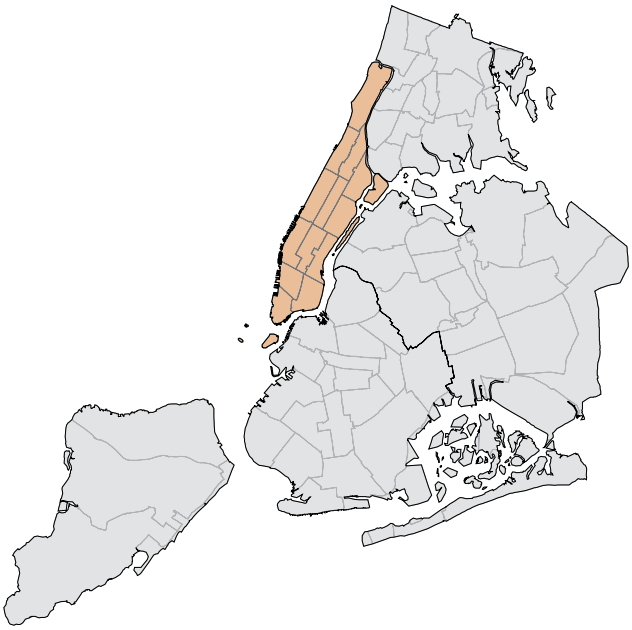
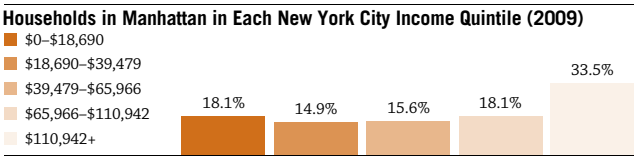
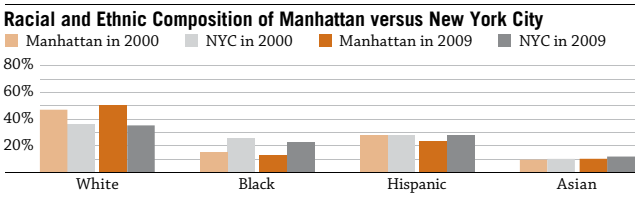
MANHATTAN



	2009	Rank
Population ('10)	1,585,873	3
Population Density (1,000 persons per square mile) ('10)	69.5	1
Median Household Income	$68,706	1
Income Diversity Ratio	8.2	1
Public and Subsidized Rental Housing Units (% of rental units)	21.5%	2
Rent-Regulated Units (% of rental units)	54.5%	2
Residential Units in a Historic District	11.8%	1
Residential Units within 1/4 Mile of a Park	94.2%	2
Residential Units within 1/2 Mile of a Subway/Rail Entrance	90.4%	1
Unused Capacity Rate (% of land area)	26.9%	4





Despite a drop in housing prices in 2009, Manhattan proved to have New York City's most resilient housing market throughout the real estate downturn. In 2010, condominium prices leveled off and even rose from the trough in 2009. Manhattan's sales volume has also begun to bounce back, after sharp drops in 2009. Between 2009 and 2010, condominium sales volume increased four percent, though it was still little more than half the volume of 2008.

Although housing prices in Manhattan have weathered the real estate downturn relatively well, the number of new units authorized by building permits has plummeted, mirroring the citywide drop in new construction. From a peak of 9,735 in 2008, the number of new units authorized by building permits in Manhattan dropped to 265 in 2010, with an astounding 10 out of 12 community districts in the borough receiving no permits for new residential construction. Three of these (Upper West Side, Morningside Heights/Hamilton and Washington Heights/Inwood) have not received any permits since 2008.

Notices of foreclosure were down by 15.9 percent throughout the city, but remained steady in Manhattan, decreasing only from 724 notices in 2009 to 722 in 2010. Manhattan led New York City in refinance loan originations, with the refinance rate up from 13.2 per 1,000 properties in 2008 to 38.1 per 1,000 properties in 2009. The shares of home purchase loans in Manhattan that were high cost and FHA/VA-backed were negligible at 1.7 percent and 0.5 percent respectively.

Manhattan overtook Staten Island to become the borough with the highest median household income in 2009. Of all the boroughs, Manhattan experienced the greatest growth in median household income between 2000 ($58,593) and 2009 ($68,706). Manhattan is also the most income diverse of the boroughs; the income of households at the 80th percentile is 8.2 times the income of households at the 20th percentile.

Despite the recent recession, the median monthly contract rent continues to rise in Manhattan, reaching $1,243 in 2009. Manhattan's residents, 75 percent of whom are renters, pay the highest rents in New York City, but they also spend the smallest percentage of their income on rent, due to their relatively high incomes.

Manhattan is quite racially and ethnically diverse, but an increasing share of its residents are white. Just under half of Manhattan residents were white in 2010 (48.0%), an increase of 2.2 percentage points from 2000, while the share of black and Hispanic residents all decreased during the same period.

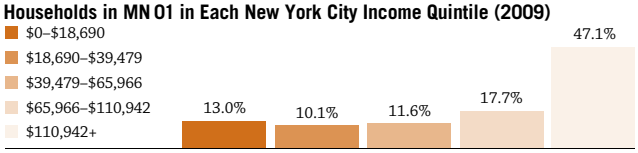
	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing: Stock						
Housing Units	798,144	–	–	847,090	3	2
Rental Vacancy Rate	3.4%	3.4%	4.4%	–	3	2
Units Issued New Certificates of Occupancy	5,131	4,793	5,139	1,780	1	4
Units Authorized by New Residential Building Permits	4,980	9,735	556	265	1	3
Homeownership Rate	20.1%	23.7%	25.1%	–	4	4
Housing: Market						
Index of Housing Price Appreciation (condominium)	100.0	233.5	200.6	211.7	–	4
Index of Housing Price Appreciation (5+ family building)	100.0	295.6	230.9	234.2	–	1
Median Sales Price per Unit (condominium)	$664,936	$1,093,063	$1,014,904	$1,045,881	1	1
Median Sales Price per Unit (5+ family building)	$80,007	$184,447	$143,639	$128,063	1	1
Sales Volume (condominium)	2,530	9,021	4,999	5,206	1	1
Sales Volume (5+ family building)	282	407	262	386	2	2
Median Monthly Contract Rent	–	$1,136	$1,243	–	–	1
Median Rent Burden	–	27.1%	27.4%	–	–	5
Housing: Finance						
Home Purchase Loan Rate (per 1,000 properties)	–	28.6	16.3	–	–	4
High Cost Home Purchase Loans (% of home purchase loans)	–	1.4%	1.7%	–	–	5
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.1%	0.5%	–	–	5
Refinance Loan Rate (per 1,000 properties)	–	13.2	38.1	–	–	1
High Cost Refinance Loans (% of refinance loans)	–	2.6%	0.7%	–	–	5
Notices of Foreclosure (all residential properties)	356	334	724	722	5	5
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	31.3	11.6	13.4	11.4	1	5
Properties that Entered REO	7	3	6	3	4	5
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	6.6%	1.9%	2.5%	–	1	3
Housing: Quality and Crowding						
Housing Code Violations, Serious (per 1,000 rental units)	–	30.8	32.0	36.5	–	3
Housing Code Violations, Total (per 1,000 rental units)	–	148.6	154.3	170.5	–	3
Severe Crowding Rate (% of renter households)	–	3.2%	2.8%	–	–	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%	28.1%	27.0%	–	3	4
Percent White	45.8%	–	–	48.0%	2	2
Percent Black	15.3%	–	–	12.9%	4	4
Percent Hispanic	27.2%	–	–	25.4%	2	3
Percent Asian	9.3%	–	–	11.2%	2	2
Racial Diversity Index	0.68	–	–	0.68	3	3
Population 65 and Older	12.2%	12.9%	12.7%	–	2	2
Households with Children under 18 Years Old	19.7%	19.7%	19.4%	–	5	5
Population: Income, Education and Employment						
Median Household Income	$58,593	$68,771	$68,706	–	2	1
Income Diversity Ratio	7.8	9.0	8.2	–	1	1
Poverty Rate	20.0%	16.9%	16.6%	–	3	3
Unemployment Rate	8.5%	6.7%	9.7%	–	3	4
Public Transportation Rate	63.3%	61.8%	61.3%	–	1	2
Mean Travel Time to Work (minutes)	30.5	30.4	29.8	–	5	5
Serious Crime Rate (per 1,000 residents)	52.2	33.5	32.5	–	1	1
Adult Incarceration Rate (per 100,000 people aged 15 or older)	2,752	1,967	1,951	–	1	1
Students Performing at Grade Level in Reading	40.3%	–	–	45.0%	3	3
Students Performing at Grade Level in Math	33.5%	–	–	56.2%	3	4
Population: Health						
Asthma Hospitalizations (per 1,000 people)	3.1	2.6	2.5	–	3	3
Elevated Blood Lead Levels (incidence per 1,000 children)	17.9	4.9	3.8	–	2	2
Infant Mortality Rate (per 1,000 live births)[1]	5.1	–	4.2	–	5	4
Low Birth Weight Rate (per 1,000 live births)	78	87	89	–	4	2

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

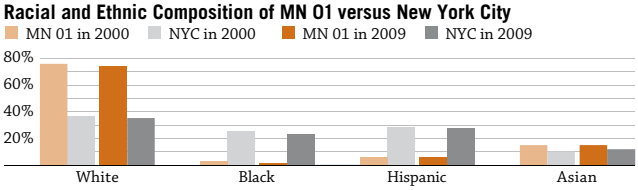
FINANCIAL DISTRICT – MN 01[1]

	2009	Rank
Population	140,133	–
Population Density (1,000 persons per square mile)	46.4	21
Median Household Income	$101,794	2
Income Diversity Ratio	8.2	3
Public and Subsidized Rental Housing Units (% of rental units)	7.8%	37
Rent-Regulated Units (% of rental units)	50.5%	21
Residential Units in a Historic District	10.7%	8
Residential Units within 1/4 Mile of a Park	97.0%	19
Residential Units within 1/2 Mile of a Subway/Rail Entrance	99.0%	7
Unused Capacity Rate (% of land area)	0.0%	58

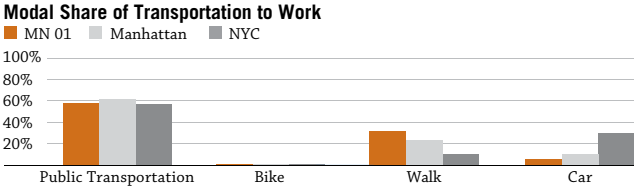
Households in MN 01 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of MN 01 versus New York City



Modal Share of Transportation to Work



More workers in MN 01 walk to work than workers in other areas of Manhattan, or in New York City as a whole. In 2009, 32 percent of MN 01 workers drove compared to 21 percent in Manhattan as a whole.

Getting to Work in New York City	
Destination-Origin Ratio	5.67
Locally Employed Residents Share: Percentage who live and work in the same neighborhood	30.2%
Locally Employed Resident Share: Percentage who work less than half a mile from their home	14.9%
City-Employed Residents Share	88.4%

MN 01 has the fourth highest share of workers who both live and work within the same sub-borough area. Thirty percent of all employed residents who live in the neighborhood work there.

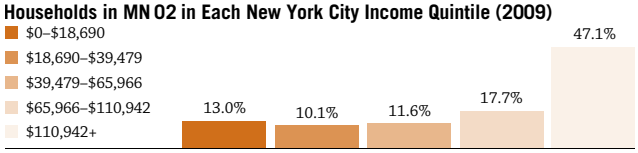
	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing						
Rental Vacancy Rate[2]	2.6%	–	4.8%	–	34	14
Units Issued New Certificates of Occupancy	586	857	587	–	8	11
Units Authorized by New Residential Building Permits	491	1206	29	0	10	44
Homeownership Rate	25.9%	29.3%	28.8%	–	30	30
Index of Housing Price Appreciation (condominium)[3]	100.0	228.9	189.1	194.1	–	6
Median Sales Price per Unit (condominium)[3]	$798,481	$1,018,250	$1,035,956	$980,000	4	6
Sales Volume	404	1,477	805	779	33	6
Median Monthly Contract Rent	–	$1,916	$1,999	–	–	1
Median Rent Burden	–	24.6%	25.6%	–	–	51
Home Purchase Loan Rate (per 1,000 properties)	–	41.8	19.5	–	–	20
Refinance Loan Rate (per 1,000 properties)	–	15.6	39.4	–	–	5
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.3%	–	–	51
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
Housing Code Violations, Serious (per 1,000 rental units)	–	1.4	1.4	1.5	–	59
Housing Code Violations, Total (per 1,000 rental units)	–	5.8	5.7	12.3	–	59
Severe Crowding Rate (% of renter households)	–	3.7%	1.8%	–	–	44
Population						
Foreign-Born Population	23.3%	23.2%	24.3%	–	43	43
Racial Diversity Index	0.43	0.39	0.43	–	42	49
Households with Children under 18 Years Old	11.4%	18.2%	14.0%	–	53	53
Population 65 and Older	10.5%	8.5%	10.3%	–	32	35
Poverty Rate	9.9%	8.8%	7.9%	–	49	50
Unemployment Rate	5.8%	3.2%	7.6%	–	46	47
Mean Travel Time to Work (minutes)	24.4	24.9	23.4	–	55	54
Students Performing at Grade Level in Reading	66.2%	–	–	66.7%	2	2
Students Performing at Grade Level in Math	61.0%	–	–	77.3%	2	2
Asthma Hospitalizations (per 1,000 people)	0.9	0.8	0.9	–	53	54
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	12.8	11.7	7.2	–	51	7

1. Community districts MN 01 and MN 02 both fall within sub-borough area 301. Data reported at the sub-borough area level for these CDs are identical.
2. The rental vacancy rate for 2009 is an average rate for 2007–2009.
3. Ranked out of 7 community districts with the same predominant housing type (condominium).
4. Sample size is less than 20 newly identified cases in at least one year presented.

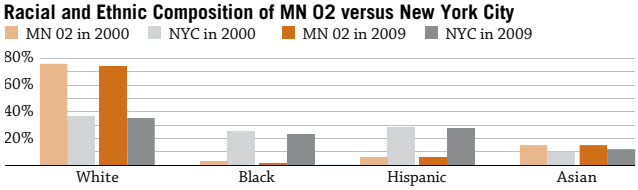
GREENWICH VILLAGE / SOHO – MN 02[1]

	2009	Rank
Population	140,133	–
Population Density (1,000 persons per square mile)	46.4	21
Median Household Income	$101,794	2
Income Diversity Ratio	8.2	3
Public and Subsidized Rental Housing Units (% of rental units)	3.6%	45
Rent-Regulated Units (% of rental units)	50.5%	21
Residential Units in a Historic District	46.7%	1
Residential Units within 1/4 Mile of a Park	99.5%	9
Residential Units within 1/2 Mile of a Subway/Rail Entrance	99.9%	3
Unused Capacity Rate (% of land area)	6.5%	57

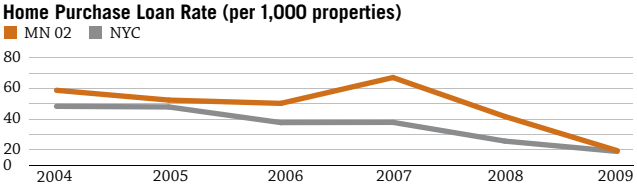
Households in MN 02 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of MN 02 versus New York City

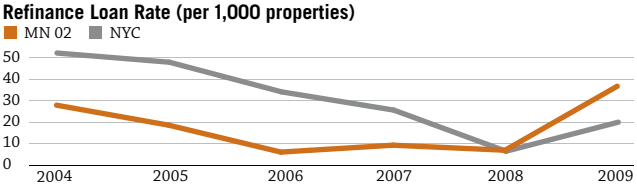


Home Purchase Loan Rate (per 1,000 properties)



MN 02 had consistently higher rates of home purchase loans compared to the rest of the city until 2009. Though it jumped sharply in 2007, the the community district's rate fell by 62.8 percent between 2005 and 2009, while that of the city as a whole fell 60.4 percent during that period.

Refinance Loan Rate (per 1,000 properties)



Like those in the city as a whole, borrowers in MN 02 refinanced their mortgages at a much lower rate in 2006 compared to 2004. From 2006 to 2008, the refinancing rate in the community district rose slightly, while that in the city as a whole continued to decline. The rate in MN 02 rose by 152.7 percent in 2009 while rising by 71.0 percent in the city as a whole.

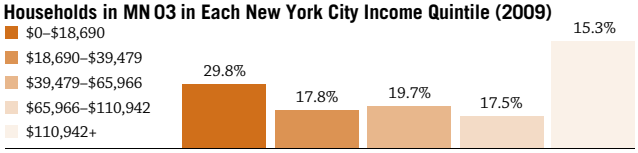
	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing						
Rental Vacancy Rate[2]	2.6%	–	4.8%	–	34	14
Units Issued New Certificates of Occupancy	28	280	177	–	51	39
Units Authorized by New Residential Building Permits	31	360	9	0	53	44
Homeownership Rate	25.9%	29.3%	28.8%	–	30	30
Index of Housing Price Appreciation (condominium)[3]	100.0	238.2	204.6	203.6	–	5
Median Sales Price per Unit (condominium)[3]	$890,867	$1,672,794	$1,940,032	$1,904,500	1	1
Sales Volume	273	415	365	459	41	24
Median Monthly Contract Rent	–	$1,916	$1,999	–	–	1
Median Rent Burden	–	24.6%	25.6%	–	–	51
Home Purchase Loan Rate (per 1,000 properties)	–	41.8	19.5	–	–	20
Refinance Loan Rate (per 1,000 properties)	–	15.6	39.4	–	–	5
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.3%	–	–	51
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	2.6	0.0	5.1	2.5	47	53
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.6%	0.4%	0.2%	–	54	58
Housing Code Violations, Serious (per 1,000 rental units)	–	15.0	15.2	12.8	–	48
Housing Code Violations, Total (per 1,000 rental units)	–	59.7	60.5	72.9	–	48
Severe Crowding Rate (% of renter households)	–	3.7%	1.8%	–	–	44
Population						
Foreign-Born Population	23.3%	23.2%	24.3%	–	43	43
Racial Diversity Index	0.43	0.39	0.43	–	42	49
Households with Children under 18 Years Old	11.4%	18.2%	14.0%	–	53	53
Population 65 and Older	10.5%	8.5%	10.3%	–	32	35
Poverty Rate	9.9%	8.8%	7.9%	–	49	50
Unemployment Rate	5.8%	3.2%	7.6%	–	46	47
Mean Travel Time to Work (minutes)	24.4	24.9	23.4	–	55	54
Students Performing at Grade Level in Reading	66.2%	–	–	66.7%	2	2
Students Performing at Grade Level in Math	61.0%	–	–	77.3%	2	2
Asthma Hospitalizations (per 1,000 people)	0.9	0.8	0.9	–	53	54
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	54.9	10.4	6.1	–	1	11

1. Community districts MN 01 and MN 02 both fall within sub-borough area 301. Data reported at the sub-borough area level for these CDs are identical.
2. The rental vacancy rate for 2009 is an average rate for 2007–2009.
3. Ranked out of 7 community districts with the same predominant housing type (condominium).
4. Sample size is less than 20 newly identified cases in at least one year presented.

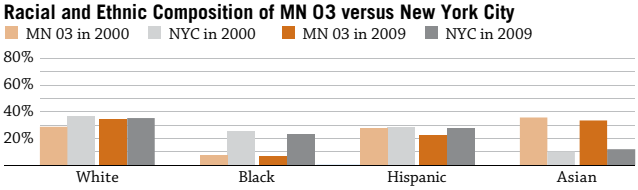
LOWER EAST SIDE / CHINATOWN – MN 03

	2009	Rank
Population	162,014	–
Population Density (1,000 persons per square mile)	93.2	4
Median Household Income	$41,254	33
Income Diversity Ratio	8.3	2
Public and Subsidized Rental Housing Units (% of rental units)	35.0%	10
Rent-Regulated Units (% of rental units)	37.9%	35
Residential Units in a Historic District	0.3%	29
Residential Units within 1/4 Mile of a Park	99.6%	7
Residential Units within 1/2 Mile of a Subway/Rail Entrance	77.3%	31
Unused Capacity Rate (% of land area)	22.5%	35

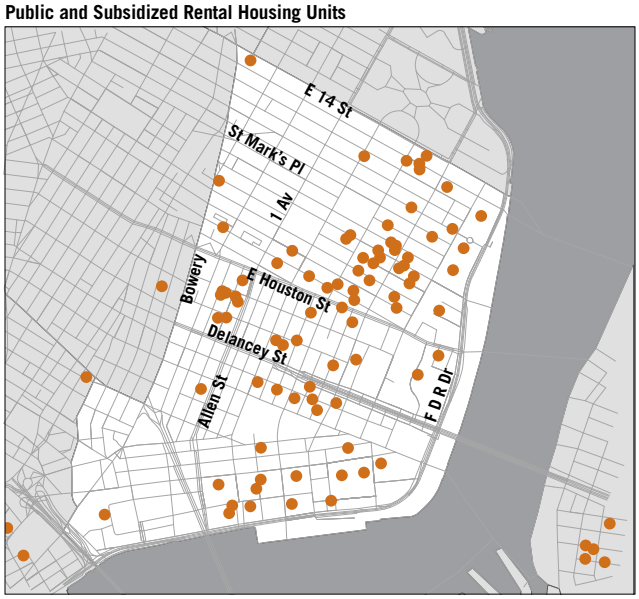
Households in MN 03 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of MN 03 versus New York City



Public and Subsidized Rental Housing Units



In MN 03, 35 percent of all rental units were subsidized. Of these, 69.9 percent were units in NYCHA buildings. Each dot represents a subsidized rental property.

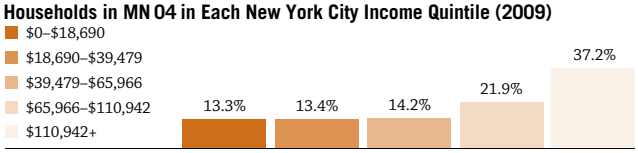
	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing						
Rental Vacancy Rate[1]	2.1%	–	2.1%	–	42	50
Units Issued New Certificates of Occupancy	711	87	94	–	6	49
Units Authorized by New Residential Building Permits	229	222	12	0	21	44
Homeownership Rate	12.0%	14.0%	13.4%	–	46	47
Index of Housing Price Appreciation (5+ family building)[2]	100.0	342.5	282.4	264.1	–	3
Median Sales Price per Unit (5+ family building)[2]	$80,000	$290,988	$194,548	$183,333	1	1
Sales Volume	108	270	124	194	49	42
Median Monthly Contract Rent	–	$731	$835	–	–	47
Median Rent Burden	–	30.1%	30.6%	–	–	33
Home Purchase Loan Rate (per 1,000 properties)	–	19.3	9.7	–	–	53
Refinance Loan Rate (per 1,000 properties)	–	11.5	25.3	–	–	18
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.3%	0.0%	–	–	52
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	0.0	0.0	13.1	0.0	56	54
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.2%	0.9%	0.5%	–	45	57
Housing Code Violations, Serious (per 1,000 rental units)	–	14.4	14.2	18.0	–	42
Housing Code Violations, Total (per 1,000 rental units)	–	67.9	67.3	81.8	–	44
Severe Crowding Rate (% of renter households)	–	4.2%	3.6%	–	–	22
Population						
Foreign-Born Population	40.3%	35.2%	36.5%	–	17	28
Racial Diversity Index	0.72	0.72	0.71	–	4	4
Households with Children under 18 Years Old	22.1%	17.1%	19.2%	–	49	50
Population 65 and Older	13.4%	16.1%	14.0%	–	17	14
Poverty Rate	28.4%	27.7%	25.9%	–	18	16
Unemployment Rate	9.4%	10.1%	9.3%	–	27	35
Mean Travel Time to Work (minutes)	30.9	30.3	31.6	–	50	49
Students Performing at Grade Level in Reading	41.0%	–	–	50.7%	31	17
Students Performing at Grade Level in Math	36.9%	–	–	61.6%	26	21
Asthma Hospitalizations (per 1,000 people)	2.9	2.8	2.9	–	26	25
Elevated Blood Lead Levels (incidence per 1,000 children)[3]	32.0	4.8	3.0	–	2	45

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.
2. Ranked out of 5 community districts with the same predominant housing type (5+ family building).
3. Sample size is less than 20 newly identified cases in at least one year presented.

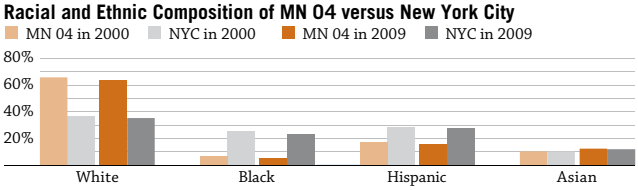
CLINTON / CHELSEA – MN 04[1]

	2009	Rank
Population	147,472	–
Population Density (1,000 persons per square mile)	50.8	17
Median Household Income	$81,767	6
Income Diversity Ratio	6.6	14
Public and Subsidized Rental Housing Units (% of rental units)	19.5%	20
Rent-Regulated Units (% of rental units)	50.9%	20
Residential Units in a Historic District	3.1%	15
Residential Units within 1/4 Mile of a Park	75.2%	50
Residential Units within 1/2 Mile of a Subway/Rail Entrance	90.0%	23
Unused Capacity Rate (% of land area)	18.1%	49

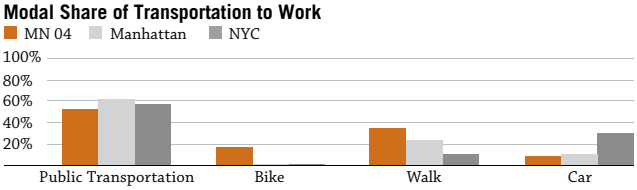
Households in MN 04 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of MN 04 versus New York City



Modal Share of Transportation to Work



More workers in MN 01 walk to work than workers in other areas of Manhattan, or in New York City as a whole. In 2009, 34.6 percent of workers walked to work compared to 23.2 percent in Manhattan as a whole.

Getting to Work in New York City	
Destination-Origin Ratio	8.94
Locally Employed Residents Share: Percentage who live and work in the same neighborhood	50.3%
Locally Employed Resident Share: Percentage who work less than half a mile from their home	17.1%
City-Employed Residents Share	88.2%

Fifty percent of all employed residents who live in the neighborhood work there.

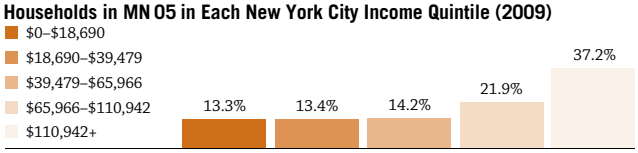
	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing						
Rental Vacancy Rate[2]	3.7%	–	3.9%	–	16	24
Units Issued New Certificates of Occupancy	1021	945	2759	–	2	1
Units Authorized by New Residential Building Permits	1151	2896	125	0	3	44
Homeownership Rate	20.2%	24.2%	25.0%	–	37	34
Index of Housing Price Appreciation (condominium)[3]	100.0	254.5	208.1	218.1	–	2
Median Sales Price per Unit (condominium)[3]	$829,852	$1,210,665	$1,004,190	$1,091,250	3	4
Sales Volume	562	1,354	689	688	22	9
Median Monthly Contract Rent	–	$1,488	$1,652	–	–	5
Median Rent Burden	–	25.9%	25.8%	–	–	50
Home Purchase Loan Rate (per 1,000 properties)	–	40.2	19.4	–	–	21
Refinance Loan Rate (per 1,000 properties)	–	13.3	35.1	–	–	7
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.0%	–	–	52
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	4.0	3.9	3.9	0.0	40	54
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.4%	0.4%	1.1%	–	58	47
Housing Code Violations, Serious (per 1,000 rental units)	–	12.7	15.8	15.4	–	45
Housing Code Violations, Total (per 1,000 rental units)	–	58.0	71.9	75.9	–	46
Severe Crowding Rate (% of renter households)	–	2.4%	3.6%	–	–	22
Population						
Foreign-Born Population	25.3%	22.6%	25.9%	–	37	40
Racial Diversity Index	0.55	0.57	0.55	–	30	30
Households with Children under 18 Years Old	8.4%	8.0%	8.7%	–	54	55
Population 65 and Older	11.4%	9.9%	11.7%	–	23	28
Poverty Rate	14.4%	14.2%	12.7%	–	38	36
Unemployment Rate	7.3%	6.8%	9.5%	–	37	34
Mean Travel Time to Work (minutes)	24.8	24.7	25.0	–	54	53
Students Performing at Grade Level in Reading	66.2%	–	–	66.7%	2	2
Students Performing at Grade Level in Math	61.0%	–	–	77.3%	2	2
Asthma Hospitalizations (per 1,000 people)	2.0	1.6	1.4	–	36	43
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	27.8	10.4	2.7	–	6	52

1. Community districts MN 04 and MN 05 both fall within sub-borough area 303 Data reported at the sub-borough area level for these CDs are identical.
2. The rental vacancy rate for 2009 is an average rate for 2007–2009.
3. Ranked out of 7 community districts with the same predominant housing type (condominium).
4. Sample size is less than 20 newly identified cases in at least one year presented.

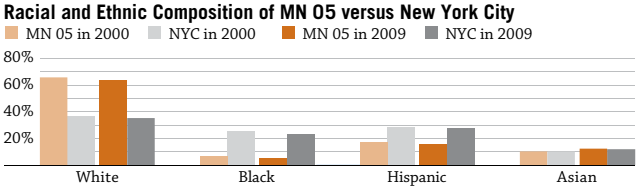
MIDTOWN – MN 05[1]

	2009	Rank
Population	147,472	–
Population Density (1,000 persons per square mile)	50.8	17
Median Household Income	$81,767	6
Income Diversity Ratio	6.6	14
Public and Subsidized Rental Housing Units (% of rental units)	19.2%	22
Rent-Regulated Units (% of rental units)	50.9%	20
Residential Units in a Historic District	8.3%	10
Residential Units within 1/4 Mile of a Park	95.4%	22
Residential Units within 1/2 Mile of a Subway/Rail Entrance	100.0%	1
Unused Capacity Rate (% of land area)	0.0%	58

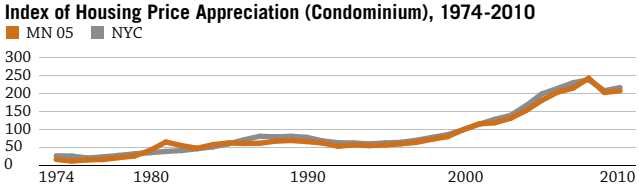
Households in MN 05 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of MN 05 versus New York City

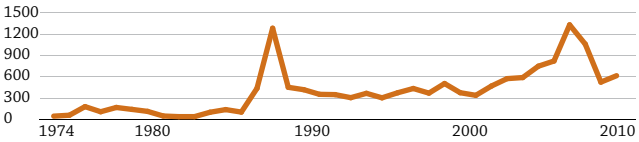


Index of Housing Price Appreciation (Condominium), 1974-2010



MN 05 has seen similar price trends in the market for condominiums as the rest of the city in recent years, despite having a notably high median sales price of $1.3 million. Prices fell by 16.2 percent in 2009 in the neighborhood compared to 12.8 percent in the city as a whole. Except in 2009, prices in MN 05 rose in every year since 2000 including a 1.2 percent increase in 2010.

Sales Volume (Condominium), 1974-2010



Sales volume for condominiums has fallen in recent years, with 577 units transacting in 2010 compared to 1,293 in 2007.

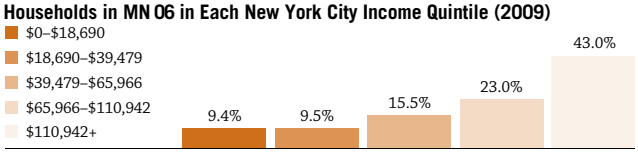
	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing						
Rental Vacancy Rate[2]	3.7%	–	3.9%	–	16	24
Units Issued New Certificates of Occupancy	730	592	132	–	5	46
Units Authorized by New Residential Building Permits	1174	952	18	17	2	17
Homeownership Rate	20.2%	24.2%	25.0%	–	37	34
Index of Housing Price Appreciation (condominium)[3]	100.0	244.2	204.2	209.0	–	4
Median Sales Price per Unit (condominium)[3]	$615,250	$1,448,240	$1,271,318	$1,298,269	6	2
Sales Volume	345	1,035	496	593	36	16
Median Monthly Contract Rent	–	$1,488	$1,652	–	–	5
Median Rent Burden	–	25.9%	25.8%	–	–	50
Home Purchase Loan Rate (per 1,000 properties)	–	40.2	19.4	–	–	21
Refinance Loan Rate (per 1,000 properties)	–	13.3	35.1	–	–	7
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.0%	–	–	52
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	–	–	–	–	–	–
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.0%	0.0%	0.0%	–	48	59
Housing Code Violations, Serious (per 1,000 rental units)	–	6.0	6.2	7.0	–	56
Housing Code Violations, Total (per 1,000 rental units)	–	26.6	27.6	36.7	–	57
Severe Crowding Rate (% of renter households)	–	2.4%	3.6%	–	–	22
Population						
Foreign-Born Population	25.3%	22.6%	25.9%	–	37	40
Racial Diversity Index	0.55	0.57	0.55	–	30	30
Households with Children under 18 Years Old	8.4%	8.0%	8.7%	–	54	55
Population 65 and Older	11.4%	9.9%	11.7%	–	23	28
Poverty Rate	14.4%	14.2%	12.7%	–	38	36
Unemployment Rate	7.3%	6.8%	9.5%	–	37	34
Mean Travel Time to Work (minutes)	24.8	24.7	25.0	–	54	53
Students Performing at Grade Level in Reading	66.2%	–	–	66.7%	2	2
Students Performing at Grade Level in Math	61.0%	–	–	77.3%	2	2
Asthma Hospitalizations (per 1,000 people)	2.0	1.6	1.4	–	36	43
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	30.2	11.3	10.2	–	3	2

1. Community districts MN 04 and MN 05 both fall within sub-borough area 303 Data reported at the sub-borough area level for these CDs are identical.
2. The rental vacancy rate for 2009 is an average rate for 2007–2009.
3. Ranked out of 7 community districts with the same predominant housing type (condominium)
4. Sample size is less than 20 newly identified cases in at least one year presented

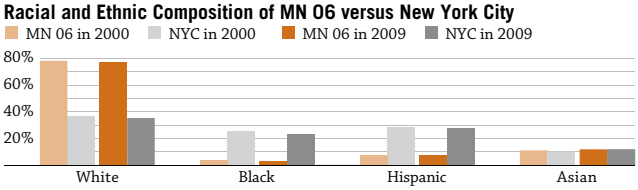
STUYVESANT TOWN / TURTLE BAY – MN 06

	2009	Rank
Population	155,527	–
Population Density (1,000 persons per square mile)	96.3	3
Median Household Income	$98,701	4
Income Diversity Ratio	4.9	36
Public and Subsidized Rental Housing Units (% of rental units)	5.6%	44
Rent-Regulated Units (% of rental units)	48.2%	30
Residential Units in a Historic District	4.9%	11
Residential Units within 1/4 Mile of a Park	98.1%	14
Residential Units within 1/2 Mile of a Subway/Rail Entrance	83.9%	29
Unused Capacity Rate (% of land area)	21.2%	38

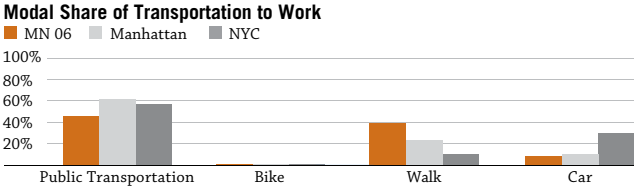
Households in MN 06 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of MN 06 versus New York City



Modal Share of Transportation to Work



Workers in MN 06 are more likely than workers in the city as a whole to walk to work. In 2009, 39.4 percent of workers walked compared to 10.7 percent in the city as a whole.

Getting to Work in New York City	
Destination-Origin Ratio	3.45
Locally Employed Residents Share: Percentage who live and work in the same neighborhood	23.2%
Locally Employed Resident Share: Percentage who work less than half a mile from their home	13.4%
City-Employed Residents Share	88.2%

MN 06 has the fifth highest destination-origin ratio in New York City. For every employed resident of the neighborhood, more than three New York City residents come from other areas of the city to work in the neighborhood.

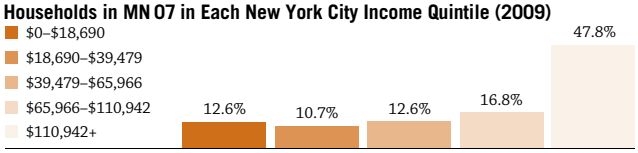
	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing						
Rental Vacancy Rate[1]	2.5%	–	3.4%	–	35	30
Units Issued New Certificates of Occupancy	281	234	142	–	12	44
Units Authorized by New Residential Building Permits	495	902	18	0	9	44
Homeownership Rate	26.3%	31.9%	34.1%	–	28	25
Index of Housing Price Appreciation (condominium)[2]	100.0	212.5	195.2	213.0	–	3
Median Sales Price per Unit (condominium)[2]	$499,178	$929,614	$762,791	$808,000	7	7
Sales Volume	598	1,190	425	578	17	18
Median Monthly Contract Rent	–	$1,781	$1,881	–	–	2
Median Rent Burden	–	25.5%	25.5%	–	–	52
Home Purchase Loan Rate (per 1,000 properties)	–	27.3	14.6	–	–	37
Refinance Loan Rate (per 1,000 properties)	–	13.5	41.9	–	–	3
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.1%	0.0%	–	–	52
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	0.0	3.0	6.0	0.0	56	54
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.6%	0.5%	1.3%	–	32	43
Housing Code Violations, Serious (per 1,000 rental units)	–	4.1	4.2	5.4	–	58
Housing Code Violations, Total (per 1,000 rental units)	–	24.5	25.3	29.8	–	58
Severe Crowding Rate (% of renter households)	–	3.4%	2.4%	–	–	36
Population						
Foreign-Born Population	24.0%	22.7%	21.0%	–	40	47
Racial Diversity Index	0.40	0.37	0.39	–	46	51
Households with Children under 18 Years Old	8.4%	10.2%	11.6%	–	54	54
Population 65 and Older	14.6%	14.6%	13.3%	–	11	20
Poverty Rate	7.9%	6.3%	6.9%	–	51	52
Unemployment Rate	4.2%	4.4%	9.0%	–	52	38
Mean Travel Time to Work (minutes)	25.6	26.8	25.9	–	53	52
Students Performing at Grade Level in Reading	66.2%	–	–	66.7%	2	2
Students Performing at Grade Level in Math	61.0%	–	–	77.3%	2	2
Asthma Hospitalizations (per 1,000 people)	1.2	1.3	1.1	–	49	51
Elevated Blood Lead Levels (incidence per 1,000 children)[3]	16.6	5.3	6.7	–	38	8

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.
2. Ranked out of 7 community districts with the same predominant housing type (condominium).
3. Sample size is less than 20 newly identified cases in at least one year presented.

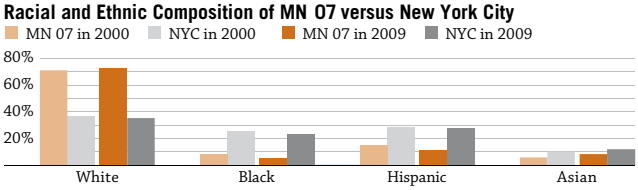
UPPER WEST SIDE – MN 07

	2009	Rank
Population	213,137	–
Population Density (1,000 persons per square mile)	63.7	11
Median Household Income	$105,766	1
Income Diversity Ratio	7.4	5
Public and Subsidized Rental Housing Units (% of rental units)	19.1%	23
Rent-Regulated Units (% of rental units)	58.7%	11
Residential Units in a Historic District	31.8%	2
Residential Units within 1/4 Mile of a Park	100.0%	1
Residential Units within 1/2 Mile of a Subway/Rail Entrance	97.5%	9
Unused Capacity Rate (% of land area)	21.2%	38

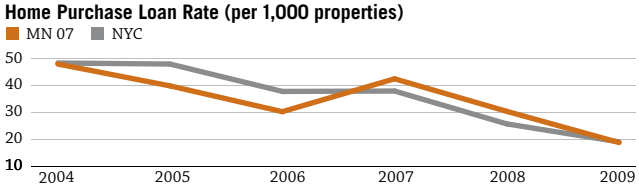
Households in MN 07 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of MN 07 versus New York City

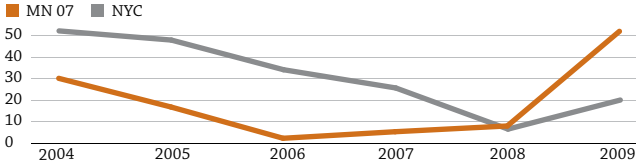


Home Purchase Loan Rate (per 1,000 properties)



Home purchase loan rates followed the same overall trend in MN 07 as in city as a whole. Between 2004 and 2009, the rate fell by 60.9 percent in the community district and 60.8 percent in the city as a whole.

Refinance Loan Rate (per 1,000 properties)



Like the city as a whole, MN 07 saw refinancing rates decline sharply between 2004 and 2006. From 2006 to 2008, the community district experienced a slight increase in rates, while those of the city as a whole continued to decline. In 2009, the rate in MN 07 rose by 215.0 percent while it rose by 71.0 percent in the city as a whole.

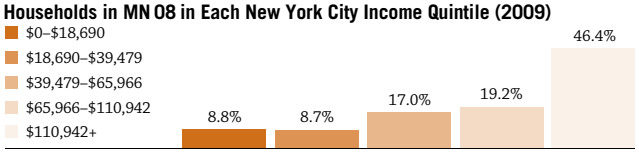
	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing						
Rental Vacancy Rate[1]	3.5%	–	3.6%	–	21	26
Units Issued New Certificates of Occupancy	921	230	1198	–	3	4
Units Authorized by New Residential Building Permits	441	1095	0	0	11	44
Homeownership Rate	29.2%	32.4%	34.5%	–	24	24
Index of Housing Price Appreciation (condominium)[2]	100.0	239.4	217.7	239.4	–	1
Median Sales Price per Unit (condominium)[2]	$742,389	$1,226,649	$1,067,678	$1,060,000	5	5
Sales Volume	79	1,761	964	1,047	54	4
Median Monthly Contract Rent	–	$1,433	$1,663	–	–	4
Median Rent Burden	–	23.4%	23.6%	–	–	55
Home Purchase Loan Rate (per 1,000 properties)	–	30.4	18.8	–	–	24
Refinance Loan Rate (per 1,000 properties)	–	16.4	51.6	–	–	2
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.0%	–	–	52
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	1.9	0.0	1.7	0.0	53	54
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.7%	0.9%	0.7%	–	51	56
Housing Code Violations, Serious (per 1,000 rental units)	–	11.4	11.7	13.2	–	47
Housing Code Violations, Total (per 1,000 rental units)	–	66.7	68.3	73.1	–	47
Severe Crowding Rate (% of renter households)	–	2.7%	1.4%	–	–	48
Population						
Foreign-Born Population	21.3%	21.8%	19.1%	–	46	51
Racial Diversity Index	0.49	0.45	0.45	–	37	48
Households with Children under 18 Years Old	14.6%	17.9%	20.8%	–	51	49
Population 65 and Older	13.4%	13.9%	13.9%	–	17	15
Poverty Rate	10.0%	9.9%	8.8%	–	48	47
Unemployment Rate	4.8%	4.4%	6.6%	–	51	51
Mean Travel Time to Work (minutes)	30.3	29.8	29.1	–	52	51
Students Performing at Grade Level in Reading	43.1%	–	–	52.9%	27	11
Students Performing at Grade Level in Math	34.5%	–	–	59.9%	31	25
Asthma Hospitalizations (per 1,000 people)	1.7	1.4	1.3	–	41	44
Elevated Blood Lead Levels (incidence per 1,000 children)	19.0	8.6	6.2	–	25	10

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.
2. Ranked out of 7 community districts with the same predominant housing type (condominium).

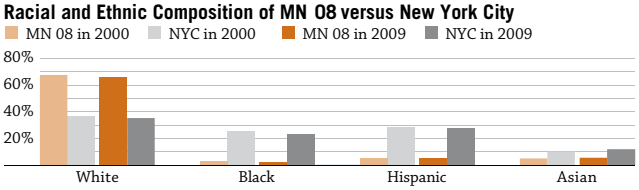
UPPER EAST SIDE – MN 08

	2009	Rank
Population	234,133	–
Population Density (1,000 persons per square mile)	118.4	1
Median Household Income	$98,817	3
Income Diversity Ratio	5.9	18
Public and Subsidized Rental Housing Units (% of rental units)	7.8%	37
Rent-Regulated Units (% of rental units)	50.3%	22
Residential Units in a Historic District	10.2%	9
Residential Units within 1/4 Mile of a Park	82.7%	42
Residential Units within 1/2 Mile of a Subway/Rail Entrance	76.8%	33
Unused Capacity Rate (% of land area)	22.9%	34

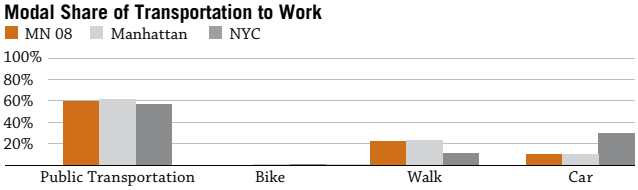
Households in MN 08 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of MN 08 versus New York City



Modal Share of Transportation to Work



More workers in MN 08 walk to work than workers in New York City as a whole. In 2009, 22.0 percent of workers walked to work compared to 10.7 percent in New York City as a whole.

Getting to Work in New York City	
Destination-Origin Ratio	1.26
Locally Employed Residents Share: Percentage who live and work in the same neighborhood	15.5%
Locally Employed Resident Share: Percentage who work less than half a mile from their home	8.6%
City-Employed Residents Share	88.0%

Only 15.5 percent of all employed residents who live in the neighborhood work there.

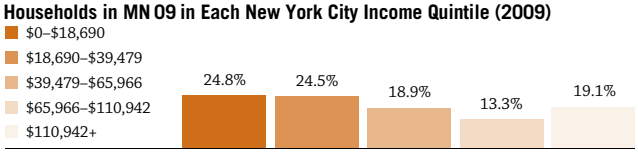
	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing						
Rental Vacancy Rate[1]	2.8%	–	5.2%	–	32	10
Units Issued New Certificates of Occupancy	559	408	571	–	9	12
Units Authorized by New Residential Building Permits	241	162	210	0	18	44
Homeownership Rate	30.7%	35.8%	36.4%	–	22	22
Index of Housing Price Appreciation (condominium)[2]	100.0	209.0	176.8	183.9	–	7
Median Sales Price per Unit (condominium)[2]	$870,410	$1,313,795	$1,072,993	$1,135,000	2	3
Sales Volume	398	982	983	882	34	5
Median Monthly Contract Rent	–	$1,761	$1,735	–	–	3
Median Rent Burden	–	24.4%	26.0%	–	–	49
Home Purchase Loan Rate (per 1,000 properties)	–	17.7	14.6	–	–	37
Refinance Loan Rate (per 1,000 properties)	–	11.3	37.2	–	–	6
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.1%	0.4%	–	–	50
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	2.5	3.2	5.6	9.5	49	43
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.1%	1.1%	1.1%	–	46	47
Housing Code Violations, Serious (per 1,000 rental units)	–	8.7	9.8	11.6	–	49
Housing Code Violations, Total (per 1,000 rental units)	–	45.9	51.9	65.0	–	50
Severe Crowding Rate (% of renter households)	–	2.2%	1.9%	–	–	43
Population						
Foreign-Born Population	21.5%	23.1%	18.0%	–	44	52
Racial Diversity Index	0.31	0.33	0.31	–	53	53
Households with Children under 18 Years Old	13.3%	17.8%	18.8%	–	52	51
Population 65 and Older	14.2%	16.5%	15.5%	–	12	9
Poverty Rate	6.5%	5.4%	5.9%	–	53	54
Unemployment Rate	3.7%	3.1%	6.3%	–	55	52
Mean Travel Time to Work (minutes)	30.7	29.8	29.2	–	51	50
Students Performing at Grade Level in Reading	66.2%	–	–	66.7%	2	2
Students Performing at Grade Level in Math	61.0%	–	–	77.3%	2	2
Asthma Hospitalizations (per 1,000 people)	0.8	0.6	0.5	–	55	55
Elevated Blood Lead Levels (incidence per 1,000 children)[3]	13.6	4.3	3.6	–	46	33

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.
2. Ranked out of 7 community districts with the same predominant housing type (condominium).
3. Sample size is less than 20 newly identified cases in at least one year presented.

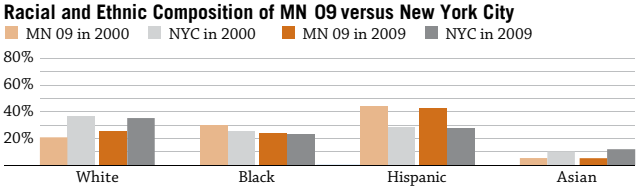
MORNINGSIDE HEIGHTS / HAMILTON – MN 09

	2009	Rank
Population	132,851	–
Population Density (1,000 persons per square mile)	99.3	2
Median Household Income	$38,614	38
Income Diversity Ratio	7.0	9
Public and Subsidized Rental Housing Units (% of rental units)	19.3%	21
Rent-Regulated Units (% of rental units)	64.5%	9
Residential Units in a Historic District	11.1%	7
Residential Units within 1/4 Mile of a Park	99.9%	3
Residential Units within 1/2 Mile of a Subway/Rail Entrance	99.5%	6
Unused Capacity Rate (% of land area)	27.1%	30

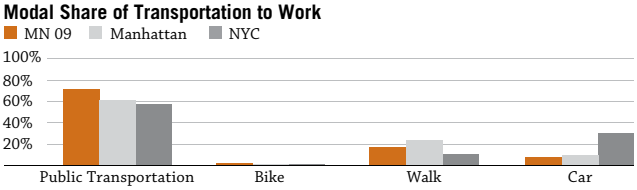
Households in MN 09 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of MN 09 versus New York City



Modal Share of Transportation to Work



Workers in MN 09 are more likely than workers in the city as a whole to take public transportation to work. In 2009, 71.4 percent of MN 09 workers took public transportation compared to 57.0 percent in the city as a whole.

Getting to Work in New York City	
Destination-Origin Ratio	0.88
Locally Employed Residents Share:	
Percentage who live and work in the same neighborhood	18.4%
Locally Employed Resident Share:	
Percentage who work less than half a mile from their home	14.7%
City-Employed Residents Share	86.3%

MN 09 has the third highest share of workers that work outside of New York City of all the neighborhoods in Manhattan. In MN 09, 13.7 percent of workers do not work in the five boroughs.

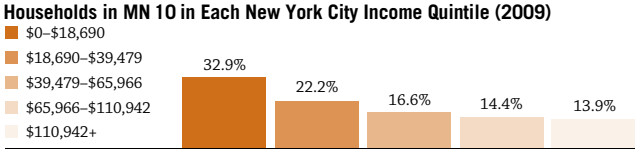
	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing						
Rental Vacancy Rate[1]	4.3%	–	3.5%	–	12	27
Units Issued New Certificates of Occupancy	0	295	44	–	57	58
Units Authorized by New Residential Building Permits	2	136	0	0	58	44
Homeownership Rate	10.9%	14.1%	15.6%	–	47	44
Index of Housing Price Appreciation (5+ family building)[2]	100.0	374.3	280.4	321.2	–	2
Median Sales Price per Unit (5+ family building)[2]	$46,824	$107,707	$89,252	$85,290	2	5
Sales Volume	32	104	65	91	59	48
Median Monthly Contract Rent	–	$917	$965	–	–	30
Median Rent Burden	–	32.5%	31.1%	–	–	32
Home Purchase Loan Rate (per 1,000 properties)	–	20.0	17.3	–	–	28
Refinance Loan Rate (per 1,000 properties)	–	14.2	31.3	–	–	11
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.5%	2.6%	–	–	40
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	66.7	33.9	13.9	18.7	2	29
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	13.9%	4.3%	6.2%	–	7	9
Housing Code Violations, Serious (per 1,000 rental units)	–	103.9	103.3	106.8	–	12
Housing Code Violations, Total (per 1,000 rental units)	–	481.6	478.9	449.1	–	10
Severe Crowding Rate (% of renter households)	–	3.6%	2.8%	–	–	30
Population						
Foreign-Born Population	35.0%	33.7%	33.9%	–	27	31
Racial Diversity Index	0.69	0.69	0.70	–	9	6
Households with Children under 18 Years Old	30.9%	27.6%	25.8%	–	40	45
Population 65 and Older	10.0%	11.6%	10.6%	–	34	33
Poverty Rate	30.1%	27.4%	25.3%	–	13	18
Unemployment Rate	16.5%	5.3%	9.6%	–	10	31
Mean Travel Time to Work (minutes)	33.8	32.8	32.5	–	49	47
Students Performing at Grade Level in Reading	31.8%	–	–	34.0%	45	42
Students Performing at Grade Level in Math	24.7%	–	–	44.8%	44	41
Asthma Hospitalizations (per 1,000 people)	3.9	3.5	3.0	–	15	24
Elevated Blood Lead Levels (incidence per 1,000 children)[3]	18.7	5.8	3.7	–	28	32

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.
2. Ranked out of 5 community districts with the same predominant housing type (5+ family building).
3. Sample size is less than 20 newly identified cases in at least one year presented.

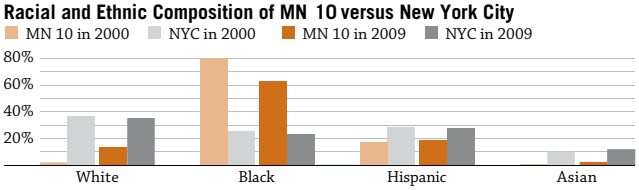
CENTRAL HARLEM – MN 10

	2009	Rank
Population	122,336	–
Population Density (1,000 persons per square mile)	85.2	6
Median Household Income	$31,474	47
Income Diversity Ratio	7.9	4
Public and Subsidized Rental Housing Units (% of rental units)	47.2%	6
Rent-Regulated Units (% of rental units)	55.3%	14
Residential Units in a Historic District	3.2%	14
Residential Units within 1/4 Mile of a Park	97.2%	17
Residential Units within 1/2 Mile of a Subway/Rail Entrance	100.0%	1
Unused Capacity Rate (% of land area)	29.0%	25

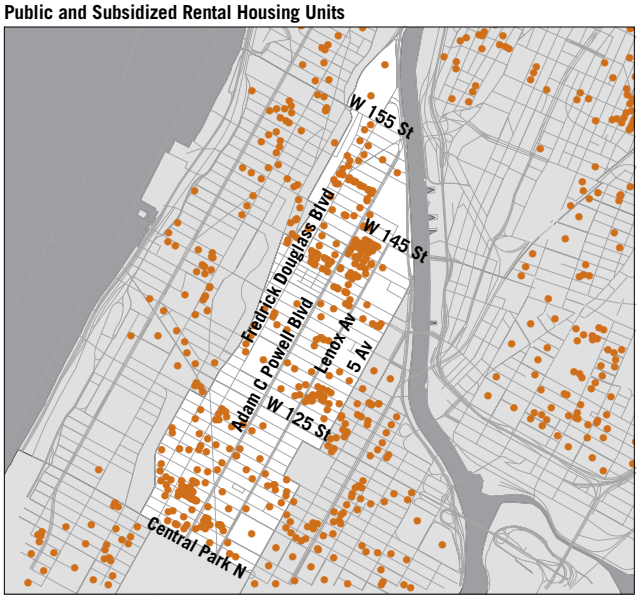
Households in MN 10 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of MN 10 versus New York City



Public and Subsidized Rental Housing Units



In MN 10, 47.2 percent of all rental units were subsidized. Of these, 40.7 percent were units in NYCHA buildings. Each dot represents a subsidized rental property.

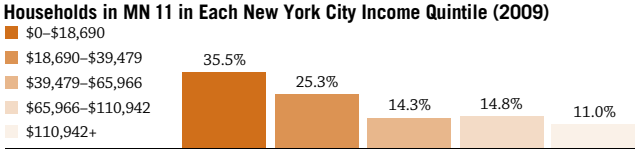
	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing						
Rental Vacancy Rate[1]	8.0%	–	5.0%	–	1	11
Units Issued New Certificates of Occupancy	84	676	560	–	31	13
Units Authorized by New Residential Building Permits	261	357	96	0	15	44
Homeownership Rate	6.6%	13.0%	15.4%	–	52	45
Index of Housing Price Appreciation (5+ family building)[2]	100.0	352.9	292.1	237.3	–	5
Median Sales Price per Unit (5+ family building)[2]	$44,798	$122,586	$101,705	$98,691	4	4
Sales Volume	119	569	230	257	46	40
Median Monthly Contract Rent	–	$676	$676	–	–	54
Median Rent Burden	–	29.6%	29.5%	–	–	37
Home Purchase Loan Rate (per 1,000 properties)	–	53.5	18.3	–	–	26
Refinance Loan Rate (per 1,000 properties)	–	10.9	16.0	–	–	42
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.6%	5.8%	–	–	29
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	98.0	20.5	31.2	24.6	1	24
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	14.8%	3.6%	5.4%	–	3	12
Housing Code Violations, Serious (per 1,000 rental units)	–	43.5	44.1	41.3	–	26
Housing Code Violations, Total (per 1,000 rental units)	–	206.3	209.2	198.9	–	25
Severe Crowding Rate (% of renter households)	–	2.7%	3.1%	–	–	27
Population						
Foreign-Born Population	17.8%	20.5%	20.8%	–	51	48
Racial Diversity Index	0.37	0.57	0.55	–	50	30
Households with Children under 18 Years Old	34.0%	31.6%	30.5%	–	35	33
Population 65 and Older	11.3%	11.5%	10.1%	–	24	36
Poverty Rate	36.4%	27.8%	27.1%	–	8	15
Unemployment Rate	18.6%	8.9%	13.1%	–	5	10
Mean Travel Time to Work (minutes)	37.3	36.1	35.5	–	42	42
Students Performing at Grade Level in Reading	28.6%	–	–	36.0%	48	39
Students Performing at Grade Level in Math	20.9%	–	–	44.6%	52	42
Asthma Hospitalizations (per 1,000 people)	7.5	5.9	5.6	–	5	10
Elevated Blood Lead Levels (incidence per 1,000 children)	23.3	4.4	5.7	–	13	14

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.
2. Ranked out of 5 community districts with the same predominant housing type (5+ family building).

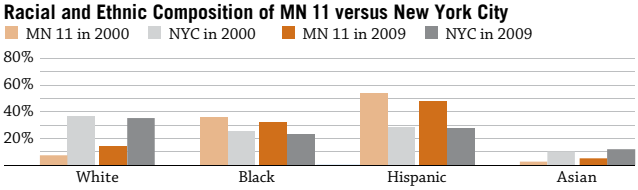
EAST HARLEM – MN 11

	2009	Rank
Population	113,328	–
Population Density (1,000 persons per square mile)	48.8	19
Median Household Income	$27,973	51
Income Diversity Ratio	6.8	11
Public and Subsidized Rental Housing Units (% of rental units)	68.8%	1
Rent-Regulated Units (% of rental units)	34.0%	42
Residential Units in a Historic District	0.8%	24
Residential Units within 1/4 Mile of a Park	99.3%	11
Residential Units within 1/2 Mile of a Subway/Rail Entrance	90.1%	22
Unused Capacity Rate (% of land area)	41.4%	12

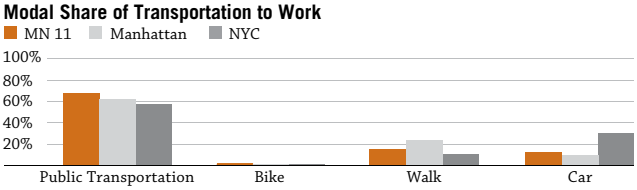
Households in MN 11 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of MN 11 versus New York City



Modal Share of Transportation to Work



Workers in MN 11 are more likely than workers in Manhattan as a whole to bike to work. In 2009, 2.6 percent of workers biked to work compared to 1.1 percent in Manhattan as a whole.

Getting to Work in New York City	
Destination-Origin Ratio	0.82
Locally Employed Residents Share: Percentage who live and work in the same neighborhood	8.9%
Locally Employed Resident Share: Percentage who work less than half a mile from their home	5.7%
City-Employed Residents Share	86.7%

MN 11 has the third highest share of workers that leave the neighborhood to work of all the community districts in Manhattan. In MN 11, 91.1 percent of all employees that live in the neighborhood work elsewhere.

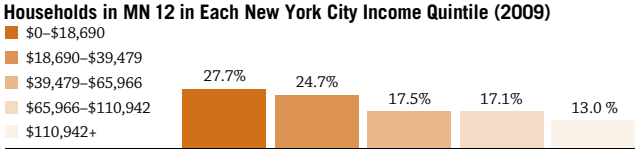
	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing						
Rental Vacancy Rate[1]	3.5%	–	2.7%	–	21	39
Units Issued New Certificates of Occupancy	210	164	783	–	16	6
Units Authorized by New Residential Building Permits	334	1239	39	248	13	1
Homeownership Rate	6.3%	6.6%	7.9%	–	54	51
Index of Housing Price Appreciation (5+ family building)[2]	100.0	279.8	277.6	501.8	–	1
Median Sales Price per Unit (5+ family building)[2]	$37,779	$159,618	$118,233	$182,083	5	2
Sales Volume	50	181	104	89	58	49
Median Monthly Contract Rent	–	$617	$689	–	–	53
Median Rent Burden	–	27.0%	28.7%	–	–	43
Home Purchase Loan Rate (per 1,000 properties)	–	22.0	13.7	–	–	48
Refinance Loan Rate (per 1,000 properties)	–	5.1	18.8	–	–	37
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	3.2%	–	–	37
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	49.3	14.1	10.7	16.0	3	33
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	11.9%	1.5%	3.3%	–	9	20
Housing Code Violations, Serious (per 1,000 rental units)	–	25.3	23.2	35.0	–	28
Housing Code Violations, Total (per 1,000 rental units)	–	136.8	125.5	221.7	–	23
Severe Crowding Rate (% of renter households)	–	3.7%	4.8%	–	–	14
Population						
Foreign-Born Population	21.1%	24.9%	22.7%	–	47	45
Racial Diversity Index	0.59	0.64	0.65	–	25	16
Households with Children under 18 Years Old	38.1%	36.1%	30.1%	–	29	35
Population 65 and Older	11.5%	10.0%	13.5%	–	22	17
Poverty Rate	37.1%	27.1%	30.0%	–	7	10
Unemployment Rate	16.8%	12.9%	16.2%	–	9	3
Mean Travel Time to Work (minutes)	35.5	35.7	33.2	–	47	46
Students Performing at Grade Level in Reading	32.5%	–	–	37.4%	43	38
Students Performing at Grade Level in Math	25.3%	–	–	47.4%	43	37
Asthma Hospitalizations (per 1,000 people)	10.5	8.2	8.9	–	1	2
Elevated Blood Lead Levels (incidence per 1,000 children)	19.9	5.4	4.9	–	21	22

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.
2. Ranked out of 5 community districts with the same predominant housing type (5+ family building).

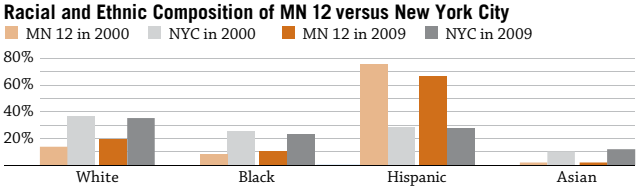
WASHINGTON HEIGHTS / INWOOD – MN 12

	2009	Rank
Population	208,123	–
Population Density (1,000 persons per square mile)	70.3	9
Median Household Income	$37,092	42
Income Diversity Ratio	6.3	15
Public and Subsidized Rental Housing Units (% of rental units)	6.1%	42
Rent-Regulated Units (% of rental units)	89.5%	1
Residential Units in a Historic District	2.0%	18
Residential Units within 1/4 Mile of a Park	99.7%	6
Residential Units within 1/2 Mile of a Subway/Rail Entrance	99.7%	5
Unused Capacity Rate (% of land area)	23.0%	33

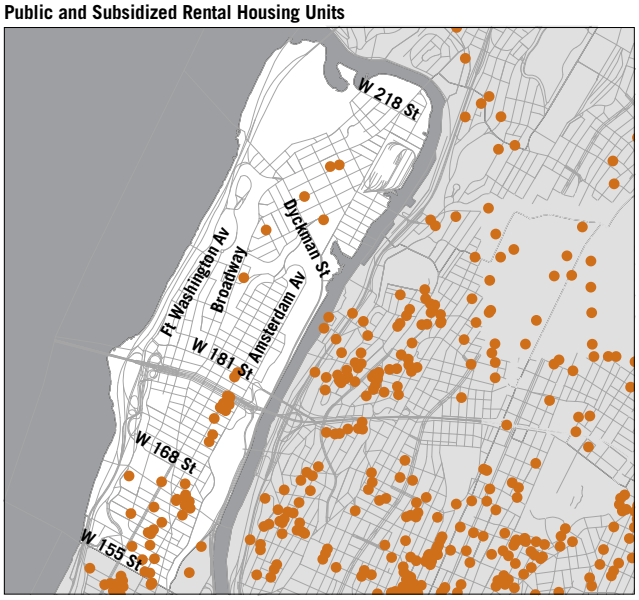
Households in MN 12 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of MN 12 versus New York City



Public and Subsidized Rental Housing Units



In MN 12, 6.1 percent of all rental units were subsidized. Of these, 54.7 percent were units in NYCHA buildings. Each dot represents a subsidized rental property.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing						
Rental Vacancy Rate[1]	2.4%	–	1.5%	–	37	55
Units Issued New Certificates of Occupancy	0	25	69	–	57	54
Units Authorized by New Residential Building Permits	127	208	0	0	32	44
Homeownership Rate	6.5%	8.6%	10.6%	–	53	49
Index of Housing Price Appreciation (5+ family building)[2]	100.0	326.7	249.9	242.5	–	4
Median Sales Price per Unit (5+ family building)[2]	$46,311	$116,457	$77,974	$99,752	3	3
Sales Volume	53	129	67	71	57	54
Median Monthly Contract Rent	–	$842	$889	–	–	41
Median Rent Burden	–	31.1%	32.7%	–	–	18
Home Purchase Loan Rate (per 1,000 properties)	–	26.7	14.3	–	–	42
Refinance Loan Rate (per 1,000 properties)	–	12.6	33.8	–	–	9
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	1.2%	–	–	48
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	45.1	32.4	35.8	17.9	4	31
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	17.9%	7.3%	8.1%	–	1	3
Housing Code Violations, Serious (per 1,000 rental units)	–	120.7	120.8	147.9	–	4
Housing Code Violations, Total (per 1,000 rental units)	–	575.9	576.3	625.1	–	4
Severe Crowding Rate (% of renter households)	–	3.6%	4.0%	–	–	17
Population						
Foreign-Born Population	53.3%	49.0%	46.6%	–	5	11
Racial Diversity Index	0.43	0.46	0.51	–	42	39
Households with Children under 18 Years Old	40.8%	30.5%	28.1%	–	24	40
Population 65 and Older	9.9%	12.5%	11.9%	–	35	25
Poverty Rate	29.8%	24.2%	25.9%	–	14	16
Unemployment Rate	14.5%	11.9%	15.8%	–	14	4
Mean Travel Time to Work (minutes)	40.4	38.7	38.7	–	36	38
Students Performing at Grade Level in Reading	33.8%	–	–	29.5%	40	54
Students Performing at Grade Level in Math	27.4%	–	–	43.0%	40	48
Asthma Hospitalizations (per 1,000 people)	3.1	2.9	2.6	–	24	28
Elevated Blood Lead Levels (incidence per 1,000 children)	11.1	3.9	2.7	–	54	52

1. The rental vacancy rate for 2009 is an average rate for 2007–2009.
2. Ranked out of 5 community districts with the same predominant housing type (5+ family building)