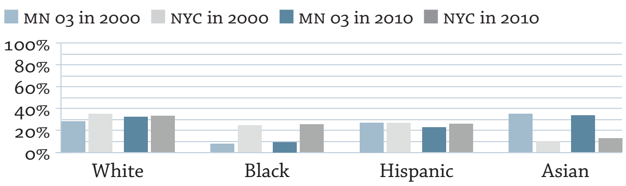
Lower East Side / Chinatown – MN 03[1]

	2010	Rank
Population	159,009	18
Population Density (1,000 persons per square mile)	91.2	3
Median Household Income	$43,518	33
Income Diversity Ratio	6.9	7
Public and Subsidized Rental Housing Units (% of rental units)	34.4%	10
Rent-Regulated Units (% of rental units)[2]	48.3%	21
Residential Units within 1/2 Mile of a Subway/Rail Entrance	79.0%	30
Unused Capacity Rate (% of land area)	21.3%	42
Racial Diversity Index	0.72	4
Rental Vacancy Rate[3]	2.6%	49

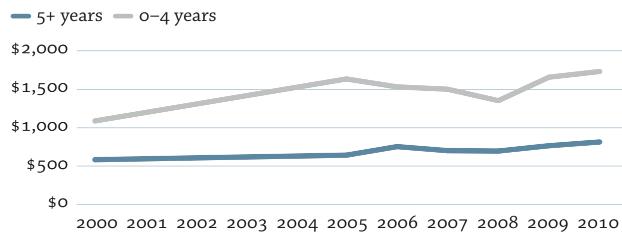
Household Income Distribution by New York City Income Quintile



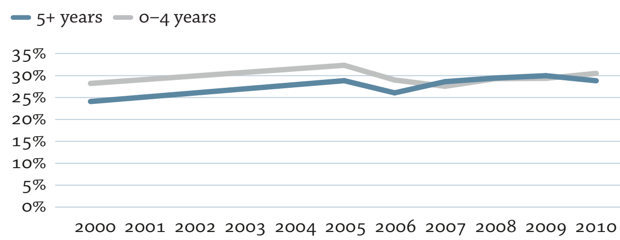
Racial and Ethnic Composition



Median Monthly Rent by Length of Residence (2000–2010)



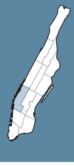
Median Rent Burden by Length of Residence (2000–2010)



Renter households in MN 03 who have lived in their units for four years or less pay more than twice as much as their neighbors who have lived in their units longer. This difference has been relatively consistent over the last 10 years. On the other hand, while recent movers used to spend four percentage points more of their income on rent, they now spend less than those who have stayed in place longer.

	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	711	538	94	271	0	6	54
Units Authorized by New Residential Building Permits	229	338	26	0	22	21	18
Homeownership Rate	12.0%	–	13.4%	13.6%	–	46	47
Index of Housing Price Appreciation (5+ family buildings)[4]	100.0	209.0	256.8	263.8	256.8	–	5
Median Sales Price per Unit (5+ family buildings)[4]	$82,277	$192,893	$200,084	$188,550	$250,000	1	1
Sales Volume	107	282	123	234	208	49	46
Median Monthly Rent (all renters)	–	$745	$920	$946	–	–	48
Median Monthly Rent (recent movers)	–	$1,630	$1,653	$1,728	–	–	8
Median Rent Burden	–	28.5%	30.6%	30.0%	–	–	43
Home Purchase Loan Rate (per 1,000 properties)	–	23.9	9.7	15.7	–	–	41
Refinance Loan Rate (per 1,000 properties)	–	16.3	25.3	19.6	–	–	20
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.0%	0.0%	–	–	53
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	0.0	0.0	13.1	0.0	0.0	56	56
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.2%	0.9%	0.5%	–	–	45	57
Serious Housing Code Violations (per 1,000 rental units)	–	21.5	14.2	18.0	21.8	–	39
Severe Crowding Rate (% of renter households)	–	2.9%	3.6%	3.7%	–	–	28
Property Tax Liability ($ millions)	–	$206.7	$271.3	$292.0	$309.2	–	9
Population							
Foreign-Born Population	40.3%	–	36.5%	35.2%	–	17	31
Households with Children under 18 Years Old	22.1%	–	19.2%	16.3%	–	49	51
Share of Population Living in Integrated Tracts	17.9%	–	–	31.1%	–	32	18
Population Aged 65 and Older	13.4%	14.6%	14.0%	14.3%	–	17	14
Poverty Rate	28.4%	–	25.9%	22.2%	–	18	23
Unemployment Rate	9.4%	–	9.3%	10.1%	–	27	32
Public Transportation Rate	55.3%	–	57.7%	59.2%	–	32	32
Mean Travel Time to Work (minutes)	30.9	–	31.6	29.3	–	50	52
Serious Crime Rate (per 1,000 residents)	43.1	35.6	–	–	34.4	14	11
Students Performing at Grade Level in Reading	41.0%	–	–	50.7%	52.9%	31	13
Students Performing at Grade Level in Math	36.9%	–	–	61.6%	65.7%	26	18
Asthma Hospitalizations (per 1,000 people)	2.9	3.1	2.9	2.6	–	26	26
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	32.0	–	3.0	2.4	–	2	50
Children's Obesity Rate	–	–	17.0%	16.3%	16.3%	–	50

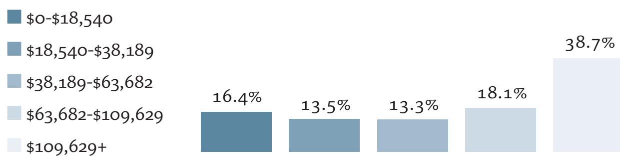
1. Community district MN 03 falls within sub-borough area 302. 2. Data on rent-regulated units are from 2011. 3. Rental vacancy rate is an average rate for 2008–2010.
4. Ranked out of 33 community districts with the same predominant housing type. 5. For at least one of the years for which data are presented, the sample size was less than 20 newly identified cases.



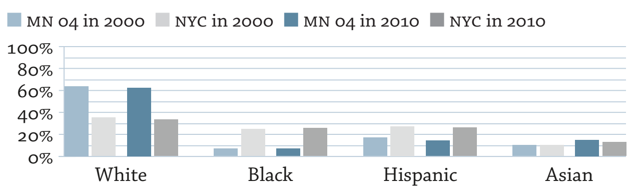
Clinton / Chelsea – MN 04[1]

	2010	Rank
Population	134,471	36
Population Density (1,000 persons per square mile)	46.3	19
Median Household Income	$80,060	7
Income Diversity Ratio	8.2	3
Public and Subsidized Rental Housing Units (% of rental units)	19.6%	20
Rent-Regulated Units (% of rental units)[2]	41.1%	34
Residential Units within 1/2 Mile of a Subway/Rail Entrance	86.0%	24
Unused Capacity Rate (% of land area)	17.0%	50
Racial Diversity Index	0.57	28
Rental Vacancy Rate[3]	4.1%	23

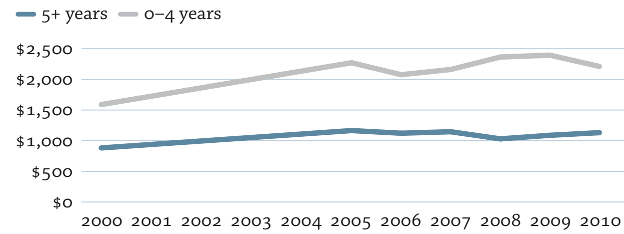
Household Income Distribution by New York City Income Quintile



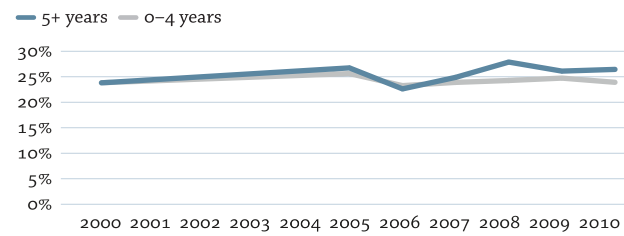
Racial and Ethnic Composition



Median Monthly Rent by Length of Residence (2000–2010)



Median Rent Burden by Length of Residence (2000–2010)



Median rents in MN 04 have been essentially flat since 2005 for renters who have lived in their units for five years or more, but were more volatile for recent movers. Despite paying less than half as much in rent, renters who have lived in their units for five years or more still spend a slightly higher share of their income on rent than do recent movers.

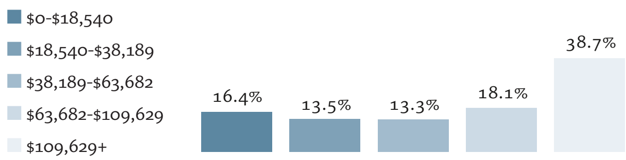
	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	1,021	269	2,759	77	118	2	21
Units Authorized by New Residential Building Permits	1,151	1,189	125	0	0	3	44
Homeownership Rate	20.2%	–	25.0%	24.9%	–	37	34
Index of Housing Price Appreciation (condominiums)[4]	100.0	206.9	206.1	219.2	226.8	–	3
Median Sales Price per Unit (condominiums)[4]	$850,011	$873,477	$1,033,132	$1,125,766	$1,149,500	3	3
Sales Volume	561	641	688	730	750	22	9
Median Monthly Rent (all renters)	–	$1,805	$1,736	$1,676	–	–	4
Median Monthly Rent (recent movers)	–	$2,271	$2,395	$2,211	–	–	3
Median Rent Burden	–	26.5%	25.8%	25.9%	–	–	54
Home Purchase Loan Rate (per 1,000 properties)	–	40.2	19.4	23.4	–	–	12
Refinance Loan Rate (per 1,000 properties)	–	19.5	35.1	29.7	–	–	6
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.0%	0.2%	–	–	51
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	4.0	0.0	3.9	0.0	0.0	40	56
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.4%	1.2%	1.1%	–	–	58	47
Serious Housing Code Violations (per 1,000 rental units)	–	13.7	15.8	15.4	13.3	–	48
Severe Crowding Rate (% of renter households)	–	1.6%	3.6%	3.1%	–	–	33
Property Tax Liability ($ millions)	–	$560.1	$667.6	$724.3	$784.5	–	6
Population							
Foreign-Born Population	25.3%	–	25.9%	27.0%	–	37	40
Households with Children under 18 Years Old	8.4%	–	8.7%	9.2%	–	54	55
Share of Population Living in Integrated Tracts	34.1%	–	–	29.2%	–	14	19
Population Aged 65 and Older	11.4%	11.5%	11.7%	11.9%	–	23	24
Poverty Rate	14.4%	–	12.7%	11.7%	–	38	43
Unemployment Rate	7.3%	–	9.5%	8.3%	–	37	44
Public Transportation Rate	54.9%	–	52.1%	50.8%	–	33	41
Mean Travel Time to Work (minutes)	24.8	–	25.0	24.9	–	54	54
Serious Crime Rate (per 1,000 residents)	152.8	109.1	–	–	79.0	2	2
Students Performing at Grade Level in Reading	66.2%	–	–	66.7%	67.9%	2	2
Students Performing at Grade Level in Math	61.0%	–	–	77.3%	80.4%	2	2
Asthma Hospitalizations (per 1,000 people)	2.0	1.7	1.4	1.5	–	36	41
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	27.8	–	2.7	3.9	–	6	28
Children's Obesity Rate	–	–	12.1%	11.7%	10.9%	–	54

1. Community districts MN 04 and MN 05 both fall within sub-borough area 303. Data reported at the sub-borough area for these community districts are identical.
2. Data on rent-regulated units are from 2011. 3. Rental vacancy rate is an average rate for 2008–2010. 4. Ranked out of 7 community districts with the same predominant housing type.
5. For at least one of the years for which data are presented, the sample size was less than 20 newly identified cases.

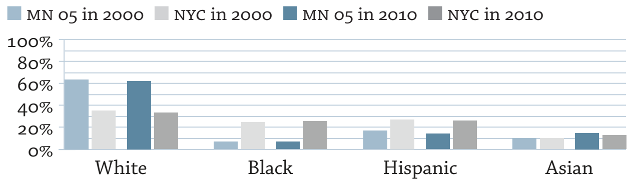
Midtown – MN 05[1]

	2010	Rank
Population	134,471	36
Population Density (1,000 persons per square mile)	46.3	19
Median Household Income	$80,060	7
Income Diversity Ratio	8.2	3
Public and Subsidized Rental Housing Units (% of rental units)	23.6%	14
Rent-Regulated Units (% of rental units)[2]	41.1%	34
Residential Units within 1/2 Mile of a Subway/Rail Entrance	93.8%	13
Unused Capacity Rate (% of land area)	–	–
Racial Diversity Index	0.57	28
Rental Vacancy Rate[3]	4.1%	23

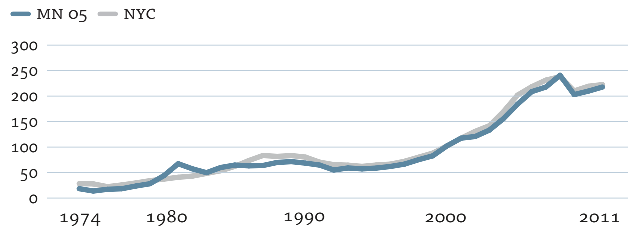
Household Income Distribution by New York City Income Quintile



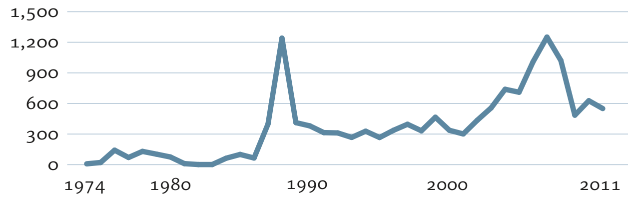
Racial and Ethnic Composition



Index of Housing Price Appreciation (condominiums), 1974–2011



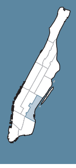
Sales Volume (condominiums), 1974–20111



Between 2009 and 2010, prices for condominiums in MN 05 rose by 3.3 percent, then rose by an additional 3.8 percent in 2011. The increase marks a turnaround from the 16 percent depreciation between 2007 and 2009, but is well below earlier rates. Between 2000 and 2008, prices appreciated by an average of 12 percent a year.

	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	730	594	132	221	0	2	54
Units Authorized by New Residential Building Permits	1,174	1,087	18	0	0	2	44
Homeownership Rate	20.2%	–	25.0%	24.9%	–	37	34
Index of Housing Price Appreciation (condominiums)[4]	100.0	182.0	200.8	207.5	215.5	–	4
Median Sales Price per Unit (condominiums)[4]	$631,172	$1,089,240	$1,307,495	$1,335,211	$1,346,636	6	2
Sales Volume	344	729	493	635	586	36	19
Median Monthly Rent (all renters)	–	$1,805	$1,736	$1,676	–	–	4
Median Monthly Rent (recent movers)	–	$2,271	$2,395	$2,211	–	–	3
Median Rent Burden	–	26.5%	25.8%	25.9%	–	–	54
Home Purchase Loan Rate (per 1,000 properties)	–	40.2	19.4	23.4	–	–	12
Refinance Loan Rate (per 1,000 properties)	–	19.5	35.1	29.7	–	–	6
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.0%	0.2%	–	–	51
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	–	–	–	–	–	–	–
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.0%	2.9%	0.0%	–	–	58	59
Serious Housing Code Violations (per 1,000 rental units)	–	7.7	6.2	7.0	6.6	–	55
Severe Crowding Rate (% of renter households)	–	1.6%	3.6%	3.1%	–	–	33
Property Tax Liability ($ millions)	–	$3,219.3	$3,397.0	$3,497.7	$3,607.6	–	1
Population							
Foreign-Born Population	25.3%	–	25.9%	27.0%	–	37	40
Households with Children under 18 Years Old	8.4%	–	8.7%	9.2%	–	54	55
Share of Population Living in Integrated Tracts	34.1%	–	–	29.2%	–	14	19
Population Aged 65 and Older	11.4%	11.5%	11.7%	11.9%	–	23	24
Poverty Rate	14.4%	–	12.7%	11.7%	–	38	43
Unemployment Rate	7.3%	–	9.5%	8.3%	–	37	44
Public Transportation Rate	54.9%	–	52.1%	50.8%	–	33	41
Mean Travel Time to Work (minutes)	24.8	–	25.0	24.9	–	54	54
Serious Crime Rate (per 1,000 residents)	271.6	187.3	–	–	136.9	1	1
Students Performing at Grade Level in Reading	66.2%	–	–	66.7%	67.9%	2	2
Students Performing at Grade Level in Math	61.0%	–	–	77.3%	80.4%	2	2
Asthma Hospitalizations (per 1,000 people)	2.0	1.7	1.4	1.5	–	36	41
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	30.2	–	10.2	8.9	–	3	3
Children's Obesity Rate	–	–	12.1%	11.7%	10.9%	–	54

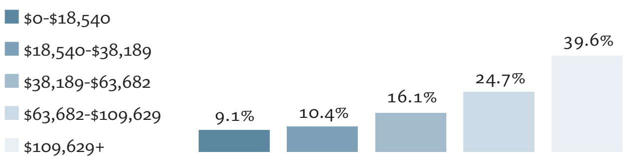
1.Community districts MN 04 and MN 05 both fall within sub-borough area 303. Data reported at the sub-borough area for these community districts are identical.
2. Data on rent-regulated units are from 2011. 3. Rental vacancy rate is an average rate for 2008–2010. 4. Ranked out of 7 community districts with the same predominant housing type.
5. For at least one of the years for which data are presented, the sample size was less than 20 newly identified cases.



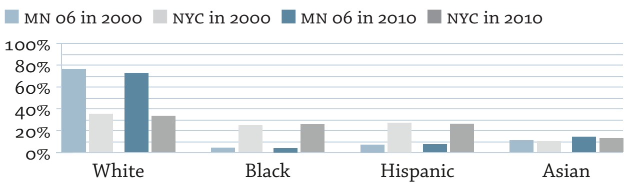
Stuyvesant Town / Turtle Bay – MN 06[1]

	2010	Rank
Population	145,044	23
Population Density (1,000 persons per square mile)	88.4	4
Median Household Income	$93,713	3
Income Diversity Ratio	4.8	33
Public and Subsidized Rental Housing Units (% of rental units)	4.8%	43
Rent-Regulated Units (% of rental units)[2]	39.5%	35
Residential Units within 1/2 Mile of a Subway/Rail Entrance	90.4%	18
Unused Capacity Rate (% of land area)	16.8%	51
Racial Diversity Index	0.45	48
Rental Vacancy Rate[3]	3.5%	32

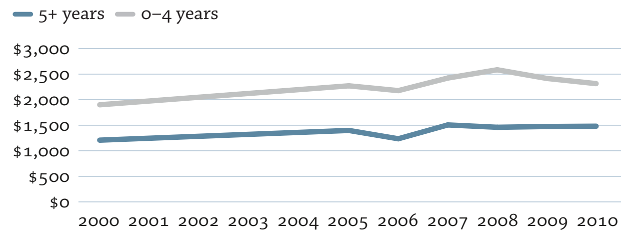
Household Income Distribution by New York City Income Quintile



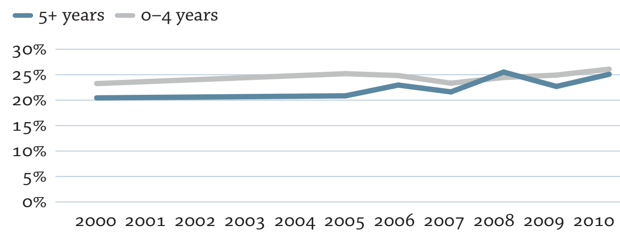
Racial and Ethnic Composition



Median Monthly Rent by Length of Residence (2000–2010)



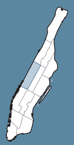
Median Rent Burden by Length of Residence (2000–2010)



Residents in MN 06 pay the second highest median rent in New York City. The median rent paid by recent movers, however, fell by 10.5 percent between 2008 and 2010. During that same period, the median rent burden for renters who recently moved into their units rose by 1.6 percentage points.

	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	281	83	142	0	0	12	54
Units Authorized by New Residential Building Permits	495	222	18	0	0	9	44
Homeownership Rate	26.3%	–	34.1%	28.2%	–	28	30
Index of Housing Price Appreciation (condominiums)[4]	100.0	183.9	196.2	200.8	198.8	–	6
Median Sales Price per Unit (condominiums)[4]	$513,383	$949,178	$787,112	$831,768	$814,800	7	7
Sales Volume	598	1,036	426	624	570	17	21
Median Monthly Rent (all renters)	–	$1,747	$1,946	$1,882	–	–	2
Median Monthly Rent (recent movers)	–	$2,271	$2,416	$2,314	–	–	2
Median Rent Burden	–	25.1%	25.5%	27.3%	–	–	49
Home Purchase Loan Rate (per 1,000 properties)	–	43.8	14.6	19.0	–	–	26
Refinance Loan Rate (per 1,000 properties)	–	19.0	41.9	29.3	–	–	8
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.0%	0.6%	–	–	49
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	0.0	0.0	6.0	0.0	3.0	56	53
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.6%	1.3%	1.3%	–	–	32	43
Serious Housing Code Violations (per 1,000 rental units)	–	6.5	4.2	5.4	5.2	–	57
Severe Crowding Rate (% of renter households)	–	1.8%	2.4%	2.6%	–	–	40
Property Tax Liability ($ millions)	–	$1,106.4	$1,201.2	$1,257.6	$1,307.4	–	3
Population							
Foreign-Born Population	24.0%	–	21.0%	22.5%	–	40	47
Households with Children under 18 Years Old	8.4%	–	11.6%	10.8%	–	54	54
Share of Population Living in Integrated Tracts	1.5%	–	–	11.4%	–	41	37
Population Aged 65 and Older	14.6%	14.8%	13.3%	14.4%	–	11	13
Poverty Rate	7.9%	–	6.9%	7.0%	–	51	53
Unemployment Rate	4.2%	–	9.0%	6.5%	–	52	53
Public Transportation Rate	52.3%	–	45.6%	46.3%	–	35	44
Mean Travel Time to Work (minutes)	25.6	–	25.9	26.0	–	53	53
Serious Crime Rate (per 1,000 residents)	50.0	34.4	–	–	30.0	8	14
Students Performing at Grade Level in Reading	66.2%	–	–	66.7%	67.9%	2	2
Students Performing at Grade Level in Math	61.0%	–	–	77.3%	80.4%	2	2
Asthma Hospitalizations (per 1,000 people)	1.2	1.5	1.1	1.2	–	49	46
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	16.6	–	6.7	3.5	–	38	36
Children's Obesity Rate	–	–	12.1%	11.7%	10.9%	–	54

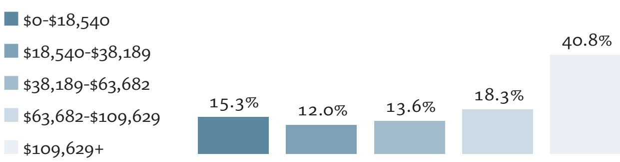
1. Community district MN 06 falls within sub-borough area 304.2. Data on rent-regulated units are from 2011. 3. Rental vacancy rate is an average rate for 2008–2010.
4. Ranked out of 7 community districts with the same predominant housing type. 5. For at least one of the years for which data are presented, the sample size was less than 20 newly identified cases.



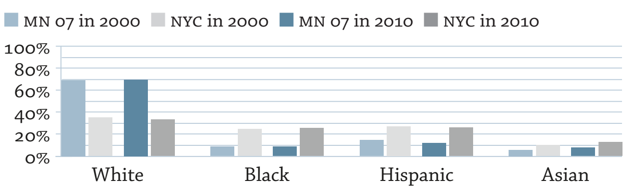
Upper West Side – MN 07[1]

	2010	Rank
Population	199,843	7
Population Density (1,000 persons per square mile)	64.0	10
Median Household Income	$92,562	4
Income Diversity Ratio	8.8	2
Public and Subsidized Rental Housing Units (% of rental units)	19.8%	19
Rent-Regulated Units (% of rental units)[2]	42.9%	31
Residential Units within 1/2 Mile of a Subway/Rail Entrance	98.0%	6
Unused Capacity Rate (% of land area)	23.7%	36
Racial Diversity Index	0.49	43
Rental Vacancy Rate[3]	3.5%	32

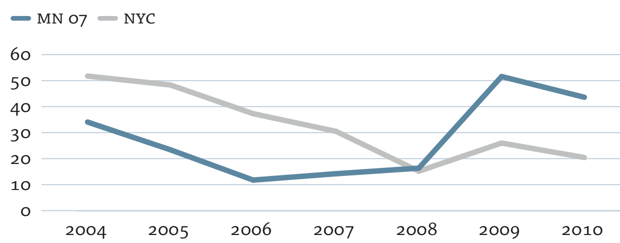
Household Income Distribution by New York City Income Quintile



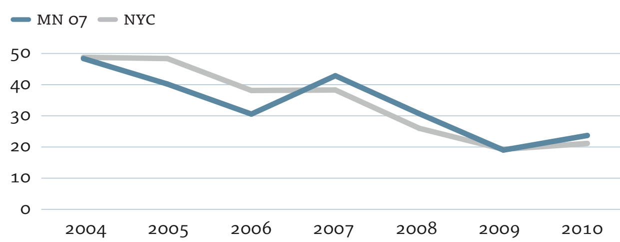
Racial and Ethnic Composition



Refinance Loan Rate (per 1,000 properties)



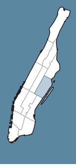
Home Purchase Loan Rate (per 1,000 properties)



Homeowners in MN 07 refinanced their mortgages more often than in any other community district. Though the refinance loan rate declined by 15 percent between 2009 and 2010, it was about 44 loans originated in 2010 per 1,000 properties, more than twice the citywide rate.

	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	921	483	1,198	0	113	3	23
Units Authorized by New Residential Building Permits	441	1,077	0	17	15	11	22
Homeownership Rate	29.2%	–	34.5%	32.0%	–	24	24
Index of Housing Price Appreciation (condominiums)[4]	100.0	208.8	218.8	230.7	236.6	–	1
Median Sales Price per Unit (condominiums)[4]	$763,514	$1,019,056	$1,098,059	$1,105,590	$1,100,000	5	5
Sales Volume	79	1,326	961	1,132	813	54	6
Median Monthly Rent (all renters)	–	$1,398	$1,851	$1,517	–	–	6
Median Monthly Rent (recent movers)	–	$1,980	$2,395	$2,098	–	–	4
Median Rent Burden	–	24.4%	23.6%	26.6%	–	–	52
Home Purchase Loan Rate (per 1,000 properties)	–	39.9	18.8	23.4	–	–	12
Refinance Loan Rate (per 1,000 properties)	–	23.5	51.6	43.7	–	–	1
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.0%	0.0%	–	–	53
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	1.9	1.7	1.7	0.0	5.0	53	47
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.7%	0.6%	0.7%	–	–	51	56
Serious Housing Code Violations (per 1,000 rental units)	–	16.6	11.7	13.2	11.7	–	49
Severe Crowding Rate (% of renter households)	–	1.9%	1.4%	1.5%	–	–	51
Property Tax Liability ($ millions)	–	$710.9	$854.4	$905.6	$957.9	–	4
Population							
Foreign-Born Population	21.3%	–	19.1%	22.4%	–	46	48
Households with Children under 18 Years Old	14.6%	–	20.8%	18.9%	–	51	50
Share of Population Living in Integrated Tracts	22.7%	–	–	16.4%	–	26	34
Population Aged 65 and Older	13.4%	15.0%	13.9%	16.7%	–	17	6
Poverty Rate	10.0%	–	8.8%	10.4%	–	48	47
Unemployment Rate	4.8%	–	6.6%	7.5%	–	51	51
Public Transportation Rate	74.1%	–	69.0%	70.8%	–	1	11
Mean Travel Time to Work (minutes)	30.3	–	29.1	29.6	–	52	51
Serious Crime Rate (per 1,000 residents)	28.8	24.8	–	–	19.9	41	39
Students Performing at Grade Level in Reading	43.1%	–	–	52.9%	56.2%	27	10
Students Performing at Grade Level in Math	34.5%	–	–	59.9%	65.7%	31	18
Asthma Hospitalizations (per 1,000 people)	1.7	1.4	1.3	1.3	–	41	44
Elevated Blood Lead Levels (incidence per 1,000 children)	19.0	–	6.2	5.7	–	25	14
Children's Obesity Rate	–	–	16.0%	16.3%	15.6%	–	52

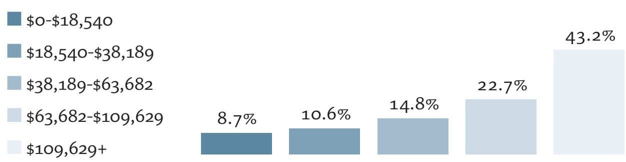
1. Community district MN 07 falls within sub-borough area 305. 2. Data on rent-regulated units are from 2011. 3. Rental vacancy rate is an average rate for 2008–2010.
4. Ranked out of 7 community districts with the same predominant housing type.



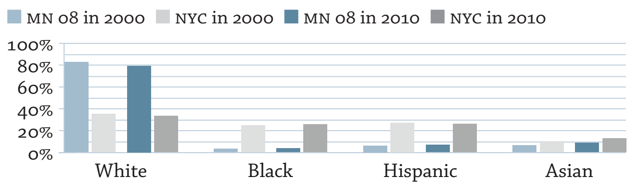
Upper East Side – MN 08[1]

	2010	Rank
Population	218,842	3
Population Density (1,000 persons per square mile)	108.4	1
Median Household Income	$98,194	2
Income Diversity Ratio	6.0	12
Public and Subsidized Rental Housing Units (% of rental units)	7.0%	36
Rent-Regulated Units (% of rental units)[2]	44.4%	28
Residential Units within 1/2 Mile of a Subway/Rail Entrance	73.5%	33
Unused Capacity Rate (% of land area)	35.0%	21
Racial Diversity Index	0.36	52
Rental Vacancy Rate[3]	6.1%	5

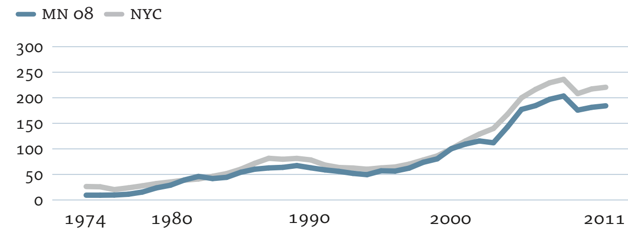
Household Income Distribution by New York City Income Quintile



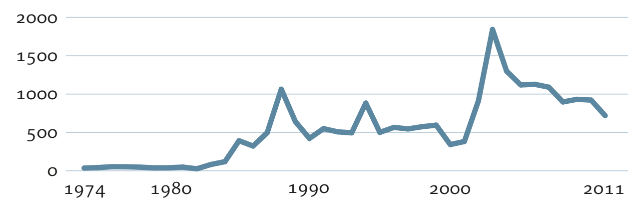
Racial and Ethnic Composition



Index of Housing Price Appreciation (condominiums), 1974–2011



Sales Volume (condominiums), 1974–2011

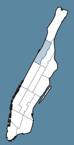


While prices of condominiums have been more resilient than prices of other property classes, they have been slightly weaker in MN 08 than they have been citywide. The city as a whole has seen condominium prices decline by 6.6 percent since their peak, but prices have fallen by 9.4 percent in MN 08.

	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	559	752	571	380	0	9	54
Units Authorized by New Residential Building Permits	241	98	210	0	0	18	44
Homeownership Rate	30.7%	–	36.4%	32.7%	–	22	23
Index of Housing Price Appreciation (condominiums)[4]	100.0	177.0	175.6	181.1	184.0	–	7
Median Sales Price per Unit (condominiums)[4]	$884,998	$989,940	$1,109,509	$1,229,747	$1,115,500	2	4
Sales Volume	396	1,231	973	993	811	34	8
Median Monthly Rent (all renters)	–	$1,764	$1,830	$1,831	–	–	3
Median Monthly Rent (recent movers)	–	$2,166	$2,102	$1,995	–	–	5
Median Rent Burden	–	28.2%	26.0%	27.0%	–	–	51
Home Purchase Loan Rate (per 1,000 properties)	–	34.0	14.6	17.2	–	–	38
Refinance Loan Rate (per 1,000 properties)	–	17.0	37.2	30.7	–	–	4
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.4%	0.2%	–	–	51
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	2.5	1.6	5.6	9.5	0.8	49	55
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.1%	0.9%	1.1%	–	–	46	47
Serious Housing Code Violations (per 1,000 rental units)	–	11.6	9.8	11.6	11.0	–	51
Severe Crowding Rate (% of renter households)	–	0.7%	1.9%	1.7%	–	–	49
Property Tax Liability ($ millions)	–	$1,347.8	$1,504.6	$1,564.6	$1,644.4	–	2
Population							
Foreign-Born Population	21.5%	–	18.0%	21.1%	–	44	50
Households with Children under 18 Years Old	13.3%	–	18.8%	16.2%	–	52	52
Share of Population Living in Integrated Tracts	4.4%	–	–	5.3%	–	39	41
Population Aged 65 and Older	14.2%	15.9%	15.5%	17.6%	–	12	5
Poverty Rate	6.5%	–	5.9%	6.8%	–	53	55
Unemployment Rate	3.7%	–	6.3%	6.0%	–	55	55
Public Transportation Rate	66.6%	–	59.8%	63.0%	–	11	29
Mean Travel Time to Work (minutes)	30.7	–	29.2	30.0	–	51	50
Serious Crime Rate (per 1,000 residents)	29.9	22.0	–	–	20.5	38	35
Students Performing at Grade Level in Reading	66.2%	–	–	66.7%	67.9%	2	2
Students Performing at Grade Level in Math	61.0%	–	–	77.3%	80.4%	2	2
Asthma Hospitalizations (per 1,000 people)	0.8	0.8	0.5	0.6	–	55	54
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	13.6	–	3.6	2.5	–	46	49
Children's Obesity Rate	–	–	12.1%	11.7%	10.9%	–	54

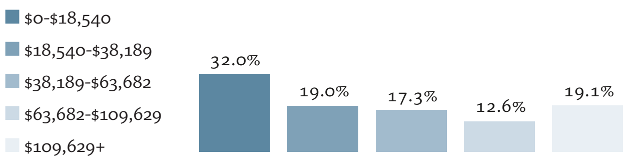
1. Community district MN 08 falls within sub-borough area 306. 2. Data on rent-regulated units are from 2011. 3. Rental vacancy rate is an average rate for 2008–2010.
4. Ranked out of 7 community districts with the same predominant housing type. 5. For at least one of the years for which data are presented, the sample size was less than 20 newly identified cases.

Morningside Heights / Hamilton – MN 09[1]

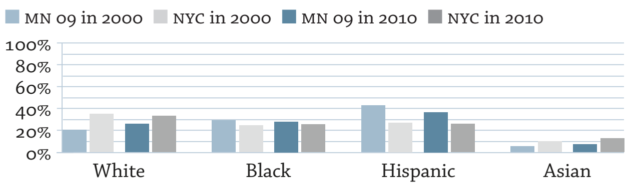


	2010	Rank
Population	138,048	28
Population Density (1,000 persons per square mile)	103.1	2
Median Household Income	$38,328	42
Income Diversity Ratio	9.3	1
Public and Subsidized Rental Housing Units (% of rental units)	17.5%	23
Rent-Regulated Units (% of rental units)[2]	60.4%	9
Residential Units within 1/2 Mile of a Subway/Rail Entrance	99.9%	1
Unused Capacity Rate (% of land area)	29.8%	27
Racial Diversity Index	0.72	4
Rental Vacancy Rate[3]	2.9%	41

Household Income Distribution by New York City Income Quintile



Racial and Ethnic Composition



Census Tracts by Neighborhood Race/Ethnicity

About 53 percent of the population in MN 09 live in a mixed-minority *neighborhood, compared to 22 percent who live in* majority white *neighborhoods and six percent who live in* majority Hispanic *neighborhoods. The rest of the population live in integrated neighborhoods.*

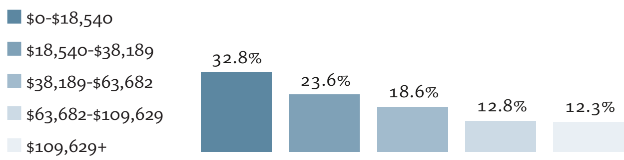
	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	0	12	44	36	0	57	54
Units Authorized by New Residential Building Permits	2	320	0	0	0	58	44
Homeownership Rate	10.9%	–	15.6%	14.3%	–	47	46
Index of Housing Price Appreciation (5+ family buildings)[4]	100.0	345.9	313.0	304.7	293.0	–	3
Median Sales Price per Unit (5+ family buildings)[4]	$48,156	$141,476	$98,783	$91,826	$93,170	2	5
Sales Volume	32	131	63	93	66	59	55
Median Monthly Rent (all renters)	–	$850	$1,088	$1,070	–	–	35
Median Monthly Rent (recent movers)	–	$1,200	$1,590	$1,296	–	–	31
Median Rent Burden	–	30.2%	31.1%	33.3%	–	–	25
Home Purchase Loan Rate (per 1,000 properties)	–	33.7	17.3	18.0	–	–	35
Refinance Loan Rate (per 1,000 properties)	–	20.3	31.3	26.5	–	–	9
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	2.6%	3.0%	–	–	43
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	66.7	12.9	13.9	18.7	23.6	2	17
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	13.9%	3.8%	6.2%	–	–	7	9
Serious Housing Code Violations (per 1,000 rental units)	–	112.3	103.3	106.8	119.1	–	8
Severe Crowding Rate (% of renter households)	–	1.6%	2.8%	3.5%	–	–	30
Property Tax Liability ($ millions)	–	$64.7	$79.7	$79.2	$85.6	–	47
Population							
Foreign-Born Population	35.0%	–	33.9%	32.6%	–	27	33
Households with Children under 18 Years Old	30.9%	–	25.8%	25.3%	–	40	42
Share of Population Living in Integrated Tracts	23.5%	–	–	19.4%	–	25	32
Population Aged 65 and Older	10.0%	13.4%	10.6%	10.9%	–	34	33
Poverty Rate	30.1%	–	25.3%	28.7%	–	13	11
Unemployment Rate	16.5%	–	9.6%	9.4%	–	10	37
Public Transportation Rate	67.9%	–	71.4%	77.6%	–	8	3
Mean Travel Time to Work (minutes)	33.8	–	32.5	35.0	–	49	46
Serious Crime Rate (per 1,000 residents)	36.2	26.6	–	–	24.6	25	24
Students Performing at Grade Level in Reading	31.8%	–	–	34.0%	35.4%	45	45
Students Performing at Grade Level in Math	24.7%	–	–	44.8%	48.9%	44	39
Asthma Hospitalizations (per 1,000 people)	3.9	3.7	3.0	3.0	–	15	22
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	18.7	–	3.7	3.1	–	28	42
Children's Obesity Rate	–	–	23.9%	23.5%	23.2%	–	16

1. Community district MN 09 falls within sub-borough area 307. 2. Data on rent-regulated units are from 2011. 3. Rental vacancy rate is an average rate for 2008–2010.
4. Ranked out of 33 community districts with the same predominant housing type. 5. For at least one of the years for which data are presented, the sample size was less than 20 newly identified cases.

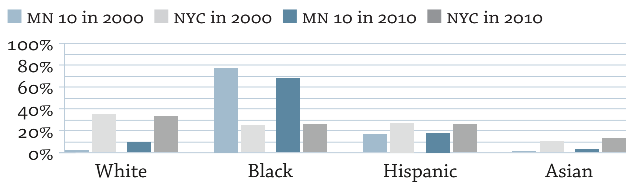
Central Harlem – MN 10[1]

	2010	Rank
Population	126,558	40
Population Density (1,000 persons per square mile)	86.7	5
Median Household Income	$36,340	46
Income Diversity Ratio	7.6	4
Public and Subsidized Rental Housing Units (% of rental units)	43.7%	6
Rent-Regulated Units (% of rental units)[2]	57.1%	11
Residential Units within 1/2 Mile of a Subway/Rail Entrance	95.3%	10
Unused Capacity Rate (% of land area)	29.4%	28
Racial Diversity Index	0.50	41
Rental Vacancy Rate[3]	5.1%	14

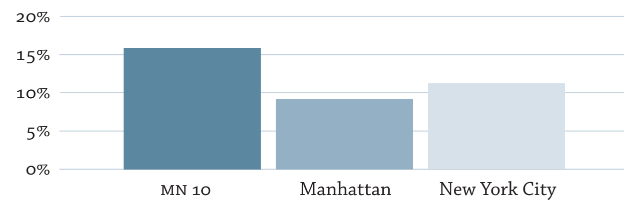
Household Income Distribution by New York City Income Quintile



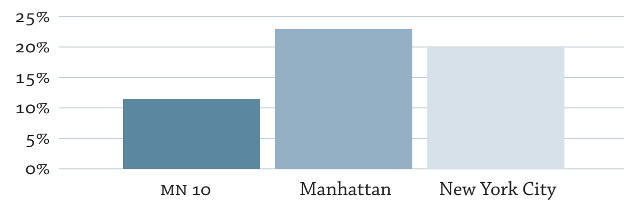
Racial and Ethnic Composition



Unemployment Rate



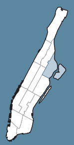
Poverty Rate



Only five community districts had higher unemployment rates than MN 10 in 2010, and none of them were in Manhattan. MN 10 also has the highest poverty rate in the borough. Twenty-eight percent of the population lives below the poverty line in MN 10, compared to 16 percent in Manhattan as a whole.

	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	84	560	560	348	279	31	5
Units Authorized by New Residential Building Permits	261	728	96	4	0	15	44
Homeownership Rate	6.6%	–	15.4%	13.4%	–	52	48
Index of Housing Price Appreciation (5+ family buildings)[4]	100.0	281.8	334.7	251.7	313.9	–	3
Median Sales Price per Unit (5+ family buildings)[4]	$43,806	$116,668	$104,600	$101,499	$113,671	4	2
Sales Volume	118	698	229	428	366	46	35
Median Monthly Rent (all renters)	–	$757	$784	$823	–	–	52
Median Monthly Rent (recent movers)	–	$850	$1,098	$1,070	–	–	50
Median Rent Burden	–	30.7%	29.5%	29.5%	–	–	46
Home Purchase Loan Rate (per 1,000 properties)	–	75.3	18.3	47.7	–	–	1
Refinance Loan Rate (per 1,000 properties)	–	27.1	16.0	10.9	–	–	42
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	5.8%	14.7%	–	–	29
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	98.0	9.6	31.2	24.6	16.0	1	27
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	14.8%	3.2%	5.4%	–	–	3	12
Serious Housing Code Violations (per 1,000 rental units)	–	58.1	44.1	41.3	57.8	–	20
Severe Crowding Rate (% of renter households)	–	2.3%	3.1%	2.9%	–	–	36
Property Tax Liability ($ millions)	–	$54.3	$81.4	$88.9	$90.0	–	45
Population							
Foreign-Born Population	17.8%	–	20.8%	19.7%	–	51	52
Households with Children under 18 Years Old	34.0%	–	30.5%	27.8%	–	35	39
Share of Population Living in Integrated Tracts	0.0%	–	–	7.2%	–	45	39
Population Aged 65 and Older	11.3%	9.2%	10.1%	10.5%	–	24	37
Poverty Rate	36.4%	–	27.1%	28.1%	–	8	13
Unemployment Rate	18.6%	–	13.1%	15.9%	–	5	6
Public Transportation Rate	72.9%	–	73.6%	78.4%	–	2	1
Mean Travel Time to Work (minutes)	37.3	–	35.5	34.7	–	42	47
Serious Crime Rate (per 1,000 residents)	42.9	35.6	–	–	29.9	15	15
Students Performing at Grade Level in Reading	28.6%	–	–	36.0%	37.4%	48	39
Students Performing at Grade Level in Math	20.9%	–	–	44.6%	48.0%	52	40
Asthma Hospitalizations (per 1,000 people)	7.5	5.7	5.6	4.8	–	5	14
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	23.3	–	5.7	2.7	–	13	47
Children's Obesity Rate	–	–	23.0%	22.4%	21.1%	–	29

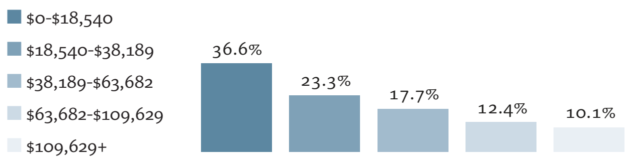
1. Community district MN 10 falls within sub-borough area 308. 2. Data on rent-regulated units are from 2011. 3. Rental vacancy rate is an average rate for 2008–2010.
4. Ranked out of 33 community districts with the same predominant housing type. 5. For at least one of the years for which data are presented, the sample size was less than 20 newly identified cases.



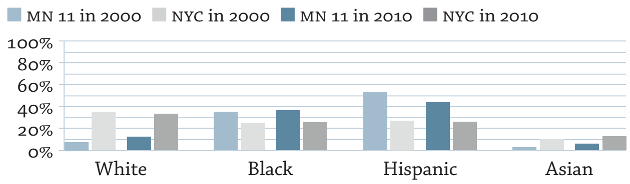
East Harlem – MN 11[1]

	2010	Rank
Population	114,525	50
Population Density (1,000 persons per square mile)	49.5	17
Median Household Income	$31,444	48
Income Diversity Ratio	6.3	10
Public and Subsidized Rental Housing Units (% of rental units)	59.9%	2
Rent-Regulated Units (% of rental units)[2]	33.8%	43
Residential Units within 1/2 Mile of a Subway/Rail Entrance	83.2%	29
Unused Capacity Rate (% of land area)	41.9%	12
Racial Diversity Index	0.66	16
Rental Vacancy Rate[3]	3.8%	28

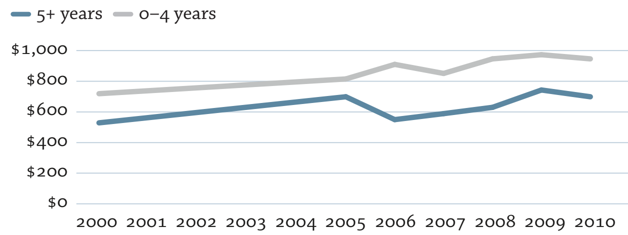
Household Income Distribution by New York City Income Quintile



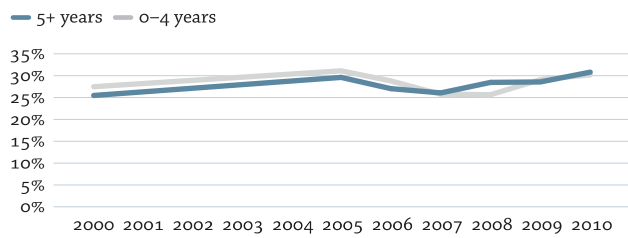
Racial and Ethnic Composition



Median Monthly Rent by Length of Residence (2000–2010)



Median Rent Burden by Length of Residence (2000–2010)



Rents in MN 11 are some of the lowest in New York City. In 2010, the median renter in the community district spent $802 on rent compared to $1,337 in Manhattan as a whole. Rents have increased by about 32 percent since 2000 for both recent movers and renters who have lived in their units for five years or more, and both spend about 30 percent of their income on rent.

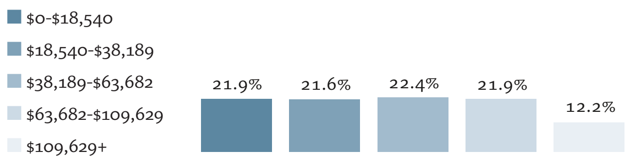
	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	210	380	783	272	592	16	1
Units Authorized by New Residential Building Permits	334	229	39	251	0	13	44
Homeownership Rate	6.3%	–	7.9%	6.6%	–	54	53
Index of Housing Price Appreciation (5+ family buildings)[4]	100.0	337.7	301.3	509.9	437.5	–	1
Median Sales Price per Unit (5+ family buildings)[4]	$38,854	$151,403	$138,594	$189,729	$113,333	5	3
Sales Volume	50	162	103	109	132	58	49
Median Monthly Rent (all renters)	–	$703	$764	$802	–	–	54
Median Monthly Rent (recent movers)	–	$815	$973	$946	–	–	54
Median Rent Burden	–	30.2%	28.7%	30.7%	–	–	40
Home Purchase Loan Rate (per 1,000 properties)	–	18.4	13.7	10.2	–	–	54
Refinance Loan Rate (per 1,000 properties)	–	9.8	18.8	16.9	–	–	26
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	3.2%	12.7%	–	–	30
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	49.3	9.0	10.7	16.0	17.7	3	25
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	11.9%	2.2%	3.3%	–	–	9	20
Serious Housing Code Violations (per 1,000 rental units)	–	39.4	23.2	35.0	32.0	–	27
Severe Crowding Rate (% of renter households)	–	1.9%	4.8%	3.0%	–	–	35
Property Tax Liability ($ millions)	–	$58.1	$80.0	$96.6	$93.0	–	43
Population							
Foreign-Born Population	21.1%	–	22.7%	25.9%	–	47	41
Households with Children under 18 Years Old	38.1%	–	30.1%	26.9%	–	29	40
Share of Population Living in Integrated Tracts	0.0%	–	–	2.0%	–	45	45
Population Aged 65 and Older	11.5%	11.8%	13.5%	12.5%	–	22	21
Poverty Rate	37.1%	–	30.0%	30.8%	–	7	9
Unemployment Rate	16.8%	–	16.2%	14.8%	–	9	11
Public Transportation Rate	69.1%	–	67.0%	73.4%	–	7	6
Mean Travel Time to Work (minutes)	35.5	–	33.2	33.7	–	47	48
Serious Crime Rate (per 1,000 residents)	37.1	30.5	–	–	30.7	22	13
Students Performing at Grade Level in Reading	32.5%	–	–	37.4%	38.8%	43	38
Students Performing at Grade Level in Math	25.3%	–	–	47.4%	50.9%	43	36
Asthma Hospitalizations (per 1,000 people)	10.5	8.6	8.9	7.5	–	1	1
Elevated Blood Lead Levels (incidence per 1,000 children)	19.9	–	4.9	4.5	–	21	23
Children's Obesity Rate	–	–	24.8%	23.4%	23.4%	–	13

1. Community district MN 11 falls within sub-borough area 309. 2. Data on rent-regulated units are from 2011. 3. Rental vacancy rate is an average rate for 2008–2010.
4. Ranked out of 33 community districts with the same predominant housing type.

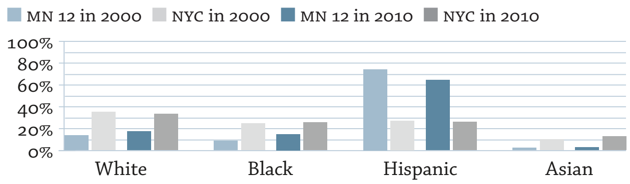
Washington Heights / Inwood – MN 12[1]

	2010	Rank
Population	205,414	5
Population Density (1,000 persons per square mile)	66.4	9
Median Household Income	$42,343	36
Income Diversity Ratio	4.7	38
Public and Subsidized Rental Housing Units (% of rental units)	5.9%	39
Rent-Regulated Units (% of rental units)[2]	86.7%	2
Residential Units within 1/2 Mile of a Subway/Rail Entrance	99.9%	1
Unused Capacity Rate (% of land area)	25.9%	34
Racial Diversity Index	0.54	33
Rental Vacancy Rate[3]	1.7%	54

Household Income Distribution by New York City Income Quintile



Racial and Ethnic Composition



Census Tracts by Neighborhood Race/Ethnicity

A little less than a quarter of the population in MN 12 *lives in integrated neighborhoods, all of which are* white-Hispanic. *Most of the remaining population lives in* majority Hispanic (59%) *or* mixed-minority (14%) *neighborhoods.*

	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	0	9	69	32	140	57	19
Units Authorized by New Residential Building Permits	127	64	0	0	0	32	44
Homeownership Rate	6.5%	–	10.6%	10.3%	–	53	49
Index of Housing Price Appreciation (5+ family buildings)[4]	100.0	260.9	216.4	202.8	257.5	–	4
Median Sales Price per Unit (5+ family buildings)[4]	$47,629	$104,509	$79,158	$105,812	$100,000	3	4
Sales Volume	53	213	66	72	88	57	52
Median Monthly Rent (all renters)	–	$955	$1,036	$1,070	–	–	35
Median Monthly Rent (recent movers)	–	$1,211	$1,412	$1,316	–	–	26
Median Rent Burden	–	31.4%	32.7%	30.1%	–	–	42
Home Purchase Loan Rate (per 1,000 properties)	–	39.4	14.3	18.5	–	–	31
Refinance Loan Rate (per 1,000 properties)	–	23.7	33.8	23.3	–	–	11
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.2%	1.2%	0.0%	–	–	53
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	45.1	21.5	35.8	17.9	28.5	4	11
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	17.9%	6.6%	8.1%	–	–	1	3
Serious Housing Code Violations (per 1,000 rental units)	–	137.7	120.8	147.9	160.3	–	1
Severe Crowding Rate (% of renter households)	–	4.9%	4.0%	5.3%	–	–	16
Property Tax Liability ($ millions)	–	$137.8	$163.5	$168.1	$177.5	–	23
Population							
Foreign-Born Population	53.3%	–	46.6%	50.1%	–	5	9
Households with Children under 18 Years Old	40.8%	–	28.1%	28.7%	–	24	37
Share of Population Living in Integrated Tracts	20.3%	–	–	24.0%	–	30	27
Population Aged 65 and Older	9.9%	9.7%	11.9%	12.0%	–	35	23
Poverty Rate	29.8%	–	25.9%	19.5%	–	14	26
Unemployment Rate	14.5%	–	15.8%	13.7%	–	14	16
Public Transportation Rate	64.6%	–	69.3%	69.7%	–	15	13
Mean Travel Time to Work (minutes)	40.4	–	38.7	39.0	–	36	35
Serious Crime Rate (per 1,000 residents)	24.4	19.5	–	–	18.6	49	40
Students Performing at Grade Level in Reading	33.8%	–	–	29.5%	30.6%	40	53
Students Performing at Grade Level in Math	27.4%	–	–	43.0%	47.6%	40	45
Asthma Hospitalizations (per 1,000 people)	3.1	2.5	2.6	2.4	–	24	27
Elevated Blood Lead Levels (incidence per 1,000 children)	11.1	–	2.7	2.4	–	54	50
Children's Obesity Rate	–	–	25.8%	25.5%	26.3%	–	1

1. Community district MN 12 falls within sub-borough area 310. 2. Data on rent-regulated units are from 2011. 3 Rental vacancy rate is an average rate for 2008–2010.
4. Ranked out of 33 community districts with the same predominant housing type.