Indicator Definitions and Rankings

In the following pages, we define each data indicator used in this report and provide the source of the data, the level of geography for which it is available and the years for which data are reported, and the five neighborhoods with the highest or lowest totals for that indicator. Rankings are provided for the most recent year data are available for each indicator. In the event of a tie, rank numbers are repeated. Although community districts and sub-borough areas may share some boundaries, they often have slightly different names. In the rankings, we use the name applicable to the level of geography for which data are available. In addition, because there are 59 community districts and 55 sub-borough areas, indicator ranks fluctuate accordingly.

Adult Incarceration Rate (per 100,000 people aged 15 or older)

This indicator measures the number of people incarcerated as a result of crimes committed in the City or borough. Incarcerations include state prison, county jail and jail plus probation sentences. In New York State, people who are 16 years or older at the time of arrest serve their sentence in the adult criminal justice system, but data about the entire population is broken into age groups that require us to compare the number of those 16 and older who are incarcerated to the total population of people 15 and older. Thus, the incarceration rate is somewhat understated.

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

Source: New York State Division of Criminal Justice Services, Computerized Criminal History System (2000, 2007, 2008); United States Census (2000); American Community Survey (2007, 2008)

Geography: City, Borough

Years Reported: 2000, 2007, 2008

Asthma Hospitalizations (per 1,000 people)

This indicator measures the number of asthma-related hospital admissions per 1,000 residents. The data are aggregated from the zip code to the sub-borough area using a population weighting formula. For more information on our population-weighting method, please refer to the Methods chapter of this book.

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

Source: Infoshare, New York State Department of Health, Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007, 2008

Five Highest

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

Five Lowest

49. *4 tied*: Bay Ridge (BK), Bensonhurst (BK), Borough Park (BK), Bayside/ Little Neck (QN)
53. South Shore (SI)
54. Greenwich Village/ Financial District (MN)
55. Upper East Side (MN)

Born in New York State

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

Refer to www.nychanis.com for borough and sub-borough area level data.

Source: United States Census (2000), American Community Survey (2007, 2008)

Geography: City

Years Reported: 2000, 2007, 2008

Five Highest

1. South Shore (SI)
2. Throgs Neck/Co-op City (BX)
3. Rockaways (QN)
4. Mid-Island (SI)
5. North Shore (SI)

Five Lowest

51. Chelsea/Clinton/Midtown (MN)
52. Washington Heights/Inwood (MN)
53. Jackson Heights (QN)
54. Sunnyside/Woodside (QN)
55. Elmhurst/Corona (QN)

Certificates of Occupancy Issued

This indicator measures certificates of occupancy (C of Os) approved by the Department of Buildings each year. The New York City Department of Buildings requires a C of O before any newly constructed housing unit can be occupied. Rehabilitated housing units generally do not require a C of O unless the rehabilitation is so significant that the floor plan of the unit is changed. To avoid counting a building twice, if a building has received multiple C of Os since 2000 (e.g. a temporary and a final C of O) only the first C of O is counted.

Source: New York City Department of City Planning
Geography: City, Borough, Community District
Years Reported: 2000, 2007, 2008, 2009

Five Highest

1. Greenpoint/Williamsburg (BK)
2. Morrisania/Crotona (BX)
3. Clinton/Chelsea (MN)
4. Financial District (MN)
5. Belmont/East Tremont (BX)

Five Lowest

55. *2 tied*: Fordham/University Heights (BX), Kingsbridge Heights/ Bedford (BX)
57. Lower East Side/Chinatown (MN)
58. Bay Ridge/Dyker Heights (BK)
59. Washington Heights/Inwood (MN)

Disabled Population

This indicator measures the percentage of the civilian non-institutionalized population aged 16 through 64 that has disabilities that impair hearing, vision, ambulation, cognition, self-care or independent living. Beginning with the 2008 ACS, substantial changes were made to the questions about disabilities so 2008 cannot be compared to earlier years.

Refer to www.nychanis.com for borough and sub-borough area level data. This indicator is disaggregated by race in the State of New Yorkers section.

Source: American Community Survey
Geography: City
Year Reported: 2008

Five Highest

1. Mott Haven/Hunts Point (BX)
2. East Harlem (MN)
3. Morrisania/Belmont (BX)
4. Kingsbridge Heights/Mosholu (BX)
5. Highbridge/South Concourse (BX)

Five Lowest

51. Flushing/Whitestone (QN)
52. Sunset Park (BK)
53. Upper East Side (MN)
54. Greenwich Village/ Financial District (MN)
55. Stuyvesant Town/Turtle Bay (MN)

Educational Attainment: Bachelor's Degree and Higher

This indicator measures the percentage of the population aged 25 and older with a bachelor's degree or higher, including master's, professional, and doctorate degrees.

Refer to www.nychanis.com for borough and sub-borough area level data. This indicator is disaggregated by race in the State of New Yorkers section.

Source: United States Census (2000), American Community Survey (2005, 2006, 2007)
Geography: City
Years Reported: 2000, 2007, 2008

Five Highest

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

Five Lowest

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

Educational Attainment: No High School Diploma

This indicator measures the percentage of the population aged 25 and older with less than a high school diploma or GED.

Refer to www.nychanis.com for borough and sub-borough area level data. This indicator is disaggregated by race in the State of New Yorkers section.

Source: United States Census (2000), American Community Survey (2007, 2008)

Geography: City

Years Reported: 2000, 2007, 2008

Five Highest

1. Mott Haven/Hunts Point (BX)
2. University Heights/Fordham (BX)
3. Morrisania/Belmont (BX)
4. Bushwick (BK)
5. Sunset Park (BK)

Five Lowest

51. Rego Park/Forest Hills (QN)
52. Greenwich Village/ Financial District (MN)
53. Upper West Side (MN)
54. Upper East Side (MN)
55. Stuyvesant Town/Turtle Bay (MN)

Elevated Blood Lead Levels (incidence per 1,000 children)

This indicator measures the rate of new diagnoses of elevated blood lead levels among tested children under the age of 18. The Center for Disease Control and Prevention has defined elevated blood lead levels as a blood level of 10_g/dL (micrograms per deciliter) or above. Calculated rates by community district may be higher than actual rates because a significant number of negative test records were missing community district identifiers and accordingly, could not be assigned to a CD. For 2000, 9% of test records were not assigned, and for 2007 and 2008 16% of test records were not assigned.

We report the share of elevated blood lead levels by race in our State of New Yorkers section.

Source: New York City Department of Health and Mental Hygiene

Geography: City, Borough, Community District

Years Reported: 2000, 2007, 2008

Five Highest

1. Financial District (MN)
2. Borough Park (BK)
3. Midtown (MN)
4. Greenpoint/Williamsburg (BK)
5. *2 tied*: Greenwich Village/Soho (MN) Clinton/Chelsea (MN)

Five Lowest

54. *2 tied*: Belmont/East Tremont (BX) Bayside/Little Neck (QN)
56. 2 tied: Hunts Point/Longwood (BX) Brownsville (BK)
58. South Beach/Willowbrook (SI)
59. Tottenville/Great Kills (SI)

Felony Crime Rate (per 1,000 residents)

The New York City Police Department (NYPD) collects data on reported crimes for the City's 76 police precincts. The felony crime rate refers to the seven major felonies that the police track: assault, burglary, larceny, motor vehicle theft, murder, rape, and robbery. Rates are calculated as the number of crimes committed in a precinct per 1,000 people residing in the precinct in 2000. Because we use the residential population to calculate rates (as opposed to the number of people working in or visiting an area), the crime rate may be skewed in neighborhoods that have a large number of people passing through them each day (such as Midtown Manhattan). The NYPD provides precinct level population data from the Census. The Furman Center aggregates the rates to the community district level using a population-weighting formula. For more information on our population-weighting method, please refer to the Methods chapter of this book.

Source: New York City Police Department, United States Census (2000), Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2007, 2008

Five Highest (2007)

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

Five Lowest (2007)

55. Bensonhurst (BK)
56. South Beach/Willowbrook (QN)
57. Bayside/Little Neck (SI)
58. Tottenville/Great Kills (SI)
59. Borough Park (BK)

Foreign-Born Population

This indicator measures the percentage of the total population not born in the United States or Puerto Rico (P.R.). Foreign-born includes all those born outside the U.S. or P.R., regardless of whether they currently are U.S. citizens, with the exception of children born abroad to American parents.

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

Source: United States Census (2000), American Community Survey (2007, 2008)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007, 2008

Five Highest

1. Elmhurst/Corona (QN)
2. Jackson Heights (QN)
3. Sunnyside/Woodside (QN)
4. East Flatbush (BK)
5. Ozone Park/Woodhaven (QN)

Five Lowest

51. Bedford Stuyvesant (BK)
52. Throgs Neck/Co-op City (BX)
53. Brooklyn Heights/Fort Greene (BK)
54. Park Slope/Carroll Gardens (BK)
55. South Shore (SI)

High Cost Home Purchase Loans (% of home purchase loans)

This indicator measures the percentage of all conventional first-lien home purchase loans that were reported as high cost under the Home Mortgage Disclosure Act (HMDA). HMDA requires lenders to report when the spread between the annual percentage rate (APR) of a loan and the rate of Treasury securities of comparable maturity is greater than three percentage points for first-lien loans. In this report, all home purchase loans with APRs above this threshold are referred to as high-cost loans. For more information on HMDA data, please refer to the Methods chapter of this book.

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

Source: Home Mortgage Disclosure Act, Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2007, 2008

Five Highest

1. Brownsville/Ocean Hill (BK)
2. Jamaica (QN)
3. East New York/Starrett City (BK)
4. Williamsbridge/Baychester (BX)
5. East Flatbush (BK)

Five Lowest

51. Bay Ridge (BK)
52. Upper East Side (MN)
53. Brooklyn Heights/Fort Greene (BK)
54. Upper West Side (MN)
55. Park Slope/Carroll Gardens (BK)

High Cost Refinance Loans (% of refinance loans)

This indicator measures the percentage of all conventional refinance loans that were reported as high cost under HMDA. HMDA requires lenders to report when the spread between the annual percentage rate (APR) of a loan and the rate of Treasury securities of comparable maturity is greater than three percentage points for first-lien refinance loans and five percentage points for junior-lien refinance loans. In this report, all refinance loans with APRs above this threshold are referred to as high-cost loans. For more information on HMDA data, please refer to the Methods chapter of this book.

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

Source: Home Mortgage Disclosure Act, Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2007, 2008

Five Highest

1. Brownsville/Ocean Hill (BK)
2. Bedford Stuyvesant (BK)
3. University Heights/Fordham (BX)
4. Soundview/Parkchester (BX)
5. East Flatbush (BK)

Five Lowest

51. Stuyvesant Town/Turtle Bay (MN)
52. Upper East Side (MN)
53. Lower East Side/Chinatown (MN)
54. Chelsea/Clinton/Midtown (MN)
55. Upper West Side (MN)

Home Purchase Loan Rate (per 1,000 properties)

The rate of home purchase lending is measured using HMDA data. The Furman Center calculates the home purchase loan rate by dividing the number of first-lien home purchase loans for 1–4 family buildings, condos or co-ops by the total number of 1–4 family buildings, condos or co-ops in the given geography and then multiplying by 1,000 to establish a rate per 1,000 properties. For more information on HMDA data, please refer to the Methods chapter of this book.

We report the share of home purchase loans by race in our State of New Yorkers section.

Source: Home Mortgage Disclosure Act, Department of Finance Real Property Assessment Data, Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2007, 2008

Five Highest

1. Central Harlem (MN)
2. Greenwich Village/ Financial District (MN)
3. Brooklyn Heights/Fort Greene (BK)
4. Park Slope/Carroll Gardens (BK)
5. Chelsea/Clinton/Midtown (MN)

Five Lowest

51. Brownsville/Ocean Hill (BK)
52. Jamaica (QN)
53. University Heights/Fordham (BX)
54. Williamsbridge/Baychester (BX)
55. East Flatbush (BK)

Homeownership Rate

This indicator measures the number of owner-occupied units divided by the total number of currently occupied units. We are not able to distinguish between types of owner-occupied housing (e.g., single-family homes, condominiums, or cooperatives) using the Census and American Community Survey data.

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

Source: United States Census (2000), American Community Survey (2007, 2008)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007, 2008

Five Highest

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

Five Lowest

51. Morrisania/Belmont (BX)
52. East Harlem (MN)
53. Mott Haven/Hunts Point (BX)
54. Highbridge/South Concourse (BX)
55. University Heights/Fordham (BX)

Households with Children under 18 Years Old

This indicator measures the percentage of households that include children under 18 years old. Households are counted if they include any children under 18, regardless of the child's relationship to the householder.

Source: United States Census (2000), American Community Survey (2007, 2008)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007, 2008

Five Highest

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

Five Lowest

51. Upper West Side (MN)
52. Upper East Side (MN)
53. Lower East Side/Chinatown (MN)
54. Stuyvesant Town/Turtle Bay (MN)
55. Chelsea/Clinton/Midtown (MN)

Housing Units

The Census Bureau defines a housing unit as a house, apartment, mobile home, group of rooms, or single room that is occupied (or, if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and that have direct access from outside the building or through a common hall. They do not include dormitories or other group quarters.

Refer to www.nychanis.com for sub-borough area level data.

Source: United States Census (2000), American Community Survey (2007, 2008)

Geography: City, Borough

Years Reported: 2000, 2007, 2008

Five Highest

1. Upper East Side (MN)
2. Upper West Side (MN)
3. Stuyvesant Town/Turtle Bay (MN)
4. Flushing/Whitestone (QN)
5. Chelsea/Clinton/Midtown (MN)

Five Lowest

51. University Heights/Fordham (BX)
52. Bushwick (BK)
53. South Ozone Park/ Howard Beach (QN)
54. Brownsville/Ocean Hill (BK)
55. South Crown Heights (BK)

Income Diversity Ratio

The Furman Center calculates the income diversity ratio for each borough and the City by dividing the income earned by the 80th percentile household by the income earned by the 20th percentile household. For example if the 80th percentile income is $75,000 and the 20th percentile income is $15,000, then the income diversity ratio is 5. A higher ratio indicates a broader spread of incomes in a given area, not necessarily a uniform distribution. Each page also includes a chart showing the percentage of households in a given geographic area that fall into each of the income quintiles for New York City. The percentages in the charts may not add up to 100% because of rounding.

Source: United States Census iPUMA Micro Data (2000), American Community Survey PUMS Micro Data (2007, 2008), Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007, 2008

Five Highest

1. Lower East Side/Chinatown (MN)
2. Brownsville/Ocean Hill (BK)
3. Chelsea/Clinton/Midtown (MN)
4. Brooklyn Heights/Fort Greene (BK)
5. Central Harlem (MN)

Five Lowest

51. Jackson Heights (QN)
52. Bayside/Little Neck (QN)
53. Mid-Island (SI)
54. Queens Village (QN)
55. South Shore (SI)

Understanding the Income Diversity Ratio

The income diversity ratio should always be considered along with the median income to get a sense of the true income distribution in an area. Places can have similar income diversity ratios, but very different median incomes, indicating that the extent of the range of incomes is similar but that the entire range is lower (or higher) in one of the places.

For example, Riverdale/ Fieldston (CD 108) and Washington Heights/Inwood (CD 312) have the same Income Diversity Ratio—5.4. However, the distribution of incomes in these CDs is actually quite different. The median income in CD 108 is $56,432 while the median income in CD 312 is $37,744. So, while both CDs share a similar range of incomes, the households in CD 108 generally have higher incomes that in CD 312.

On the other hand, both Flatbush/Midwood (CD 214) and Elmhurst/Corona (CD 404) have median incomes of about $41,000 but CD 214 has a much higher income diversity ratio, 6.2 compared to 4.3. This means that there are more households with incomes close to the median income in CD 404 than in CD 214. CD 214 has a larger number of households earning both very low incomes and very high incomes.

Index of Housing Price Appreciation

This indicator, also called the repeat sales index, measures average price changes in repeated sales of the same properties. Because it is based on price changes for the same properties, the index captures price appreciation while controlling for variations in the quality of the housing sold in each period. The index is available for different types of properties: single-family homes, 2–4 family buildings, five or more family rental apartment buildings, and condominiums. The index shown in each community district is the index for the type of housing that is most prevalent in that community district. The index is set to 100 in 2000.

The rate of appreciation (or depreciation) between any two years can be calculated as the percentage change in the index between the two years. For example, if the price index in 2005 is 150 and the index for 2006 is 165, this suggests that quality-controlled prices rose, on average, by 10 percent {(165-150) /150} between the two years. To compare appreciation between two different areas or housing types, first determine the time range of interest and calculate the percent changes between the start and end years for each. Comparisons should only be made between the percent changes in index values between two years.

Sales data for 2009 only include sales recorded as of the end of 2009. This encompasses the vast majority of sales in 2009, but due to recording delays this number may be revised slightly when complete data are available.

Rankings for 2009 are relative to other community districts with the same predominant housing type and compare appreciation since 2000. Rankings describe changes and thus require comparison to a prior year, so 2000 rankings are omitted.

Source: New York City Department of Finance, Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2007, 2008, 2009

Single Family (Out of 14 CDs)

Three Highest

1. Rego Park/Forest Hills (QN)
2. Flushing/Whitestone (QN)
3. Throgs Neck/Co-op City (BX)

Three Lowest

12. Tottenville/Great Kills (SI)
13. St. George/Stapleton (SI)
14. Jamaica/Hollis (QN)

2–4 Family (Out of 33 CDs)

Three Highest

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

Three Lowest

31. Bushwick (BK)
32. Morrisania/Crotona (BX)
33. Fordham/University Heights (BX)

5+ Family (Out of 5 CDs)

Three Highest

1. East Harlem (MN)
2. Lower East Side/Chinatown (MN)
3. Central Harlem (MN)

Two Lowest

4. Morningside Heights/Hamilton Heights (MN)
5. Washington Heights/Inwood (MN)

Condominium (Out of 7 CDs)

Three Highest

1. Clinton/Chelsea (MN)
2. Upper West Side (MN)
3. Midtown (MN)

Three Lowest

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

Infant Mortality Rate (per 1,000 live births)

New York City's Department of Health and Mental Hygiene collects data on infant mortality reported by the community district of residence of the mother. We report the number of infant deaths per 1,000 live births.

Refer to www.nychanis.com for community district level data. This indicator is disaggregated by race in the State of New Yorkers section.

Source: New York City Department of Health and Mental Hygiene

Geography: City, Borough

Years Reported: 2000, 2007, 2008

Five Highest

1. Brownsville (BK)
2. Morningside Heights/Hamilton (MN)
3. East New York/Starrett City (BK)
4. Mott Haven/Melrose (BX)
5. Morrisania/Crotona (BX)

Five Lowest

55. Stuyvesant Town/Turtle Bay (MN)
56. *2 tied:* Borough Park (BK)
    Clinton/Chelsea (MN)
58. South Beach/Willowbrook (SI)
59. Financial District (MN)

Land Area Upzoned, Downzoned or Contextual-Only Rezoned (% '03-'07)

These indicators are equal to the percentage of total lot area that was "upzoned," "downzoned" or "contextual-only rezoned" as part of the 80 City-initiated rezonings enacted between 2003 and 2007. A lot is categorized as upzoned if its residential zoning capacity increased by more than 10% during this period as a result of a City-initiated rezoning; downzoned if its residential zoning capacity decreased by more than 10%; and contextual-only rezoned if the lot was rezoned, but its residential zoning capacity changed by less than 10%. We assume that a lot was rezoned as a result of a City-initiated rezoning if its zoning designation changed between 2003 and 2007 and it was within a Department of City Planning rezoning study area. We calculate a lot's residential zoning capacity by estimating the maximum floor area ratio under New York City's zoning code and multiplying it by the lot's land area.

Source: New York City Department of Finance Real Property Assessment Data, New York City Department of City Planning MapPLUTO, Furman Center

Geography: City, Borough

Year Reported: 2007

Three Highest: Land Area Upzoned

1. Bedford Stuyvesant (BK)
2. Bay Ridge/Dyker Heights (BK)
3. Greenpoint/Williamsburg (BK)

Three Highest: Land Area Downzoned

1. Bay Ridge/Dyker Heights (BK)
2. Bedford Stuyvesant (BK)
3. Fort Greene/Brooklyn Heights (BK)

Three Highest: Contextual-Only Rezoned

1. Bay Ridge/Dyker Heights (BK)
2. South Beach/Willowbrook (SI)
3. Bayside/Little Neck (QN)

Low Birth Weight Rate (per 1,000 live births)

This indicator measures the number of babies who were born weighing less than 2,500 grams (5.5 pounds) per 1,000 live births. The geography reported refers to the residence of the mother.

Refer to www.nychanis.com for community district level data. This indicator is disaggregated by race in the State of New Yorkers section.

Source: New York City Department of Health and Mental Hygiene

Geography: City, Borough

Years Reported: 2000, 2007, 2008

Five Highest

1. Brownsville (BK)
2. *2 tied*: Williamsbridge/Baychester (BX)
   East Flatbush (BK)
4. Central Harlem (MN)
5. East New York/Starrett City (BK)

Five Lowest

55. Ridgewood/Maspeth (QN)
56. Sunset Park (BK)
57. Greenpoint/Williamsburg (BK)
58. Bayside/Little Neck (QN)
59. Borough Park (BK)

Mean Travel Time to Work (minutes)

This indicator measures the mean commute time in minutes for commuters residing in the City, borough or community district. The mean is calculated by dividing the aggregate commute time in minutes for each area by the number of workers 16 years old and older who do not work from home.

Refer to www.nychanis.com for sub-borough area level data. This indicator is disaggregated by race in the State of New Yorkers section.

Source: United States Census (2000), American Community Survey (2007, 2008)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007, 2008

Five Highest

1. East Flatbush (BK)
2. Brownsville/Ocean Hill (BK)
3. Queens Village (QN)
4. Jamaica (QN)
5. East New York/Starrett City (BK)

Five Lowest

51. *2 tied*: Upper West Side (MN)
    Upper East Side (MN)
53. Stuyvesant Town/Turtle Bay (MN)
54. Greenwich Village/
    Financial District (MN)
55. Chelsea/Clinton/Midtown (MN)

Median Household Income

Household income is the income of all members of a household aged 15 years or older. The Census Bureau advises against comparisons of income data between the Census and the ACS due to differences in question construction and sampling. Because of these comparability concerns, we present median household income only for 2008 at the sub-borough area level. The median household income for the boroughs and the City are presented for all years, and all figures have been adjusted to 2009 dollars. Even at these larger geographic levels, the Census Bureau advises that Census years (2000) and ACS years (2007 and 2008) should be compared with caution. For more information on comparisons across years, please refer to the Methods chapter of this book.

Refer to www.nychanis.com for historic sub-borough area level data. This indicator is disaggregated by race in the State of New Yorkers section.

Source: United States Census (2000), American Community Survey (2007, 2008)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007, 2008

Five Highest

1. Upper East Side (MN)
2. Stuyvesant Town/Turtle Bay (MN)
3. Greenwich Village/ Financial District (MN)
4. Upper West Side (MN)
5. South Shore (SI)

Five Lowest

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

Median Life Span by Gender (Years)

This indicator measures the median age at death of men and women in New York City. This includes all deaths occurring in New York City, regardless of the residence of the decedent.

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

Source: New York City Dept of Health and Mental Hygiene

Geography: City

Years Reported: 2008

Median Monthly Rent

The monthly contract rent is the rent agreed to or specified in the lease, even if furnishings, utilities, or services are included or if the unit is subject to rent regulation. Rent is expressed in constant 2009 dollars. Compilation of this data was significantly different in Census 2000 compared to ACS years, therefore, we do not include 2000 for this indicator. For more information on comparisons across years, please refer to the Methods chapter of this book.

Source: American Community Survey

Geography: City, Borough, Sub-borough Area

Years Reported: 2007, 2008

Five Highest

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

Five Lowest

51. Morrisania/Belmont (BX)
52. Central Harlem (MN)
53. Brownsville/Ocean Hill (QN)
54. East Harlem (MN)
55. Mott Haven/Hunts Point (BX)

Median Price per Unit

For single family homes, price per unit is the sale price of the home. For multifamily buildings, the price per unit is calculated by dividing the sale price of a residential building by the number of units contained within the building. For condominium buildings, the sale price is available for each apartment. Prices are expressed in constant 2009 dollars. In this report we provide the median price per unit for the predominant housing type at the community district level. For each housing type, CDs are ranked against all CDs with the same predominant housing type. The median price should be used to compare sale prices for a given year across geographies. The Index of Housing Price Appreciation is a better measure of housing price changes over time.

Median Price per Unit data for 2009 only includes sales recorded as of the end of 2009. This encompasses the vast majority of sales in 2009, but due to recording delays this number may be revised slightly when complete data is available.

Source: New York City Department of Finance, Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2007, 2008, 2009

Single Family (Out of 14 CDS)

Three Highest

1. Riverdale/Fieldston (BX)
2. Rego Park/Forest Hills (QN)
3. Flatbush/Midwood (BK)

Three Lowest

12. South Ozone Park/Howard Beach (QN)
13. St. George/Stapleton (SI)
14. Jamaica/Hollis (QN)

2–4 Family (Out of 33 CDS)

Three Highest

1. Park Slope/Carroll Gardens (BK)
2. Fort Greene/Brooklyn Heights (BK)
3. Bay Ridge/Dyker Heights (BK)

Three Lowest

31. Highbridge/Concourse (BX)
32. Morrisania/Crotona (BX)
33. Hunts Point/Longwood (BX)

5+ Family (Out of 5 CDS)

Three Highest

1. Lower East Side/Chinatown (MN)
2. East Harlem (MN)
3. Morningside Heights/Hamilton (MN)

Two Lowest

4. Central Harlem (MN)
5. Washington Heights/Inwood (MN)

Condominium (Out of 7 CDS)

Three Highest

1. Greenwich Village/Soho (MN)
2. Midtown (MN)
3. Upper East Side (MN)

Three Lowest

5. Clinton/Chelsea (MN)
6. Financial District (MN)
7. Stuyvesant Town/Turtle Bay (MN)

Median Rent Burden

This indicator measures the median percentage of income spent on gross rent (rent plus electricity and heating fuel costs) by New York City renter households. Compilation of this data was significantly different in Census 2000 compared to ACS years; therefore, we do not include 2000 for this indicator. For more information on comparisons across years, please refer to the Methods chapter of this book.

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

Source: American Community Survey

Geography: City, Borough, Sub-borough Area

Years Reported: 2007, 2008

Five Highest

1. Borough Park (BK)
2. Highbridge/South Concourse (BX)
3. Kingsbridge Heights/Mosholu (BX)
4. South Crown Heights (BK)
5. University Heights/Fordham (BX)

Five Lowest

51. *2 tied*: Brooklyn Heights/Fort Greene (BK), Stuyvesant Town/Turtle Bay (MN)
53. Greenwich Village/ Financial District (MN)
54. Upper East Side (MN)
55. Upper West Side (MN)

Net Waste After Recycling (pounds per capita)

This indicator measures the total pounds of residential waste per person that is sent daily to transfer stations for disposal. The Department of Sanitation (DSNY) reports the amount of recycling in tons collected from City residences, public schools, and institutions daily and the percentage of the residential waste stream diverted to recycling (recycling diversion rate). We apply the recycling diversion rate to the amount of recycling collected daily to derive the tons of total residential waste collected per day. We then subtract the tons of recycled material from the total waste. We aggregate the total residential waste collected by CDs up to SBAs and divide by the ACS population estimates to get the per capita figures reported. Waste data is reported by the DSNY on a fiscal year basis, 2009 refers to the fiscal year running from July 1, 2008 –June 30, 2009.

Source: New York City Department of Sanitation, American Community Survey, Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2007, 2008, 2009

Five Highest

1. Morrisania/Belmont (BX)
2. *2 tied*: North Shore (SI), South Shore (SI)
4. Mid-Island (SI)
5. Mott Haven/Hunts Point (BX)

Five Lowest

51. *2 tied*: Park Slope/Carroll Gardens (BK), Brownsville/Ocean Hill (BK)
53. North Crown Heights/ Prospect Heights (BK)
54. Sunset Park (BK)
55. Sunnyside/Woodside (QN)

Notices of Foreclosure (all residential properties)

This indicator measures the total number of properties in New York City (single and multi-family buildings and condominium and co-op units) on which mortgage foreclosure actions were filed. In order to initiate a mortgage foreclosure, the foreclosing party must file a legal document, called a *lis pendens*, in county court. In many cases, the filing of a *lis pendens* does not lead to a completed foreclosure; instead, the borrower and lender work out some other solution to the borrower's default or the borrower sells the property prior to foreclosure. If a property received multiple *lis pendens* within the same year, that property is only counted once in this indicator. For a more detailed description of our *lis pendens* methodology, please refer to the Methods chapter of this book.

Refer to www.nychanis.com for community district level data.

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

Geography: City, Borough

Years Reported: 2000, 2007, 2008, 2009

Five Highest

1. Jamaica/Hollis (QN)
2. Queens Village (QN)
3. Flatlands/Canarsie (QN)
4. St. George/Stapleton (SI)
5. East New York/Starrett City (BK)

Five Lowest

55. Riverdale/Fieldston (BX)
56. Greenwich Village/Soho (MN)
57. Washington Heights/Inwood (MN)
58. Morningside Heights/ Hamilton Heights (MN)
59. Lower East Side/Chinatown (MN)

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

This indicator measures the rate of mortgage foreclosure actions filed in New York City per 1,000 1–4 family properties. For this indicator, we report the number of 1–4 family properties that have had a mortgage-related *lis pendens* filed in the given calendar year per 1,000 1–4 family properties. Condos and co-ops are not included in this rate. If a property received multiple *lis pendens* within the same year, that property is only counted once in this rate. For a more detailed description of our *lis pendens* methodology, please refer to the Methods chapter of this book.

This indicator is ranked out of 57 community districts. CDs 301 and 305 have fewer than 50 1–4 family properties, so they are not included.

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

Geography: City, Borough, Community District

Years Reported: 2000, 2007, 2008, 2009

Five Highest

1. Bushwick (BK)
2. Bedford Stuyvesant (BK)
3. East New York/Starrett City (BK)
4. Jamaica/Hollis (QN)
5. Brownsville (BK)

Five Lowest

52. *2 tied*: Bensonhurst (BK) Stuyvesant Town/Turtle Bay (MN)
54. Upper East Side (MN)
55. Greenwich Village/Soho (MN)
56. Clinton/Chelsea (MN)
57. Upper West Side (MN)

Population

The Census defines "population" as all people, both children and adults, living in a given geographic area. Population estimates for the City and boroughs for 2000–2008 are obtained from the Census Bureau's Annual Estimates of the Population for Counties of New York released May 14, 2009. Because these official estimates are not available at the sub-borough area level, we use the ACS for this geography and only report 2008. The Census Bureau advises that ACS population estimates across years should be compared with caution. For more information on comparisons across years, please refer to the Methods chapter of this book.

This indicator is disaggregated by race in the State of New Yorkers section. We do not present rankings for this indicator because sub-borough areas were designed to have roughly similar populations.

Source: United States Census Annual Estimates of the Population for Counties of New York, American Community Survey (2008)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007, 2008

Population Aged 65 and Older

This indicator measures the percentage of residents who are aged 65 years or older.

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

Source: United States Census (2000), American Community Survey (2007, 2008)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007, 2008

Five Highest

1. Coney Island (BK)
2. Sheepshead Bay/Gravesend (BK)
3. Bay Ridge (BK)
4. Rego Park/Forest Hills (QN)
5. Throgs Neck/Co-op City (BX)

Five Lowest

51. Kingsbridge Heights/Mosholu (BX)
52. Morrisania/Belmont (BX)
53. Bushwick (BK)
54. Highbridge/South Concourse (BX)
55. University Heights/Fordham (BX)

Population Density (1,000 persons per square mile)

Population density is calculated by dividing a geographic area's population (as defined in this section) by its land area and is reported in thousands of persons per square mile. At the sub-borough area level, we present the population density for 2008 only. The Census Bureau advises that ACS population estimates across years should be compared with caution. For more information on comparisons across years, please refer to the Methods chapter of this book.

Source: United States Census (2000), American Community Survey (2007, 2008)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007, 2008

Five Highest

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

Five Lowest

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

Population Estimates

Every ten years, the U.S. Constitution requires a count of the population. In March 2010, the U.S. Census Bureau sent a questionnaire to every household in the United States and Puerto Rico. The results of the Census will determine how Congressional districts are redrawn and how federal funds are distributed to hospitals, schools and public works projects.

During the interim years, the Census Bureau estimates population changes on a county level by analyzing births, deaths, domestic migration and international migration. In New York City, the Department of City Planning (DCP) produces an alternate estimate using certificates of occupancy, vacancy rates, and average household size. The DCP's estimates traditionally have been higher than the Census Bureau's estimates and for the past five years, the Census Bureau has accepted the DCP's numbers and revised their estimates accordingly. DCP's 2008 estimates were within one-tenth of a percentage point of the Census Bureau's initial estimates, so DCP did not challenge the 2008 numbers. In this book, we use the most current population estimates available at the time of publication: the 2008 Intercensal Population Estimates released by the Census Bureau on March 19, 2009.

Poverty Rate

This indicator measures the number of households below the poverty threshold divided by the number of households for whom poverty status was determined. The poverty threshold is determined by income, number of family members, age of family members and household composition as compared to the federal poverty rate guidelines at the time of the survey. Due to concerns about comparability, the poverty rate is only presented for 2008 at the sub-borough area level. At the borough and City level, the poverty rate is presented for 2000, 2007and 2008. The Census Bureau advises that ACS poverty data across years should be compared with caution. For more information on comparisons across years, please refer to the Methods chapter of this book.

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

Source: United States Census (2000), American Community Survey (2007, 2008)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007, 2008

Five Highest

1. Mott Haven/Hunts Point (BX)
2. Morrisania/Belmont (BX)
3. Highbridge/South Concourse (BX)
4. University Heights/Fordham (BX)
5. Brownsville/Ocean Hill (BK)

Five Lowest

51. Rego Park/Forest Hills (QN)
52. Bayside/Little Neck (QN)
53. Stuyvesant Town/Turtle Bay (MN)
54. Upper East Side (MN)
55. South Shore (SI)

Poverty Rate by Age (Population 65 and Older, Population Under 18)

The poverty rate for the population aged 65 years and older is the number of people aged 65 years and older living below the poverty line divided by the total population 65 years old and older for whom poverty status was determined. The poverty rate for the population under 18 years old is the number of people under 18 living below the poverty line divided by the total population under 18 years old for whom poverty status was determined. The Census Bureau advises that ACS poverty estimates across years should be compared with caution. For more information on comparisons across years, please refer to the Methods chapter of this book.

Refer to www.nychanis.com for borough and sub-borough area level data. These indicators are disaggregated by race in the State of New Yorkers section.

Source: United States Census (2000), American Community Survey (2007, 2008)

Geography: City

Years Reported: 2000, 2007, 2008

Poverty: Under 18

Five Highest

1. Morrisania/Belmont (BX)
2. Mott Haven/Hunts Point (BX)
3. Highbridge/South Concourse (BX)
4. University Heights/Fordham (BX)
5. Williamsburg/Greenpoint (BK)

Five Lowest

51. Greenwich Village/ Financial District (MN)
52. Rego Park/Forest Hills (QN)
53. Stuyvesant Town/Turtle Bay (MN)
54. Upper East Side (MN)
55. South Shore (SI)

Poverty: Over 65

Five Highest

1. Mott Haven/Hunts Point (BX)
2. Lower East Side/Chinatown (MN)
3. Morrisania/Belmont (BX)
4. Bushwick (BK)
5. Brownsville/Ocean Hill (BK)

Five Lowest

51. Bayside/Little Neck (QN)
52. Greenwich Village/ Financial District (MN)
53. Queens Village (QN)
54. Mid-Island (SI)
55. South Shore (SI)

Properties that Entered REO

This indicator measures the total number of 1–4 family buildings in New York City that completed the foreclosure process and were acquired by the foreclosing lender. Such properties are commonly called REO properties. This number represents the number of properties that entered REO each year. Becoming REO is just one of the possible outcomes for a property after it enters foreclosure. In other cases, properties that begin the foreclosure process are sold by their owners prior to completion of the process or are sold at auction to a third party investor or homebuyer. Some owners of properties that enter foreclosure are able to stop the process by modifying or refinancing their mortgage or otherwise becoming current with their payments. For more information about the various outcomes of foreclosure and REO properties in New York City, see the Furman Center report: "Foreclosed Properties in NYC: A Look at the Last 15 Years" http://furmancenter.org/files/publications/Furman_Center_Fact_Sheet_on_REO_Properties.pdf

The 2009 figure only includes transfers into REO recorded as of the end of 2009. Because of a sometimes lengthy delay in recording REO transfers, we expect these numbers to increase when more data has been recorded. For more information about how this figure was derived, please refer to the Methods chapter of this book. Only the five highest ranked community districts are presented here. There are 14 community districts that had no properties enter REO in 2009

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

Geography: City, Borough

Years Reported: 2000, 2007, 2008, 2009

Five Highest Only

1. Jamaica/Hollis (QN)
2. Queens Village (QN)
3. St. George/Stapleton (SI)
4. Kew Gardens/Woodhaven (QN)
5. Rockaway/Broad Channel (QN)

Public Transportation Rate

This indicator measures the percentage of workers over the age of 16 who do not work at home and who commute using public transportation. The types of transportation included as "public transportation" are bus, subway, railroad, and ferry boat. Taxi cabs are not included.

Refer to www.nychanis.com for sub-borough area level data. This indicator is disaggregated by race in the State of New Yorkers section.

Source: United States Census (2000), American Community Survey (2007, 2008)

Geography: City, Borough

Years Reported: 2000, 2007, 2008

Five Highest

1. Central Harlem (MN)
2. East Harlem (MN)
3. Park Slope/Carroll Gardens (BK)
4. Washington Heights/Inwood (MN)
5. Sunnyside/Woodside (QN)

Five Lowest

51. Queens Village (QN)
52. North Shore (SI)
53. Mid-Island (SI)
54. Bayside/Little Neck (QN)
55. South Shore (SI)

What is an REO?

When a foreclosed property fails to sell at a foreclosure auction because there are no bids that meet the foreclosing lender's minimum price (typically the amount of the outstanding mortgage balance), the foreclosing lender will acquire the property itself. Once a home is owned by a lender, the property is an REO property. "REO" stands for "Real Estate Owned," a shortening of the "Other Real Estate Owned" category of assets that appears on the financial statements of mortgage lenders. Most lenders will evict any homeowners or tenants who are still in the home in order to make the property more marketable. A property that sells out of REO may be bought by a new homeowner who will occupy the house, or may be bought by investors who will rent the building, warehouse it for future sale, or quickly resell it. In New York City, the median time that REO properties spent in bank ownership in recent years is 9 months.

REO properties are just a subset of the many properties left vacant as a result of the foreclosure crisis; many properties are likely vacant well before they complete the foreclosure process and become bank-owned, because the owners or tenants have moved out of the property in anticipation of eviction or because of utility shut-offs or lack of maintenance.

Racial Diversity Index

The Racial Diversity Index (RDI) measures the probability that two randomly chosen people in a given neighborhood will be of a different race. The Furman Center uses the categories of Asian (non-Hispanic), black (non-Hispanic), Hispanic, and white (non-Hispanic) to calculate the index. These groups make up 97.7% of New York City's population. People identifying as American Indian and Alaskan Native, some other race or reporting more than one race are excluded from this calculation.

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

A higher number indicates a more racially diverse neighborhood. For instance, if a neighborhood is made up entirely of just one racial/ethnic group, the RDI would be 0.0. If the population of a neighborhood is evenly distributed among the four groups (25% of residents are Asian, 25% black, 25% Hispanic and 25% white), the maximum RDI would be 0.75. In practice, in neighborhoods with a large share of residents who do not fall into any of the four groups, the RDI may be slightly greater than 0.75.

This indicator is ranked out of 51 sub-borough areas because race data were not reported in CDs 104, 105, 215 and 405 in 2008.

Source: United States Census (2000), American Community Survey (2007, 2008)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007, 2008

Five Highest

1. South Ozone Park/Howard Beach (QN)
2. Ozone Park/Woodhaven (QN)
3. *2 tied*: Lower East Side/Chinatown (MN), Hillcrest/Fresh Meadows (QN)
5. *2 tied*: Pelham Parkway (BX), North Shore (SI)

Five Lowest

46. *2 tied*: South Crown Heights (BK), Greenwich Village/Financial District (MN)
48. Stuyvesant Town/Turtle Bay (MN)
49. Upper East Side (MN)
50. South Shore (SI)
51. East Flatbush (BK)

Racial/Ethnic Share

(White, Black, Hispanic, Asian)

This indicator measures the percentage of the total population made up of each of the following racial/ethnic groups: Asian (non-Hispanic), black (non-Hispanic), Hispanic (of any race) and white (non-Hispanic). On the community district profile pages, you can find this data in the "Racial and Ethnic Composition" charts. The percentages of the four groups may not add up to 100% because people of other races or two or more races are not included.

Source: United States Census (2000), American Community Survey (2007, 2008)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007, 2008

Refinance Loan Rate (per 1,000 properties)

The rate of loan refinance originations is measured using Home Mortgage Disclosure Act (HMDA) data. The Furman Center calculates the refinance loan rate by dividing the number of conventional refinance loans for 1–4 family buildings or condos by the total number of 1–4 family buildings or condos in the given geography and then multiplying by 1,000 to establish a rate per 1,000 properties. For more information on HMDA data, see the Methods chapter of this book.

Refer to www.nychanis.com for sub-borough area level data. We report the share of refinance loans by race in our State of New Yorkers section.

Source: Home Mortgage Disclosure Act, Department of Finance Real Property Assessment Data, Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2007, 2008

Five Highest

1. East Flatbush (BK)
2. *2 tied*: Park Slope/Carroll Gardens (BK), Queens Village (QN)
4. *2 tied*: South Ozone Park/Howard Beach (QN), South Shore (SI)

Five Lowest

51. Borough Park (BK)
52. Highbridge/South Concourse (BX)
53. Coney Island (BK)
54. Williamsburg/Greenpoint (BK)
55. East Harlem (MN)

Rental Vacancy Rate

The percentage of all rental apartments that are vacant is calculated by dividing the number of vacant, habitable for-rent units by the number of renter-occupied units plus vacant, habitable for-rent units. This calculation excludes housing units in group quarters, such as hospitals, jails, mental institutions, and college dormitories as well as units that are rented but not occupied. Because of data limitations, on the community district pages we report an average rental vacancy rate for 2006–2008 rather than separate data for each year. For more information on this three-year average, please refer to the Methods chapter of this book.

The New York City Housing and Vacancy Survey (NYC HVS) is the City and State mandated official source for the rental vacancy rate. In 2008, the rental vacancy rate reported by the NYC HVS was 2.91%, well below the 5% threshold to define a rental emergency.

Source: United States Census (2000), American Community Survey (2007, 2008)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007, 2008

Five Highest

1. South Shore (SI)
2. North Shore (SI)
3. Brownsville/Ocean Hill (BK)
4. Mott Haven/Hunts Point (BX)
5. Rockaways (QN)

Five Lowest

50. *2 tied*: Sunset Park (BK), Sunnyside/Woodside (BK)
52. Hillcrest/Fresh Meadows (QN)
53. Rego Park/Forest Hills (QN)
54. East Harlem (MN)
55. Washington Heights/Inwood (MN)

Rent-Regulated Units (% of rental units)

This indicator measures the percentage of all rental units that are rent stabilized, rent-controlled or loft board regulated. Rent control laws were initially enacted during World War II but now govern just 2% of the City's rental units. Because rent-controlled apartments generally are converted to rent stabilization or become unregulated upon vacancy, most tenants in the few remaining rent-controlled apartments have occupied their apartments since 1974 or earlier. Rent stabilization laws were first enacted in 1969 and provide for a less stringent form of rent regulation than rent control. For more information on rent regulation, see the New York City Rent Guidelines Board website at www.housingnyc.com.

Source: New York City Housing and Vacancy Survey

Geography: City, Borough, Sub-borough Area

Year Reported: 2008

Five Highest

1. Washington Heights/Inwood (MN)
2. Kingsbridge Heights/Mosholu (BX)
3. Flatbush (BK)
4. University Heights/Fordham (BX)
5. Highbridge/South Concourse (BX)

Five Lowest

51. East New York/Starrett City (BK)
52. South Ozone Park/ Howard Beach (QN)
53. Bayside/Little Neck (QN)
54. Flatlands/Canarsie (BK)
55. Mid-Island (SI)

Residential Units in a Historic District

This indicator measures the percentage of residential units in the given geography that are located within a historic district. Since the inception of the New York City Landmarks Law in 1965, the Landmarks Preservation Commission has had the ability to designate new historic districts. Once designated, a property owner is obligated to keep the site in good repair and apply for a permit prior to making alterations, reconstructions, demolitions, or improvements to the structure.

Refer to www.nychanis.com for community district level data. Only the five highest ranked community districts are presented here. There are 28 community districts that have no units located within historic districts.

Source: New York City Department of City Planning MapPLUTO, Furman Center

Geography: City, Borough

Year Reported: 2008

Five Highest

1. Greenwhich Village/Soho (MN)
2. Fort Greene/Brooklyn Heights (BK)
3. Upper West Side (MN)
4. Park Slope/Carroll Gardens (BK)
5. Jackson Heights (QN)

Residential Units within 1/4 Mile of a Park

This indicator measures the total share of residential units in the given geography that are within a quarter mile of a park that is larger than one quarter of an acre (including parks in the "Greenstreets" program). As part of PlaNYC 2030, the City has a goal of having 99% of residents within a half mile of a park and 85% of residents within a quarter mile of a park by 2030. For a more detailed description of how this indicator was calculated, please refer to the Methods chapter of this book.

Source: New York City Department of Parks and Recreation, New York City Department of City Planning MapPLUTO, Furman Center

Geography: City, Borough, Community District

Year Reported: 2008

Five Highest

1. *9 tied*: Hunts Point/Longwood (BX), Morrisania/Crotona (BX), Belmont/East Tremont (BX), Bedford Stuyvesant (BK), Park Slope/Carroll Gardens (BK), Crown Heights/Prospect Heights (BK), Morningside Heights/Hamilton (MN), East Harlem (MN), Washington Heights/Inwood (MN)

Five Lowest

55. South Beach/Willowbrook (SI)
56. Flatbush/Midwood (BK)
57. Bensonhurst (BK)
58. East Flatbush (BK)
59. South Ozone Park/ Howard Beach (QN)

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

This indicator measures the percentage of residential units in the given geography that are within a half-mile walk of a New York City Subway, Staten Island Railway, Long Island Railroad, Metro-North Railroad, or Amtrak station entrance. For the average able-bodied adult, a half mile represents about a ten-minute walk. For a more detailed description of how this indicator was calculated, please refer to the Methods chapter of this book.

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

Geography: City, Borough, Community District

Years Reported:2008

Five Highest

1. *3 tied*: Midtown (MN), Morningside Heights/Hamilton (MN), Washington Heights/Inwood (MN)
4. Greenwich Village/Soho (MN)
5. Financial District (MN)

Five Lowest

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

Serious Housing Code Violations (per 1,000 rental units)

The New York City Department of Housing Preservation and Development investigates housing code complaints from tenants and issues code violations if housing inspections reveal problems. Serious code violations are class C (immediately hazardous). Data on housing violations are reported as rates—the number of violations per 1,000 rental units.

Source: New York City Department of Housing Preservation and Development, Department of Finance Real Property Assessment Data

Geography: City, Borough, Community District

Years Reported: 2000, 2007, 2008

Five Highest

1. Bushwick (BK)
2. Fordham/University Heights (BX)
3. Hunts Point/Longwood (BX)
4. Belmont/East Tremont (BX)
5. Kingsbridge Heights/Bedford (BX)

Five Lowest

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

Severe Crowding Rate (% of renter households)

A severely crowded household is defined as one in which there are more than 1.5 persons for each room in the unit. We report the rate of severely crowded households as a percentage of all renter households. The wording of the question about crowding in the ACS was changed in 2008. Because of this change, the crowding rates for some community districts appeared to rise dramatically. Please use caution when comparing 2008 to earlier years. We have provided footnotes on community district pages where the apparent change is especially dramatic.

This indicator is ranked out of 52 sub-borough areas because severe crowding data were not reported or were deemed unreliable in CDs 201, 502, and 503 in 2008.

Source: United States Census (2000), American Community Survey (2007, 2008)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2007, 2008

Five Highest

1. Elmhurst/Corona (QN)
2. Jackson Heights (QN)
3. Rockaways (QN)
4. Sunset Park (BK)
5. Bushwick (BK)

Five Lowest

48. Middle Village/Ridgewood (QN)
49. Williamsbridge/Baychester (BX)
50. Queens Village (QN)
51. Park Slope/Carroll Gardens (BK)
52. Throgs Neck/Co-op City (BX)

Students Performing at Grade Level in Reading and Math

The New York City Department of Education's Division of Assessment and Accountability develops and administers city and state tests and compiles data on students' performance on those tests. These education indicators report the percentage of students performing at or above grade level for grades three through eight. The Department of Education provides these data at the school district level. The Furman Center aggregates these data to the community district level using a population-weighting formula. For more information on our population-weighting method, please refer to the Methods chapter of this book. For this indicator, the year 2009 refers to the school year 2008–2009.

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

Source: New York City Department of Education, Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2007, 2008, 2009

Math

Five Highest

1. Bayside/Little Neck (QN)
2. Flushing/Whitestone (QN)
3. *6 tied*: Financial District (MN), Greenwich Village/Soho (MN), Clinton/Chelsea (MN), Midtown (MN), Stuyvesant Town/Turtle Bay (MN), Upper East Side (MN)

Five Lowest

55. Fordham/University Heights (BX)
56. Brownsville (BK)
57. Morrisania/Crotona (BX)
58. Highbridge/Concourse (BX)
59. Mott Haven/Melrose (BX)

Reading

Five Highest

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

Five Lowest

55. Washington Heights/Inwood (MN)
56. Fordham/University Heights (BX)
57. Morrisania/Crotona (BX)
58. Highbridge/Concourse (BX)
59. Mott Haven/Melrose (BX)

Subsidized Rental Units (% of rental units)

This indicator measures the percentage of the City's total housing units that are either owned by the City, in public housing developments maintained by the New York City Housing Authority or are in developments receiving some form of governmental subsidy to promote affordable housing (for example, Mitchell Lama rental units and HUD-regulated units).

Source: New York City Housing and Vacancy Survey
Geography: City, Borough, Sub-borough Area
Year Reported: 2008

Five Highest

1. East Harlem (MN)
2. Mott Haven/Hunts Point (BX)
3. Lower East Side/Chinatown (MN)
4. Coney Island (BK)
5. East New York/Starrett City (BK)

Five Lowest

50. *6 tied*: Bensonhurst (BK), Rego Park/Forest Hills (QN), Ozone Park/Woodhaven (QN), South Ozone Park/Howard Beach (QN), Bayside/Little Neck (QN), Queens Village (QN)

Tax Delinquencies (% of residential properties delinquent ≥ 1 year)

A property is considered delinquent for one year or more if the tax payment for the property was not received within one year of the due date. This report only includes delinquencies of more than $500. The percentage is calculated by dividing the number of delinquent properties by the total number of properties.

Source: New York City Department of Finance Open Balance File and Real Property Assessment Data
Geography: City, Borough, Community District
Years Reported: 2000, 2007, 2008

Five Highest

1. Washington Heights/Inwood (MN)
2. Highbridge/Concourse (BX)
3. Bedford Stuyvesant (BK)
4. Kingsbridge Heights/Bedford (BX)
5. Fordham/University Heights (BX)

Five Lowest

55. Stuyvesant Town/Turtle Bay (MN)
56. Greenwich Village/Soho (MN)
57. Clinton/Chelsea (MN)
58. Financial District (MN)
59. Midtown (MN)

Unemployment Rate

This indicator measures the number of people aged 16 years and older in the civilian labor force who are unemployed, divided by the total number of people aged 16 years and older in the civilian labor force. People are considered to be "unemployed" if they meet the following criteria: they have not worked during the week of the survey; they have been looking for a job during the previous four weeks; and they were available to begin work. The Census Bureau advises using caution when comparing the 2000 Census unemployment rate to the ACS figures because of differences in question construction and sampling.

This indicator is disaggregated by race in the State of New Yorkers section. This indicator is ranked out of 53 sub-borough areas because unemployment data were not reported in CDs 204 or 206 in 2008.

Source: United States Census (2000), American Community Survey (2007, 2008)
Geography: City, Borough, Sub-borough Area
Years Reported: 2000, 2007, 2008

Five Highest

1. Brownsville/Ocean Hill (BK)
2. University Heights/Fordham (BX)
3. East Harlem (MN)
4. Morrisania/Belmont (BX)
5. Washington Heights/Inwood (MN)

Five Lowest

49. *2 tied*: Stuyvesant Town/Turtle Bay (MN), Upper West Side (MN)
51. Williamsburg/Greenpoint (BK)
52. Greenwich Village/Financial District (MN)
53. Upper East Side (MN)

A Note About Unemployment

The unemployment rates usually discussed in the media come from the Bureau of Labor Statistics Current Population Survey (CPS) or Local Area Unemployment Statistics (LAUS). Unemployment estimates are also available from the Census Bureau's American Community Survey (ACS). However, the unemployment rates reported by the ACS may differ from the rates reported by the CPS and LAUS because of differences in the job search questions, the timing and mode of data collection, and the population controls used in each survey.

Although the CPS and LAUS estimates are timelier than the ones available from the American Community Survey (ACS), they are not available at the small, neighborhood level of geography that we use throughout this publication. The CPS is a national survey and the smallest level of geography available for New York City from the LAUS is the borough. To be consistent throughout the book, we use ACS estimates. For a more up to date look at unemployment in the entire City or specific borough, please visit http://www.bls.gov/data/#unemployment.

Units Authorized by New Residential Building Permits

The number of units authorized by new residential building permits is derived from the building permit statistics of the New York City Department of Buildings. Permit renewals are not included. Not all building permits will result in actual construction, but the number of units authorized by new permits is the best available indicator of how many units are under construction. Comparisons between the years prior to 2005 and the more recent years should be made with caution due to improvements in the recently available data that facilitates more accurate estimates of the number of new units attached to each building permit. The figures for 2000 may be an underestimate.

Source: New York City Department of Buildings
Geography: City, Borough, Community District
Years Reported: 2000, 2007, 2008, 2009

Five Highest

1. Morrisania/Crotona (BX)
2. Upper East Side (MN)
3. Flushing/Whitestone (QN)
4. Kingsbridge Heights/Bedford (BX)
5. Belmont/East Tremont (BX)

Five Lowest

53. *5 tied*: Highbridge/Concourse (BX), Brownsville (BK), Upper West Side (MN), Morningside Heights/Hamilton (MN), Washington Heights/Inwood (MN)

Unused Capacity Rate (% of land area)

This indicator is equal to the percentage of all residentially zoned lot area that is made up of lots built out at less than 50% of their zoning capacity. We calculate a lot's residential zoning capacity by estimating the maximum floor area ratio under New York City zoning code, based on a Furman Center analysis, and multiplying it by the lot's land area. We do not calculate this indicator for the Financial District (CD 301) or Midtown (CD 305) because very few lots in these community districts are residentially zoned.

Source: New York City Department of Finance, Real Property Assessment Database, Furman Center
Geography: City, Borough, Community District
Year Reported: 2008

Five Highest

1. Brownsville (BK)
2. Hunts Point/Longwood (BX)
3. Belmont/East Tremont (BX)
4. Tottenville/Great Kills (SI)
5. Rockaway/Broad Channel (QN)

Five Lowest

53. Ridgewood/Maspeth (QN)
54. Bensonhurst (BK)
55. Rego Park/Forest Hills (QN)
56. Bay Ridge/Dyker Heights (BK)
57. Greenwich Village/Soho (MN)