State of New York City's Housing and Neighborhoods

The Data

User's Guide

This section begins with a comparison of New York City and the four next largest U.S. cities (page 46), then provides an overview of New York City, displaying 6 categories of indicators of housing market shifts, social and demographic changes, and health and environmental trends (page 48). Depending on data availability, tables in this section show baseline data from 2000 and updates from 2006, 2010, 2011, and 2012, making evident recent trends as well as more significant changes over the last decade. Combining these time periods allows one to see, for example, that the poverty rate for the population aged 65 and older rose from 17.2 percent to 19.0 percent between 2010 and 2011 and was higher in 2011 than in 2000.

The State of New Yorkers section (which begins on page 52) illustrates how citywide trends differ based on race and ethnicity for a selection of over 30 indicators. In this section we often compare to a baseline year, especially when changes have affected racial groups differently. Examining the same citywide trends through a racial lens allows readers to see which groups are driving changes, which groups are benefitting from changes, and which groups are being left behind. For example, we see that the median household income for white households increased by 7.1 percent between 2002 and 2011, while it fell by 5.8 percent for Hispanic households.

The remainder of the data section illustrates housing, social and environmental trends at smaller levels of geography. Starting with the Bronx (page 55), we describe borough-level trends and contrast them with citywide changes. The first page of each borough section includes indicators that help describe the borough, but change very little from year to year, such as population, residential capacity, or the share of residential units that are within walking distance of mass transit. We also show income, rent, and racial distributions and compare each borough to the city as a whole. Next is a table which reports housing, social and environmental indicators for the borough, allowing users to compare patterns from 2000 to later years.

The community district pages present a subset of the metrics found in the borough pages, with additional selected indicators displayed at the top of the pages.

We hope this edition of the *State of New York City's Housing and Neighborhoods* helps advance your work in our 59 communities. You can take advantage of our Data Search Tool to create tables of your own, available at http://datasearch.furmancenter.org.

These variables change little from year to year. The same indicators are displayed here for each community district.

Here, we show income, rent, and racial distributions for each community district, and compare the rent and racial distributions to the city as a whole.

We present data for as many years as possible, but data maybe be unavailable for some indicators in some years. Consult Indicator Definitions and Rankings for information about coverage and comparisons for individual indicators.

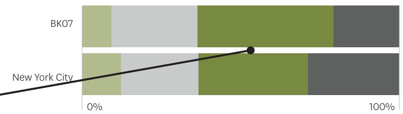
Here we rank the community district compared to all other community districts for which a given indicator is available. We give the rank for the most recent year available which is 2011 or 2012 depending on the indicator.

BK07 Sunset Park

	2011	Rank
Population	152,038	21
Population Density (1,000 persons per square mile)	36.6	28
Median Household Income	$43,380	33
Income Diversity Ratio	4.8	38
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units)[1]	2.9%	33
Rent-Regulated Units (% of rental units)	45.8%	26
Residential Units within a Hurricane Evacuation Zone	9.3%	37
Residential Units within Sandy Surge Area	0.0%	39
Residential Units within 1/2 Mile of a Subway/Rail Entrance	93.1%	14
Unused Capacity Rate (% of land area)	22.6%	39
Racial Diversity Index	0.68	12
Rental Vacancy Rate[2]	4.0%	29

Distribution of Rental Units by Gross Rent, 2011

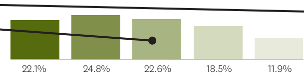
Less than $500 | $500-$999 | $1,000-$1,499 | $1,500 and greater



In BK07, 36.3 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

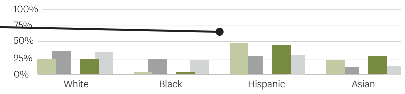
Household Income Distribution by New York City Income Quintile, 2011

$0–$18,689
$18,690–$39,246
$39,247–$67,175
$67,176–$114,208
$114,209+



Racial and Ethnic Composition, 2011

BK07 in 2000 | NYC in 2000 | BK07 in 2011 | NYC in 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	81	381	8	0	40	35	35
Units Issued New Certificates of Occupancy	52	91	222	88	60	43	38
Homeownership Rate	25.2%	31.7%	26.8%	24.3%	–	31	32
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	241.6	224.3	278.4	263.3	–	3
Median Sales Price per Unit (2–4 family building)[3]	$173,005	$357,645	$355,894	$356,881	$353,750	11	3
Sales Volume	442	548	433	423	476	29	27
Median Monthly Rent (all renters)	–	$1,115	$1,211	$1,177	–	–	26
Median Monthly Rent (recent movers)	–	$1,167	$1,458	$1,326	–	–	29
Median Rent Burden	–	28.6%	33.6%	33.3%	–	–	29
Median Rent Burden (low-income renters)	–	45.3%	44.3%	42.0%	–	–	44
Home Purchase Loan Rate (per 1,000 properties)	–	41.0	22.9	25.1	–	–	7
Refinance Loan Rate (per 1,000 properties)	–	36.5	19.0	20.4	–	–	19
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	3.9%	7.4%	–	–	39
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	50.1	47.7	–	42
Foreclosure Start Rate (per 1,000 1–4 family properties)	6.1	6.1	9.4	6.7	8.0	33	42
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.5%	1.3%	1.6%	1.4%	–	35	44
Serious Housing Code Violations (per 1,000 rental units)	–	60.4	46.7	43.8	53.0	–	20
Severe Crowding Rate (% of renter households)	–	–	9.6%	9.3%	–	–	2
Property Tax Liability ($ millions)	–	$81.2	$100.4	$103.6	$103.9	–	38
POPULATION							
Foreign-Born Population	46.4%	46.9%	51.6%	44.1%	–	13	16
Households with Children under 18 Years Old	42.4%	–	37.8%	38.4%	–	16	20
Population Aged 65 and Older	9.1%	–	8.3%	7.6%	–	42	52
Share of Population Living in Integrated Tracts	31.5%	–	16.6%	–	–	17	35
Poverty Rate	26.3%	20.8%	26.7%	23.5%	–	20	21
Unemployment Rate	8.3%	4.4%	12.9%	8.5%	–	30	40
Public Transportation Rate	57.8%	62.8%	65.2%	65.7%	–	28	25
Mean Travel Time to Work (minutes)	40.6	41.5	47.0	45.0	–	34	8
Serious Crime Rate (per 1,000 residents)	28.6	18.6	–	15.8	–	42	48
Students Performing at Grade Level in Math	39.4%	–	62.9%	67.4%	71.3%	25	14
Students Performing at Grade Level in Reading	43.9%	–	51.9%	54.2%	56.6%	26	12
Asthma Hospitalizations (per 1,000 people)	2.7	1.8	2.2	2.1	–	28	31
Elevated Blood Lead Levels (incidence per 1,000 children)	21.2	12.0	3.5	2.5	–	18	42
Children's Obesity Rate	–	–	19.3%	17.8%	–	–	48

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.

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The Five Largest U.S. Cities: A Comparison

In this year's *State of New York City's Housing and Neighborhoods*, we compare New York to Los Angeles, Chicago, Houston, and Philadelphia—the five largest U.S. cities by 2011 population—on as many indicators as possible.

1

New York City:
In 2011, more than one-third of New York City adults had a bachelor's degree or higher, compared with an average of 29 percent in the five largest U.S. cities.

New York City had the tightest rental housing market in 2011, as measured by its rental vacancy rate (4%). Los Angeles was the only other city with a rental vacancy rate below six percent.

2

Los Angeles:
Among the five largest U.S. cities, Los Angeles had the largest share (62%) of renter households paying 30 percent or more of their income to rent and utilities in 2011. In New York City, just over half of all renter households (55%) paid 30 percent or more of their income to rent and utilities.

Los Angeles had the largest share (39%) of foreign-born population in 2011, although its share has fallen since 2000. New York City's foreign-born share was 37.2 percent, up modestly since 2000.

3

Chicago:
Chicago's population shrank by nearly seven percent from 2000 to 2010. It was the only city among the five largest to lose population. Houston's population rose the most (7%) during this same time period, while New York City's population grew modestly, at just two percent.

Among the five largest U.S. cities in 2010, Chicago had both the highest share of residents living in racially integrated neighborhoods (nearly one in three) and the highest share of residents living in highly segregated neighborhoods (one in four).

4

Houston:
While New York City's median monthly rent increased steadily from 2007 to 2011, Houston's median monthly rent dipped to one percent below its 2007 level.

Houston's unemployment rate of 10.2 percent was the lowest of all five cities in 2011. New York City's 2011 unemployment rate was just slightly higher at 11.2 percent.

5

Philadelphia:
In 2011, Philadelphia had the highest share (37%) of renter households with a severe rent burden. Among low-income households, Philadelphia and New York City had equal shares (47%) of renter households with a severe rent burden, behind only Los Angeles (50%).

Philadelphia had the highest unemployment rate (17%) of the five largest U.S. cities in 2011. Philadelphia and Los Angeles experienced the largest increases in the unemployment rate between 2007 to 2011. The unemployment rate rose by about six percentage points in these two cities, compared to the 4.1 percentage point increase seen in New York City.

New York City

1
Bronx
Property values for single-family homes in the Bronx, as measured by the index of housing price appreciation, decreased by 3.5 percent from 2011 to 2012.

Despite experiencing a significant decline in the rate of serious housing code violations from 2011 to 2012 (a decrease of 15 percent), the Bronx had the highest rate of serious housing code violations of the five boroughs in 2012, with just over 70 per 1,000 rental units.

2
Brooklyn
While private-sector employment increased in each of the five boroughs from 2006 to 2011, the number of people employed in Brooklyn increased the most, by 11 percent.

More new housing units became available for occupancy in Brooklyn than in any other borough in 2012. Over 3,600 new units were issued certificates of occupancy, nearly double the number issued in 2011.

3
Manhattan
Manhattan ranked first in the number of new housing starts in 2012 and saw the greatest increase over 2011. In 2012, developers applied to build 2,833 new units as authorized by new residential building permits—a 13-fold increase from 208 new units authorized in 2011.

Manhattan's rate of refinance lending was higher than any other borough in 2011. The rate of refinance lending increased in Manhattan from 2006 to 2011 and decreased in the four other boroughs.

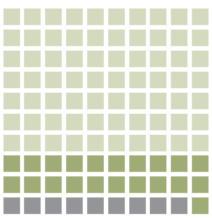
4
Queens
The median low-income renter household in Queens paid just over half its income to rent and utilities in 2011. Queens low-income renter households had the highest median rent burden of the five boroughs.

In 2011, Queens had a lower rental vacancy rate than any other borough, at 3.7 percent of all available units. Also, at five percent, Queens had the highest rate of severe crowding in its rental units of the five boroughs.

5
Staten Island
Staten Island is the only borough in which the median rent burden fell from 2010 to 2011. The median rent burden for low-income renters also declined over the same period.

New York City's 2012 indicators signaled a strengthening housing market: both new housing starts and property values increased. Still, economic outcomes for most New Yorkers were mixed, and significant disparities persisted among ethnic groups.

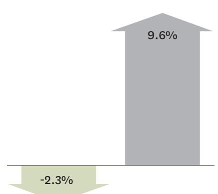
	2011
Population	8,244,910
Population Density (1,000 persons per square mile)	27.2
Median Household Income	$50,433
Income Diversity Ratio	6.1
Public Rental Housing Units (% of rental units)	8.2%
Subsidized Rental Housing Units (% of rental units)	8.4%
Rent-Regulated Units (% of rental units)	45.4%
Residential Units within a Hurricane Evacuation Zone	30.1%
Residential Units within Sandy Surge Area	9.2%
Residential Units within 1/2 Mile of a Subway/Rail Entrance	69.9%
Unused Capacity Rate (% of land area)	33.3%
Racial Diversity Index	0.74
Rental Vacancy Rate	4.0%



Although Superstorm Sandy's floodwaters reached a substantial number of housing units, many more remain at risk of a stronger coastal storm. **Indeed, three times more housing units are located in a hurricane evacuation zone** (■) than in the surge area (■) inundated by Sandy's floodwaters.

While new building activity grew rapidly in 2012, it remained far below the boom years of the 2000s. The number of units authorized by new residential building permits increased more than 300 percent from 2011 to 2012. Completed units have increased over the past year by nearly 50 percent.

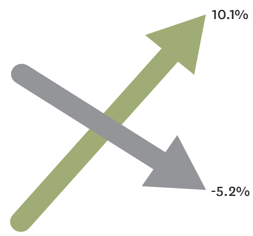
Average housing prices and sales volumes citywide increased for all property types from 2011 to 2012, but they increased the most for five-plus-family buildings. **On average, five-plus-family buildings appreciated by 10 percent from 2011 to 2012, and by 2012, prices had nearly reached their previous peak set in 2007.**



Foreclosure indicators show mixed signals regarding homeowners in distress. **The pre-foreclosure notice rate (■) dropped from 2011 to 2012, yet the foreclosure start rate (■) increased over the same period, though by a larger amount.** Pre-foreclosure notices lead new foreclosure starts by at least 90 days, so the decrease may provide reason for cautious optimism in 2013.

28,077

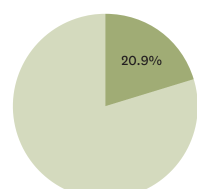
The number of units in 168 subsidized properties that left affordability restrictions citywide between 2002 and 2011 that had HUD Project-Based Rental Assistance, received HUD insurance or financing, were developed with a Low-Income Housing Tax Credit, or were built under the Mitchell-Lama Program.



The median rent burden for all New Yorkers increased by two percentage points from 2006 to 2011, driven by an increase in rents and a decrease in household income. While the median household income (■) dropped by five percent during this time period, the median monthly rent (■), including utilities, grew by 10 percent.

After rising steadily from 2008 to 2010, the unemployment rate stabilized in 2011, when just over 11 percent of the adult population were unemployed. In 2007 and 2008, roughly seven percent were unemployed.

In 2011, private sector employment returned to its 2008 peak of just over 3.1 million workers. The level in 2011 represents a nearly four percent increase over the most recent trough in 2009 and a nine percent increase over the prior trough in 2003.



The proportion of New Yorkers living in poverty (■) increased slightly from 20.1 percent in 2010 to 20.9 percent in 2011, partly driven by the rising share of seniors in poverty. Nearly one in three New York City children live in poverty.

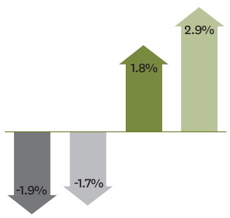
New York City

BUILT ENVIRONMENT	2000	2006	2010	2011	2012
Units Authorized by New Residential Building Permits	15,544	29,891	1,703	2,260	8,664
Units Issued New Certificates of Occupancy	13,153	19,312	14,864	6,430	9,451
HOUSING: STOCK					
Housing Units	3,200,912	–	3,370,647	3,368,809	–
Homeownership Rate	30.2%	34.4%	32.1%	31.3%	–
Rental Vacancy Rate	3.2%	3.8%	4.4%	4.0%	–
Serious Housing Code Violations (per 1,000 rental units)	–	55.3	53.6	53.4	48.0
Severe Crowding Rate (% of renter households)	–	–	4.2%	4.2%	–
HOUSING: MARKET					
Index of Housing Price Appreciation (1 family building)	100.0	206.5	162.6	158.9	161.8
Index of Housing Price Appreciation (2–4 family building)	100.0	223.4	157.0	146.1	153.4
Index of Housing Price Appreciation (5+ family building)	100.0	237.0	216.4	232.6	256.5
Index of Housing Price Appreciation (condominium)	100.0	215.8	215.1	217.7	226.6
Median Sales Price per Unit (1 family building)	$304,490	$520,741	$420,814	$406,844	$405,000
Median Sales Price per Unit (2–4 family building)	$170,929	$306,150	$228,164	$219,227	$222,500
Median Sales Price per Unit (5+ family building)	$59,975	$118,938	$104,867	$108,764	$117,500
Median Sales Price per Unit (condominium)	$373,692	$693,396	$644,935	$650,543	$700,000
Sales Volume (1 family building)	13,528	16,876	9,161	7,666	8,548
Sales Volume (2–4 family building)	13,639	21,033	9,747	8,798	9,296
Sales Volume (5+ family building)	1,323	2,366	1,225	1,337	1,973
Sales Volume (condominium)	4,793	13,699	11,131	9,903	10,160
Median Monthly Rent (all renters)	–	$1,082	$1,184	$1,191	–
Median Monthly Rent (recent movers)	–	$1,316	$1,426	$1,428	–
Median Rent Burden	–	30.5%	31.9%	32.5%	–
Median Rent Burden (low-income renters)	–	44.3%	45.7%	46.9%	–
HOUSING: FINANCE					
Home Purchase Loan Rate (per 1,000 properties)	–	37.8	20.9	18.9	–
Higher-Cost Home Purchase Loans (% of home purchase loans)	–	22.9%	0.9%	1.0%	–
Refinance Loan Rate (per 1,000 properties)	–	37.3	20.5	20.5	–
Higher-Cost Refinance Loans (% of refinance loans)	–	32.6%	1.7%	2.6%	–
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.5%	20.8%	21.3%	–
Pre-Foreclosure Notice Rate (1,000 1–4 family and condo properties)	–	–	–	92.4	90.3
Foreclosure Starts (all residential properties)	7,354	9,718	17,043	12,211	12,850
Foreclosure Start Rate (per 1,000 1–4 family properties)	10.0	13.4	21.8	15.6	17.1
Properties that Entered REO	968	279	1,023	230	162
Property Tax Liability ($ millions)	–	$14,229.4	$16,598.0	$17,099.4	$17,558.5
Share of Revenue from Property Taxes	20.7%	23.4%	26.2%	26.4%	27.3%
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.4%	1.5%	2.2%	2.4%	–

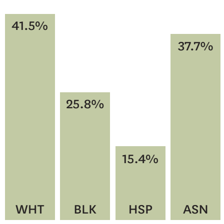
DEMOGRAPHICS	2000	2006	2010	2011	2012
Population	8,008,278	–	8,175,133	8,244,910	–
Population Density (1,000 persons per square mile)	26.4	–	27.0	27.2	–
Foreign-Born Population	35.9%	37.0%	37.2%	37.2%	–
Born in New York State	49.5%	49.6%	48.5%	48.4%	–
Percent White	35.0%	–	33.3%	33.1%	–
Percent Black	24.5%	–	22.8%	22.8%	–
Percent Hispanic	27.0%	–	28.6%	28.8%	–
Percent Asian	9.7%	–	12.6%	12.7%	–
Racial Diversity Index	0.74	–	0.74	0.74	–
Households with Children under 18 Years Old	34.0%	32.3%	31.5%	31.3%	–
Population Aged 65 and Older	11.7%	12.1%	12.2%	12.3%	–
Disabled Population	–	–	7.3%	7.8%	–
Share of Population Living in Integrated Tracts	22.9%	–	25.2%	–	–
Median Household Income	$54,646	$53,196	$51,116	$50,433	–
Income Diversity Ratio	5.8	6.1	5.9	6.1	–
Poverty Rate	21.2%	19.2%	20.1%	20.9%	–
Poverty Rate: Population Under 18	30.3%	28.2%	30.0%	29.8%	–
Poverty Rate: Population 65 and Older	17.8%	19.0%	17.2%	19.0%	–
Unemployment Rate	9.6%	8.0%	11.2%	11.2%	–
Private Sector Employment	–	3,009,717	3,042,567	3,131,674	–
Public Transportation Rate	54.4%	56.5%	58.1%	58.6%	–
Mean Travel Time to Work (minutes)	40	39	39	39	–
SCHOOLS, HEALTH, CRIME					
Serious Crime Rate (per 1,000 residents)	36.0	25.7	23.0	23.4	–
Adult Incarceration Rate (per 100,000 people aged 15 or older)	1,347.1	893.1	1,076.6	1,053.8	–
Students Performing at Grade Level in Reading	39.8%	–	42.4%	43.9%	46.9%
Students Performing at Grade Level in Math	33.7%	–	54.0%	57.3%	60.0%
Educational Attainment: No High School Diploma	27.7%	21.3%	20.4%	20.3%	–
Educational Attainment: Bachelor's Degree and Higher	27.4%	32.1%	33.4%	34.1%	–
Asthma Hospitalizations (per 1,000 people)	3.3	3.1	3.0	2.8	–
Infant Mortality Rate (per 1,000 live births)	6.7	5.9	4.9	4.7	–
Low Birth Weight Rate (per 1,000 live births)	83.0	89.0	88.0	86.0	–
Median Life Span (years): Males	–	71	72	72	–
Median Life Span (years): Females	–	80	81	81	–
Elevated Blood Lead Levels (incidence per 1,000 children)	17.8	6.9	3.9	3.2	–
Children's Obesity Rate	–	–	21.0%	20.7%	–

State of New Yorkers

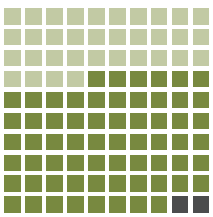
New Yorkers are, on average, faring better than the average American. When analyzed separately by race, however, not all New Yorkers are enjoying the same level of well-being. Stark disparities within the city persist along racial lines across a variety of indicators.



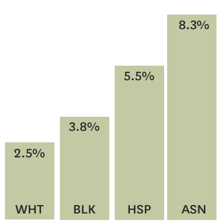
As explored in *Section 4: Demographics*, from 2000 to 2011, **the share of the population that is Hispanic (■) and Asian (■) grew while the share that is white (■) and black (■) declined**.



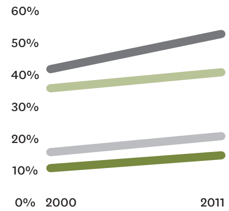
The racial disparity in homeownership rates has persisted throughout the decade, even as the overall homeownership rate has waxed and waned. In 2011, the homeownership rate among whites and Asians was twice that of Hispanic households.



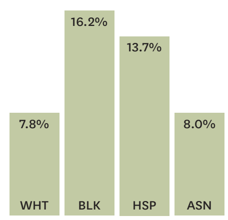
After making up a trivial share of new home loan originations for all races in 2006 (■), **FHA/VA-backed home loans made up a majority of new originations by black borrowers in 2011** (■). These loans also make up a substantial portion of new loans by Hispanic borrowers, yet are still a small share of loans to white and Asian borrowers.



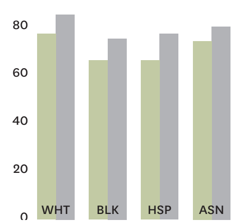
Although the share of households living in what the Census defines as severely crowded units has remained stable since 2009 for New York City, Asian renter households were much more likely to live in crowded homes. In 2011, Asian renters in New York City were more than twice as likely as black renters and more than three times as likely as white renters to live in rental units defined as severely overcrowded.



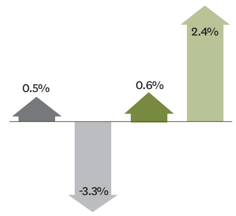
Despite increases in educational attainment for each racial group from 2000 to 2011, disparities between the racial and ethnic groups actually widened. **The share of the adult population (age 25 and older) with at least a bachelor's degree increased modestly for black (■), Hispanic (■), and Asian (■) New Yorkers, but increased substantially for whites (■)**. In 2011, only 20.5 percent of black and 15.0 percent of Hispanic New Yorkers held four-year college degrees, compared to more than half of whites.



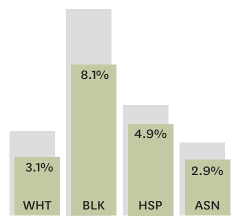
A stark disparity persists in unemployment rates. **In 2011, blacks were unemployed at more than twice the rate of whites**.



Disparities in median life span persist by both race/ethnicity and gender. In 2011, the life expectancy for Asians and whites was longer than for blacks and Hispanics. Women (■) tended to live longer than men (■); the difference between genders was largest for Hispanics and smallest for Asians.



Between 2000 and 2011, the poverty rate decreased for black New Yorkers aged 65 and older. During that same period, the poverty rate increased for Asians, whites, and Hispanics of the same age.



Consistent with other improvements in health indicators, the infant mortality rate declined from 2000 (■) to 2011 (■) for all racial groups. **Although the decline was greatest for black infants at three percentage points, infant mortality still affected more black infants than any other group in 2011**.

Increasing poverty among whites and decreasing poverty among blacks and Hispanics reduced racial disparities in poverty rates between 2000 and 2011. Between 2000 and 2006, the poverty rate fell for all groups. But for the entire period of 2000 to 2011, there was a decline in poverty rates for blacks (■) and Hispanics (■), an increase for whites (■), and no net change for Asians. Still, the poverty rate among whites in 2011 was substantially less than that for blacks and Hispanics.

HOUSING: STOCK	White	Black	Hispanic	Asian
Homeownership Rate[1]	41.5%	25.8%	15.4%	37.7%
Percentage point change since 2000	5.0	1.3	1.4	3.1
Severe Crowding Rate (% of renter households)	2.5%	3.8%	5.5%	8.3%
HOUSING: FINANCE				
Share of Home Purchase Loans[2]	52.6%	12.3%	9.8%	25.0%
Percentage point change since 2006	8.80	-7.59	-6.61	5.51
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	12.9%	66.2%	48.2%	9.6%
Percentage point change since 2006	12.8	64.7	47.4	9.6
Share of Refinance Loans[2]	70.5%	10.2%	7.3%	11.8%
Percentage point change since 2006	31.3	-24.5	-9.7	3.3
Median Rent Burden	29.1%	31.8%	35.0%	31.1%
DEMOGRAPHICS				
Population	2,731,173	1,882,900	2,373,304	1,045,626
Percentage change since 2000	-2.5%	-4.0%	9.8%	34.0%
Share of New York City Population	33.1%	22.8%	28.8%	12.7%
Percentage point change since 2000	-1.9	-1.7	1.8	2.9
Foreign-Born Population[1]	22.9%	32.8%	41.0%	73.4%
Percentage point change since 2000	-0.3	3.8	-0.2	-4.1
Population Aged Under 18[1]	16.4%	23.9%	26.4%	18.5%
Percentage point change since 2000	-2.2	-5.4	-4.2	-12.1
Population Aged 65 and Older[1]	17.1%	11.4%	8.7%	9.9%
Percentage point change since 2000	0.2	2.9	2.3	2.4
Disabled Population[1]	6.3%	9.7%	10.0%	4.2%
Share of *Population* Living in Integrated Tracts	32.8%	10.4%	22.5%	41.2%
Percentage point change since 2000	4.8	0.4	-0.1	1.6
Median Household Income[1]	$71,547	$39,739	$34,410	$53,510
Percentage change since 2002	7.1%	-2.8%	-5.8%	-1.1%
Poverty Rate[1]	12.4%	23.7%	30.0%	19.6%
Percentage point change since 2006	1.3	1.0	2.1	1.9
Percentage point change since 2000	0.9	-2.0	-0.8	0.0
Poverty Rate: Population Under 18[1]	17.6%	32.7%	40.8%	23.6%
Percentage point change since 2000	1.4	-1.2	0.8	-0.3
Poverty Rate: Population 65 and Older[1]	12.2%	20.0%	30.6%	26.8%
Percentage point change since 2000	0.5	-3.3	0.6	2.4
Unemployment Rate[1]	7.8%	16.2%	13.7%	8.0%
Percentage point change since 2000	2.5	2.1	-0.1	1.6
Public Transportation Rate[1]	52.3%	63.5%	64.6%	57.0%
Mean Travel Time to Work (minutes)[1]	34.8	44.9	39.8	42.1
SCHOOLS, HEALTH, AND CRIME				
Adult Incarceration Rate (per 100,000 people aged 15 or older)	293	2,868	1,141	128
Students Performing at Grade Level in Reading	69.1%	37.0%	37.5%	67.4%
Students Performing at Grade Level in Math	79.2%	46.1%	52.3%	86.0%
Educational Attainment: No High School Diploma[1]	7.9%	19.5%	36.4%	26.3%
Percentage point change since 2000	-7.4	-10.1	-10.2	-4.2
Educational Attainment: Bachelor's Degree and Higher[1]	53.1%	20.5%	15.0%	41.3%
Percentage point change since 2000	11.2	4.8	4.5	5.1
Asthma Hospitalizations (per 1,000 people)	1.1	4.7	3.1	0.6
Infant Mortality Rate (per 1,000 live births)[1]	3.1	8.1	4.9	2.9
Change since 2000	-1.4	-3.0	-1.0	-1.0
Median Life Span (years): Males	77	66	66	74
Median Life Span (years): Females	85	75	77	80
Elevated Blood Lead Levels (share of all new cases by race)	17.5%	23.1%	36.8%	20.6%
Children's Obesity Rate	15.4%	20.9%	25.6%	13.4%

1. It is not possible to disaggregate the data for blacks and Asians by Hispanic ethnicity, therefore some double counting may occur.
2. Values indicate race/ethnic share of all home purchase loans.

The Bronx

1

BX 01, MOTT HAVEN/MELROSE: *Housing*: Mott Haven/Melrose had the largest percentage of public housing in the city—35.0 percent of all units in the district.

2

BX 01, MOTT HAVEN/MELROSE AND BX 02, HUNTS POINT/LONGWOOD: *Housing*: Hunts Point/Longwood and Mott Haven/Melrose had the lowest median monthly rent for both recently moved renters ($857) and all renters ($740) in 2011. Even so, the median renter in these community districts paid a higher share of their income (34.6%) for rent than the median renter citywide (32.5%).

3

BX 03, MORRISANIA/CROTONA: *Demographics*: Morrisania/Crotona had the highest poverty rate in the city, 42.9 percent, in 2011. The rate was down slightly from 2010. Morrisania/Crotona also had the highest proportion of households with children in the city: 49.9 percent.

4

BX 05, FORDHAM/UNIVERSITY HEIGHTS: Housing: Fordham/University Heights had the lowest home-ownership rate in the city in 2011, with only 4.1 percent of households owning their homes, considerably lower than the rate for the Bronx as a whole (19%).

5

BX 06, BELMONT/EAST TREMONT: *Built Environment*: The Belmont/East Tremont community district had the highest percentage of properties with room to grow as measured by the unused capacity rate. Of the residentially zoned area in the community district, 58.8 percent was developed at less than 50 percent of the amount allowed under city zoning laws in 2011.

6

BX 07, KINGSBRIDGE HEIGHTS/BEDFORD: *Housing*: Kingsbridge Heights/Bedford had the third highest median rent burden in the city in 2011. The median household paid 39.9 percent of their income toward rent. Yet Kingsbridge Heights/Bedford also had the highest share of rent-regulated units at 91.5 percent.

7

BX 08, RIVERDALE/FIELDSTON: *Housing*: The median price for a single-family home in 2012 was $665,000—the third highest among the 33 community districts in which single-family homes were the most common type of housing.

8

BX 12, WILLIAMSBRIDGE/BAYCHESTER: *Housing*: At 78.4 percent, Williamsbridge/Baychester had one of the highest percentages of home purchase mortgage loans that were backed by FHA/VA in the city in 2011.

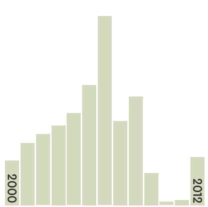
The Bronx

The Bronx was the city's fourth most populous borough in 2011, with 1,392,002 residents. Just 19 percent of households owned their home, giving the Bronx the lowest homeownership rate in the city.

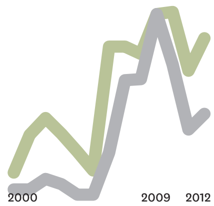
16.1%

The percentage of residential housing units in the Bronx that were within a city-designated hurricane evacuation zone—the lowest share in the city. Certain areas of the borough have higher shares of housing that are susceptible to coastal flooding. Throgs Neck/Co-op City (60.7%), Parkchester/Soundview (40.1%), and Mott Haven/Melrose (37.2%) all have large proportions of housing in evacuation zones.

Bronx households had the highest median rent burden of the five boroughs in 2011. **The median household paid more than 35 percent of their income toward rent and utilities in 2011**, a three percentage point increase from 2006. The median monthly rent for renter-occupied units was $1,032.



Residential building permits authorized the construction of 1,781 new units in 2012, marking a return to levels of residential development that the Bronx has not seen since 2009. However, this level is still just 25 percent of its 2006 peak.



The rate of foreclosure starts on one- to four-family properties was higher in the Bronx (■) than for the city overall (■), and the highest of any borough in 2012. Since peaking in 2009, the rate in the Bronx decreased by only 8.8 percent, compared to a 36 percent decline for the city overall.

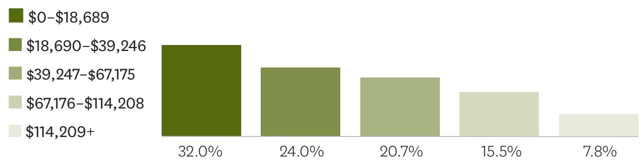
Prices for two- to four-family homes, the most common type in the Bronx, remained steady between 2011 and 2012 in the Bronx, and increased slightly citywide. **Since 2010 however, prices in the Bronx declined by 12 percent, while prices citywide declined by two percent**.

8,945

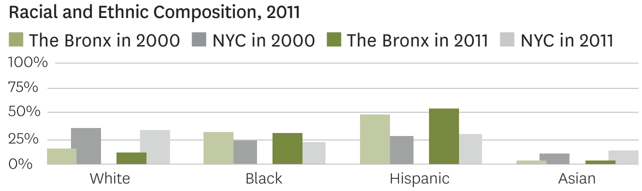
The number of units in 40 subsidized properties that left affordability restrictions in the Bronx between 2002 and 2011 that had HUD Project-Based Rental Assistance, received HUD insurance or financing, were developed with a Low-Income Housing Tax Credit, or were built under the Mitchell-Lama Program.

	2011	Rank
Population	1,392,002	4
Population Density (1,000 persons per square mile)	33.1	3
Median Household Income	$32,688	5
Income Diversity Ratio	6.0	3
Public Rental Housing Units (% of rental units)	11.4%	1
Subsidized Rental Housing Units (% of rental units)	13.4%	1
Rent-Regulated Units (% of rental units)	59.7%	1
Residential Units within a Hurricane Evacuation Zone	16.1%	5
Residential Units within Sandy Surge Area	3.2%	5
Residential Units within 1/2 Mile of a Subway/Rail Entrance	69.5%	3
Unused Capacity Rate (% of land area)	42.6%	2
Racial Diversity Index	0.61	4
Rental Vacancy Rate	3.8%	4

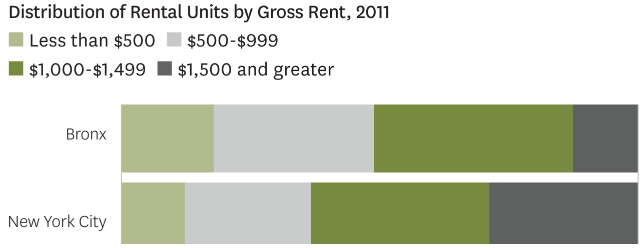
Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



Distribution of Rental Units by Gross Rent, 2011



In the Bronx, 48.9 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

The Bronx (■) had the highest poverty rate of all the boroughs in 2011, with 30 percent of residents living at or below the poverty line. This was nearly 10 percentage points higher than the citywide (■) poverty rate, although the poverty rate increased more slowly in the Bronx from 2010 to 2011 than it did in the city overall.

10.7%

The Bronx had the lowest population of elderly residents in the city in 2011; just 10.7 percent of residents were age 65 or older.

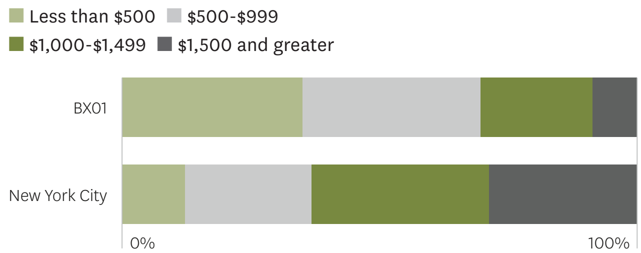
The Bronx had the highest share of households with children under 18 (41% in 2011) and some of the worst youth health outcomes. Children in the Bronx had the highest obesity rates (23.3%) and the highest incidence of low birth weight (98 per 1,000 live births) of all the boroughs.

BUILT ENVIRONMENT	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	1,652	6,978	127	185	1,781	3	3
Units Issued New Certificates of Occupancy	1,245	2,354	2,877	1,501	1,413	5	3
HOUSING: STOCK							
Housing Units	490,659	506,396	511,896	512,320	–	4	4
Homeownership Rate	19.6%	21.5%	18.8%	19.0%	–	5	5
Serious Housing Code Violations (per 1,000 rental units)	–	111.7	90.6	82.4	70.1	–	1
Severe Crowding Rate (% of renter households)	–	–	5.1%	4.9%	–	–	2
HOUSING: MARKET							
Index of Housing Price Appreciation (1 family building)	100.0	204.2	160.3	150.1	144.9	–	4
Index of Housing Price Appreciation (2-4 family building)	100.0	203.2	148.1	129.2	130.0	–	4
Median Sales Price per Unit (1 family building)	$276,809	$457,794	$366,553	$341,331	$335,000	4	4
Median Sales Price per Unit (2-4 family building)	$152,245	$257,509	$192,257	$175,127	$163,417	4	4
Sales Volume (1 family building)	754	1,317	576	537	567	4	4
Sales Volume (2-4 family building)	1,425	3,126	1,103	1,057	1,034	3	3
Median Monthly Rent (all renters)	–	$945	$1,021	$1,032	–	–	5
Median Monthly Rent (recent movers)	–	$1,064	$1,133	$1,122	–	–	5
Median Rent Burden	–	32.8%	34.2%	35.8%	–	–	1
Median Rent Burden (low-income renters)	–	41.0%	42.6%	45.8%	–	–	3
HOUSING: FINANCE							
Home Purchase Loan Rate (per 1,000 properties)	–	41.1	14.9	13.2	–	–	5
Higher-Cost Home Purchase Loans (% of home purchase loans)	–	34.2%	1.0%	1.5%	–	–	2
Refinance Loan Rate (per 1,000 properties)	–	47.8	11.5	10.7	–	–	5
Higher-Cost Home Purchase Loans (% of home purchase loans)	–	39.5%	3.1%	5.6%	–	–	1
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.9%	40.4%	46.0%	–	–	1
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	118.4	118.9	–	1
Foreclosure Starts (all residential properties)	837	1,220	1,974	1,617	1,777	3	3
Foreclosure Start Rate (per 1,000 1-4 family properties)	11.5	17.3	26.8	21.2	24.3	2	1
Properties that Entered REO	132	22	140	40	21	3	4
Property Tax Liability ($ millions)	–	$802.9	$898.9	$931.6	$915.2	–	4
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	6.5%	1.8%	3.6%	4.3%	–	2	1
DEMOGRAPHICS							
Population	1,332,650	–	1,385,108	1,392,002	–	4	4
Population Density (1,000 persons per square mile)	31.7	–	32.9	33.1	–	3	3
Foreign-Born Population	29.0%	31.8%	34.0%	33.8%	–	4	3
Percent White	15.0%	–	10.9%	11.1%	–	5	5
Percent Black	32.2%	–	30.1%	29.9%	–	2	2
Percent Hispanic	49.8%	–	53.5%	53.8%	–	1	1
Percent Asian	3.0%	–	3.4%	3.4%	–	5	5
Households with Children under 18 Years Old	43.8%	41.3%	41.3%	41.2%	–	1	1
Population Aged 65 and Older	10.1%	10.3%	10.6%	10.7%	–	5	5
Median Household Income	$39,402	$36,044	$34,153	$32,688	–	5	5
Income Diversity Ratio	6.3	5.7	5.8	6.0	–	2	3
Share of Population Living in Integrated Tracts	12.0%	–	10.9%	–	–	5	5
Poverty Rate	30.7%	29.1%	30.2%	30.4%	–	1	1
Unemployment Rate	14.3%	11.8%	15.8%	16.3%	–	1	1
Private Sector Employment	–	199,291	209,681	212,724	–	–	4
Public Transportation Rate	54.7%	58.6%	61.3%	60.2%	–	3	3
Mean Travel Time to Work (minutes)	43.0	40.6	42.9	41.7	–	3	2
SCHOOLS, HEALTH, CRIME							
Serious Crime Rate (per 1,000 residents)	37.3	27.6	24.6	25.4	–	2	2
Adult Incarceration Rate (per 100,000 residents aged 15 or older)	2,239.5	1,039.1	1,005.7	890.3	–	2	3
Students Performing at Grade Level in Math	22.2%	–	45.1%	44.3%	46.6%	5	5
Students Performing at Grade Level in Reading	27.6%	–	30.1%	30.8%	33.2%	5	5
Asthma Hospitalizations (per 1,000 residents)	5.7	6.3	5.9	5.7	–	1	1
Low Birth Weight Rate (per 1,000 live births)	93	102	98	93	–	1	1
Elevated Blood Lead Levels (incidence per 1,000 children)	14.0	5.5	4.0	2.6	–	4	3
Children's Obesity Rate	–	–	23.2%	23.3%	–	–	1

BX01 Mott Haven/ Melrose[1]

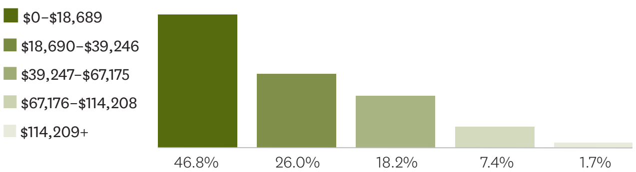
	2011	Rank
Population	152,042	20
Population Density (1,000 persons per square mile)	31.5	36
Median Household Income	$21,562	55
Income Diversity Ratio	4.9	37
Public Rental Housing Units (% of rental units)	35.0%	1
Subsidized Rental Housing Units (% of rental units)[2]	19.0%	9
Rent-Regulated Units (% of rental units)	41.7%	33
Residential Units within a Hurricane Evacuation Zone	37.2%	20
Residential Units within Sandy Surge Area	0.5%	33
Residential Units within 1/2 Mile of a Subway/Rail Entrance	96.1%	12
Unused Capacity Rate (% of land area)	40.8%	13
Racial Diversity Index	0.44	47
Rental Vacancy Rate[3]	4.7%	17

Distribution of Rental Units by Gross Rent, 2011

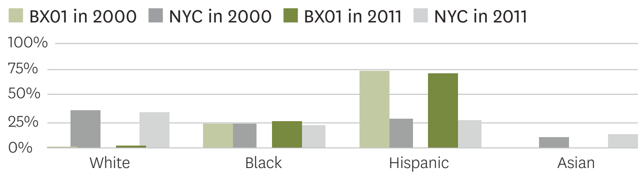


In BX01, 69.5 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	240	214	15	2	287	9	9
Units Issued New Certificates of Occupancy	96	182	188	6	481	26	4
Homeownership Rate	7.4%	7.6%	7.6%	6.2%	–	49	53
Index of Housing Price Appreciation (2–4 family building)[4]	100.0	250.2	133.2	210.6	153.3	–	15
Median Sales Price per Unit (2–4 family building)[4]	$103,353	$232,712	$128,249	$191,620	$125,000	33	32
Sales Volume	66	173	58	44	62	55	58
Median Monthly Rent (all renters)	–	$700	$737	$740	–	–	55
Median Monthly Rent (recent movers)	–	$870	$944	$857	–	–	55
Median Rent Burden	–	32.8%	34.3%	34.6%	–	–	20
Median Rent Burden (low-income renters)	–	34.0%	38.2%	37.3%	–	–	52
Home Purchase Loan Rate (per 1,000 properties)	–	49.5	9.3	17.2	–	–	29
Refinance Loan Rate (per 1,000 properties)	–	52.9	6.2	7.4	–	–	51
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	2.1%	68.9%	37.8%	–	–	19
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	126.4	125.9	–	20
Foreclosure Start Rate (per 1,000 1–4 family properties)	19.2	13.9	33.5	17.3	28.9	16	16
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	9.3%	1.8%	4.5%	4.1%	–	18	18
Serious Housing Code Violations (per 1,000 rental units)	–	63.9	50.8	50.2	54.0	–	19
Severe Crowding Rate (% of renter households)	–	–	4.7%	3.4%	–	–	30
Property Tax Liability ($ millions)	–	$42.4	$50.0	$54.9	$51.6	–	55

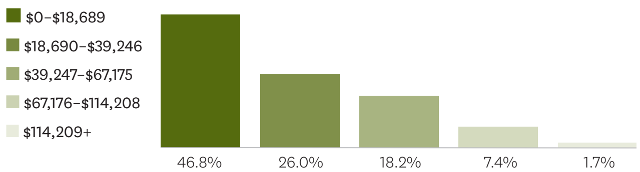
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	23.9%	24.3%	27.7%	27.7%	–	41	40
Households with Children under 18 Years Old	50.6%	–	50.1%	47.9%	–	5	2
Population Aged 65 and Older	7.5%	–	8.1%	8.8%	–	50	48
Share of Population Living in Integrated Tracts	0.0%	–	0.0%	–	–	45	50
Poverty Rate	45.5%	43.2%	41.1%	40.6%	–	1	3
Unemployment Rate	23.6%	14.9%	19.1%	20.0%	–	1	3
Public Transportation Rate	60.9%	–	68.2%	68.6%	–	21	18
Mean Travel Time to Work (minutes)	41.3	–	43.0	38.3	–	30	38
Serious Crime Rate (per 1,000 residents)	51.0	40.2	–	35.8	–	7	8
Students Performing at Grade Level in Math	17.9%	–	35.1%	36.8%	38.8%	58	59
Students Performing at Grade Level in Reading	24.7%	–	23.2%	24.0%	25.4%	55	59
Asthma Hospitalizations (per 1,000 people)	9.2	9.1	7.4	7.7	–	2	1
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	12.9	5.5	3.9	2.6	–	49	40
Children's Obesity Rate	–	–	23.9%	23.7%	–	–	8

1. Community districts BX01 and BX02 both fall within sub-borough area 101. Data reported at the sub-borough area for these community districts are identical.
2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008–2010. 4. Ranked out of 33 community districts with the same predominant housing type.
5. Sample size is less than 20 newly identified cases in at least one year presented.

BX02 Hunts Point/ Longwood[1]

	2011	Rank
Population	152,042	20
Population Density (1,000 persons per square mile)	31.5	36
Median Household Income	$21,562	55
Income Diversity Ratio	4.9	37
Public Rental Housing Units (% of rental units)	3.1%	35
Subsidized Rental Housing Units (% of rental units)[2]	30.0%	1
Rent-Regulated Units (% of rental units)	41.7%	33
Residential Units within a Hurricane Evacuation Zone	0.1%	55
Residential Units within Sandy Surge Area	0.0%	39
Residential Units within 1/2 Mile of a Subway/Rail Entrance	97.0%	10
Unused Capacity Rate (% of land area)	56.7%	3
Racial Diversity Index	0.44	47
Rental Vacancy Rate[3]	4.7%	17

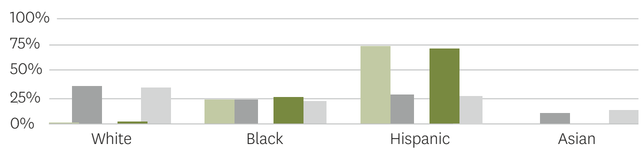
Household Income Distribution by New York City Income Quintile, 2011



Distribution of Rental Units by Gross Rent, 2011

In BX02, 69.5 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING

HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	136	258	0	0	126	21	21
Units Issued New Certificates of Occupancy	68	102	162	171	15	26	51
Homeownership Rate	7.4%	7.6%	7.6%	6.2%	–	49	53
Index of Housing Price Appreciation (2–4 family building)[4]	100.0	183.3	128.4	132.7	90.9	–	32
Median Sales Price per Unit (2–4 family building)[4]	$108,417	$211,730	$139,353	$163,146	$108,978	32	33
Sales Volume	56	136	49	40	30	56	59
Median Monthly Rent (all renters)	–	$700	$737	$740	–	–	55
Median Monthly Rent (recent movers)	–	$870	$944	$857	–	–	55
Median Rent Burden	–	32.8%	34.3%	34.6%	–	–	20
Median Rent Burden (low-income renters)	–	34.0%	38.2%	37.3%	–	–	52
Home Purchase Loan Rate (per 1,000 properties)	–	49.5	9.3	17.2	–	–	29
Refinance Loan Rate (per 1,000 properties)	–	52.9	6.2	7.4	–	–	51
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	2.1%	68.9%	37.8%	–	–	19
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	152.5	156.5	–	11
Foreclosure Start Rate (per 1,000 1–4 family properties)	20.9	20.2	29.9	23.9	42.6	13	1
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	9.6%	2.7%	6.6%	6.9%	–	18	7
Serious Housing Code Violations (per 1,000 rental units)	–	135.7	115.2	108.0	86.6	–	14
Severe Crowding Rate (% of renter households)	–	–	4.7%	3.4%	–	–	30
Property Tax Liability ($ millions)	–	$38.5	$43.2	$43.2	$41.8	–	57

POPULATION

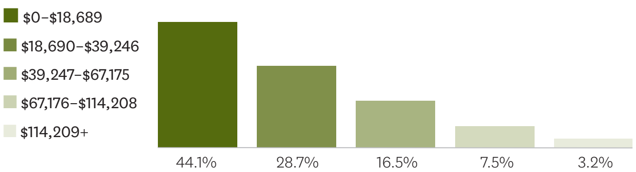
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	23.9%	24.3%	27.7%	27.7%	–	41	40
Households with Children under 18 Years Old	50.6%	–	50.1%	47.9%	–	5	2
Population Aged 65 and Older	7.5%	–	8.1%	8.8%	–	50	48
Share of Population Living in Integrated Tracts	0.0%	–	0.0%	–	–	45	50
Poverty Rate	45.5%	43.2%	41.1%	40.6%	–	1	3
Unemployment Rate	23.6%	14.9%	19.1%	20.0%	–	1	3
Public Transportation Rate	60.9%	–	68.2%	68.6%	–	21	18
Mean Travel Time to Work (minutes)	41.3	–	43.0	38.3	–	30	38
Serious Crime Rate (per 1,000 residents)	60.2	45.8	–	39.7	–	6	7
Students Performing at Grade Level in Math	23.8%	–	43.3%	45.7%	47.1%	58	51
Students Performing at Grade Level in Reading	27.8%	–	31.3%	31.7%	34.4%	55	50
Asthma Hospitalizations (per 1,000 people)	9.2	9.1	7.4	7.7	–	2	1
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	22.2	5.4	3.8	2.4	–	16	43
Children's Obesity Rate	–	–	23.8%	23.4%	–	–	13

1. Community districts BX01 and BX02 both fall within sub-borough area 101. Data reported at the sub-borough area for these community districts are identical.
2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008–2010. 4. Ranked out of 33 community districts with the same predominant housing type.
5. Sample size is less than 20 newly identified cases in at least one year presented.

BX03 Morrisania/ Crotona[1]

	2011	Rank
Population	172,448	13
Population Density (1,000 persons per square mile)	39.5	25
Median Household Income	$22,810	54
Income Diversity Ratio	5.1	30
Public Rental Housing Units (% of rental units)	25.4%	3
Subsidized Rental Housing Units (% of rental units)[2]	23.8%	4
Rent-Regulated Units (% of rental units)	48.1%	22
Residential Units within a Hurricane Evacuation Zone	0.0%	56
Residential Units within Sandy Surge Area	0.0%	39
Residential Units within 1/2 Mile of a Subway/Rail Entrance	55.0%	43
Unused Capacity Rate (% of land area)	49.2%	5
Racial Diversity Index	0.51	39
Rental Vacancy Rate[3]	4.5%	19

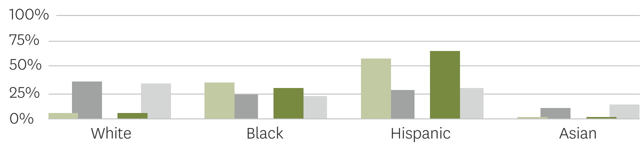
Household Income Distribution by New York City Income Quintile, 2011



Distribution of Rental Units by Gross Rent, 2011

In BX03, 61.3 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	11	613	2	106	259	12	12
Units Issued New Certificates of Occupancy	90	349	661	323	70	27	37
Homeownership Rate	8.5%	8.0%	7.4%	7.4%	–	48	52
Index of Housing Price Appreciation (2–4 family building)[4]	100.0	196.8	100.3	123.0	146.5	–	19
Median Sales Price per Unit (2–4 family building)[4]	$109,339	$228,897	$173,031	$163,366	$140,000	31	28
Sales Volume	101	210	81	77	74	50	57
Median Monthly Rent (all renters)	–	$811	$863	$890	–	–	51
Median Monthly Rent (recent movers)	–	$1,007	$1,028	$1,009	–	–	53
Median Rent Burden	–	36.6%	35.4%	37.7%	–	–	7
Median Rent Burden (low-income renters)	–	39.0%	40.9%	42.6%	–	–	40
Home Purchase Loan Rate (per 1,000 properties)	–	49.0	11.0	11.2	–	–	53
Refinance Loan Rate (per 1,000 properties)	–	61.4	7.5	6.0	–	–	52
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	1.5%	78.2%	76.3%	–	–	4
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	155.3	158.3	–	10
Foreclosure Start Rate (per 1,000 1–4 family properties)	17.9	28.5	47.0	34.9	33.3	17	10
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	11.2%	3.2%	4.9%	4.9%	–	11	13
Serious Housing Code Violations (per 1,000 rental units)	–	94.5	99.9	74.4	60.6	–	16
Severe Crowding Rate (% of renter households)	–	–	5.3%	5.4%	–	–	17
Property Tax Liability ($ millions)	–	$23.8	$28.5	$34.0	$30.3	–	59

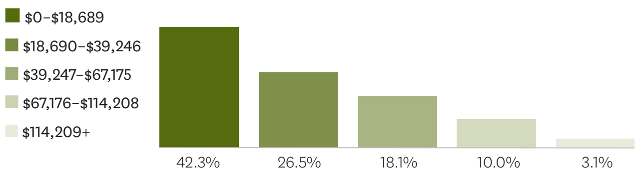
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	21.5%	27.6%	29.5%	31.3%	–	44	36
Households with Children under 18 Years Old	50.7%	–	47.4%	49.9%	–	4	1
Population Aged 65 and Older	7.1%	–	7.2%	7.0%	–	52	55
Share of Population Living in Integrated Tracts	6.0%	–	5.6%	–	–	38	42
Poverty Rate	45.5%	43.5%	43.5%	42.9%	–	1	1
Unemployment Rate	21.2%	13.1%	17.1%	21.0%	–	3	1
Public Transportation Rate	60.5%	61.7%	63.2%	67.1%	–	24	20
Mean Travel Time to Work (minutes)	45.0	38.2	40.7	41.6	–	14	20
Serious Crime Rate (per 1,000 residents)	40.8	40.4	–	27.4	–	18	18
Students Performing at Grade Level in Math	18.5%	–	38.0%	41.0%	42.9%	57	56
Students Performing at Grade Level in Reading	22.8%	–	27.1%	26.9%	29.2%	58	57
Asthma Hospitalizations (per 1,000 people)	8.0	8.0	7.5	6.8	–	4	2
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	13.0	6.3	4.0	1.0	–	48	57
Children's Obesity Rate	–	–	24.0%	23.7%	–	–	8

1. Community districts BX03 and BX06 both fall within sub-borough area 102. Data reported at the sub-borough area for these community districts are identical.
2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008–2010.
4. Ranked out of 33 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

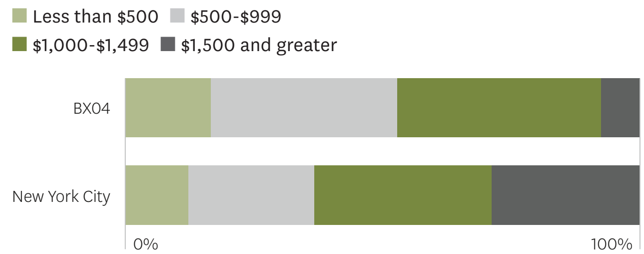
BX04 Highbridge/Concourse[1]

	2011	Rank
Population	141,627	30
Population Density (1,000 persons per square mile)	79.0	6
Median Household Income	$23,298	53
Income Diversity Ratio	5.6	21
Public Rental Housing Units (% of rental units)	5.4%	29
Subsidized Rental Housing Units (% of rental units)[2]	16.2%	12
Rent-Regulated Units (% of rental units)	83.0%	3
Residential Units within a Hurricane Evacuation Zone	0.9%	48
Residential Units within Sandy Surge Area	0.0%	39
Residential Units within 1/2 Mile of a Subway/Rail Entrance	93.6%	13
Unused Capacity Rate (% of land area)	48.6%	7
Racial Diversity Index	0.50	40
Rental Vacancy Rate	–	–

Household Income Distribution by New York City Income Quintile, 2011

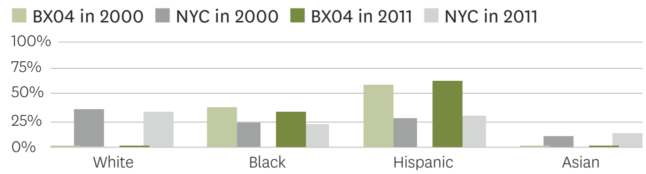


Distribution of Rental Units by Gross Rent, 2011



In BX04, 52.8 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	94	240	6	12	107	23	23
Units Issued New Certificates of Occupancy	268	234	335	230	93	13	29
Homeownership Rate	6.9%	5.0%	6.9%	8.0%	–	51	50
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	213.4	191.6	126.0	125.0	–	25
Median Sales Price per Unit (2–4 family building)[3]	$116,952	$227,467	$193,480	$152,949	$125,672	30	31
Sales Volume	80	191	89	69	95	53	55
Median Monthly Rent (all renters)	–	$910	$1,000	$994	–	–	46
Median Monthly Rent (recent movers)	–	$973	$1,101	$1,071	–	–	51
Median Rent Burden	–	35.8%	37.7%	43.5%	–	–	2
Median Rent Burden (low-income renters)	–	43.4%	42.9%	54.4%	–	–	10
Home Purchase Loan Rate (per 1,000 properties)	–	30.2	33.5	11.7	–	–	51
Refinance Loan Rate (per 1,000 properties)	–	25.3	6.1	4.0	–	–	55
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.5%	8.6%	23.3%	–	–	25
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	186.4	182.7	–	2
Foreclosure Start Rate (per 1,000 1–4 family properties)	21.8	31.1	39.7	27.5	39.7	12	3
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	14.3%	5.2%	9.3%	9.2%	–	6	1
Serious Housing Code Violations (per 1,000 rental units)	–	170.1	143.2	135.7	128.9	–	2
Severe Crowding Rate (% of renter households)	–	–	7.7%	6.9%	–	–	8
Property Tax Liability ($ millions)	–	$58.7	$66.7	$68.6	$69.4	–	52

POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	35.0%	40.5%	41.9%	38.5%	–	27	26
Households with Children under 18 Years Old	50.5%	–	42.4%	45.2%	–	6	4
Population Aged 65 and Older	6.9%	–	9.6%	9.7%	–	53	42
Share of Population Living in Integrated Tracts	0.0%	–	0.0%	–	–	45	50
Poverty Rate	40.0%	39.3%	35.0%	41.1%	–	5	2
Unemployment Rate	18.1%	13.9%	15.8%	19.2%	–	6	4
Public Transportation Rate	65.4%	67.3%	66.7%	67.5%	–	14	19
Mean Travel Time to Work (minutes)	43.1	40.7	41.1	40.5	–	23	29
Serious Crime Rate (per 1,000 residents)	41.2	28.0	–	26.7	–	16	20
Students Performing at Grade Level in Math	16.9%	–	36.3%	39.5%	41.4%	59	57
Students Performing at Grade Level in Reading	21.4%	–	25.1%	25.3%	27.4%	59	58
Asthma Hospitalizations (per 1,000 people)	7.4	8.4	6.7	6.3	–	6	4
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	16.5	5.9	4.7	3.3	–	39	27
Children's Obesity Rate	–	–	23.9%	23.6%	–	–	10

1. Community district BX04 falls within sub-borough area 103. 2. Data on subsidized rental housing units are from 2010. 3. Ranked out of 33 community districts with the same predominant housing type. 4. Sample size is less than 20 newly identified cases in at least one year presented.

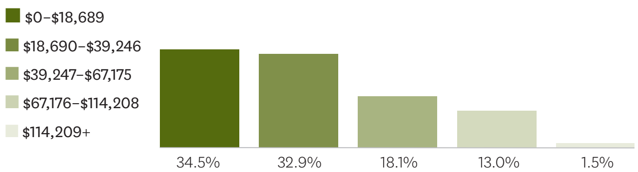
BX05 Fordham/ University Hts[1]

	2011	Rank
Population	133,352	34
Population Density (1,000 persons per square mile)	76.6	7
Median Household Income	$26,461	51
Income Diversity Ratio	5.1	30
Public Rental Housing Units (% of rental units)	5.5%	28
Subsidized Rental Housing Units (% of rental units)[2]	16.5%	10
Rent-Regulated Units (% of rental units)	75.7%	5
Residential Units within a Hurricane Evacuation Zone	14.8%	35
Residential Units within Sandy Surge Area	14.8%	12
Residential Units within 1/2 Mile of a Subway/Rail Entrance	85.7%	26
Unused Capacity Rate (% of land area)	45.6%	11
Racial Diversity Index	0.45	45
Rental Vacancy Rate[3]	3.8%	32

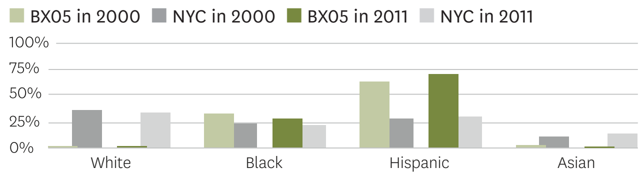
Distribution of Rental Units by Gross Rent, 2011

In BX05, 53.2 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



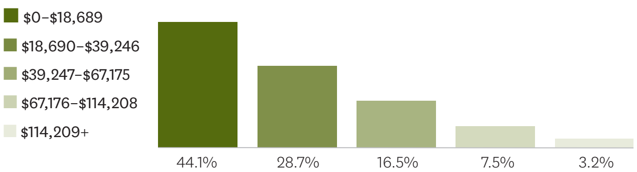
HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	130	42	0	0	39	37	37
Units Issued New Certificates of Occupancy	18	86	64	48	152	54	20
Homeownership Rate	4.8%	4.0%	3.1%	4.1%	–	55	55
Index of Housing Price Appreciation (2–4 family building)[4]	100.0	198.6	148.6	156.8	120.2	–	28
Median Sales Price per Unit (2–4 family building)[4]	$128,024	$250,642	$183,518	$162,330	$152,648	26	26
Sales Volume	87	191	82	55	103	52	54
Median Monthly Rent (all renters)	–	$942	$1,046	$989	–	–	47
Median Monthly Rent (recent movers)	–	$1,064	$1,143	$1,081	–	–	50
Median Rent Burden	–	39.6%	38.0%	37.6%	–	–	8
Median Rent Burden (low-income renters)	–	48.2%	43.6%	44.4%	–	–	36
Home Purchase Loan Rate (per 1,000 properties)	–	46.4	10.5	13.9	–	–	44
Refinance Loan Rate (per 1,000 properties)	–	66.4	7.9	6.0	–	–	52
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	3.0%	90.6%	57.1%	–	–	8
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	165.2	153.0	–	12
Foreclosure Start Rate (per 1,000 1–4 family properties)	20.6	35.7	41.4	30.0	42.1	15	2
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	13.3%	5.4%	8.0%	8.3%	–	8	2
Serious Housing Code Violations (per 1,000 rental units)	–	190.5	116.7	104.7	84.7	–	15
Severe Crowding Rate (% of renter households)	–	–	8.3%	5.8%	–	–	13
Property Tax Liability ($ millions)	–	$57.0	$67.9	$67.8	$66.9	–	53
POPULATION							
Foreign-Born Population	34.8%	38.9%	38.8%	42.0%	–	29	19
Households with Children under 18 Years Old	55.4%	–	50.1%	44.3%	–	1	8
Population Aged 65 and Older	5.0%	–	5.1%	7.1%	–	55	54
Share of Population Living in Integrated Tracts	0.0%	–	0.0%	–	–	45	50
Poverty Rate	40.6%	41.6%	40.0%	40.3%	–	4	4
Unemployment Rate	19.9%	15.2%	23.6%	20.2%	–	4	2
Public Transportation Rate	67.2%	66.7%	69.6%	70.9%	–	9	11
Mean Travel Time to Work (minutes)	43.9	41.0	41.5	42.5	–	19	14
Serious Crime Rate (per 1,000 residents)	36.8	26.5	–	22.0	–	24	29
Students Performing at Grade Level in Math	19.0%	–	40.8%	42.9%	45.0%	56	54
Students Performing at Grade Level in Reading	24.4%	–	29.1%	28.4%	30.7%	57	56
Asthma Hospitalizations (per 1,000 people)	7.2	7.8	6.8	6.3	–	7	4
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	11.5	5.9	4.0	2.3	–	53	44
Children's Obesity Rate	–	–	23.4%	23.8%	–	–	7

1. Community district BX05 falls within sub-borough area 104. 2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008–2010. 4. Ranked out of 33 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

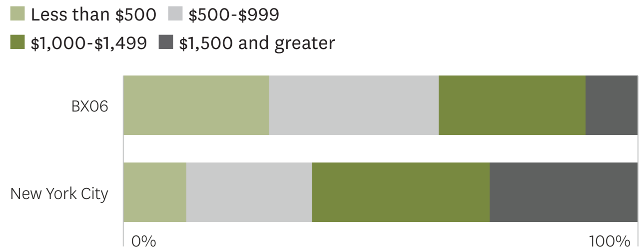
BX06 Belmont/ East Tremont[1]

	2011	Rank
Population	172,448	13
Population Density (1,000 persons per square mile)	39.5	25
Median Household Income	$22,810	54
Income Diversity Ratio	5.1	30
Public Rental Housing Units (% of rental units)	3.4%	32
Subsidized Rental Housing Units (% of rental units)[2]	23.3%	5
Rent-Regulated Units (% of rental units)	48.1%	22
Residential Units within a Hurricane Evacuation Zone	0.6%	52
Residential Units within Sandy Surge Area	0.0%	39
Residential Units within 1/2 Mile of a Subway/Rail Entrance	52.0%	45
Unused Capacity Rate (% of land area)	58.8%	1
Racial Diversity Index	0.51	39
Rental Vacancy Rate[3]	4.5%	19

Household Income Distribution by New York City Income Quintile, 2011

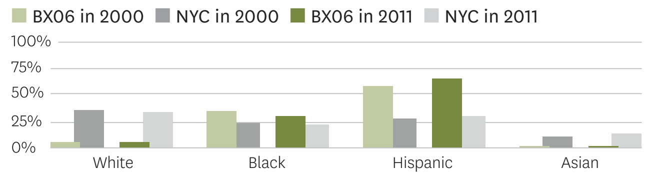


Distribution of Rental Units by Gross Rent, 2011



In BX06, 61.3 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	103	536	4	0	207	14	14
Units Issued New Certificates of Occupancy	205	291	96	76	89	27	30
Homeownership Rate	8.5%	8.0%	7.4%	7.4%	–	48	52
Index of Housing Price Appreciation (2–4 family building)[4]	100.0	206.7	143.2	100.2	85.6	–	33
Median Sales Price per Unit (2–4 family building)[4]	$128,024	$236,527	$166,244	$148,700	$136,320	26	30
Sales Volume	90	293	108	104	108	51	53
Median Monthly Rent (all renters)	–	$811	$863	$890	–	–	51
Median Monthly Rent (recent movers)	–	$1,007	$1,028	$1,009	–	–	53
Median Rent Burden	–	36.6%	35.4%	37.7%	–	–	7
Median Rent Burden (low-income renters)	–	39.0%	40.9%	42.6%	–	–	40
Home Purchase Loan Rate (per 1,000 properties)	–	49.0	11.0	11.2	–	–	53
Refinance Loan Rate (per 1,000 properties)	–	61.4	7.5	6.0	–	–	52
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	1.5%	78.2%	76.3%	–	–	4
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	165.3	162.9	–	8
Foreclosure Start Rate (per 1,000 1–4 family properties)	22.5	36.1	42.6	40.4	35.7	11	8
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	10.7%	2.6%	6.7%	7.4%	–	11	4
Serious Housing Code Violations (per 1,000 rental units)	–	176.8	132.6	131.1	99.8	–	7
Severe Crowding Rate (% of renter households)	–	–	5.3%	5.4%	–	–	17
Property Tax Liability ($ millions)	–	$35.5	$47.8	$47.8	$47.0	–	56
POPULATION							
Foreign-Born Population	21.5%	27.6%	29.5%	31.3%	–	44	36
Households with Children under 18 Years Old	50.7%	–	47.4%	49.9%	–	4	1
Population Aged 65 and Older	7.1%	–	7.2%	7.0%	–	52	55
Share of Population Living in Integrated Tracts	6.0%	–	5.6%	–	–	38	42
Poverty Rate	45.5%	43.5%	43.5%	42.9%	–	1	1
Unemployment Rate	21.2%	13.1%	17.1%	21.0%	–	3	1
Public Transportation Rate	60.5%	61.7%	63.2%	67.1%	–	24	20
Mean Travel Time to Work (minutes)	45.0	38.2	40.7	41.6	–	14	20
Serious Crime Rate (per 1,000 residents)	48.6	37.4	–	31.8	–	9	122
Students Performing at Grade Level in Math	19.2%	–	41.1%	44.1%	46.4%	57	52
Students Performing at Grade Level in Reading	24.6%	–	29.9%	29.8%	32.2%	58	54
Asthma Hospitalizations (per 1,000 people)	8.0	8.0	7.5	6.8	–	4	2
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	17.3	6.3	6.5	3.6	–	34	21
Children's Obesity Rate	–	–	23.5%	24.0%	–	–	6

1. Community districts bx 03 and bx 06 both fall within sub-borough area 102. Data reported at the sub-borough area for these community districts are identical.
2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008–2010. 4. Ranked out of 33 community districts with the same predominant housing type.
5. Sample size is less than 20 newly identified cases in at least one year presented.

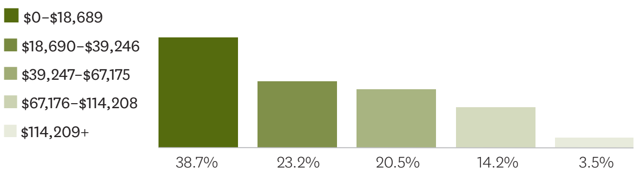
BX07 Kingsbridge Hts/ Bedford[1]

	2011	Rank
Population	117,800	49
Population Density (1,000 persons per square mile)	75.9	8
Median Household Income	$31,248	48
Income Diversity Ratio	5.8	18
Public Rental Housing Units (% of rental units)	0.6%	41
Subsidized Rental Housing Units (% of rental units)[2]	6.6%	22
Rent-Regulated Units (% of rental units)	91.5%	1
Residential Units within a Hurricane Evacuation Zone	0.0%	56
Residential Units within Sandy Surge Area	0.0%	39
Residential Units within 1/2 Mile of a Subway/Rail Entrance	99.0%	6
Unused Capacity Rate (% of land area)	46.3%	10
Racial Diversity Index	0.57	28
Rental Vacancy Rate[3]	2.9%	46

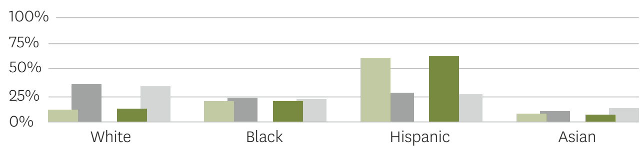
Distribution of Rental Units by Gross Rent, 2011

In BX07, 37.4 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



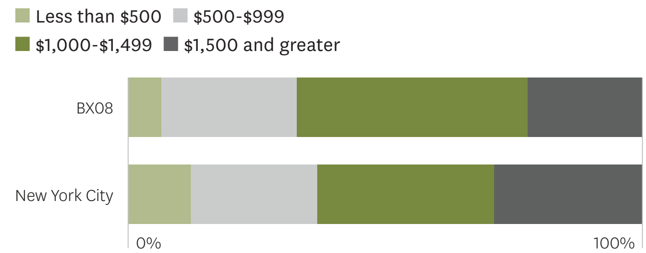
HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	3	298	1	0	79	26	26
Units Issued New Certificates of Occupancy	0	119	90	160	26	57	47
Homeownership Rate	7.4%	9.4%	6.3%	7.6%	–	49	51
Index of Housing Price Appreciation (2–4 family building)[4]	100.0	215.5	142.3	112.9	140.5	–	21
Median Sales Price per Unit (2–4 family building)[4]	$130,764	$263,232	$197,151	$167,838	$150,000	25	27
Sales Volume	109	232	82	84	91	48	56
Median Monthly Rent (all renters)	–	$1,028	$1,106	$1,103	–	–	36
Median Monthly Rent (recent movers)	–	$1,053	$1,143	$1,122	–	–	46
Median Rent Burden	–	37.3%	41.7%	39.9%	–	–	3
Median Rent Burden (low-income renters)	–	51.0%	55.1%	54.5%	–	–	9
Home Purchase Loan Rate (per 1,000 properties)	–	44.2	12.8	11.8	–	–	50
Refinance Loan Rate (per 1,000 properties)	–	35.9	9.7	10.4	–	–	43
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	33.3%	26.7%	–	–	24
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	183.5	173.6	–	4
Foreclosure Start Rate (per 1,000 1–4 family properties)	20.7	30.9	30.9	34.5	33.9	14	9
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	10.3%	2.3%	7.3%	7.2%	–	15	6
Serious Housing Code Violations (per 1,000 rental units)	–	151.3	148.2	132.1	100.5	–	6
Severe Crowding Rate (% of renter households)	–	–	7.2%	5.5%	–	–	15
Property Tax Liability ($ millions)	–	$83.6	$89.7	$90.7	$89.6	–	46
POPULATION							
Foreign-Born Population	36.6%	41.3%	40.7%	40.1%	–	23	23
Households with Children under 18 Years Old	47.4%	–	44.1%	42.7%	–	8	9
Population Aged 65 and Older	7.6%	–	8.6%	9.7%	–	49	43
Share of Population Living in Integrated Tracts	16.1%	–	0.0%	–	–	33	50
Poverty Rate	34.3%	34.2%	32.7%	31.7%	–	10	9
Unemployment Rate	14.9%	13.2%	17.6%	16.7%	–	12	8
Public Transportation Rate	62.1%	62.3%	69.1%	66.1%	–	19	23
Mean Travel Time to Work (minutes)	41.9	39.4	43.1	40.2	–	26	31
Serious Crime Rate (per 1,000 residents)	36.0	27.0	–	27.8	–	28	17
Students Performing at Grade Level in Math	21.2%	–	45.1%	47.8%	50.3%	50	45
Students Performing at Grade Level in Reading	27.6%	–	32.8%	32.9%	35.5%	50	48
Asthma Hospitalizations (per 1,000 people)	5.7	7.0	6.0	6.1	–	11	6
Elevated Blood Lead Levels (incidence per 1,000 children)	16.7	7.4	4.4	4.4	–	36	14
Children's Obesity Rate	–	–	22.7%	24.1%	–	–	4

1. Community district BX07 falls within sub-borough area 105. 2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008–2010.
4. Ranked out of 33 community districts with the same predominant housing type.

BX08 Riverdale/ Fieldston[1]

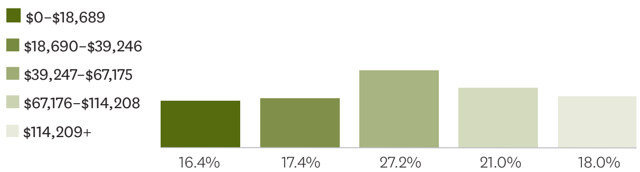
	2011	Rank
Population	103,785	54
Population Density (1,000 persons per square mile)	30.2	37
Median Household Income	$56,203	16
Income Diversity Ratio	4.6	42
Public Rental Housing Units (% of rental units)	6.6%	26
Subsidized Rental Housing Units (% of rental units)[2]	2.5%	35
Rent-Regulated Units (% of rental units)	69.1%	8
Residential Units within a Hurricane Evacuation Zone	16.5%	34
Residential Units within Sandy Surge Area	1.6%	28
Residential Units within 1/2 Mile of a Subway/Rail Entrance	51.1%	46
Unused Capacity Rate (% of land area)	45.5%	12
Racial Diversity Index	0.65	16
Rental Vacancy Rate[3]	4.1%	25

Distribution of Rental Units by Gross Rent, 2011

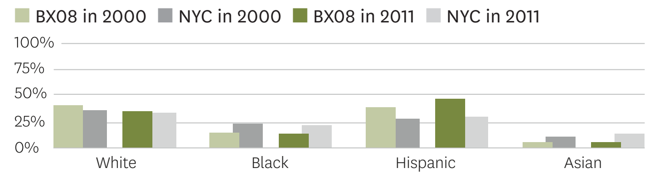


In BX08, 32.8 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	97	317	3	1	2	57	57
Units Issued New Certificates of Occupancy	68	37	87	81	184	37	17
Homeownership Rate	26.4%	30.2%	30.1%	28.4%	–	27	27
Index of Housing Price Appreciation (1 family building)[4]	100.0	202.2	186.5	154.7	159.0	–	8
Median Sales Price per Unit (1 family building)[4]	$481,647	$680,969	$655,422	$790,236	$665,000	3	3
Sales Volume	112	218	136	111	117	47	52
Median Monthly Rent (all renters)	–	$1,074	$1,181	$1,193	–	–	24
Median Monthly Rent (recent movers)	–	$1,133	$1,269	$1,326	–	–	29
Median Rent Burden	–	28.9%	30.3%	31.5%	–	–	37
Median Rent Burden (low-income renters)	–	42.2%	49.6%	50.5%	–	–	18
Home Purchase Loan Rate (per 1,000 properties)	–	31.8	18.1	15.0	–	–	41
Refinance Loan Rate (per 1,000 properties)	–	18.8	20.3	21.1	–	–	15
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	5.8%	8.9%	–	–	37
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	80.6	68.7	–	35
Foreclosure Start Rate (per 1,000 1–4 family properties)	2.2	7.5	9.7	9.7	11.5	51	33
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.6%	0.9%	1.6%	1.9%	–	32	35
Serious Housing Code Violations (per 1,000 rental units)	–	75.1	80.4	68.2	43.3	–	26
Severe Crowding Rate (% of renter households)	–	–	3.1%	3.2%	–	–	33
Property Tax Liability ($ millions)	–	$100.1	$103.6	$107.0	$106.1	–	37
POPULATION							
Foreign-Born Population	31.5%	32.1%	32.6%	31.4%	–	34	35
Households with Children under 18 Years Old	32.1%	–	28.3%	28.7%	–	36	39
Population Aged 65 and Older	16.6%	–	14.8%	15.2%	–	7	11
Share of Population Living in Integrated Tracts	24.3%	–	31.8%	–	–	23	17
Poverty Rate	18.7%	15.0%	18.5%	18.7%	–	31	31
Unemployment Rate	10.4%	12.2%	14.0%	12.3%	–	23	22
Public Transportation Rate	49.4%	52.6%	59.9%	56.8%	–	40	33
Mean Travel Time to Work (minutes)	41.0	42.6	44.6	41.3	–	33	23
Serious Crime Rate (per 1,000 residents)	27.8	18.0	–	17.8	–	45	39
Students Performing at Grade Level in Math	21.2%	–	45.1%	47.8%	50.3%	50	45
Students Performing at Grade Level in Reading	27.6%	–	32.8%	32.9%	35.5%	50	48
Asthma Hospitalizations (per 1,000 people)	1.7	3.7	3.3	3.2	–	41	18
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	6.6	7.4	1.6	2.0	–	57	48
Children's Obesity Rate	–	–	22.7%	24.1%	–	–	4

1. Community district BX08 falls within sub-borough area 106. 2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008–2010.
4. Ranked out of 33 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

BX09 Parkchester/ Soundview[1]

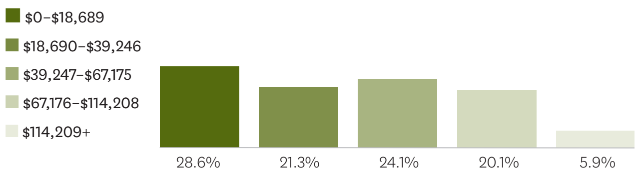
	2011	Rank
Population	182,740	9
Population Density (1,000 persons per square mile)	42.6	24
Median Household Income	$36,537	42
Income Diversity Ratio	5.4	26
Public Rental Housing Units (% of rental units)	17.0%	10
Subsidized Rental Housing Units (% of rental units)[2]	6.3%	23
Rent-Regulated Units (% of rental units)	46.6%	24
Residential Units within a Hurricane Evacuation Zone	40.1%	18
Residential Units within Sandy Surge Area	1.0%	30
Residential Units within 1/2 Mile of a Subway/Rail Entrance	41.9%	47
Unused Capacity Rate (% of land area)	36.5%	19
Racial Diversity Index	0.57	25
Rental Vacancy Rate[3]	1.7%	51

Distribution of Rental Units by Gross Rent, 2011

Less than $500 | $500-$999 | $1,000-$1,499 | $1,500 and greater

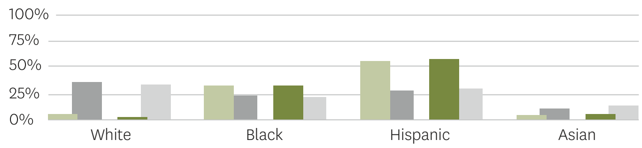
In BX09, 43.6 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011

BX09 in 2000 | NYC in 2000 | BX09 in 2011 | NYC in 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	212	481	17	5	34	40	40
Units Issued New Certificates of Occupancy	25	173	555	82	51	52	42
Homeownership Rate	20.2%	21.7%	19.0%	21.1%	–	37	38
Index of Housing Price Appreciation (2–4 family building)[4]	100.0	206.9	157.1	138.5	153.9	–	14
Median Sales Price per Unit (2–4 family building)[4]	$134,714	$243,548	$183,518	$163,146	$162,500	22	21
Sales Volume	581	1,352	475	409	388	20	36
Median Monthly Rent (all renters)	–	$976	$1,024	$1,082	–	–	41
Median Monthly Rent (recent movers)	–	$1,093	$1,101	$1,142	–	–	45
Median Rent Burden	–	30.0%	31.2%	33.4%	–	–	28
Median Rent Burden (low-income renters)	–	37.6%	39.0%	45.1%	–	–	34
Home Purchase Loan Rate (per 1,000 properties)	–	42.0	13.8	11.2	–	–	53
Refinance Loan Rate (per 1,000 properties)	–	48.2	6.8	5.2	–	–	54
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.8%	51.1%	54.6%	–	–	9
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	69.9	69.8	–	32
Foreclosure Start Rate (per 1,000 1–4 family properties)	15.0	17.9	31.3	24.3	27.1	20	17
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	6.8%	2.1%	4.4%	4.3%	–	23	16
Serious Housing Code Violations (per 1,000 rental units)	–	73.1	54.3	52.3	51.0	–	23
Severe Crowding Rate (% of renter households)	–	–	2.4%	7.7%	–	–	5
Property Tax Liability ($ millions)	–	$83.4	$94.6	$97.6	$98.3	–	41

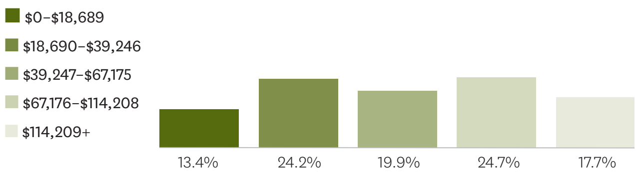
POPULATION							
Foreign-Born Population	24.6%	29.7%	32.3%	35.0%	–	38	31
Households with Children under 18 Years Old	45.5%	–	44.7%	42.0%	–	9	12
Population Aged 65 and Older	9.1%	–	10.1%	10.5%	–	42	34
Share of Population Living in Integrated Tracts	1.0%	–	0.0%	–	–	42	50
Poverty Rate	28.6%	26.2%	25.4%	27.7%	–	15	15
Unemployment Rate	13.8%	8.4%	11.2%	11.5%	–	15	26
Public Transportation Rate	57.1%	65.1%	65.3%	61.8%	–	29	27
Mean Travel Time to Work (minutes)	45.8	43.4	46.6	43.8	–	11	12
Serious Crime Rate (per 1,000 residents)	35.0	25.2	–	23.9	–	31	25
Students Performing at Grade Level in Math	22.5%	–	41.6%	43.7%	45.6%	47	53
Students Performing at Grade Level in Reading	26.7%	–	30.3%	30.0%	32.6%	53	52
Asthma Hospitalizations (per 1,000 people)	5.8	6.0	5.9	6.0	–	10	7
Elevated Blood Lead Levels (incidence per 1,000 children)	12.4	5.4	3.6	3.2	–	52	30
Children's Obesity Rate	–	–	23.9%	23.5%	–	–	12

1. Community district BX09 falls within sub-borough area 107. 2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008–2010.
4. Ranked out of 33 community districts with the same predominant housing type.

BX10 Throgs Neck/ Co-op City[1]

	2011	Rank
Population	122,886	45
Population Density (1,000 persons per square mile)	12.9	50
Median Household Income	$54,487	19
Income Diversity Ratio	5.1	30
Public Rental Housing Units (% of rental units)	7.9%	22
Subsidized Rental Housing Units (% of rental units)[2]	2.2%	39
Rent-Regulated Units (% of rental units)	36.5%	37
Residential Units within a Hurricane Evacuation Zone	60.7%	10
Residential Units within Sandy Surge Area	16.3%	10
Residential Units within 1/2 Mile of a Subway/Rail Entrance	26.8%	54
Unused Capacity Rate (% of land area)	38.6%	14
Racial Diversity Index	0.67	13
Rental Vacancy Rate[3]	1.5%	52

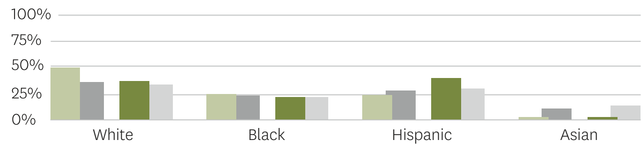
Household Income Distribution by New York City Income Quintile, 2011



Distribution of Rental Units by Gross Rent, 2011

In BX10, 43.7 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING

HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	236	213	25	7	192	15	15
Units Issued New Certificates of Occupancy	82	352	80	55	24	33	48
Homeownership Rate	45.5%	57.3%	41.5%	44.3%	–	10	12
Index of Housing Price Appreciation (1 family building)[4]	100.0	208.8	170.7	163.2	152.2	–	12
Median Sales Price per Unit (1 family building)[4]	$304,490	$509,525	$398,496	$376,632	$364,000	10	10
Sales Volume	392	750	336	332	355	35	37
Median Monthly Rent (all renters)	–	$1,008	$1,086	$1,103	–	–	36
Median Monthly Rent (recent movers)	–	$1,099	$1,185	$1,377	–	–	22
Median Rent Burden	–	24.4%	27.2%	31.2%	–	–	40
Median Rent Burden (low-income renters)	–	44.1%	41.2%	42.4%	–	–	42
Home Purchase Loan Rate (per 1,000 properties)	–	30.9	13.0	11.7	–	–	51
Refinance Loan Rate (per 1,000 properties)	–	27.6	9.4	9.0	–	–	49
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.3%	34.2%	42.9%	–	–	15
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	89.7	90.9	–	26
Foreclosure Start Rate (per 1,000 1–4 family properties)	4.7	8.6	17.1	10.7	13.5	35	31
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.8%	1.1%	2.3%	2.2%	–	41	30
Serious Housing Code Violations (per 1,000 rental units)	–	15.5	23.7	22.0	26.2	–	34
Severe Crowding Rate (% of renter households)	–	–	2.0%	0.0%	–	–	54
Property Tax Liability ($ millions)	–	$82.1	$95.6	$99.6	$100.6	–	39

POPULATION

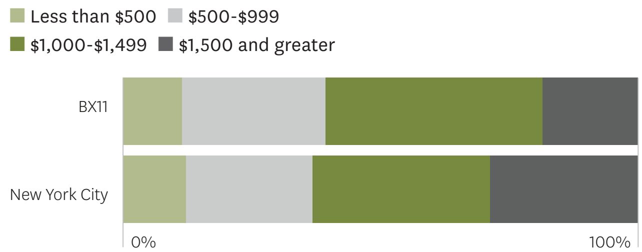
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	15.8%	16.7%	20.8%	18.5%	–	54	53
Households with Children under 18 Years Old	29.4%	–	24.9%	29.9%	–	43	38
Population Aged 65 and Older	18.5%	–	21.3%	18.4%	–	3	3
Share of Population Living in Integrated Tracts	33.1%	–	40.9%	–	–	15	11
Poverty Rate	10.1%	9.9%	16.4%	12.6%	–	47	45
Unemployment Rate	6.4%	9.2%	10.8%	12.2%	–	43	23
Public Transportation Rate	38.3%	40.4%	41.5%	40.6%	–	49	48
Mean Travel Time to Work (minutes)	41.6	40.4	41.4	41.5	–	29	22
Serious Crime Rate (per 1,000 residents)	29.3	20.9	–	21.5	–	40	32
Students Performing at Grade Level in Math	28.5%	–	44.5%	47.4%	49.6%	39	48
Students Performing at Grade Level in Reading	33.0%	–	33.2%	34.7%	37.6%	42	45
Asthma Hospitalizations (per 1,000 people)	3.2	3.2	3.7	3.2	–	23	18
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	10.2	5.6	4.3	1.4	–	55	54
Children's Obesity Rate	–	–	22.7%	22.5%	–	–	17

1. Community district BX10 falls within sub-borough area 108. 2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008–2010.
4. Ranked out of 33 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

BX11 Morris Park/ Bronxdale[1]

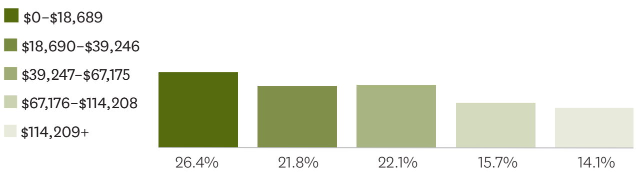
	2011	Rank
Population	121,836	46
Population Density (1,000 persons per square mile)	32.0	35
Median Household Income	$41,546	35
Income Diversity Ratio	6.8	6
Public Rental Housing Units (% of rental units)	10.0%	19
Subsidized Rental Housing Units (% of rental units)[2]	5.1%	27
Rent-Regulated Units (% of rental units)	49.8%	19
Residential Units within a Hurricane Evacuation Zone	0.7%	50
Residential Units within Sandy Surge Area	0.0%	39
Residential Units within 1/2 Mile of a Subway/Rail Entrance	85.0%	29
Unused Capacity Rate (% of land area)	30.0%	25
Racial Diversity Index	0.72	4
Rental Vacancy Rate[3]	3.9%	31

Distribution of Rental Units by Gross Rent, 2011

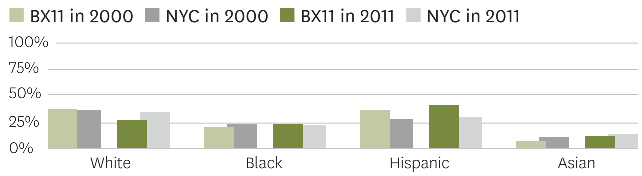


In BX11, 39.3 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	64	3,285	18	7	12	52	52
Units Issued New Certificates of Occupancy	167	110	228	108	30	20	46
Homeownership Rate	27.8%	32.1%	31.9%	26.8%	–	26	31
Index of Housing Price Appreciation (2–4 family building)[4]	100.0	209.8	156.5	142.5	147.3	–	18
Median Sales Price per Unit (2–4 family building)[4]	$165,393	$277,538	$199,248	$196,284	$185,500	14	18
Sales Volume	447	656	286	285	296	28	44
Median Monthly Rent (all renters)	–	$998	$1,098	$1,130	–	–	32
Median Monthly Rent (recent movers)	–	$1,122	$1,206	$1,213	–	–	41
Median Rent Burden	–	28.4%	31.5%	35.6%	–	–	16
Median Rent Burden (low-income renters)	–	42.0%	41.0%	49.9%	–	–	20
Home Purchase Loan Rate (per 1,000 properties)	–	49.8	15.7	15.3	–	–	38
Refinance Loan Rate (per 1,000 properties)	–	58.8	15.1	14.7	–	–	36
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.4%	44.2%	50.8%	–	–	12
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	145.9	146.2	–	16
Foreclosure Start Rate (per 1,000 1–4 family properties)	6.9	12.1	18.7	15.7	17.3	32	27
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.1%	1.0%	1.8%	2.3%	–	38	26
Serious Housing Code Violations (per 1,000 rental units)	–	39.1	30.9	27.2	26.0	–	35
Severe Crowding Rate (% of renter households)	–	–	4.4%	5.3%	–	–	18
Property Tax Liability ($ millions)	–	$86.8	$95.7	$96.7	$96.7	–	42

POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	30.8%	29.3%	38.5%	33.9%	–	35	33
Households with Children under 18 Years Old	35.7%	–	37.1%	35.4%	–	31	23
Population Aged 65 and Older	15.0%	–	13.6%	14.1%	–	10	16
Share of Population Living in Integrated Tracts	53.3%	–	49.0%	–	–	7	8
Poverty Rate	17.5%	17.8%	21.1%	21.0%	–	32	26
Unemployment Rate	8.8%	8.2%	13.9%	14.7%	–	29	13
Public Transportation Rate	45.4%	49.1%	53.3%	50.7%	–	43	41
Mean Travel Time to Work (minutes)	39.3	37.6	39.0	40.6	–	39	28
Serious Crime Rate (per 1,000 residents)	35.2	25.8	–	23.7	–	29	26
Students Performing at Grade Level in Math	32.0%	–	44.0%	47.7%	51.2%	35	39
Students Performing at Grade Level in Reading	37.3%	–	34.1%	36.6%	39.5%	34	40
Asthma Hospitalizations (per 1,000 people)	4.0	4.8	5.0	5.0	–	14	11
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	17.5	5.4	3.2	3.3	–	33	26
Children's Obesity Rate	–	–	21.7%	21.6%	–	–	24

1. Community district BX11 falls within sub-borough area 109. 2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008–2010. 4. Ranked out of 33 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

BX12 Williamsbridge/ Baychester[1]

	2011	Rank
Population	143,486	27
Population Density (1,000 persons per square mile)	21.3	45
Median Household Income	$44,086	32
Income Diversity Ratio	5.7	20
Public Rental Housing Units (% of rental units)	11.7%	17
Subsidized Rental Housing Units (% of rental units)[2]	1.9%	42
Rent-Regulated Units (% of rental units)	42.2%	32
Residential Units within a Hurricane Evacuation Zone	1.0%	46
Residential Units within Sandy Surge Area	0.0%	38
Residential Units within 1/2 Mile of a Subway/Rail Entrance	66.2%	39
Unused Capacity Rate (% of land area)	32.5%	22
Racial Diversity Index	0.49	41
Rental Vacancy Rate[3]	5.5%	8

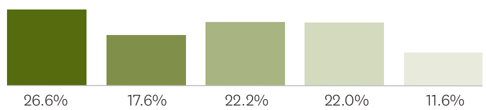
Distribution of Rental Units by Gross Rent, 2011

Less than $500 | $500-$999 | $1,000-$1,499 | $1,500 and greater

In BX12, 37.2 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

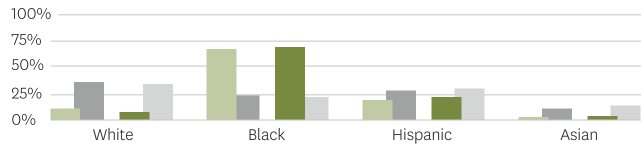
Household Income Distribution by New York City Income Quintile, 2011

- $0–$18,689
- $18,690–$39,246
- $39,247–$67,175
- $67,176–$114,208
- $114,209+



Racial and Ethnic Composition, 2011

BX12 in 2000 | NYC in 2000 | BX12 in 2011 | NYC in 2011



HOUSING

	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	285	481	36	45	437	4	4
Units Issued New Certificates of Occupancy	158	314	331	161	198	21	15
Homeownership Rate	35.9%	41.1%	35.4%	36.8%	–	16	18
Index of Housing Price Appreciation (2–4 family building)[4]	100.0	197.6	134.3	123.2	121.8	–	26
Median Sales Price per Unit (2–4 family building)[4]	$162,625	$271,186	$188,761	$175,636	$163,092	15	20
Sales Volume	555	1,296	482	478	428	23	32
Median Monthly Rent (all renters)	–	$1,054	$1,101	$1,145	–	–	29
Median Monthly Rent (recent movers)	–	$1,144	$1,143	$1,305	–	–	33
Median Rent Burden	–	29.8%	33.8%	38.0%	–	–	5
Median Rent Burden (low-income renters)	–	39.9%	40.3%	49.6%	–	–	21
Home Purchase Loan Rate (per 1,000 properties)	–	56.5	14.0	15.8	–	–	36
Refinance Loan Rate (per 1,000 properties)	–	105.6	14.6	12.7	–	–	38
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	2.0%	81.9%	78.4%	–	–	3
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	162.4	169.1	–	6
Foreclosure Start Rate (per 1,000 1–4 family properties)	14.3	20.2	32.2	27.0	29.4	21	15
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	7.3%	2.0%	3.5%	6.0%	–	22	9
Serious Housing Code Violations (per 1,000 rental units)	–	62.6	84.1	74.7	60.4	–	17
Severe Crowding Rate (% of renter households)	–	–	4.5%	2.5%	–	–	43
Property Tax Liability ($ millions)	–	$111.0	$115.7	$116.6	$116.9	–	35

POPULATION

	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	38.2%	37.4%	40.2%	39.5%	–	21	24
Households with Children under 18 Years Old	42.2%	–	40.9%	42.3%	–	17	10
Population Aged 65 and Older	11.2%	–	11.8%	9.9%	–	26	41
Share of Population Living in Integrated Tracts	0.6%	–	0.0%	–	–	44	50
Poverty Rate	19.4%	14.7%	21.2%	18.8%	–	27	30
Unemployment Rate	10.6%	11.0%	15.9%	16.0%	–	22	10
Public Transportation Rate	50.9%	51.2%	55.6%	54.3%	–	37	35
Mean Travel Time to Work (minutes)	45.7	41.7	45.8	44.8	–	12	9
Serious Crime Rate (per 1,000 residents)	30.1	21.3	–	20.3	–	37	342
Students Performing at Grade Level in Math	31.9%	–	44.0%	47.7%	51.2%	36	40
Students Performing at Grade Level in Reading	37.3%	–	34.1%	36.6%	39.5%	34	41
Asthma Hospitalizations (per 1,000 people)	3.8	4.3	4.8	4.6	–	16	14
Elevated Blood Lead Levels (incidence per 1,000 children)	14.9	5.8	3.4	3.1	–	42	31
Children's Obesity Rate	–	–	21.7%	21.6%	–	–	24

1. Community district BX12 falls within sub-borough area 110. 2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008–2010. 4. Ranked out of 33 community districts with the same predominant housing type.

Brooklyn

1

BK 01, GREENPOINT/ WILLIAMSBURG: *Schools, Health, and Crime*: In 2011, Greenpoint/Williamsburg had the highest incidence of elevated blood lead levels in the city. Since 2000, however, the incidence of elevated blood levels in BK01 declined dramatically—from 24.6 cases per 1,000 children to 9.7 cases per 1,000 children, a decline consistent with citywide trends.

2

BK 05, EAST NEW YORK/ STARRETT CITY: *Housing*: East New York/Starrett City had the highest rental vacancy rate (7.8%) in the borough and second highest in the city from 2009 to 2011. Neighboring Flatlands/Canarsie, however, had the lowest rental vacancy rate in the borough at 2.8 percent.

3

BK 06, PARK SLOPE/ CARROLL GARDENS: ***Housing*:** Out of the 33 community districts in which two- to four-family buildings were the most common housing type, prices for these properties in Park Slope/ Carroll Gardens grew the most from 2000 to 2012.

4

BK 07, SUNSET PARK: ***Housing*:** Sunset Park had the second highest severe crowding rate in the city—9.3 percent of renter households had more than 1.5 occupants per room in 2011. Only Jackson Heights in Queens, with a severe crowding rate of 11.3 percent, experienced more overcrowding.

5

BK 09, SOUTH CROWN HEIGHTS/LEFFERTS GARDENS: ***Housing*:** More than 80 percent of all rental units in South Crown Heights/Lefferts Gardens were rent regulated in 2011. This was the fourth highest percentage in the city. Citywide, 45.4 percent of all units were rent regulated.

6

BK 11, BENSONHURST: ***Demographics*:** The vast majority of Bensonhurst's population—96 percent—lived in an integrated census tract in 2010, which is the largest share of any community district in the city.

7

BK 12, BOROUGH PARK: ***Housing*:** Borough Park had highest median rent burden in the city in 2011. The median household in the neighborhood spent 50 percent of their income on rent. Citywide, the median household spent 32.5 percent of income on rent.

8

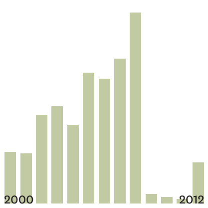
BK 13, CONEY ISLAND: ***Demographics*:** Nearly a quarter of Coney Island's population—24.2 percent—was aged 65 or older in 2011, the largest percentage in the city.

9

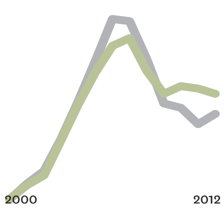
BK 18: FLATLANDS/CANARSIE: ***Housing*:** More than half of the households (58.1%) in Flatlands/Canarsie owned their own homes in 2011, which was the sixth highest in the city and nearly double the average homeownership rate in Brooklyn as a whole (28.7%).

Brooklyn

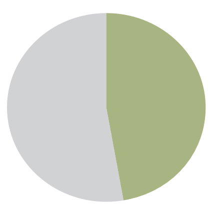
Brooklyn was New York City's most populous borough in 2011, home to 2,532,645 residents in just over one million housing units. The vast majority of Brooklyn residents were renters—just 28.7 percent of households owned their home. In 2011 the median monthly rent for all renters was $1,135, an increase of 10.4 percent over 2006.



In 2012, the number of units authorized by new building permits in Brooklyn was down from the housing boom, but it had increased tenfold from 2011. The number of units authorized by building permits peaked in 2008, then crashed in 2009 and continued to decrease through 2011.



Single-family buildings (■) fared better than two- to four-family buildings (■) in Brooklyn between 2009 and 2012, though prices for both housing types remained depressed. Prices for two- to four-family buildings fell from 2006 through 2011. Though prices recovered slightly in 2012, they still remained lower than their 2009 level.



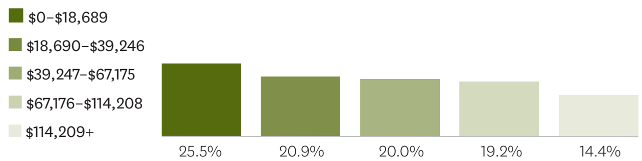
Almost half of all stalled construction sites in the city at the end of 2012 were located in Brooklyn (■)—307 out of the city's total of 648. That is significantly higher than the next highest borough, Queens, which had 163 stalled sites at the end of 2012. Nearly a quarter of Brooklyn's stalled sites were located in the Greenpoint/Williamsburg community district (BK 01).

3,982

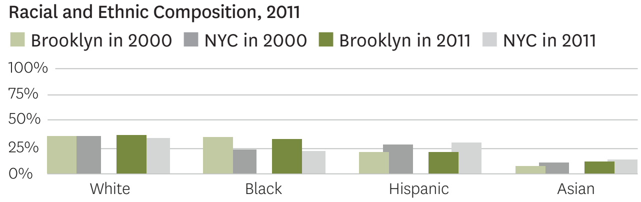
The number of units in 52 subsidized properties that left affordability restrictions in Brooklyn between 2002 and 2011 that had HUD Project-Based Rental Assistance, received HUD insurance or financing, were developed with a Low-Income Housing Tax Credit, or were built under the Mitchell-Lama Program.

	2011	Rank
Population	2,532,645	1
Population Density (1,000 persons per square mile)	35.8	2
Median Household Income	$43,592	4
Income Diversity Ratio	6.0	2
Public Rental Housing Units (% of rental units)	8.6%	2
Subsidized Rental Housing Units (% of rental units)	6.7%	3
Rent-Regulated Units (% of rental units)	44.3%	3
Residential Units within a Hurricane Evacuation Zone	41.0%	1
Residential Units within Sandy Surge Area	11.6%	1
Residential Units within 1/2 Mile of a Subway/Rail Entrance	77.3%	2
Unused Capacity Rate (% of land area)	26.0%	5
Racial Diversity Index	0.72	2
Rental Vacancy Rate	4.7%	2

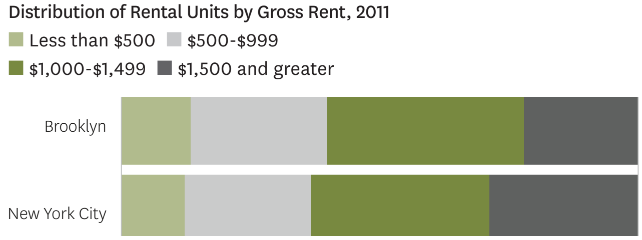
Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



Distribution of Rental Units by Gross Rent, 2011



In Brooklyn, 39.8 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Of the five boroughs, Brooklyn had the highest percentage of residential units—41 percent—located in hurricane evacuation zones. All of the residential units in Coney Island and Flatlands/Canarsie are located in a city-designated evacuation zone. In addition, 11.6 percent of all residential units are located in the area that was hit by Superstorm Sandy's storm surge.

72%

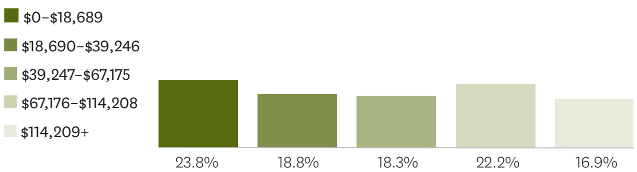
The probability that two randomly selected residents of Brooklyn were different races in 2011. In addition, a quarter of Brooklyn residents lived in racially integrated census tracts in 2010, and about one-third of its residents were foreign born. Brooklyn was second to Queens in all three measures.

BUILT ENVIRONMENT	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	3,045	7,415	363	262	2,427	2	2
Units Issued New Certificates of Occupancy	1,473	5,949	5,557	1,832	3,607	4	1
HOUSING: STOCK							
Housing Units	930,866	954,382	1,000,293	1,001,296	–	1	1
Homeownership Rate	27.1%	32.3%	30.2%	28.7%	–	3	3
Serious Housing Code Violations (per 1,000 rental units)	–	64.7	64.4	67.1	60.8	–	2
Severe Crowding Rate (% of renter households)	–	–	4.5%	4.9%	–	–	3
HOUSING: MARKET							
Index of Housing Price Appreciation (1 family building)	100.0	211.5	182.2	180.4	176.7	–	1
Index of Housing Price Appreciation (2-4 family building)	100.0	231.4	166.7	154.8	162.3	–	1
Median Sales Price per Unit (1 family building)	$311,410	$543,631	$508,607	$489,437	$500,000	1	1
Median Sales Price per Unit (2-4 family building)	$162,856	$303,289	$244,691	$237,921	$240,000	3	1
Sales Volume (1 family building)	2,620	2,719	1,487	1,361	1,521	3	3
Sales Volume (2-4 family building)	5,759	8,447	3,743	3,729	4,185	1	1
Median Monthly Rent (all renters)	–	$1,028	$1,132	$1,135	–	–	3
Median Monthly Rent (recent movers)	–	$1,190	$1,332	$1,326	–	–	3
Median Rent Burden	–	31.8%	32.8%	33.6%	–	–	3
Median Rent Burden (low-income renters)	–	44.1%	45.1%	46.2%	–	–	2
HOUSING: FINANCE							
Home Purchase Loan Rate (per 1,000 properties)	–	44.9	23.1	22.2	–	–	1
Higher-Cost Home Purchase Loans (% of home purchase loans)	–	27.3%	0.9%	0.8%	–	–	4
Refinance Loan Rate (per 1,000 properties)	–	51.6	18.1	18.5	–	–	3
Higher-Cost Home Purchase Loans (% of home purchase loans)	–	35.5%	2.8%	3.5%	–	–	3
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.6%	21.8%	21.5%	–	–	4
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	96.1	96.0	–	3
Foreclosure Starts (all residential properties)	2,785	3,602	6,241	4,839	4,186	1	2
Foreclosure Start Rate (per 1,000 1-4 family properties)	11.3	15.5	25.2	19.2	17.2	3	3
Properties that Entered REO	394	83	167	55	37	2	2
Property Tax Liability ($ millions)	–	$1,873.7	$2,229.8	$2,313.8	$2,369.7	–	3
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	6.4%	1.8%	2.6%	2.7%	–	3	2
DEMOGRAPHICS							
Population	2,465,326	–	2,504,700	2,532,645	–	1	1
Population Density (1,000 persons per square mile)	34.9	–	35.4	35.8	–	2	2
Foreign-Born Population	37.8%	37.8%	37.8%	37.4%	–	2	2
Percent White	36.0%	–	35.7%	35.6%	–	3	3
Percent Black	35.7%	–	31.9%	32.1%	–	1	1
Percent Hispanic	20.5%	–	19.8%	20.0%	–	4	4
Percent Asian	7.8%	–	10.4%	10.6%	–	3	3
Households with Children under 18 Years Old	38.2%	34.7%	34.2%	33.4%	–	3	4
Population Aged 65 and Older	11.5%	12.0%	11.5%	11.5%	–	4	4
Median Household Income	$45,858	$46,229	$44,194	$43,592	–	4	4
Income Diversity Ratio	6.0	6.3	5.7	6.0		3	2
Share of Population Living in Integrated Tracts	22.5%	–	25.1%	–	–	2	2
Poverty Rate	25.1%	22.6%	23.0%	23.6%	–	2	2
Unemployment Rate	10.7%	7.4%	10.9%	12.0%	–	2	2
Private Sector Employment	–	425,994	455,342	472,508	–	–	2
Public Transportation Rate	58.8%	61.7%	64.2%	64.2%	–	2	1
Mean Travel Time to Work (minutes)	43.2	41.4	40.7	41.1	–	2	4
SCHOOLS, HEALTH, CRIME							
Serious Crime Rate (per 1,000 residents)	34.9	24.9	22.8	23.6	–	3	3
Adult Incarceration Rate (per 100,000 residents aged 15 or older)	866.5	802.3	1,198.5	1,226.2	–	3	2
Students Performing at Grade Level in Math	33.5%	–	56.9%	56.5%	59.6%	3	4
Students Performing at Grade Level in Reading	40.1%	–	41.8%	43.7%	46.7%	4	4
Asthma Hospitalizations (per 1,000 residents)	3.5	3.0	3.0	2.9	–	2	2
Low Birth Weight Rate (per 1,000 live births)	83	85	84	82	–	3	3
Elevated Blood Lead Levels (incidence per 1,000 children)	21.4	8.7	5.0	4.1	–	1	1
Children's Obesity Rate	–	–	21.3%	20.6%	–	–	3

BK01 Greenpoint/ Williamsburg

	2011	Rank
Population	144,584	25
Population Density (1,000 persons per square mile)	35.2	30
Median Household Income	$47,927	26
Income Diversity Ratio	6.1	14
Public Rental Housing Units (% of rental units)	12.7%	15
Subsidized Rental Housing Units (% of rental units)[1]	5.4%	25
Rent-Regulated Units (% of rental units)	49.9%	18
Residential Units within a Hurricane Evacuation Zone	63.5%	9
Residential Units within Sandy Surge Area	6.5%	21
Residential Units within 1/2 Mile of a Subway/Rail Entrance	91.7%	17
Unused Capacity Rate (% of land area)	37.7%	15
Racial Diversity Index	0.51	38
Rental Vacancy Rate[2]	3.4%	37

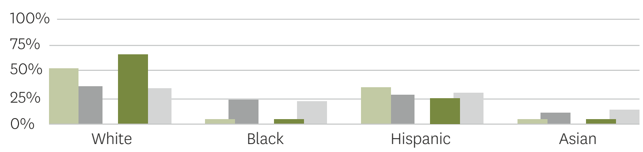
Household Income Distribution by New York City Income Quintile, 2011



Distribution of Rental Units by Gross Rent, 2011

In BK01, 38.0 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	757	1,483	3	10	908	2	2
Units Issued New Certificates of Occupancy	88	863	1,370	308	1,136	28	1
Homeownership Rate	14.5%	18.1%	17.7%	15.3%	–	44	44
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	256.3	238.0	234.4	262.7	–	4
Median Sales Price per Unit (2–4 family building)[3]	$147,631	$328,563	$262,169	$322,892	$323,333	17	6
Sales Volume	278	1,001	945	1,182	908	40	8
Median Monthly Rent (all renters)	–	$940	$1,114	$1,243	–	–	21
Median Monthly Rent (recent movers)	–	$1,419	$1,625	$1,723	–	–	8
Median Rent Burden	–	31.3%	31.2%	30.5%	–	–	41
Median Rent Burden (low-income renters)	–	38.7%	47.0%	46.5%	–	–	29
Home Purchase Loan Rate (per 1,000 properties)	–	41.6	41.6	43.0	–	–	2
Refinance Loan Rate (per 1,000 properties)	–	24.0	10.6	11.5	–	–	41
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	17.3%	19.9%	–	–	27
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	44.5	39.1	–	49
Foreclosure Start Rate (per 1,000 1–4 family properties)	4.4	5.3	9.4	7.6	5.7	38	49
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.9%	1.7%	2.2%	2.3%	–	24	26
Serious Housing Code Violations (per 1,000 rental units)	–	20.1	25.6	22.3	20.7	–	39
Severe Crowding Rate (% of renter households)	–	–	3.7%	4.6%	–	–	22
Property Tax Liability ($ millions)	–	$129.9	$173.8	$176.1	$181.7	–	23
POPULATION							
Foreign-Born Population	33.5%	29.1%	25.8%	24.3%	–	32	45
Households with Children under 18 Years Old	35.0%	–	25.2%	23.0%	–	32	46
Population Aged 65 and Older	9.9%	–	9.1%	7.8%	–	35	51
Share of Population Living in Integrated Tracts	44.8%	–	38.5%	–	–	9	12
Poverty Rate	33.8%	35.2%	26.5%	31.7%	–	11	10
Unemployment Rate	9.8%	6.1%	8.2%	8.7%	–	26	39
Public Transportation Rate	60.1%	64.7%	65.3%	69.5%	–	26	15
Mean Travel Time to Work (minutes)	35.3	33.4	31.5	31.6	–	48	48
Serious Crime Rate (per 1,000 residents)	29.7	28.3	–	26.5	–	39	21
Students Performing at Grade Level in Math	29.1%	–	49.2%	50.1%	56.4%	38	35
Students Performing at Grade Level in Reading	34.8%	–	37.6%	39.6%	45.0%	38	35
Asthma Hospitalizations (per 1,000 people)	3.4	2.6	2.0	1.9	–	22	32
Elevated Blood Lead Levels (incidence per 1,000 children)	24.6	16.5	9.0	9.7	–	10	1
Children's Obesity Rate	–	–	25.6%	24.3%	–	–	3

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.

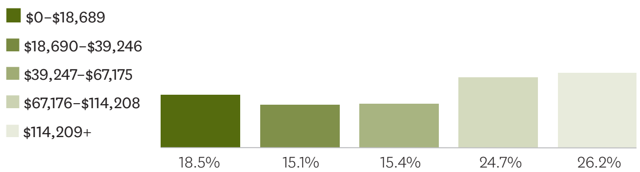
BK02 Fort Greene/ Brooklyn Hts

	2011	Rank
Population	118,910	47
Population Density (1,000 persons per square mile)	37.2	27
Median Household Income	$63,265	12
Income Diversity Ratio	6.5	9
Public Rental Housing Units (% of rental units)	13.3%	14
Subsidized Rental Housing Units (% of rental units)[1]	4.2%	29
Rent-Regulated Units (% of rental units)	29.9%	46
Residential Units within a Hurricane Evacuation Zone	18.4%	31
Residential Units within Sandy Surge Area	1.5%	29
Residential Units within 1/2 Mile of a Subway/Rail Entrance	92.9%	15
Unused Capacity Rate (% of land area)	27.7%	30
Racial Diversity Index	0.69	11
Rental Vacancy Rate[2]	4.4%	20

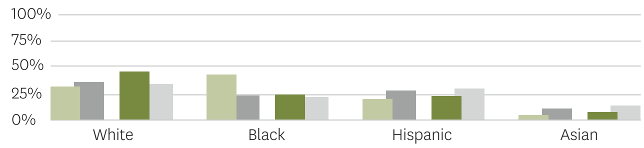
Distribution of Rental Units by Gross Rent, 2011

In BK02, 32.5 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	151	1,126	4	4	264	11	11
Units Issued New Certificates of Occupancy	84	268	435	7	429	31	6
Homeownership Rate	26.3%	37.8%	31.1%	27.8%	–	28	28
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	256.0	237.7	234.7	264.1	–	2
Median Sales Price per Unit (2–4 family building)[3]	$236,233	$619,930	$423,839	$433,355	$568,542	2	2
Sales Volume	261	577	789	682	798	44	13
Median Monthly Rent (all renters)	–	$1,074	$1,450	$1,397	–	–	10
Median Monthly Rent (recent movers)	–	$1,579	$1,783	$1,897	–	–	7
Median Rent Burden	–	27.5%	26.5%	29.0%	–	–	46
Median Rent Burden (low-income renters)	–	33.3%	41.7%	40.8%	–	–	47
Home Purchase Loan Rate (per 1,000 properties)	–	50.6	44.4	45.4	–	–	1
Refinance Loan Rate (per 1,000 properties)	–	32.0	29.6	30.7	–	–	7
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	11.3%	13.1%	–	–	31
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	52.4	46.2	–	43
Foreclosure Start Rate (per 1,000 1–4 family properties)	14.1	10.2	14.8	12.6	6.8	22	44
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	8.4%	2.3%	2.6%	2.7%	–	19	23
Serious Housing Code Violations (per 1,000 rental units)	–	20.8	9.6	18.8	19.7	–	41
Severe Crowding Rate (% of renter households)	–	–	1.8%	1.9%	–	–	47
Property Tax Liability ($ millions)	–	$173.3	$211.3	$213.7	$222.4	–	13

POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	16.9%	18.0%	19.6%	19.6%	–	53	51
Households with Children under 18 Years Old	24.7%	–	23.3%	22.1%	–	48	47
Population Aged 65 and Older	9.8%	–	9.2%	11.4%	–	37	28
Share of Population Living in Integrated Tracts	31.8%	–	44.3%	–	–	16	10
Poverty Rate	24.5%	20.4%	18.1%	19.4%	–	21	29
Unemployment Rate	10.7%	6.8%	10.4%	11.8%	–	20	24
Public Transportation Rate	69.8%	71.9%	75.3%	77.4%	–	5	2
Mean Travel Time to Work (minutes)	35.7	34.3	35.2	34.6	–	46	45
Serious Crime Rate (per 1,000 residents)	70.0	48.6	–	49.2	–	4	3
Students Performing at Grade Level in Math	26.5%	–	44.6%	50.9%	55.1%	42	36
Students Performing at Grade Level in Reading	34.3%	–	37.9%	42.0%	45.0%	39	36
Asthma Hospitalizations (per 1,000 people)	3.8	3.4	2.9	3.0	–	16	20
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	23.7	10.6	6.2	5.3	–	11	6
Children's Obesity Rate	–	–	20.2%	19.2%	–	–	39

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

BK03 Bedford Stuyvesant

	2011	Rank
Population	132,524	37
Population Density (1,000 persons per square mile)	57.7	12
Median Household Income	$32,970	46
Income Diversity Ratio	6.8	6
Public Rental Housing Units (% of rental units)	21.3%	5
Subsidized Rental Housing Units (% of rental units)[1]	16.5%	10
Rent-Regulated Units (% of rental units)	34.2%	42
Residential Units within a Hurricane Evacuation Zone	4.4%	40
Residential Units within Sandy Surge Area	0.0%	39
Residential Units within 1/2 Mile of a Subway/Rail Entrance	85.5%	28
Unused Capacity Rate (% of land area)	24.7%	34
Racial Diversity Index	0.57	27
Rental Vacancy Rate[2]	6.8%	4

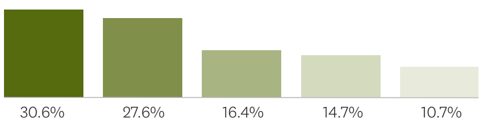
Distribution of Rental Units by Gross Rent, 2011

Less than $500 | $500-$999 | $1,000-$1,499 | $1,500 and greater

In BK03, 55.3 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

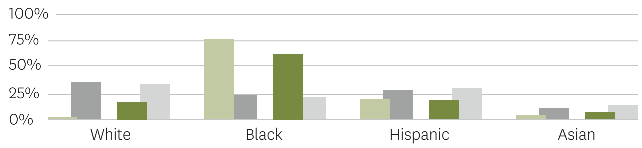
Household Income Distribution by New York City Income Quintile, 2011

$0–$18,689
$18,690–$39,246
$39,247–$67,175
$67,176–$114,208
$114,209+



Racial and Ethnic Composition, 2011

BK03 in 2000 | NYC in 2000 | BK03 in 2011 | NYC in 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	125	748	96	73	389	5	5
Units Issued New Certificates of Occupancy	104	1,047	582	252	436	25	5
Homeownership Rate	19.2%	26.1%	20.4%	22.6%	–	40	37
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	234.9	137.0	123.0	131.4	–	23
Median Sales Price per Unit (2–4 family building)[3]	$138,404	$286,121	$169,361	$168,244	$183,333	20	19
Sales Volume	582	1,545	719	765	833	19	11
Median Monthly Rent (all renters)	–	$826	$999	$949	–	–	48
Median Monthly Rent (recent movers)	–	$1,030	$1,342	$1,152	–	–	44
Median Rent Burden	–	35.3%	33.8%	34.4%	–	–	21
Median Rent Burden (low-income renters)	–	48.4%	42.3%	42.0%	–	–	44
Home Purchase Loan Rate (per 1,000 properties)	–	64.1	18.2	23.9	–	–	9
Refinance Loan Rate (per 1,000 properties)	–	82.4	13.3	10.4	–	–	43
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	1.6%	65.8%	53.5%	–	–	10
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	143.6	147.7	–	14
Foreclosure Start Rate (per 1,000 1–4 family properties)	35.2	50.0	58.2	42.8	32.3	5	11
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	16.4%	5.4%	6.9%	7.4%	–	2	4
Serious Housing Code Violations (per 1,000 rental units)	–	107.3	85.2	106.1	89.1	–	13
Severe Crowding Rate (% of renter households)	–	–	4.4%	3.6%	–	–	29
Property Tax Liability ($ millions)	–	$59.1	$74.2	$78.0	$78.5	–	49

POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	18.4%	19.6%	22.2%	19.0%	–	49	52
Households with Children under 18 Years Old	45.0%	–	36.1%	34.3%	–	10	27
Population Aged 65 and Older	8.8%	–	10.7%	9.3%	–	45	45
Share of Population Living in Integrated Tracts	0.0%	–	3.4%	–	–	45	47
Poverty Rate	35.9%	37.7%	30.7%	32.2%	–	9	7
Unemployment Rate	17.9%	12.8%	12.9%	18.5%	–	7	6
Public Transportation Rate	66.2%	65.8%	71.1%	69.5%	–	13	14
Mean Travel Time to Work (minutes)	44.7	40.0	39.6	40.4	–	17	30
Serious Crime Rate (per 1,000 residents)	44.3	34.8	–	35.7	–	11	9
Students Performing at Grade Level in Math	23.1%	–	42.2%	46.9%	50.6%	46	41
Students Performing at Grade Level in Reading	32.2%	–	33.3%	36.6%	39.7%	44	39
Asthma Hospitalizations (per 1,000 people)	7.2	5.4	5.2	5.3	–	7	8
Elevated Blood Lead Levels (incidence per 1,000 children)	28.9	13.4	5.9	4.7	–	5	13
Children's Obesity Rate	–	–	21.9%	21.2%	–	–	28

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.

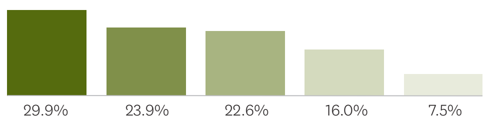
BK04 Bushwick

	2011	Rank
Population	138,763	31
Population Density (1,000 persons per square mile)	54.8	15
Median Household Income	$34,813	45
Income Diversity Ratio	5.8	18
Public Rental Housing Units (% of rental units)	3.3%	33
Subsidized Rental Housing Units (% of rental units)[1]	6.2%	24
Rent-Regulated Units (% of rental units)	32.1%	45
Residential Units within a Hurricane Evacuation Zone	1.0%	47
Residential Units within Sandy Surge Area	0.0%	39
Residential Units within 1/2 Mile of a Subway/Rail Entrance	96.9%	11
Unused Capacity Rate (% of land area)	32.0%	24
Racial Diversity Index	0.54	36
Rental Vacancy Rate[2]	6.1%	5

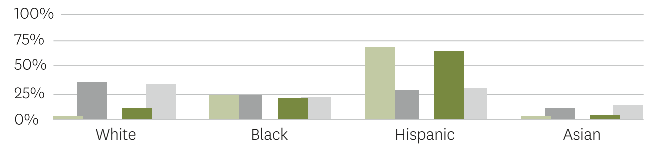
Distribution of Rental Units by Gross Rent, 2011

In BK04, 39.2 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	225	493	6	22	151	19	19
Units Issued New Certificates of Occupancy	4	733	383	245	139	56	25
Homeownership Rate	13.7%	18.7%	15.9%	12.5%	–	45	46
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	239.4	139.0	114.2	120.8	–	27
Median Sales Price per Unit (2–4 family building)[3]	$119,720	$272,769	$173,031	$134,850	$158,333	29	24
Sales Volume	423	910	304	343	456	31	30
Median Monthly Rent (all renters)	–	$942	$1,157	$1,176	–	–	27
Median Monthly Rent (recent movers)	–	$1,202	$1,300	$1,509	–	–	12
Median Rent Burden	–	39.4%	33.3%	36.3%	–	–	11
Median Rent Burden (low-income renters)	–	50.8%	41.4%	50.9%	–	–	16
Home Purchase Loan Rate (per 1,000 properties)	–	96.7	21.1	19.0	–	–	20
Refinance Loan Rate (per 1,000 properties)	–	109.6	9.6	9.7	–	–	48
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	1.2%	63.0%	61.2%	–	–	7
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	157.2	160.2	–	9
Foreclosure Start Rate (per 1,000 1–4 family properties)	23.5	35.1	55.7	41.8	36.3	8	7
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	11.5%	3.7%	6.1%	6.1%	–	10	8
Serious Housing Code Violations (per 1,000 rental units)	–	173.6	168.7	152.1	121.2	–	3
Severe Crowding Rate (% of renter households)	–	–	7.7%	3.8%	–	–	28
Property Tax Liability ($ millions)	–	$40.1	$52.5	$53.3	$54.2	–	54

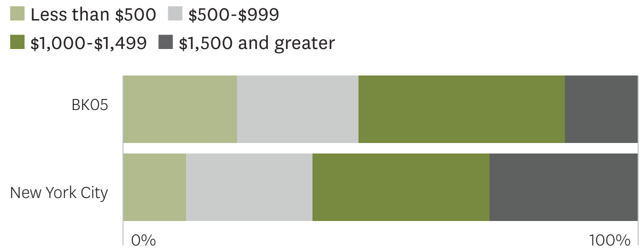
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	33.2%	38.7%	35.7%	35.1%	–	33	29
Households with Children under 18 Years Old	53.6%	–	43.3%	39.8%	–	2	15
Population Aged 65 and Older	6.7%	–	7.1%	7.6%	–	54	52
Share of Population Living in Integrated Tracts	0.0%	–	5.3%	–	–	45	44
Poverty Rate	38.2%	32.9%	28.5%	32.2%	–	6	8
Unemployment Rate	17.2%	7.1%	10.2%	14.7%	–	8	14
Public Transportation Rate	59.4%	66.7%	68.1%	73.1%	–	27	8
Mean Travel Time to Work (minutes)	39.8	41.6	38.3	39.8	–	37	32
Serious Crime Rate (per 1,000 residents)	36.2	28.0	–	24.4	–	25	24
Students Performing at Grade Level in Math	26.8%	–	45.6%	46.3%	49.1%	41	49
Students Performing at Grade Level in Reading	33.8%	–	34.0%	34.5%	37.4%	40	46
Asthma Hospitalizations (per 1,000 people)	8.7	5.9	5.3	5.3	–	3	8
Elevated Blood Lead Levels (incidence per 1,000 children)	26.5	10.9	3.9	4.4	–	7	15
Children's Obesity Rate	–	–	26.5%	25.7%	–	–	2

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.

BK05 East New York/ Starrett City

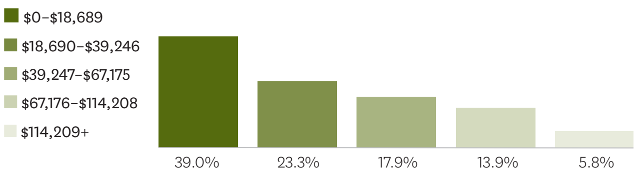
	2011	Rank
Population	146,530	23
Population Density (1,000 persons per square mile)	24.7	41
Median Household Income	$30,444	49
Income Diversity Ratio	5.5	25
Public Rental Housing Units (% of rental units)	18.0%	8
Subsidized Rental Housing Units (% of rental units)[1]	25.5%	2
Rent-Regulated Units (% of rental units)	18.2%	49
Residential Units within a Hurricane Evacuation Zone	66.8%	7
Residential Units within Sandy Surge Area	3.8%	26
Residential Units within 1/2 Mile of a Subway/Rail Entrance	70.0%	38
Unused Capacity Rate (% of land area)	37.5%	16
Racial Diversity Index	0.59	24
Rental Vacancy Rate[2]	7.8%	2

Distribution of Rental Units by Gross Rent, 2011

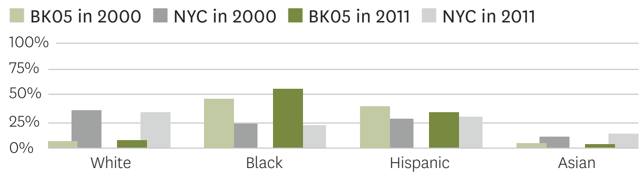


In BK05, 45.8 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	392	509	20	45	150	20	20
Units Issued New Certificates of Occupancy	404	570	239	343	246	11	10
Homeownership Rate	23.4%	24.8%	23.1%	19.5%	–	33	39
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	239.9	143.8	121.3	108.7	–	30
Median Sales Price per Unit (2–4 family building)[3]	$124,564	$270,862	$164,763	$149,975	$138,067	28	29
Sales Volume	957	1,700	656	533	596	11	21
Median Monthly Rent (all renters)	–	$989	$1,071	$1,064	–	–	44
Median Monthly Rent (recent movers)	–	$1,133	$1,237	$1,111	–	–	49
Median Rent Burden	–	34.0%	33.3%	34.4%	–	–	21
Median Rent Burden (low-income renters)	–	44.2%	47.0%	39.6%	–	–	48
Home Purchase Loan Rate (per 1,000 properties)	–	94.0	25.5	20.5	–	–	15
Refinance Loan Rate (per 1,000 properties)	–	113.6	9.9	8.6	–	–	50
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	1.2%	62.7%	67.5%	–	–	6
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	174.0	171.7	–	5
Foreclosure Start Rate (per 1,000 1–4 family properties)	26.1	33.2	55.8	44.2	39.0	7	5
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	10.5%	2.4%	4.7%	4.7%	–	14	14
Serious Housing Code Violations (per 1,000 rental units)	–	76.7	109.4	108.0	99.1	–	8
Severe Crowding Rate (% of renter households)	–	–	5.7%	6.4%	–	–	10
Property Tax Liability ($ millions)	–	$70.2	$91.0	$94.0	$95.5	–	43

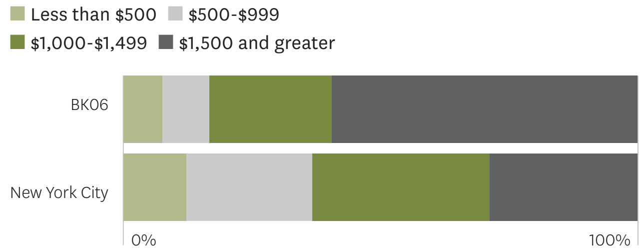
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	33.8%	34.1%	32.9%	33.9%	–	31	32
Households with Children under 18 Years Old	50.3%	–	47.0%	44.6%	–	7	5
Population Aged 65 and Older	8.3%	–	10.6%	10.4%	–	48	38
Share of Population Living in Integrated Tracts	10.0%	–	8.6%	–	–	37	40
Poverty Rate	31.3%	27.8%	36.0%	34.0%	–	12	6
Unemployment Rate	15.2%	7.2%	12.3%	13.1%	–	11	18
Public Transportation Rate	56.6%	63.8%	72.6%	71.0%	–	30	10
Mean Travel Time to Work (minutes)	48.2	47.0	42.1	41.6	–	3	21
Serious Crime Rate (per 1,000 residents)	40.6	28.6	–	30.0	–	19	13
Students Performing at Grade Level in Math	19.2%	–	41.1%	42.5%	43.7%	54	55
Students Performing at Grade Level in Reading	26.1%	–	30.0%	32.1%	33.0%	54	51
Asthma Hospitalizations (per 1,000 people)	4.7	4.3	4.9	4.9	–	13	12
Elevated Blood Lead Levels (incidence per 1,000 children)	17.8	8.0	3.0	2.7	–	32	39
Children's Obesity Rate	–	–	24.2%	23.3%	–	–	15

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.

BK06 Park Slope/ Carroll Gardens

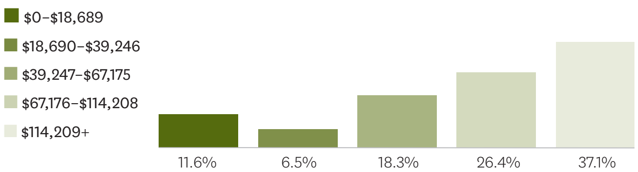
	2011	Rank
Population	112,066	51
Population Density (1,000 persons per square mile)	28.6	38
Median Household Income	$89,009	5
Income Diversity Ratio	4.5	44
Public Rental Housing Units (% of rental units)	14.5%	13
Subsidized Rental Housing Units (% of rental units)[1]	1.2%	46
Rent-Regulated Units (% of rental units)	36.5%	38
Residential Units within a Hurricane Evacuation Zone	38.1%	19
Residential Units within Sandy Surge Area	10.9%	14
Residential Units within 1/2 Mile of a Subway/Rail Entrance	86.2%	25
Unused Capacity Rate (% of land area)	17.3%	50
Racial Diversity Index	0.55	30
Rental Vacancy Rate[2]	3.0%	43

Distribution of Rental Units by Gross Rent, 2011

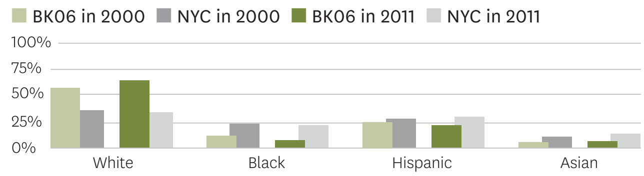


In BK06, 16.7 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	101	284	11	7	35	38	38
Units Issued New Certificates of Occupancy	34	211	374	192	76	50	35
Homeownership Rate	28.7%	34.7%	36.0%	34.3%	–	25	22
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	224.8	232.6	244.5	292.1	–	1
Median Sales Price per Unit (2–4 family building)[3]	$264,698	$533,140	$508,607	$548,067	$614,750	1	1
Sales Volume	428	701	684	714	692	30	17
Median Monthly Rent (all renters)	–	$1,530	$1,708	$1,735	–	–	6
Median Monthly Rent (recent movers)	–	$1,957	$1,992	$2,019	–	–	5
Median Rent Burden	–	24.4%	27.9%	26.4%	–	–	53
Median Rent Burden (low-income renters)	–	38.8%	46.9%	43.0%	–	–	39
Home Purchase Loan Rate (per 1,000 properties)	–	49.0	43.6	42.0	–	–	3
Refinance Loan Rate (per 1,000 properties)	–	29.7	39.4	42.7	–	–	2
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.1%	6.4%	5.3%	–	–	41
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	34.6	32.8	–	52
Foreclosure Start Rate (per 1,000 1–4 family properties)	3.5	4.1	4.9	4.5	3.9	43	51
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.9%	1.3%	1.3%	1.4%	–	30	44
Serious Housing Code Violations (per 1,000 rental units)	–	17.9	15.7	14.9	18.3	–	42
Severe Crowding Rate (% of renter households)	–	–	1.5%	2.8%	–	–	41
Property Tax Liability ($ millions)	–	$116.2	$144.1	$149.3	$179.8	–	25

POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	17.4%	16.6%	16.1%	18.5%	–	52	53
Households with Children under 18 Years Old	25.1%	–	29.2%	27.8%	–	47	40
Population Aged 65 and Older	8.6%	–	7.8%	8.9%	–	46	47
Share of Population Living in Integrated Tracts	41.2%	–	19.9%	–	–	13	33
Poverty Rate	14.4%	12.0%	11.3%	10.3%	–	38	49
Unemployment Rate	5.5%	5.1%	7.9%	8.5%	–	47	41
Public Transportation Rate	71.4%	69.8%	74.8%	74.4%	–	4	6
Mean Travel Time to Work (minutes)	37.9	37.4	37.5	37.5	–	41	41
Serious Crime Rate (per 1,000 residents)	39.9	28.2	–	27.2	–	20	19
Students Performing at Grade Level in Math	35.1%	–	58.4%	63.5%	67.5%	30	23
Students Performing at Grade Level in Reading	40.7%	–	49.5%	52.5%	54.6%	32	21
Asthma Hospitalizations (per 1,000 people)	3.1	2.6	2.0	2.5	–	24	25
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	23.4	9.8	6.3	4.7	–	12	11
Children's Obesity Rate	–	–	19.5%	18.0%	–	–	43

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

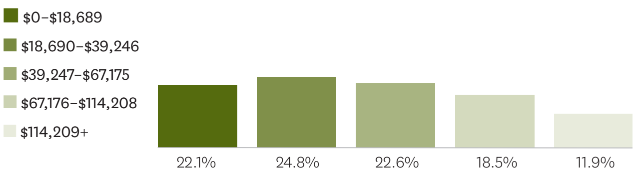
BK07 Sunset Park

	2011	Rank
Population	152,038	21
Population Density (1,000 persons per square mile)	36.6	28
Median Household Income	$43,380	33
Income Diversity Ratio	4.8	38
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units)[1]	2.9%	33
Rent-Regulated Units (% of rental units)	45.8%	26
Residential Units within a Hurricane Evacuation Zone	9.3%	37
Residential Units within Sandy Surge Area	0.0%	39
Residential Units within 1/2 Mile of a Subway/Rail Entrance	93.1%	14
Unused Capacity Rate (% of land area)	22.6%	39
Racial Diversity Index	0.68	12
Rental Vacancy Rate[2]	4.0%	29

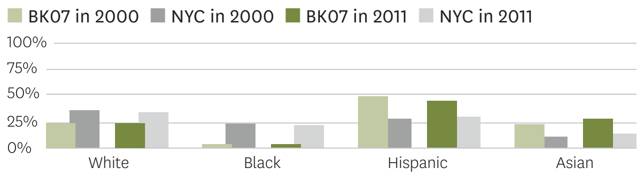
Distribution of Rental Units by Gross Rent, 2011

In BK07, 36.3 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	81	381	8	0	40	35	35
Units Issued New Certificates of Occupancy	52	91	222	88	60	43	38
Homeownership Rate	25.2%	31.7%	26.8%	24.3%	–	31	32
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	241.6	224.3	278.4	263.3	–	3
Median Sales Price per Unit (2–4 family building)[3]	$173,005	$357,645	$355,894	$356,881	$353,750	11	3
Sales Volume	442	548	433	423	476	29	27
Median Monthly Rent (all renters)	–	$1,115	$1,211	$1,177	–	–	26
Median Monthly Rent (recent movers)	–	$1,167	$1,458	$1,326	–	–	29
Median Rent Burden	–	28.6%	33.6%	33.3%	–	–	29
Median Rent Burden (low-income renters)	–	45.3%	44.3%	42.0%	–	–	44
Home Purchase Loan Rate (per 1,000 properties)	–	41.0	22.9	25.1	–	–	7
Refinance Loan Rate (per 1,000 properties)	–	36.5	19.0	20.4	–	–	19
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	3.9%	7.4%	–	–	39
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	50.1	47.7	–	42
Foreclosure Start Rate (per 1,000 1–4 family properties)	6.1	6.1	9.4	6.7	8.0	33	42
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.5%	1.3%	1.6%	1.4%	–	35	44
Serious Housing Code Violations (per 1,000 rental units)	–	60.4	46.7	43.8	53.0	–	20
Severe Crowding Rate (% of renter households)	–	–	9.6%	9.3%	–	–	2
Property Tax Liability ($ millions)	–	$81.2	$100.4	$103.6	$103.9	–	38

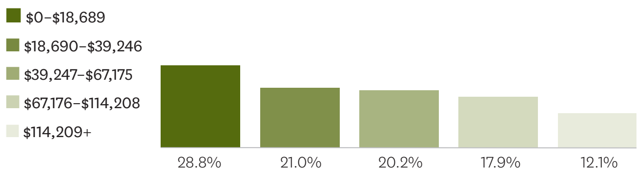
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	46.4%	46.9%	51.6%	44.1%	–	13	16
Households with Children under 18 Years Old	42.4%	–	37.8%	38.4%	–	16	20
Population Aged 65 and Older	9.1%	–	8.3%	7.6%	–	42	52
Share of Population Living in Integrated Tracts	31.5%	–	16.6%	–	–	17	35
Poverty Rate	26.3%	20.8%	26.7%	23.5%	–	20	21
Unemployment Rate	8.3%	4.4%	12.9%	8.5%	–	30	40
Public Transportation Rate	57.8%	62.8%	65.2%	65.7%	–	28	25
Mean Travel Time to Work (minutes)	40.6	41.5	47.0	45.0	–	34	8
Serious Crime Rate (per 1,000 residents)	28.6	18.6	–	15.8	–	42	48
Students Performing at Grade Level in Math	39.4%	–	62.9%	67.4%	71.3%	25	14
Students Performing at Grade Level in Reading	43.9%	–	51.9%	54.2%	56.6%	26	12
Asthma Hospitalizations (per 1,000 people)	2.7	1.8	2.2	2.1	–	28	31
Elevated Blood Lead Levels (incidence per 1,000 children)	21.2	12.0	3.5	2.5	–	18	42
Children's Obesity Rate	–	–	19.3%	17.8%	–	–	48

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.

BK08 Crown Hts/ Prospect Hts

	2011	Rank
Population	126,360	40
Population Density (1,000 persons per square mile)	56.8	13
Median Household Income	$41,307	36
Income Diversity Ratio	6.3	12
Public Rental Housing Units (% of rental units)	7.0%	24
Subsidized Rental Housing Units (% of rental units)[1]	8.0%	20
Rent-Regulated Units (% of rental units)	51.4%	16
Residential Units within a Hurricane Evacuation Zone	0.0%	56
Residential Units within Sandy Surge Area	0.0%	39
Residential Units within 1/2 Mile of a Subway/Rail Entrance	97.5%	8
Unused Capacity Rate (% of land area)	29.1%	27
Racial Diversity Index	0.56	29
Rental Vacancy Rate[2]	5.6%	7

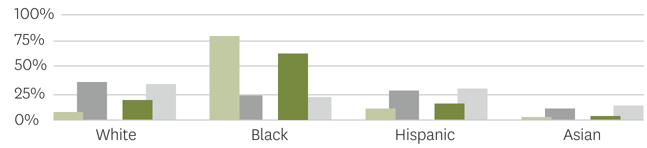
Household Income Distribution by New York City Income Quintile, 2011



Distribution of Rental Units by Gross Rent, 2011

In BK08, 45.5 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	152	317	2	8	21	48	48
Units Issued New Certificates of Occupancy	17	285	364	24	206	55	14
Homeownership Rate	16.0%	20.0%	19.3%	15.5%	–	42	43
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	251.4	167.9	139.8	151.1	–	16
Median Sales Price per Unit (2–4 family building)[3]	$137,482	$305,196	$224,154	$205,631	$198,750	21	16
Sales Volume	263	549	336	322	325	43	40
Median Monthly Rent (all renters)	–	$984	$1,116	$1,079	–	–	43
Median Monthly Rent (recent movers)	–	$1,202	$1,342	$1,224	–	–	39
Median Rent Burden	–	30.4%	32.1%	32.7%	–	–	31
Median Rent Burden (low-income renters)	–	40.8%	41.4%	42.2%	–	–	43
Home Purchase Loan Rate (per 1,000 properties)	–	64.2	30.3	31.2	–	–	5
Refinance Loan Rate (per 1,000 properties)	–	73.0	22.5	23.3	–	–	11
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.7%	34.0%	27.5%	–	–	23
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	121.5	120.2	–	23
Foreclosure Start Rate (per 1,000 1–4 family properties)	29.7	32.9	42.5	31.3	31.7	6	13
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	14.8%	4.0%	5.7%	6.0%	–	3	9
Serious Housing Code Violations (per 1,000 rental units)	–	139.1	99.0	98.8	97.2	–	9
Severe Crowding Rate (% of renter households)	–	–	4.3%	3.8%	–	–	27
Property Tax Liability ($ millions)	–	$55.1	$69.4	$71.6	$72.2	–	50

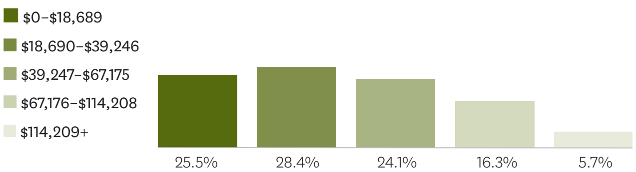
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	30.7%	32.2%	30.1%	32.5%	–	36	34
Households with Children under 18 Years Old	38.2%	–	30.7%	31.3%	–	28	33
Population Aged 65 and Older	9.6%	–	9.1%	9.7%	–	40	44
Share of Population Living in Integrated Tracts	14.1%	–	21.5%	–	–	34	32
Poverty Rate	28.2%	22.9%	25.9%	26.9%	–	19	16
Unemployment Rate	14.7%	12.7%	10.1%	14.4%	–	13	15
Public Transportation Rate	72.8%	70.4%	78.4%	74.9%	–	3	5
Mean Travel Time to Work (minutes)	45.0	40.5	39.4	41.1	–	14	25
Serious Crime Rate (per 1,000 residents)	41.2	24.1	–	28.3	–	16	15
Students Performing at Grade Level in Math	22.3%	–	42.3%	46.9%	50.4%	48	44
Students Performing at Grade Level in Reading	31.1%	–	33.8%	37.1%	39.1%	46	42
Asthma Hospitalizations (per 1,000 people)	4.9	5.1	5.1	4.3	–	12	15
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	25.2	9.4	3.1	3.0	–	9	34
Children's Obesity Rate	–	–	22.7%	21.6%	–	–	24

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

BK09 S. Crown Hts/ Lefferts Gardens

	2011	Rank
Population	113,947	50
Population Density (1,000 persons per square mile)	66.7	10
Median Household Income	$38,182	41
Income Diversity Ratio	4.6	42
Public Rental Housing Units (% of rental units)	0.7%	40
Subsidized Rental Housing Units (% of rental units)[1]	4.2%	29
Rent-Regulated Units (% of rental units)	80.8%	4
Residential Units within a Hurricane Evacuation Zone	0.0%	56
Residential Units within Sandy Surge Area	0.0%	39
Residential Units within 1/2 Mile of a Subway/Rail Entrance	89.5%	19
Unused Capacity Rate (% of land area)	36.8%	17
Racial Diversity Index	0.43	48
Rental Vacancy Rate[2]	4.0%	27

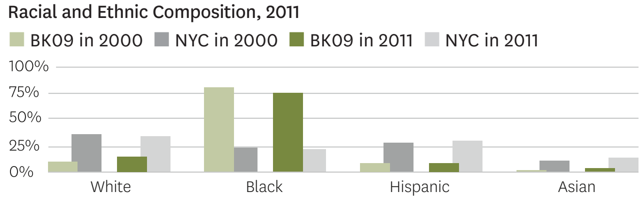
Household Income Distribution by New York City Income Quintile, 2011



Distribution of Rental Units by Gross Rent, 2011

In BK09, 43.1 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	24	192	13	0	28	43	43
Units Issued New Certificates of Occupancy	40	111	85	18	224	48	12
Homeownership Rate	15.0%	17.4%	15.1%	15.5%	–	43	42
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	213.8	168.2	166.2	168.5	–	11
Median Sales Price per Unit (2–4 family building)[3]	$161,241	$284,119	$174,828	$226,025	$211,250	16	15
Sales Volume	171	329	157	156	197	45	47
Median Monthly Rent (all renters)	–	$1,011	$1,086	$1,080	–	–	42
Median Monthly Rent (recent movers)	–	$1,099	$1,164	$1,229	–	–	38
Median Rent Burden	–	32.2%	34.6%	35.1%	–	–	18
Median Rent Burden (low-income renters)	–	44.2%	48.4%	48.7%	–	–	24
Home Purchase Loan Rate (per 1,000 properties)	–	35.3	15.7	17.0	–	–	31
Refinance Loan Rate (per 1,000 properties)	–	66.6	15.2	17.0	–	–	25
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	2.2%	29.3%	31.1%	–	–	20
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	132.5	130.5	–	19
Foreclosure Start Rate (per 1,000 1–4 family properties)	12.3	16.2	29.6	22.8	18.6	24	25
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	10.6%	3.2%	4.4%	4.4%	–	13	15
Serious Housing Code Violations (per 1,000 rental units)	–	124.1	118.3	105.6	92.8	–	10
Severe Crowding Rate (% of renter households)	–	–	5.4%	5.5%	–	–	16
Property Tax Liability ($ millions)	–	$58.5	$69.1	$72.6	$71.6	–	51

POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	47.9%	46.5%	44.4%	45.4%	–	11	13
Households with Children under 18 Years Old	42.2%	–	34.4%	32.6%	–	17	28
Population Aged 65 and Older	9.7%	–	11.1%	12.4%	–	39	22
Share of Population Living in Integrated Tracts	10.9%	–	22.6%	–	–	35	30
Poverty Rate	24.0%	22.3%	25.6%	21.6%	–	22	23
Unemployment Rate	13.6%	11.3%	20.2%	17.4%	–	16	7
Public Transportation Rate	69.4%	71.8%	71.3%	69.3%	–	6	17
Mean Travel Time to Work (minutes)	46.4	42.3	41.9	42.0	–	7	17
Serious Crime Rate (per 1,000 residents)	44.2	27.7	–	26.2	–	12	22
Students Performing at Grade Level in Math	21.9%	–	42.8%	47.1%	50.5%	49	43
Students Performing at Grade Level in Reading	30.7%	–	33.8%	37.0%	38.7%	47	43
Asthma Hospitalizations (per 1,000 people)	3.7	3.8	3.7	3.3	–	19	17
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	22.9	10.4	4.8	3.2	–	14	28
Children's Obesity Rate	–	–	23.5%	22.2%	–	–	20

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

BK10 Bay Ridge/ Dyker Hts

	2011	Rank
Population	132,931	35
Population Density (1,000 persons per square mile)	34.2	31
Median Household Income	$57,653	15
Income Diversity Ratio	5.0	33
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units)[1]	2.0%	41
Rent-Regulated Units (% of rental units)	54.2%	12
Residential Units within a Hurricane Evacuation Zone	5.0%	39
Residential Units within Sandy Surge Area	0.2%	36
Residential Units within 1/2 Mile of a Subway/Rail Entrance	70.7%	36
Unused Capacity Rate (% of land area)	11.1%	56
Racial Diversity Index	0.57	26
Rental Vacancy Rate[2]	3.6%	35

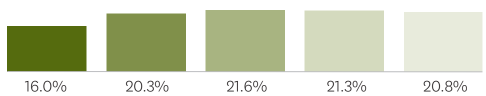
Distribution of Rental Units by Gross Rent, 2011

Less than $500 | $500-$999 | $1,000-$1,499 | $1,500 and greater

In BK10, 24.0 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

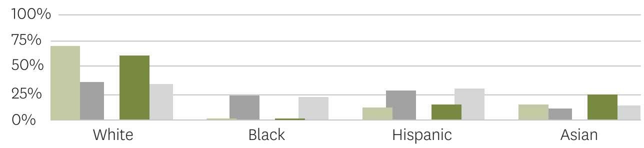
Household Income Distribution by New York City Income Quintile, 2011

$0–$18,689
$18,690–$39,246
$39,247–$67,175
$67,176–$114,208
$114,209+



Racial and Ethnic Composition, 2011

BK10 in 2000 | NYC in 2000 | BK10 in 2011 | NYC in 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	99	145	14	6	53	30	30
Units Issued New Certificates of Occupancy	87	100	6	0	38	29	45
Homeownership Rate	33.6%	40.0%	36.9%	39.9%	–	18	15
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	195.2	174.9	206.5	201.8	–	8
Median Sales Price per Unit (2–4 family building)[3]	$234,595	$383,117	$354,714	$349,658	$348,500	3	4
Sales Volume	502	546	440	360	443	26	31
Median Monthly Rent (all renters)	–	$1,149	$1,233	$1,253	–	–	19
Median Monthly Rent (recent movers)	–	$1,225	$1,342	$1,326	–	–	29
Median Rent Burden	–	28.5%	32.5%	31.3%	–	–	39
Median Rent Burden (low-income renters)	–	50.0%	47.7%	50.7%	–	–	17
Home Purchase Loan Rate (per 1,000 properties)	–	33.8	20.6	17.8	–	–	23
Refinance Loan Rate (per 1,000 properties)	–	24.3	19.7	20.5	–	–	18
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	6.2%	5.1%	–	–	42
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	42.6	41.5	–	47
Foreclosure Start Rate (per 1,000 1–4 family properties)	1.8	2.4	5.0	4.8	3.4	55	53
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.6%	0.7%	0.9%	1.1%	–	54	49
Serious Housing Code Violations (per 1,000 rental units)	–	19.3	22.9	20.4	18.3	–	43
Severe Crowding Rate (% of renter households)	–	–	3.8%	4.9%	–	–	19
Property Tax Liability ($ millions)	–	$134.6	$156.8	$161.9	$164.4	–	30

POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	36.5%	36.4%	38.2%	37.4%	–	24	28
Households with Children under 18 Years Old	26.3%	–	29.7%	31.4%	–	46	31
Population Aged 65 and Older	16.2%	–	13.1%	14.2%	–	8	15
Share of Population Living in Integrated Tracts	20.4%	–	34.4%	–	–	29	15
Poverty Rate	13.9%	13.7%	15.3%	14.9%	–	40	40
Unemployment Rate	6.1%	8.2%	9.2%	9.8%	–	45	35
Public Transportation Rate	50.7%	53.6%	54.7%	53.0%	–	38	37
Mean Travel Time to Work (minutes)	41.2	40.9	41.6	42.2	–	32	15
Serious Crime Rate (per 1,000 residents)	23.4	18.8	–	15.1	–	53	51
Students Performing at Grade Level in Math	48.6%	–	68.5%	71.3%	74.4%	13	9
Students Performing at Grade Level in Reading	50.6%	–	51.4%	51.5%	55.4%	17	19
Asthma Hospitalizations (per 1,000 people)	1.3	0.9	1.0	1.0	–	48	50
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	18.1	4.2	4.7	3.8	–	29	18
Children's Obesity Rate	–	–	19.1%	17.9%	–	–	44

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

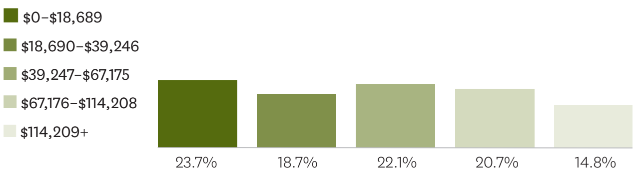
BK11 Bensonhurst

	2011	Rank
Population	181,227	10
Population Density (1,000 persons per square mile)	52.1	17
Median Household Income	$45,338	31
Income Diversity Ratio	6.1	14
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units)[1]	0.6%	50
Rent-Regulated Units (% of rental units)	45.9%	25
Residential Units within a Hurricane Evacuation Zone	54.4%	14
Residential Units within Sandy Surge Area	4.7%	22
Residential Units within 1/2 Mile of a Subway/Rail Entrance	84.8%	30
Unused Capacity Rate (% of land area)	13.1%	55
Racial Diversity Index	0.62	21
Rental Vacancy Rate[2]	4.4%	21

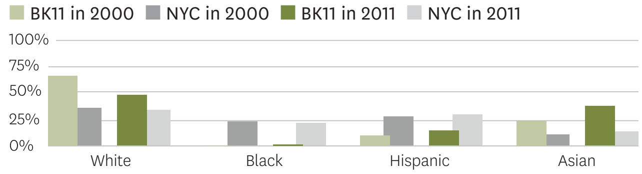
Distribution of Rental Units by Gross Rent, 2011

In BK11, 35.2 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	97	213	15	13	46	32	32
Units Issued New Certificates of Occupancy	81	241	294	49	51	36	42
Homeownership Rate	31.2%	39.1%	39.4%	35.5%	–	21	20
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	188.5	203.6	194.4	208.1	–	5
Median Sales Price per Unit (2–4 family building)[3]	$200,686	$328,849	$319,846	$323,742	$323,000	6	7
Sales Volume	621	813	594	507	578	16	22
Median Monthly Rent (all renters)	–	$1,111	$1,062	$1,135	–	–	31
Median Monthly Rent (recent movers)	–	$1,190	$1,101	$1,203	–	–	42
Median Rent Burden	–	37.6%	36.4%	33.9%	–	–	25
Median Rent Burden (low-income renters)	–	49.9%	42.3%	48.1%	–	–	26
Home Purchase Loan Rate (per 1,000 properties)	–	35.0	26.0	19.6	–	–	18
Refinance Loan Rate (per 1,000 properties)	–	25.5	13.8	14.0	–	–	37
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	1.4%	1.8%	–	–	48
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	41.8	40.4	–	48
Foreclosure Start Rate (per 1,000 1–4 family properties)	2.4	3.2	5.0	4.0	2.8	50	55
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.6%	0.8%	0.8%	0.7%	–	54	57
Serious Housing Code Violations (per 1,000 rental units)	–	17.2	22.5	24.6	21.4	–	37
Severe Crowding Rate (% of renter households)	–	–	3.9%	3.0%	–	–	37
Property Tax Liability ($ millions)	–	$142.8	$159.0	$162.8	$165.8	–	28

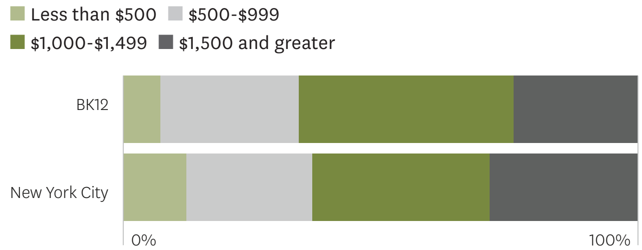
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	50.7%	51.1%	52.2%	54.2%	–	7	6
Households with Children under 18 Years Old	31.9%	–	29.4%	32.4%	–	37	29
Population Aged 65 and Older	17.0%	–	20.5%	15.0%	–	6	13
Share of Population Living in Integrated Tracts	63.5%	–	96.0%	–	–	3	1
Poverty Rate	19.7%	17.9%	14.0%	18.1%	–	26	32
Unemployment Rate	7.1%	4.9%	8.6%	10.3%	–	40	33
Public Transportation Rate	56.2%	57.6%	61.2%	61.7%	–	31	28
Mean Travel Time to Work (minutes)	44.9	43.3	44.4	43.8	–	16	11
Serious Crime Rate (per 1,000 residents)	21.3	17.2	–	11.9	–	55	56
Students Performing at Grade Level in Math	50.1%	–	68.4%	71.4%	74.1%	11	10
Students Performing at Grade Level in Reading	52.9%	–	52.2%	52.7%	56.1%	15	13
Asthma Hospitalizations (per 1,000 people)	1.2	1.0	1.2	1.2	–	49	46
Elevated Blood Lead Levels (incidence per 1,000 children)	18.9	8.1	5.9	4.8	–	27	10
Children's Obesity Rate	–	–	18.6%	17.9%	–	–	44

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.

BK12 Borough Park

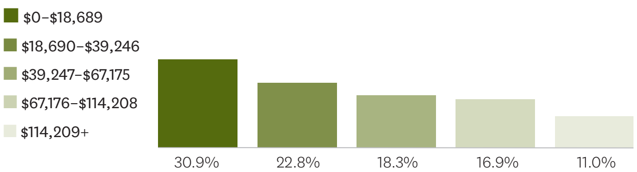
	2011	Rank
Population	162,087	18
Population Density (1,000 persons per square mile)	51.5	18
Median Household Income	$35,050	44
Income Diversity Ratio	5.9	16
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units)[1]	2.5%	35
Rent-Regulated Units (% of rental units)	44.7%	27
Residential Units within a Hurricane Evacuation Zone	1.2%	44
Residential Units within Sandy Surge Area	0.0%	39
Residential Units within 1/2 Mile of a Subway/Rail Entrance	89.2%	20
Unused Capacity Rate (% of land area)	26.5%	31
Racial Diversity Index	0.43	49
Rental Vacancy Rate[2]	3.6%	34

Distribution of Rental Units by Gross Rent, 2011

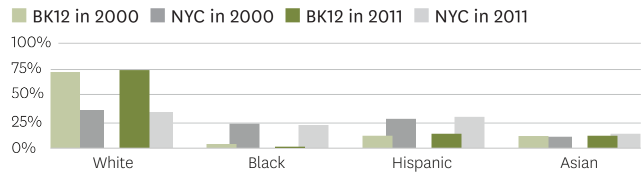


In BK12, 34.0 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	122	308	27	19	82	25	25
Units Issued New Certificates of Occupancy	47	201	231	36	86	44	31
Homeownership Rate	29.3%	31.1%	30.6%	31.0%	–	23	23
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	216.6	146.5	151.7	185.3	–	10
Median Sales Price per Unit (2–4 family building)[3]	$214,527	$390,842	$314,602	$316,094	$330,002	4	5
Sales Volume	566	677	483	465	475	21	28
Median Monthly Rent (all renters)	–	$1,112	$1,252	$1,210	–	–	22
Median Monthly Rent (recent movers)	–	$1,144	$1,363	$1,356	–	–	23
Median Rent Burden	–	34.1%	44.6%	50.0%	–	–	1
Median Rent Burden (low-income renters)	–	47.1%	56.8%	60.0%	–	–	4
Home Purchase Loan Rate (per 1,000 properties)	–	24.7	12.7	12.3	–	–	49
Refinance Loan Rate (per 1,000 properties)	–	26.1	12.3	16.4	–	–	27
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	6.9%	4.5%	–	–	43
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	64.4	60.8	–	36
Foreclosure Start Rate (per 1,000 1–4 family properties)	4.5	4.2	19.8	12.1	10.9	37	35
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.5%	1.6%	2.1%	2.3%	–	35	26
Serious Housing Code Violations (per 1,000 rental units)	–	33.3	41.9	42.5	39.2	–	27
Severe Crowding Rate (% of renter households)	–	–	7.4%	7.8%	–	–	4
Property Tax Liability ($ millions)	–	$142.6	$163.0	$166.4	$171.1	–	27

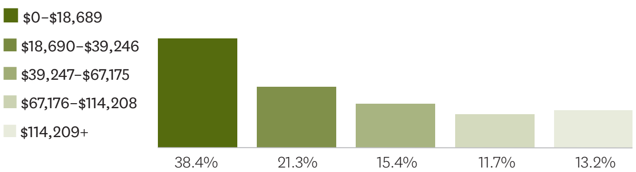
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	39.8%	33.9%	35.9%	30.8%	–	18	37
Households with Children under 18 Years Old	41.1%	–	45.5%	44.5%	–	23	7
Population Aged 65 and Older	13.2%	–	9.3%	10.3%	–	19	39
Share of Population Living in Integrated Tracts	27.6%	–	24.5%	–	–	18	26
Poverty Rate	28.5%	24.5%	32.2%	30.6%	–	16	11
Unemployment Rate	7.4%	6.1%	8.2%	7.7%	–	35	45
Public Transportation Rate	46.7%	47.4%	49.6%	46.3%	–	42	45
Mean Travel Time to Work (minutes)	37.3	34.6	36.0	37.4	–	42	42
Serious Crime Rate (per 1,000 residents)	18.1	12.9	–	11.4	–	58	57
Students Performing at Grade Level in Math	46.4%	–	66.5%	69.9%	73.1%	17	12
Students Performing at Grade Level in Reading	49.6%	–	51.9%	52.9%	56.1%	18	14
Asthma Hospitalizations (per 1,000 people)	1.5	1.1	1.2	1.2	–	45	46
Elevated Blood Lead Levels (incidence per 1,000 children)	26.3	11.1	6.1	6.4	–	8	3
Children's Obesity Rate	–	–	18.9%	17.9%	–	–	44

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.

BK13 Coney Island

	2011	Rank
Population	102,351	55
Population Density (1,000 persons per square mile)	28.2	39
Median Household Income	$28,659	50
Income Diversity Ratio	7.5	3
Public Rental Housing Units (% of rental units)	17.7%	9
Subsidized Rental Housing Units (% of rental units)[1]	10.8%	17
Rent-Regulated Units (% of rental units)	43.4%	29
Residential Units within a Hurricane Evacuation Zone	100.0%	1
Residential Units within Sandy Surge Area	97.2%	1
Residential Units within 1/2 Mile of a Subway/Rail Entrance	70.3%	37
Unused Capacity Rate (% of land area)	32.9%	21
Racial Diversity Index	0.59	23
Rental Vacancy Rate[2]	3.9%	30

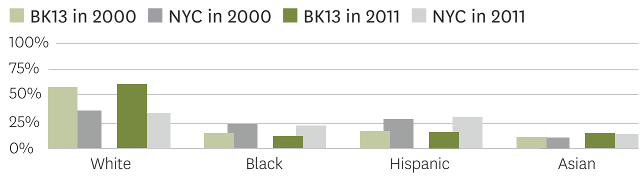
Household Income Distribution by New York City Income Quintile, 2011



Distribution of Rental Units by Gross Rent, 2011

In BK13, 60.6 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	250	298	41	12	75	27	27
Units Issued New Certificates of Occupancy	35	383	135	24	152	49	20
Homeownership Rate	23.3%	28.5%	30.2%	27.2%	–	34	29
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	267.8	206.9	180	205.9	–	7
Median Sales Price per Unit (2–4 family building)[3]	$145,325	$313,017	$262,169	$212,854	$260,000	19	10
Sales Volume	285	413	192	228	151	38	49
Median Monthly Rent (all renters)	–	$799	$913	$902	–	–	49
Median Monthly Rent (recent movers)	–	$1,019	$996	$989	–	–	54
Median Rent Burden	–	32.1%	35.2%	36.3%	–	–	11
Median Rent Burden (low-income renters)	–	39.0%	44.7%	43.3%	–	–	38
Home Purchase Loan Rate (per 1,000 properties)	–	22.3	13.0	12.6	–	–	48
Refinance Loan Rate (per 1,000 properties)	–	15.3	9.0	11.2	–	–	42
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	2.5%	3.6%	–	–	44
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	54.3	55.8	–	39
Foreclosure Start Rate (per 1,000 1–4 family properties)	8.2	7.0	15.2	11.0	11.0	30	34
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.6%	1.5%	2.3%	2.1%	–	32	32
Serious Housing Code Violations (per 1,000 rental units)	–	19.5	24.1	29.0	51.1	–	22
Severe Crowding Rate (% of renter households)	–	–	3.3%	3.1%	–	–	36
Property Tax Liability ($ millions)	–	$64.5	$78.8	$82.8	$86.4	–	48

POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	47.6%	54.0%	53.1%	55.5%	–	12	5
Households with Children under 18 Years Old	29.3%	–	24.2%	18.4%	–	44	50
Population Aged 65 and Older	20.7%	–	22.4%	24.2%	–	1	1
Share of Population Living in Integrated Tracts	20.2%	–	35.3%	–	–	31	14
Poverty Rate	28.5%	22.0%	28.0%	26.2%	–	16	18
Unemployment Rate	10.4%	4.9%	14.4%	12.8%	–	23	19
Public Transportation Rate	54.8%	59.0%	58.0%	52.5%	–	34	39
Mean Travel Time to Work (minutes)	46.3	44.7	44.4	43.3	–	8	13
Serious Crime Rate (per 1,000 residents)	37.3	23.6	–	21.7	–	21	31
Students Performing at Grade Level in Math	52.6%	–	68.4%	71.5%	73.6%	9	11
Students Performing at Grade Level in Reading	56.6%	–	53.6%	54.5%	57.3%	9	11
Asthma Hospitalizations (per 1,000 people)	2.8	3.1	2.9	3.0	–	27	20
Elevated Blood Lead Levels (incidence per 1,000 children)	22.5	10.7	6.4	5.5	–	15	4
Children's Obesity Rate	–	–	17.7%	17.9%	–	–	44

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.

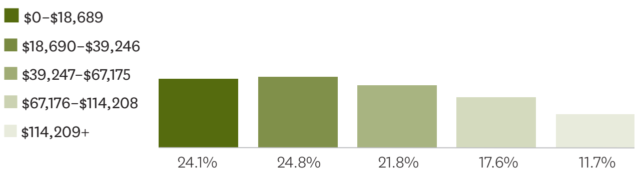
BK14 Flatbush/Midwood

	2011	Rank
Population	162,760	17
Population Density (1,000 persons per square mile)	56.0	14
Median Household Income	$41,266	37
Income Diversity Ratio	5.4	26
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units)[1]	1.2%	46
Rent-Regulated Units (% of rental units)	75.3%	6
Residential Units within a Hurricane Evacuation Zone	34.8%	22
Residential Units within Sandy Surge Area	0.0%	39
Residential Units within 1/2 Mile of a Subway/Rail Entrance	92.4%	16
Unused Capacity Rate (% of land area)	16.0%	53
Racial Diversity Index	0.70	8
Rental Vacancy Rate[2]	4.9%	13

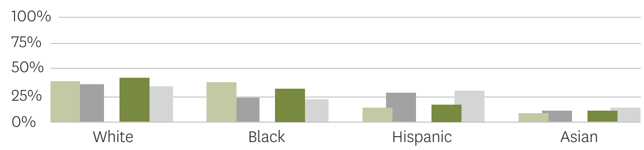
Distribution of Rental Units by Gross Rent, 2011

In BK14, 29.8 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	0	184	10	3	25	44	44
Units Issued New Certificates of Occupancy	21	38	142	12	10	53	54
Homeownership Rate	20.4%	22.8%	24.3%	22.7%	–	36	36
Index of Housing Price Appreciation (1 family building)[3]	100.0	207.5	170.7	184.6	198.4	–	1
Median Sales Price per Unit (1 family building)[3]	$512,096	$829,752	$762,911	$754,548	$760,000	1	1
Sales Volume	334	401	248	244	306	37	43
Median Monthly Rent (all renters)	–	$1,063	$1,142	$1,163	–	–	28
Median Monthly Rent (recent movers)	–	$1,110	$1,258	$1,285	–	–	34
Median Rent Burden	–	31.7%	33.9%	35.9%	–	–	14
Median Rent Burden (low-income renters)	–	43.0%	48.3%	51.4%	–	–	14
Home Purchase Loan Rate (per 1,000 properties)	–	34.1	16.2	16.4	–	–	34
Refinance Loan Rate (per 1,000 properties)	–	39.0	20.3	20.8	–	–	16
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.2%	11.0%	10.5%	–	–	35
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	106.4	104.9	–	25
Foreclosure Start Rate (per 1,000 1–4 family properties)	7.4	9.6	21.6	12.6	11.7	31	32
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.4%	1.5%	2.2%	2.1%	–	28	32
Serious Housing Code Violations (per 1,000 rental units)	–	103.6	109.7	111.4	90.8	–	12
Severe Crowding Rate (% of renter households)	–	–	6.0%	7.7%	–	–	5
Property Tax Liability ($ millions)	–	$133.5	$143.3	$147.8	$148.9	–	32

POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	49.4%	45.6%	46.6%	44.9%	–	9	14
Households with Children under 18 Years Old	41.8%	–	37.1%	35.0%	–	19	26
Population Aged 65 and Older	10.8%	–	9.8%	10.5%	–	31	36
Share of Population Living in Integrated Tracts	21.3%	–	27.0%	–	–	28	21
Poverty Rate	22.8%	18.1%	22.4%	22.0%	–	23	22
Unemployment Rate	10.7%	7.4%	11.1%	11.2%	–	20	28
Public Transportation Rate	61.5%	63.7%	66.3%	66.9%	–	20	22
Mean Travel Time to Work (minutes)	46.0	44.4	41.7	41.2	–	10	24
Serious Crime Rate (per 1,000 residents)	37.1	23.2	–	22.0	–	22	29
Students Performing at Grade Level in Math	43.2%	–	58.5%	61.8%	64.3%	18	27
Students Performing at Grade Level in Reading	49.2%	–	47.5%	48.7%	52.3%	19	26
Asthma Hospitalizations (per 1,000 people)	2.5	2.4	2.3	2.2	–	29	29
Elevated Blood Lead Levels (incidence per 1,000 children)	30.1	14.8	9.3	8.0	–	4	2
Children's Obesity Rate	–	–	19.8%	19.4%	–	–	38

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 14 community districts with the same predominant housing type.

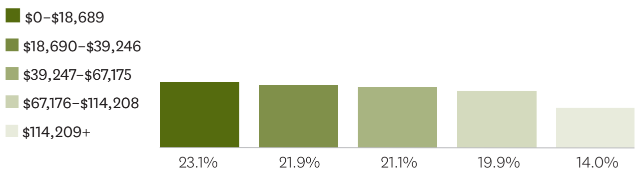
BK15 Sheepshead Bay

	2011	Rank
Population	143,196	28
Population Density (1,000 persons per square mile)	33.0	33
Median Household Income	$48,546	25
Income Diversity Ratio	5.4	26
Public Rental Housing Units (% of rental units)	7.2%	23
Subsidized Rental Housing Units (% of rental units)[1]	0.9%	49
Rent-Regulated Units (% of rental units)	53.2%	14
Residential Units within a Hurricane Evacuation Zone	99.5%	5
Residential Units within Sandy Surge Area	43.3%	3
Residential Units within 1/2 Mile of a Subway/Rail Entrance	55.5%	41
Unused Capacity Rate (% of land area)	24.6%	35
Racial Diversity Index	0.49	43
Rental Vacancy Rate[2]	4.4%	22

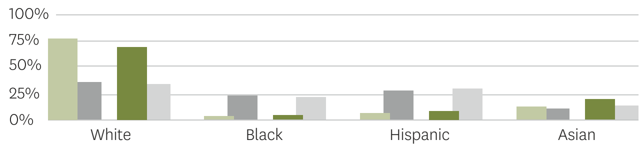
Distribution of Rental Units by Gross Rent, 2011

In BK15, 41.4 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	134	279	7	23	22	47	47
Units Issued New Certificates of Occupancy	85	152	110	63	85	30	32
Homeownership Rate	41.6%	48.3%	46.5%	45.9%	–	12	9
Index of Housing Price Appreciation (1 family building)[3]	100.0	202.4	183.3	191.0	170.4	–	6
Median Sales Price per Unit (1 family building)[3]	$371,616	$612,300	$524,337	$548,577	$519,000	7	7
Sales Volume	912	832	568	493	561	12	23
Median Monthly Rent (all renters)	–	$1,013	$1,098	$1,099	–	–	39
Median Monthly Rent (recent movers)	–	$1,225	$1,164	$1,224	–	–	39
Median Rent Burden	–	35.9%	31.8%	36.2%	–	–	13
Median Rent Burden (low-income renters)	–	48.5%	42.9%	45.3%	–	–	30
Home Purchase Loan Rate (per 1,000 properties)	–	28.8	17.6	15.1	–	–	40
Refinance Loan Rate (per 1,000 properties)	–	22.1	17.1	16.4	–	–	27
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.2%	8.7%	5.4%	–	–	40
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	58.2	59.3	–	37
Foreclosure Start Rate (per 1,000 1–4 family properties)	3.9	4.3	11.3	7.6	8.2	41	41
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.5%	1.4%	1.7%	1.7%	–	43	37
Serious Housing Code Violations (per 1,000 rental units)	–	18.5	26.2	29.5	27.3	–	32
Severe Crowding Rate (% of renter households)	–	–	2.3%	0.9%	–	–	53
Property Tax Liability ($ millions)	–	$166.9	$188.2	$193.8	$197.1	–	21

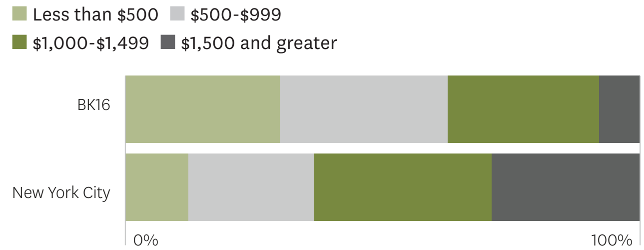
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	44.8%	45.0%	46.0%	46.0%	–	15	12
Households with Children under 18 Years Old	31.0%	–	24.1%	27.4%	–	39	41
Population Aged 65 and Older	17.9%	–	18.3%	16.5%	–	4	9
Share of Population Living in Integrated Tracts	24.3%	–	24.2%	–	–	23	28
Poverty Rate	16.8%	17.7%	13.7%	15.0%	–	34	39
Unemployment Rate	6.6%	5.1%	9.0%	9.0%	–	42	38
Public Transportation Rate	48.6%	50.4%	54.9%	49.5%	–	41	43
Mean Travel Time to Work (minutes)	43.5	42.1	43.1	40.7	–	20	27
Serious Crime Rate (per 1,000 residents)	30.7	19.3	–	14.7	–	35	52
Students Performing at Grade Level in Math	48.7%	–	63.2%	66.3%	68.7%	12	20
Students Performing at Grade Level in Reading	53.9%	–	51.1%	51.9%	55.6%	14	18
Asthma Hospitalizations (per 1,000 people)	1.5	1.5	1.7	1.4	–	45	41
Elevated Blood Lead Levels (incidence per 1,000 children)	16.1	6.4	5.3	5.2	–	41	8
Children's Obesity Rate	–	–	18.7%	18.6%	–	–	40

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 14 community districts with the same predominant housing type.

BK16 Brownsville

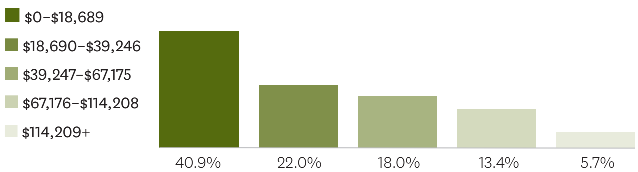
	2011	Rank
Population	126,002	41
Population Density (1,000 persons per square mile)	48.7	20
Median Household Income	$26,273	52
Income Diversity Ratio	6.5	9
Public Rental Housing Units (% of rental units)	23.5%	4
Subsidized Rental Housing Units (% of rental units)[1]	12.5%	15
Rent-Regulated Units (% of rental units)	35.2%	40
Residential Units within a Hurricane Evacuation Zone	32.8%	24
Residential Units within Sandy Surge Area	0.0%	39
Residential Units within 1/2 Mile of a Subway/Rail Entrance	85.6%	27
Unused Capacity Rate (% of land area)	49.2%	5
Racial Diversity Index	0.38	52
Rental Vacancy Rate[2]	4.7%	16

Distribution of Rental Units by Gross Rent, 2011

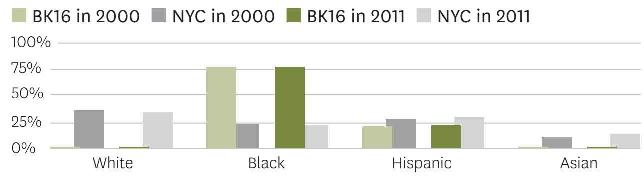


In BK16, 62.6 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	34	152	66	12	124	22	22
Units Issued New Certificates of Occupancy	82	273	367	149	136	33	26
Homeownership Rate	16.8%	21.6%	17.5%	18.0%	–	41	41
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	207.5	118.9	110.0	104.0	–	31
Median Sales Price per Unit (2–4 family building)[3]	$131,484	$243,394	$140,916	$135,156	$160,000	24	22
Sales Volume	284	576	181	198	185	39	48
Median Monthly Rent (all renters)	–	$711	$880	$849	–	–	53
Median Monthly Rent (recent movers)	–	$687	$1,038	$1,030	–	–	52
Median Rent Burden	–	33.4%	33.7%	33.9%	–	–	25
Median Rent Burden (low-income renters)	–	35.5%	40.6%	42.5%	–	–	41
Home Purchase Loan Rate (per 1,000 properties)	–	75.7	13.7	13.7	–	–	45
Refinance Loan Rate (per 1,000 properties)	–	100.5	10.9	10.4	–	–	43
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	1.4%	83.2%	84.0%	–	–	1
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	174.5	180.4	–	3
Foreclosure Start Rate (per 1,000 1–4 family properties)	22.9	40.6	60.2	39.9	39.2	10	4
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	14.5%	3.5%	5.1%	5.2%	–	5	12
Serious Housing Code Violations (per 1,000 rental units)	–	88.4	95.5	96.0	91.7	–	11
Severe Crowding Rate (% of renter households)	–	–	1.7%	4.0%	–	–	24
Property Tax Liability ($ millions)	–	$21.8	$34.3	$34.2	$36.3	–	58

POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	23.6%	28.3%	28.8%	28.0%	–	42	39
Households with Children under 18 Years Old	51.7%	–	45.1%	45.9%	–	3	3
Population Aged 65 and Older	7.2%	–	9.4%	7.8%	–	51	50
Share of Population Living in Integrated Tracts	0.0%	–	0.0%	–	–	45	50
Poverty Rate	42.6%	38.7%	39.8%	38.2%	–	3	5
Unemployment Rate	22.3%	13.1%	15.6%	18.8%	–	2	5
Public Transportation Rate	66.3%	–	72.2%	–	–	12	–
Mean Travel Time to Work (minutes)	48.1	–	43.4	–	–	4	–
Serious Crime Rate (per 1,000 residents)	45.0	38.5	–	39.9	–	10	6
Students Performing at Grade Level in Math	20.2%	–	35.0%	38.0%	38.9%	53	58
Students Performing at Grade Level in Reading	26.8%	–	28.8%	31.0%	31.2%	52	55
Asthma Hospitalizations (per 1,000 people)	6.2	6.0	5.6	5.2	–	9	10
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	18.1	6.7	2.4	2.2	–	29	46
Children's Obesity Rate	–	–	23.5%	23.6%	–	–	10

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

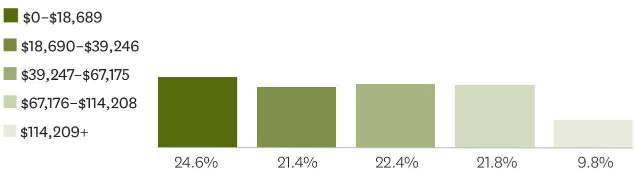
BK17 East Flatbush

	2011	Rank
Population	131,274	38
Population Density (1,000 persons per square mile)	43.2	23
Median Household Income	$45,506	30
Income Diversity Ratio	5.0	33
Public Rental Housing Units (% of rental units)	0.4%	42
Subsidized Rental Housing Units (% of rental units)[1]	1.9%	42
Rent-Regulated Units (% of rental units)	51.1%	17
Residential Units within a Hurricane Evacuation Zone	50.6%	15
Residential Units within Sandy Surge Area	0.0%	39
Residential Units within 1/2 Mile of a Subway/Rail Entrance	55.1%	42
Unused Capacity Rate (% of land area)	28.7%	28
Racial Diversity Index	0.17	55
Rental Vacancy Rate[2]	4.8%	15

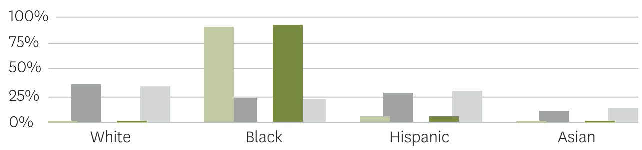
Distribution of Rental Units by Gross Rent, 2011

In BK17, 38.9 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	26	170	0	0	5	56	56
Units Issued New Certificates of Occupancy	82	125	105	8	24	33	48
Homeownership Rate	32.1%	38.2%	36.0%	35.3%	–	20	21
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	212.8	162.3	121.8	127.5	–	24
Median Sales Price per Unit (2–4 family building)[3]	$133,791	$263,232	$186,140	$165,695	$158,333	23	24
Sales Volume	516	971	292	297	325	25	40
Median Monthly Rent (all renters)	–	$1,051	$1,136	$1,095	–	–	40
Median Monthly Rent (recent movers)	–	$1,110	$1,154	$1,122	–	–	46
Median Rent Burden	–	33.1%	34.6%	35.4%	–	–	17
Median Rent Burden (low-income renters)	–	46.5%	44.8%	55.0%	–	–	8
Home Purchase Loan Rate (per 1,000 properties)	–	49.0	11.7	10.9	–	–	55
Refinance Loan Rate (per 1,000 properties)	–	111.3	14.5	12.2	–	–	39
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.7%	73.1%	70.6%	–	–	5
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	166.9	168.5	–	7
Foreclosure Start Rate (per 1,000 1–4 family properties)	16.3	22.8	33.5	27.5	26.2	19	20
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	8.2%	2.1%	3.1%	3.4%	–	20	19
Serious Housing Code Violations (per 1,000 rental units)	–	101.4	120.8	123.5	101.1	–	5
Severe Crowding Rate (% of renter households)	–	–	5.5%	5.7%	–	–	14
Property Tax Liability ($ millions)	–	$101.1	$113.4	$115.2	$116.6	–	36
POPULATION							
Foreign-Born Population	54.5%	53.5%	52.6%	51.7%	–	4	7
Households with Children under 18 Years Old	45.0%	–	40.7%	35.1%	–	10	25
Population Aged 65 and Older	9.1%	–	11.7%	13.5%	–	42	18
Share of Population Living in Integrated Tracts	0.0%	–	0.0%	–	–	45	50
Poverty Rate	19.4%	19.1%	15.4%	17.6%	–	27	34
Unemployment Rate	12.5%	8.4%	12.8%	13.4%	–	18	17
Public Transportation Rate	63.5%	67.2%	65.0%	66.0%	–	17	24
Mean Travel Time to Work (minutes)	50.1	45.6	46.6	45.2	–	1	7
Serious Crime Rate (per 1,000 residents)	33.4	21.4	–	22.9	–	32	27
Students Performing at Grade Level in Math	32.1%	–	48.1%	51.7%	54.1%	34	37
Students Performing at Grade Level in Reading	41.2%	–	38.2%	41.0%	44.0%	30	37
Asthma Hospitalizations (per 1,000 people)	3.8	3.6	3.5	3.9	–	16	16
Elevated Blood Lead Levels (incidence per 1,000 children)	19.0	9.6	3.4	3.7	–	25	19
Children's Obesity Rate	–	–	21.8%	21.5%	–	–	27

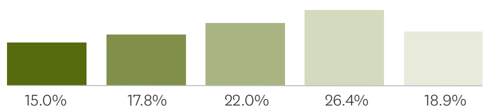
1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.

BK18 Flatlands/ Canarsie

	2011	Rank
Population	205,095	5
Population Density (1,000 persons per square mile)	14.9	48
Median Household Income	$60,788	13
Income Diversity Ratio	4.2	52
Public Rental Housing Units (% of rental units)	15.2%	12
Subsidized Rental Housing Units (% of rental units)[1]	1.8%	44
Rent-Regulated Units (% of rental units)	11.8%	52
Residential Units within a Hurricane Evacuation Zone	100.0%	1
Residential Units within Sandy Surge Area	36.4%	4
Residential Units within 1/2 Mile of a Subway/Rail Entrance	11.1%	57
Unused Capacity Rate (% of land area)	19.6%	47
Racial Diversity Index	0.55	32
Rental Vacancy Rate[2]	2.8%	48

Household Income Distribution by New York City Income Quintile, 2011

- $0–$18,689
- $18,690–$39,246
- $39,247–$67,175
- $67,176–$114,208
- $114,209+



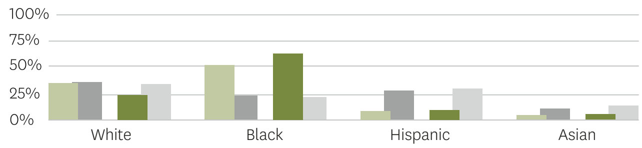
Distribution of Rental Units by Gross Rent, 2011

- Less than $500
- $500-$999
- $1,000-$1,499
- $1,500 and greater

In BK18, 34.1 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Racial and Ethnic Composition, 2011

- BK18 in 2000
- NYC in 2000
- BK18 in 2011
- NYC in 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	129	133	20	5	9	54	54
Units Issued New Certificates of Occupancy	125	257	113	14	73	23	36
Homeownership Rate	54.7%	62.4%	57.8%	58.1%	–	6	6
Index of Housing Price Appreciation (2–4 family building)[3]	100.0	207.5	156.2	142.2	140.1	–	22
Median Sales Price per Unit (2–4 family building)[3]	$175,312	$314,734	$241,195	$216,678	$219,500	10	14
Sales Volume	1,789	1,820	798	730	712	2	16
Median Monthly Rent (all renters)	–	$1,130	$1,189	$1,200	–	–	23
Median Monthly Rent (recent movers)	–	$1,431	$1,353	$1,428	–	–	17
Median Rent Burden	–	28.8%	27.4%	33.5%	–	–	27
Median Rent Burden (low-income renters)	–	39.2%	39.7%	38.5%	–	–	51
Home Purchase Loan Rate (per 1,000 properties)	–	47.9	16.8	15.2	–	–	39
Refinance Loan Rate (per 1,000 properties)	–	92.5	21.8	20.1	–	–	20
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.6%	48.5%	46.7%	–	–	13
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	143.8	148.2	–	13
Foreclosure Start Rate (per 1,000 1–4 family properties)	11.0	15.2	26.3	22.3	21.0	27	23
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.8%	1.1%	1.6%	1.6%	–	31	40
Serious Housing Code Violations (per 1,000 rental units)	–	15.2	31.8	31.1	32.4	–	28
Severe Crowding Rate (% of renter households)	–	–	2.6%	8.5%	–	–	3
Property Tax Liability ($ millions)	–	$182.1	$207.0	$217.7	$222.9	–	12

POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	37.3%	39.2%	41.4%	42.3%	–	22	17
Households with Children under 18 Years Old	43.0%	–	38.4%	39.5%	–	14	16
Population Aged 65 and Older	11.2%	–	11.1%	12.3%	–	26	23
Share of Population Living in Integrated Tracts	25.6%	–	12.3%	–	–	20	37
Poverty Rate	12.2%	10.8%	11.4%	13.7%	–	43	42
Unemployment Rate	8.0%	5.5%	8.3%	12.3%	–	33	21
Public Transportation Rate	43.5%	48.8%	45.5%	51.8%	–	44	40
Mean Travel Time to Work (minutes)	46.7	43.9	41.3	46.1	–	6	4
Serious Crime Rate (per 1,000 residents)	35.1	24.2	–	22.5	–	30	28
Students Performing at Grade Level in Math	40.0%	–	54.2%	57.4%	59.6%	23	33
Students Performing at Grade Level in Reading	48.0%	–	43.8%	45.6%	49.4%	20	33
Asthma Hospitalizations (per 1,000 people)	2.2	2.1	2.3	2.3	–	35	26
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	12.9	6.1	3.4	1.7	–	49	51
Children's Obesity Rate	–	–	20.4%	20.4%	–	–	35

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

Manhattan

❶

MN 01, FINANCIAL DISTRICT AND MN 02, GREENWICH VILLAGE/SOHO: *Demographics*: In 2011, these neighborhoods had the highest median household income in the city—$122,222. Among community districts, the Financial District and Greenwich Village/Soho had the highest median monthly rent for all renters ($2,040) and recent movers ($2,896).

❷

MN 03, LOWER EAST SIDE/ CHINATOWN: *Housing*: Renters who had lived in their units for four years or less paid a median rent of $1,713 in 2011, almost twice as much as the median rent for all renters, $895.

❸

MN 04, CLINTON/CHELSEA: *Built Environment*: The city issued new building permits for 1,248 new residential units in MN 04 in 2012. This was more than any other neighborhood in the city, and it accounted for 44 percent of all new units authorized in Manhattan in 2012.

❹

MN 08, UPPER EAST SIDE: *Demographics*: The Upper East Side had the highest population density in the city in 2011, with 103,800 people per square mile. The neighborhood is closely rivaled by the second-ranking Morningside Heights and Hamilton neighborhoods, with 103,500 people per square mile.

❺

MN 09, MORNINGSIDE HEIGHTS/ HAMILTON AND MN 12, WASHINGTON HEIGHTS/INWOOD: *Built Environment*: Nearly all housing units in Morningside Heights/Hamilton and Washington Heights/Inwood were located within a half mile of a subway or rail station in 2011, compared to just over 90 percent in Manhattan and 70 percent in the city as a whole.

❻

MN 11, EAST HARLEM: *Housing*: From 2000 to 2012, East Harlem's five-plus-family buildings appreciated at the second fastest rate of the city's five community districts in which five-plus-family buildings were the most common housing type. However, from 2010 to 2012, prices actually decreased. In 2012, only MN 03, Lower East Side/ Chinatown, had a faster rate of appreciation than East Harlem since 2000, and a higher median price per unit.

❼

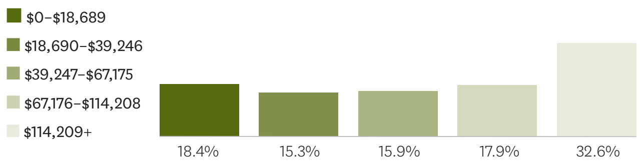
MN 12, WASHINGTON HEIGHTS/ INWOOD: *Housing*: In 2012, Washington Heights/Inwood had the highest rate of severe housing code violations in the city, with 130 violations per 1,000 units, although it declined from just over 160 in 2011. The citywide average was 48 severe housing code violations per 1,000 rental units.

Manhattan

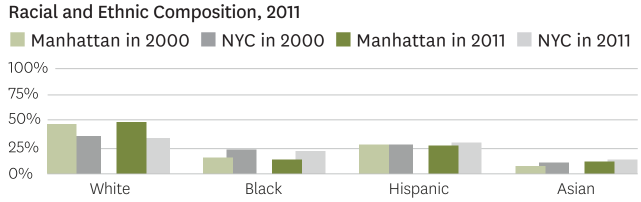
Manhattan was the third most populous borough with a population of 1,601,948 and 846,177 housing units in 2011. It had the second lowest homeownership rate in the city—21.9 percent of households own their own homes—and the highest median rent in the city, at $1,431.

	2011	Rank
Population	1,601,948	3
Population Density (1,000 persons per square mile)	70.3	1
Median Household Income	$67,602	2
Income Diversity Ratio	8.0	1
Public Rental Housing Units (% of rental units)	9.0%	2
Subsidized Rental Housing Units (% of rental units)	11.6%	2
Rent-Regulated Units (% of rental units)	48.4%	2
Residential Units within a Hurricane Evacuation Zone	36.1%	2
Residential Units within Sandy Surge Area	11.1%	2
Residential Units within 1/2 Mile of a Subway/Rail Entrance	90.6%	1
Unused Capacity Rate (% of land area)	29.5%	3
Racial Diversity Index	0.68	3
Rental Vacancy Rate	3.1%	3

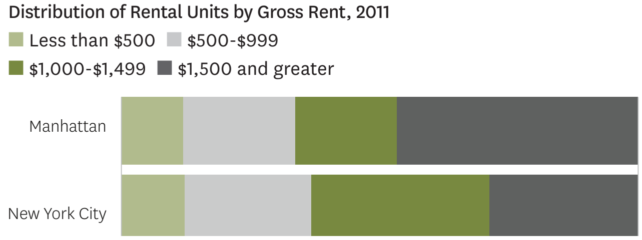
Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



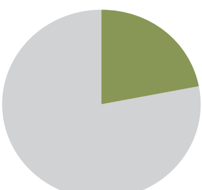
Distribution of Rental Units by Gross Rent, 2011



In Manhattan, 33.6 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

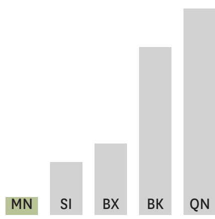
13X

More than 13 times as many units (2,833) were authorized by new residential building permits in Manhattan in 2012 than were authorized in 2011.



Twenty-two percent of Manhattan residents owned their homes (■) in 2011, and the remaining 78 percent rented (■). Manhattan had a rental vacancy rate of 3.1 percent, which is slightly lower than the citywide average of four percent. Nonetheless, renters in the borough paid the highest median rents citywide, with the median new renter paying $1,937 per month, and the median Manhattan renter paying $1,431.

The housing price appreciation index for buildings with five or more families in Manhattan rose 18 percent between 2011 and 2012. Citywide, the housing price appreciation index for these buildings increased by 10 percent during the same time period.



Manhattan had the lowest number of new residential foreclosure starts (439) in the city in 2012. The number of foreclosure starts for the borough decreased by nearly than 50 percent since 2010. For one- to four-family properties, 11 out of every 1,000 buildings received a foreclosure notice in Manhattan, the lowest rate among all five boroughs.

13,402

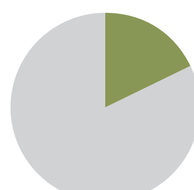
The number of units in 68 subsidized properties that left affordability restrictions in Manhattan between 2002 and 2011 that had HUD Project-Based Rental Assistance, received HUD insurance or financing, were developed with a Low-Income Housing Tax Credit, or were built under the Mitchell-Lama Program.

28.5%

Manhattan had the lowest median rent burden in the city in 2011; the median household paid 28.5 percent of their income in rent.

70,300

The number of people per square mile living in Manhattan. Manhattan had the highest population density in the city in 2011 and also had the five most densely populated community districts in the city: Upper East Side, Morningside Heights/Hamilton, Lower East Side/Chinatown, Stuyvesant Town/Turtle Bay, and Central Harlem.



Only 18.5 percent of households had children younger than 18 in 2011 (■), which was the lowest percentage in the city. Manhattan children had the lowest incidence of elevated blood lead levels (2.5 cases per 1,000 children) and the second-highest incidence of low birth weight in the city (87 out of every 1,000 live births).

BUILT ENVIRONMENT	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	4,980	7,360	272	208	2,833	1	1
Units Issued New Certificates of Occupancy	5,131	4,479	1,746	1,373	1,159	1	4

HOUSING: STOCK	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Housing Units	798,144	840,443	847,090	846,177	–	3	2
Homeownership Rate	20.1%	23.5%	22.3%	21.9%	–	4	4
Serious Housing Code Violations (per 1,000 rental units)	–	34.4	37.1	40.7	36.5	–	3
Severe Crowding Rate (% of renter households)	–	–	3.1%	2.7%	–	–	5

HOUSING: MARKET	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Index of Housing Price Appreciation (5+ family building)	100.0	270.2	232.1	260.9	307.1	–	–
Index of Housing Price Appreciation (condominium)	100.0	202.8	207.3	212.8	221.0	–	–
Median Sales Price per Unit (5+ family building)	$83,901	$223,514	$178,275	$195,010	$212,500	–	–
Median Sales Price per Unit (condominium)	$694,693	$961,368	$1,047,626	$1,004,365	$999,000	–	–
Sales Volume (5+ family building)	282	637	344	407	699	–	–
Sales Volume (condominium)	2,517	7,870	5,843	5,111	5,724	–	–
Median Monthly Rent (all renters)	–	$1,237	$1,369	$1,431	–	–	1
Median Monthly Rent (recent movers)	–	$1,820	$1,898	$1,937	–	–	1
Median Rent Burden	–	27.5%	28.2%	28.5%	–	–	5
Median Rent Burden (low-income renters)	–	44.8%	43.4%	45.0%	–	–	5

HOUSING: FINANCE	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Home Purchase Loan Rate (per 1,000 properties)	–	34.4	21.2	18.6	–	–	2
Higher-Cost Home Purchase Loans (% of home purchase loans)	–	2.0%	0.8%	0.6%	–	–	5
Refinance Loan Rate (per 1,000 properties)	–	12.1	30.9	32.5	–	–	1
Higher-Cost Home Purchase Loans (% of home purchase loans)	–	9.3%	0.3%	0.4%	–	–	5
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	1.5%	2.0%	–	–	5
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	33.0	26.7	–	5
Foreclosure Starts (all residential properties)	356	212	842	536	439	5	5
Foreclosure Start Rate (per 1,000 1-4 family properties)	30.2	5.7	11.3	9.5	11.1	1	5
Properties that Entered REO	6	0	5	2	0	4	5
Property Tax Liability ($ millions)	–	$8,686.7	$10,230.1	$10,650.1	$10,874.7	–	1
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	6.6%	1.6%	2.1%	2.1%	–	1	3

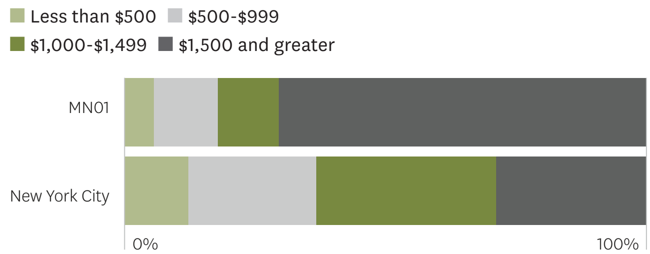
DEMOGRAPHICS	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Population	1,537,195	–	1,585,873	1,601,948	–	3	3
Population Density (1,000 persons per square mile)	67.1	–	69.5	70.3	–	1	1
Foreign-Born Population	29.4%	28.7%	28.5%	28.8%	–	3	4
Percent White	46.9%	–	48.0%	47.6%	–	2	2
Percent Black	15.6%	–	12.9%	13.1%	–	4	4
Percent Hispanic	27.8%	–	25.4%	25.6%	–	2	3
Percent Asian	9.6%	–	11.2%	11.0%	–	2	2
Households with Children under 18 Years Old	19.7%	20.2%	18.2%	18.5%	–	5	5
Population Aged 65 and Older	12.2%	12.7%	13.5%	13.7%	–	2	1
Median Household Income	$67,114	$68,689	$66,939	$67,602	–	2	2
Income Diversity Ratio	7.5	8.4	8.0	8.0		1	1
Share of Population Living in Integrated Tracts	13.9%	–	17.5%	–	–	4	4
Poverty Rate	20.0%	18.3%	16.4%	18.3%	–	3	3
Unemployment Rate	8.5%	6.8%	9.2%	9.0%	–	3	4
Private Sector Employment	–	1,850,035	1,835,104	1,893,321	–	–	1
Public Transportation Rate	63.3%	60.8%	63.2%	63.1%	–	1	2
Mean Travel Time to Work (minutes)	30.5	30.1	30.1	30.4	–	5	5

SCHOOLS, HEALTH, CRIME	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Serious Crime Rate (per 1,000 residents)	52.2	37.1	32.3	32.1	–	1	1
Adult Incarceration Rate (per 100,000 residents aged 15 or older)	2,751.5	1,648.3	1,887.0	1,853.6	–	1	1
Students Performing at Grade Level in Math	33.5%	–	56.2%	59.9%	61.9%	3	3
Students Performing at Grade Level in Reading	40.3%	–	45.0%	47.1%	49.2%	3	3
Asthma Hospitalizations (per 1,000 residents)	3.1	2.7	2.3	2.1	–	3	3
Low Birth Weight Rate (per 1,000 live births)	78	86	87	87	–	4	2
Elevated Blood Lead Levels (incidence per 1,000 children)	17.9	6.6	3.4	2.5	–	2	5
Children's Obesity Rate	–	–	19.4%	19.0%	–	–	5

MN01 Financial District[1]

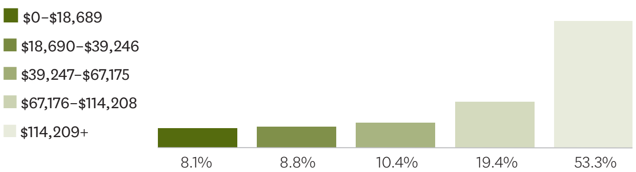
	2011	Rank
Population	146,491	24
Population Density (1,000 persons per square mile)	46.6	21
Median Household Income	$122,222	1
Income Diversity Ratio	5.6	21
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units)[2]	14.1%	13
Rent-Regulated Units (% of rental units)	32.4%	44
Residential Units within a Hurricane Evacuation Zone	100.0%	1
Residential Units within Sandy Surge Area	36.2%	5
Residential Units within 1/2 Mile of a Subway/Rail Entrance	99.4%	5
Unused Capacity Rate (% of land area)	–	–
Racial Diversity Index	0.41	51
Rental Vacancy Rate[3]	5.3%	10

Distribution of Rental Units by Gross Rent, 2011

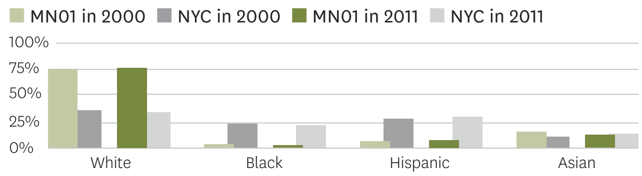


In MN01, 17.8 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	491	581	0	171	34	40	40
Units Issued New Certificates of Occupancy	586	601	6	69	46	8	44
Homeownership Rate	25.9%	29.8%	25.3%	27.0%	–	30	30
Index of Housing Price Appreciation (condominium)[4]	100.0	199.2	202.0	209.4	212.8	–	5
Median Sales Price per Unit (condominium)[4]	$837,347	$849,556	$1,032,945	$931,119	$1,009,146	4	6
Sales Volume	404	1,168	818	819	925	33	7
Median Monthly Rent (all renters)	–	$2,012	$2,098	$2,040	–	–	1
Median Monthly Rent (recent movers)	–	$2,472	$2,590	$2,896	–	–	1
Median Rent Burden	–	26.4%	24.9%	24.4%	–	–	54
Median Rent Burden (low-income renters)	–	67.7%	58.7%	60.0%	–	–	4
Home Purchase Loan Rate (per 1,000 properties)	–	50.4	26.3	24.9	–	–	8
Refinance Loan Rate (per 1,000 properties)	–	14.9	35.1	40.3	–	–	3
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.3%	0.9%	–	–	50
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	27.6	26.3	–	53
Foreclosure Start Rate (per 1,000 1–4 family properties)	–	–	–	–	–	–	–
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.4%	0.0%	1.8%	1.6%	–	58	40
Serious Housing Code Violations (per 1,000 rental units)	–	1.8	1.5	1.5	2.9	–	59
Severe Crowding Rate (% of renter households)	–	–	4.4%	2.9%	–	–	39
Property Tax Liability ($ millions)	–	$695.6	$795.9	$813.0	$837.5	–	5

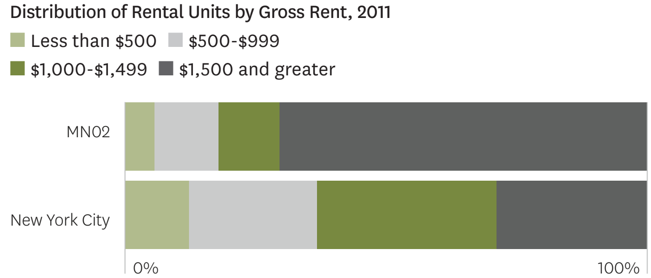
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	23.3%	25.9%	23.1%	22.1%	–	43	47
Households with Children under 18 Years Old	11.4%	–	12.7%	13.6%	–	53	53
Population Aged 65 and Older	10.5%	–	11.2%	11.1%	–	32	31
Share of Population Living in Integrated Tracts	10.5%	–	26.5%	–	–	36	22
Poverty Rate	9.9%	11.9%	9.9%	7.5%	–	49	52
Unemployment Rate	5.8%	4.8%	6.1%	4.8%	–	46	54
Public Transportation Rate	60.3%	55.6%	58.2%	58.2%	–	25	31
Mean Travel Time to Work (minutes)	24.4	26.1	24.3	24.5	–	55	54
Serious Crime Rate (per 1,000 residents)	144.7	87.8	–	48.5	–	3	4
Students Performing at Grade Level in Math	61.0%	–	77.3%	80.4%	80.4%	2	2
Students Performing at Grade Level in Reading	66.2%	–	66.7%	67.9%	69.4%	2	2
Asthma Hospitalizations (per 1,000 people)	0.9	0.8	0.6	0.5	–	53	55
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	12.8	4.8	2.7	0.7	–	51	58
Children's Obesity Rate	–	–	11.7%	10.9%	–	–	54

1. Community districts MN01 and MN02 both fall within sub-borough area 301. Data reported at the sub-borough area for these community districts are identical.
2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008–2010. 4. Ranked out of 7 community districts with the same predominant housing type.
5. Sample size is less than 20 newly identified cases in at least one year presented.

MN02 Greenwich Village/Soho[1]

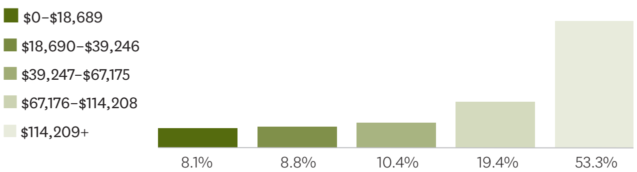
	2011	Rank
Population	146,491	24
Population Density (1,000 persons per square mile)	46.6	21
Median Household Income	$122,222	1
Income Diversity Ratio	5.6	21
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units)[2]	2.1%	40
Rent-Regulated Units (% of rental units)	32.4%	44
Residential Units within a Hurricane Evacuation Zone	65.3%	8
Residential Units within Sandy Surge Area	6.7%	20
Residential Units within 1/2 Mile of a Subway/Rail Entrance	99.9%	4
Unused Capacity Rate (% of land area)	6.2%	57
Racial Diversity Index	0.41	51
Rental Vacancy Rate[3]	5.3%	10

Distribution of Rental Units by Gross Rent, 2011

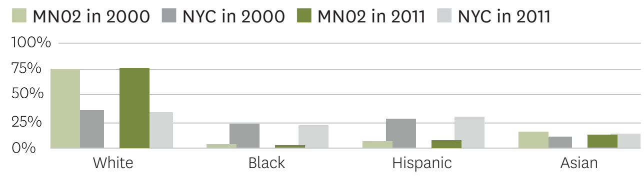


In MN02, 17.8 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	31	86	0	0	23	46	46
Units Issued New Certificates of Occupancy	28	158	103	62	149	8	23
Homeownership Rate	25.9%	29.8%	25.3%	27.0%	–	30	30
Index of Housing Price Appreciation (condominium)[4]	100.0	205.9	209.6	228.2	246.7	–	1
Median Sales Price per Unit (condominium)[4]	$934,230	$1,430,607	$1,835,181	$1,634,691	$1,825,000	1	1
Sales Volume	271	521	536	432	404	41	34
Median Monthly Rent (all renters)	–	$2,012	$2,098	$2,040	–	–	1
Median Monthly Rent (recent movers)	–	$2,472	$2,590	$2,896	–	–	1
Median Rent Burden	–	26.4%	24.9%	24.4%	–	–	54
Median Rent Burden (low-income renters)	–	67.7%	58.7%	60.0%	–	–	4
Home Purchase Loan Rate (per 1,000 properties)	–	50.4	26.3	24.9	–	–	8
Refinance Loan Rate (per 1,000 properties)	–	14.9	35.1	40.3	–	–	3
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.3%	0.9%	–	–	50
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	31.9	23.4	–	55
Foreclosure Start Rate (per 1,000 1–4 family properties)	2.6	0.0	2.5	1.3	2.5	47	56
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.6%	0.4%	0.5%	0.7%	–	58	57
Serious Housing Code Violations (per 1,000 rental units)	–	22.6	13.9	17.1	15.0	–	47
Severe Crowding Rate (% of renter households)	–	–	4.4%	2.9%	–	–	39
Property Tax Liability ($ millions)	–	$564.5	$730.6	$766.6	$799.7	–	6

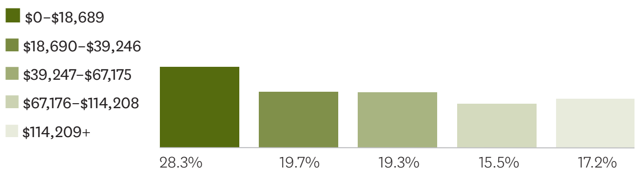
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	23.3%	25.9%	23.1%	22.1%	–	43	47
Households with Children under 18 Years Old	11.4%	–	12.7%	13.6%	–	53	53
Population Aged 65 and Older	10.5%	–	11.2%	11.1%	–	32	31
Share of Population Living in Integrated Tracts	10.5%	–	26.5%	–	–	36	22
Poverty Rate	9.9%	11.9%	9.9%	7.5%	–	49	52
Unemployment Rate	5.8%	4.8%	6.1%	4.8%	–	46	54
Public Transportation Rate	60.3%	55.6%	58.2%	58.2%	–	25	31
Mean Travel Time to Work (minutes)	24.4	26.1	24.3	24.5	–	55	54
Serious Crime Rate (per 1,000 residents)	69.5	51.2	–	45.3	–	5	5
Students Performing at Grade Level in Math	61.0%	–	77.3%	80.4%	80.4%	2	2
Students Performing at Grade Level in Reading	66.2%	–	66.7%	67.9%	69.4%	2	2
Asthma Hospitalizations (per 1,000 people)	0.9	0.8	0.6	0.5	–	53	55
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	54.9	15.6	6.7	5.2	–	1	7
Children's Obesity Rate	–	–	11.7%	10.9%	–	–	54

1. Community districts MN01 and MN02 both fall within sub-borough area 301. Data reported at the sub-borough area for these community districts are identical.
2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008–2010. 4. Ranked out of 7 community districts with the same predominant housing type.
5. Sample size is less than 20 newly identified cases in at least one year presented.

MN03 Lower East Side/ Chinatown[1]

	2011	Rank
Population	165,774	16
Population Density (1,000 persons per square mile)	95.1	3
Median Household Income	$39,932	39
Income Diversity Ratio	7.1	5
Public Rental Housing Units (% of rental units)	21.2%	6
Subsidized Rental Housing Units (% of rental units)[2]	9.0%	19
Rent-Regulated Units (% of rental units)	48.3%	21
Residential Units within a Hurricane Evacuation Zone	59.8%	11
Residential Units within Sandy Surge Area	24.5%	7
Residential Units within 1/2 Mile of a Subway/Rail Entrance	79.2%	31
Unused Capacity Rate (% of land area)	21.5%	41
Racial Diversity Index	0.72	4
Rental Vacancy Rate[3]	3.3%	38

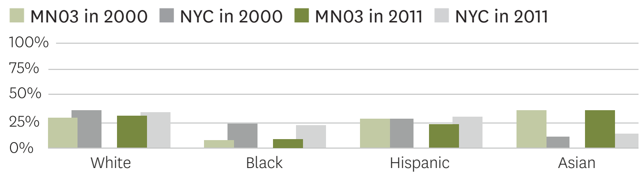
Household Income Distribution by New York City Income Quintile, 2011



Distribution of Rental Units by Gross Rent, 2011

In MN03, 57.3 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING

HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	229	970	0	22	371	7	7
Units Issued New Certificates of Occupancy	711	466	271	0	110	6	28
Homeownership Rate	12.0%	10.8%	13.6%	10.6%	–	46	48
Index of Housing Price Appreciation (5+ family building)[4]	100.0	215.1	267.5	269.9	462.3	–	1
Median Sales Price per Unit (5+ family building)[4]	$83,894	$236,361	$192,257	$248,542	$259,692	1	1
Sales Volume	107	372	234	219	233	49	46
Median Monthly Rent (all renters)	–	$885	$966	$895	–	–	50
Median Monthly Rent (recent movers)	–	$1,557	$1,762	$1,713	–	–	9
Median Rent Burden	–	28.5%	30.0%	29.8%	–	–	44
Median Rent Burden (low-income renters)	–	38.5%	36.0%	36.9%	–	–	53
Home Purchase Loan Rate (per 1,000 properties)	–	28.8	15.7	14.1	–	–	43
Refinance Loan Rate (per 1,000 properties)	–	10.5	19.6	20.6	–	–	17
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.0%	0.0%	–	–	53
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	39.3	34.6	–	51
Foreclosure Start Rate (per 1,000 1–4 family properties)	0.0	0.0	0.0	0.0	6.5	56	46
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.2%	0.5%	0.4%	0.4%	–	45	59
Serious Housing Code Violations (per 1,000 rental units)	–	17.5	18.0	21.8	20.2	–	40
Severe Crowding Rate (% of renter households)	–	–	3.7%	4.7%	–	–	21
Property Tax Liability ($ millions)	–	$217.0	$292.8	$306.5	$313.6	–	9

POPULATION

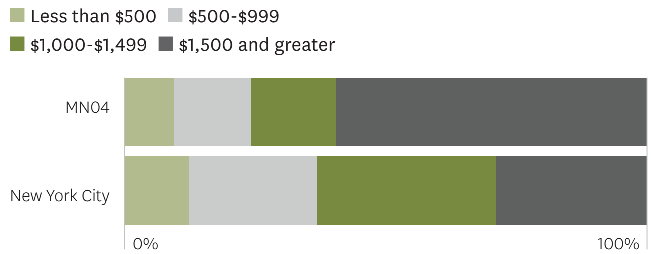
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	40.3%	39.3%	35.2%	37.5%	–	17	27
Households with Children under 18 Years Old	22.1%	–	16.3%	20.5%	–	49	48
Population Aged 65 and Older	13.4%	–	14.3%	14.4%	–	17	14
Share of Population Living in Integrated Tracts	17.9%	–	31.1%	–	–	32	18
Poverty Rate	28.4%	25.1%	22.2%	28.6%	–	18	14
Unemployment Rate	9.4%	7.5%	10.1%	6.7%	–	27	49
Public Transportation Rate	55.3%	58.4%	59.2%	60.0%	–	32	29
Mean Travel Time to Work (minutes)	30.9	30.3	29.3	31.4	–	50	49
Serious Crime Rate (per 1,000 residents)	43.1	34.2	–	34.1	–	14	10
Students Performing at Grade Level in Math	36.9%	–	61.6%	65.8%	67.9%	26	22
Students Performing at Grade Level in Reading	41.0%	–	50.7%	52.9%	55.0%	31	20
Asthma Hospitalizations (per 1,000 people)	2.9	2.6	2.6	2.2	–	26	29
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	32.0	7.5	2.4	1.3	–	2	55
Children's Obesity Rate	–	–	16.3%	16.3%	–	–	50

1. Community district MN 03 falls within sub-borough area 302. 2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008–2010. 4. Ranked out of 5 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

MN04 Clinton/ Chelsea[1]

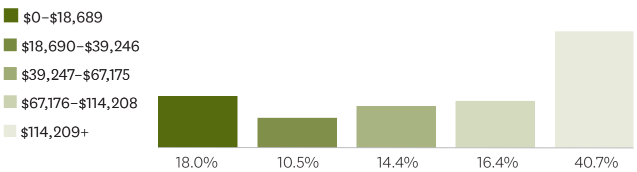
	2011	Rank
Population	143,051	29
Population Density (1,000 persons per square mile)	49.3	19
Median Household Income	$84,662	6
Income Diversity Ratio	8.9	1
Public Rental Housing Units (% of rental units)	3.9%	31
Subsidized Rental Housing Units (% of rental units)[2]	13.3%	14
Rent-Regulated Units (% of rental units)	41.1%	34
Residential Units within a Hurricane Evacuation Zone	48.7%	16
Residential Units within Sandy Surge Area	8.6%	17
Residential Units within 1/2 Mile of a Subway/Rail Entrance	88.3%	23
Unused Capacity Rate (% of land area)	19.6%	47
Racial Diversity Index	0.55	33
Rental Vacancy Rate[3]	3.2%	40

Distribution of Rental Units by Gross Rent, 2011

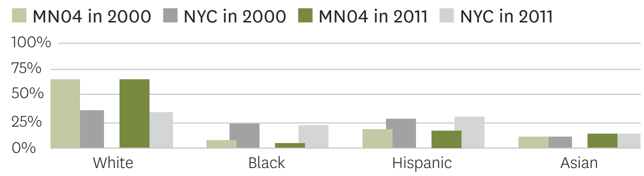


In MN04, 24.2 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	1,151	903	0	0	1,248	1	1
Units Issued New Certificates of Occupancy	1,021	1,256	77	118	126	2	27
Homeownership Rate	20.2%	20.1%	24.9%	23.1%	–	37	35
Index of Housing Price Appreciation (condominium)[4]	100.0	210.4	217.3	225.0	239.2	–	3
Median Sales Price per Unit (condominium)[4]	$866,721	$874,029	$1,153,238	$1,163,941	$1,142,500	3	4
Sales Volume	561	1,649	730	762	827	22	12
Median Monthly Rent (all renters)	–	$1,641	$1,701	$1,848	–	–	5
Median Monthly Rent (recent movers)	–	$2,117	$2,255	$2,508	–	–	2
Median Rent Burden	–	25.3%	25.9%	28.4%	–	–	48
Median Rent Burden (low-income renters)	–	45.6%	49.5%	48.0%	–	–	27
Home Purchase Loan Rate (per 1,000 properties)	–	53.7	23.4	21.1	–	–	11
Refinance Loan Rate (per 1,000 properties)	–	11.4	29.7	31.1	–	–	4
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.2%	0.4%	–	–	51
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	29.2	23.0	–	56
Foreclosure Start Rate (per 1,000 1–4 family properties)	4.0	0.0	0.0	0.0	0.0	40	57
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.4%	0.4%	1.4%	1.7%	–	58	37
Serious Housing Code Violations (per 1,000 rental units)	–	17.4	15.7	13.1	10.9	–	52
Severe Crowding Rate (% of renter households)	–	–	3.1%	2.8%	–	–	40
Property Tax Liability ($ millions)	–	$557.9	$726.2	$777.8	$795.2	–	7

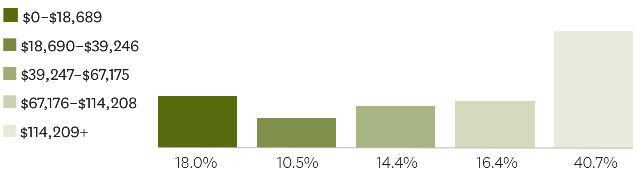
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	25.3%	24.0%	27.0%	25.9%	–	37	43
Households with Children under 18 Years Old	8.4%	–	9.2%	8.9%	–	54	54
Population Aged 65 and Older	11.4%	–	11.9%	11.1%	–	23	30
Share of Population Living in Integrated Tracts	34.1%	–	29.2%	–	–	14	19
Poverty Rate	14.4%	13.6%	11.7%	13.1%	–	38	44
Unemployment Rate	7.3%	5.5%	8.3%	8.2%	–	37	44
Public Transportation Rate	54.9%	48.6%	50.8%	49.9%	–	33	42
Mean Travel Time to Work (minutes)	24.8	24.2	24.9	24.7	–	54	53
Serious Crime Rate (per 1,000 residents)	152.8	102.1	–	74.8	–	2	2
Students Performing at Grade Level in Math	61.0%	–	77.3%	80.4%	80.4%	2	2
Students Performing at Grade Level in Reading	66.2%	–	66.7%	67.9%	69.4%	2	2
Asthma Hospitalizations (per 1,000 people)	2.0	1.9	1.5	1.0	–	36	50
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	27.8	9.2	3.9	3.5	–	6	23
Children's Obesity Rate	–	–	11.7%	10.9%	–	–	54

1. Community districts MN04 and MN05 both fall within sub-borough area 303. Data reported at the sub-borough area for these community districts are identical.
2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008–2010. 4. Ranked out of 7 community districts with the same predominant housing type.
5. Sample size is less than 20 newly identified cases in at least one year presented.

MN05 Midtown[1]

	2011	Rank
Population	143,051	29
Population Density (1,000 persons per square mile)	49.3	19
Median Household Income	$84,662	6
Income Diversity Ratio	8.9	1
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units)[2]	20.5%	7
Rent-Regulated Units (% of rental units)	41.1%	34
Residential Units within a Hurricane Evacuation Zone	0.7%	51
Residential Units within Sandy Surge Area	0.0%	39
Residential Units within 1/2 Mile of a Subway/Rail Entrance	100.0%	1
Unused Capacity Rate (% of land area)	–	–
Racial Diversity Index	0.55	33
Rental Vacancy Rate[3]	3.2%	40

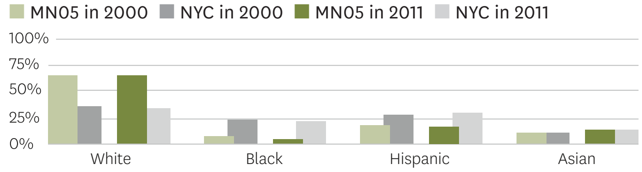
Household Income Distribution by New York City Income Quintile, 2011



Distribution of Rental Units by Gross Rent, 2011

In MN05, 24.2 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING

	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	1,174	976	0	0	70	29	29
Units Issued New Certificates of Occupancy	730	600	221	0	7	2	55
Homeownership Rate	20.2%	20.1%	24.9%	23.1%	–	37	35
Index of Housing Price Appreciation (condominium)[4]	100.0	206.9	206.5	215.1	223.7	–	4
Median Sales Price per Unit (condominium)[4]	$643,580	$1,133,324	$1,361,461	$1,365,322	$1,360,000	6	2
Sales Volume	344	1,029	637	594	651	36	19
Median Monthly Rent (all renters)	–	$1,641	$1,701	$1,848	–	–	5
Median Monthly Rent (recent movers)	–	$2,117	$2,255	$2,508	–	–	2
Median Rent Burden	–	25.3%	25.9%	28.4%	–	–	48
Median Rent Burden (low-income renters)	–	45.6%	49.5%	48.0%	–	–	27
Home Purchase Loan Rate (per 1,000 properties)	–	53.7	23.4	21.1	–	–	11
Refinance Loan Rate (per 1,000 properties)	–	11.4	29.7	31.1	–	–	4
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.2%	0.4%	–	–	51
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	22.9	18.3	–	58
Foreclosure Start Rate (per 1,000 1–4 family properties)	–	–	–	–	–	–	–
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.0%	2.9%	0.0%	2.8%	–	58	22
Serious Housing Code Violations (per 1,000 rental units)	–	6.8	7.1	7.0	6.4	–	55
Severe Crowding Rate (% of renter households)	–	–	3.1%	2.8%	–	–	40
Property Tax Liability ($ millions)	–	$3,150.7	$3,507.9	$3,576.8	$3,730.0	–	1

POPULATION

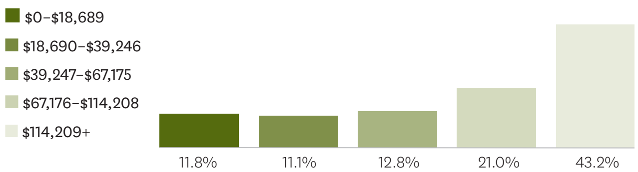
	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	25.3%	24.0%	27.0%	25.9%	–	37	43
Households with Children under 18 Years Old	8.4%	–	9.2%	8.9%	–	54	54
Population Aged 65 and Older	11.4%	–	11.9%	11.1%	–	23	30
Share of Population Living in Integrated Tracts	34.1%	–	29.2%	–	–	14	19
Poverty Rate	14.4%	13.6%	11.7%	13.1%	–	38	44
Unemployment Rate	7.3%	5.5%	8.3%	8.2%	–	37	44
Public Transportation Rate	54.9%	48.6%	50.8%	49.9%	–	33	42
Mean Travel Time to Work (minutes)	24.8	24.2	24.9	24.7	–	54	53
Serious Crime Rate (per 1,000 residents)	271.6	176.0	–	128.9	–	1	11
Students Performing at Grade Level in Math	61.0%	–	77.3%	80.4%	80.4%	2	2
Students Performing at Grade Level in Reading	66.2%	–	66.7%	67.9%	69.4%	2	2
Asthma Hospitalizations (per 1,000 people)	2.0	1.9	1.5	1.0	–	36	50
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	30.2	17.3	8.9	0.0	–	3	59
Children's Obesity Rate	–	–	11.7%	10.9%	–	–	54

1. Community districts MN04 and MN05 both fall within sub-borough area 303. Data reported at the sub-borough area for these community districts are identical.
2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008–2010. 4. Ranked out of 7 community districts with the same predominant housing type.
5. Sample size is less than 20 newly identified cases in at least one year presented.

MN06 Stuyvesant Town/ Turtle Bay[1]

	2011	Rank
Population	147,757	22
Population Density (1,000 persons per square mile)	90.1	4
Median Household Income	$103,544	3
Income Diversity Ratio	6.3	12
Public Rental Housing Units (% of rental units)	0.8%	39
Subsidized Rental Housing Units (% of rental units)[2]	3.7%	32
Rent-Regulated Units (% of rental units)	39.5%	35
Residential Units within a Hurricane Evacuation Zone	34.6%	23
Residential Units within Sandy Surge Area	15.9%	11
Residential Units within 1/2 Mile of a Subway/Rail Entrance	90.9%	18
Unused Capacity Rate (% of land area)	16.8%	51
Racial Diversity Index	0.42	50
Rental Vacancy Rate[3]	2.7%	49

Household Income Distribution by New York City Income Quintile, 2011

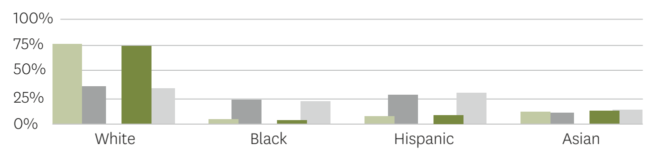


Distribution of Rental Units by Gross Rent, 2011[4]

Less than $500 · $500-$999 · $1,000-$1,499 · $1,500 and greater

In MN06, 12.0 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING

HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	495	842	0	0	0	59	59
Units Issued New Certificates of Occupancy	281	0	0	0	0	12	57
Homeownership Rate	26.3%	32.8%	28.2%	29.4%	–	28	25
Index of Housing Price Appreciation (condominium)[5]	100.0	199.8	200.0	198.0	205.6	–	6
Median Sales Price per Unit (condominium)[5]	$523,476	$980,748	$848,911	$830,615	$849,000	7	7
Sales Volume	598	846	630	586	685	17	18
Median Monthly Rent (all renters)	–	$1,791	$1,999	$2,040	–	–	1
Median Monthly Rent (recent movers)	–	$2,220	$2,360	$2,447	–	–	3
Median Rent Burden	–	25.4%	27.3%	26.7%	–	–	51
Median Rent Burden (low-income renters)	–	63.4%	54.9%	66.7%	–	–	2
Home Purchase Loan Rate (per 1,000 properties)	–	30.4	19.0	18.2	–	–	21
Refinance Loan Rate (per 1,000 properties)	–	10.5	29.3	30.8	–	–	5
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.6%	0.2%	–	–	52
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	33.3	25.4	–	54
Foreclosure Start Rate (per 1,000 1–4 family properties)	0.0	0.0	0.0	3.0	6.0	56	48
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.6%	0.8%	1.0%	1.3%	–	32	46
Serious Housing Code Violations (per 1,000 rental units)	–	5.1	5.4	5.3	5.7	–	56
Severe Crowding Rate (% of renter households)	–	–	2.6%	1.6%	–	–	50
Property Tax Liability ($ millions)	–	$1,096.1	$1,261.0	$1,296.1	$1,321.7	–	3

POPULATION

POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	24.0%	23.6%	22.5%	21.1%	–	40	49
Households with Children under 18 Years Old	8.4%	–	10.8%	7.6%	–	54	55
Population Aged 65 and Older	14.6%	–	14.4%	15.1%	–	11	12
Share of Population Living in Integrated Tracts	1.5%	–	11.4%	–	–	41	39
Poverty Rate	7.9%	7.2%	7.0%	11.0%	–	51	47
Unemployment Rate	4.2%	4.8%	6.5%	6.9%	–	52	48
Public Transportation Rate	52.3%	44.7%	46.3%	52.6%	–	35	38
Mean Travel Time to Work (minutes)	25.6	25.7	26.0	25.3	–	53	52
Serious Crime Rate (per 1,000 residents)	50.0	33.6	–	25.7	–	8	23
Students Performing at Grade Level in Math	61.0%	–	77.3%	80.4%	80.4%	2	2
Students Performing at Grade Level in Reading	66.2%	–	66.7%	67.9%	69.4%	2	2
Asthma Hospitalizations (per 1,000 people)	1.2	1.6	1.2	1.0	–	49	50
Elevated Blood Lead Levels (incidence per 1,000 children)[6]	16.6	6.1	3.5	3.2	–	38	29
Children's Obesity Rate	–	–	11.7%	10.9%	–	–	54

1. Community district MN06 falls within sub-borough area 304. 2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008–2010.
4. Gross rent shares are averages from 2009-2011. 5. Ranked out of 7 community districts with the same predominant housing type. 6. Sample size is less than 20 newly identified cases in at least one year presented.

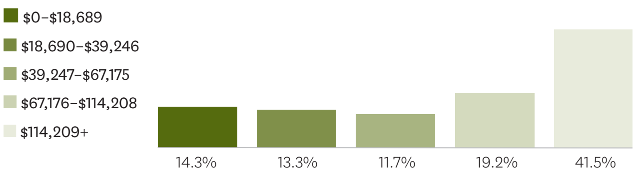
MN07 Upper West Side[1]

	2011	Rank
Population	193,671	7
Population Density (1,000 persons per square mile)	62.0	11
Median Household Income	$93,972	4
Income Diversity Ratio	8.4	2
Public Rental Housing Units (% of rental units)	6.8%	25
Subsidized Rental Housing Units (% of rental units)[2]	9.4%	18
Rent-Regulated Units (% of rental units)	42.9%	31
Residential Units within a Hurricane Evacuation Zone	4.1%	41
Residential Units within Sandy Surge Area	0.1%	37
Residential Units within 1/2 Mile of a Subway/Rail Entrance	98.9%	7
Unused Capacity Rate (% of land area)	23.3%	37
Racial Diversity Index	0.49	42
Rental Vacancy Rate[3]	4.0%	28

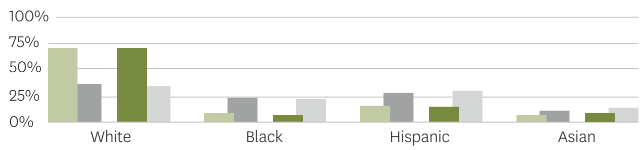
Distribution of Rental Units by Gross Rent, 2011

In MN07, 25.5 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	441	779	17	15	6	55	55
Units Issued New Certificates of Occupancy	921	0	0	113	0	3	57
Homeownership Rate	29.2%	35.6%	32.0%	28.7%	–	24	26
Index of Housing Price Appreciation (condominium)[4]	100.0	215.8	227.5	234.0	241.6	–	2
Median Sales Price per Unit (condominium)[4]	$778,525	$1,087,261	$1,127,325	$1,116,527	$1,260,000	5	3
Sales Volume	79	1,225	1,134	823	1,104	54	4
Median Monthly Rent (all renters)	–	$1,530	$1,600	$1,853	–	–	4
Median Monthly Rent (recent movers)	–	$2,140	$2,139	$2,294	–	–	4
Median Rent Burden	–	24.6%	26.6%	27.0%	–	–	50
Median Rent Burden (low-income renters)	–	48.0%	46.4%	69.5%	–	–	1
Home Purchase Loan Rate (per 1,000 properties)	–	30.3	23.4	21.1	–	–	11
Refinance Loan Rate (per 1,000 properties)	–	11.8	43.7	44.2	–	–	1
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.0%	0.0%	–	–	53
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	24.0	18.3	–	58
Foreclosure Start Rate (per 1,000 1–4 family properties)	1.9	0.0	0.0	4.9	3.3	53	54
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.7%	0.2%	0.7%	1.0%	–	51	53
Serious Housing Code Violations (per 1,000 rental units)	–	12.7	13.5	12.1	12.6	–	48
Severe Crowding Rate (% of renter households)	–	–	1.5%	1.6%	–	–	50
Property Tax Liability ($ millions)	–	$739.9	$911.1	$953.0	$976.3	–	4

POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	21.3%	20.2%	22.4%	21.7%	–	46	48
Households with Children under 18 Years Old	14.6%	–	18.9%	18.3%	–	51	51
Population Aged 65 and Older	13.4%	–	16.7%	16.8%	–	17	8
Share of Population Living in Integrated Tracts	22.7%	–	16.4%	–	–	26	36
Poverty Rate	10.0%	9.0%	10.4%	11.5%	–	48	46
Unemployment Rate	4.8%	4.5%	7.5%	6.4%	–	51	51
Public Transportation Rate	74.1%	68.8%	70.8%	71.0%	–	1	9
Mean Travel Time to Work (minutes)	30.3	28.8	29.6	29.8	–	52	51
Serious Crime Rate (per 1,000 residents)	28.8	21.2	–	16.0	–	41	47
Students Performing at Grade Level in Math	34.5%	–	59.9%	65.7%	68.0%	31	21
Students Performing at Grade Level in Reading	43.1%	–	52.9%	56.2%	58.8%	27	10
Asthma Hospitalizations (per 1,000 people)	1.7	1.5	1.3	1.2	–	41	46
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	19.0	5.7	5.7	2.1	–	25	47
Children's Obesity Rate	–	–	16.3%	15.6%	–	–	52

1. Community district MN07 falls within sub-borough area 305. 2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008–2010.
4. Ranked out of 7 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

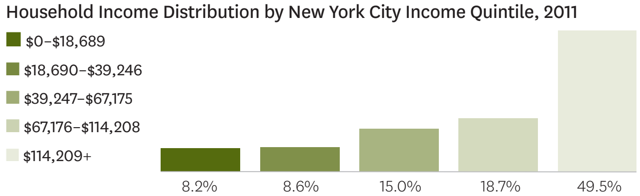
MN08 Upper East Side[1]

	2011	Rank
Population	209,534	4
Population Density (1,000 persons per square mile)	103.8	1
Median Household Income	$107,286	2
Income Diversity Ratio	5.9	16
Public Rental Housing Units (% of rental units)	1.8%	37
Subsidized Rental Housing Units (% of rental units)[2]	5.4%	25
Rent-Regulated Units (% of rental units)	44.4%	28
Residential Units within a Hurricane Evacuation Zone	19.5%	28
Residential Units within Sandy Surge Area	9.1%	16
Residential Units within 1/2 Mile of a Subway/Rail Entrance	73.9%	33
Unused Capacity Rate (% of land area)	34.8%	20
Racial Diversity Index	0.33	53
Rental Vacancy Rate[3]	5.7%	6

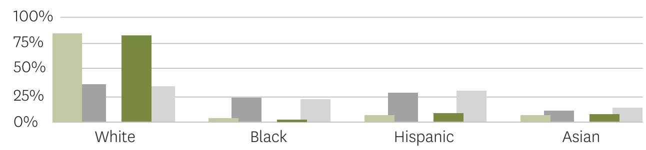
Distribution of Rental Units by Gross Rent, 2011

In MN08, 11.9 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	241	583	0	0	40	35	35
Units Issued New Certificates of Occupancy	559	716	380	0	3	9	56
Homeownership Rate	30.7%	37.3%	32.7%	36.4%	–	22	19
Index of Housing Price Appreciation (condominium)[4]	100.0	181.5	178.8	179.9	185.9	–	7
Median Sales Price per Unit (condominium)[4]	$902,397	$949,778	$1,252,642	$1,121,625	$1,050,000	2	5
Sales Volume	396	1,229	990	817	954	34	6
Median Monthly Rent (all renters)	–	$1,813	$1,863	$1,884	–	–	3
Median Monthly Rent (recent movers)	–	$2,014	$2,034	$1,917	–	–	6
Median Rent Burden	–	25.1%	27.0%	26.7%	–	–	51
Median Rent Burden (low-income renters)	–	53.8%	63.2%	62.6%	–	–	3
Home Purchase Loan Rate (per 1,000 properties)	–	24.9	17.2	13.7	–	–	45
Refinance Loan Rate (per 1,000 properties)	–	10.1	30.7	30.8	–	–	5
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.2%	0.0%	–	–	53
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	26.3	20.5	–	57
Foreclosure Start Rate (per 1,000 1–4 family properties)	2.5	1.6	9.4	0.8	6.3	49	47
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.1%	0.9%	1.1%	1.5%	–	46	43
Serious Housing Code Violations (per 1,000 rental units)	–	9.6	11.7	11.1	10.9	–	51
Severe Crowding Rate (% of renter households)	–	–	1.7%	2.4%	–	–	44
Property Tax Liability ($ millions)	–	$1,346.7	$1,570.8	$1,630.3	$1,645.9	–	2

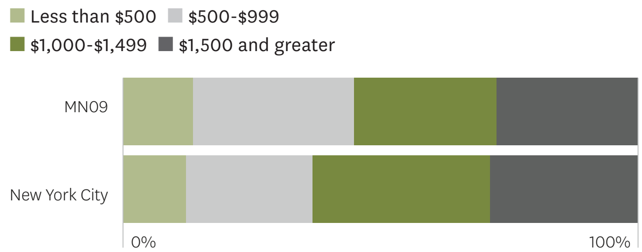
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	21.5%	20.5%	21.1%	21.1%	–	44	50
Households with Children under 18 Years Old	13.3%	–	16.2%	15.7%	–	52	52
Population Aged 65 and Older	14.2%	–	17.6%	19.8%	–	12	2
Share of Population Living in Integrated Tracts	4.4%	–	5.3%	–	–	39	44
Poverty Rate	6.5%	4.8%	6.8%	6.6%	–	53	54
Unemployment Rate	3.7%	3.5%	6.0%	5.8%	–	55	53
Public Transportation Rate	66.6%	59.9%	63.0%	58.7%	–	11	30
Mean Travel Time to Work (minutes)	30.7	31.0	30.0	31.0	–	51	50
Serious Crime Rate (per 1,000 residents)	29.9	21.4	–	15.7	–	38	49
Students Performing at Grade Level in Math	61.0%	–	77.3%	80.4%	80.4%	2	2
Students Performing at Grade Level in Reading	66.2%	–	66.7%	67.9%	69.4%	2	2
Asthma Hospitalizations (per 1,000 people)	0.8	0.8	0.6	0.8	–	55	54
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	13.6	7.8	2.5	3.7	–	46	20
Children's Obesity Rate	–	–	11.7%	10.9%	–	–	54

1. Community district MN08 falls within sub-borough area 306. 2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008–2010.
4. Ranked out of 7 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

MN09 Morningside Hts/ Hamilton[1]

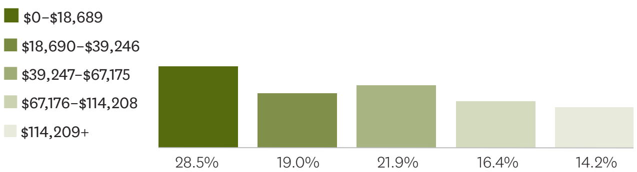
	2011	Rank
Population	138,515	32
Population Density (1,000 persons per square mile)	103.5	2
Median Household Income	$40,262	38
Income Diversity Ratio	7.2	4
Public Rental Housing Units (% of rental units)	8.2%	21
Subsidized Rental Housing Units (% of rental units)[2]	7.7%	21
Rent-Regulated Units (% of rental units)	60.4%	9
Residential Units within a Hurricane Evacuation Zone	0.8%	49
Residential Units within Sandy Surge Area	0.0%	39
Residential Units within 1/2 Mile of a Subway/Rail Entrance	100.0%	1
Unused Capacity Rate (% of land area)	29.4%	26
Racial Diversity Index	0.73	3
Rental Vacancy Rate[3]	3.2%	41

Distribution of Rental Units by Gross Rent, 2011

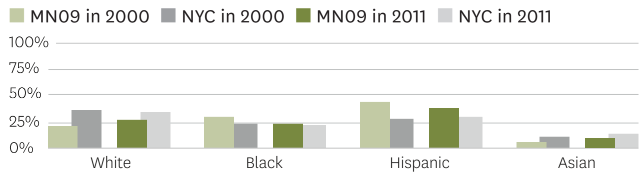


In MN09, 44.8 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



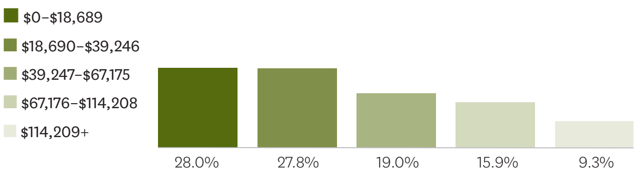
HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	2	309	0	0	2	57	57
Units Issued New Certificates of Occupancy	0	158	36	0	12	57	53
Homeownership Rate	10.9%	12.4%	14.3%	11.0%	–	47	47
Index of Housing Price Appreciation (5+ family building)[4]	100.0	351.1	298.0	288.3	336.4	–	3
Median Sales Price per Unit (5+ family building)[4]	$49,103	$141,202	$93,187	$99,590	$114,286	2	3
Sales Volume	32	163	95	69	130	59	51
Median Monthly Rent (all renters)	–	$910	$1,046	$1,101	–	–	38
Median Monthly Rent (recent movers)	–	$1,339	$1,321	$1,428	–	–	17
Median Rent Burden	–	32.0%	33.3%	32.1%	–	–	36
Median Rent Burden (low-income renters)	–	45.6%	48.9%	41.7%	–	–	46
Home Purchase Loan Rate (per 1,000 properties)	–	28.1	18.0	12.9	–	–	47
Refinance Loan Rate (per 1,000 properties)	–	16.4	26.5	25.6	–	–	10
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	3.0%	2.8%	–	–	46
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	94.0	75.1	–	31
Foreclosure Start Rate (per 1,000 1–4 family properties)	66.7	6.7	18.4	23.4	16.7	2	28
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	13.9%	3.7%	5.2%	5.3%	–	7	11
Serious Housing Code Violations (per 1,000 rental units)	–	102.2	107.1	120.2	116.1	–	4
Severe Crowding Rate (% of renter households)	–	–	3.5%	3.0%	–	–	38
Property Tax Liability ($ millions)	–	$61.3	$79.4	$84.9	$86.4	–	47
POPULATION							
Foreign-Born Population	35.0%	34.1%	32.6%	35.1%	–	27	30
Households with Children under 18 Years Old	30.9%	–	25.3%	24.8%	–	40	44
Population Aged 65 and Older	10.0%	–	10.9%	10.7%	–	34	33
Share of Population Living in Integrated Tracts	23.5%	–	19.4%	–	–	25	34
Poverty Rate	30.1%	27.3%	28.7%	29.6%	–	13	12
Unemployment Rate	16.5%	8.1%	9.4%	10.6%	–	10	31
Public Transportation Rate	67.9%	69.2%	77.6%	75.2%	–	8	4
Mean Travel Time to Work (minutes)	33.8	31.7	35.0	35.5	–	49	44
Serious Crime Rate (per 1,000 residents)	36.2	28.0	–	21.2	–	25	33
Students Performing at Grade Level in Math	24.7%	–	44.8%	48.8%	50.3%	44	47
Students Performing at Grade Level in Reading	31.8%	–	34.0%	35.4%	36.7%	45	47
Asthma Hospitalizations (per 1,000 people)	3.9	3.8	3.0	2.8	–	15	22
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	18.7	6.3	3.1	5.5	–	28	4
Children's Obesity Rate	–	–	23.5%	23.2%	–	–	16

1. Community district MN09 falls within sub-borough area 307. 2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008–2010.
4. Ranked out of 5 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

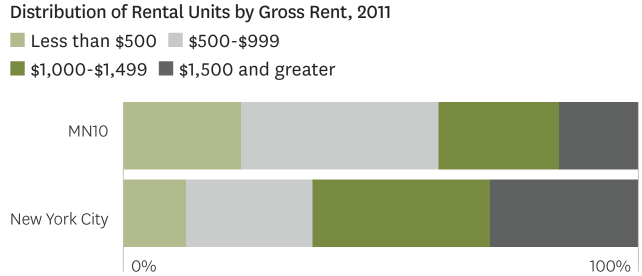
MN10 Central Harlem[1]

	2011	Rank
Population	123,524	43
Population Density (1,000 persons per square mile)	84.6	5
Median Household Income	$36,045	43
Income Diversity Ratio	5.6	21
Public Rental Housing Units (% of rental units)	18.8%	7
Subsidized Rental Housing Units (% of rental units)[2]	24.6%	3
Rent-Regulated Units (% of rental units)	57.1%	11
Residential Units within a Hurricane Evacuation Zone	56.1%	12
Residential Units within Sandy Surge Area	9.2%	15
Residential Units within 1/2 Mile of a Subway/Rail Entrance	97.2%	9
Unused Capacity Rate (% of land area)	32.5%	22
Racial Diversity Index	0.55	35
Rental Vacancy Rate[3]	5.5%	9

Household Income Distribution by New York City Income Quintile, 2011

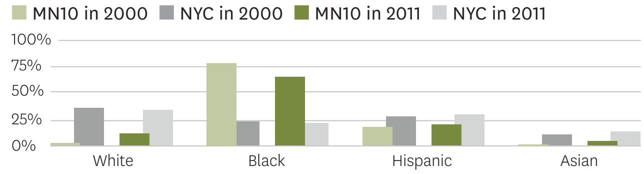


Distribution of Rental Units by Gross Rent, 2011



In MN10, 61.2 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING

HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	261	789	4	0	384	6	6
Units Issued New Certificates of Occupancy	84	328	348	279	209	31	13
Homeownership Rate	6.6%	12.2%	13.4%	15.0%	–	52	45
Index of Housing Price Appreciation (5+ family building)[4]	100.0	389.2	247.9	316.5	325.1	–	4
Median Sales Price per Unit (5+ family building)[4]	$44,667	$131,422	$103,494	$112,394	$100,000	4	5
Sales Volume	118	339	427	379	411	46	33
Median Monthly Rent (all renters)	–	$740	$833	$874	–	–	52
Median Monthly Rent (recent movers)	–	$973	$1,091	$1,122	–	–	46
Median Rent Burden	–	30.1%	29.5%	29.5%	–	–	45
Median Rent Burden (low-income renters)	–	37.4%	34.7%	39.0%	–	–	49
Home Purchase Loan Rate (per 1,000 properties)	–	36.0	47.7	32.4	–	–	4
Refinance Loan Rate (per 1,000 properties)	–	26.9	10.9	16.8	–	–	26
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	14.7%	19.0%	–	–	28
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	82.6	75.6	–	30
Foreclosure Start Rate (per 1,000 1–4 family properties)	98.0	15.8	24.1	15.8	16.6	1	29
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	14.8%	3.0%	3.2%	2.2%	–	3	30
Serious Housing Code Violations (per 1,000 rental units)	–	45.3	42.5	60.3	58.2	–	18
Severe Crowding Rate (% of renter households)	–	–	2.9%	1.7%	–	–	49
Property Tax Liability ($ millions)	–	$56.1	$89.1	$89.7	$92.9	–	44

POPULATION

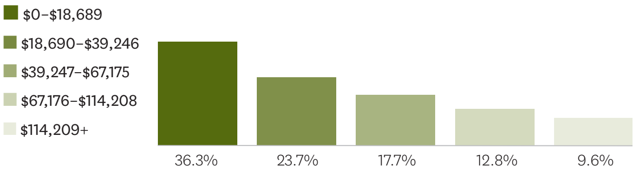
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	17.8%	20.8%	19.7%	24.6%	–	51	44
Households with Children under 18 Years Old	34.0%	–	27.8%	27.3%	–	35	42
Population Aged 65 and Older	11.3%	–	10.5%	10.8%	–	24	32
Share of Population Living in Integrated Tracts	0.0%	–	7.2%	–	–	45	41
Poverty Rate	36.4%	28.7%	28.1%	26.5%	–	8	17
Unemployment Rate	18.6%	13.4%	15.9%	15.4%	–	5	11
Public Transportation Rate	72.9%	72.8%	78.4%	77.3%	–	2	3
Mean Travel Time to Work (minutes)	37.3	35.5	34.7	34.3	–	42	46
Serious Crime Rate (per 1,000 residents)	42.9	34.9	–	33.2	–	15	11
Students Performing at Grade Level in Math	20.9%	–	44.6%	48.0%	47.9%	52	50
Students Performing at Grade Level in Reading	28.6%	–	36.0%	37.4%	38.2%	48	44
Asthma Hospitalizations (per 1,000 people)	7.5	6.1	4.8	4.7	–	5	13
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	23.3	7.5	2.7	2.5	–	13	41
Children's Obesity Rate	–	–	22.4%	21.1%	–	–	29

1. Community district MN10 falls within sub-borough area 308. 2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008–2010. 4. Ranked out of 5 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

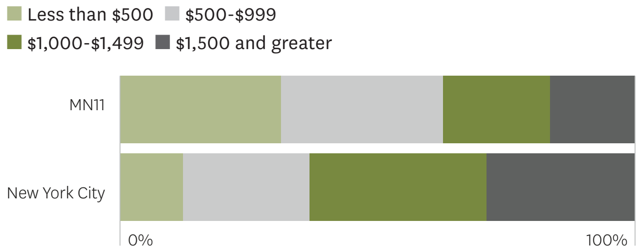
MN11 East Harlem[1]

	2011	Rank
Population	123,386	44
Population Density (1,000 persons per square mile)	53.3	16
Median Household Income	$31,507	47
Income Diversity Ratio	6.8	6
Public Rental Housing Units (% of rental units)	34.8%	2
Subsidized Rental Housing Units (% of rental units)[2]	21.1%	6
Rent-Regulated Units (% of rental units)	33.8%	43
Residential Units within a Hurricane Evacuation Zone	83.2%	6
Residential Units within Sandy Surge Area	32.8%	6
Residential Units within 1/2 Mile of a Subway/Rail Entrance	88.7%	22
Unused Capacity Rate (% of land area)	46.8%	9
Racial Diversity Index	0.66	14
Rental Vacancy Rate[3]	4.1%	23

Household Income Distribution by New York City Income Quintile, 2011

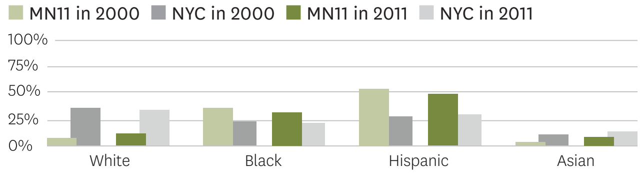


Distribution of Rental Units by Gross Rent, 2011



In MN11, 62.7 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	334	380	251	0	492	3	3
Units Issued New Certificates of Occupancy	210	196	272	592	497	16	3
Homeownership Rate	6.3%	7.6%	6.6%	5.9%	–	54	54
Index of Housing Price Appreciation (5+ family building)[4]	100.0	380.4	506.8	454.0	439.3	–	2
Median Sales Price per Unit (5+ family building)[4]	$39,618	$202,997	$193,459	$115,561	$143,000	5	2
Sales Volume	50	137	108	132	236	58	45
Median Monthly Rent (all renters)	–	$641	$841	$820	–	–	54
Median Monthly Rent (recent movers)	–	$1,213	$965	$1,234	–	–	36
Median Rent Burden	–	27.1%	30.7%	30.2%	–	–	43
Median Rent Burden (low-income renters)	–	30.4%	35.5%	34.7%	–	–	54
Home Purchase Loan Rate (per 1,000 properties)	–	33.8	10.2	18.1	–	–	22
Refinance Loan Rate (per 1,000 properties)	–	7.7	16.9	17.1	–	–	24
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	12.7%	11.5%	–	–	33
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	66.4	52.7	–	41
Foreclosure Start Rate (per 1,000 1–4 family properties)	49.3	1.8	15.8	17.5	22.8	3	21
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	11.9%	2.1%	3.0%	3.0%	–	9	20
Serious Housing Code Violations (per 1,000 rental units)	–	39.4	34.9	34.0	31.6	–	29
Severe Crowding Rate (% of renter households)	–	–	3.0%	3.4%	–	–	32
Property Tax Liability ($ millions)	–	$60.7	$96.8	$92.2	$100.1	–	40

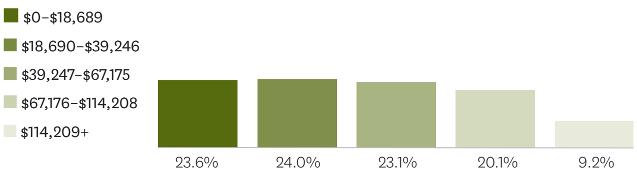
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	21.1%	23.1%	25.9%	27.2%	–	47	41
Households with Children under 18 Years Old	38.1%	–	26.9%	31.3%	–	29	32
Population Aged 65 and Older	11.5%	–	12.5%	11.9%	–	22	24
Share of Population Living in Integrated Tracts	0.0%	–	2.0%	–	–	45	48
Poverty Rate	37.1%	36.9%	30.8%	29.3%	–	7	13
Unemployment Rate	16.8%	10.6%	14.8%	13.5%	–	9	16
Public Transportation Rate	69.1%	73.4%	73.4%	77.9%	–	7	1
Mean Travel Time to Work (minutes)	35.5	33.9	33.7	32.4	–	47	47
Serious Crime Rate (per 1,000 residents)	37.1	28.8	–	28.1	–	22	16
Students Performing at Grade Level in Math	25.3%	–	47.4%	51.0%	53.8%	43	38
Students Performing at Grade Level in Reading	32.5%	–	37.4%	38.8%	41.1%	43	38
Asthma Hospitalizations (per 1,000 people)	10.5	7.5	7.5	6.5	–	1	3
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	19.9	5.7	4.5	2.9	–	21	37
Children's Obesity Rate	–	–	23.4%	23.4%	–	–	13

1. Community district MN11 falls within sub-borough area 309. 2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008–2010.
4. Ranked out of 5 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

MN12 Washington Hts/ Inwood[1]

	2011	Rank
Population	210,245	3
Population Density (1,000 persons per square mile)	67.9	9
Median Household Income	$38,320	40
Income Diversity Ratio	5.0	33
Public Rental Housing Units (% of rental units)	3.3%	33
Subsidized Rental Housing Units (% of rental units)[2]	2.5%	35
Rent-Regulated Units (% of rental units)	86.7%	2
Residential Units within a Hurricane Evacuation Zone	17.8%	33
Residential Units within Sandy Surge Area	4.7%	23
Residential Units within 1/2 Mile of a Subway/Rail Entrance	100.0%	1
Unused Capacity Rate (% of land area)	26.0%	32
Racial Diversity Index	0.47	44
Rental Vacancy Rate[3]	1.5%	52

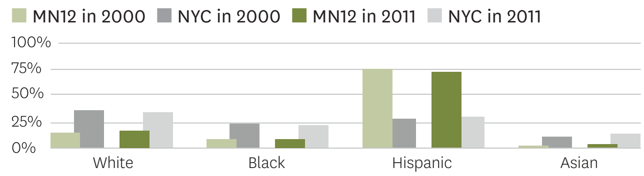
Household Income Distribution by New York City Income Quintile, 2011



Distribution of Rental Units by Gross Rent, 2011

In MN12, 40.7 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING

HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	127	162	0	0	163	18	18
Units Issued New Certificates of Occupancy	0	0	32	140	0	57	57
Homeownership Rate	6.5%	8.3%	10.3%	8.3%	–	53	49
Index of Housing Price Appreciation (5+ family building)[4]	100.0	291.2	205.0	265.1	265.9	–	5
Median Sales Price per Unit (5+ family building)[4]	$48,565	$121,943	$107,893	$106,357	$113,897	3	4
Sales Volume	53	112	72	94	137	57	50
Median Monthly Rent (all renters)	–	$955	$1,091	$1,113	–	–	34
Median Monthly Rent (recent movers)	–	$1,167	$1,342	$1,352	–	–	25
Median Rent Burden	–	32.4%	30.1%	32.5%	–	–	32
Median Rent Burden (low-income renters)	–	44.9%	40.3%	44.1%	–	–	37
Home Purchase Loan Rate (per 1,000 properties)	–	36.5	18.5	15.0	–	–	41
Refinance Loan Rate (per 1,000 properties)	–	16.6	23.3	27.8	–	–	8
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.0%	9.3%	–	–	36
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	107.6	68.9	–	33
Foreclosure Start Rate (per 1,000 1–4 family properties)	45.1	24.9	17.8	28.5	32.0	4	12
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	17.9%	7.0%	9.7%	7.7%	–	1	3
Serious Housing Code Violations (per 1,000 rental units)	–	117.8	148.4	160.8	130.0	–	1
Severe Crowding Rate (% of renter households)	–	–	5.3%	2.8%	–	–	42
Property Tax Liability ($ millions)	–	$140.4	$168.6	$176.0	$175.4	–	26

POPULATION

POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	53.3%	50.3%	50.1%	47.5%	–	5	10
Households with Children under 18 Years Old	40.8%	–	28.7%	31.6%	–	24	30
Population Aged 65 and Older	9.9%	–	12.0%	11.2%	–	35	29
Share of Population Living in Integrated Tracts	20.3%	–	24.0%	–	–	30	29
Poverty Rate	29.8%	28.1%	19.5%	25.8%	–	14	19
Unemployment Rate	14.5%	11.4%	13.7%	16.1%	–	14	9
Public Transportation Rate	64.6%	67.6%	69.7%	66.9%	–	15	21
Mean Travel Time to Work (minutes)	40.4	38.3	39.0	39.1	–	36	36
Serious Crime Rate (per 1,000 residents)	24.4	17.3	–	17.5	–	49	42
Students Performing at Grade Level in Math	27.4%	–	43.0%	47.6%	50.5%	40	42
Students Performing at Grade Level in Reading	33.8%	–	29.5%	30.6%	32.4%	40	53
Asthma Hospitalizations (per 1,000 people)	3.1	2.6	2.4	2.3	–	24	26
Elevated Blood Lead Levels (incidence per 1,000 children)	11.1	5.5	2.4	1.9	–	54	50
Children's Obesity Rate	–	–	25.5%	26.3%	–	–	1

1. Community district MN 12 falls within sub-borough area 310. 2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008–2010.
4. Ranked out of 5 community districts with the same predominant housing type.

Queens

1

QN 03, JACKSON HEIGHTS: ***Housing***: Jackson Heights had the highest severe crowding rate in the city in 2011—11.3 percent of its households had at least 1.5 household members per room.

2

QN 11, BAYSIDE/LITTLE NECK: ***Schools, Health, and Crime***: Bayside/Little Neck had the highest percentage of students performing at grade level in reading and math in the city in the 2011–2012 school year, with 88.5 percent of students performing at grade level in math and 76.0 percent performing at grade level in reading.

3

QN 12, JAMAICA/HOLLIS: ***Housing***: In 2012, the foreclosure start rate per 1,000 one- to four-family properties increased 7.3 points from 2011. The 2012 foreclosure rate was the highest rate in the borough and the sixth highest rate in the city.

4

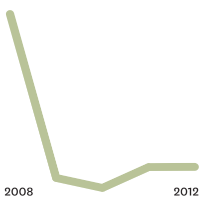
QN 13, QUEENS VILLAGE: ***Housing***: Nearly three-quarters of Queens Village residents were homeowners (73.6%) in 2011, which was the highest rate in Queens and the second highest rate among community districts in New York City. Queens Village also had the second lowest poverty rate in Queens.

5

QN 14, ROCKAWAY/BROAD CHANNEL: ***Built Environment***: Nearly all residential housing units in Rockaway/Broad Channel were located within the boundaries of a city-designated hurricane evacuation zone.

Queens

Queens was New York City's second most populous borough with 2,247,848 residents in 2011. There were 832,195 housing units, 43 percent of which were owner-occupied. The median monthly rent for renter-occupied units was $1,301.



The number of new residential units authorized for construction through residential building permits remained steady from post-boom 2009 to 2012. However, the number authorized in 2012 (1,297) was still well below its 2006 high point (7,234).

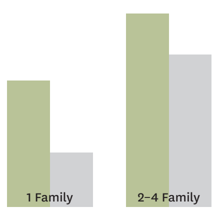
1,499

The number of units in four subsidized properties that left affordability restrictions in Queens between 2002 and 2011 that had HUD Project-Based Rental Assistance, received HUD insurance or financing, were developed with a Low-Income Housing Tax Credit, or were built under the Mitchell-Lama Program.

Queens was the most racially diverse borough in 2011. Just less than a quarter of its population was Asian, 18 percent was black, and whites and Hispanics were about equally divided among the remaining 55 percent. Two randomly chosen Queens residents had a 76 percent chance of belonging to different racial groups.

21.5%

More than one in five housing units in Queens are located within the boundaries of city-designated hurricane evacuation zones and are at risk of flooding from a future coastal storm. Eight percent of Queens's residential units are located in buildings within the surge area from Superstorm Sandy.



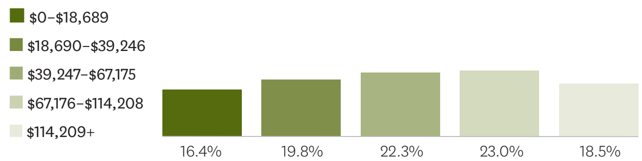
Housing prices for single- and two- to four-family home prices increased more rapidly in Queens (■) than in the city overall (■) from 2011 to 2012. Single-family home prices increased by six percent, and two- to four-family homes prices increased by nine percent. However, two- to four-family home prices have fallen more than single-family home prices since the housing bust.

24%

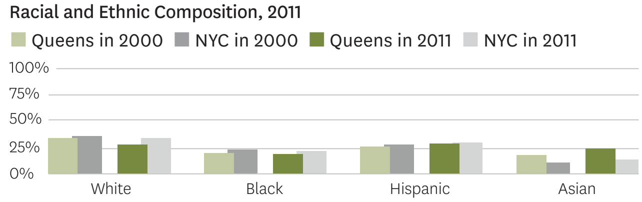
After two consecutive years of decline**, foreclosure starts in Queens grew faster than any other borough from 2011 to 2012,** jumping 24 percent.

	2011	Rank
Population	2,247,848	2
Population Density (1,000 persons per square mile)	20.6	4
Median Household Income	$54,625	3
Income Diversity Ratio	4.7	5
Public Rental Housing Units (% of rental units)	3.7%	5
Subsidized Rental Housing Units (% of rental units)	2.3%	5
Rent-Regulated Units (% of rental units)	43.3%	4
Residential Units within a Hurricane Evacuation Zone	21.2%	4
Residential Units within Sandy Surge Area	8.1%	4
Residential Units within 1/2 Mile of a Subway/Rail Entrance	49.6%	4
Unused Capacity Rate (% of land area)	27.8%	4
Racial Diversity Index	0.76	1
Rental Vacancy Rate	3.7%	5

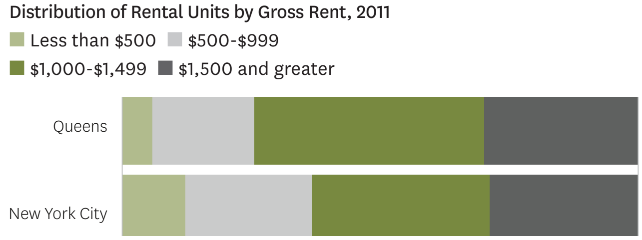
Household Income Distribution by New York City Income Quintile, 2011



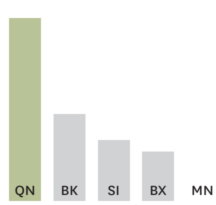
Racial and Ethnic Composition, 2011



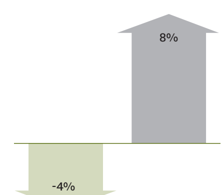
Distribution of Rental Units by Gross Rent, 2011



In Queens, 25.6 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.



While the number of properties entering REO decreased by 85 percent between 2010 and 2012, **Queens still ranked highest among the boroughs with 78 properties reverting to bank ownership in 2012.**



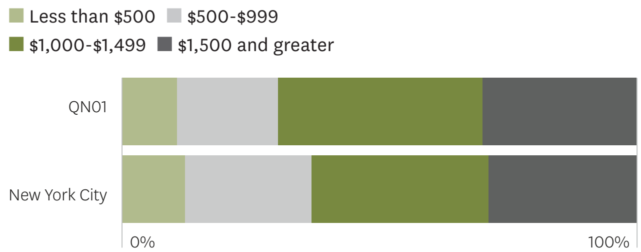
Between 2005 and 2011, median income (■) fell by four percent, while the median rent (■) increased nearly eight percent. The median household in Queens paid just over a third of its income to rent and utilities in 2011. Among low-income renters, the median household paid just over half its income toward rent and utilities.

BUILT ENVIRONMENT	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	3,207	7,234	591	1,290	1,297	4	4
Units Issued New Certificates of Occupancy	2,033	4,585	3,986	1,327	2,632	3	2
HOUSING: STOCK							
Housing Units	817,250	832,545	832,127	832,195	–	2	3
Homeownership Rate	42.8%	47.0%	43.8%	43.0%	–	2	2
Serious Housing Code Violations (per 1,000 rental units)	–	22.6	21.5	20.9	22.1	–	5
Severe Crowding Rate (% of renter households)	–	–	4.8%	5.0%	–	–	1
HOUSING: MARKET							
Index of Housing Price Appreciation (1 family building)	100.0	214.7	158.2	153.4	159.8	–	2
Index of Housing Price Appreciation (2-4 family building)	100.0	225.9	151.3	142.9	152.0	–	2
Median Sales Price per Unit (1 family building)	$311,410	$543,631	$424,713	$407,864	$415,000	1	2
Median Sales Price per Unit (2-4 family building)	$178,542	$334,762	$227,213	$220,926	$225,250	2	2
Sales Volume (1 family building)	6,536	8,920	4,795	4,177	4,453	1	1
Sales Volume (2-4 family building)	5,041	7,610	3,903	3,279	3,199	2	2
Median Monthly Rent (all renters)	–	$1,219	$1,302	$1,301	–	–	2
Median Monthly Rent (recent movers)	–	$1,396	$1,437	$1,428	–	–	2
Median Rent Burden	–	31.2%	33.6%	34.0%	–	–	2
Median Rent Burden (low-income renters)	–	47.9%	50.2%	50.3%	–	–	1
HOUSING: FINANCE							
Home Purchase Loan Rate (per 1,000 properties)	–	34.3	21.1	18.6	–	–	3
Higher-Cost Home Purchase Loans (% of home purchase loans)	–	27.9%	1.1%	1.3%	–	–	3
Refinance Loan Rate (per 1,000 properties)	–	35.5	16.4	16.2	–	–	4
Higher-Cost Home Purchase Loans (% of home purchase loans)	–	33.4%	2.2%	4.1%	–	–	2
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.4%	26.2%	26.3%	–	–	3
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	101.5	98.0	–	2
Foreclosure Starts (all residential properties)	2,633	3,694	6,256	4,159	5,137	2	1
Foreclosure Start Rate (per 1,000 1-4 family properties)	9.3	13.0	21.0	14.2	17.6	4	2
Properties that Entered REO	430	122	535	103	78	1	1
Property Tax Liability ($ millions)	–	$2,346.0	$2,646.7	$2,725.1	$2,773.6	–	2
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.8%	1.2%	1.8%	2.0%	–	4	4
DEMOGRAPHICS							
Population	2,229,379	–	2,230,722	2,247,848	–	2	2
Population Density (1,000 persons per square mile)	20.4	–	20.6	20.6	–	4	4
Foreign-Born Population	46.1%	48.5%	47.7%	48.5%	–	1	1
Percent White	34.9%	–	27.6%	27.3%	–	4	4
Percent Black	20.1%	–	17.7%	17.7%	–	3	3
Percent Hispanic	26.5%	–	27.5%	27.8%	–	3	2
Percent Asian	18.6%	–	22.8%	23.0%	–	1	1
Households with Children under 18 Years Old	35.9%	34.3%	33.7%	33.7%	–	4	3
Population Aged 65 and Older	12.7%	13.0%	12.9%	12.9%	–	1	3
Median Household Income	$60,563	$58,586	$55,636	$54,625	–	3	3
Income Diversity Ratio	4.2	4.3	4.5	4.7	–	5	55
Share of Population Living in Integrated Tracts	37.6%	–	40.5%	–	–	1	1
Poverty Rate	14.6%	12.2%	15.0%	15.8%	–	4	4
Unemployment Rate	7.7%	7.5%	11.1%	10.0%	–	4	3
Private Sector Employment	–	450,286	456,154	467,849	–	–	3
Public Transportation Rate	48.2%	51.6%	51.7%	54.2%	–	4	4
Mean Travel Time to Work (minutes)	42.2	41.8	41.1	42.0	–	4	1
SCHOOLS, HEALTH, CRIME							
Serious Crime Rate (per 1,000 residents)	28.8	19.6	17.4	17.9	–	4	4
Adult Incarceration Rate (per 100,000 residents aged 15 or older)	517.5	450.0	484.0	470.4	–	4	5
Students Performing at Grade Level in Math	41.4%	–	67.0%	65.5%	68.2%	2	1
Students Performing at Grade Level in Reading	47.0%	–	49.9%	51.1%	54.4%	2	2
Asthma Hospitalizations (per 1,000 residents)	2.1	2.0	1.9	1.7	–	4	5
Low Birth Weight Rate (per 1,000 live births)	76	82	82	80	–	5	5
Elevated Blood Lead Levels (incidence per 1,000 children)	16.8	6.4	4.2	3.1	–	3	2
Children's Obesity Rate	–	–	19.8%	19.7%	–	–	4

QN01 Astoria

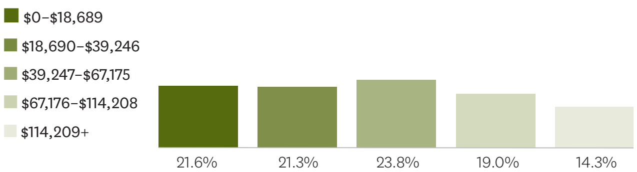
	2011	Rank
Population	170,174	15
Population Density (1,000 persons per square mile)	33.4	32
Median Household Income	$47,634	27
Income Diversity Ratio	5.3	29
Public Rental Housing Units (% of rental units)	12.7%	15
Subsidized Rental Housing Units (% of rental units)[1]	2.6%	34
Rent-Regulated Units (% of rental units)	53.0%	15
Residential Units within a Hurricane Evacuation Zone	23.5%	26
Residential Units within Sandy Surge Area	4.0%	25
Residential Units within 1/2 Mile of a Subway/Rail Entrance	70.7%	35
Unused Capacity Rate (% of land area)	23.7%	36
Racial Diversity Index	0.66	15
Rental Vacancy Rate[2]	3.3%	39

Distribution of Rental Units by Gross Rent, 2011

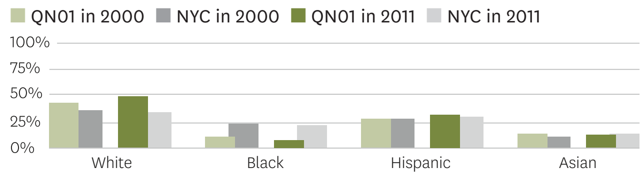


In QN01, 30.3 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	242	749	20	862	211	13	13
Units Issued New Certificates of Occupancy	178	310	558	140	374	18	7
Homeownership Rate	20.0%	20.3%	18.1%	18.5%	–	39	40
Index of Housing Price Appreciation (2-4 family building)[3]	100.0	226.6	187.8	191.2	207.1	–	6
Median Sales Price per Unit (2-4 family building)[3]	$192,382	$373,865	$283,142	$303,349	$300,000	7	8
Sales Volume	497	666	400	379	477	27	26
Median Monthly Rent (all renters)	–	$1,170	$1,339	$1,317	–	–	13
Median Monthly Rent (recent movers)	–	$1,442	$1,468	$1,489	–	–	14
Median Rent Burden	–	29.6%	31.5%	31.5%	–	–	37
Median Rent Burden (low-income renters)	–	42.6%	45.3%	47.2%	–	–	28
Home Purchase Loan Rate (per 1,000 properties)	–	31.8	17.7	17.1	–	–	30
Refinance Loan Rate (per 1,000 properties)	–	27.5	13.2	11.9	–	–	40
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	22.0%	18.7%	–	–	29
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	43.9	43.5	–	45
Foreclosure Start Rate (per 1,000 1–4 family properties)	2.7	4.4	6.9	5.6	6.5	46	45
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.0%	1.0%	1.0%	1.1%	–	48	49
Serious Housing Code Violations (per 1,000 rental units)	–	14.2	9.5	10.2	11.9	–	50
Severe Crowding Rate (% of renter households)	–	–	4.9%	3.1%	–	–	34
Property Tax Liability ($ millions)	–	$208.2	$248.5	$251.2	$251.5	–	10

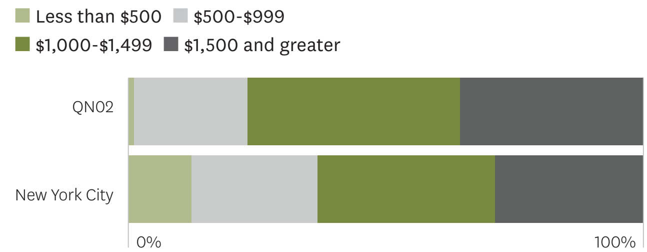
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	46.0%	46.2%	44.9%	42.0%	–	14	20
Households with Children under 18 Years Old	28.5%	–	23.9%	23.7%	–	45	45
Population Aged 65 and Older	10.9%	–	11.7%	11.6%	–	30	27
Share of Population Living in Integrated Tracts	65.2%	–	62.2%	–	–	1	6
Poverty Rate	20.3%	17.2%	19.0%	20.6%	–	25	28
Unemployment Rate	7.8%	10.1%	13.0%	10.9%	–	34	30
Public Transportation Rate	62.6%	68.3%	66.8%	70.3%	–	18	12
Mean Travel Time to Work (minutes)	36.2	36.3	36.1	37.2	–	45	43
Serious Crime Rate (per 1,000 residents)	26.5	18.9	–	17.8	–	48	39
Students Performing at Grade Level in Math	42.5%	–	61.9%	64.7%	68.7%	19	19
Students Performing at Grade Level in Reading	46.6%	–	48.3%	49.3%	52.9%	22	23
Asthma Hospitalizations (per 1,000 people)	2.0	2.1	1.9	1.9	–	36	32
Elevated Blood Lead Levels (incidence per 1,000 children)	21.6	7.7	4.7	4.9	–	17	9
Children's Obesity Rate	–	–	21.7%	22.0%	–	–	23

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.

QN02 Woodside/ Sunnyside

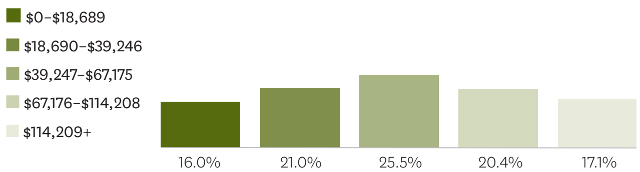
	2011	Rank
Population	130,059	39
Population Density (1,000 persons per square mile)	21.9	43
Median Household Income	$51,090	22
Income Diversity Ratio	4.3	50
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units)[1]	0.4%	51
Rent-Regulated Units (% of rental units)	59.3%	10
Residential Units within a Hurricane Evacuation Zone	19.3%	29
Residential Units within Sandy Surge Area	13.1%	13
Residential Units within 1/2 Mile of a Subway/Rail Entrance	89.1%	21
Unused Capacity Rate (% of land area)	25.8%	33
Racial Diversity Index	0.69	10
Rental Vacancy Rate[2]	2.9%	47

Distribution of Rental Units by Gross Rent, 2011

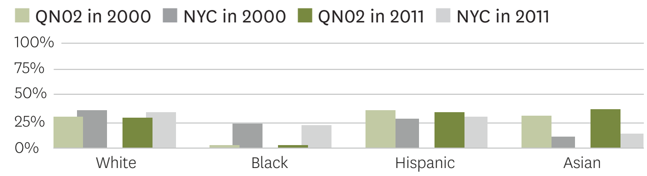


In QN02, 23.1 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	116	993	8	14	166	17	17
Units Issued New Certificates of Occupancy	64	153	591	158	807	41	2
Homeownership Rate	25.2%	29.5%	24.2%	23.3%	–	31	34
Index of Housing Price Appreciation (2-4 family building)[3]	100.0	233.0	176.8	206.5	167.9	–	12
Median Sales Price per Unit (2-4 family building)[3]	$206,259	$394,848	$284,453	$282,955	$270,000	5	9
Sales Volume	269	448	471	385	402	42	35
Median Monthly Rent (all renters)	–	$1,219	$1,353	$1,371	–	–	11
Median Monthly Rent (recent movers)	–	$1,431	$1,447	$1,519	–	–	11
Median Rent Burden	–	30.1%	33.5%	34.1%	–	–	23
Median Rent Burden (low-income renters)	–	51.0%	46.9%	49.6%	–	–	22
Home Purchase Loan Rate (per 1,000 properties)	–	45.9	26.4	25.4	–	–	6
Refinance Loan Rate (per 1,000 properties)	–	25.4	14.9	15.3	–	–	31
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	11.5%	11.7%	–	–	32
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	59.0	54.6	–	40
Foreclosure Start Rate (per 1,000 1–4 family properties)	2.1	5.6	13.3	9.0	10.8	52	36
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.0%	0.8%	1.3%	1.7%	–	39	37
Serious Housing Code Violations (per 1,000 rental units)	–	28.2	15.9	18.3	15.7	–	46
Severe Crowding Rate (% of renter households)	–	–	5.4%	5.9%	–	–	11
Property Tax Liability ($ millions)	–	$180.8	$206.3	$205.8	$218.1	–	14

POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	61.0%	60.7%	54.7%	58.9%	–	3	3
Households with Children under 18 Years Old	29.9%	–	26.0%	25.5%	–	42	43
Population Aged 65 and Older	11.0%	–	9.7%	10.5%	–	29	35
Share of Population Living in Integrated Tracts	65.2%	–	62.2%	–	–	1	6
Poverty Rate	16.4%	18.1%	12.2%	15.4%	–	35	37
Unemployment Rate	7.4%	8.7%	7.4%	7.2%	–	35	47
Public Transportation Rate	66.7%	67.7%	70.7%	73.8%	–	10	7
Mean Travel Time to Work (minutes)	37.2	38.2	35.6	37.6	–	44	40
Serious Crime Rate (per 1,000 residents)	36.2	23.2	–	17.9	–	25	38
Students Performing at Grade Level in Math	39.9%	–	62.6%	65.4%	69.0%	24	17
Students Performing at Grade Level in Reading	44.8%	–	47.7%	49.0%	52.5%	24	25
Asthma Hospitalizations (per 1,000 people)	1.6	1.5	1.5	1.5	–	44	39
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	17.1	7.4	6.8	2.9	–	35	36
Children's Obesity Rate	–	–	22.3%	22.2%	–	–	20

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

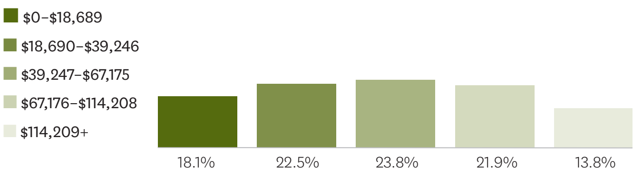
QN03 Jackson Heights

	2011	Rank
Population	185,667	8
Population Density (1,000 persons per square mile)	46.3	22
Median Household Income	$47,536	28
Income Diversity Ratio	4.5	44
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units)[1]	0.4%	51
Rent-Regulated Units (% of rental units)	49.6%	20
Residential Units within a Hurricane Evacuation Zone	1.1%	45
Residential Units within Sandy Surge Area	0.0%	39
Residential Units within 1/2 Mile of a Subway/Rail Entrance	53.7%	44
Unused Capacity Rate (% of land area)	16.1%	52
Racial Diversity Index	0.52	37
Rental Vacancy Rate[2]	3.2%	42

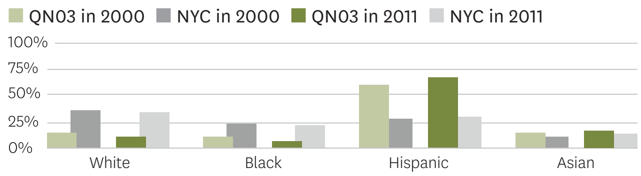
Distribution of Rental Units by Gross Rent, 2011

In QN03, 25.7 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	114	380	15	23	16	50	50
Units Issued New Certificates of Occupancy	67	341	226	109	165	39	18
Homeownership Rate	33.1%	37.5%	33.7%	30.0%	–	19	24
Index of Housing Price Appreciation (2-4 family building)[3]	100.0	239.2	149.5	148.9	147.8	–	17
Median Sales Price per Unit (2-4 family building)[3]	$189,153	$380,065	$247,749	$231,123	$233,217	8	13
Sales Volume	698	1,039	450	400	458	14	29
Median Monthly Rent (all renters)	–	$1,252	$1,270	$1,284	–	–	17
Median Monthly Rent (recent movers)	–	$1,385	$1,321	$1,428	–	–	17
Median Rent Burden	–	32.1%	36.9%	37.6%	–	–	8
Median Rent Burden (low-income renters)	–	49.8%	53.4%	49.2%	–	–	23
Home Purchase Loan Rate (per 1,000 properties)	–	51.3	20.7	17.6	–	–	24
Refinance Loan Rate (per 1,000 properties)	–	45.8	13.0	15.0	–	–	34
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	20.6%	18.7%	–	–	29
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	128.3	123.5	–	21
Foreclosure Start Rate (per 1,000 1–4 family properties)	10.6	14.5	29.2	21.5	26.9	28	18
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.8%	1.5%	2.2%	2.6%	–	26	25
Serious Housing Code Violations (per 1,000 rental units)	–	39.1	28.3	28.0	28.6	–	30
Severe Crowding Rate (% of renter households)	–	–	10.0%	11.3%	–	–	1
Property Tax Liability ($ millions)	–	$143.7	$156.5	$161.3	$165.2	–	29

POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	62.2%	60.8%	63.7%	62.9%	–	2	2
Households with Children under 18 Years Old	41.6%	–	38.6%	36.8%	–	22	22
Population Aged 65 and Older	9.8%	–	9.6%	9.3%	–	37	46
Share of Population Living in Integrated Tracts	27.5%	–	22.4%	–	–	19	31
Poverty Rate	19.3%	15.7%	22.4%	21.4%	–	29	24
Unemployment Rate	9.9%	6.8%	10.3%	8.2%	–	25	43
Public Transportation Rate	60.8%	68.8%	68.0%	70.2%	–	22	13
Mean Travel Time to Work (minutes)	41.3	43.1	40.7	38.9	–	30	37
Serious Crime Rate (per 1,000 residents)	28.5	19.0	–	17.2	–	43	437
Students Performing at Grade Level in Math	41.0%	–	62.3%	65.1%	68.8%	22	18
Students Performing at Grade Level in Reading	45.5%	–	47.9%	49.1%	52.6%	23	24
Asthma Hospitalizations (per 1,000 people)	1.9	1.8	1.5	1.4	–	39	41
Elevated Blood Lead Levels (incidence per 1,000 children)	20.2	12.1	6.6	4.7	–	20	12
Children's Obesity Rate	–	–	22.0%	22.1%	–	–	22

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.

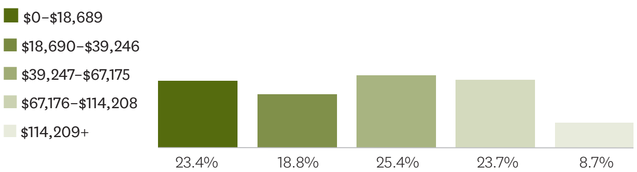
QN04 Elmhurst/ Corona

	2011	Rank
Population	137,879	33
Population Density (1,000 persons per square mile)	35.2	29
Median Household Income	$46,538	29
Income Diversity Ratio	4.8	38
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units)[1]	2.4%	38
Rent-Regulated Units (% of rental units)	54.0%	13
Residential Units within a Hurricane Evacuation Zone	0.3%	54
Residential Units within Sandy Surge Area	0.0%	39
Residential Units within 1/2 Mile of a Subway/Rail Entrance	71.4%	34
Unused Capacity Rate (% of land area)	21.3%	42
Racial Diversity Index	0.63	20
Rental Vacancy Rate[2]	2.0%	50

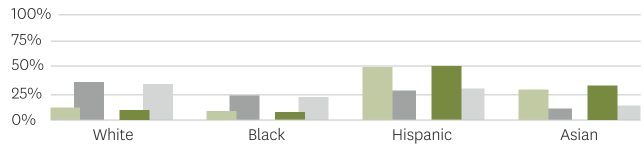
Distribution of Rental Units by Gross Rent, 2011

In QN04, 21.7 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	210	383	95	3	74	28	28
Units Issued New Certificates of Occupancy	136	373	321	181	245	22	11
Homeownership Rate	21.8%	25.9%	27.6%	24.2%	–	35	33
Index of Housing Price Appreciation (2-4 family building)[3]	100.0	230.0	166.0	142.5	165.4	–	13
Median Sales Price per Unit (2-4 family building)[3]	$176,466	$349,068	$272,655	$241,744	$243,750	9	11
Sales Volume	595	778	389	314	326	18	39
Median Monthly Rent (all renters)	–	$1,241	$1,307	$1,314	–	–	14
Median Monthly Rent (recent movers)	–	$1,373	$1,395	$1,428	–	–	17
Median Rent Burden	–	34.6%	39.9%	35.9%	–	–	14
Median Rent Burden (low-income renters)	–	49.8%	49.9%	55.5%	–	–	7
Home Purchase Loan Rate (per 1,000 properties)	–	55.0	18.5	15.4	–	–	37
Refinance Loan Rate (per 1,000 properties)	–	36.3	9.1	10.1	–	–	46
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.2%	9.3%	10.6%	–	–	34
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	85.3	81.9	–	28
Foreclosure Start Rate (per 1,000 1–4 family properties)	4.3	6.8	18.1	10.8	15.5	39	30
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.3%	1.0%	1.5%	1.6%	–	44	40
Serious Housing Code Violations (per 1,000 rental units)	–	19.5	19.7	17.3	17.8	–	44
Severe Crowding Rate (% of renter households)	–	–	8.5%	7.3%	–	–	7
Property Tax Liability ($ millions)	–	$141.9	$157.7	$156.0	$163.0	–	31

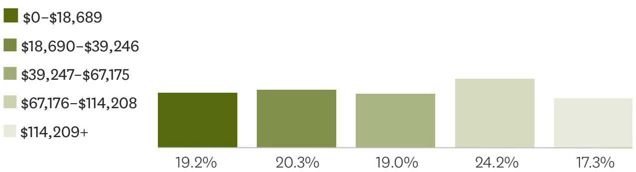
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	66.8%	66.3%	63.9%	70.4%	–	1	1
Households with Children under 18 Years Old	41.8%	–	36.4%	38.4%	–	19	19
Population Aged 65 and Older	8.6%	–	11.0%	10.5%	–	46	37
Share of Population Living in Integrated Tracts	4.4%	–	3.5%	–	–	39	46
Poverty Rate	19.2%	18.8%	19.2%	23.5%	–	30	20
Unemployment Rate	9.3%	5.3%	8.5%	4.7%	–	28	55
Public Transportation Rate	63.6%	65.9%	69.3%	69.3%	–	16	16
Mean Travel Time to Work (minutes)	41.7	43.3	42.0	41.9	–	27	18
Serious Crime Rate (per 1,000 residents)	24.2	22.1	–	19.2	–	52	36
Students Performing at Grade Level in Math	35.9%	–	63.5%	66.3%	69.3%	27	16
Students Performing at Grade Level in Reading	42.1%	–	46.9%	48.6%	51.6%	28	29
Asthma Hospitalizations (per 1,000 people)	1.8	1.5	1.3	1.4	–	40	41
Elevated Blood Lead Levels (incidence per 1,000 children)	19.7	8.3	5.2	4.1	–	22	17
Children's Obesity Rate	–	–	23.1%	22.3%	–	–	19

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.

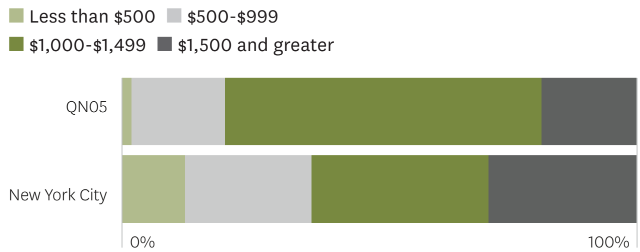
QN05 Ridgewood/ Maspeth

	2011	Rank
Population	173,357	12
Population Density (1,000 persons per square mile)	23.8	42
Median Household Income	$53,446	21
Income Diversity Ratio	5.0	33
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units)[1]	0.0%	54
Rent-Regulated Units (% of rental units)	37.3%	36
Residential Units within a Hurricane Evacuation Zone	0.4%	53
Residential Units within Sandy Surge Area	0.0%	39
Residential Units within 1/2 Mile of a Subway/Rail Entrance	38.0%	49
Unused Capacity Rate (% of land area)	14.7%	54
Racial Diversity Index	0.55	34
Rental Vacancy Rate[2]	3.7%	33

Household Income Distribution by New York City Income Quintile, 2011

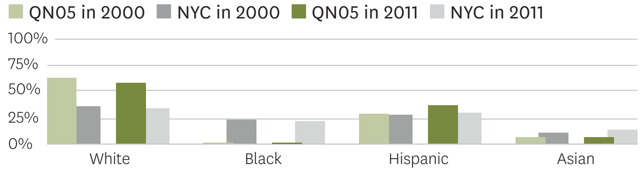


Distribution of Rental Units by Gross Rent, 2011



In QN05, 20.0 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	101	214	29	9	30	42	42
Units Issued New Certificates of Occupancy	109	270	188	26	24	24	48
Homeownership Rate	40.5%	45.1%	40.4%	39.7%	–	14	17
Index of Housing Price Appreciation (2-4 family building)[3]	100.0	232.1	173.7	172.6	193.7	–	9
Median Sales Price per Unit (2-4 family building)[3]	$169,545	$322,296	$241,616	$232,907	$237,500	12	12
Sales Volume	1,079	1,226	745	648	715	9	15
Median Monthly Rent (all renters)	–	$1,202	$1,307	$1,250	–	–	20
Median Monthly Rent (recent movers)	–	$1,293	$1,458	$1,336	–	–	27
Median Rent Burden	–	30.2%	32.2%	32.9%	–	–	30
Median Rent Burden (low-income renters)	–	44.3%	50.2%	56.0%	–	–	6
Home Purchase Loan Rate (per 1,000 properties)	–	36.6	20.7	17.5	–	–	26
Refinance Loan Rate (per 1,000 properties)	–	41.1	19.2	18.2	–	–	23
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.4%	25.9%	29.0%	–	–	21
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	59.3	56.9	–	38
Foreclosure Start Rate (per 1,000 1–4 family properties)	3.2	4.9	10.6	6.8	8.4	44	39
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.7%	0.8%	1.0%	1.1%	–	51	49
Serious Housing Code Violations (per 1,000 rental units)	–	22.7	17.3	19.6	20.9	–	38
Severe Crowding Rate (% of renter households)	–	–	2.2%	2.1%	–	–	45
Property Tax Liability ($ millions)	–	$165.3	$190.4	$195.4	$199.4	–	20

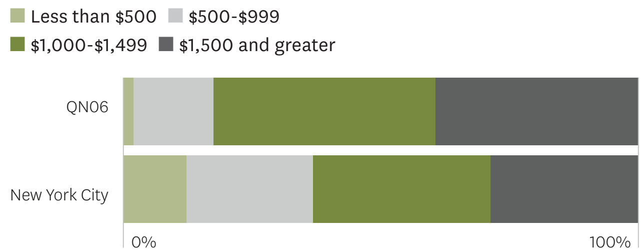
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	35.9%	40.0%	39.0%	39.4%	–	25	25
Households with Children under 18 Years Old	35.0%	–	36.4%	35.2%	–	32	24
Population Aged 65 and Older	13.8%	–	12.7%	11.9%	–	15	25
Share of Population Living in Integrated Tracts	41.7%	–	76.2%	–	–	12	4
Poverty Rate	13.8%	10.6%	17.1%	15.1%	–	41	38
Unemployment Rate	7.3%	6.5%	7.9%	9.4%	–	37	37
Public Transportation Rate	43.4%	50.6%	52.0%	54.8%	–	45	34
Mean Travel Time to Work (minutes)	38.4	40.1	37.8	37.9	–	40	39
Serious Crime Rate (per 1,000 residents)	27.6	18.7	–	16.4	–	46	45
Students Performing at Grade Level in Math	35.7%	–	63.7%	66.5%	69.4%	29	15
Students Performing at Grade Level in Reading	41.9%	–	46.9%	48.6%	51.6%	29	30
Asthma Hospitalizations (per 1,000 people)	2.3	1.5	1.9	1.9	–	34	32
Elevated Blood Lead Levels (incidence per 1,000 children)	13.7	5.3	3.8	3.0	–	44	33
Children's Obesity Rate	–	–	23.2%	22.4%	–	–	18

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.

QN06 Rego Park/ Forest Hills

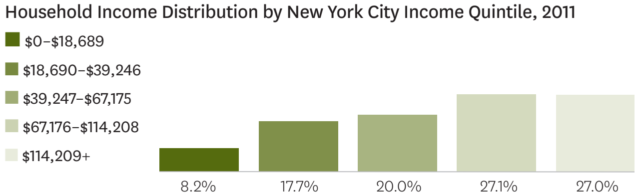
	2011	Rank
Population	111,930	52
Population Density (1,000 persons per square mile)	39.1	26
Median Household Income	$67,198	11
Income Diversity Ratio	4.0	54
Public Rental Housing Units (% of rental units)	1.4%	38
Subsidized Rental Housing Units (% of rental units)[1]	0.0%	54
Rent-Regulated Units (% of rental units)	69.9%	7
Residential Units within a Hurricane Evacuation Zone	3.6%	42
Residential Units within Sandy Surge Area	0.8%	31
Residential Units within 1/2 Mile of a Subway/Rail Entrance	77.1%	32
Unused Capacity Rate (% of land area)	20.9%	45
Racial Diversity Index	0.60	22
Rental Vacancy Rate[2]	3.0%	45

Distribution of Rental Units by Gross Rent, 2011

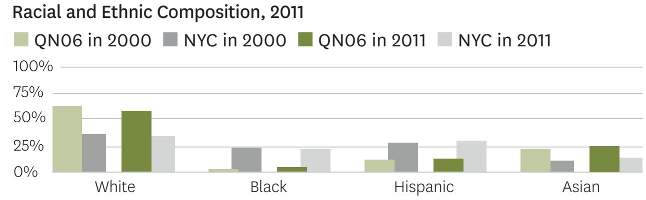


In QN06, 17.4 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	81	25	10	7	35	38	38
Units Issued New Certificates of Occupancy	172	70	179	39	80	19	34
Homeownership Rate	38.3%	42.8%	42.0%	42.6%	–	15	14
Index of Housing Price Appreciation (1 family building)[3]	100.0	197.2	184.8	183.1	191.2	–	2
Median Sales Price per Unit (1 family building)[3]	$470,575	$749,638	$681,639	$642,385	$672,500	4	2
Sales Volume	420	522	333	313	343	32	38
Median Monthly Rent (all renters)	–	$1,277	$1,380	$1,423	–	–	9
Median Monthly Rent (recent movers)	–	$1,574	$1,542	$1,489	–	–	14
Median Rent Burden	–	28.9%	36.2%	28.8%	–	–	47
Median Rent Burden (low-income renters)	–	57.1%	61.8%	45.3%	–	–	31
Home Purchase Loan Rate (per 1,000 properties)	–	8.0	26.4	21.3	–	–	10
Refinance Loan Rate (per 1,000 properties)	–	2.6	22.0	23.3	–	–	11
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.1%	1.1%	1.6%	–	–	49
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	44.7	35.7	–	50
Foreclosure Start Rate (per 1,000 1–4 family properties)	1.9	3.8	7.6	4.4	3.7	53	52
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.9%	0.8%	0.7%	0.9%	–	50	55
Serious Housing Code Violations (per 1,000 rental units)	–	9.6	9.1	9.6	9.6	–	54
Severe Crowding Rate (% of renter households)	–	–	3.2%	3.1%	–	–	35
Property Tax Liability ($ millions)	–	$201.9	$207.0	$211.3	$215.0	–	15

POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	52.1%	53.3%	49.6%	50.4%	–	6	8
Households with Children under 18 Years Old	21.9%	–	24.6%	19.7%	–	50	49
Population Aged 65 and Older	18.8%	–	16.5%	17.9%	–	2	4
Share of Population Living in Integrated Tracts	47.8%	–	77.5%	–	–	8	3
Poverty Rate	11.2%	9.5%	9.7%	7.1%	–	45	53
Unemployment Rate	5.2%	6.2%	8.9%	6.2%	–	49	52
Public Transportation Rate	60.7%	63.1%	66.0%	62.0%	–	23	26
Mean Travel Time to Work (minutes)	42.3	41.6	39.7	41.0	–	25	26
Serious Crime Rate (per 1,000 residents)	28.3	17.9	–	16.4	–	44	45
Students Performing at Grade Level in Math	42.0%	–	58.3%	60.6%	64.2%	20	28
Students Performing at Grade Level in Reading	48.0%	–	48.0%	48.9%	52.0%	20	27
Asthma Hospitalizations (per 1,000 people)	1.2	1.1	1.1	1.1	–	49	49
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	14.0	4.4	1.6	2.9	–	43	35
Children's Obesity Rate	–	–	19.2%	18.5%	–	–	41

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 14 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

QN07 Flushing/ Whitestone

	2011	Rank
Population	247,116	1
Population Density (1,000 persons per square mile)	21.5	44
Median Household Income	$50,606	24
Income Diversity Ratio	4.5	44
Public Rental Housing Units (% of rental units)	1.9%	36
Subsidized Rental Housing Units (% of rental units)[1]	1.4%	45
Rent-Regulated Units (% of rental units)	43.1%	30
Residential Units within a Hurricane Evacuation Zone	17.9%	32
Residential Units within Sandy Surge Area	2.6%	27
Residential Units within 1/2 Mile of a Subway/Rail Entrance	33.0%	51
Unused Capacity Rate (% of land area)	22.5%	40
Racial Diversity Index	0.64	18
Rental Vacancy Rate[2]	3.4%	36

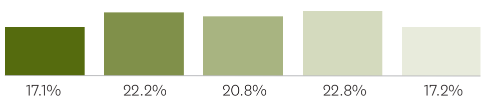
Distribution of Rental Units by Gross Rent, 2011

Less than $500 | $500-$999 | $1,000-$1,499 | $1,500 and greater

In QN07, 23.9 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

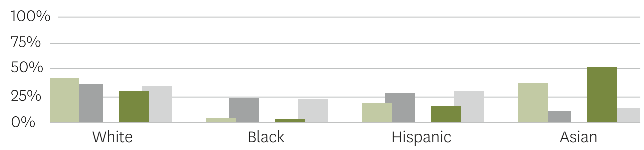
Household Income Distribution by New York City Income Quintile, 2011

$0–$18,689
$18,690–$39,246
$39,247–$67,175
$67,176–$114,208
$114,209+



Racial and Ethnic Composition, 2011

QN07 in 2000 | NYC in 2000 | QN07 in 2011 | NYC in 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	529	624	174	145	332	8	8
Units Issued New Certificates of Occupancy	557	688	467	154	354	10	8
Homeownership Rate	47.3%	50.2%	49.0%	45.5%	–	9	10
Index of Housing Price Appreciation (1 family building)[3]	100.0	200.8	177.2	182.6	176.3	–	3
Median Sales Price per Unit (1 family building)[3]	$415,213	$701,398	$608,231	$586,304	$550,000	6	5
Sales Volume	1,593	1,758	1,254	1,202	1,318	5	2
Median Monthly Rent (all renters)	–	$1,328	$1,394	$1,361	–	–	12
Median Monthly Rent (recent movers)	–	$1,511	$1,521	$1,428	–	–	17
Median Rent Burden	–	34.1%	34.3%	38.8%	–	–	4
Median Rent Burden (low-income renters)	–	52.4%	54.9%	54.0%	–	–	11
Home Purchase Loan Rate (per 1,000 properties)	–	41.1	21.1	17.6	–	–	24
Refinance Loan Rate (per 1,000 properties)	–	24.6	16.0	15.3	–	–	31
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	2.9%	3.2%	–	–	45
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	47.3	43.9	–	44
Foreclosure Start Rate (per 1,000 1–4 family properties)	3.1	4.1	8.1	5.8	7.4	45	43
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.7%	0.8%	0.9%	1.0%	–	51	53
Serious Housing Code Violations (per 1,000 rental units)	–	16.4	9.2	9.3	10.7	–	53
Severe Crowding Rate (% of renter households)	–	–	5.5%	6.6%	–	–	9
Property Tax Liability ($ millions)	–	$333.2	$375.8	$384.4	$397.0	–	8

POPULATION							
Foreign-Born Population	50.3%	58.2%	53.0%	56.7%	–	8	4
Households with Children under 18 Years Old	31.5%	–	29.9%	30.0%	–	38	37
Population Aged 65 and Older	15.8%	–	16.0%	17.5%	–	9	5
Share of Population Living in Integrated Tracts	44.5%	–	36.5%	–	–	10	13
Poverty Rate	13.2%	10.6%	14.3%	13.4%	–	42	43
Unemployment Rate	5.5%	7.8%	11.6%	10.2%	–	47	34
Public Transportation Rate	35.7%	39.8%	40.0%	40.2%	–	50	49
Mean Travel Time to Work (minutes)	40.5	41.1	40.1	39.7	–	35	33
Serious Crime Rate (per 1,000 residents)	24.4	15.8	–	14.4	–	49	53
Students Performing at Grade Level in Math	55.0%	–	74.6%	77.7%	79.7%	8	8
Students Performing at Grade Level in Reading	56.7%	–	58.2%	59.1%	61.9%	8	8
Asthma Hospitalizations (per 1,000 people)	1.5	1.3	1.2	1.3	–	45	44
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	13.1	4.4	2.9	1.1	–	47	56
Children's Obesity Rate	–	–	16.5%	15.9%	–	–	51

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 14 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

QN08 Hillcrest/ Fresh Meadows

	2011	Rank
Population	144,431	26
Population Density (1,000 persons per square mile)	19.2	47
Median Household Income	$54,287	20
Income Diversity Ratio	4.8	38
Public Rental Housing Units (% of rental units)	6.6%	26
Subsidized Rental Housing Units (% of rental units)[1]	1.2%	46
Rent-Regulated Units (% of rental units)	47.7%	23
Residential Units within a Hurricane Evacuation Zone	5.2%	38
Residential Units within Sandy Surge Area	0.5%	32
Residential Units within 1/2 Mile of a Subway/Rail Entrance	27.7%	52
Unused Capacity Rate (% of land area)	23.1%	38
Racial Diversity Index	0.74	2
Rental Vacancy Rate[2]	4.1%	24

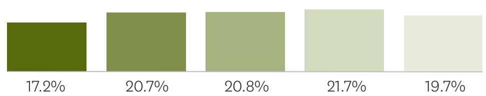
Distribution of Rental Units by Gross Rent, 2011

Less than $500 · $500-$999 · $1,000-$1,499 · $1,500 and greater

In QN08, 28.2 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

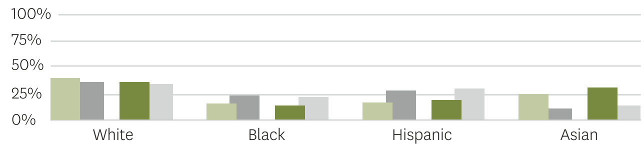
Household Income Distribution by New York City Income Quintile, 2011

- $0–$18,689
- $18,690–$39,246
- $39,247–$67,175
- $67,176–$114,208
- $114,209+



Racial and Ethnic Composition, 2011

QN08 in 2000 · NYC in 2000 · QN08 in 2011 · NYC in 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	53	208	16	26	24	45	45
Units Issued New Certificates of Occupancy	67	180	180	78	85	39	32
Homeownership Rate	43.8%	54.5%	46.0%	43.5%	–	11	13
Index of Housing Price Appreciation (1 family building)[3]	100.0	200.8	164.9	173.2	175.8	–	4
Median Sales Price per Unit (1 family building)[3]	$425,593	$703,859	$561,041	$573,049	$540,000	5	6
Sales Volume	668	817	570	536	537	15	24
Median Monthly Rent (all renters)	–	$1,212	$1,242	$1,254	–	–	18
Median Monthly Rent (recent movers)	–	$1,465	$1,426	$1,458	–	–	16
Median Rent Burden	–	28.8%	29.8%	32.3%	–	–	35
Median Rent Burden (low-income renters)	–	43.7%	44.4%	50.4%	–	–	19
Home Purchase Loan Rate (per 1,000 properties)	–	37.5	18.8	16.5	–	–	33
Refinance Loan Rate (per 1,000 properties)	–	26.5	14.4	16.0	–	–	30
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	8.3%	8.9%	–	–	37
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	75.3	68.8	–	34
Foreclosure Start Rate (per 1,000 1–4 family properties)	3.9	5.8	10.2	7.0	8.3	41	40
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.1%	1.1%	1.3%	1.3%	–	46	46
Serious Housing Code Violations (per 1,000 rental units)	–	17.2	18.9	16.3	17.6	–	45
Severe Crowding Rate (% of renter households)	–	–	2.7%	3.4%	–	–	31
Property Tax Liability ($ millions)	–	$163.4	$169.5	$176.7	$182.3	–	22

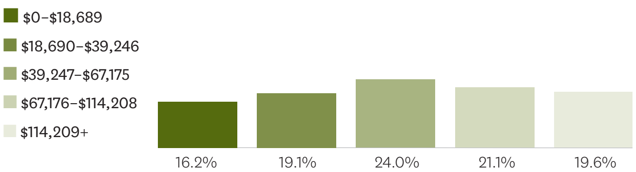
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	44.8%	47.2%	45.5%	44.3%	–	15	15
Households with Children under 18 Years Old	34.4%	–	29.3%	31.2%	–	34	34
Population Aged 65 and Older	14.1%	–	15.7%	13.9%	–	14	17
Share of Population Living in Integrated Tracts	58.2%	–	63.1%	–	–	5	5
Poverty Rate	10.6%	8.1%	13.7%	15.6%	–	46	36
Unemployment Rate	6.3%	6.4%	12.7%	11.5%	–	44	27
Public Transportation Rate	43.3%	42.5%	46.1%	46.2%	–	46	46
Mean Travel Time to Work (minutes)	43.2	40.3	40.1	42.1	–	22	16
Serious Crime Rate (per 1,000 residents)	26.9	19.6	–	14.0	–	47	549
Students Performing at Grade Level in Math	50.9%	–	67.8%	70.7%	72.9%	10	13
Students Performing at Grade Level in Reading	55.8%	–	55.5%	56.5%	59.4%	10	9
Asthma Hospitalizations (per 1,000 people)	2.4	2.3	2.0	1.9	–	30	32
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	19.6	5.7	5.1	2.8	–	23	38
Children's Obesity Rate	–	–	17.0%	16.7%	–	–	49

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 14 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

QN09 Kew Gardens/ Woodhaven

	2011	Rank
Population	155,315	19
Population Density (1,000 persons per square mile)	32.3	34
Median Household Income	$55,933	17
Income Diversity Ratio	4.8	38
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units)[1]	0.0%	54
Rent-Regulated Units (% of rental units)	36.4%	39
Residential Units within a Hurricane Evacuation Zone	11.9%	36
Residential Units within Sandy Surge Area	0.0%	39
Residential Units within 1/2 Mile of a Subway/Rail Entrance	88.2%	24
Unused Capacity Rate (% of land area)	21.1%	43
Racial Diversity Index	0.72	4
Rental Vacancy Rate[2]	4.1%	26

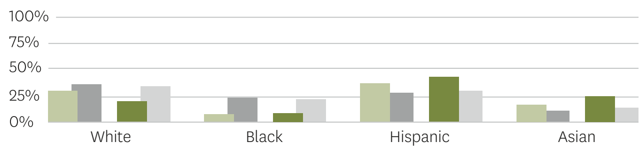
Household Income Distribution by New York City Income Quintile, 2011



Distribution of Rental Units by Gross Rent, 2011

In QN09, 16.9 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	64	348	8	12	20	49	49
Units Issued New Certificates of Occupancy	46	324	187	13	58	46	40
Homeownership Rate	41.6%	46.7%	43.3%	44.6%	–	12	11
Index of Housing Price Appreciation (2-4 family building)[3]	100.0	232.3	148.3	128.9	141.5	–	20
Median Sales Price per Unit (2-4 family building)[3]	$169,545	$334,762	$190,042	$185,663	$192,500	12	17
Sales Volume	1,083	1,506	676	580	523	8	25
Median Monthly Rent (all renters)	–	$1,269	$1,277	$1,285	–	–	16
Median Monthly Rent (recent movers)	–	$1,314	$1,363	$1,356	–	–	23
Median Rent Burden	–	36.8%	31.9%	34.9%	–	–	19
Median Rent Burden (low-income renters)	–	56.7%	49.5%	51.2%	–	–	15
Home Purchase Loan Rate (per 1,000 properties)	–	65.4	23.3	20.5	–	–	15
Refinance Loan Rate (per 1,000 properties)	–	70.4	18.2	16.2	–	–	29
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.5%	40.3%	40.6%	–	–	18
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	134.6	132.2	–	18
Foreclosure Start Rate (per 1,000 1–4 family properties)	11.9	16.3	34.0	21.3	26.7	25	19
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.4%	1.2%	1.8%	1.9%	–	37	35
Serious Housing Code Violations (per 1,000 rental units)	–	21.5	32.6	27.8	25.5	–	36
Severe Crowding Rate (% of renter households)	–	–	2.9%	4.0%	–	–	25
Property Tax Liability ($ millions)	–	$109.0	$122.5	$125.4	$127.9	–	34

POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	48.7%	50.2%	49.4%	48.8%	–	10	9
Households with Children under 18 Years Old	43.1%	–	37.9%	42.1%	–	13	11
Population Aged 65 and Older	9.4%	–	8.6%	8.8%	–	41	49
Share of Population Living in Integrated Tracts	54.2%	–	26.2%	–	–	6	24
Poverty Rate	14.7%	14.2%	13.1%	17.9%	–	37	33
Unemployment Rate	8.2%	7.6%	13.3%	11.7%	–	31	25
Public Transportation Rate	51.5%	57.0%	56.3%	57.7%	–	36	32
Mean Travel Time to Work (minutes)	44.4	42.7	44.4	47.1	–	18	3
Serious Crime Rate (per 1,000 residents)	32.7	19.7	–	17.8	–	33	39
Students Performing at Grade Level in Math	34.2%	–	58.3%	61.2%	63.7%	32	29
Students Performing at Grade Level in Reading	38.6%	–	47.2%	48.2%	51.6%	33	28
Asthma Hospitalizations (per 1,000 people)	2.4	2.2	2.1	1.5	–	30	39
Elevated Blood Lead Levels (incidence per 1,000 children)	19.4	7.7	5.7	4.2	–	24	16
Children's Obesity Rate	–	–	19.9%	20.2%	–	–	36

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.

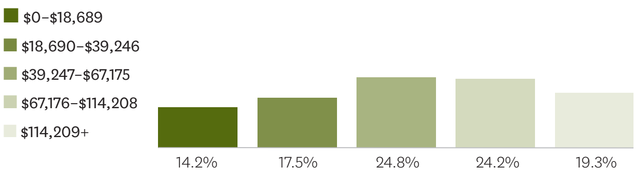
QN10 S. Ozone Park/ Howard Beach

	2011	Rank
Population	132,853	36
Population Density (1,000 persons per square mile)	20.7	46
Median Household Income	$59,687	14
Income Diversity Ratio	4.4	48
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units)[1]	0.0%	54
Rent-Regulated Units (% of rental units)	3.8%	55
Residential Units within a Hurricane Evacuation Zone	54.5%	13
Residential Units within Sandy Surge Area	20.3%	8
Residential Units within 1/2 Mile of a Subway/Rail Entrance	38.6%	48
Unused Capacity Rate (% of land area)	19.9%	46
Racial Diversity Index	0.82	1
Rental Vacancy Rate	–	–

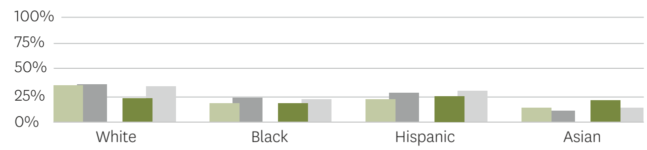
Distribution of Rental Units by Gross Rent, 2011[2]

In QN10, 22.4 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	107	193	24	18	14	51	51
Units Issued New Certificates of Occupancy	42	175	50	26	15	47	51
Homeownership Rate	63.0%	68.3%	65.2%	64.7%	–	5	5
Index of Housing Price Appreciation (1 family building)[3]	100.0	218.8	153.0	137.9	137.4	–	13
Median Sales Price per Unit (1 family building)[3]	$275,840	$524,661	$349,943	$343,115	$350,000	12	12
Sales Volume	1,078	1,598	683	652	612	10	20
Median Monthly Rent (all renters)	–	$1,330	$1,356	$1,309	–	–	15
Median Monthly Rent (recent movers)	–	$1,339	$1,363	$1,346	–	–	26
Median Rent Burden	–	35.6%	41.4%	37.8%	–	–	6
Median Rent Burden (low-income renters)	–	56.9%	64.8%	52.0%	–	–	13
Home Purchase Loan Rate (per 1,000 properties)	–	56.4	19.0	19.6	–	–	18
Refinance Loan Rate (per 1,000 properties)	–	76.6	16.9	15.2	–	–	33
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.2%	45.1%	42.4%	–	–	16
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	124.6	121.6	–	22
Foreclosure Start Rate (per 1,000 1–4 family properties)	10.6	14.6	27.5	17.8	20.2	28	24
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.5%	1.2%	1.7%	2.0%	–	27	34
Serious Housing Code Violations (per 1,000 rental units)	–	20.2	26.5	27.7	28.0	–	31
Severe Crowding Rate (% of renter households)	–	–	1.0%	1.3%	–	–	52
Property Tax Liability ($ millions)	–	$110.9	$126.2	$129.3	$140.8	–	33

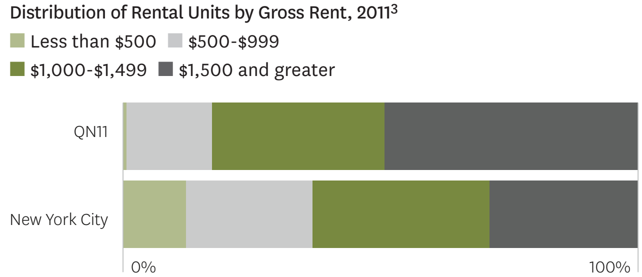
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	39.4%	46.1%	48.5%	46.7%	–	19	11
Households with Children under 18 Years Old	41.7%	–	40.6%	39.5%	–	21	17
Population Aged 65 and Older	11.8%	–	13.2%	13.1%	–	21	21
Share of Population Living in Integrated Tracts	25.4%	–	24.8%	–	–	21	25
Poverty Rate	11.5%	9.6%	11.6%	14.3%	–	44	41
Unemployment Rate	7.0%	7.8%	10.2%	11.1%	–	41	29
Public Transportation Rate	40.5%	44.8%	41.6%	47.3%	–	47	44
Mean Travel Time to Work (minutes)	42.9	42.4	41.6	45.7	–	24	5
Serious Crime Rate (per 1,000 residents)	31.8	20.7	–	19.6	–	34	35
Students Performing at Grade Level in Math	32.5%	–	58.2%	61.2%	63.4%	33	30
Students Performing at Grade Level in Reading	36.5%	–	47.0%	48.0%	51.6%	36	31
Asthma Hospitalizations (per 1,000 people)	2.0	2.5	2.0	1.6	–	36	38
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	13.7	4.5	1.7	3.1	–	44	32
Children's Obesity Rate	–	–	20.0%	20.6%	–	–	34

1. Data on subsidized rental housing units are from 2010. 2. Gross rent shares are averages from 2007-2011. 3. Ranked out of 14 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

QN11 Bayside/ Little Neck

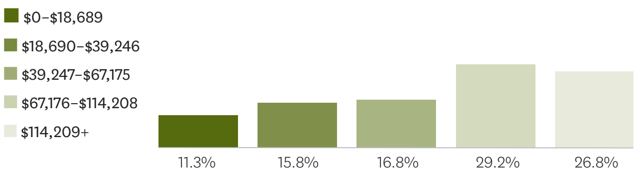
	2011	Rank
Population	118,669	48
Population Density (1,000 persons per square mile)	13.1	49
Median Household Income	$78,542	8
Income Diversity Ratio	4.5	44
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units)[1]	0.0%	54
Rent-Regulated Units (% of rental units)	22.3%	47
Residential Units within a Hurricane Evacuation Zone	3.4%	43
Residential Units within Sandy Surge Area	0.4%	34
Residential Units within 1/2 Mile of a Subway/Rail Entrance	21.7%	56
Unused Capacity Rate (% of land area)	19.1%	49
Racial Diversity Index	0.64	17
Rental Vacancy Rate[2]	4.5%	18

Distribution of Rental Units by Gross Rent, 2011[3]

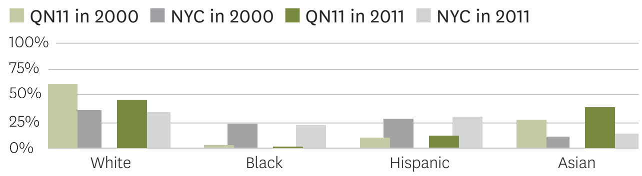


In QN11, 17.2 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	51	236	74	43	53	30	30
Units Issued New Certificates of Occupancy	47	215	114	107	60	44	38
Homeownership Rate	67.3%	70.8%	70.7%	68.7%	–	3	4
Index of Housing Price Appreciation (1 family building)[4]	100.0	184.6	167.4	175.6	174.9	–	5
Median Sales Price per Unit (1 family building)[4]	$484,415	$761,083	$660,665	$634,228	$600,000	2	4
Sales Volume	882	1,057	738	652	763	13	14
Median Monthly Rent (all renters)	–	$1,369	$1,480	$1,593	–	–	7
Median Monthly Rent (recent movers)	–	$1,545	$1,709	$1,693	–	–	10
Median Rent Burden	–	28.5%	30.0%	34.0%	–	–	24
Median Rent Burden (low-income renters)	–	54.0%	51.8%	52.8%	–	–	12
Home Purchase Loan Rate (per 1,000 properties)	–	38.9	23.4	20.5	–	–	15
Refinance Loan Rate (per 1,000 properties)	–	25.8	20.6	21.6	–	–	14
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	2.1%	2.7%	–	–	47
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	47.9	43.5	–	45
Foreclosure Start Rate (per 1,000 1–4 family properties)	2.6	3.2	6.8	4.4	5.4	47	50
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.5%	0.6%	0.8%	0.9%	–	57	55
Serious Housing Code Violations (per 1,000 rental units)	–	5.4	7.1	5.4	4.1	–	58
Severe Crowding Rate (% of renter households)	–	–	1.1%	1.8%	–	–	48
Property Tax Liability ($ millions)	–	$171.9	$192.2	$199.2	$205.2	–	17

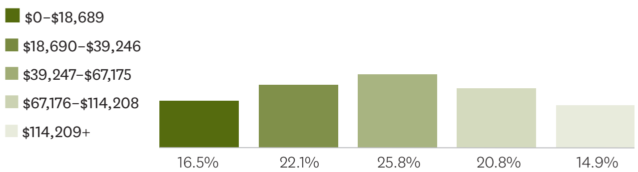
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	35.9%	39.1%	43.8%	42.3%	–	25	18
Households with Children under 18 Years Old	30.7%	–	29.8%	31.1%	–	41	35
Population Aged 65 and Older	17.2%	–	16.2%	16.8%	–	5	7
Share of Population Living in Integrated Tracts	61.6%	–	94.4%	–	–	4	2
Poverty Rate	6.5%	5.8%	7.3%	10.8%	–	53	48
Unemployment Rate	4.1%	4.4%	9.6%	8.5%	–	54	42
Public Transportation Rate	27.8%	31.6%	30.0%	31.4%	–	53	52
Mean Travel Time to Work (minutes)	39.8	38.9	40.6	41.8	–	37	19
Serious Crime Rate (per 1,000 residents)	20.0	14.4	–	10.2	–	56	597
Students Performing at Grade Level in Math	70.1%	–	85.5%	87.8%	88.5%	1	1
Students Performing at Grade Level in Reading	73.6%	–	73.2%	73.4%	76.0%	1	1
Asthma Hospitalizations (per 1,000 people)	0.9	1.1	0.8	0.9	–	53	53
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	5.3	3.2	1.0	1.4	–	58	53
Children's Obesity Rate	–	–	13.1%	12.9%	–	–	53

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Gross rent shares are averages from 2009-2011.
4. Ranked out of 14 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

QN12 Jamaica/ Hollis

	2011	Rank
Population	231,813	2
Population Density (1,000 persons per square mile)	25.2	40
Median Household Income	$51,004	23
Income Diversity Ratio	4.3	50
Public Rental Housing Units (% of rental units)	4.7%	30
Subsidized Rental Housing Units (% of rental units)[1]	4.4%	28
Rent-Regulated Units (% of rental units)	34.7%	41
Residential Units within a Hurricane Evacuation Zone	42.0%	17
Residential Units within Sandy Surge Area	0.3%	35
Residential Units within 1/2 Mile of a Subway/Rail Entrance	33.6%	50
Unused Capacity Rate (% of land area)	27.8%	29
Racial Diversity Index	0.55	31
Rental Vacancy Rate[2]	3.0%	44

Household Income Distribution by New York City Income Quintile, 2011

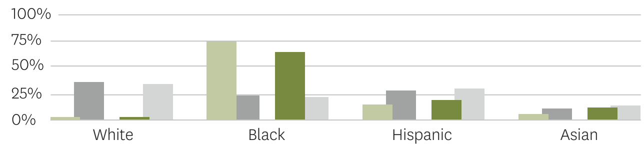


Distribution of Rental Units by Gross Rent, 2011

Less than $500 $500-$999 $1,000-$1,499 $1,500 and greater

In QN12, 37.2 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	218	908	61	29	265	10	10
Units Issued New Certificates of Occupancy	242	652	473	38	147	14	24
Homeownership Rate	50.6%	55.7%	46.3%	49.8%	–	8	8
Index of Housing Price Appreciation (1 family building)[3]	100.0	217.9	130.2	115.8	117.2	–	14
Median Sales Price per Unit (1 family building)[3]	$249,128	$457,794	$287,106	$267,151	$277,300	13	14
Sales Volume	1,524	3,523	1,875	1,386	1,319	7	1
Median Monthly Rent (all renters)	–	$1,063	$1,158	$1,144	–	–	30
Median Monthly Rent (recent movers)	–	$1,213	$1,297	$1,315	–	–	32
Median Rent Burden	–	33.0%	34.8%	37.3%	–	–	10
Median Rent Burden (low-income renters)	–	42.4%	49.6%	48.4%	–	–	25
Home Purchase Loan Rate (per 1,000 properties)	–	66.0	20.6	17.3	–	–	28
Refinance Loan Rate (per 1,000 properties)	–	108.1	11.1	9.8	–	–	47
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	1.1%	84.7%	82.9%	–	–	2
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	186.5	186.0	–	1
Foreclosure Start Rate (per 1,000 1–4 family properties)	23.2	33.5	41.4	29.1	36.4	9	6
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	9.6%	2.5%	4.0%	4.3%	–	16	16
Serious Housing Code Violations (per 1,000 rental units)	–	47.8	61.8	57.4	51.6	–	21
Severe Crowding Rate (% of renter households)	–	–	5.5%	5.9%	–	–	12
Property Tax Liability ($ millions)	–	$158.4	$192.2	$197.9	$201.9	–	19

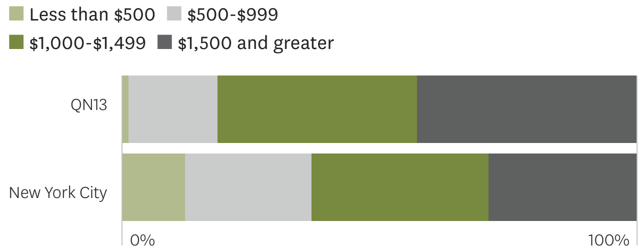
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	34.2%	40.8%	42.3%	41.1%	–	30	22
Households with Children under 18 Years Old	44.9%	–	42.0%	44.6%	–	12	5
Population Aged 65 and Older	11.3%	–	11.2%	11.8%	–	24	26
Share of Population Living in Integrated Tracts	0.0%	–	0.2%	–	–	45	49
Poverty Rate	17.0%	10.1%	18.8%	16.5%	–	33	35
Unemployment Rate	10.9%	9.9%	15.5%	14.9%	–	19	12
Public Transportation Rate	49.8%	51.6%	50.3%	53.6%	–	39	36
Mean Travel Time to Work (minutes)	49.3	48.8	47.5	47.4	–	2	2
Serious Crime Rate (per 1,000 residents)	43.8	29.6	–	29.7	–	13	14
Students Performing at Grade Level in Math	35.9%	–	52.1%	55.4%	58.2%	27	34
Students Performing at Grade Level in Reading	44.1%	–	43.8%	45.2%	48.5%	25	34
Asthma Hospitalizations (per 1,000 people)	3.7	3.2	3.3	2.6	–	19	24
Elevated Blood Lead Levels (incidence per 1,000 children)	18.0	7.8	3.9	3.4	–	31	25
Children's Obesity Rate	–	–	19.6%	19.6%	–	–	37

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 14 community districts with the same predominant housing type.

QN13 Queens Village

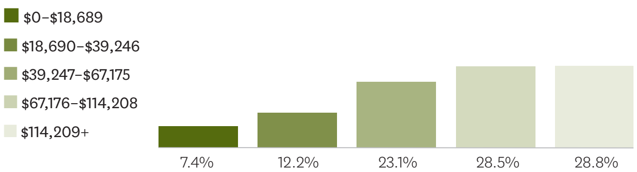
	2011	Rank
Population	200,640	6
Population Density (1,000 persons per square mile)	10.3	52
Median Household Income	$76,845	9
Income Diversity Ratio	3.3	55
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units)[1]	0.3%	53
Rent-Regulated Units (% of rental units)	10.6%	53
Residential Units within a Hurricane Evacuation Zone	29.5%	25
Residential Units within Sandy Surge Area	8.5%	18
Residential Units within 1/2 Mile of a Subway/Rail Entrance	10.1%	58
Unused Capacity Rate (% of land area)	21.1%	43
Racial Diversity Index	0.63	19
Rental Vacancy Rate[2]	5.1%	12

Distribution of Rental Units by Gross Rent, 2011[3]

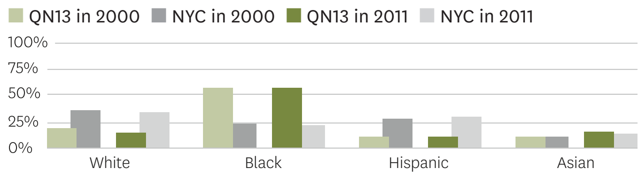


In QN13, 18.6 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	112	1,247	36	49	45	33	33
Units Issued New Certificates of Occupancy	62	196	109	18	57	42	41
Homeownership Rate	72.3%	75.3%	72.2%	73.6%	–	2	2
Index of Housing Price Appreciation (1 family building)[4]	100.0	217.1	162.1	150.1	157.3	–	10
Median Sales Price per Unit (1 family building)[4]	$283,729	$515,591	$382,766	$356,881	$355,000	11	11
Sales Volume	1,694	2,405	1,177	979	1,076	3	5
Median Monthly Rent (all renters)	–	$1,386	$1,427	$1,483	–	–	8
Median Monthly Rent (recent movers)	–	$1,602	$1,573	$1,497	–	–	13
Median Rent Burden	–	29.8%	35.3%	32.5%	–	–	32
Median Rent Burden (low-income renters)	–	53.5%	47.6%	44.5%	–	–	35
Home Purchase Loan Rate (per 1,000 properties)	–	49.5	18.7	16.4	–	–	34
Refinance Loan Rate (per 1,000 properties)	–	89.1	18.9	18.6	–	–	22
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.5%	53.6%	52.3%	–	–	11
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	156.2	147.1	–	15
Foreclosure Start Rate (per 1,000 1–4 family properties)	13.8	16.1	25.8	17.9	21.6	23	22
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.9%	1.3%	2.1%	2.3%	–	24	26
Serious Housing Code Violations (per 1,000 rental units)	–	20.1	35.0	26.3	26.9	–	33
Severe Crowding Rate (% of renter households)	–	–	2.0%	4.2%	–	–	23
Property Tax Liability ($ millions)	–	$183.6	$214.6	$221.1	$214.3	–	16

POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	38.3%	42.4%	43.3%	41.4%	–	20	21
Households with Children under 18 Years Old	42.5%	–	40.5%	40.6%	–	15	14
Population Aged 65 and Older	12.2%	–	13.9%	13.4%	–	20	19
Share of Population Living in Integrated Tracts	24.4%	–	24.3%	–	–	22	27
Poverty Rate	7.2%	5.9%	7.1%	9.0%	–	52	50
Unemployment Rate	7.3%	6.7%	10.1%	9.8%	–	37	36
Public Transportation Rate	33.9%	33.7%	33.8%	35.0%	–	52	51
Mean Travel Time to Work (minutes)	47.8	45.0	43.7	45.3	–	5	6
Serious Crime Rate (per 1,000 residents)	21.4	16.2	–	15.3	–	54	50
Students Performing at Grade Level in Math	41.9%	–	55.5%	59.4%	61.2%	21	32
Students Performing at Grade Level in Reading	51.5%	–	48.3%	49.9%	53.0%	16	22
Asthma Hospitalizations (per 1,000 people)	2.4	2.4	2.0	1.9	–	30	32
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	16.7	3.1	2.3	3.6	–	36	21
Children's Obesity Rate	–	–	18.1%	18.4%	–	–	42

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Gross rent shares are averages from 2009–2011.
4. Ranked out of 14 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

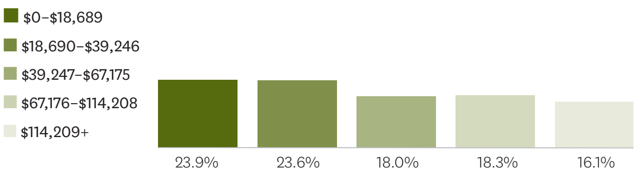
QN14 Rockaway/ Broad Channel

	2011	Rank
Population	107,945	53
Population Density (1,000 persons per square mile)	8.9	53
Median Household Income	$43,096	34
Income Diversity Ratio	6.5	9
Public Rental Housing Units (% of rental units)	15.8%	11
Subsidized Rental Housing Units (% of rental units)[1]	19.6%	8
Rent-Regulated Units (% of rental units)	17.9%	50
Residential Units within a Hurricane Evacuation Zone	100.0%	1
Residential Units within Sandy Surge Area	84.2%	2
Residential Units within 1/2 Mile of a Subway/Rail Entrance	62.6%	40
Unused Capacity Rate (% of land area)	58.8%	1
Racial Diversity Index	0.69	9
Rental Vacancy Rate[2]	5.2%	11

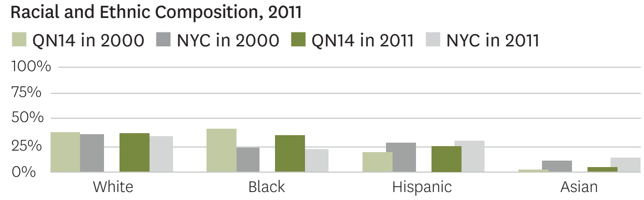
Distribution of Rental Units by Gross Rent, 2011

In QN14, 51.4 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	1,070	726	21	50	12	52	52
Units Issued New Certificates of Occupancy	235	638	343	240	161	15	19
Homeownership Rate	35.1%	41.1%	37.8%	39.9%	–	17	16
Index of Housing Price Appreciation (2-4 family building)[3]	100.0	236.3	133.1	122.8	114.3	–	29
Median Sales Price per Unit (2-4 family building)[3]	$146,017	$280,399	$144,193	$145,981	$158,500	18	23
Sales Volume	544	1,107	552	465	317	24	42
Median Monthly Rent (all renters)	–	$930	$956	$999	–	–	45
Median Monthly Rent (recent movers)	–	$1,030	$1,363	$1,234	–	–	36
Median Rent Burden	–	29.7%	32.5%	30.3%	–	–	42
Median Rent Burden (low-income renters)	–	38.0%	48.6%	38.6%	–	–	50
Home Purchase Loan Rate (per 1,000 properties)	–	42.1	19.4	20.7	–	–	13
Refinance Loan Rate (per 1,000 properties)	–	38.8	15.7	14.9	–	–	35
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	1.4%	41.3%	41.6%	–	–	17
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	131.6	140.7	–	17
Foreclosure Start Rate (per 1,000 1–4 family properties)	17.2	23.9	33.8	22.5	30.8	18	14
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	7.5%	1.9%	2.6%	2.9%	–	21	21
Serious Housing Code Violations (per 1,000 rental units)	–	28.4	29.2	30.0	48.3	–	24
Severe Crowding Rate (% of renter households)	–	–	5.3%	3.9%	–	–	26
Property Tax Liability ($ millions)	–	$72.4	$85.1	$89.1	$90.1	–	45

POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	24.4%	24.3%	25.7%	29.8%	–	39	38
Households with Children under 18 Years Old	40.1%	–	38.8%	38.6%	–	25	18
Population Aged 65 and Older	14.2%	–	13.6%	15.5%	–	12	10
Share of Population Living in Integrated Tracts	22.1%	–	32.4%	–	–	27	16
Poverty Rate	22.4%	20.3%	22.4%	20.8%	–	24	27
Unemployment Rate	12.8%	9.1%	14.2%	12.5%	–	17	20
Public Transportation Rate	38.5%	38.8%	39.5%	42.9%	–	48	47
Mean Travel Time to Work (minutes)	45.6	41.7	44.7	48.2	–	13	1
Serious Crime Rate (per 1,000 residents)	30.3	16.5	–	16.9	–	36	44
Students Performing at Grade Level in Math	31.6%	–	58.2%	61.3%	63.3%	37	31
Students Performing at Grade Level in Reading	35.4%	–	46.9%	47.9%	51.5%	37	32
Asthma Hospitalizations (per 1,000 people)	3.5	3.9	3.1	2.3	–	21	26
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	16.5	7.1	2.8	2.0	–	39	48
Children's Obesity Rate	–	–	20.1%	20.8%	–	–	33

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

Staten Island

1

SI 01, ST. GEORGE/STAPLETON: ***Housing***: St. George/Stapleton had the highest rental vacancy rate in the city in 2011; 10.4 percent of all rental units were unoccupied.

2

SI 02, SOUTH BEACH/ WILLOWBROOK: *Built Environment*: Nearly half of residentially zoned land in South Beach/Willowbrook was developed at less than 50 percent of its allowable zoning capacity in 2011. Only three community districts had a higher percentage of land with unused capacity.

Demographics: South Beach/ Willowbrook had the lowest unemployment rate of all three community districts in Staten Island in 2011.

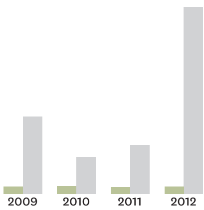
3

SI 03, TOTTENVILLE/ GREAT KILLS: *Housing*: Tottenville/Great Kills had the highest homeownership rate in the city, with 81.7 percent of households owning their homes in 2011.

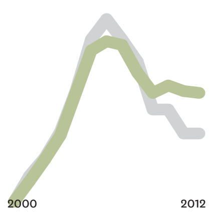
Demograhics: Tottenville/ Great Kills had the second lowest serious crime rate in the city in 2011, with 11.4 serious crimes per 1,000 residents. The rate declined from 15.2 serious crimes per 1,000 residents in 2000.

Staten Island

Staten Island was the least populous borough in New York City in 2011 with 470,467 residents. It had the highest homeownership rate in the city, at 68.9 percent. The median monthly rent for all renters was $1,134.



The number of residential units authorized by new building permits in Staten Island (■) remained essentially flat from 2009 to 2012. This trend ran counter to the citywide trend (■) of increasing building activity from 2011 to 2012.



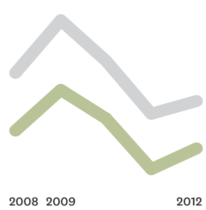
Prices for single-family (■) and two- to four-family (■) homes in Staten Island remained relatively flat from 2011 to 2012. In contrast, prices for the same property types in New York City increased from 2011 to 2012.

249

The number of units in the four subsidized properties that left affordability restrictions in Staten Island between 2002 and 2011, that had HUD Project-Based Rental Assistance, received HUD insurance or financing, were developed with a Low-Income Housing Tax Credit, or were built under the Mitchell-Lama Program.

$71,966

Economic circumstances for Staten Islanders tended to be better than in other boroughs in 2011. **In 2011, Staten Island's median household income was $71,966, two percent lower than it had been in 2010.** Among all boroughs, Staten Island had the lowest poverty rate (11.7%), which was essentially unchanged from 2010, and the lowest unemployment rate (8.3%), which decreased from 2010.

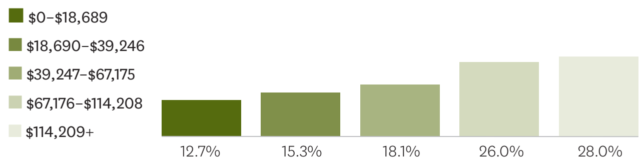


Staten Island's (■) foreclosure start rate for one- to four-family homes increased in 2012 for the first time since 2009, but remained below the citywide (■) foreclosure rate. Staten Island had the second lowest foreclosure start rate for one- to four-family homes behind Manhattan.

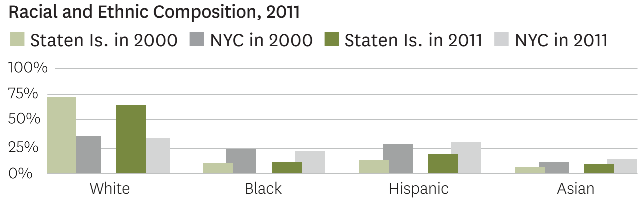
Staten Island was one of two boroughs in the city where the majority of the population was from a single ethnic or racial group. **Sixty-three percent of Staten Island residents self-identified as non-Hispanic white in 2011.** In 2011, Staten Island had the lowest racial diversity index in the city.

	2011	Rank
Population	470,467	5
Population Density (1,000 persons per square mile)	8.1	5
Median Household Income	$71,966	1
Income Diversity Ratio	5.1	4
Public Rental Housing Units (% of rental units)	8.6%	3
Subsidized Rental Housing Units (% of rental units)	6.5%	4
Rent-Regulated Units (% of rental units)	14.8%	5
Residential Units within a Hurricane Evacuation Zone	24.7%	3
Residential Units within Sandy Surge Area	9.5%	3
Residential Units within 1/2 Mile of a Subway/Rail Entrance	19.4%	5
Unused Capacity Rate (% of land area)	47.4%	1
Racial Diversity Index	0.55	5
Rental Vacancy Rate	10.8%	1

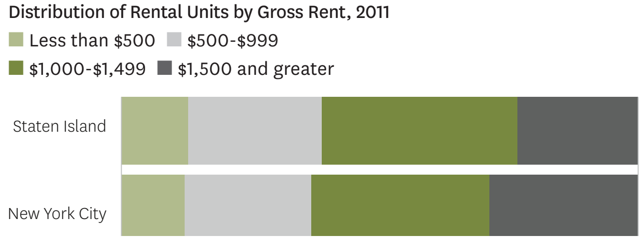
Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



Distribution of Rental Units by Gross Rent, 2011



In Staten Island, 38.7 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

In 2012, Staten Island had the highest percentage of students performing at grade level in reading, and its improvement in student proficiency from 2011 was greater than the city's overall. The borough also had the second highest percentage performing at grade level in math in 2012, though the improvement from the prior year was modest.

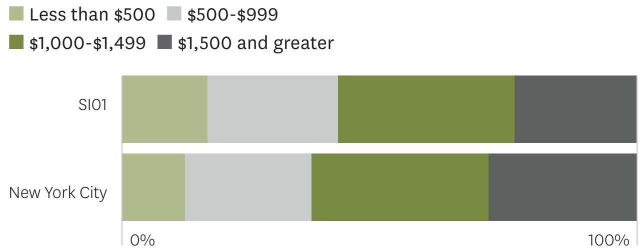
Staten Island (■) had the lowest public transportation rate in the city (■) in 2011; only **29.7 percent of workers used public transportation to travel to work.** It is also the only borough where this rate was lower in 2011 than it was in 2006.

BUILT ENVIRONMENT	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	2,660	904	350	315	326	5	5
Units Issued New Certificates of Occupancy	3,271	1,945	698	397	640	2	5
HOUSING: STOCK							
Housing Units	163,993	177,353	176,656	176,821	–	5	5
Homeownership Rate	63.8%	72.0%	69.6%	68.9%	–	1	1
Serious Housing Code Violations (per 1,000 rental units)	–	17.3	34.0	29.0	27.2	–	4
Severe Crowding Rate (% of renter households)	–	–	1.8%	3.4%	–	–	4
HOUSING: MARKET							
Index of Housing Price Appreciation (1 family building)	100.0	186.8	163.2	159.7	159.2	–	3
Index of Housing Price Appreciation (2-4 family building)	100.0	199.4	149.6	137.4	136.9	–	3
Median Sales Price per Unit (1 family building)	$293,175	$474,962	$402,217	$382,372	$375,000	3	3
Median Sales Price per Unit (2-4 family building)	$190,306	$285,549	$235,952	$219,227	$225,000	1	3
Sales Volume (1 family building)	3,559	3,838	2,214	1,524	1,901	2	2
Sales Volume (2-4 family building)	1,259	1,649	863	592	710	4	4
Median Monthly Rent (all renters)	–	$1,135	$1,197	$1,134	–	–	4
Median Monthly Rent (recent movers)	–	$1,202	$1,332	$1,224	–	–	4
Median Rent Burden	–	31.1%	33.5%	29.7%	–	–	4
Median Rent Burden (low-income renters)	–	45.9%	48.4%	45.4%	–	–	4
HOUSING: FINANCE							
Home Purchase Loan Rate (per 1,000 properties)	–	42.1	20.4	18.5	–	–	4
Higher-Cost Home Purchase Loans (% of home purchase loans)	–	21.6%	0.5%	1.6%	–	–	1
Refinance Loan Rate (per 1,000 properties)	–	62.0	25.8	22.7	–	–	2
Higher-Cost Home Purchase Loans (% of home purchase loans)	–	29.6%	1.9%	3.1%	–	–	4
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	1.1%	31.1%	31.4%	–	–	2
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	94.6	93.7	–	4
Foreclosure Starts (all residential properties)	743	990	1,730	1,060	1,311	4	4
Foreclosure Start Rate (per 1,000 1-4 family properties)	6.8	8.7	15.0	9.0	11.5	5	4
Properties that Entered REO	6	52	176	30	26	4	3
Property Tax Liability ($ millions)	–	$520.0	$592.5	$611.9	$625.3	–	5
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.3%	1.1%	1.5%	1.7%	–	5	5
DEMOGRAPHICS							
Population	443,728	–	468,730	470,467	–	5	5
Population Density (1,000 persons per square mile)	7.6	–	8.0	8.1	–	5	5
Foreign-Born Population	16.4%	20.9%	21.4%	20.9%	–	5	5
Percent White	72.8%	–	64.0%	63.6%	–	1	1
Percent Black	9.1%	–	9.5%	10.0%	–	5	5
Percent Hispanic	12.3%	–	17.3%	17.6%	–	5	5
Percent Asian	5.7%	–	7.4%	7.9%	–	4	4
Households with Children under 18 Years Old	38.5%	38.7%	36.8%	36.9%	–	2	2
Population Aged 65 and Older	11.6%	11.8%	12.7%	13.0%	–	3	2
Median Household Income	$78,543	$78,535	$73,994	$71,966	–	1	1
Income Diversity Ratio	4.3	4.3	5.3	5.1	–	4	4
Share of Population Living in Integrated Tracts	15.7%	–	21.6%	–	–	3	3
Poverty Rate	10.0%	9.2%	11.8%	11.7%	–	5	5
Unemployment Rate	5.9%	5.4%	9.1%	8.3%	–	5	5
Private Sector Employment	–	84,111	86,286	85,272	–	–	5
Public Transportation Rate	28.8%	33.6%	29.8%	29.7%	–	5	5
Mean Travel Time to Work (minutes)	43.9	42.6	40.1	41.3	–	1	3
SCHOOLS, HEALTH, CRIME							
Serious Crime Rate (per 1,000 residents)	19.6	15.9	14.5	14.5	–	5	5
Adult Incarceration Rate (per 100,000 residents aged 15 or older)	410.6	497.4	555.6	514.4	–	5	4
Students Performing at Grade Level in Math	48.5%	–	67.0%	65.3%	66.8%	1	2
Students Performing at Grade Level in Reading	55.1%	–	49.3%	51.6%	56.0%	1	1
Asthma Hospitalizations (per 1,000 residents)	1.8	1.6	2.0	2.0	–	5	4
Low Birth Weight Rate (per 1,000 live births)	86	87	84	82	–	2	3
Elevated Blood Lead Levels (incidence per 1,000 children)	12.7	4.5	2.6	2.6	–	5	4
Children's Obesity Rate	–	–	20.7%	21.0%	–	–	2

SI01 St. George/ Stapleton

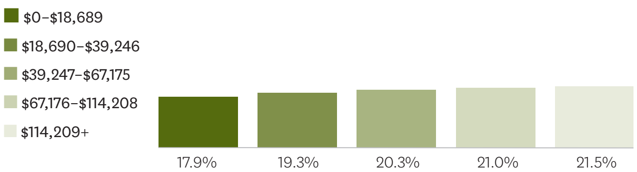
	2011	Rank
Population	173,412	11
Population Density (1,000 persons per square mile)	12.5	51
Median Household Income	$55,272	18
Income Diversity Ratio	5.6	21
Public Rental Housing Units (% of rental units)	11.2%	18
Subsidized Rental Housing Units (% of rental units)[1]	11.8%	48
Rent-Regulated Units (% of rental units)	20.8%	30
Residential Units within a Hurricane Evacuation Zone	19.1%	24
Residential Units within Sandy Surge Area	4.1%	59
Residential Units within 1/2 Mile of a Subway/Rail Entrance	9.5%	18
Unused Capacity Rate (% of land area)	36.7%	4
Racial Diversity Index	0.72	1
Rental Vacancy Rate[2]	10.4%	

Distribution of Rental Units by Gross Rent, 2011

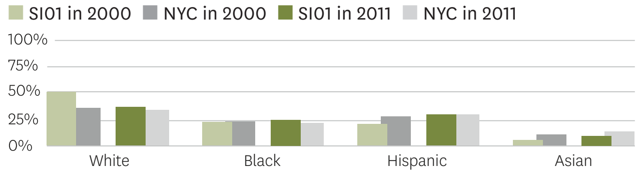


In SI01, 42.0 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	522	294	105	57	42	34	34
Units Issued New Certificates of Occupancy	819	638	233	114	197	4	16
Homeownership Rate	51.9%	58.7%	58.3%	54.3%	–	7	7
Index of Housing Price Appreciation (1 family building)[3]	100.0	191.4	155.3	149.2	157.9	–	9
Median Sales Price per Unit (1 family building)[3]	$248,989	$425,749	$340,819	$336,488	$326,428	14	13
Sales Volume	1,529	2,260	1,113	709	902	6	9
Median Monthly Rent (all renters)	–	$1,087	$1,193	$1,113	–	–	34
Median Monthly Rent (recent movers)	–	$1,167	$1,290	$1,193	–	–	43
Median Rent Burden	–	30.3%	36.2%	32.4%	–	–	34
Median Rent Burden (low-income renters)	–	44.1%	53.7%	45.1%	–	–	32
Home Purchase Loan Rate (per 1,000 properties)	–	51.0	18.8	16.8	–	–	32
Refinance Loan Rate (per 1,000 properties)	–	75.4	21.4	19.1	–	–	21
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	2.0%	41.5%	43.7%	–	–	14
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	120.5	118.2	–	24
Foreclosure Start Rate (per 1,000 1–4 family properties)	11.2	13.2	21.2	13.0	17.4	26	26
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.3%	1.4%	2.4%	2.7%	–	29	23
Serious Housing Code Violations (per 1,000 rental units)	–	30.7	61.0	50.2	46.6	–	25
Severe Crowding Rate (% of renter households)	–	–	2.7%	4.8%	–	–	20
Property Tax Liability ($ millions)	–	$149.2	$169.7	$174.1	$180.5	–	24

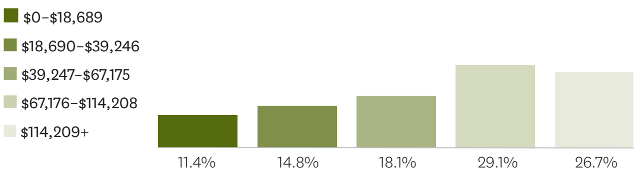
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	19.1%	24.0%	24.7%	22.3%	–	48	46
Households with Children under 18 Years Old	39.3%	–	40.0%	41.9%	–	27	13
Population Aged 65 and Older	11.1%	–	10.7%	9.9%	–	28	40
Share of Population Living in Integrated Tracts	42.2%	–	48.5%	–	–	11	9
Poverty Rate	15.7%	15.0%	17.9%	21.0%	–	36	25
Unemployment Rate	8.2%	5.7%	10.1%	10.4%	–	31	32
Public Transportation Rate	35.1%	41.6%	37.9%	36.0%	–	51	50
Mean Travel Time to Work (minutes)	43.3	42.4	38.6	39.4	–	21	35
Serious Crime Rate (per 1,000 residents)	24.3	20.2	–	18.6	–	51	37
Students Performing at Grade Level in Math	48.5%	–	61.0%	65.3%	66.8%	14	24
Students Performing at Grade Level in Reading	55.1%	–	49.3%	51.6%	56.0%	11	15
Asthma Hospitalizations (per 1,000 people)	2.4	2.5	2.9	2.8	–	30	22
Elevated Blood Lead Levels (incidence per 1,000 children)	21.2	6.8	3.6	3.4	–	18	24
Children's Obesity Rate	–	–	20.7%	21.0%	–	–	30

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 14 community districts with the same predominant housing type.

SI02 South Beach/ Willowbrook

	2011	Rank
Population	125,257	42
Population Density (1,000 persons per square mile)	5.8	55
Median Household Income	$72,455	10
Income Diversity Ratio	4.4	48
Public Rental Housing Units (% of rental units)	9.6%	20
Subsidized Rental Housing Units (% of rental units)[1]	3.8%	31
Rent-Regulated Units (% of rental units)	6.6%	54
Residential Units within a Hurricane Evacuation Zone	35.7%	21
Residential Units within Sandy Surge Area	18.9%	9
Residential Units within 1/2 Mile of a Subway/Rail Entrance	22.9%	55
Unused Capacity Rate (% of land area)	49.7%	4
Racial Diversity Index	0.44	46
Rental Vacancy Rate[2]	7.7%	3

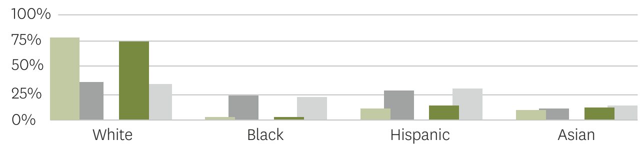
Household Income Distribution by New York City Income Quintile, 2011



Distribution of Rental Units by Gross Rent, 2011

In SI02, 37.3 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	784	262	80	89	104	24	24
Units Issued New Certificates of Occupancy	682	473	146	87	151	7	22
Homeownership Rate	64.5%	72.9%	71.8%	71.3%	–	4	3
Index of Housing Price Appreciation (1 family building)[3]	100.0	188.7	164.4	170.4	156.2	–	11
Median Sales Price per Unit (1 family building)[3]	$310,916	$492,129	$419,470	$382,372	$385,000	9	9
Sales Volume	1,621	1,777	990	700	851	4	10
Median Monthly Rent (all renters)	–	$1,185	$1,112	$1,130	–	–	32
Median Monthly Rent (recent movers)	–	$1,316	$1,332	$1,285	–	–	34
Median Rent Burden	–	32.5%	30.9%	28.4%	–	–	48
Median Rent Burden (low-income renters)	–	41.3%	48.0%	45.1%	–	–	32
Home Purchase Loan Rate (per 1,000 properties)	–	41.2	20.0	17.5	–	–	26
Refinance Loan Rate (per 1,000 properties)	–	51.0	24.3	22.2	–	–	13
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.7%	22.8%	22.8%	–	–	26
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	81.4	79.8	–	29
Foreclosure Start Rate (per 1,000 1–4 family properties)	5.4	6.3	11.8	7.6	8.4	34	38
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.6%	0.9%	1.0%	1.1%	–	42	49
Serious Housing Code Violations (per 1,000 rental units)	–	5.5	8.9	14.3	12.0	–	49
Severe Crowding Rate (% of renter households)	–	–	1.9%	1.9%	–	–	46
Property Tax Liability ($ millions)	–	$175.0	$197.5	$202.3	$203.1	–	18

POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	18.4%	26.8%	25.7%	26.8%	–	49	42
Households with Children under 18 Years Old	36.2%	–	34.5%	30.6%	–	30	36
Population Aged 65 and Older	13.5%	–	15.4%	17.1%	–	16	6
Share of Population Living in Integrated Tracts	0.8%	–	11.9%	–	–	43	38
Poverty Rate	9.1%	8.7%	9.7%	7.7%	–	50	51
Unemployment Rate	5.1%	7.3%	8.2%	6.6%	–	50	50
Public Transportation Rate	26.9%	31.8%	30.7%	28.2%	–	54	53
Mean Travel Time to Work (minutes)	41.7	38.2	38.3	39.6	–	27	34
Serious Crime Rate (per 1,000 residents)	18.8	14.3	–	13.2	–	57	55
Students Performing at Grade Level in Math	48.5%	–	61.0%	65.3%	66.8%	14	24
Students Performing at Grade Level in Reading	55.1%	–	49.3%	51.6%	56.0%	11	15
Asthma Hospitalizations (per 1,000 people)	1.7	1.4	1.8	1.9	–	41	32
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	8.1	2.8	0.9	2.2	–	56	45
Children's Obesity Rate	–	–	20.7%	21.0%	–	–	30

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 14 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

SI03 Tottenville/ Great Kills

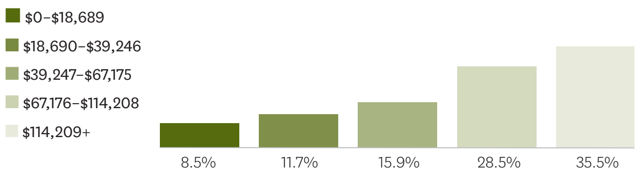
	2011	Rank
Population	171,798	14
Population Density (1,000 persons per square mile)	7.5	54
Median Household Income	$82,921	7
Income Diversity Ratio	4.1	53
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units)[1]	0.0%	54
Rent-Regulated Units (% of rental units)	12.8%	51
Residential Units within a Hurricane Evacuation Zone	21.9%	27
Residential Units within Sandy Surge Area	7.6%	19
Residential Units within 1/2 Mile of a Subway/Rail Entrance	27.2%	53
Unused Capacity Rate (% of land area)	47.5%	8
Racial Diversity Index	0.28	54
Rental Vacancy Rate[2]	4.8%	14

Distribution of Rental Units by Gross Rent, 2011[3]

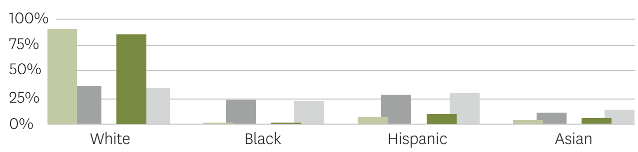
Less than $500 | $500-$999 | $1,000-$1,499 | $1,500 and greater

In SI03, 27.4 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	1,291	348	165	169	180	16	16
Units Issued New Certificates of Occupancy	1,767	831	319	196	292	1	9
Homeownership Rate	75.9%	84.9%	79.5%	81.7%	–	1	1
Index of Housing Price Appreciation (1 family building)[4]	100.0	182.9	168.2	161.0	161.8	–	7
Median Sales Price per Unit (1 family building)[4]	$315,770	$503,574	$429,957	$407,864	$395,000	8	8
Sales Volume	2,206	2,090	1,354	948	1,177	1	3
Median Monthly Rent (all renters)	–	$1,187	$1,293	$1,179	–	–	25
Median Monthly Rent (recent movers)	–	$1,371	$1,447	$1,336	–	–	27
Median Rent Burden	–	30.0%	32.8%	24.4%	–	–	54
Median Rent Burden (low-income renters)	–	–	–	–	–	–	–
Home Purchase Loan Rate (per 1,000 properties)	–	35.5	22.0	20.7	–	–	13
Refinance Loan Rate (per 1,000 properties)	–	59.7	30.7	26.0	–	–	9
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.4%	29.5%	28.7%	–	–	22
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	84.7	85.5	–	27
Foreclosure Start Rate (per 1,000 1–4 family properties)	4.6	6.6	12.5	7.0	9.1	36	37
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.0%	1.0%	1.2%	1.3%	–	39	46
Serious Housing Code Violations (per 1,000 rental units)	–	2.6	6.2	2.7	4.5	–	57
Severe Crowding Rate (% of renter households)	–	–	–	–	–	–	–
Property Tax Liability ($ millions)	–	$195.7	$225.3	$234.0	$241.7	–	11

POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	11.7%	13.3%	14.5%	15.2%	–	55	55
Households with Children under 18 Years Old	39.7%	–	35.3%	37.0%	–	26	21
Population Aged 65 and Older	10.5%	–	12.5%	13.2%	–	32	20
Share of Population Living in Integrated Tracts	0.0%	–	0.0%	–	–	45	50
Poverty Rate	4.9%	4.1%	7.0%	5.3%	–	55	55
Unemployment Rate	4.2%	3.7%	8.7%	7.5%	–	52	46
Public Transportation Rate	24.4%	27.8%	21.3%	25.0%	–	55	54
Mean Travel Time to Work (minutes)	46.1	45.8	42.9	44.3	–	9	10
Serious Crime Rate (per 1,000 residents)	15.2	12.7	–	11.2	–	59	58
Students Performing at Grade Level in Math	48.4%	–	60.9%	65.3%	66.8%	16	24
Students Performing at Grade Level in Reading	55.0%	–	49.2%	51.6%	56.0%	13	15
Asthma Hospitalizations (per 1,000 people)	1.1	1.0	1.2	1.3	–	52	44
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	4.9	2.9	2.1	1.5	–	59	52
Children's Obesity Rate	–	–	20.7%	21.0%	–	–	30

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Gross rent shares are averages from 2007-2011.
4. Ranked out of 14 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

Indicator Definitions and Rankings

Indicator Definitions and Rankings

For each indicator used in this report, we provide the data source, the level of geography, the years for which it is reported, and the five neighborhoods with the highest and lowest values for the indicator. Rankings are provided for the most recent year data are available for each indicator. In the event of a tie, rank numbers are repeated. Where data are unavailable for a given neighborhood, we report rankings out of all neighborhoods for which the indicator can be calculated. Rankings are reported at either the sub-borough area or the community district level depending on data availability.

Adult Incarceration Rate

(per 100,000 people aged 15 or older)

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

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

Source: New York State Division of Criminal Justice Services, United States Census (2000), American Community Survey (2006, 2010, 2011)

Geography: City, Borough

Years Reported: 2000, 2006, 2010, 2011

Asthma Hospitalizations

(per 1,000 people)

This indicator measures the number of asthma-related hospital admissions per 1,000 residents. Data are reported by the ZIP code of the residence of the admitted patient. The Furman Center aggregates the data to the sub-borough area using a population-weighting formula. For more information on our population-weighting method, please refer to the Methods chapter of this report.

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

Source: Infoshare (2000, 2006), New York State Department of Health Statewide Planning and Research Cooperative System (2010, 2011), United States Census (2000), American Community Survey (2010, 2011), New York City Department of City Planning

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	BX 01, 02	Mott Haven/Hunts Point	7.7
2	BX 03, 06	Morrisania/Belmont	6.8
3	MN 11	East Harlem	6.5
4	BX 05	University Heights/Fordham	6.3
4	BX 04	Highbridge/South Concourse	6.3

Five Lowest

Rank	CD#	Name	Value
50	MN 06	Stuyvesant Town/Turtle Bay	1.0
50	MN 04, 05	Chelsea/Clinton/Midtown	1.0
50	BK 10	Bay Ridge	1.0
53	QN 11	Bayside/Little Neck	0.9
54	MN 08	Upper East Side	0.8
55	MN 01, 02	Greenwich Village, Financial District	0.5

Born in New York State

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

Source: United States Census (2000), American Community Survey (2006, 2010, 2011)

Geography: City

Years Reported: 2000, 2006, 2010, 2011

Children's Obesity Rate

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

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

The Department of Education provides these data at the school district level. The Furman Center aggregates these data to the community district level using a population weighting formula.

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

Source: New York City Department of Health and Mental Hygiene

Geography: City, Borough, Community District

Years Reported: 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	MN 12	Washington Heights/Inwood	26.3%
2	BK 04	Bushwick	25.7%
3	BK 01	Greenpoint/Williamsburg	24.3%
4	BX 07	Kingsbridge Heights/Bedford	24.1%
4	BX 08	Riverdale/Fieldston	24.1%
Six Lowest			
54	MN 01	Financial District	10.9%
54	MN 02	Greenwich Village/Soho	10.9%
54	MN 04	Clinton/Chelsea	10.9%
54	MN 05	Midtown	10.9%
54	MN 06	Stuyvesant Town/Turtle Bay	10.9%
54	MN 08	Upper East Side	10.9%

Disabled Population

This indicator measures the percentage of the population aged 16 through 64 who have disabilities that impair hearing, vision, ambulation, cognition, self-care, or independent living. Beginning with the 2008 American Community Survey, substantial changes were made to the questions about disabilities. These changes prevent comparison with earlier years.

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

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

Source: American Community Survey

Geography: City

Years Reported: 2010, 2011

Distribution of Rental Units by Gross Rent

These charts show the distribution of renter households by the amount of monthly rent they pay for their unit. Like the median monthly rent, this indicator uses the monthly gross rent measure, which includes two components: the amount agreed to or specified in the lease regardless of whether furnishings, utilities, or services are included; and estimated monthly electricity and heating fuel costs paid by the renter.

These data are unavailable as one-year estimates for five sub-borough areas, so we replace them with three- or five-year averages when available. Sub-borough areas 304 (Stuyvesant Town/Turtle Bay), 411 (Bayside/Little Neck), and 413 (Queens Village) use 2009–2011 averages, and sub-borough areas 410 (South Ozone Park) and 503 (South Shore) use 2007–2011 averages. These sub-borough areas are comparable only to those using estimates from the same time periods. For more information on three- and five-year averages, please refer to the Methods chapter of this report.

Due to data limitations, dollar amounts are reported in 2011 dollars, rather than 2012 dollars used elsewhere in the report. For more information on inflation adjustments, please refer to the Methods chapter of this report.

Source: American Community Survey

Geography: City, Borough, Community District

Years Reported: 2011

Educational Attainment

(Bachelor's Degree and Higher, No High School Diploma)

These indicators measure the percentage of the population aged 25 and older who have attained a given level of education. People are considered to have no high school diploma if they have not graduated from high school and have not received a GED. A bachelor's degree and higher includes master's, professional, and doctoral degrees.

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

Source: United States Census (2000),
American Community Survey (2006, 2010, 2011)

Geography: City

Years Reported: 2000, 2006, 2010, 2011

Elevated Blood Lead Levels

(incidence per 1,000 children)

This indicator measures the rate of new diagnoses of elevated blood lead levels among tested children under the age of 18. The Center for Disease Control and Prevention has defined an elevated blood lead level as 10 micrograms per deciliter or above.

This indicator is disaggregated by race and ethnicity in the State of New Yorkers section. In this section, the definition of an elevated blood lead level is 15 micrograms per deciliter or above.

Source: New York City Department of Health and Mental Hygiene

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	*CD#*	*Name*	*Value*
1	BK 01	Greenpoint/Williamsburg	9.7
2	BK 14	Flatbush/Midwood	8.0
3	BK 12	Borough Park	6.4
4	MN 09	Morningside Heights/Hamilton	5.5
4	BK 13	Coney Island	5.5
Five Lowest			
55	MN 03	Lower East Side/Chinatown	1.3
56	QN 07	Flushing/Whitestone	1.1
57	BX 03	Morrisania/Crotona	1.0
58	MN 01	Financial District	0.7
59	MN 05	Midtown	0.0

FHA/VA-Backed Home Purchase Loans

(% of home purchase loans)

This indicator measures the percentage of all first-lien, owner-occupied, home purchase loan originations for 1–4 family homes, condominiums, and cooperative apartments that were insured or guaranteed by the Federal Housing Administration (FHA) or U.S. Department of Veterans Affairs (VA), as reported by the Home Mortgage Disclosure Act (HMDA).

For more information on HMDA data, please refer to the Methods chapter of this report.

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

Source: Home Mortgage Disclosure Act, Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2011

Five Highest

Rank	*CD#*	*Name*	*Value*
1	BK 16	Brownsville/Ocean Hill	84.0%
2	QN 12	Jamaica	82.9%
3	BX 12	Williamsbridge/Baychester	78.4%
4	BX 03, 06	Morrisania/Belmont	76.3%
5	BK 17	East Flatbush	70.6%
Five Lowest			
51	MN 05	Chelsea/Clinton/Midtown	0.4%
52	MN 06	Stuyvesant Town/Turtle Bay	0.2%
53	MN 03	Lower East Side/Chinatown	0.0%
53	MN 07	Upper West Side	0.0%
53	MN 08	Upper East Side	0.0%

Foreclosure Starts

(all residential properties)

This indicator measures the total number of residential properties (single- and multi-family buildings, and condominium apartment units) that had mortgage foreclosure actions initiated against them. In order to initiate a mortgage foreclosure, the foreclosing party must file a legal document, called a *lis pendens*, in county court. In many cases, the filing of a *lis pendens* does not lead to a completed foreclosure; instead, the borrower and lender work out some other solution to the borrower's default or the borrower sells the property prior to foreclosure. If a property received multiple *lis pendens* within 90 days of each other, only the first *lis pendens* is counted here.

For a more detailed description of our *lis pendens* methodology, please refer to the Methods chapter of this report.

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

Geography: City, Borough

Years Reported: 2000, 2006, 2010, 2011, 2012

Foreclosure Start Rate

(per 1,000 1–4 family properties)

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

Condominiums and cooperative apartments are not included in this rate. If a property received multiple *lis pendens* within 90 days of each other, only the first *lis pendens* is counted here. For a more detailed description of our *lis pendens* methodology, please refer to the Methods chapter of this report.

We report data on this indicator for 57 community districts. The Financial District (MN 01) and Midtown (MN 05) have fewer than 50 1–4 family properties, so they are not included in our rankings.

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

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2011, 2012

Five Highest

Rank	*CD#*	*Name*	*Value*
1	BX 02	Mott Haven/Hunts Point	42.6
2	BX 05	University Heights/Fordham	42.1
3	BX 04	Highbridge/South Concourse	39.7
4	BK 16	Brownsville/Ocean Hill	39.2
5	BK 05	East New York/Starrett City	39.0
Five Lowest			
53	BK 10	Bay Ridge/Dyker Heights	3.4
54	MN 07	Upper West Side	3.3
55	BK 11	Bensonhurst	2.8
56	MN 02	Greenwich Village/Soho	2.5
57	MN 04	Clinton/Chelsea	0.0

Foreign-Born Population

This indicator measures the share of the population that is foreign-born. Foreign-born includes all those born outside the United States or Puerto Rico, regardless of whether they currently are United States citizens, with the exception of children born abroad to parents who are United States citizens.

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

Source: United States Census (2000), American Community Survey (2006, 2010, 2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	*CD#*	*Name*	*Value*
1	QN 04	Elmhurst/Corona	70.4%
2	QN 03	Jackson Heights	62.9%
3	QN 02	Woodside/Sunnyside	58.9%
4	QN 07	Flushing/Whitestone	56.7%
5	BK 13	Coney Island	55.5%
Five Lowest			
51	BK 02	Fort Greene/Brooklyn Heights	19.6%
52	BK 03	Bedford Stuyvesant	19.0%
54	BK 06	Park Slope/Carroll Gardens	18.5%
54	BX 10	Throgs Neck/Co-op City	18.5%
55	SI 03	Tottenville/Great Kills	15.2%

Higher-Cost Home Purchase Loans

(% of home purchase loans)

This indicator measures the percentage of all first-lien, owner-occupied, 1–4 family home purchase loan originations that were reported as higher-cost under HMDA.

For more information on HMDA data, please refer to the Methods chapter of this report.

Source: Home Mortgage Disclosure Act, Furman Center

Geography: City, Borough

Years Reported: 2006, 2010, 2011

Higher-Cost Refinance Loans

(% of refinance loans)

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

For more information on HMDA data, please refer to the Methods chapter of this report.

Source: Home Mortgage Disclosure Act, Furman Center

Geography: City, Borough

Years Reported: 2006, 2010, 2011

What is a Higher-Cost Loan?

Since October 1, 2009, HMDA has required mortgage originators to use a specified standard for determining high cost status. The rules require lenders to compare the annual percentage rate (APR) on a loan with estimated APR that a high quality prime borrower would receive on a similar loan. Then, if the difference is more than 1.5 percentage points for first-lien loans or 3.4 percentage points for junior-lien loans, the loan is reported as higher-cost.

Home Purchase Loan Rate

(per 1,000 properties)

This indicator measures the home purchase loan rate by dividing the number of first-lien home purchase loan originations for owner-occupied, 1–4 family buildings, condominiums, and cooperative apartments by the total number of 1–4 family buildings, condominiums, and cooperative apartments in the given geography and then multiplying by 1,000 to establish a rate.

For more information on HMDA data, please refer to the Methods chapter of this report.

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

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

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2011

Five Highest

Rank	*CD#*	*Name*	*Value*
1	BK 02	Brooklyn Heights/Fort Greene	45.4
2	BK 01	Williamsburg/Greenpoint	43.0
3	BK 06	Park Slope/Carroll Gardens	42.0
4	MN 10	Central Harlem	32.4
5	BK 08	North Crown Heights/Prospect Heights	31.2
Five Lowest			
51	BX 10	Throgs Neck/Co-op City	11.7
51	BX 04	Highbridge/Concourse	11.7
53	BX 03, 06	Morrisania/Belmont	11.2
53	BX 09	Parkchester/Soundview	11.2
55	BK 17	East Flatbush	10.9

Homeownership Rate

This indicator measures the number of owner-occupied units divided by the total number of occupied housing units.

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

Source: United States Census (2000, 2010),
American Community Survey (2006, 2010, 2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	*CD#*	*Name*	*Value*
1	SI 03	Tottenville/Great Kills	81.7%
2	QN 13	Queens Village	73.6%
3	SI 02	South Beach/Willowbrook	71.3%
4	QN 11	Bayside/Little Neck	68.7%
5	QN 10	South Ozone Park/Howard Beach	64.7%
Five Lowest			
51	BX 07	Kingsbridge Heights/Moshulu	7.6%
52	BX 03, 06	Morrisania/Belmont	7.4%
53	BX 01, 02	Mott Haven/Hunts Point	6.2%
54	MN 11	East Harlem	5.9%
55	BX 05	University Heights/Fordham	4.1%

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 (2006, 2010, 2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	*CD#*	*Name*	*Value*
1	BX 03, 06	Morrisania/Belmont	49.9%
2	BX 01, 02	Mott Haven/Hunts Point	47.9%
3	BK 16	Brownsville/Ocean Hill	45.9%
4	BX 04	Highbridge/South Concourse	45.2%
5	BK 05	East New York/Starrett City	44.6%
Five Lowest			
51	MN 07	Upper West Side	18.3%
52	MN 08	Upper East Side	15.7%
53	MN 01, 02	Greenwich Village/Financial District	13.6%
54	MN 04, 05	Chelsea/Clinton/Midtown	8.9%
55	MN 06	Stuyvesant Town/Turtle Bay	7.6%

Housing Units

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

We do not present rankings for this indicator because sub-borough areas were designed to have roughly similar populations and therefore have a roughly similar number of housing units.

Source: United States Census (2000, 2010), American Community Survey (2011)

Geography: City, Borough

Years Reported: 2000, 2010, 2011

Income Diversity Ratio

The Furman Center calculates the income diversity ratio for each sub-borough area, borough, and the city by dividing the income earned by the 80th percentile household by the income earned by the 20th percentile household.

For example, if the 80th percentile income is $75,000 and the 20th percentile income is $15,000, then the income diversity ratio is 5.0. A higher ratio indicates a broader spread of incomes but does not measure the full distribution of income. To give a better sense of the distribution, each page also includes a chart showing the percentage of households in a given geographic area that fall into each of the income quintiles for New York City.

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

Source: United States Census (2000), American Community Survey (2006, 2010, 2011), Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	MN 04, 05	Chelsea/Clinton/Midtown	9.1
2	MN 07	Upper West Side	8.4
3	BK 13	Coney Island	7.5
4	MN 09	Morningside Heights/Hamilton Heights	7.2
5	MN 03	Lower East Side/Chinatown	7.1
Six Lowest			
50	QN 02	Sunnyside/Woodside	4.3
50	QN 12	Jamaica	4.3
52	BK 18	Flatlands/Canarsie	4.2
53	SI 03	South Shore	4.1
54	QN 06	Rego Park/Forest Hills	4.0
55	QN 13	Queens Village	3.3

Index of Housing Price Appreciation

(Housing Type)

This indicator measures average price changes in repeated sales of the same properties. Because it is based on price changes for the same properties, the index captures price appreciation while controlling for variations in the quality of the housing sold in each period. The index is available for several types of properties: 1 family buildings, 2–4 family buildings, 5+ family buildings, and condominiums. The index shown in each community district is the index for the type of housing that is most prevalent (i.e., with the most sales) in that community district. On the borough pages, we present the index for the two most predominant housing types.

Sales data for 2012 only include sales recorded as of the end of 2012. This encompasses the vast majority of sales in 2012, but due to recording delays this number may be revised slightly when complete data are available.

Rankings for 2012 are relative to other community districts with the same predominant housing type and compare appreciation since 2000.

For more information on the techniques used to calculate the index, please refer to the Methods chapter of this report.

Source: New York City Department of Finance, Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2011, 2012

1 family buildings

Rank	CD#	Name	Value
Three Highest			
1	BK 14	Flatbush/Midwood	198.4
2	QN 06	Rego Park/Forest Hills	191.2
3	QN 07	Flushing/Whitestone	176.3
Three Lowest			
Rank			
12	BX 10	Throgs Neck/Co-op City	152.2
13	QN 10	South Ozone Park/Howard Beach	137.4
14	QN 12	Jamaica/Hollis	117.2

2–4 family buildings

Three Highest			
1	BK 06	Park Slope/Carroll Gardens	292.1
2	BK 02	Brooklyn Heights/Fort Greene	264.1
3	BK 07	Sunset Park	263.3
Three Lowest			
31	BK 16	Brownsville	104.0
32	BX 02	Hunts Point/Longwood	90.9
33	BX 06	Belmont/East Tremont	85.6

5+ family buildings

Two Highest			
1	MN 03	Lower East Side/Chinatown	462.3
2	MN 11	East Harlem	439.3
Two Lowest			
4	MN 10	Central Harlem	325.1
5	MN 12	Washington Heights/Inwood	265.9

Condominiums

Three Highest			
1	MN 02	Greenwich Village/Soho	246.7
2	MN 07	Upper West Side	241.6
3	MN 04	Clinton/Chelsea	239.2
Three Lowest			
5	MN 01	Financial District	212.8
6	MN 06	Stuyvesant Town/Turtle Bay	205.6
7	MN 08	Upper East Side	185.9

Interpreting Changes in the Index of Housing Price Appreciation

Because the index of housing price appreciation is normalized to be 100 in the base year (2000) one should be careful in interpreting differences in index levels. A difference in two index levels only gives the change in terms of the base year. The percentage change between two years can be calculated by the formula

$$\frac{HPI_{year1} - HPI_{year0}}{HPI_{year0}}$$

For example:

In 2006, the index was 199.8 for Stuyvesant Town/Turtle Bay. In 2012 it was 205.6. So the index was 5.8 index points higher in 2012. This does not mean that the value of the average home went up by 5.8 percent. Using the formula above we see that the home appreciated by 2.9 percent between 2006 and 2012.

$$\frac{(205.6 - 199.8)}{199.8} = 2.9\%$$

In addition, caution is advised about drawing incorrect conclusions when comparing the index across different geographies. Since the index measures changes in prices relative to the base year, it does not reflect differences in current values. For example, the Upper East Side had the lowest index level in 2012 among community districts for which condominiums were the predominant housing type, while the Lower East Side/Chinatown had the highest index level for such community districts. This does not mean that the condominiums in the Upper East Side are less valuable than those in the Lower East Side/Chinatown, but rather that they have experienced a more modest increase in value since 2000.

Infant Mortality Rate

(per 1,000 live births)

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

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

Source: New York City Department of Health and Mental Hygiene Summary of Vital Statistics

Geography: City

Years Reported: 2000, 2006, 2010, 2011-

Low Birth Weight Rate

(per 1,000 live births)

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

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

Source: New York City Department of Health and Mental Hygiene Summary of Vital Statistics

Geography: City, Borough

Years Reported: 2000, 2006, 2010, 2011

Mean Travel Time to Work

(minutes)

This indicator measures the mean commute time in minutes for commuters residing in the geographic area. The mean is calculated by dividing the aggregate commute time in minutes for each area by the number of workers 16 years old and older who did not work from home.

Because mean travel time to work data were deemed unreliable for Brownsville, rankings only include 54 sub-borough areas.

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

Source: United States Census (2000), American Community Survey (2006, 2010, 2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	*CD#*	*Name*	*Value*
1	QN 14	Rockaway/Broad Channel	48.2
2	QN 12	Jamaica/Hollis	47.4
3	QN 09	Kew Gardens/Woodhaven	47.1
4	BK 18	Flatlands/Canarsie	46.1
5	QN 10	South Ozone Park/Howard Beach	45.7
Five Lowest			
50	MN 08	Upper East Side	31.0
51	MN 07	Upper West Side	29.8
52	MN 06	Stuyvesant Town/Turtle Bay	25.3
53	MN 04, 05	Chelsea/Clinton/Midtown	24.7
54	MN 01, 02	Greenwich Village/Financial District	24.5

Median Household Income

Household income is the total income of all members of a household aged 15 years or older.

The U.S. Census Bureau advises against comparisons of income data between the decennial census and the ACS due to differences in question construction and sampling. Because of these comparability concerns, at the sub-borough level we present median household income only for 2011. The median household income for the boroughs and the city are presented for all years, and all figures have been adjusted to 2012 dollars. Even at these larger geographic levels, comparisons between decennial census data and ACS data are discouraged. For more information on comparisons across years and across U.S. Census Bureau products, please refer to the Methods chapter of this report.

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

Source: United States Census (2000), American Community Survey (2006, 2010, 2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	*CD#*	*Name*	*Value*
1	MN 01, 02	Greenwich Village/Financial District	$122,222
2	MN 08	Upper East Side	$107,286
3	MN 06	Stuyvesant Town/Turtle Bay	$103,544
4	MN 07	Upper West Side	$93,972
5	BK 06	Park Slope/Carroll Gardens	$89,009
Five Lowest			
51	BX 01, 02	Highbridge/South Concourse	$26,461
52	BX 03, 06	Brownsville/Ocean Hill	$26,273
53	BX 05	University Heights/Fordham	$23,298
54	BK 16	Morrisania/Belmont	$22,810
55	BX 04	Mott Haven/Hunts Point	$21,562

Median Life Span by Gender

(years)

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

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

Source: New York City Department of Health and Mental Hygiene Summary of Vital Statistics

Geography: City

Years Reported: 2006, 2010, 2011

Median Monthly Rent

(All Renters, Recent Movers)

The monthly rent includes two components: the amount agreed to or specified in the lease regardless of whether furnishings, utilities, or services are included; and estimated monthly electricity and heating fuel costs paid by the renter. Because rent in many units in New York City is kept below market rate through rent stabilization and other government programs, we report the median rent for all households and for the subset of households who have moved into their unit within the last five years.

Rent is expressed in constant 2012 dollars.

Compilation of this data was significantly different in the 2000 decennial census compared to the ACS; therefore, we do not report this indicator for 2000. For more information on comparisons across years, please refer to the Methods chapter of this report.

Source: American Community Survey

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2011

Median Monthly Rent (all renters)

Rank	CD#	Name	Value
Five Highest			
1	MN 01, 02	Greenwich Village/Financial District	$2,040
1	MN 06	Stuyvesant Town/Turtle Bay	$2,040
3	MN 08	Upper East Side	$1,884
4	MN 07	Upper West Side	$1,853
5	MN 04, 05	Chelsea/Clinton/Midtown	$1,848
Five Lowest			
51	BX 03, 06	Morrisania/Belmont	$890
52	MN 10	Central Harlem	$874
53	BK 16	Brownsville/Ocean Hill	$849
54	MN 11	East Harlem	$820
55	BX 01, 02	Mott Haven/Hunts Point	$740

Median Monthly Rent (recent movers)

Rank	CD#	Name	Value
Five Highest			
1	MN 01, 02	Greenwich Village/Financial District	$2,896
2	MN 04, 05	Chelsea/Clinton/Midtown	$2,508
3	MN 06	Stuyvesant Town/Turtle Bay	$2,447
4	MN 07	Upper West Side	$2,294
5	BK 06	Park Slope/Carroll Gardens	$2,019
Five Lowest			
51	BX 04	Highbridge/South Concourse	$1,071
52	BK 16	Brownsville/Ocean Hill	$1,030
53	BX 03, 06	Morrisania/Belmont	$1,009
54	BK 13	Coney Island	$989
55	BX 01, 02	Mott Haven/Hunts Point	$857

Median Rent Burden

This indicator measures the median percentage of income spent on gross rent (rent plus electricity and heating fuel costs) by New York City renter households.

Compilation of this data was significantly different in the 2000 decennial census compared to the ACS; therefore, we do not report this indicator for 2000. For more information on comparisons across years, please refer to the Methods chapter of this report.

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

Source: American Community Survey

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2011

Five Highest

Rank	*CD#*	*Name*	*Value*
1	BK 12	Borough Park	50.0%
2	BX 04	Highbridge/Concourse	43.5%
3	BX 07	Kingsbridge Heights/Bedford	39.9%
4	QN 07	Flushing/Whitestone	38.8%
5	BX 12	Williamsbridge/Baychester	38.0%
Five Lowest			
51	MN 06	Stuyvesant Town/Turtle Bay	26.7%
51	MN 08	Upper East Side	26.7%
53	BK 06	Park Slope/Carroll Gardens	26.4%
54	MN 01, 02	Greenwich Village/Financial District	24.4%
54	SI 03	South Shore	24.4%

Median Rent Burden

(low-income renters)

This indicator measures the median percentage of income that low-income renter households spent on gross rent (rent plus electricity and heating fuel costs). Low-income households are those that qualify under the U.S. Department of Housing and Urban Development's definitions of "low income" for the Section 8 and HOME programs.

Comparisons to the overall median rent burden indicator should be made with caution because the sources differ. The median rent burden is collected from the full sample of the American Community Survey, and the median rent burden (low-income renters) is calculated from the public use microdata sample of the American Community Survey.

Due to low sample size for low-income renters in South Shore, rankings only include 54 sub-borough areas.

Source: American Community Survey (2006, 2010, 2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2011

Five Highest

Rank	*CD#*	*Name*	*Value*
1	MN 07	Upper West Side	69.5%
2	MN 06	Stuyvesant Town/Turtle Bay	66.7%
3	MN 08	Upper East Side	62.6%
4	BK 12	Borough Park	60.0%
4	MN 01, 02	Greenwich Village/Financial District	60.0%
Six Lowest			
50	QN 14	Rockaways	38.6%
51	BK 18	Flatlands/Canarsie	38.5%
52	BX 01, BX 02	Mott Haven/Hunts Point	37.3%
53	MN 03	Lower East Side/Chinatown	36.9%
54	MN 11	East Harlem	34.7%

Median Sales Price per Unit

(Housing Type)

In this report we provide the median price per unit for the predominant housing type at the community district level. For each housing type, community districts are ranked against all community districts with the same predominant housing type. For 1 family buildings, price per unit is the sales price of the home. For condominium buildings, the sales price is available for each apartment. For other multi-family buildings, the price per unit is calculated by dividing the sales price of the residential building by the number of units contained within the building. Prices are expressed in constant 2012 dollars. Changes in the median price should not be used to compare sales prices across years. The index of housing price appreciation is a better measure of housing price changes over time.

Sales data for 2012 only include sales recorded as of the end of 2012. This encompasses the vast majority of sales in 2012, but due to recording delays this number may be revised slightly when complete data are available.

Source: New York City Department of Finance, Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2011, 2012

1 family buildings

Rank	*CD#*	*Name*	*Value*
Three Highest			
1	BK 14	Flatbush/Midwood	$760,000
2	QN 06	Rego Park/Forest Hills	$672,500
3	BX 08	Riverdale/Fieldston	$665,000
Three Lowest			
12	QN 10	South Ozone Park/Howard Beach	$350,000
13	SI 01	St. George/Stapleton	$326,428
14	QN 12	Jamaica/Hollis	$277,300

2–4 family buildings

Three Highest			
1	BK 06	Park Slope/Carroll Gardens	$614,750
2	BK 02	Fort Greene/Brooklyn Heights	$568,542
3	BK 07	Sunset Park	$353,750
Three Lowest			
31	BX 04	Highbridge/Concourse	$125,672
32	BX 01	Mott Haven/Melrose	$125,000
33	BX 02	Hunts Point/Longwood	$108,978

5+ family buildings

Two Highest			
1	MN 03	Lower East Side/Chinatown	$259,692
2	MN 11	East Harlem	$143,000
Two Lowest			
4	MN 12	Washington Heights/Inwood	$113,897
5	MN 10	Central Harlem	$100,000

Condominiums

Three Highest			
1	MN 02	Greenwich Village/Soho	$1,825,000
2	MN 05	Midtown	$1,360,000
3	MN 07	Upper West Side	$1,260,000
Three Lowest			
5	MN 04	Upper East Side	$1,050,000
6	MN 08	Financial District	$1,009,146
7	MN 01	Stuyvesant Town/Turtle Bay	$849,000

Population

The U.S. Census Bureau defines population as all people, both children and adults, living in a given geographic area. Population estimates for the city and boroughs are obtained from the decennial census. Because these estimates are not available at the sub-borough area level, we use the ACS for this geography.

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

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

Source: United States Census (2000, 2010), American Community Survey (2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2011

Population by Age

(population under 18, population 65 and older)

These indicators measure the percentage of residents who are aged 65 years and older and the percentage of residents who are under 18 years old. Because these estimates are not available at the sub-borough area level from the 2010 decennial Census, we use the ACS for this geography.

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

Source: United States Census (2000, 2010), American Community Survey (2006, 2010, 2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Population Aged 65 and Older

Five Highest

Rank	*CD#*	*Name*	*Value*
1	BK 13	Coney Island	24.2%
2	MN 08	Upper East Side	19.8%
3	BX 10	Throgs Neck/Co-op City	18.4%
4	QN 06	Rego Park/Forest Hills	17.9%
5	QN 07	Flushing/Whitestone	17.5%
Six Lowest			
51	BK 16	Brownsville/Ocean Hill	7.8%
51	BK 01	Williamsburg/Greenpoint	7.8%
52	BK 07	Sunset Park	7.6%
52	BK 04	Bushwick	7.6%
54	BX 05	University Heights/Fordham	7.1%
55	BX 03, 06	Morrisania/Belmont	7.0%

Population Density

(1,000 persons per square mile)

Population density is calculated by dividing a geographic area's population by its land area and is reported in thousands of people per square mile. At the city and borough levels, we use data from the 2000 and 2010 decennial Censuses. At the sub-borough area level, we present the population density for 2011 only and use the ACS for our population estimates.

The U.S. Census Bureau advises that ACS population estimates should be compared with caution across years. For more information on comparisons across years, please refer to the Methods chapter of this report.

Source: United States Census (2000, 2010), American Community Survey (2011)

Geography: City, Borough, Sub-borough

Years Reported: 2000, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	MN 08	Upper East Side	103.8
2	MN 09	Morningside Heights/Hamilton	103.5
3	MN 03	Lower East Side/Chinatown	95.1
4	MN 06	Stuyvesant Town/Turtle Bay	90.1
5	MN 10	Central Harlem	84.6
Five Lowest			
51	SI 01	North Shore	12.5
52	QN 13	Queens Village	10.3
53	QN 14	Rockaways	8.9
54	SI 03	South Shore	7.5
55	SI 02	Mid-Island	5.8

Poverty Rate

This indicator measures the number of households with total income below the poverty threshold divided by the number of households for whom poverty status was determined. Poverty status is determined by the U.S. Census Bureau based on household size and the number of children under 18 years of age.

The U.S. Census Bureau advises that ACS poverty data should be compared with caution across years. For more information on comparisons across years, please refer to the Methods chapter of this report.

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

Source: United States Census (2000), American Community Survey (2006, 2010, 2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	BX 03, 06	Morrisania/Belmont	42.9%
2	BX 04	Highbridge/South Concourse	41.1%
3	BX 01, 02	Mott Haven/Hunts Point	40.6%
4	BX 05	University Heights/Fordham	40.3%
5	BK 16	Brownsville/Ocean Hill	38.2%
Five Lowest			
51	SI 02	Mid-Island	7.7%
52	MN 01, 02	Greenwich Village/Financial District	7.5%
53	QN 06	Rego Park/Forest Hills	7.1%
54	MN 08	Upper East Side	6.6%
55	SI 03	South Shore	5.3%

Supplemental Poverty Measure

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

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

In 2011, the Census released a new measure called the Supplemental Poverty Measure (SPM) which seeks to address these issues and others. The SPM threshold begins by taking the 33rd percentile of expenditures on food, shelter, clothing, and utilities and then adjusts for family size and composition and geographic differences in housing costs. Furthermore, it compares this to the family's disposable income minus work expenses and out-of-pocket medical expenses. For a family with two adults and two children, the base poverty threshold for the SPM was $24,343 in 2010 compared to $22,113 for the official measure. This resulted in an SPM poverty rate of 16.0 percent compared to 15.2 percent for the official rate. Furthermore, the difference was much larger for some populations. For example, the SPM rate was 6.9 percentage points higher for seniors, 3.8 percentage points lower for people living in rural areas, and 1.5 percent higher for those households that are not insured.

Poverty Rate by Age

(population under 18, population 65 and older)

The poverty rate by age is the number of people in each age group living in a household that is below the poverty line divided by the total population of that age group for whom poverty status was determined by the U.S. Census Bureau. Due to limitations in the income data, comparisons across years are discouraged. For more information on comparisons across years, please refer to the Methods chapter of this report.

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

Source: United States Census (2000), American Community Survey (2006, 2010, 2011)

Geography: City

Years Reported: 2000, 2006, 2010, 2011

Pre-Foreclosure Notice Rate

(per 1,000 1–4 family properties and condo units)

This indicator measures the number of pre-foreclosure notices issued per 1,000 1–4 family homes and condominium units in a geographic area. New York State law requires mortgage servicers to send this notice to a homeowner 90 days prior to starting a foreclosure action. Data are reported by the ZIP code of the affected property. The Furman Center aggregates the data to the community district using a population-weighting formula. For more information on our population-weighting method, please refer to the Methods chapter of this report.

Source: New York State Department of Financial Services

Geography: City, Borough, Community District

Years Reported: 2011, 2012

Five Highest

Rank	*CD#*	*Name*	*Value*
1	QN 12	Jamaica/Hollis	186.0
2	BX 04	Highbridge/Concourse	182.7
3	BK 16	Brownsville	180.4
4	BX 07	Kingsbridge Heights/Bedford	173.6
5	BK 05	East New York/Starrett City	171.7
Five Lowest			
55	MN 02	Greenwich Village/Soho	23.4
56	MN 04	Clinton/Chelsea	23.0
57	MN 08	Upper East Side	20.5
58	MN 05	Midtown	18.3
58	MN 07	Upper West Side	18.3

Private Sector Employment

This indicator measures the number of people employed by private firms in any industry as measured by the Quarterly Census of Employment and Wages (QCEW). The QCEW reports the number of employees by the employer's location, not by residence. As a result, this measure counts the number of people who work in a geographic area but may not live there. For example, the private sector employment reported for Manhattan will include commuters from other boroughs and even other states.

In a given year, the annual QCEW captures employees who worked at any point during the calendar year, indicated largely by unemployment insurance records from both governmental and non-governmental unemployment insurance providers. As a result, this indicator does not include business owners, the self-employed, or the informally-employed, and therefore undercounts the full number of people working in an area.

Source: Bureau of Labor Statistics Quarterly Census of Employment and Wages

Geography: City, Borough

Years Reported: 2006, 2010, 2011

Properties that Entered REO

(1–4 Family)

This indicator measures the total number of 1–4 family buildings in New York City that completed the foreclosure process and which were acquired by the foreclosing lender. Becoming Real Estate Owned (REO) is just one of the possible outcomes for a property after it enters foreclosure. In other cases, properties that begin the foreclosure process are sold by their owners prior to completion of the process or are sold at auction to a third-party investor or homebuyer. Some owners of properties that enter foreclosure are also able to stop the process by modifying or refinancing their mortgage or otherwise becoming current with their payments.

The 2012 figure only includes transfers into REO recorded as of the end of 2012. Because of a sometimes lengthy delay in recording REO transfers, we expect these numbers to increase when complete data are available.

For more information about how this figure was derived, please refer to the Methods chapter of this report. We present only the five highest ranked community districts here. There are 27 community districts that had no properties entering REO in 2012.

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

Geography: City, Borough

Years Reported: 2000, 2006, 2010, 2011, 2012

Five Highest

Rank	*CD#*	*Name*	*Value*
1	QN 12	Jamaica/Hollis	33
2	SI 01	St. George/Stapleton	18
3	QN 13	Queens Village	11
4	QN 09	Kew Gardens/Woodhaven	8
4	QN 10	South Ozone Park/Howard Beach	8

Property Tax Liability

($ millions)

This indicator reports the estimated aggregate property tax bills for owners of class 1, 2, and 4 properties in a given geographic area. Class 3 properties make up a small share of all property tax revenue, and so it is difficult to estimate their tax liability due to data limitations. The values take into account property tax phase-in caps, exemptions, and estimates for the Cooperative and Condominium Tax Abatement but do not include any other abatement programs. All figures are reported in 2012 dollars and are in millions. Property tax liabilities are reported for the fiscal year starting July 1. For example, the property tax liability for fiscal year 2012–2013 is reported in the year 2012.

Source: New York City Department of Finance

Geography: City, Borough, Community District

Years Reported: 2006, 2010, 2011, 2012

Rank	*CD#*	*Name*	*Value*
Five Highest			
1	MN 05	Midtown	$3,730.0
2	MN 08	Upper East Side	$1,645.9
3	MN 06	Stuyvesant Town/Turtle Bay	$1,321.7
4	MN 07	Upper West Side	$976.3
5	MN 01	Financial District	$837.5
Five Lowest			
55	BX 01	Mott Haven/Melrose	$51.6
56	BX 06	Belmont/East Tremont	$47.0
57	BX 02	Hunts Point/Longwood	$41.8
58	BK 16	Brownsville	$36.3
59	BX 03	Morrisania/Crotona	$30.3

Public Rental Housing Units

(% of rental units)

This indicator measures the share of rental units that are in New York City Housing Authority public housing developments.

In 2011, there were 17 community districts without any public rental housing units.

Source: New York City Housing Authority

Geography: City, Borough, Community District

Years Reported: 2011

Five Highest

Rank	*CD#*	*Name*	*Value*
1	BX 01	Mott Haven/Melrose	35.0%
2	MN 11	East Harlem	34.8%
3	BX 03	Morrisania/Crotona	25.4%
4	BK 16	Brownsville	23.5%
5	BK 03	Bedford Stuyvesant	21.3%

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.

Because public transportation rate data were deemed unreliable for Brownsville, rankings only include 54 sub-borough areas.

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

Source: United States Census (2000),
American Community Survey (2006, 2010, 2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	*CD#*	*Name*	*Value*
1	MN 11	East Harlem	77.9%
2	BK 02	Fort Greene/Brooklyn Heights	77.4%
3	MN 10	Central Harlem	77.3%
4	MN 09	Morningside Heights/Hamilton	75.2%
5	BK 08	Crown Heights/Prospect Heights	74.9%
Five Lowest			
50	SI 01	St. George/Stapleton	36.0%
51	QN 13	Queens Village	35.0%
52	QN 11	Bayside/Little Neck	31.4%
53	SI 02	South Beach/Willowbrook	28.2%
54	SI 03	Tottenville/Great Kills	25.0%

Racial Diversity Index

The Racial Diversity Index (RDI) measures the probability that two randomly chosen people in a given geographic area will be of a different race. The Furman Center uses the categories of Asian (non-Hispanic), black (non-Hispanic), Hispanic, and white (non-Hispanic) to calculate the index. People identifying as some other race or reporting more than one race are excluded from this calculation. Nonetheless, the groups we focus on account for 97.8 percent of New York City's population. The RDI is calculated using the following formula:

$$RDI = 1 - (P^2_{Asian} + P^2_{black} + P^2_{Hispanic} + P^2_{white})$$

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

Source: United States Census (2000, 2010), American Community Survey (2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2011

Seven Highest

Rank	CD#	Name	Value
1	QN 10	South Ozone Park/Howard Beach	0.82
2	QN 08	Hillcrest/Fresh Meadows	0.74
3	MN 09	Morningside Heights/Hamilton	0.73
4	BX 11	Pelham Parkway	0.72
4	MN 03	Lower East Side/Chinatown	0.72
4	QN 09	Ozone Park/Woodhaven	0.72
4	SI 01	North Shore	0.72
Five Lowest			
51	MN 01, MN 02	Greenwich Village/Soho	0.41
52	BK 16	Brownsville	0.38
53	MN 08	Upper East Side	0.33
54	SI 03	Tottenville/Great Kills	0.28
55	BK 17	East Flatbush	0.17

Racial/Ethnic Share

(white, black, Hispanic, Asian)

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

Source: United States Census (2000, 2010), American Community Survey (2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2011

Refinance Loan Rate

(per 1,000 properties)

This indicator measures the refinance loan origination rate by dividing the number of refinance loans for owner-occupied, 1–4 family buildings, condominiums, and cooperative apartments by the total number of 1–4 family buildings, condominiums, and cooperative apartments in the given geographic area and then multiplying by 1,000 to establish a rate.

For more information on the Home Mortgage Disclosure Act (HMDA) data, see the Methods chapter of this report.

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

Source: Home Mortgage Disclosure Act, New York City Department of Finance, Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2011

Six Highest

Rank	CD#	Name	Value
1	MN 07	Upper West Side	44.2
2	BK 06	Park Slope/Carroll Gardens	42.7
3	MN 01, 02	Greenwich Village/Financial District	40.3
4	MN 04, 05	Chelsea/Clinton/Midtown	31.1
5	MN 06	Stuyvesant Town/Turtle Bay	30.8
5	MN 08	Upper East Side	30.8
Five Lowest			
51	BX 01, 02	Mott Haven/Hunts Point	7.4
52	BX 05	University Heights/Fordham	6.0
52	BX 03, 06	Morrisania/Belmont	6.0
54	BX 09	Parkchester/Soundview	5.2
55	BX 04	Highbridge/Concourse	4.0

Rental Vacancy Rate

The percentage of all rental apartments that are vacant is calculated by dividing the number of vacant, habitable, for-rent units by the number of renter-occupied units plus vacant, habitable for-rent units. This calculation excludes housing units in group quarters, such as hospitals, jails, mental institutions, and college dormitories as well as units that are rented but not occupied and units that are in such poor condition that they are not habitable.

At the sub-borough area we report an average vacancy rate for 2009–2011 from the ACS rather than separate values for each year because of limitations in the data.

Because rental vacancy rate data were deemed unreliable for Highbridge/Concourse and South Ozone Park/Howard Beach, rankings only include 53 sub-borough areas.

For more information on this three-year average, please refer to the Methods chapter of this report.

Source: United States Census (2000), American Community Survey (2006, 2010, 2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	SI 01	St. George/Stapleton	10.4%
2	BK 05	East New York/Starrett City	7.8%
3	SI 02	South Beach/Willowbrook	7.7%
4	BK 03	Bedford Stuyvesant	6.8%
5	BK 04	Bushwick	6.1%
Five Lowest			
49	MN 06	Stuyvesant Town/Turtle Bay	2.7%
50	QN 04	Elmhurst/Corona	2.0%
51	BX 09	Parkchester/Soundview	1.7%
52	MN 12	Washington Heights/Inwood	1.5%
52	BX 10	Throgs Neck/Co-op City	1.5%

Which Vacancy Rate?

There are three different rental vacancy rates available to consumers of New York City data: the New York City Housing and Vacancy Survey (HVS), the American Community Survey (ACS), and the decennial census. While all are conducted by the U.S. Census Bureau, the HVS is sponsored by the New York City Department of Housing Preservation and Development. The survey is mandated by the New York State rent regulation laws to measure rental vacancy rates, as a citywide rental vacancy rate below five percent is required to maintain rent control. Because the HVS is designed to capture the overall rate in the city, it is less statistically reliable at smaller geographies. The HVS is generally performed every three years.

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

In 2011, the citywide rental vacancy rate reported by the HVS was 3.12 percent, well below the five percent threshold.

Rent-Regulated Units

(% of rental units)

This indicator measures the percentage of all rental units that are rent-controlled or rent-stabilized. These programs were created at different times and include different degrees of regulation.

For more information on rent regulation, see the New York City Rent Guidelines Board website at www.housingnyc.com.

Source: New York City Housing and Vacancy Survey

Geography: City, Borough, Sub-borough Area

Years Reported: 2011

Five Highest

Rank	*CD#*	*Name*	*Value*
1	BX 07	Kingsbridge Heights/Bedford	91.5%
2	MN 12	Washington Heights/Inwood	86.7%
3	BX 04	Highbridge/Concourse	83.0%
4	BK 09	South Crown Heights/Lefferts Gardens	80.8%
5	BX 05	Fordham/University Heights	75.7%
Five Lowest			
51	SI 03	Tottenville/Great Kills	12.8%
52	BK 18	Flatlands/Canarsie	11.8%
53	QN 13	Queens Village	10.6%
54	SI 02	South Beach/Willowbrook	6.6%
55	QN 10	South Ozone Park/Howard Beach	3.8%

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

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

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

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

Geography: City, Borough, Community District

Years Reported: 2011

Five Highest

Rank	*CD#*	*Name*	*Value*
1	MN 05	Midtown	100.0%
1	MN 09	Morningside Heights/Hamilton	100.0%
1	MN 12	Washington Heights/Inwood	100.0%
4	MN 02	Greenwich Village/Soho	99.9%
5	MN 01	Financial District	99.4%
Five Lowest			
55	SI 02	South Beach/Willowbrook	22.9%
56	QN 11	Bayside/Little Neck	21.7%
57	BK 18	Flatlands/Canarsie	11.1%
58	QN 13	Queens Village	10.1%
59	SI 01	St. George/Stapleton	9.5%

Residential Units within a Hurricane Evacuation Zone

This indicator measures the share of housing units that fall within any of the City's three designated hurricane evacuation zones. Zone A encompasses areas that have a high risk of flooding from any hurricane hitting New York City; Zone B includes areas that are at risk of flooding from a Category 2 or higher hurricane; and Zone C includes areas that would be at risk of flooding from a Category 3 or 4 hurricane.

In 2013, the Office of Emergency Management released new hurricane evacuation zones, numbered one through six, that include more residents (approximately 600,000, according to the City) than the prior zones.

Source: New York City Office of Emergency Management, New York City Department of City Planning

Geography: City, Borough, Community District

Years Reported: 2011

Five Highest

Rank	*CD#*	*Name*	*Value*
1	BK 13	Coney Island	100.0%
1	BK 18	Flatlands/Canarsie	100.0%
1	MN 01	Financial District	100.0%
1	QN 14	Rockaway/Broad Channel	100.0%
5	BK 15	Sheepshead Bay	99.5%
Five Lowest			
55	BX 02	Hunts Point/Longwood	0.1%
56	BX 03	Morrisania/Crotona	0.0%
56	BX 07	Kingsbridge Heights/Bedford	0.0%
56	BK 08	Crown Heights/Prospect Heights	0.0%
56	BK 09	South Crown Heights/Lefferts Gardens	0.0%

Residential Units within Sandy Surge Area

This indicator measures the share of housing units in properties located within the Superstorm Sandy surge area. The Federal Emergency Management Agency estimated the storm surge extent using a combination of high water marks verified in the field as well as data from storm surge sensors.

The level of damage the storm inflicted on these residential buildings and units varied, and, of course, not every building, and not every unit in the surge area was damaged. Federal, city, and state agencies continue to assess the total amount of damage from Sandy.

Although the FEMA data in this measure was generated in 2012, the property information reflects 2011 conditions.

Source: Federal Emergency Management Agency Modeling Task Force, New York City Department of City Planning

Geography: City, Borough, Community District

Years Reported: 2012

Five Highest

Rank	*CD#*	*Name*	*Value*
1	BK 13	Coney Island	97.2%
2	QN 14	Rockaway/Broad Channel	84.2%
3	BK 15	Sheepshead Bay	43.3%
4	BK 18	Flatlands/Canarsie	36.4%
5	MN 01	Financial District	36.2%

Sales Volume

(Housing Type)

This indicator measures the number of arm's length transactions of residential properties. To qualify as arm's length, a transaction must have a non-trivial price and the sale must not be marked as "insignificant" by the Department of Finance. This indicator includes single- and multi-family buildings and condominium and cooperative apartment units. This indicator is reported for each housing type for the city and for the two predominant housing types for each borough. At the community district level, all housing types are summed together.

Sales data for 2012 only include sales recorded as of the end of 2012. This should include the vast majority of sales in 2012, but due to recording delays this number may be revised slightly when complete data are available.

Source: New York City Department of Finance, Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2011, 2012

Five Highest

Rank	*CD#*	*Name*	*Value*
1	QN 12	Jamaica/Hollis	1,319
2	QN 07	Flushing/Whitestone	1,318
3	SI 03	Tottenville/Great Kills	1,177
4	MN 07	Upper West Side	1,104
5	QN 13	Queens Village	1,076
Five Lowest			
55	BX 04	Highbridge/Concourse	95
56	BX 07	Kingsbridge Heights/Bedford	91
57	BX 03	Morrisania/Crotona	74
58	BX 01	Mott Haven/Melrose	62
59	BX 02	Hunts Point/Longwood	30

Serious Crime Rate

(per 1,000 residents)

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

Source: New York City Police Department, United States Census Bureau, Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	*CD#*	*Name*	*Value*
1	MN 05	Midtown	128.9
2	MN 04	Clinton/Chelsea	74.8
3	BK 02	Fort Greene/Brooklyn Heights	49.2
4	MN 01	Financial District	48.5
5	MN 02	Greenwich Village/Soho	45.3
Five Lowest			
55	SI 02	South Beach/Willowbrook	13.2
56	BK 11	Bensonhurst	11.9
57	BK 12	Borough Park	11.4
58	SI 03	Tottenville/Great Kills	11.2
59	QN 11	Bayside/Little Neck	10.2

Serious Housing Code Violations

(per 1,000 rental units)

The New York City Department of Housing Preservation and Development investigates housing code complaints from tenants and issues code violations if housing inspections reveal problems. Serious Housing Code Violations are class C (immediately hazardous). These numbers include all violations that were opened in a given time period, regardless of their current status.

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

Geography: City, Borough, Community District

Years Reported: 2006, 2010, 2011, 2012

Five Highest

Rank	*CD#*	*Name*	*Value*
1	MN 12	Washington Heights/Inwood	130.0
2	BX 04	Highbridge/Concourse	128.9
3	BK 04	Bushwick	121.2
4	MN 09	Morningside Heights/Hamilton	116.1
5	BK 17	East Flatbush	101.1
Five Lowest			
55	MN 05	Midtown	6.4
56	MN 06	Stuyvesant Town/Turtle Bay	5.7
57	SI 03	Tottenville/Great Kills	4.5
58	QN 11	Bayside/Little Neck	4.1
59	MN 01	Financial District	2.9

Severe Crowding Rate

(% of renter households)

A severely crowded household is defined as one in which there are more than 1.5 household members for each room in the unit. We present the indicator as a share of all renter households.

Prior to the 2009 American Community Survey, the Census Bureau made substantial question and processing changes to the number of rooms in a housing unit. These changes prevent comparison with earlier years.

Because severe crowding data were deemed unreliable for South Shore, rankings only include 54 sub-borough areas.

Source: United States Census (2000), American Community Survey (2010, 2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2010, 2011

Six Highest

Rank	*CD#*	*Name*	*Value*
1	QN 03	Jackson Heights	11.3%
2	BK 07	Sunset Park	9.3%
3	BK 18	Flatlands/Canarsie	8.5%
4	BK 12	Borough Park	7.8%
5	BX 09	Soundview/Parkchester	7.7%
5	BK 14	Flatbush	7.7%
Five Lowest			
50	MN 06	Stuyvesant Town/Turtle Bay	1.6%
50	MN 07	Upper West Side	1.6%
52	QN 10	South Ozone Park/Howard Beach	1.3%
53	BK 15	Sheepshead Bay/Gravesend	0.9%
54	BX 10	Throgs Neck/Co-op City	0.0%

Share of Population Living in Integrated Tracts

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

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

Source: United States Census (2000, 2010)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010

Five Highest

Rank	*CD#*	*Name*	*Value*
1	BK 11	Bensonhurst	96.0%
2	QN 11	Bayside/Little Neck	94.4%
3	QN 06	Rego Park/Forest Hills	77.5%
4	QN 05	Middle Village/Ridgewood	76.2%
5	QN 08	Hillcrest/Fresh Meadows	63.1%

Share of Revenue from Property Taxes

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

Source: City of New York Comprehensive Annual Financial Report

Geography: City

Years Reported: 2006, 2010, 2011, 2012

Students Performing at Grade Level

(reading, math)

The New York City Department of Education's Division of Assessment and Accountability develops and administers city and state tests and compiles data on students' performance on those tests. These education indicators report the percentage of students performing at or above grade level for grades three through eight. The Department of Education provides these data at the school district level. The Furman Center aggregates these data to the community district level using a population weighting formula.

In 2010, proficiency standards were changed after researchers at the Department of Education recognized that the rates had been falsely inflated. The city maintains that the 2000 rates are comparable to the current measure but we do not report the rates from 2006.

For more information on our population-weighting method, please refer to the Methods chapter of this report. For this indicator, the year 2012 refers to the 2011–2012 school year.

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

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

Geography: City, Borough, Community District

Years Reported: 2000, 2010, 2011

Students Performing at Grade Level in Math

Seven Highest

Rank	CD#	Name	Value
1	QN 11	Bayside/Little Neck	88.5%
2	MN 01	Financial District	80.4%
2	MN 02	Greenwich Village/Soho	80.4%
2	MN 04	Clinton/Chelsea	80.4%
2	MN 05	Midtown	80.4%
2	MN 06	Stuyvesant Town/Turtle Bay	80.4%
2	MN 08	Upper East Side	80.4%
Five Lowest			
55	BK 05	East New York/Starrett City	43.7%
56	BX 03	Morrisania/Crotona	42.9%
57	BX 04	Highbridge/Concourse	41.4%
58	BK 16	Brownsville	38.9%
59	BX 01	Mott Haven/Melrose	38.8%

Students Performing at Grade Level in Reading

Seven Highest

Rank	CD#	Name	Value
1	QN 11	Bayside/Little Neck	76.0%
2	MN 01	Greenwich Village/Financial District	69.4%
2	MN 02	Greenwich Village/Financial District	69.4%
2	MN 04	Chelsea/Clinton/Midtown	69.4%
2	MN 05	Chelsea/Clinton/Midtown	69.4%
2	MN 06	Stuyvesant Town/Turtle Bay	69.4%
2	MN 08	Upper East Side	69.4%
Five Lowest			
55	BK 16	Brownsville	31.2%
56	BX 05	Fordham/University Heights	30.7%
57	BX 03	Morrisania/Crotona	29.2%
58	BX 04	Highbridge/Concourse	27.4%
59	BX 01	Mott Haven/Melrose	25.4%

Subsidized Rental Housing Units

(% of rental units)

This indicator measures the percentage of rental units that are privately owned and publicly subsidized. This set of properties is limited to those subsidized through the Low-Income Housing Tax Credit (LIHTC), U.S. Department of Housing and Urban Development (HUD) Project-Based Rental Assistance, HUD financing or insurance, or the New York City or State Mitchell-Lama programs.

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

Due to data limitations, this indicator uses data as of 2010 at the community district level and data from 2011 at the borough and city level.

Source: Furman Center Subsidized Housing Information Project

Geography: City, Borough, Community District

Years Reported: 2011

Five Highest

Rank	CD#	Name	Value
1	BX 02	Hunts Point/Longwood	30.0%
2	BK 05	East New York/Starrett City	25.5%
3	MN 10	Central Harlem	24.6%
4	BX 03	Morrisania/Crotona	23.8%
5	BX 06	Belmont/East Tremont	23.3%
Six Lowest			
54	QN 05	Ridgewood/Maspeth	0.0%
54	QN 06	Rego Park/Forest Hills	0.0%
54	QN 09	Kew Gardens/Woodhaven	0.0%
54	QN 10	South Ozone Park/Howard Beach	0.0%
54	QN 11	Bayside/Little Neck	0.0%
54	SI 03	Tottenville/Great Kills	0.0%

Subsidized Rental Housing that Left Affordability Restrictions (2002–2011)

This indicator measures the number of housing units in privately owned, publicly subsidized properties that expired from or opted out of all affordability restrictions between 2002 and 2011. This set of properties is limited to those subsidized through the Low-Income Housing Tax Credit(LIHTC), U.S. Department of Housing and Urban Development (HUD) Project-Based Rental Assistance, HUD Financing and Insurance, or the New York City or State Mitchell-Lama programs. Affordability restrictions may end for two general reasons: because the property owner did not comply with the subsidy requirements ("failing out") or because the program restrictions reached their expiration date and the owner did not renew the subsidy or enter another subsidy program tracked by the SHIP Database ("opting out").

This measure is not reported in data tables, but rather in the text of the New York City and Borough sections.

Source: Furman Center Subsidized Housing Information Project

Geography: City, Borough

Tax Delinquencies

(% of residential properties delinquent ≥ 1 year)

A residential property is considered tax delinquent if the tax payment for the property was not received within one year of the due date and the balance due is at least $500. The percentage is calculated by dividing the number of tax delinquent properties by the total number of residential properties.

Source: New York City Department of Finance

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	*CD#*	*Name*	*Value*
1	BX 04	Highbridge/Concourse	9.2%
2	BX 05	Fordham/University Heights	8.3%
3	MN 12	Washington Heights/Inwood	7.7%
4	BX 06	Belmont/East Tremont	7.4%
4	BK 03	Bedford Stuyvesant	7.4%
Five Lowest			
55	QN 06	Rego Park/Forest Hills	0.9%
55	QN 11	Bayside/Little Neck	0.9%
57	BK 11	Bensonhurst	0.7%
57	MN 02	Greenwich Village/Soho	0.7%
59	MN 03	Lower East Side/Chinatown	0.4%

Unemployment Rate

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

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

Source: United States Census (2000),
American Community Survey (2006, 2010, 2011)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	*CD#*	*Name*	*Value*
1	BX 03, 06	Morrisania/Belmont	21.0%
2	BX 05	University Heights/Fordham	20.2%
3	BX 01, 02	Mott Haven/Hunts Point	20.0%
4	BX 04	Highbridge/South Concourse	19.2%
5	BK 16	Brownsville/Ocean Hill	18.8%
Five Lowest			
51	MN 07	Upper West Side	6.4%
52	QN 06	Rego Park/Forest Hills	6.2%
53	MN 08	Upper East Side	5.8%
54	MN 01, MN 02	Greenwich Village/Financial District	4.8%
55	QN 04	Elmhurst/Corona	4.7%

Units Authorized by New Residential Building Permits

The number of units authorized by new residential building permits is derived from the building permit reports of the New York City Department of Buildings. Permit renewals are not included. Not all building permits will result in actual construction, but the number of units authorized by new permits is the best available indicator of how many units are under construction. Comparisons between the years prior to 2006 and more recent years should be made with caution due to data improvements that facilitate more accurate estimates of the number of new units attached to each building permit. Specifically, the figures for 2000 may be an underestimate.

In 2012, no new residential construction was authorized for MN 06, Stuyvesant Town/Turtle Bay.

Source: New York City Department of Buildings,
New York City Department of City Planning

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2011, 2012

Five Highest

Rank	*CD#*	*Name*	*Value*
1	MN 04	Clinton/Chelsea	1,248
2	BK 01	Greenpoint/Williamsburg	908
3	MN 11	East Harlem	492
4	BX 12	Williamsbridge/Baychester	437
5	BK 03	Bedford Stuyvesant	389
Five Lowest			
55	MN 07	Upper West Side	6
56	BK 17	East Flatbush	5
57	BX 08	Riverdale/Fieldston	2
57	MN 09	Morningside Heights/Hamilton	2
59	MN 06	Stuyvesant Town/Turtle Bay	0

Units Issued New Certificates of Occupancy

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

In 2012, there were three community districts for which no certificates of occupancy were issued.

Source: New York City Department of Buildings, New York City Department of City Planning

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2011, 2012

Five Highest

Rank	*CD#*	*Name*	*Value*
1	BK 01	Greenpoint/Williamsburg	1,136
2	QN 02	Woodside/Sunnyside	807
3	BX 01	East Harlem	497
3	BX 02	Mott Haven/Melrose	481
5	BK 03	Bedford Stuyvesant	436
Five Lowest			
55	BK 14	Midtown	7
56	MN 07	Upper East Side	3
57	MN 10	Stuyvesant Town/Turtle Bay	0
57	MN 08	Upper West Side	0
57	MN 09	Washington Heights/Inwood	0

Unused Capacity Rate

(% of land area)

This indicator reports the percentage of all residentially zoned lot area that is made up of lots built out at less than 50 percent of their zoning capacity. A lot's zoning capacity is determined by estimating the maximum floor area ratio under the New York City zoning code, based on a Furman Center analysis, and multiplying it by the lot's land area.

We do not calculate this indicator for the Financial District or Midtown because very few lots in these community districts are residentially zoned.

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

Geography: City, Borough, Community District

Years Reported: 2011

Five Highest

Rank	*CD#*	*Name*	*Value*
1	QN 14	Rockaway/Broad Channel	58.8%
1	BX 06	Belmont/East Tremont	58.8%
3	BX 02	Hunts Point/Longwood	56.7%
4	SI 02	South Beach/Willowbrook	49.7%
5	BX 03	Morrisania/Crotona	49.2%
Five Lowest			
53	BK 14	Flatbush	16.0%
54	QN 05	Middle Village/Ridgewood	14.7%
55	BK 11	Bensonhurst	13.1%
56	BK 10	Bay Ridge/Dyker Heights	11.1%
57	MN 02	Greenwich Village/Soho	6.2%

Methods

Geographic Definitions

This report presents information for the entire City of New York, for each of the five boroughs, and for the neighborhoods within each borough. The city defines neighborhoods by dividing the boroughs into 59 community districts (CDs); the U.S. Census Bureau, however, divides the boroughs into 55 sub-borough areas (SBAs). This report provides data for community districts where available but otherwise employs data at the sub-borough level. The term neighborhood is used in this report to refer to both community districts and sub-borough areas even though they are larger than what many consider to be neighborhoods. We have included reference maps for community districts and sub-borough areas beginning on page 176.

Borough

New York City consists of five boroughs: the Bronx, Brooklyn, Manhattan, Queens, and Staten Island. Each borough is represented by a borough president, an elected official who advises the mayor on issues related to his or her borough and, along with the borough board, makes recommendations concerning land use and the allocation of public services. Each borough is also a county. Counties are legal entities with boundaries defined by state law.

Community District (CD)

Community districts are political units unique to New York City. Each of the 59 community districts has a community board. Half of the community board's members are appointed by the borough president and half are nominated by the City Council members who represent the district. The community boards review applications for zoning changes and other land use proposals and make recommendations for budget priorities.

Each community board is assigned a number within its borough. The borough and this number uniquely identify each of the 59 community districts. Therefore, the Furman Center designates each community district with a two-letter borough code and a two-digit community board code. For example, BK 02 is the community district represented by Community Board 2 in Brooklyn.

Sub-Borough Area (SBA)

Sub-borough areas are geographic units created by the U.S. Census Bureau for the administration of the New York City Housing and Vacancy Survey and were designed to have similar boundaries to those of the community districts. These same areas are also defined by the U.S. Census Bureau as Public Use Microdata Areas (PUMAs) so we are able to use the two terms interchangeably.

Because sub-borough areas are constructed from census tracts, their boundaries do not coincide precisely with community district boundaries which generally follow major streets. However, they are similar enough that we use them interchangeably throughout this report. There are 59 community districts in New York City but only 55 sub-borough areas. The U.S. Census Bureau combined four pairs of community districts in creating the sub-borough areas to improve sampling and protect the confidentiality of respondents. These pairs are Mott Haven/Melrose (BX 01) and Hunts Point/Longwood (BX 02) in the Bronx, Morrisania/Crotona (BX 03) and Belmont/East Tremont (BX 06) in the Bronx, the Financial District (MN 01) and Greenwich Village/Soho (MN 02) in Manhattan, and Clinton/Chelsea (MN 04) and Midtown (MN 05) in Manhattan.

Rankings

This report includes rankings of the five boroughs and all 59 community districts or 55 sub-borough areas for each indicator. The neighborhood ranked first has the highest number or percentage for the measure, even if the measure is for a quality that one might think is "best" if lower. When possible, we rank all 59 community districts, however, because data for several indicators—including all indicators drawn from U.S. Census Bureau sources—are only available at the sub-borough area level, we can only rank the 55 sub-borough areas with respect to these indicators. In addition, a few indicators are not available for all neighborhoods so we provide rankings for a subset of neighborhoods. For instance, the Furman Center only reports the index of housing price appreciation at the community district level for the predominant housing type in that district. Therefore, the rankings for these indicators come from a substantially reduced subset of the community districts.

Comparison Cities

The text of the *State of New York City's Housing and Neighborhoods* frequently compares indicators across the five U.S. cities with the largest populations according to the American Community Survey's 2011 estimates, including New York City. In 2011, these cities included, in descending size order, New York City, Los Angeles, Chicago, Houston, and Philadelphia.

Visualization in Geographic Information Systems

Maps displaying New York City-specific administrative and political boundaries use base map data provided by the New York City Department of City Planning's Bytes of the Big Apple program. These boundaries include boroughs, community districts, zoning boundaries, public streets, and individual properties.

United States Census Sources

A number of the indicators presented in the State of New York City's Housing and Neighborhoods are derived from five data sources collected by the U.S. Census Bureau. These sources are described below along with a discussion of issues of comparability across sources.

Decennial Census (Census)

From 1970 to 2000, the decennial census consisted of two parts: the "short form" that collected information from every person and about every housing unit in the country, and the "long form" of additional questions asked of a sample of people and households. The "short form" collected information on age, race, Hispanic or Latino origin, household relationship, sex, tenure, and vacancy status. The "long form" provided more in-depth information about personal and housing characteristics such as income, employment status, and housing costs. In this edition of the State of the City, we use data from the decennial census short and long forms to derive demographic, economic, and housing measures for the year 2000. To create most of these indicators, we use summary census data reported at the city, borough, and sub-borough area levels.

In 2010, the decennial census only included the "short form" since most of the data that have previously been included in the "long form" has now been reported in the American Community Survey. While much of the "short form" data are also found in the American Community Survey, the numbers often differ because of statistical and methodological reasons. Whenever possible, we report data from the decennial census.

American Community Survey (ACS)

The American Community Survey is a relatively new annual survey that collects data similar to those formerly collected by the Census "long form," described above. As with the "long form", the ACS covers only a sample of individuals and housing units. However, the ACS uses a smaller sample: the "long form" covered one out of every six housing units while the ACS only covers one in 40 housing units each year. The U.S. Census Bureau began developing the ACS in 1996, but reliable annual estimates for geographic areas with a population of 65,000 or more only became available in 2005. In December 2008, the U.S. Census Bureau began releasing three-year rolling estimates for all geographic areas with populations of 20,000 or more. In December 2010, the U.S. Census Bureau began releasing five-year rolling estimates for all geographic areas including census tracts.

Most of the indicators in this edition are derived from summary level data reported by the U.S. Census Bureau for PUMAs which, as discussed above, are identical to New York City's sub-borough areas. Summary-level data are also reported at the borough and city levels. Because each PUMA in New York City has at least 100,000 residents, reliable annual estimates are available for each PUMA from the ACS. In this edition of State of the City we use annual estimates for almost all of the data we get from the ACS. One exception is the rental vacancy rate, for which we use the three-year estimate (see the section below for more details).

Public Use Microdata Sample (PUMS)

While most indicators that draw on U.S. Census Bureau data use measures that are already reported at a given geography, the Furman Center calculates some indicators by aggregating household level data to the required geography. The U.S. Census Bureau makes household-level data available in Public Use Microdata Samples (PUMS), which are censored extracts from the confidential microdata that the U.S. Census Bureau uses in its own calculations. The Furman Center uses PUMS data to calculate the income diversity ratio, median monthly rent for recent movers, median rent burden (low-income renters) and several indicators in the State of New Yorkers section.

The PUMS data identify only the state and the PUMA in which a household is located, and does not identify the city or Census "place." New York City's and Philadelphia's PUMAs are completely coterminous with their place boundaries, so households can be placed in those cities by PUMA. The place boundaries of Chicago, Los Angeles, and, in particular, Houston, however, are not coterminous with PUMAs, which means that the data do not allow users to identify if households in several PUMAs in those metropolitan areas are in the City or bordering suburb. To address this issue, the Furman Center weights observations by the share of the PUMA's households contained within the place boundary as calculated by the Missouri Census Data Center. (Specifically, if 60 percent of a PUMA's households live in the City of Chicago and 40 percent live in Cook County, outside of Chicago city limits, we assign each household in that PUMA a 60 percent weight.) For estimates prior to 2010, we use PUMA to place allocations as of the 2000 decennial census, and for estimates afterward, we use allocations as of the 2010 decennial census.

New York City Housing and Vacancy Survey (HVS)

The New York City Housing and Vacancy Survey is conducted every three years by the U.S. Census Bureau under contract with the City of New York. The New York City Department of Housing Preservation and Development sponsors and supervises the HVS. The primary purpose of the HVS is to satisfy the city's statutory requirement to measure the rental vacancy rate in order to determine if rent regulation will continue. In addition to the housing unit information, a limited set of data are also collected about the household and the individual answering the questionnaire.

In this edition of the State of the City, we use HVS data to construct one indicator that is specific to New York City and therefore not captured in the ACS: the percentage of rental units that are rent regulated.

Comparisons Between Census Bureau Products

The U.S. Census Bureau makes continual adjustments to the decennial census and the ACS to improve the coverage of the surveys and accuracy of the results. These adjustments often make cross-year comparisons difficult. Below is a discussion of the key areas where changes in sampling, question construction, or other methodology might affect the comparability of indicators that we report in the State of the City over time. More information about comparability between U.S. Census Bureau data sources is available at: http://www.census.gov/acs/www/guidance_for_data_users/comparing_data/.

Sampling

Because both the ACS and HVS are sample surveys, not censuses, all data derived from them are estimates, not exact counts. The ACS sample includes approximately three million housing units nationwide, including about 66,000 in New York City; the HVS samples 18,000 housing units. The sample for the HVS is designed primarily to achieve acceptable reliability in estimating the rental vacancy rate for the entire city, so estimates for smaller geographic units such as sub-borough areas are subject to potentially large sampling errors. Readers should treat all estimates with some skepticism and be aware that the true value may differ from the reported estimate. This is especially important when comparing small year-to-year changes in the ACS or with estimates that are derived from a reduced sample. For example, the median monthly rent does not use the entire sample but just the subset of respondents who are renters. The median monthly rent indicator for recent movers reduces the sample even more.

Income

Question construction and data collection for income information differs between the decennial census and the ACS. The 2000 census asked for the respondent's 1999 income; thus incomes reported in 2000 are all for one fixed period of time (calendar year 1999). The ACS, by contrast, asks for the respondent's income over the "past 12 months" and as this information is collected on an on-going monthly basis, these figures are not directly comparable. The U.S. Census Bureau notes that a comparison study of the 2000 census and the 2000 ACS found that incomes reported in the census were about four percent higher than the incomes reported in the ACS. Because of the data collection methods mentioned above, adjacent years of ACS data may have reference months in common; thus comparisons of income data between adjacent ACS years (2010 and 2011) should not be interpreted as precise comparisons of economic conditions in those years. Indicators affected by the income methodology issues are income diversity ratio, median household income, poverty rate, and poverty rate by age. Note that for comparison purposes, we adjust all dollar amounts reported in this report to 2012 dollars (see below for more details).

Rental Vacancy Rate

Nearly two-thirds of the sub-borough areas in New York City lacked enough sample observations to calculate a rental vacancy rate for at least one year of ACS data. However, nearly all had sufficient observations to calculate a three-year average of the rental vacancy rate. Thus, on the community district pages, for the rental vacancy rate only, we report a three-year average rental vacancy rate for 2009–2011. We still report annual rental vacancy rates on the borough and city pages, but the reported value for community districts cannot be directly compared to any one year of borough or city data.

Indicator Notes

Index of Housing Price Appreciation

The index of housing price appreciation is a measure of relative change in property values over time. We construct housing price appreciation indices for four different property types (condominiums, 1 family buildings, 2–4 family buildings, and 5+ family buildings) for New York City as a whole and for each borough and community district. Estimating price indices separately for different types of properties allows for different market valuations and fluctuations within each property type. Due to insufficient data, we report the price indices only for the predominant property type at the community district level and at the two predominant property types for each borough.

The data used to construct the price index come from two sources, both obtained from the New York City Department of Finance. The first dataset is an annual sales file which we receive under an exclusive arrangement. The second dataset is the Automated City Register Information System (ACRIS) sales data which is available online from the Department of Finance. Both datasets contain information on address, price, and date of sale for all transactions involving sales of apartment buildings, condominium apartments and single- and multi-family homes in New York City between 1974 and 2012. While the ACRIS data are updated daily, the system contains less information on the circumstances of the sale than the annual sales file. The ACRIS data are used only if the sale is not recorded by the time we receive our annual sales file.

The repeat sales price indices are created using statistical regression techniques. Economists use two basic approaches to estimate housing price indices: the hedonic regression and the repeat sales method. Both of these approaches estimate temporal price movement controlling for the variation in the types of homes sold from period to period. Each method has its own strengths and weaknesses.

The repeat sales methodology controls for housing characteristics by using data on properties that have sold more than once. An attractive feature of this method is that, unlike the hedonic approach, it does not require the measurement of house quality; it only requires the quality of individual houses in the sample to be time invariant. The most important drawback of the repeat sales method is that it fails to use the full information available in the data. In most datasets, only a small proportion of the housing stock is sold more than once; the data on single sales cannot be used. Moreover, properties that transact more than once may not be representative of all properties in the market, raising concerns about sample selection bias. However, as the index period lengthens, more properties have changed hands more than once. This reduces sample selection bias but exacerbates a heteroskedasticity problem: Case and Shiller (1989) show evidence that price variability is positively related to the interval of time between sales because the longer the amount of time between sales, the more likely it is that the surrounding neighborhood has experienced an exogenous shock.

This report overcomes most of the problems associated with the repeat sales method. Specifically, the dataset used here is quite large, so we lose little precision by eliminating properties that sold only once. Moreover, because we have sales data over such a long period (39 years), more than 61 percent of residential lots have changed hands at least twice. Finally, we use the three-step procedure suggested by Case and Shiller (1989) and modified by Quigley and Van Order (1995) to account for the possibility of time dependent error variances.

In the first stage, the difference between the log price of the second sale and the log price of the first sale is regressed on a set of dummy variables, one for each time period in the sample (a year, in this case) except for the base year (2000). The dummy variables have values of +1 for the year of the second sale, -1 for the year of the first sale, and zeros otherwise.

In the second stage, the squared residuals from the first stage are regressed on a constant term, the time interval between sales, and the time interval squared. The fitted value in the stage-two regression is a consistent estimate of the error variance in the stage-one regression. In the third stage, the stage-one regression is re-estimated by generalized least squares, using the inverses of the square root of the fitted values from the stage-two regression as weights.

Mortgage Lending Indicators

The Federal Home Mortgage Disclosure Act (HMDA) requires financial institutions with assets totaling $39 million or more to report information on loan applications and originations if they have originated or refinanced any home purchase loans on 1–4 family properties (including condominium and co-op units) in the previous year. Thus, the HMDA data capture most, but not all, 1–4 family residential mortgage lending activity. The Furman Center uses this dataset to calculate the home purchase loan rate, the refinance loan rate and a number of derivative indicators.

All figures in our analysis are based on 1–4 family, non-business-related loans. We exclude from our analysis any loans for manufactured or multi-family housing (5+ families) and any loans deemed to be business related (classified as those loans for which a lender reports an applicant's ethnicity, race and sex as "not applicable"). The loans that we consider constituted more than 80 percent of all loan applications in New York City in 2010.

Beginning in 2004, 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 and five percentage points for junior-lien loans. In this report, all loans with an APR above this threshold are referred to as higher-cost loans.

Loan applicants were assigned to a racial/ethnic group for purposes of our research based on the first reported race of the primary applicant. However, if the applicant reported his or her ethnicity as "Hispanic" the applicant was classified as Hispanic, regardless of the applicant's reported race. When an applicant provided information to the lender via mail, internet or telephone and did not provide information on their race, we assigned those loans to the "not reported" racial category. These loans were included in our city and borough level analyses, but were omitted when calculating racial shares for our State of New Yorkers section.

Foreclosure Starts

The Furman Center collects data on *lis pendens* (LP) filings from a private vendor, Public Data Corporation. An LP may be filed for a host of reasons unrelated to a mortgage foreclosure so the Furman Center uses a variety of screening techniques to identify only those LPs related to a mortgage. These techniques include searching for words within either of the party names and dropping any LPs that relate to a tax lien, a mechanic's lien, or are originated by a government agency. If the same property receives any additional LPs within 90 days of the initial LP, the additional LPs are not included in our rate to avoid counting the same foreclosure twice.

Properties That Entered REO

The data for this indicator come from two sources—LPs from Public Data Corporation and residential sales data from the New York City Department of Finance. Each of these datasets identifies properties using a unique borough, block and lot number (BBL). Starting with the set of all LPs, we use BBLs to match each LP issued since 1993 with the most recent sale of that property prior to the LP (if the sale happened in 1974 or later). We then match the LP to any sales that occurred within three years from the date of the LP, and assume that the first such sale was undertaken in response to the foreclosure filing. To identify transfers into REO, we search the grantee name field of the first sale after the LP for the word "bank" or the name of any large bank or subsidiary. Finally, we check if the name of the grantee matches the name of the LP servicer. If this is the case we classify the sale as a transfer into REO.

Population Weighting Formula

Several indicators included in this report are provided at geographic levels other than the community district level such as police precincts, school districts, or zip codes. We aggregate data to the community district level, weighing observations by the distribution of housing units.

For instance, when aggregating the student proficiency rates from the 32 school districts to the 59 community districts, we first calculate the rate for each of the 32 school districts. If a community district only contains one school district then that rate is directly used for the community district. If multiple community districts fall within the same school district, we assign the same proficiency rate to each. If a community district contains more than one school district, we weight each school district based on the number of housing units within the community district that are in that school district.

For example, if community district 1 contains three school districts A, B, and C, and of the 100 housing units in community district 1, 50 are in school district A, 30 are in school district B, and 20 are in school district C, then school district A would have weight 50/100, school district B would have weight 30/100, and school district C would have weight 20/100. The rate for community district 1 would be given by: $rate_{CD1} = rate_A * .5 + rate_B * .3 + rate_C * .2$

Calculating Distances to Amenities

This report reports the percentage of housing units within a half mile of subway/rail entrances. To determine walking distances, the Furman Center uses the New York City Department of City Planning's LION geodatabase of public streets to create network buffers of streets with pedestrian rights-of-way within one-half mile of a subway entrance. Using geographic information systems (GIS), we then selected the lots that fell within this network buffer.

We used a data set of station entrances in the Bronx, Brooklyn, Manhattan, and Queens from the Metropolitan Transit Authority through NYC DataMine. This dataset includes the following Metropolitan Transit Authority (MTA) constituent agencies: New York City Subway, Long Island Rail Road, and Metro-North Railroad. For the Staten Island Railway, we estimated station entrance locations using a variety of GIS techniques including current satellite imagery. Amtrak, PATH and New Jersey Transit stations are implicitly included in this calculation because their stations are co-located with stations within the systems named above.

Property Tax Liability

In order to generate estimates of property tax liabilities, the Furman Center used the New York City Department of Finance's final property tax assessment roll files. The assessment rolls include DOF's determination of the market value of each property in the city, as well as its assessed value and exempt value. The taxable assessed value (assessed value minus exempt value) of each property was multiplied by the nominal class-specific tax rate for the relevant fiscal year. These rates are available on DOF's website.[1]

Because of data limitations, we are unable to include the J-51, green roof, and solar electric generating system abatements in our estimates. The latter two are relatively insignificant overall, and represented only $1.2 million in tax expenditures in fiscal year 2011–2012. The J-51 abatement is larger, representing $87.8 million in foregone revenue. To the extent that these abatements are utilized differentially across neighborhoods, their omission may bias our estimates. Because of the economic significance of the Cooperative and Condominium Tax Abatement and the feasibility of generating approximations of its per-property value, our calculations include estimates of this abatement. As discussed in the *State of New York City's Housing and Neighborhoods 2011*, the co-op/condo abatement is given to eligible units based on the average assessed value of units in the building. Units held by sponsors or their successors in interest or by owners with more than three dwelling units in the building are ineligible for the abatement. Without data on eligibility, we assume that all units are eligible and use the information on assessed values and the number of units in each building from the property tax assessment rolls to calculate values of the co-op/condo abatement.

Inflation Adjustments

When reporting dollar-denominated indicators, we adjust amounts to 2012 dollars using the Consumer Price Index for All Urban Consumers (Current Series) without seasonal adjustments from the Bureau of Labor Statistics for all major expenditure classes for the New York-Northern New Jersey-Long Island, NY-NJ-CT-PA Metropolitan Statistical Area. This allows for more consistent comparisons across years for individual indicators. The inflation-adjusted values include median monthly contract rent, median household income, and median price per unit. The distribution of rental units by gross rent is adjusted to 2011 dollars instead of 2012 due to data limitations.

1 http://www.nyc.gov/html/dof/html/property/property_rates_rates.shtml

Index of Community Districts

The Bronx

Brooklyn

Manhattan

Queens

Staten Island

New York City Community Districts

Source: New York City Department of City Planning

New York City Sub-Borough Areas

Source: U.S. Census Bureau