Manhattan

Manhattan

A large number of Manhattan's rental housing units were de-stabilized and converted to market rate from 2002 to 2012—nearly 100,000 units. This along with new construction of market rate units resulted in a significant shift in the distribution of rental units by regulation and subsidy status.

The percentage of market rate rental units in Manhattan increased by nearly 20 percentage points from 2002 to 2012. Over the same period, the share of rent-stabilized and rent-controlled rental units declined by just over 19 percentage points, but these units continued to make up the largest share of Manhattan's rental stock at 43.1 percent.

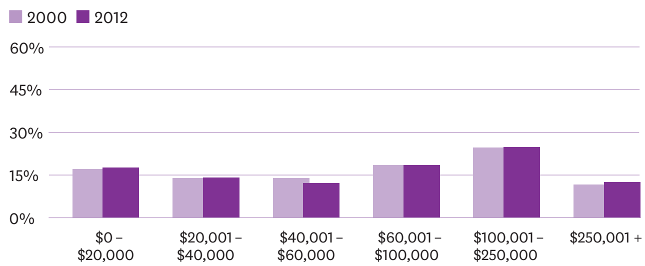
From 2000 to 2012, Manhattan saw a decline in the share of households with moderate incomes and an increase in the share with high incomes. The share of households in the borough earning between $40,000 and $60,000 decreased from 14 percent in 2000 to 12 percent in 2012, while the percentage of households earning more than $250,000 grew by one percentage point during the same period.

Manhattan households with incomes in the top tenth of the city's distribution have been more spatially isolated than similarly situated households elsewhere in the city since 1990. The increase in income segregation among these households in Manhattan was in line with citywide trends between 1990 and 2008-2012. Manhattan's households with incomes in the bottom tenth of the city's distribution remained about as income segregated in 2008-2012 as they were in 1990, and were slightly less segregated than the lowest-income households citywide in 2008-2012.

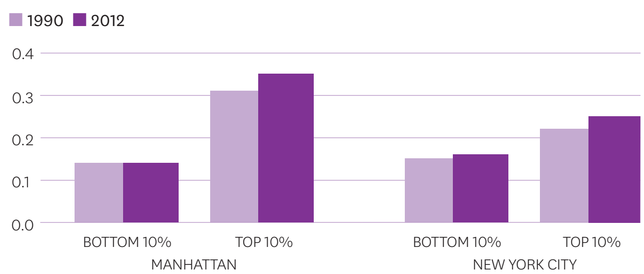
Manhattan had the highest median monthly rent of the five boroughs in 2012; it also had the lowest median rent burden. The average Manhattan household paid 28.6 percent of its income toward rent and utilities, although low-income households paid much more (42.9%). Manhattan also had the smallest share of households that were severely rent burdened in 2012 (23.4%).

	2012	Rank
Population	1,619,090	3
Population Density (1,000 persons per square mile)	71.4	1
Racial Diversity Index	0.68	3
Single-Person Households (% of households)	49.5%	1
Median Household Income	$68,227	2
Income Diversity Ratio	7.5	1
Rental Vacancy Rate	3.8%	2
Residential Units within a Hurricane Evacuation Zone	44.4%	2
Residential Units within 1/4 Mile of a Park	94.1%	2
Unused Capacity Rate (% of land area)[1]	29.5%	3

Household Income Distribution (2013$), 2000–2012

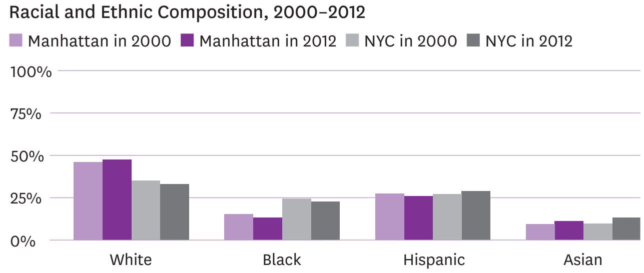


Isolation Index of Income Deciles, 1990-2012



	2002	2012	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)			
Market Rate	17.0%	36.9%	4
Rent-Stabilized or Rent-Controlled	62.4%	43.1%	3
Public Housing	9.6%	8.8%	2
Other Subsidized (Income-Restricted)	11.0%	11.2%	2

Racial and Ethnic Composition, 2000–2012



HOUSING: DEVELOPMENT	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	4,980	7,360	272	2,833	2,659	1	3
Units Issued New Certificates of Occupancy	5,131	4,479	1,746	1,159	2,960	1	3
HOUSING: STOCK							
Housing Units	798,144	840,443	847,090	850,490	—	3	2
Homeownership Rate	20.1%	23.5%	22.3%	22.1%	—	4	4
Serious Housing Code Violations (per 1,000 rental units)	—	34.4	37.1	36.5	31.2	—	3
Severe Crowding Rate (% of renter households)	—	—	3.1%	2.5%	—	—	5
HOUSING: MARKET							
Index of Housing Price Appreciation (1 family building)	100	265.9	240.1	307.1	368.0	—	—
Index of Housing Price Appreciation (2–4 family building)	100	203.2	205.9	220.8	245.5	—	—
Median Sales Price per Unit (1 family building)	$85,311	$227,271	$181,029	$216,243	$250,000	—	—
Median Sales Price per Unit (2–4 family building)	$706,368	$977,525	$1,065,233	$1,015,789	$1,101,000	—	—
Sales Volume (1 family building)	282	637	346	716	591	—	—
Sales Volume (2–4 family building)	2,517	7,872	5,844	5,794	5,949	—	—
Median Monthly Rent (all renters)	—	$1,258	$1,392	$1,474	—	—	1
Median Monthly Rent (recent movers)	—	$1,850	$1,930	$2,084	—	—	1
Median Rent Burden	—	27.5%	28.2%	28.6%	—	—	5
Median Rent Burden (low-income renters)	—	44.9%	43.4%	42.9%	—	—	5
Severely Rent Burdened Households (% of renter households)	—	22.6%	22.7%	23.4%	—	—	5
Housing Choice Vouchers (% of renter households)	—	—	3.7%	3.2%	—	—	4
HOUSING: FINANCE							
Home Purchase Loan Rate (per 1,000 properties)	—	34.4	21.2	21.0	—	—	1
Higher-Cost Home Purchase Loans (% of home purchase loans)	—	2.0%	0.8%	0.4%	—	—	5
Refinance Loan Rate (per 1,000 properties)	—	12.1	30.9	40.0	—	—	1
Higher-Cost Refinance Loans (% of refinance loans)	—	9.3%	0.3%	0.3%	—	—	5
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	1.5%	0.9%	—	—	5
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	26.6	24.1	—	5
Notices of Foreclosure (all residential properties)	356	212	842	439	479	5	5
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	4.9	2.0	6.8	3.5	4.2	1	5
Properties that Entered REO	7	0	5	2	3	4	5
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	6.6%	1.6%	2.1%	—	—	1	3
POPULATION							
Population	1,537,195	—	1,585,873	1,619,090	—	3	3
Population Density (1,000 persons per square mile)	67.1	—	69.5	71.4	—	1	1
Foreign-Born Population	29.4%	28.7%	28.5%	28.9%	—	3	4
Percent White	46.9%	—	48.0%	47.4%	—	2	2
Percent Black	15.6%	—	12.9%	13.1%	—	4	4
Percent Hispanic	27.8%	—	25.4%	25.8%	—	2	3
Percent Asian	9.6%	—	11.2%	11.2%	—	2	2
Households with Children under 18 Years Old	19.7%	20.2%	18.2%	18.2%	—	5	5
Population Aged 65 and Older	12.2%	12.7%	13.5%	14.0%	—	2	1
Median Household Income	$67,114	$69,843	$68,064	$68,227	—	2	2
Income Diversity Ratio	7.5	8.4	8.0	7.5	—	1	1
Share of Population Living in Racially Integrated Tracts	13.9%	—	17.5%	—	—	4	4
Poverty Rate	20.0%	18.3%	16.4%	17.8%	—	3	3
Unemployment Rate	8.5%	6.8%	9.2%	8.8%	—	3	4
Private Sector Employment	—	1,850,035	1,835,104	1,947,749	—	—	1
Public Transportation Rate	63.3%	60.8%	63.2%	63.4%	—	1	1
Mean Travel Time to Work (minutes)	30.5	30.1	30.1	31.0	—	5	5
NEIGHBORHOOD SERVICES AND CONDITIONS							
Serious Crime Rate (per 1,000 residents)	32.2	22.9	16.9	17.3	17.4	1	1
Adult Incarceration Rate (per 100,000 people aged 15 or older)	2,751.5	1,648.3	1,887.0	1,950.1	—	1	1
Students Performing at Grade Level in Math	—	—	—	—	35.3%	—	2
Students Performing at Grade Level in Reading	—	—	—	—	32.4%	—	2
Asthma Hospitalizations (per 1,000 people)	3.1	2.7	2.3	—	—	3	3
Low Birth Weight Rate (per 1,000 live births)	78	86	87	85	—	4	2
Elevated Blood Lead Levels (incidence per 1,000 children)	17.9	6.6	3.4	2.0	—	2	5

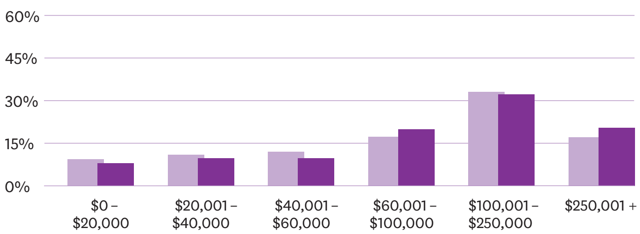
1. Data on unused capacity rate are from 2011.2. Rental vacancy rate is an average rate for 2010-2012.

MN01 Financial District[1]

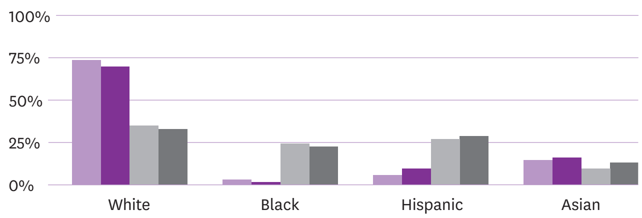
	2012	Rank
Population	147,935	25
Population Density (1,000 persons per square mile)	50.9	19
Racial Diversity Index	0.48	44
Single-Person Households (% of households)	54.8%	3
Median Household Income	$104,603	1
Income Diversity Ratio	6.3	11
Rental Vacancy Rate[2]	4.4%	17
Residential Units within a Hurricane Evacuation Zone	100.0%	1
Residential Units within 1/4 Mile of a Park	97.4%	15
Unused Capacity Rate (% of land area)[3]	0.0%	0

	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
Market Rate	57.1%	13
Rent-Stabilized or Rent-Controlled	33.5%	37
Public Housing	0.0%	43
Other Subsidized (Income-Restricted)	9.4%	17

Household Income Distribution (2013$), 2000–2012



Racial and Ethnic Composition, 2000–2012



HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	491	581	0	34	195	10	17
Units Issued New Certificates of Occupancy	586	1,052	6	46	66	8	38
Homeownership Rate	25.9%	—	—	28.0%	—	30	31
Index of Housing Price Appreciation (condominium)[4]	100.0	202.0	201.2	213.6	233.5	—	5
Median Sales Price per Unit (condominium)[4]	$851,419	$863,834	$1,050,304	$1,027,979	$1,100,000	4	6
Sales Volume	404	1,168	818	936	1,116	33	5
Median Monthly Rent (all renters)	—	$2,046	—	$2,035	—	—	1
Median Monthly Rent (recent movers)	—	$2,514	—	$2,725	—	—	1
Median Rent Burden	—	26.4%	—	26.6%	—	—	51
Median Rent Burden (low-income renters)	—	67.7%	—	66.7%	—	—	1
Severely Rent Burdened Households (% of renter households)	—	21.4%	—	21.4%	—	—	50
Housing Choice Vouchers (% of renter households)	—	—	1.0%	0.9%	—	—	46
Home Purchase Loan Rate (per 1,000 properties)	—	50.4	26.3	28.0	—	—	5
Refinance Loan Rate (per 1,000 properties)	—	14.9	35.1	41.7	—	—	3
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	0.3%	0.0%	—	—	52
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	21.6	19.8	—	56
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	2.9	1.1	5.6	4.4	4.8	45	50
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.4%	0.0%	1.8%	—	—	58	32
Serious Housing Code Violations (per 1,000 rental units)	—	1.8	1.5	3.2	1.1	—	59
Severe Crowding Rate (% of renter households)	—	—	4.4%	3.0%	—	—	31
POPULATION							
Foreign-Born Population	23.3%	—	—	24.5%	—	43	42
Households with Children under 18 Years Old	11.4%	—	—	14.3%	—	53	53
Population Aged 65 and Older	10.5%	—	—	10.2%	—	32	41
Share of Population Living in Racially Integrated Tracts	10.5%	—	26.5%	—	—	36	21
Poverty Rate	9.9%	—	—	7.4%	—	49	52
Unemployment Rate	5.8%	—	—	4.6%	—	46	55
Public Transportation Rate	60.3%	—	—	60.6%	—	25	31
Mean Travel Time to Work (minutes)	24.4	—	—	25.2	—	55	54
Serious Crime Rate (per 1,000 residents)	67.3	41.8	18.0	18.6	18.9	5	24
Students Performing at Grade Level in Math	—	—	—	—	60.2%	—	2
Students Performing at Grade Level in Reading	—	—	—	—	54.0%	—	2
Asthma Hospitalizations (per 1,000 people)	0.9	0.8	0.6	—	—	53	55
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	12.8	4.8	2.7	1.3	—	51	55

1. Community districts MN 01 and MN 02 both fall within sub-borough area 301. Data reported at the sub-borough area for these community districts are identical.

2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011. 4. Ranked out of 7 community districts with the same predominant housing type.

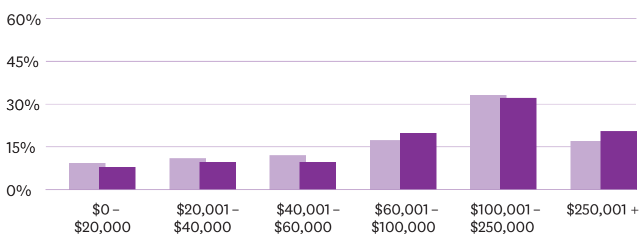
5. Sample size is less than 20 newly identified cases in at least one year presented.

MN02 Greenwich Village/Soho[1]

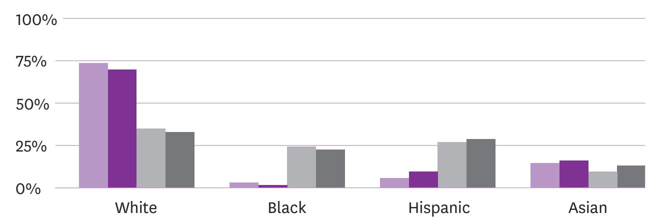
	2012	Rank
Population	147,935	25
Population Density (1,000 persons per square mile)	50.9	19
Racial Diversity Index	0.48	44
Single-Person Households (% of households)	54.8%	3
Median Household Income	$104,603	1
Income Diversity Ratio	6.3	11
Rental Vacancy Rate[2]	4.4%	17
Residential Units within a Hurricane Evacuation Zone	72.1%	11
Residential Units within 1/4 Mile of a Park	98.8%	8
Unused Capacity Rate (% of land area)[3]	6.2%	57

	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
Market Rate	57.1%	13
Rent-Stabilized or Rent-Controlled	33.5%	37
Public Housing	0.0%	43
Other Subsidized (Income-Restricted)	9.4%	17

Household Income Distribution (2013$), 2000–2012



Racial and Ethnic Composition, 2000–2012



HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	31	86	0	23	228	53	14
Units Issued New Certificates of Occupancy	28	151	103	149	26	51	49
Homeownership Rate	25.9%	—	—	28.0%	—	30	31
Index of Housing Price Appreciation (condominium)[4]	100.0	206.9	209.8	245.5	262.5	—	3
Median Sales Price per Unit (condominium)[4]	$949,930	$1,454,650	$1,866,023	$1,909,053	$2,100,000	1	1
Sales Volume	271	521	536	408	457	41	33
Median Monthly Rent (all renters)	—	$2,046	—	$2,035	—	—	1
Median Monthly Rent (recent movers)	—	$2,514	—	$2,725	—	—	1
Median Rent Burden	—	26.4%	—	26.6%	—	—	51
Median Rent Burden (low-income renters)	—	67.7%	—	66.7%	—	—	1
Severely Rent Burdened Households (% of renter households)	—	21.4%	—	21.4%	—	—	50
Housing Choice Vouchers (% of renter households)	—	—	1.0%	0.9%	—	—	46
Home Purchase Loan Rate (per 1,000 properties)	—	50.4	26.3	28.0	—	—	5
Refinance Loan Rate (per 1,000 properties)	—	14.9	35.1	41.7	—	—	3
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	0.3%	0.0%	—	—	52
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	23.0	21.8	—	54
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	1.1	1.8	2.4	2.1	2.2	57	59
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.6%	0.4%	0.5%	—	—	54	57
Serious Housing Code Violations (per 1,000 rental units)	—	22.6	13.9	15.0	15.6	—	44
Severe Crowding Rate (% of renter households)	—	—	4.4%	3.0%	—	—	31

POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	23.3%	—	—	24.5%	—	43	42
Households with Children under 18 Years Old	11.4%	—	—	14.3%	—	53	53
Population Aged 65 and Older	10.5%	—	—	10.2%	—	32	41
Share of Population Living in Racially Integrated Tracts	10.5%	—	26.5%	—	—	36	21
Poverty Rate	9.9%	—	—	7.4%	—	49	52
Unemployment Rate	5.8%	—	—	4.6%	—	46	55
Public Transportation Rate	60.3%	—	—	60.6%	—	25	31
Mean Travel Time to Work (minutes)	24.4	—	—	25.2	—	55	54
Serious Crime Rate (per 1,000 residents)	68.2	46.6	36.4	36.2	37.9	4	7
Students Performing at Grade Level in Math	—	—	—	—	60.2%	—	2
Students Performing at Grade Level in Reading	—	—	—	—	54.0%	—	2
Asthma Hospitalizations (per 1,000 people)	0.9	0.8	0.6	—	—	53	55
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	54.9	15.6	6.7	4.6	—	1	6

1. Community districts MN 01 and MN 02 both fall within sub-borough area 301. Data reported at the sub-borough area for these community districts are identical.

2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011. 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.

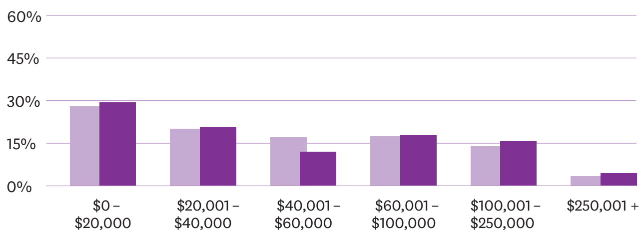
MN03 Lower East Side/ Chinatown[1]

	2012	Rank
Population	167,050	12
Population Density (1,000 persons per square mile)	95.6	3
Racial Diversity Index	0.73	4
Single-Person Households (% of households)	47.6%	6
Median Household Income	$41,512	38
Income Diversity Ratio	7.5	6
Rental Vacancy Rate[2]	3.9%	26
Residential Units within a Hurricane Evacuation Zone	71.5%	13
Residential Units within 1/4 Mile of a Park	98.6%	9
Unused Capacity Rate (% of land area)[3]	21.5%	41

	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
Market Rate	27.2%	43
Rent-Stabilized or Rent-Controlled	42.0%	30
Public Housing	21.2%	4
Other Subsidized (Income-Restricted)	9.6%	16

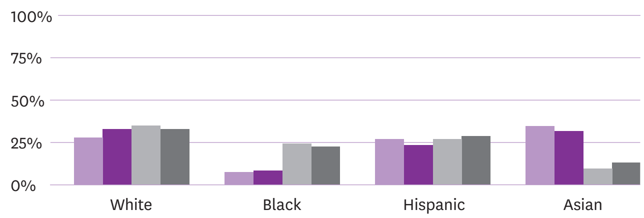
Household Income Distribution (2013$), 2000–2012

2000 2012



Racial and Ethnic Composition, 2000–2012

MN03 in 2000 MN03 in 2012 NYC in 2000 NYC in 2012



HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	229	970	0	371	210	21	15
Units Issued New Certificates of Occupancy	711	715	271	110	66	6	38
Homeownership Rate	12.0%	—	—	12.5%	—	46	48
Index of Housing Price Appreciation (5+ family building)[4]	100.0	222.1	264.6	460.9	475.4	—	1
Median Sales Price per Unit (5+ family building)[4])	$85,304	$240,333	$195,488	$252,688	$368,333	1	1
Sales Volume	107	372	234	240	296	49	45
Median Monthly Rent (all renters)	—	$900	—	$1,073	—	—	42
Median Monthly Rent (recent movers)	—	$1,583	—	$1,871	—	—	8
Median Rent Burden	—	28.5%	—	30.9%	—	—	40
Median Rent Burden (low-income renters)	—	38.7%	—	39.0%	—	—	47
Severely Rent Burdened Households (% of renter households)	—	23.8%	—	24.0%	—	—	45
Housing Choice Vouchers (% of renter households)	—	—	2.6%	2.2%	—	—	37
Home Purchase Loan Rate (per 1,000 properties)	—	28.8	15.7	14.9	—	—	39
Refinance Loan Rate (per 1,000 properties)	—	10.5	19.6	31.2	—	—	12
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	0.0%	0.0%	—	—	52
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	31.6	25.3	—	52
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	1.5	0.8	3.9	1.6	3.5	56	53
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.2%	0.5%	0.4%	—	—	45	58
Serious Housing Code Violations (per 1,000 rental units)	—	17.5	18.0	19.8	18.5	—	39
Severe Crowding Rate (% of renter households)	—	—	3.7%	2.5%	—	—	40
POPULATION							
Foreign-Born Population	40.3%	—	—	35.8%	—	17	29
Households with Children under 18 Years Old	22.1%	—	—	17.9%	—	49	51
Population Aged 65 and Older	13.4%	—	—	13.2%	—	17	20
Share of Population Living in Racially Integrated Tracts	17.9%	—	31.1%	—	—	32	18
Poverty Rate	28.4%	—	—	25.1%	—	18	20
Unemployment Rate	9.4%	—	—	9.1%	—	27	34
Public Transportation Rate	55.3%	—	—	63.5%	—	32	28
Mean Travel Time to Work (minutes)	30.9	—	—	32.1	—	50	49
Serious Crime Rate (per 1,000 residents)	64.2	47.1	40.9	42.9	41.7	6	5
Students Performing at Grade Level in Math	—	—	—	—	42.3%	—	15
Students Performing at Grade Level in Reading	—	—	—	—	37.5%	—	12
Asthma Hospitalizations (per 1,000 people)	2.9	2.6	2.6	—	—	26	29
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	32.0	7.5	2.4	1.8	—	2	43

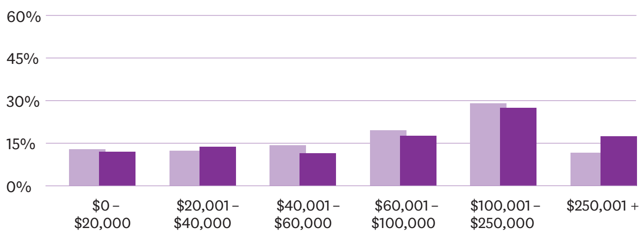
1. Community district MN 03 falls within sub-borough area 302. 2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011.
4. Ranked out of 7 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

MN04 Clinton/Chelsea[1]

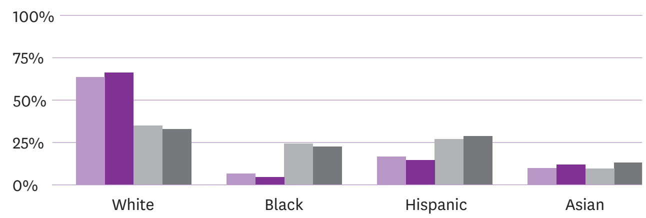
	2012	Rank
Population	141,068	30
Population Density (1,000 persons per square mile)	45.9	21
Racial Diversity Index	0.52	34
Single-Person Households (% of households)	64.0%	1
Median Household Income	$87,726	6
Income Diversity Ratio	6.7	8
Rental Vacancy Rate[2]	3.9%	26
Residential Units within a Hurricane Evacuation Zone	65.0%	16
Residential Units within 1/4 Mile of a Park	78.0%	48
Unused Capacity Rate (% of land area)[3]	19.6%	47

	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
Market Rate	36.8%	33
Rent-Stabilized or Rent-Controlled	32.4%	39
Public Housing	3.8%	31
Other Subsidized (Income-Restricted)	27.0%	2

Household Income Distribution (2013$), 2000–2012



Racial and Ethnic Composition, 2000–2012



HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	1,151	903	0	1,248	185	3	18
Units Issued New Certificates of Occupancy	1,021	1,636	77	126	1,983	2	2
Homeownership Rate	20.2%	—	—	23.2%	—	37	36
Index of Housing Price Appreciation (condominium)[4]	100.0	211.3	217.1	239.6	270.5	—	1
Median Sales Price per Unit (condominium)[4]	$881,288	$888,718	$1,172,619	$1,159,606	$1,178,378	3	4
Sales Volume	561	1,649	731	852	724	22	16
Median Monthly Rent (all renters)	—	$1,669	—	$2,035	—	—	1
Median Monthly Rent (recent movers)	—	$2,153	—	$2,522	—	—	3
Median Rent Burden	—	25.3%	—	27.6%	—	—	48
Median Rent Burden (low-income renters)	—	45.6%	—	42.4%	—	—	44
Severely Rent Burdened Households (% of renter households)	—	19.7%	—	21.1%	—	—	51
Housing Choice Vouchers (% of renter households)	—	—	2.4%	2.1%	—	—	38
Home Purchase Loan Rate (per 1,000 properties)	—	53.7	23.4	23.6	—	—	10
Refinance Loan Rate (per 1,000 properties)	—	11.4	29.7	37.0	—	—	7
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	0.2%	0.1%	—	—	51
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	27.4	22.8	—	53
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	2.7	2.1	17.7	4.1	4.8	46	50
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.4%	0.4%	1.4%	—	—	58	41
Serious Housing Code Violations (per 1,000 rental units)	—	17.4	15.7	11.2	12.2	—	51
Severe Crowding Rate (% of renter households)	—	—	3.1%	1.6%	—	—	48

POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	25.3%	—	—	24.5%	—	37	42
Households with Children under 18 Years Old	8.4%	—	—	8.8%	—	54	54
Population Aged 65 and Older	11.4%	—	—	11.9%	—	23	29
Share of Population Living in Racially Integrated Tracts	34.1%	—	29.2%	—	—	14	19
Poverty Rate	14.4%	—	—	11.5%	—	38	46
Unemployment Rate	7.3%	—	—	7.2%	—	37	46
Public Transportation Rate	54.9%	—	—	49.5%	—	33	42
Mean Travel Time to Work (minutes)	24.8	—	—	24.6	—	54	55
Serious Crime Rate (per 1,000 residents)	230.8	154.0	108.7	106.5	101.5	2	2
Students Performing at Grade Level in Math	—	—	—	—	60.2%	—	2
Students Performing at Grade Level in Reading	—	—	—	—	54.0%	—	2
Asthma Hospitalizations (per 1,000 people)	2.0	1.9	1.5	—	—	36	50
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	27.8	9.2	3.9	2.7	—	6	21

1. Community districts MN 04 and MN 05 both fall within sub-borough area 303. Data reported at the sub-borough area for these community districts are identical.

2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011. 4. Ranked out of 7 community districts with the same predominant housing type.

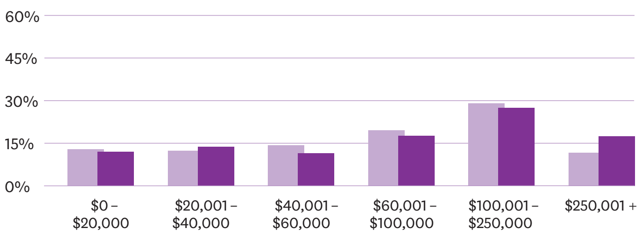
5. Sample size is less than 20 newly identified cases in at least one year presented.

MN05 Midtown[1]

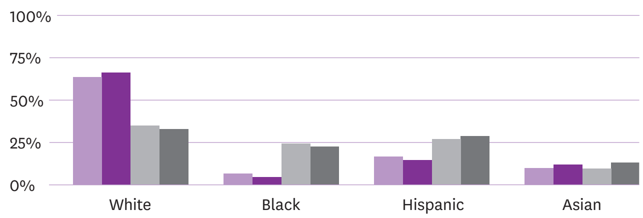
	2012	Rank
Population	141,068	30
Population Density (1,000 persons per square mile)	45.9	21
Racial Diversity Index	0.52	34
Single-Person Households (% of households)	64.0%	1
Median Household Income	$87,726	6
Income Diversity Ratio	6.7	8
Rental Vacancy Rate[2]	3.9%	26
Residential Units within a Hurricane Evacuation Zone	7.8%	45
Residential Units within 1/4 Mile of a Park	94.2%	24
Unused Capacity Rate (% of land area)[3]	0.0%	0

	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
Market Rate	36.8%	33
Rent-Stabilized or Rent-Controlled	32.4%	39
Public Housing	3.8%	31
Other Subsidized (Income-Restricted)	27.0%	2

Household Income Distribution (2013$), 2000–2012



Racial and Ethnic Composition, 2000–2012



HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	1,174	976	17	70	381	2	9
Units Issued New Certificates of Occupancy	730	697	221	7	324	5	8
Homeownership Rate	20.2%	—	—	23.2%	—	37	36
Index of Housing Price Appreciation (condominium)[4]	100.0	207.7	205.9	223.7	256.0	—	4
Median Sales Price per Unit (condominium)[4]	$654,396	$1,155,333	$1,374,602	$1,372,688	$1,345,000	6	2
Sales Volume	344	1,031	636	657	654	36	22
Median Monthly Rent (all renters)	—	$1,669	—	$2,035	—	—	1
Median Monthly Rent (recent movers)	—	$2,153	—	$2,522	—	—	3
Median Rent Burden	—	25.3%	—	27.6%	—	—	48
Median Rent Burden (low-income renters)	—	45.6%	—	42.4%	—	—	44
Severely Rent Burdened Households (% of renter households)	—	19.7%	—	21.1%	—	—	51
Housing Choice Vouchers (% of renter households)	—	—	2.4%	2.1%	—	—	38
Home Purchase Loan Rate (per 1,000 properties)	—	53.7	23.4	23.6	—	—	10
Refinance Loan Rate (per 1,000 properties)	—	11.4	29.7	37.0	—	—	7
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	0.2%	0.1%	—	—	51
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	14.5	11.1	—	59
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	0.9	1.6	4.0	5.2	2.5	59	57
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.0%	2.9%	0.0%	—	—	48	59
Serious Housing Code Violations (per 1,000 rental units)	—	6.8	7.1	6.3	6.2	—	56
Severe Crowding Rate (% of renter households)	—	—	3.1%	1.6%	—	—	48

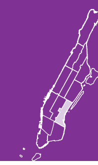
POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	25.3%	—	—	24.5%	—	37	42
Households with Children under 18 Years Old	8.4%	—	—	8.8%	—	54	54
Population Aged 65 and Older	11.4%	—	—	11.9%	—	23	29
Share of Population Living in Racially Integrated Tracts	34.1%	—	29.2%	—	—	14	19
Poverty Rate	14.4%	—	—	11.5%	—	38	46
Unemployment Rate	7.3%	—	—	7.2%	—	37	46
Public Transportation Rate	54.9%	—	—	49.5%	—	33	42
Mean Travel Time to Work (minutes)	24.8	—	—	24.6	—	54	55
Serious Crime Rate (per 1,000 residents)	350.7	208.6	111.5	105.4	109.4	1	1
Students Performing at Grade Level in Math	—	—	—	—	60.2%	—	2
Students Performing at Grade Level in Reading	—	—	—	—	54.0%	—	2
Asthma Hospitalizations (per 1,000 people)	2.0	1.9	1.5	—	—	36	50
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	30.2	17.3	8.9	7.7	—	3	2

1. Community districts MN 04 and MN 05 both fall within sub-borough area 303. Data reported at the sub-borough area for these community districts are identical.

2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011. 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.

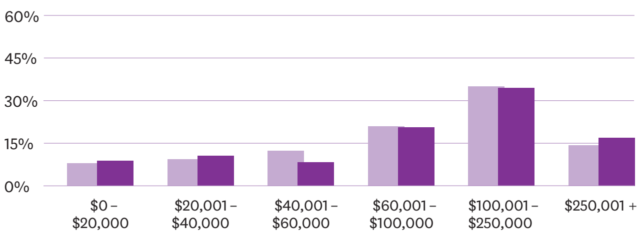
MN06 Stuyvesant Town/ Turtle Bay[1]



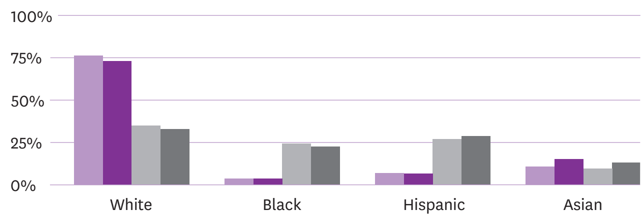
	2012	Rank
Population	141,157	29
Population Density (1,000 persons per square mile)	86.7	5
Racial Diversity Index	0.44	47
Single-Person Households (% of households)	56.2%	2
Median Household Income	$93,983	3
Income Diversity Ratio	5.6	20
Rental Vacancy Rate[2]	2.0%	50
Residential Units within a Hurricane Evacuation Zone	52.5%	19
Residential Units within 1/4 Mile of a Park	97.0%	18
Unused Capacity Rate (% of land area)[3]	16.8%	51

	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
Market Rate	57.5%	12
Rent-Stabilized or Rent-Controlled	38.4%	33
Public Housing	0.8%	37
Other Subsidized (Income-Restricted)	3.3%	30

Household Income Distribution (2013$), 2000–2012



Racial and Ethnic Composition, 2000–2012



HOUSING

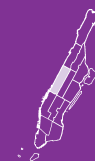
	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	495	842	0	0	57	9	35
Units Issued New Certificates of Occupancy	281	180	0	0	28	12	47
Homeownership Rate	26.3%	—	—	30.7%	—	28	26
Index of Housing Price Appreciation (condominium)[4]	100.0	199.8	199.2	204.8	221.2	—	6
Median Sales Price per Unit (condominium)[4]	$532,273	$997,230	$863,178	$863,268	$946,250	7	7
Sales Volume	598	846	630	692	712	17	17
Median Monthly Rent (all renters)	—	$1,821	—	$2,035	—	—	1
Median Monthly Rent (recent movers)	—	$2,258	—	$2,705	—	—	2
Median Rent Burden	—	25.4%	—	26.5%	—	—	52
Median Rent Burden (low-income renters)	—	63.4%	—	62.7%	—	—	2
Severely Rent Burdened Households (% of renter households)	—	19.7%	—	19.5%	—	—	53
Housing Choice Vouchers (% of renter households)	—	—	1.7%	1.6%	—	—	40
Home Purchase Loan Rate (per 1,000 properties)	—	30.4	19.0	20.2	—	—	19
Refinance Loan Rate (per 1,000 properties)	—	10.5	29.3	38.1	—	—	6
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	0.6%	0.3%	—	—	50
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	26.0	21.1	—	55
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	1.5	1.4	2.7	2.2	2.6	55	56
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.6%	0.8%	1.0%	—	—	32	47
Serious Housing Code Violations (per 1,000 rental units)	—	5.1	5.4	5.6	5.7	—	57
Severe Crowding Rate (% of renter households)	—	—	2.6%	1.0%	—	—	51

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	24.0%	—	—	23.1%	—	40	47
Households with Children under 18 Years Old	8.4%	—	—	8.4%	—	54	55
Population Aged 65 and Older	14.6%	—	—	15.4%	—	11	11
Share of Population Living in Racially Integrated Tracts	1.5%	—	11.4%	—	—	41	37
Poverty Rate	7.9%	—	—	9.1%	—	51	50
Unemployment Rate	4.2%	—	—	5.5%	—	52	54
Public Transportation Rate	52.3%	—	—	47.3%	—	35	45
Mean Travel Time to Work (minutes)	25.6	—	—	27.3	—	53	53
Serious Crime Rate (per 1,000 residents)	53.9	39.7	27.8	27.3	28.1	10	13
Students Performing at Grade Level in Math	—	—	—	—	60.2%	—	2
Students Performing at Grade Level in Reading	—	—	—	—	54.0%	—	2
Asthma Hospitalizations (per 1,000 people)	1.2	1.6	1.2	—	—	49	50
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	16.6	6.1	3.5	1.6	—	38	47

1. Community district MN 06 falls within sub-borough area 304. 2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011.
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.

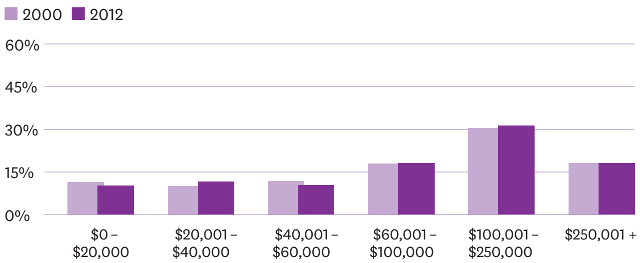
MN07 Upper West Side[1]



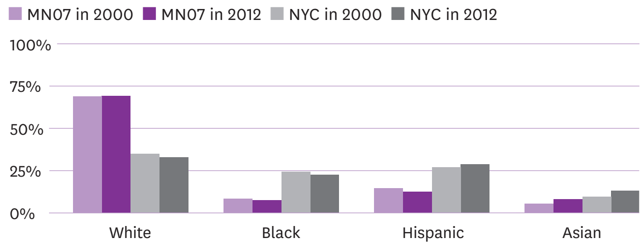
	2012	Rank
Population	198,568	6
Population Density (1,000 persons per square mile)	67.1	10
Racial Diversity Index	0.49	41
Single-Person Households (% of households)	50.9%	5
Median Household Income	$93,361	4
Income Diversity Ratio	6.1	12
Rental Vacancy Rate[2]	3.9%	26
Residential Units within a Hurricane Evacuation Zone	3.2%	51
Residential Units within 1/4 Mile of a Park	98.9%	7
Unused Capacity Rate (% of land area)[3]	23.3%	37

	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
Market Rate	40.4%	30
Rent-Stabilized or Rent-Controlled	43.4%	25
Public Housing	7.8%	23
Other Subsidized (Income-Restricted)	8.5%	18

Household Income Distribution (2013$), 2000–2012



Racial and Ethnic Composition, 2000–2012



HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	441	779	0	6	1,108	11	3
Units Issued New Certificates of Occupancy	921	574	0	0	101	3	23
Homeownership Rate	29.2%	—	—	30.9%	—	24	24
Index of Housing Price Appreciation (condominium)[4]	100.0	214.9	223.4	240.1	264.9	—	2
Median Sales Price per Unit (condominium)[4]	$791,609	$1,105,534	$1,146,271	$1,281,176	$1,150,000	5	5
Sales Volume	79	1,225	1,134	1,115	1,087	54	8
Median Monthly Rent (all renters)	—	$1,556	—	$1,694	—	—	6
Median Monthly Rent (recent movers)	—	$2,176	—	$2,379	—	—	4
Median Rent Burden	—	24.6%	—	27.1%	—	—	50
Median Rent Burden (low-income renters)	—	48.0%	—	38.1%	—	—	48
Severely Rent Burdened Households (% of renter households)	—	19.9%	—	20.0%	—	—	52
Housing Choice Vouchers (% of renter households)	—	—	2.1%	1.9%	—	—	39
Home Purchase Loan Rate (per 1,000 properties)	—	30.3	23.4	21.8	—	—	14
Refinance Loan Rate (per 1,000 properties)	—	11.8	43.7	55.9	—	—	1
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	0.0%	0.0%	—	—	52
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	17.8	15.6	—	58
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	0.9	1.7	3.8	1.5	2.9	58	55
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.7%	0.2%	0.7%	—	—	51	55
Serious Housing Code Violations (per 1,000 rental units)	—	12.7	13.5	12.5	13.7	—	49
Severe Crowding Rate (% of renter households)	—	—	1.5%	2.5%	—	—	40
POPULATION							
Foreign-Born Population	21.3%	—	—	19.1%	—	46	52
Households with Children under 18 Years Old	14.6%	—	—	18.5%	—	51	50
Population Aged 65 and Older	13.4%	—	—	19.9%	—	17	2
Share of Population Living in Racially Integrated Tracts	22.7%	—	16.4%	—	—	26	34
Poverty Rate	10.0%	—	—	11.1%	—	48	47
Unemployment Rate	4.8%	—	—	6.8%	—	51	49
Public Transportation Rate	74.1%	—	—	73.7%	—	1	3
Mean Travel Time to Work (minutes)	30.3	—	—	30.1	—	52	52
Serious Crime Rate (per 1,000 residents)	31.9	25.5	18.8	20.1	19.0	18	23
Students Performing at Grade Level in Math	—	—	—	—	42.8%	—	13
Students Performing at Grade Level in Reading	—	—	—	—	41.7%	—	8
Asthma Hospitalizations (per 1,000 people)	1.7	1.5	1.3	—	—	41	46
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	19.0	5.7	5.7	3.2	—	25	14

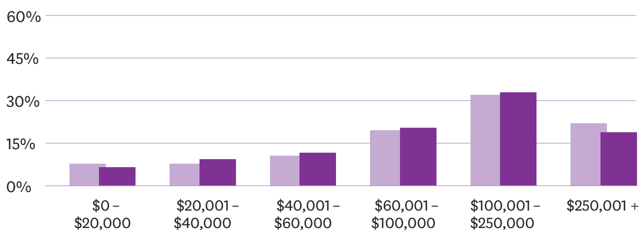
1. Community district MN 07 falls within sub-borough area 305. 2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011. 4. Ranked out of 7 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

MN08 Upper East Side[1]

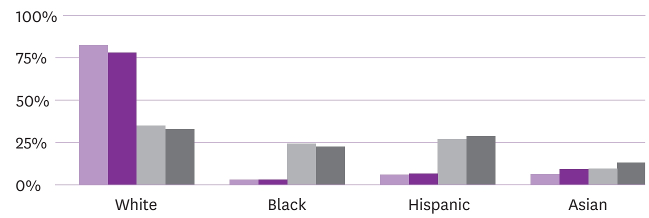
	2012	Rank
Population	220,861	3
Population Density (1,000 persons per square mile)	111.2	1
Racial Diversity Index	0.37	53
Single-Person Households (% of households)	52.6%	4
Median Household Income	$100,994	2
Income Diversity Ratio	5.0	32
Rental Vacancy Rate[2]	4.9%	13
Residential Units within a Hurricane Evacuation Zone	25.8%	31
Residential Units within 1/4 Mile of a Park	83.8%	41
Unused Capacity Rate (% of land area)[3]	34.8%	20

	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
Market Rate	51.6%	17
Rent-Stabilized or Rent-Controlled	42.5%	29
Public Housing	1.6%	35
Other Subsidized (Income-Restricted)	4.4%	26

Household Income Distribution (2013$), 2000–2012



Racial and Ethnic Composition, 2000–2012



HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	241	583	0	40	83	18	31
Units Issued New Certificates of Occupancy	559	948	380	3	61	9	40
Homeownership Rate	30.7%	—	—	30.9%	—	22	24
Index of Housing Price Appreciation (condominium)[4]	100.0	181.1	176.8	185.9	206.7	—	7
Median Sales Price per Unit (condominium)[4]	$917,562	$965,740	$1,263,031	$1,067,646	$1,200,000	2	3
Sales Volume	396	1,229	992	964	924	34	10
Median Monthly Rent (all renters)	—	$1,843	—	$1,984	—	—	4
Median Monthly Rent (recent movers)	—	$2,048	—	$2,003	—	—	6
Median Rent Burden	—	25.1%	—	25.0%	—	—	54
Median Rent Burden (low-income renters)	—	53.8%	—	54.2%	—	—	9
Severely Rent Burdened Households (% of renter households)	—	16.3%	—	17.3%	—	—	54
Housing Choice Vouchers (% of renter households)	—	—	1.5%	0.5%	—	—	54
Home Purchase Loan Rate (per 1,000 properties)	—	24.9	17.2	17.3	—	—	33
Refinance Loan Rate (per 1,000 properties)	—	10.1	30.7	40.2	—	—	4
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	0.2%	0.0%	—	—	52
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	19.8	19.2	—	57
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	2.4	1.7	7.8	2.2	3.0	51	54
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.1%	0.9%	1.1%	—	—	46	46
Serious Housing Code Violations (per 1,000 rental units)	—	9.6	11.7	10.9	10.5	—	52
Severe Crowding Rate (% of renter households)	—	—	1.7%	1.7%	—	—	46

POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	21.5%	—	—	24.5%	—	44	42
Households with Children under 18 Years Old	13.3%	—	—	15.5%	—	52	52
Population Aged 65 and Older	14.2%	—	—	19.0%	—	12	3
Share of Population Living in Racially Integrated Tracts	4.4%	—	5.3%	—	—	39	41
Poverty Rate	6.5%	—	—	7.6%	—	53	51
Unemployment Rate	3.7%	—	—	6.0%	—	55	53
Public Transportation Rate	66.6%	—	—	59.0%	—	11	32
Mean Travel Time to Work (minutes)	30.7	—	—	30.3	—	51	51
Serious Crime Rate (per 1,000 residents)	21.5	14.6	10.2	11.0	11.0	39	40
Students Performing at Grade Level in Math	—	—	—	—	60.2%	—	2
Students Performing at Grade Level in Reading	—	—	—	—	54.0%	—	2
Asthma Hospitalizations (per 1,000 people)	0.8	0.8	0.6	—	—	55	54
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	13.6	7.8	2.5	1.6	—	46	47

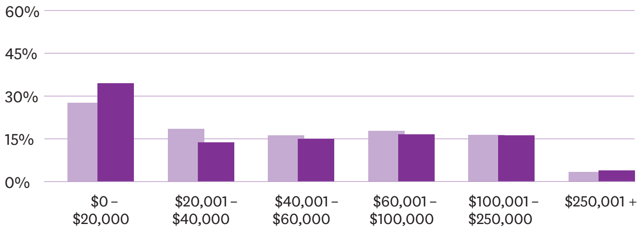
1. Community district MN 08 falls within sub-borough area 306. 2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011.
4. Ranked out of 7 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

MN09 Morningside Hts/ Hamilton[1]

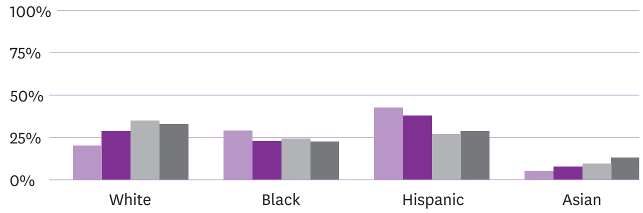
	2012	Rank
Population	128,093	45
Population Density (1,000 persons per square mile)	76.0	7
Racial Diversity Index	0.71	5
Single-Person Households (% of households)	38.2%	9
Median Household Income	$41,090	39
Income Diversity Ratio	9.8	1
Rental Vacancy Rate[2]	3.1%	42
Residential Units within a Hurricane Evacuation Zone	5.8%	48
Residential Units within 1/4 Mile of a Park	97.3%	16
Unused Capacity Rate (% of land area)[3]	29.4%	26

	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
Market Rate	37.4%	32
Rent-Stabilized or Rent-Controlled	44.8%	22
Public Housing	7.5%	24
Other Subsidized (Income-Restricted)	10.3%	14

Household Income Distribution (2013$), 2000–2012



Racial and Ethnic Composition, 2000–2012



HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	2	309	0	2	6	58	57
Units Issued New Certificates of Occupancy	0	322	36	12	0	57	58
Homeownership Rate	10.9%	—	—	13.2%	—	47	46
Index of Housing Price Appreciation (5+ family building)[4]	100.0	311.4	298.0	396.3	399.9	—	4
Median Sales Price per Unit (5+ family building)[4])	$49,928	$143,575	$94,753	$128,061	$168,330	2	3
Sales Volume	32	163	95	137	133	59	51
Median Monthly Rent (all renters)	—	$925	—	$1,143	—	—	35
Median Monthly Rent (recent movers)	—	$1,362	—	$1,739	—	—	10
Median Rent Burden	—	32.0%	—	31.5%	—	—	38
Median Rent Burden (low-income renters)	—	45.6%	—	49.9%	—	—	22
Severely Rent Burdened Households (% of renter households)	—	31.0%	—	33.2%	—	—	23
Housing Choice Vouchers (% of renter households)	—	—	6.9%	6.1%	—	—	19
Home Purchase Loan Rate (per 1,000 properties)	—	28.1	18.0	14.6	—	—	41
Refinance Loan Rate (per 1,000 properties)	—	16.4	26.5	31.5	—	—	11
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	3.0%	3.0%	—	—	43
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	76.6	71.0	—	30
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	52.6	3.9	20.4	9.8	18.3	2	28
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	13.9%	3.7%	5.2%	—	—	7	10
Serious Housing Code Violations (per 1,000 rental units)	—	102.2	107.1	116.2	82.7	—	11
Severe Crowding Rate (% of renter households)	—	—	3.5%	1.5%	—	—	49

POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	35.0%	—	—	33.3%	—	27	33
Households with Children under 18 Years Old	30.9%	—	—	24.2%	—	40	46
Population Aged 65 and Older	10.0%	—	—	12.1%	—	34	26
Share of Population Living in Racially Integrated Tracts	23.5%	—	19.4%	—	—	25	32
Poverty Rate	30.1%	—	—	29.0%	—	13	14
Unemployment Rate	16.5%	—	—	11.7%	—	10	21
Public Transportation Rate	67.9%	—	—	69.9%	—	8	14
Mean Travel Time to Work (minutes)	33.8	—	—	34.0	—	49	47
Serious Crime Rate (per 1,000 residents)	45.9	34.9	26.2	28.0	27.6	14	14
Students Performing at Grade Level in Math	—	—	—	—	20.8%	—	40
Students Performing at Grade Level in Reading	—	—	—	—	19.4%	—	40
Asthma Hospitalizations (per 1,000 people)	3.9	3.8	3.0	—	—	15	22
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	18.7	6.3	3.1	3.0	—	28	18

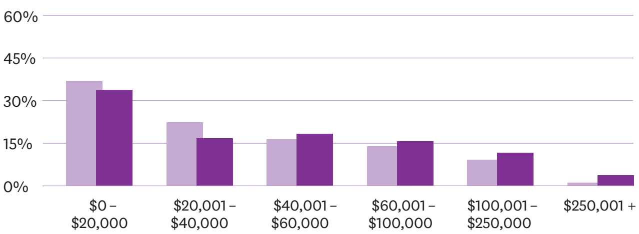
1. Community district MN 09 falls within sub-borough area 307. 2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011.
4. Ranked out of 5 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

MN10 Central Harlem[1]

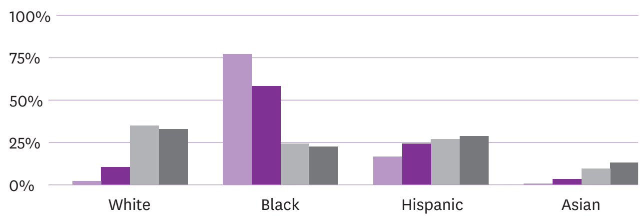
	2012	Rank
Population	138,256	34
Population Density (1,000 persons per square mile)	96.8	2
Racial Diversity Index	0.59	23
Single-Person Households (% of households)	40.9%	8
Median Household Income	$37,460	43
Income Diversity Ratio	7.8	3
Rental Vacancy Rate[2]	5.6%	6
Residential Units within a Hurricane Evacuation Zone	76.6%	9
Residential Units within 1/4 Mile of a Park	99.7%	2
Unused Capacity Rate (% of land area)[3]	32.5%	22

	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
Market Rate	16.5%	49
Rent-Stabilized or Rent-Controlled	39.6%	31
Public Housing	18.5%	5
Other Subsidized (Income-Restricted)	25.3%	5

Household Income Distribution (2013$), 2000–2012



Racial and Ethnic Composition, 2000–2012



HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	261	789	4	384	173	15	19
Units Issued New Certificates of Occupancy	84	343	348	209	20	31	51
Homeownership Rate	6.6%	—	—	12.7%	—	52	47
Index of Housing Price Appreciation (5+ family building)[4]	100.0	375.1	247.7	324.1	473.0	—	2
Median Sales Price per Unit (5+ family building)[4])	$45,418	$133,631	$105,234	$101,681	$164,543	4	4
Sales Volume	118	339	427	413	391	46	38
Median Monthly Rent (all renters)	—	$753	—	$891	—	—	52
Median Monthly Rent (recent movers)	—	$989	—	$1,123	—	—	50
Median Rent Burden	—	30.1%	—	30.9%	—	—	40
Median Rent Burden (low-income renters)	—	37.4%	—	36.7%	—	—	51
Severely Rent Burdened Households (% of renter households)	—	25.3%	—	25.9%	—	—	44
Housing Choice Vouchers (% of renter households)	—	—	5.9%	4.9%	—	—	26
Home Purchase Loan Rate (per 1,000 properties)	—	36.0	47.7	27.3	—	—	7
Refinance Loan Rate (per 1,000 properties)	—	26.9	10.9	19.5	—	—	32
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	14.7%	14.3%	—	—	28
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	71.1	77.3	—	27
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	70.0	8.0	13.2	9.4	13.4	1	32
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	14.8%	3.0%	3.2%	—	—	3	19
Serious Housing Code Violations (per 1,000 rental units)	—	45.3	42.5	57.9	46.9	—	22
Severe Crowding Rate (% of renter households)	—	—	2.9%	3.2%	—	—	28
POPULATION							
Foreign-Born Population	17.8%	—	—	22.8%	—	51	48
Households with Children under 18 Years Old	34.0%	—	—	32.4%	—	35	28
Population Aged 65 and Older	11.3%	—	—	9.0%	—	24	45
Share of Population Living in Racially Integrated Tracts	0.0%	—	7.2%	—	—	45	39
Poverty Rate	36.4%	—	—	27.5%	—	8	16
Unemployment Rate	18.6%	—	—	13.5%	—	5	14
Public Transportation Rate	72.9%	—	—	81.0%	—	2	1
Mean Travel Time to Work (minutes)	37.3	—	—	38.1	—	42	39
Serious Crime Rate (per 1,000 residents)	55.2	49.5	35.5	35.6	34.6	9	8
Students Performing at Grade Level in Math	—	—	—	—	22.4%	—	38
Students Performing at Grade Level in Reading	—	—	—	—	22.2%	—	37
Asthma Hospitalizations (per 1,000 people)	7.5	6.1	4.8	—	—	5	13
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	23.3	7.5	2.7	1.4	—	13	52

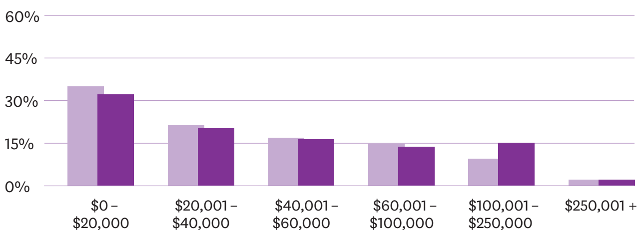
1. Community district MN 10 falls within sub-borough area 308. 2. Rental vacancy rate is an average rate for 2010-2012. 3. Data on unused capacity rate are from 2011.
4. Ranked out of 5 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

MN11 East Harlem[1]

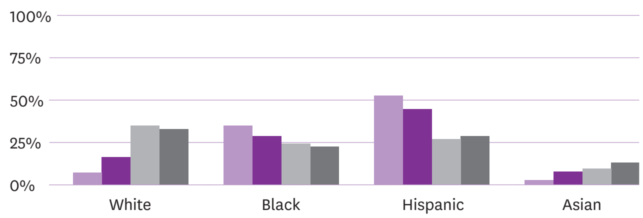
	2012	Rank
Population	122,538	48
Population Density (1,000 persons per square mile)	53.0	15
Racial Diversity Index	0.68	11
Single-Person Households (% of households)	38.0%	10
Median Household Income	$31,537	48
Income Diversity Ratio	7.2	7
Rental Vacancy Rate[2]	3.8%	31
Residential Units within a Hurricane Evacuation Zone	90.4%	7
Residential Units within 1/4 Mile of a Park	99.7%	2
Unused Capacity Rate (% of land area)[3]	46.8%	9

	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
Market Rate	22.8%	46
Rent-Stabilized or Rent-Controlled	25.5%	45
Public Housing	32.5%	1
Other Subsidized (Income-Restricted)	19.2%	7

Household Income Distribution (2013$), 2000–2012



Racial and Ethnic Composition, 2000–2012

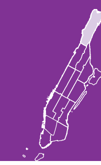


HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	334	380	251	492	25	13	49
Units Issued New Certificates of Occupancy	210	817	272	497	269	16	10
Homeownership Rate	6.3%	—	—	7.8%	—	54	50
Index of Housing Price Appreciation (5+ family building)[4]	100.0	385.4	521.7	409.6	428.4	—	3
Median Sales Price per Unit (5+ family building)[4])	$40,284	$206,408	$194,155	$145,403	$172,500	5	2
Sales Volume	50	137	109	235	198	58	49
Median Monthly Rent (all renters)	—	$652	—	$944	—	—	51
Median Monthly Rent (recent movers)	—	$1,234	—	$1,403	—	—	22
Median Rent Burden	—	27.1%	—	30.1%	—	—	44
Median Rent Burden (low-income renters)	—	30.4%	—	32.7%	—	—	54
Severely Rent Burdened Households (% of renter households)	—	19.7%	—	22.6%	—	—	48
Housing Choice Vouchers (% of renter households)	—	—	6.7%	6.9%	—	—	16
Home Purchase Loan Rate (per 1,000 properties)	—	33.8	10.2	28.3	—	—	4
Refinance Loan Rate (per 1,000 properties)	—	7.7	16.9	19.9	—	—	31
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	12.7%	2.4%	—	—	45
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	50.3	37.6	—	45
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	33.5	1.7	16.0	9.4	11.9	4	36
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	11.9%	2.1%	3.0%	—	—	9	21
Serious Housing Code Violations (per 1,000 rental units)	—	39.4	34.9	31.9	28.4	—	28
Severe Crowding Rate (% of renter households)	—	—	3.0%	4.2%	—	—	24

POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	21.1%	—	—	26.6%	—	47	41
Households with Children under 18 Years Old	38.1%	—	—	29.4%	—	29	35
Population Aged 65 and Older	11.5%	—	—	10.7%	—	22	35
Share of Population Living in Racially Integrated Tracts	0.0%	—	2.0%	—	—	45	45
Poverty Rate	37.1%	—	—	31.2%	—	7	11
Unemployment Rate	16.8%	—	—	8.6%	—	9	36
Public Transportation Rate	69.1%	—	—	74.7%	—	7	2
Mean Travel Time to Work (minutes)	35.5	—	—	33.0	—	47	48
Serious Crime Rate (per 1,000 residents)	46.3	38.3	31.0	36.1	38.0	13	6
Students Performing at Grade Level in Math	—	—	—	—	22.9%	—	36
Students Performing at Grade Level in Reading	—	—	—	—	22.1%	—	38
Asthma Hospitalizations (per 1,000 people)	10.5	7.5	7.5	—	—	1	3
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	19.9	5.7	4.5	1.6	—	21	47

1. Community district MN 11 falls within sub-borough area 309. 2. Rental vacancy rate is an average rate for 2010-2012. 2. Rental vacancy rate is an average rate for 2010-2012.
3. Data on unused capacity rate are from 2011. 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.

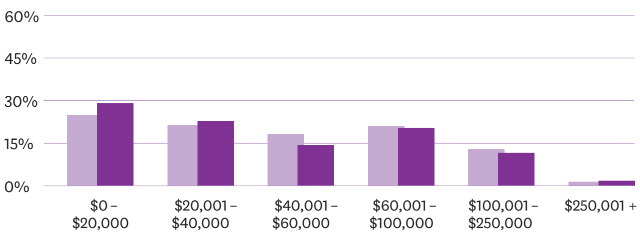
MN12 Washington Hts/ Inwood[1]



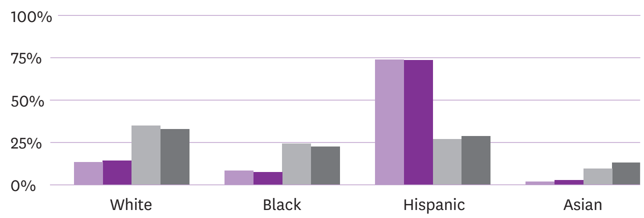
	2012	Rank
Population	213,564	4
Population Density (1,000 persons per square mile)	72.8	8
Racial Diversity Index	0.43	50
Single-Person Households (% of households)	34.7%	19
Median Household Income	$36,872	44
Income Diversity Ratio	5.4	23
Rental Vacancy Rate[2]	1.3%	55
Residential Units within a Hurricane Evacuation Zone	21.4%	34
Residential Units within 1/4 Mile of a Park	99.7%	2
Unused Capacity Rate (% of land area)[3]	26.0%	32

	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
Market Rate	12.8%	51
Rent-Stabilized or Rent-Controlled	81.5%	3
Public Housing	3.2%	33
Other Subsidized (Income-Restricted)	2.6%	34

Household Income Distribution (2013$), 2000–2012



Racial and Ethnic Composition, 2000–2012



HOUSING	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	127	162	0	163	8	32	54
Units Issued New Certificates of Occupancy	0	0	32	0	16	57	54
Homeownership Rate	6.5%	—	—	8.9%	—	53	49
Index of Housing Price Appreciation (5+ family building)	100.0	287.2	205.0	264.6	348.7	—	5
Median Sales Price per Unit (5+ family building)	$49,381	$123,992	$109,706	$116,783	$138,321	3	5
Sales Volume	53	112	72	140	114	57	53
Median Monthly Rent (all renters)	—	$971	—	$1,086	—	—	41
Median Monthly Rent (recent movers)	—	$1,187	—	$1,302	—	—	35
Median Rent Burden	—	32.4%	—	33.7%	—	—	25
Median Rent Burden (low-income renters)	—	44.9%	—	48.9%	—	—	25
Severely Rent Burdened Households (% of renter households)	—	31.9%	—	34.0%	—	—	20
Housing Choice Vouchers (% of renter households)	—	—	8.4%	7.8%	—	—	13
Home Purchase Loan Rate (per 1,000 properties)	—	36.5	18.5	19.2	—	—	23
Refinance Loan Rate (per 1,000 properties)	—	16.6	23.3	35.1	—	—	9
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.0%	0.0%	1.3%	—	—	49
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	73.2	64.5	—	32
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	26.3	13.9	9.9	14.4	11.5	6	37
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	17.9%	7.0%	9.7%	—	—	1	1
Serious Housing Code Violations (per 1,000 rental units)	—	117.8	148.4	129.9	111.7	—	1
Severe Crowding Rate (% of renter households)	—	—	5.3%	4.3%	—	—	22

POPULATION	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	53.3%	—	—	49.4%	—	5	9
Households with Children under 18 Years Old	40.8%	—	—	26.8%	—	24	40
Population Aged 65 and Older	9.9%	—	—	13.2%	—	35	20
Share of Population Living in Racially Integrated Tracts	20.3%	—	24.0%	—	—	30	27
Poverty Rate	29.8%	—	—	25.3%	—	14	19
Unemployment Rate	14.5%	—	—	17.1%	—	14	5
Public Transportation Rate	64.6%	—	—	67.9%	—	15	18
Mean Travel Time to Work (minutes)	40.4	—	—	39.5	—	36	34
Serious Crime Rate (per 1,000 residents)	31.4	22.5	22.1	21.9	22.3	20	18
Students Performing at Grade Level in Math	—	—	—	—	17.1%	—	48
Students Performing at Grade Level in Reading	—	—	—	—	14.4%	—	51
Asthma Hospitalizations (per 1,000 people)	3.1	2.6	2.4	—	—	24	26
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	11.1	5.5	2.4	1.7	—	54	46

1. Community district MN 12 falls within sub-borough area 310. 2. Rental vacancy rate is an average rate for 2010-2012. 2. Rental vacancy rate is an average rate for 2010-2012.
3. Data on unused capacity rate are from 2011. 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.