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State of New York City's Housing and Neighborhoods in 2015



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*State of New York City's
Housing and Neighbor-
hoods in 2015* was designed
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State of New York City's Housing and Neighborhoods in 2015

State of New York City's Housing and Neighborhoods in 2015

The *State of New York City's Housing and Neighborhoods in 2015* report, published annually by the NYU Furman Center, provides a compendium of data and analysis about New York City's housing, land use, demographics, and quality of life indicators for each borough and the city's 59 community districts. The report combines timely and expert analysis by NYU Furman Center researchers with data transparency. It includes three parts:

Part 1: Focus on Gentrification

Each year, the *State of New York City's Housing and Neighborhoods* describes, contextualizes, and provides analysis on a pressing and policy-relevant issue affecting New York City. In 2015, the report focuses on gentrification in New York City, exploring and comparing changes over time in the city's neighborhoods to better understand how rapidly-rising rents affect residents.

Part 2: Citywide Analysis

The Citywide Analysis provides a broad, longitudinal analysis of New York City's housing and neighborhoods. The chapter is divided into five parts: New Yorkers; land use and the built environment; homeowners and their homes; renters and their homes; and neighborhood services and conditions.

Part 3: City, Borough, and Community District Data

The data section provides current and historical statistics for over 50 housing, neighborhood, and socioeconomic indicators at the city, borough, and community district levels. It also includes indicator definitions and rankings; methods; and an index of New York City's Community Districts and Sub-Borough Areas.



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The *State of New York City's
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is available in a tablet-friendly format
at furmancenter.org.

Focus on Gentrification

“Gentrification” has become the accepted term to describe neighborhoods that start off predominantly occupied by households of relatively low socioeconomic status, and then experience an inflow of higher socioeconomic status households. The British sociologist Ruth Glass coined the term in 1964 to describe changes she encountered in formerly working-class London neighborhoods, and sociologists first began applying the term to New York City (and elsewhere) in the 1970s. Since entering the mainstream lexicon, the word “gentrification” is applied broadly and interchangeably to describe a range of neighborhood changes, including rising incomes, changing racial composition, shifting commercial activity, and displacement of original residents.

Given the mounting concern about housing affordability in New York City, for the purpose of this study, we define “gentrification” as rapid rent growth in low-income neighborhoods. Using this definition, we quantify the scale and map the geography of rent increases in New York City’s low-income neighborhoods. We also identify and analyze other shifts that have accompanied these rent increases; most notably, changes in the characteristics of residents. We hope that by better understanding patterns of neighborhood change—and how rapidly-rising rents affect residents—policymakers will be better informed and able to design appropriate policy responses.

Summary of Findings

To more clearly define “gentrification” in the context of New York City’s neighborhoods, we establish a classification system with three categories, which are referenced throughout the chapter. We divide New York City’s 55 sub-borough areas (SBAs) into three types: “gentrifying neighborhoods” consist of SBAs that were low-income in 1990 and experienced rent growth above the median SBA rent growth between 1990 and 2010-2014¹; “non-gentrifying neighborhoods” are those that also started off as low-income in 1990 but experienced more modest growth; and “higher-income neighborhoods” are the city’s remaining SBAs, which had higher incomes in 1990.

We use these three neighborhood classifications to explore and compare the patterns of change in New York City’s neighborhoods. In particular, we compare changes over time in housing costs, population, housing stock, resident characteristics, and rental affordability.

We find that:

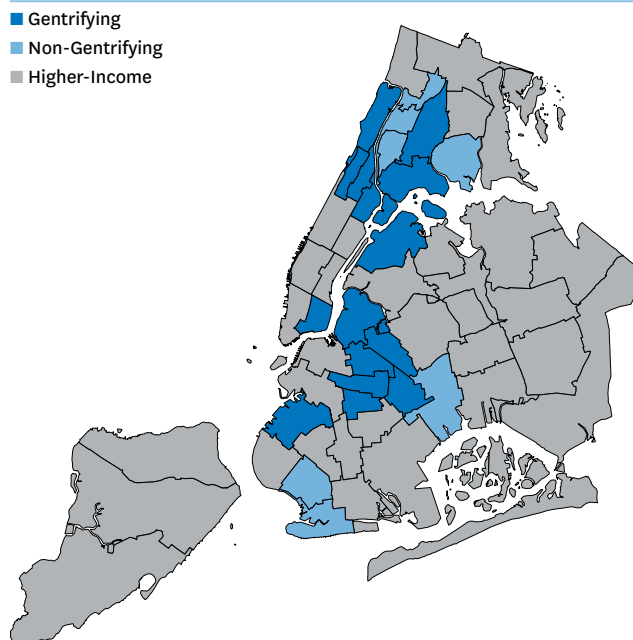
- While rents only increased modestly in the 1990s, they rose everywhere in the 2000s, most rapidly in the low-income neighborhoods surrounding central Manhattan.
- Most neighborhoods in New York City regained the population they lost during the 1970s and 1980s, while the population in the average gentrifying neighborhood in 2010 was still 16 percent below its 1970 level.
- One third of the housing units added in New York City from 2000 to 2010 were added in the city’s 15 gentrifying neighborhoods despite their accounting for only 26 percent of the city’s population.
- Gentrifying neighborhoods experienced the fastest growth citywide in the number of college graduates, young adults, childless families, non-family households, and white residents between 1990 and 2010-2014. They saw increases in average household income while most other neighborhoods did not.
- Rent burden has increased for households citywide since 2000, but particularly for low- and moderate-income households in gentrifying and non-gentrifying neighborhoods.
- The share of recently available rental units affordable to low-income households declined sharply in gentrifying neighborhoods between 2000 and 2010-2014.
- There was considerable variation among the SBAs classified as gentrifying neighborhoods; for example, among the SBAs classified as gentrifying, the change in average household income between 2000 and 2010-2014 ranged from a decrease of 16 percent to an increase of 41 percent.

¹ Throughout this chapter, we use the American Community Survey 2005-2009 and 2010-2014 five-year estimates. These data are period estimates and should be interpreted as a measure of the conditions during the whole range. For more information, see the Methods section.

New York City's Rapidly Rising Rents

Since 1990, housing costs have increased significantly throughout New York City. Indeed, every SBA, or neighborhood, that was low-income in 1990 (in the bottom 40 percent of neighborhoods with respect to average household income) experienced rent growth between 1990 and 2010-2014. In some low-income neighborhoods, however, rent growth was particularly steep. Of the 22 neighborhoods that were low-income in 1990, we classify 15 as “gentrifying,” meaning they experienced rent increases higher than the median SBA. The map below shows that gentrifying neighborhoods are concentrated in or near Manhattan. We call the remaining seven low-income neighborhoods “non-gentrifying” neighborhoods. Neighborhoods in the top 60 percent of the 1990 neighborhood income distribution are classified as “higher-income.”

Figure 1: Classification of Sub-Borough Areas



Source: NYU Furman Center

Table 1: Average Percent Change in Mean Household Rent by Neighborhood Type

	1990 to 2000	2000 to 2010-2014	1990 to 2010-2014
Citywide	1.9%	18.9%	22.1%
Gentrifying	3.0%	30.4%	34.3%
Non-Gentrifying	-2.5%	16.1%	13.2%
Higher-Income	1.8%	15.8%	17.8%

Sources: Neighborhood Change Database (1990, 2000), American Community Survey (2010-2014), NYU Furman Center

Between 1990 and 2000, rent growth was modest in gentrifying and higher-income neighborhoods, and declined in non-gentrifying neighborhoods. It was during the 2000s that rent growth accelerated citywide and particularly in gentrifying neighborhoods. Gentrifying neighborhoods experienced a three percent increase in average rent between 1990 and 2000, but an increase of over 30 percent between 2000 and 2010-2014. Although non-gentrifying neighborhoods, by definition, did not experience rent increases as steep as gentrifying neighborhoods, they still saw a 16.1 percent increase in average rent between 2000 and 2010-2014.

Classification of Sub-Borough Areas

Sub-Borough Area	Percent Change in Average Rent, 1990 to 2010-2014	Average Household Income in 1990 (\$2015)
New York City	22.1%	\$ 78,500
Gentrifying		
Williamsburg/Greenpoint	78.7%	\$ 53,550
Central Harlem	53.2%	\$ 39,650
Lower East Side/Chinatown	50.3%	\$ 54,350
Bushwick	44.0%	\$ 42,500
East Harlem	40.3%	\$ 47,300
Morningside Heights/Hamilton Heights	36.7%	\$ 61,500
Bedford Stuyvesant	36.1%	\$ 46,150
North Crown Heights/Prospect Heights	29.9%	\$ 56,600
Washington Heights/Inwood	29.3%	\$ 55,650
Mott Haven/Hunts Point	28.0%	\$ 32,250
Astoria	27.6%	\$ 64,600
Sunset Park	23.9%	\$ 62,550
Morrisania/Belmont	23.5%	\$ 36,900
Brownsville/Ocean Hill	20.5%	\$ 43,100
South Crown Heights	18.1%	\$ 62,900
Non-Gentrifying		
Highbridge/South Concourse	17.8%	\$ 43,150
Kingsbridge Heights/Moshulu	17.5%	\$ 54,750
University Heights/Fordham	14.2%	\$ 39,600
Soundview/Parkchester	14.0%	\$ 58,900
Bensonhurst	10.3%	\$ 66,750
Coney Island	9.9%	\$ 53,200
East New York/Starrett City	8.2%	\$ 52,750

Sub-Borough Area	Percent Change in Average Rent, 1990 to 2010-2014	Average Household Income in 1990 (\$2015)
Higher-Income		
Greenwich Village/Financial District	61.2%	\$ 132,350
Brooklyn Heights/Fort Greene	53.2%	\$ 86,600
Chelsea/Clinton/Midtown	51.8%	\$ 98,150
Park Slope/Carroll Gardens	47.3%	\$ 95,200
Stuyvesant Town/Turtle Bay	38.3%	\$ 143,100
Upper West Side	37.9%	\$140,000
Sunnyside/Woodside	37.6%	\$ 70,650
Upper East Side	22.8%	\$204,100
Bay Ridge	20.6%	\$ 83,250
Rego Park/Forest Hills	19.8%	\$ 92,600
Borough Park	19.0%	\$ 69,250
Flatbush	18.3%	\$ 74,900
Middle Village/Ridgewood	17.9%	\$ 73,950
Pelham Parkway	16.6%	\$ 68,850
Rockaways	16.5%	\$ 71,000
Riverdale/Kingsbridge	16.3%	\$ 86,700
Hillcrest/Fresh Meadows	13.8%	\$ 92,350
Jackson Heights	12.5%	\$ 73,150
Ozone Park/Woodhaven	12.3%	\$ 80,750
Bayside/Little Neck	11.3%	\$107,300
Sheepshead Bay/Gravesend	11.1%	\$ 80,400
Williamsbridge/Baychester	11.0%	\$ 73,900
Elmhurst/Corona	10.4%	\$ 70,900
Throgs Neck/Co-op City	10.0%	\$ 77,950
Jamaica	6.8%	\$ 76,900
North Shore	5.5%	\$ 86,950
Flatlands/Canarsie	5.4%	\$ 89,200
South Ozone Park/Howard Beach	5.3%	\$ 88,050
East Flatbush	4.1%	\$ 74,300
Flushing/Whitestone	1.5%	\$ 88,100
South Shore	1.2%	\$113,200
Mid-Island	-0.9%	\$105,750
Queens Village	-2.1%	\$101,800

Sources: Neighborhood Change Database (1990),
American Community Survey (2010-2014), NYU Furman Center

Changes In Population Levels and In the Supply of Housing

Between 1970 and 1980, New York City experienced a stark population loss of over 800,000 people—10.4 percent of its population. Since 1980, the city's population levels have rebounded, and rapid population growth led to the city reaching its all-time population high in 2010. Following the mass exodus of population from New York City in the 1970s, the city's higher-income and non-gentrifying neighborhoods regained their 1970 population levels by 1990 and 2000, respectively. The population in gentrifying neighborhoods in 2010, however, was still roughly 16 percent below its population in 1970.

As the city experienced population growth in the past few decades, the demand for housing also increased. However, the supply of additional housing units has not kept pace, nor have new units been evenly distributed among the city's neighborhoods. Since 2000, the majority of housing units added to New York City have been located in gentrifying neighborhoods, even though the population increase in this set of neighborhoods has not been as large as in the rest of the city.

1. Gentrifying neighborhoods have not gained back population lost in the 1970s.

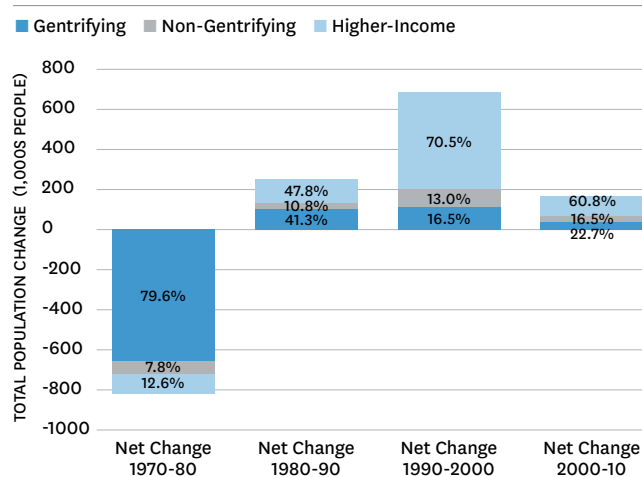
New York lost about 822,000 people (Figure 2), between 1970 and 1980. The loss was heaviest in the low-income neighborhoods that would gentrify by 2014; nearly 80 percent of the population loss came from neighborhoods that would gentrify (Figure 2). By 2010, the population in higher-income neighborhoods was 13.6 percent higher than in 1970; the population in non-gentrifying neighborhoods was just over eight percent higher than in 1970. Despite the population growth in gentrifying neighborhoods, their aggregate population was still 15.8 percent lower in 2010 than it had been in 1970. As shown in Figure 2, 22.7 percent of the net population increase in New York City between 2000 and 2010 was in gentrifying neighborhoods (16.5% in non-gentrifying neighborhoods and 60.8% in higher-income neighborhoods).

Table 2: Percent Change in Population by Decade and Neighborhood Type

	% Change 1970- 1980	% Change 1980- 1990	% Change 1990- 2000	% Change 2000- 2010	% Change 1970- 2010
Citywide	-10.4%	3.6%	9.4%	2.1%	3.6%
Gentrifying	-25.9%	5.6%	5.7%	1.8%	-15.8%
Non-Gentrifying	-6.8%	3.1%	9.8%	2.8%	8.4%
Higher-Income	-2.3%	2.8%	10.9%	2.1%	13.6%

Sources: *Neighborhood Change Database* (1970, 1980, 1990, 2000, 2010), NYU Furman Center

Figure 2: Net Change in Population by Neighborhood Type and Decade



Sources: *Neighborhood Change Database* (1970, 1980, 1990, 2000, 2010), NYU Furman Center

2. Between 2000 and 2010, housing units in gentrifying neighborhoods grew at a faster rate than in other neighborhoods.

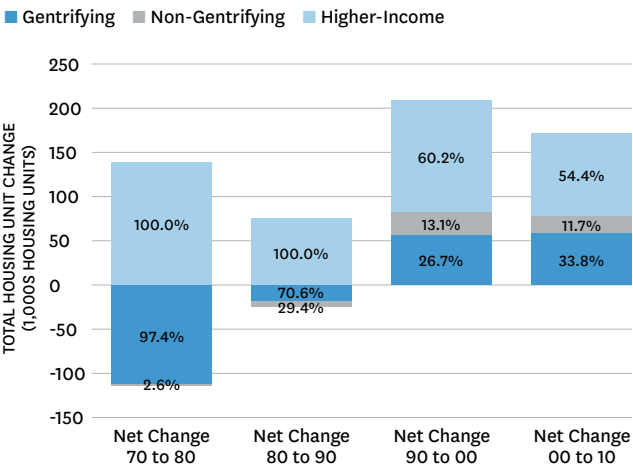
The neighborhoods that would gentrify in the 1990s and 2000s lost over 128,000 units of housing during the 1970s and 1980s. During the 1990s, the housing stock in these neighborhoods started to grow again, and it grew by around seven percent in all three of our neighborhood categories. Between 2000 and 2010, the number of housing units grew by 7.2 percent in gentrifying neighborhoods, as compared to just 4.5 percent in higher-income areas and 5.5 percent in non-gentrifying areas. Gentrifying neighborhoods were home to 57,550 additional units, or 33.8 percent of net new units added citywide in this time period.

Table 3: Percent Change in Housing Unit Counts by Neighborhood Type and Decade

	% Change 1970- 1980	% Change 1980- 1990	% Change 1990- 2000	% Change 2000- 2010	% Change 1970- 2010
Citywide	0.8%	1.7%	7.0%	5.3%	15.5%
Gentrifying	-12.8%	-2.3%	7.5%	7.2%	-1.8%
Non-Gentrifying	-0.9%	-2.1%	8.1%	5.5%	10.6%
Higher-Income	8.1%	4.1%	6.6%	4.5%	25.4%

Sources: Neighborhood Change Database (1970, 1980, 1990, 2000, 2010), NYU Furman Center

Figure 3: Net Change in Housing Unit Count by Neighborhood Type and Decade (in 1,000s)



Sources: Neighborhood Change Database (1970, 1980, 1990, 2000, 2010), NYU Furman Center

Changes In Demographics

New York City’s population has become younger, more educated, and more weighted towards non-family households since 1990. These shifts, however, have been even more dramatic in gentrifying neighborhoods. The increases in educational attainment and income in gentrifying neighborhoods may help to explain why, despite the relatively limited population growth and higher-than-average growth in housing units in gentrifying neighborhoods, rents grew more rapidly there than they did in the other two neighborhood types.

1. Average household income increased only in gentrifying neighborhoods.

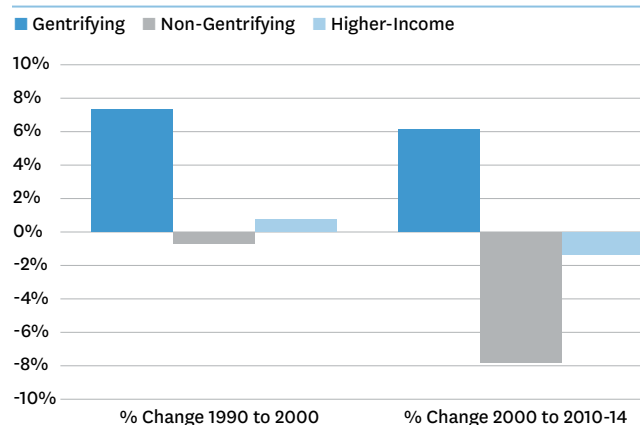
Citywide, average household income grew slightly in the 1990s but declined after 2000, but these changes varied considerably across neighborhood types. In gentrifying neighborhoods, average household income rose in both decades—by 7.3 percent in the 1990s and by 6.1 percent between 2000 and 2010-2014. By contrast, average household incomes in higher-income and non-gentrifying neighborhoods stagnated in the 1990s and declined in the 2000s.

Table 4: Inflation-Adjusted Average Household Income by Neighborhood Type (2015\$)

	1990	2000	2005-09	2010-14
Citywide	\$ 78,500	\$ 80,300	\$ 79,900	\$ 79,950
Gentrifying	\$ 51,400	\$ 55,150	\$ 55,400	\$ 58,550
Non-Gentrifying	\$ 53,500	\$ 53,100	\$ 48,300	\$ 49,000
Higher-Income	\$ 95,700	\$ 96,450	\$ 96,300	\$ 95,200

Sources: Neighborhood Change Database (1990, 2000), American Community Survey (2005-2009, 2010-2014), NYU Furman Center

Figure 4: Percent Change in Average Household Income by Neighborhood Type



Sources: Neighborhood Change Database (1990, 2000), American Community Survey (2005-2009, 2010-2014), NYU Furman Center

2. The share of the population with a college degree increased the most in gentrifying neighborhoods.

The share of New Yorkers with a college degree grew throughout the city between 1990 and 2010-2014, but gentrifying neighborhoods experienced the most dramatic increase, with a nearly 15.6 percentage point gain in the share college-educated over the time period. The increase in the share of residents with a college degree can occur in two ways: the existing population can become more educated, or more college-educated people can move in. In gentrifying neighborhoods, the change was driven by in-movers. About 42 percent of recent movers aged 25 or older who lived in a gentrifying neighborhood between 2010 and 2014² had a college degree, compared to only 19 percent of recent movers who lived in non-gentrifying neighborhoods during the same period, as shown in Figure 6.

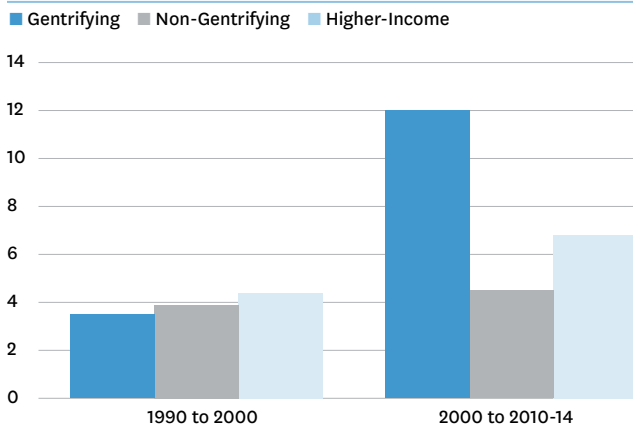
Table 5: Share of Population 25+ with a College Degree by Neighborhood Type

	1990	2000	2005-09	2010-14
Citywide	21.5%	25.7%	31.6%	33.6%
Gentrifying	12.9%	16.4%	24.7%	28.5%
Non-Gentrifying	9.8%	13.7%	16.6%	18.2%
Higher-Income	27.6%	32.0%	37.4%	38.8%

Sources: Neighborhood Change Database (1990, 2000), American Community Survey (2005-2009, 2010-2014), NYU Furman Center

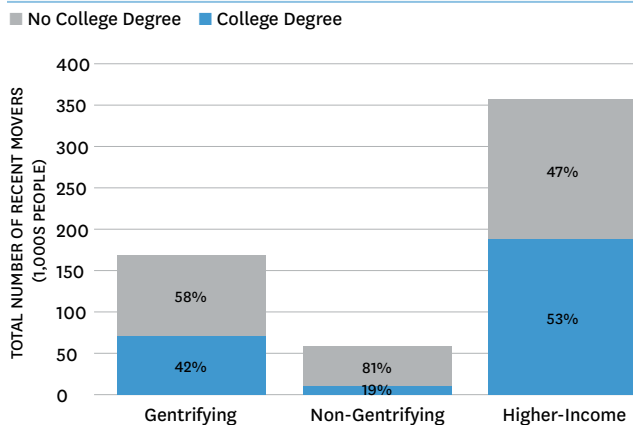
² For the ACS, respondents are interviewed throughout the year (and, for five-year samples, throughout the five-year span), we define a recent mover as one who moved into their unit within the 12 months prior to their interview. Thus, recent movers in the 2010-2014 five-year ACS sample include households interviewed in 2014 who had moved into their unit in 2013, as well as households interviewed in 2010 who had moved into their unit in 2009, but not, for example, households interviewed in 2011 who had moved into their unit in 2009.

Figure 5: Percentage Point Change in Share of Population 25+ with a College Degree by Neighborhood Type



Sources: Neighborhood Change Database (1990, 2000), American Community Survey (2010-2014), NYU Furman Center

Figure 6: Educational Attainment Among Recent Movers Aged 25+ by Neighborhood Type, 2010-2014



Sources: American Community Survey (2010-2014), NYU Furman Center

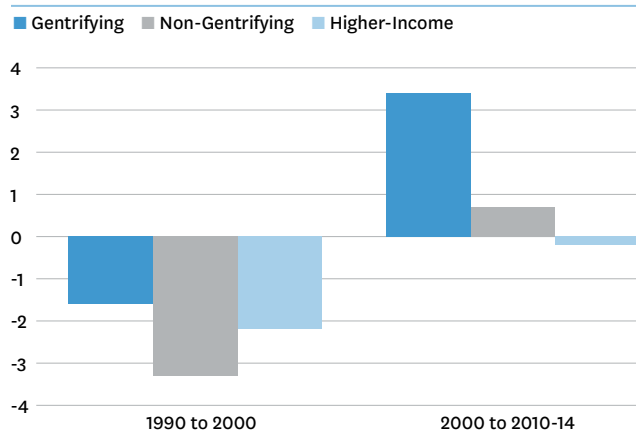
3. Since 2000, young adults have made up a growing share of the population in gentrifying neighborhoods.

In 1990 and 2000, young adults aged 20 to 34 made up about a quarter of New York City's population, and this share was similar across the city's different types of neighborhoods. Between 2000 and 2010—2014, the age mix across neighborhood types shifted, most notably in gentrifying neighborhoods. The young adult share fell in higher-income neighborhoods during this period, while it increased slightly in non-gentrifying neighborhoods and rose fairly significantly in gentrifying areas (from 25.4 percent to 28.8 percent), driven by the large numbers of young-adult recent movers. As shown in Figure 8, 60.8 percent of the adults who had moved into gentrifying neighborhoods in 2000 to 2010-2014 were young adults between the ages of 20 and 34, compared to 47.9 percent in non-gentrifying neighborhoods and 54.7 percent in higher-income neighborhoods.

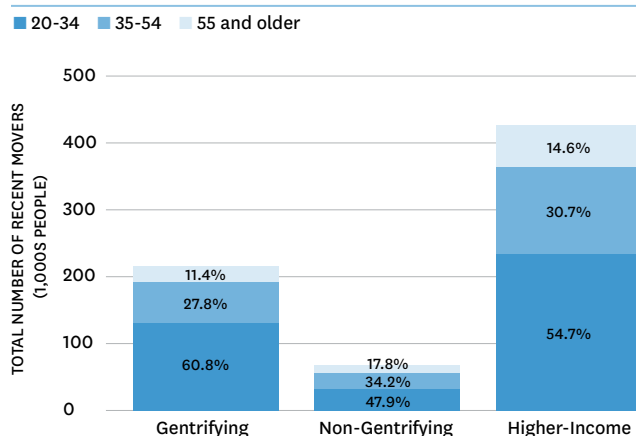
Table 6: Share of Population Aged 20 to 34 by Neighborhood Type

	1990	2000	2005-09	2010-14
Citywide	26.4%	24.2%	23.6%	25.1%
Gentrifying	27.1%	25.4%	26.8%	28.8%
Non-Gentrifying	25.5%	22.3%	21.5%	23.0%
Higher-Income	26.2%	24.0%	22.7%	23.9%

Sources: Neighborhood Change Database (1990, 2000), American Community Survey (2005-2009, 2010-2014), NYU Furman Center

Figure 7: Percentage Point Change in Share of Population Aged 20 to 34 by Neighborhood Type

Sources: Neighborhood Change Database (1990, 2000),
American Community Survey (2010-2014), NYU Furman Center

Figure 8: Age Composition of Recent Movers by Neighborhood Type, 2010-2014

Sources: American Community Survey (2010-2014), NYU Furman Center

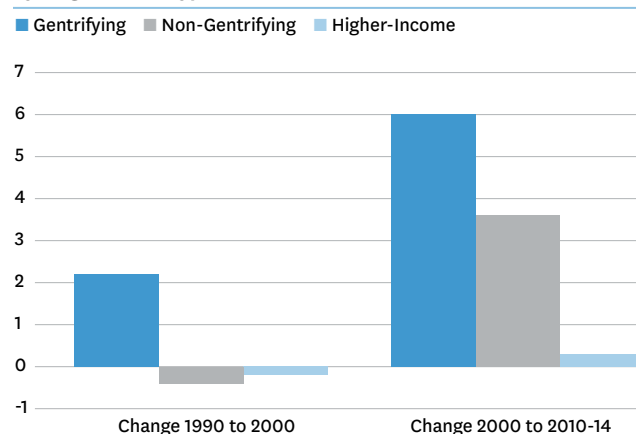
4. The non-family household share increased in gentrifying neighborhoods faster than in the city as a whole.

Since 1990, the share of households in New York City that are non-family households has increased steadily; these changes in household composition were most pronounced in gentrifying neighborhoods. While the share of households that were “non-family households”³ (shown in Figure 9) increased by 2.7 percentage points citywide, the share went up nearly three times as much—by 8.2 percentage points—in gentrifying areas between 1990 and 2010–2014 (by 2.2 percentage points between 1990 and 2000 and another 6 percentage points between 2000 and 2010–2014).

Table 7: Share Non-Family Households by Neighborhood Type

	1990	2000	2005-09	2010-14
Citywide	35.3%	35.7%	37.8%	38.0%
Gentrifying	34.3%	36.5%	41.5%	42.5%
Non-Gentrifying	29.6%	29.1%	32.2%	32.8%
Higher-Income	36.9%	36.7%	37.3%	37.0%

Sources: Neighborhood Change Database (1990, 2000),
American Community Survey (2005-2009, 2010-2014), NYU Furman Center

Figure 9: Percentage Point Change in Non-Family Household Share, by Neighborhood Type

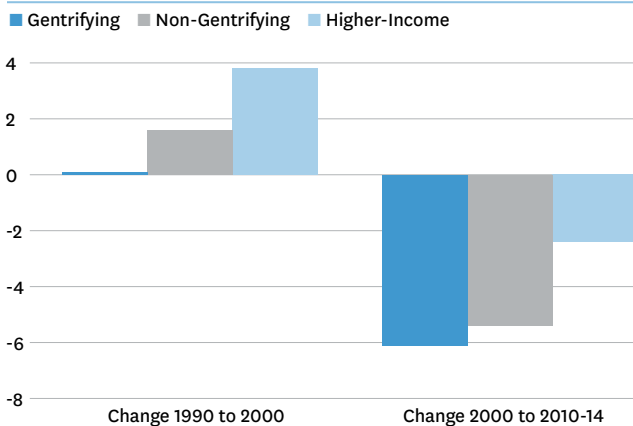
Sources: Neighborhood Change Database (1990, 2000),
American Community Survey (2010-2014), NYU Furman Center

³ These were individuals who lived alone or who lived with an unrelated person. Domestic partners are counted as related.

Table 8: Share of Families with Children by Neighborhood Type

	1990	2000	2005-09	2010-14
Citywide	48.3%	50.7%	48.2%	47.0%
Gentrifying	55.6%	55.7%	51.7%	49.6%
Non-Gentrifying	55.5%	57.2%	53.9%	51.8%
Higher-Income	43.5%	47.3%	45.6%	44.9%

Sources: Neighborhood Change Database (1990, 2000),
American Community Survey (2005-2009, 2010-2014), NYU Furman Center

Figure 10: Percentage Point Change in Share of Families with Children, by Neighborhood Type

Sources: Neighborhood Change Database (1990, 2000),
American Community Survey (2010-2014), NYU Furman Center

5. Racial and ethnic changes in gentrifying neighborhoods differed from citywide changes.

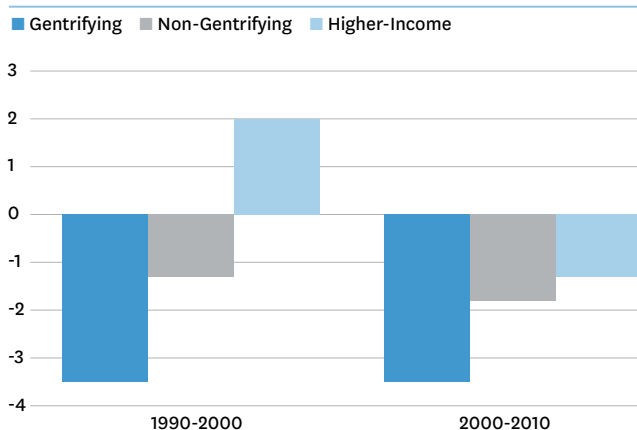
Since the 1990s, the share of the population identifying as black or white has declined in the city as a whole, while the share identifying as Asian or Hispanic has increased.⁴ The share of the population that identified as black also declined in gentrifying neighborhoods between 1990 and 2010 (37.9 percent to 30.9 percent), but the share of population that identified as white increased (18.8 percent to 20.6 percent). The Asian and Hispanic shares also grew in gentrifying neighborhoods, but more slowly than they did in the city as a whole.

Table 9: Racial Composition by Neighborhood Type

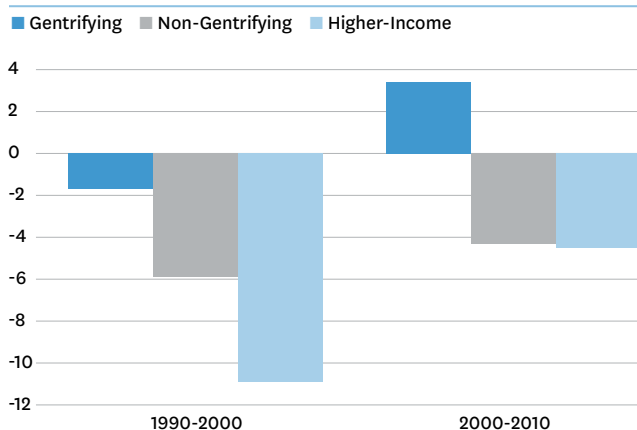
	1990	2000	2010
Citywide			
Share Asian	6.8%	10.6%	13.4%
Share Black	25.6%	25.6%	23.6%
Share Hispanic	23.7%	27.0%	28.6%
Share White	43.4%	35.8%	33.4%
Gentrifying			
Share Asian	5.3%	7.5%	8.7%
Share Black	37.9%	34.4%	30.9%
Share Hispanic	37.3%	40.1%	39.2%
Share White	18.8%	17.1%	20.6%
Non-Gentrifying			
Share Asian	5.0%	8.1%	11.1%
Share Black	28.0%	26.7%	24.9%
Share Hispanic	38.4%	42.0%	45.2%
Share White	28.0%	22.1%	17.8%
Higher-Income			
Share Asian	7.8%	12.5%	15.9%
Share Black	19.6%	21.6%	20.3%
Share Hispanic	14.7%	18.4%	20.7%
Share White	57.5%	46.6%	42.0%

Sources: Neighborhood Change Database (1990, 2000, 2010), NYU Furman Center

⁴ Citywide, the non-Hispanic black share of the population declined from 25.6 percent in 1990 and 23.6 percent in 2010. The non-Hispanic white share has declined from 43.4 percent to 33.4 percent. The Hispanic share increased from 23.7 percent to 28.6 percent; and the Asian share about doubled, from 6.8 percent to 13.4 percent.

Figure 11: Percentage Point Change in Black Share of the Population, by Neighborhood Type

Sources: Neighborhood Change Database (1990, 2000, 2010), NYU Furman Center

Figure 12: Percentage Point Change in White Share of the Population, by Neighborhood Type

Sources: Neighborhood Change Database (1990, 2000, 2010), NYU Furman Center

Managing Rising Costs In Gentrifying Neighborhoods

As demand increases and neighborhoods change, residents may benefit from the addition of new neighborhood amenities, reduced crime rates, and increased housing values. However, as rents rise, long-time residents, especially those with low and moderate incomes, may struggle with higher rent burdens and run the risk of being priced out of their neighborhoods. In this section, we examine some possible consequences of rising rents, including changes in poverty levels, rent burden, rental affordability, crowding, and the volume of housing court cases. While there is no one way to measure the effects of rising rents, and each of these indicators has shortcomings, they provide some suggestive insights.

1. Many poor people still live in gentrifying neighborhoods, but their numbers have fallen slightly since 2000.

The number of people below the poverty line in gentrifying neighborhoods increased between 1990 and 2000, and then declined between 2000 and 2010-2014. In higher-income neighborhoods, both the poverty share and the absolute level increased between 1990 and 2010-2014. Table 10 shows the total number of persons living below the poverty line by neighborhood type and the share of the neighborhood's total population below the poverty line.

We cannot directly observe if low-income residents are moving out of increasingly high-cost neighborhoods. The net loss in the number of persons living below the poverty line between 2000 and 2010-2014 may suggest that low-income residents have become less able to move into or remain in gentrifying neighborhoods, or it could be that poor residents are more able to lift themselves out of poverty in gentrifying neighborhoods (or a combination of both).

Table 10: Number and Share of Persons below the Poverty Line by Neighborhood Type

	1990		2000		2010-14	
	Number	Share	Number	Share	Number	Share
Citywide	1,384,996	19.4%	1,668,938	21.3%	1,696,394	20.7%
Gentrifying	630,582	32.9%	666,354	32.9%	633,931	29.7%
Non-Gentrifying	257,904	28.8%	307,030	31.3%	306,171	30.4%
Higher-Income	496,510	11.4%	695,554	14.4%	756,292	14.9%

Sources: Neighborhood Change Database (1990, 2000), American Community Survey (2010-2014), NYU Furman Center

2. Rent burden increased for households citywide and remained highest in non-gentrifying neighborhoods.

The share of households who were rent burdened (paying 30 percent or more of their pre-tax income on gross rent) rose significantly citywide—from 40.7 percent in 2000 to 51.7 percent in 2010-2014.

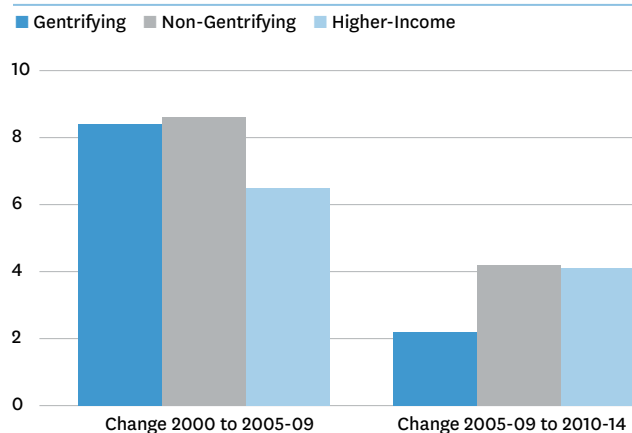
Burdens rose in all types of neighborhoods during this period, with the sharpest rises in non-gentrifying neighborhoods, as seen in Table 12. By 2010-2014, 58.5 percent of households in the city's non-gentrifying neighborhoods, 52.9 percent in the city's gentrifying neighborhoods and 49.3 percent in higher-income neighborhoods were rent burdened.

Table 11: Share of Households Rent Burdened by Neighborhood Type and Household Income

	2000	2005-09	2010-14
Citywide	40.7%	48.2%	51.7%
Gentrifying	42.3%	50.7%	52.9%
Non-Gentrifying	45.7%	54.3%	58.5%
Higher-Income	38.7%	45.2%	49.3%

Sources: US Census (2000), American Community Survey (2005-2009, 2010-2014), NYU Furman Center (ACS PUMS)

Figure 13: Percentage Point Change in Share of Households Rent Burdened by Neighborhood Type



Sources: US Census (2000), American Community Survey (2005-2009, 2010-2014), NYU Furman Center (ACS PUMS)

3. Low- and moderate-income households saw the greatest increase in rent burden.

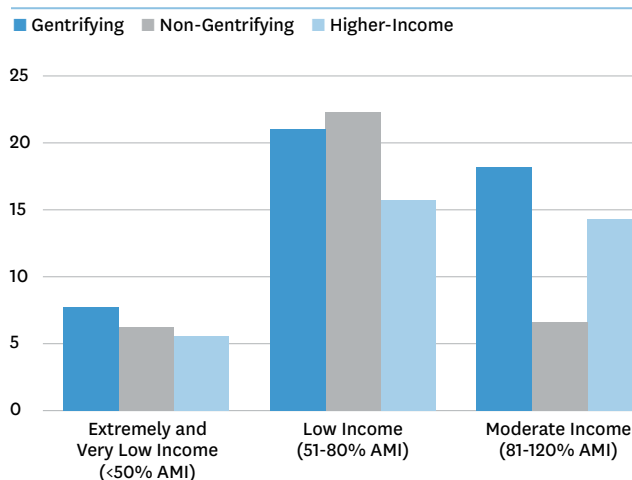
While extremely low-income households face the highest rent burdens, low- and moderate-income households have seen the greatest increases since 2000.⁵ The share of low-income households (those earning between 50 and 80 percent of the area median income, or AMI) that were rent burdened in gentrifying neighborhoods increased by 21 percentage points between 2000 and 2010-2014; the share of moderate-income households that were rent burdened in gentrifying neighborhoods increased by over 18 percentage points between 2000 and 2010-2014 (Figure 14).

Table 12: Share of Households Rent Burdened by Neighborhood Type and Household Income

	2000	2005-09	2010-14
Gentrifying			
Extremely and Very Low-Income (<50% AMI)	67.8%	75.9%	75.4%
Low-Income (51-80% AMI)	28.8%	40.8%	49.8%
Moderate-Income (81-120% AMI)	8.5%	18.7%	26.8%
Non-Gentrifying			
Extremely and Very Low- Income (<50% AMI)	73.8%	80.0%	80.1%
Low- Income (51-80% AMI)	29.4%	40.4%	51.7%
Moderate- Income (81-120% AMI)	3.0%	6.8%	9.6%
Higher-Income			
Extremely and Very Low Income (<50% AMI)	75.9%	81.3%	81.6%
Low- Income (51-80% AMI)	49.1%	58.0%	64.8%
Moderate- Income (81-120% AMI)	18.5%	27.5%	32.9%

Sources: US Census (2000), American Community Survey (2005-2009, 2010-2014), NYU Furman Center (ACS PUMS)

Figure 14: Percentage Point Change in Share of Households Rent Burdened by Household Income and Neighborhood Type, 2000 to 2010-2014



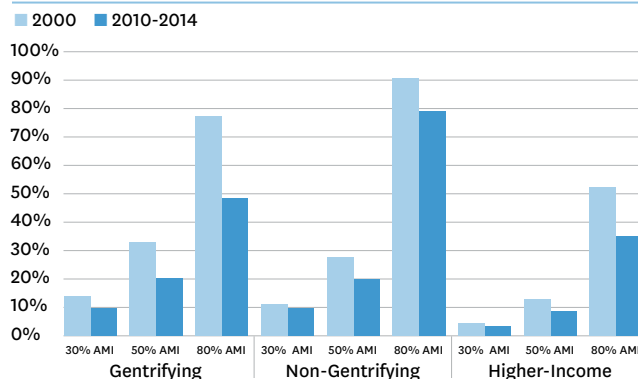
Sources: US Census (2000), American Community Survey (2005-2009, 2010-2014), NYU Furman Center (ACS PUMS)

⁵ We present statistics for renters at different income bands, expressed as a percentage of the Area Median Income (AMI) as defined by the US Department of Housing and Urban Development (HUD). See "US Department of Housing and Urban Development Income and Rent Limits" in the Methods section for more information on the AMI figures. We define households below 50 percent of AMI as extremely and very low-income; low-income households as earning between 51 and 80 percent of AMI; moderate-income households earn between 81 and 120 percent of AMI.

4. Recently available rental units became less affordable to low-income households in all neighborhoods, but particularly in gentrifying neighborhoods.

In 2000, citywide, the median renter household could afford 20.2 percent of recently-available units⁶; by 2010-2014, that share had fallen to just 13.3 percent.⁷ The largest decreases in affordability were for households earning 80 percent of AMI, especially in gentrifying neighborhoods.⁸ In 2000, 77.2 percent of recently-available rental units in gentrifying neighborhoods were affordable to households earning 80 percent of AMI. In 2010-2014, that share fell to less than half. Households at 80 percent of AMI saw smaller but still significant declines in affordability in other neighborhoods too. The share of recently available units affordable to households earning 80 percent of AMI fell by 17.2 percentage points between 2000 and 2010-2014 in higher-income neighborhoods and by 11.7 percentage points in non-gentrifying neighborhoods.

Figure 15: Recently Available Rental Units Affordable to Appropriately-Sized Households by Neighborhood Type



Source: US Census (2000), American Community Survey (2010-2014), NYU Furman Center

6 The definition of recently available is slightly different for the 2000 census and the 2010-2014 American Community Survey (ACS). For the 2000 census, all respondents were interviewed in April of 2000, and we define a recently available unit as one whose current occupant moved into the unit in 1999 or later (that is, within about 15 months prior to their interview). For the ACS, respondents are interviewed throughout the year (and, for five-year samples, throughout the five-year span), and we define a recently available unit as one whose current occupant moved into their unit within the 12 months prior to their interview. Thus, recent movers in the 2010-2014 five-year ACS sample include households interviewed in 2014 who had moved into their unit in 2013, as well as households interviewed in 2010 who had moved into their unit in 2009, but not, for example, households interviewed in 2011 who had moved into their unit in 2009. Since there is no rent data in the ACS for vacant units, such units are generally excluded from the set of “recently available units.”

7 We might expect in a simplified, frictionless housing market that 50 percent of recently available housing units would be affordable to households at the 50th percentile of the income distribution.

8 A household of four with an annual income of \$67,100 was, in 2014, considered to be 80 percent of AMI. See the *Methods* section for more information.

5. Crowding in renter households increased the most in non-gentrifying neighborhoods.

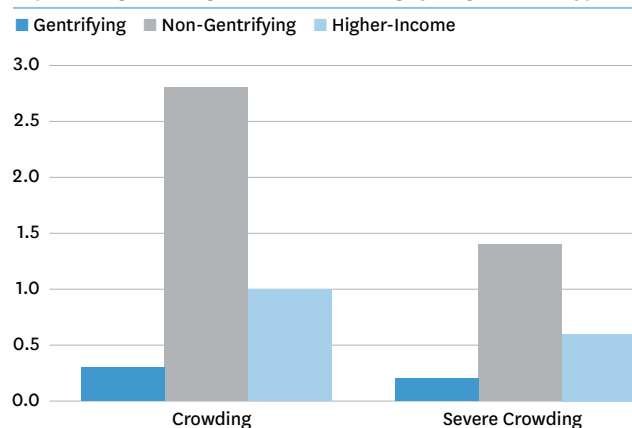
One way to respond to increasing rent is to live with more people who can contribute to rent payments. A household is considered “crowded” when a household includes, on average, more than one person per room. A household is considered “severely crowded” when there are, on average, more than 1.5 persons per room. The share of households considered crowded and severely crowded increased in all types of neighborhoods between 2005-2009 and 2010-2014, as shown in Table 13. According to Figure 16, non-gentrifying areas saw the starkest increases in crowding and severe crowding, while the increases in gentrifying neighborhoods were relatively modest.

Table 13: Share of Renter Households Experiencing Crowding and Severe Crowding by Neighborhood Type

	2005-09		2010-14	
	Crowding	Severe Crowding	Crowding	Severe Crowding
Citywide	10.0%	3.6%	11.0%	4.2%
Gentrifying	10.8%	3.9%	11.1%	4.1%
Non-Gentrifying	12.5%	4.1%	15.2%	5.5%
Higher-Income	8.8%	3.3%	9.8%	3.9%

Sources: American Community Survey (2005-2009, 2010-2014), NYU Furman Center

Figure 16: Percentage Point Change in Share of Renter Households Experiencing Crowding and Severe Crowding by Neighborhood Type



Sources: American Community Survey (2005-2009, 2010-2014), NYU Furman Center

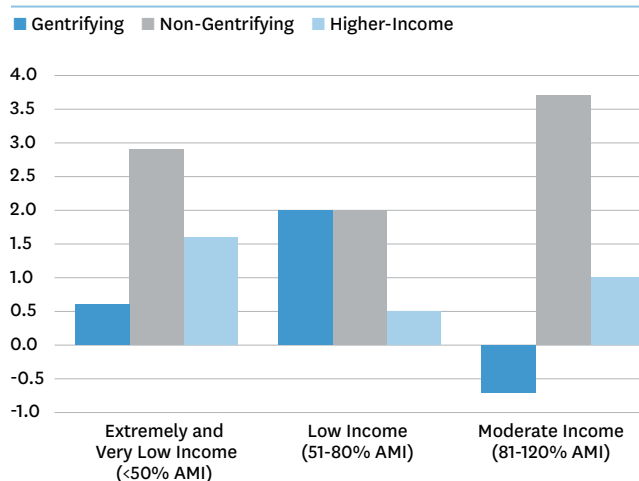
Figure 17 shows that the share of households that were crowded increased among extremely, very, and low-income households, across all neighborhood types, but particularly in non-gentrifying neighborhoods. Crowding among moderate-income households in non-gentrifying neighborhoods increased by nearly four percentage points between 2005-2009 and 2010-2014, indicating increased rent pressure.

Table 14: Crowding Rate by Household Income and Neighborhood Type

	Extremely and Very Low Income (<50% AMI)	Low Income (51-80% AMI)	Moderate Income (81-120% AMI)
2005-09			
Citywide	11.4%	12.5%	9.7%
Gentrifying	11.3%	12.4%	11.0%
Non-Gentrifying	12.0%	15.7%	12.4%
Higher-Income	11.2%	11.6%	8.5%
2010-14			
Citywide	12.9%	13.7%	10.5%
Gentrifying	11.9%	14.3%	10.2%
Non-Gentrifying	14.9%	17.7%	16.1%
Higher-Income	12.8%	12.2%	9.5%

Sources: American Community Survey (2005-2009, 2010-2014), NYU Furman Center

Figure 17: Percentage Point Change in Crowding Rate by Household Income and Neighborhood Type

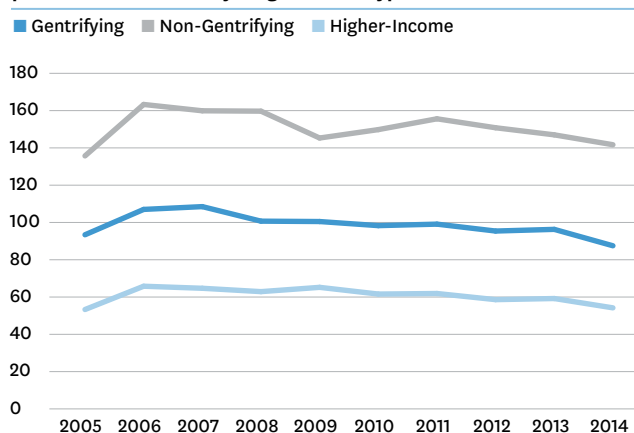


Sources: American Community Survey (2005-2009, 2010-2014), NYU Furman Center

6. The number of cases filed in housing court for non-payment of rent remained fairly constant over time, but non-gentrifying neighborhoods consistently saw the most cases.

In addition to concern about rent and crowding pressures, rapidly rising rents may lead to concern about elevated eviction rates. One proxy for such eviction activity is the volume of housing court activity. According to data from the New York housing courts from 2005 to 2014, the rate of non-payment court cases filed per rental unit remained roughly constant in gentrifying neighborhoods, with the exception of an increase around the financial crisis. Non-gentrifying areas consistently saw higher rates of non-payment court filings than gentrifying areas over this time period. Rates of non-payment court filings in higher-income SBAs were consistently lower.

Figure 18: Number of Housing Court Cases for Non-Payment of Rent per 1,000 Rental Units by Neighborhood Type



Sources: New York State Office of Court Administration (2003-2014), American Community Survey (2005-2009, 2010-2014), NYU Furman Center

Conclusion

In the past decade and a half, rent growth has been especially high in the gentrifying neighborhoods immediately surrounding central Manhattan, particularly in northern Brooklyn. Many of these neighborhoods still had both low rents and high rates of poverty in 2000. By 2014, however, these areas experienced rising rents and incomes relative to the rest of the city. These changes were accompanied by demographic changes as well: residents of gentrifying neighborhoods in 2014 were more likely to have college degrees, and to live in a non-family household compared to the residents of the same neighborhoods in 1990. While many of these trends occurred citywide, they were more dramatic in gentrifying neighborhoods.

A closer look at affordability indicators provides insight into how households at different income levels experienced the pressures of rapidly rising rents. The number of people who lived in poverty in gentrifying neighborhoods decreased slightly over the last decade, though poverty rates remained high. Both rent burden and crowding rates increased in gentrifying areas, but did not increase as rapidly as they did in non-gentrifying neighborhoods. However, the share of recently available rental units that were affordable to low-income households declined the most in gentrifying areas. Housing courts did not see an increase in non-payment cases as rent pressures increased, and filings for non-payment were highest in non-gentrifying neighborhoods.

In short, households across New York City are experiencing significant rent pressures and shifts in household composition. Rent is going up everywhere in New York City, and at a rate faster than incomes. New Yorkers overall have become younger, more educated, and more likely to live in non-family households since 1990. These changes, however, are magnified in the city's gentrifying neighborhoods.

From a policy perspective, the unintended effects of gentrification on existing residents may be cause for attention and policy solutions. As this chapter illustrates, however, households throughout the city are feeling increased housing affordability pressure. Therefore, discussions around mitigating the effects of rapidly rising rents should arguably not be confined to specific neighborhoods, but applied more broadly to the city.

Crime and Gentrification

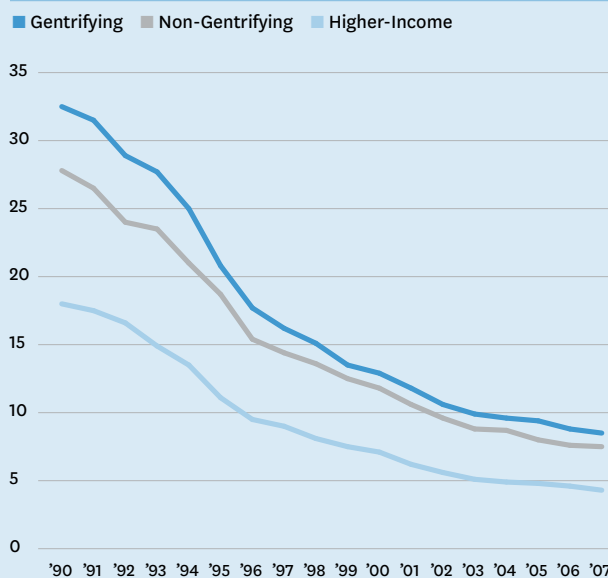
No single factor can be pointed to as the cause of rapidly rising rents in the neighborhoods we classify as “gentrifying.” Rather, it is likely that a number of shifts in neighborhood conditions and preferences contributed to these neighborhood changes.

One such factor may have been reductions in crime. Crime rates dropped rapidly before the onset of rapidly rising rents New York City. In the 1990s, violent crime rates dropped by 13.9 per 1000 residents, and property crime rates dropped by 45.2 per 1000 residents citywide.⁹ Both rates more than halved. Gentrifying neighborhoods in that time period experienced a drop in violent crime rates by 19.6 per 1000 people, while the reductions in non-gentrifying and higher income neighborhoods were 16.1 and 10.8 per 1000 people respectively. In 1990, gentrifying areas had 14.5 more violent crimes per 1,000 people as higher-income neighborhoods, but by 2000 they had only 5.8 more.

Crime continued to drop in all neighborhoods in the 2000s, although the decrease in both violent and property crime slowed after 2000. Violent crime remained highest in gentrifying neighborhoods, but by a shrinking margin over time. Property crime rates also dropped more slowly, but the difference between neighborhood types is noteworthy. Gentrifying neighborhoods’ property crime rates reduced at the slowest pace of all neighborhood types, converging with the rates in higher-income neighborhoods by 2007. Because violent crime rates remained highest in gentrifying neighborhoods, these areas had the highest combined (property and violent) crime rate in 2007.

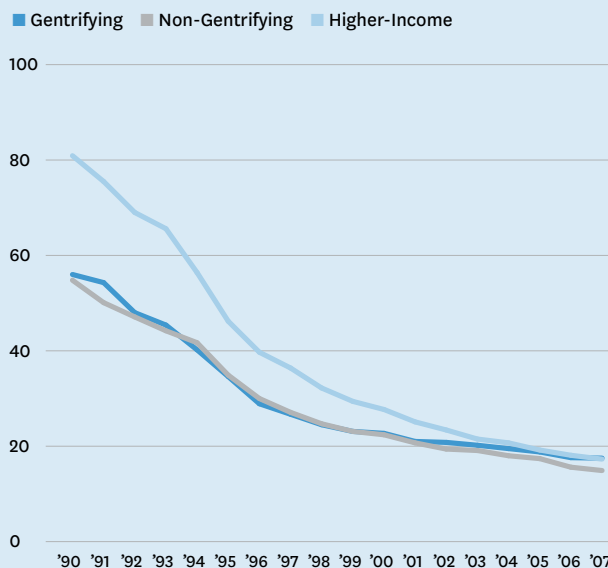
⁹ The New York City Police Department collects data on criminal activity, which the department is required to report to the Federal Bureau of Investigation (FBI) under the Uniform Crime Reporting (UCR) program. A crime is considered serious if it is classified as a UCR Type I crime. This category contains 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 geography.

Figure 1: Violent crime per 1,000 Residents by Neighborhood Type



Sources: Federal Bureau of Investigation Uniform Crime Reporting Program, American Community Survey (2005-2009, 2010-2014), NYU Furman Center

Figure 2: Property Crime per 1,000 Residents by Neighborhood Type



Sources: Federal Bureau of Investigation Uniform Crime Reporting Program, American Community Survey (2005-2009, 2010-2014), NYU Furman Center

Examining Variation Among and Within Gentrifying Neighborhoods

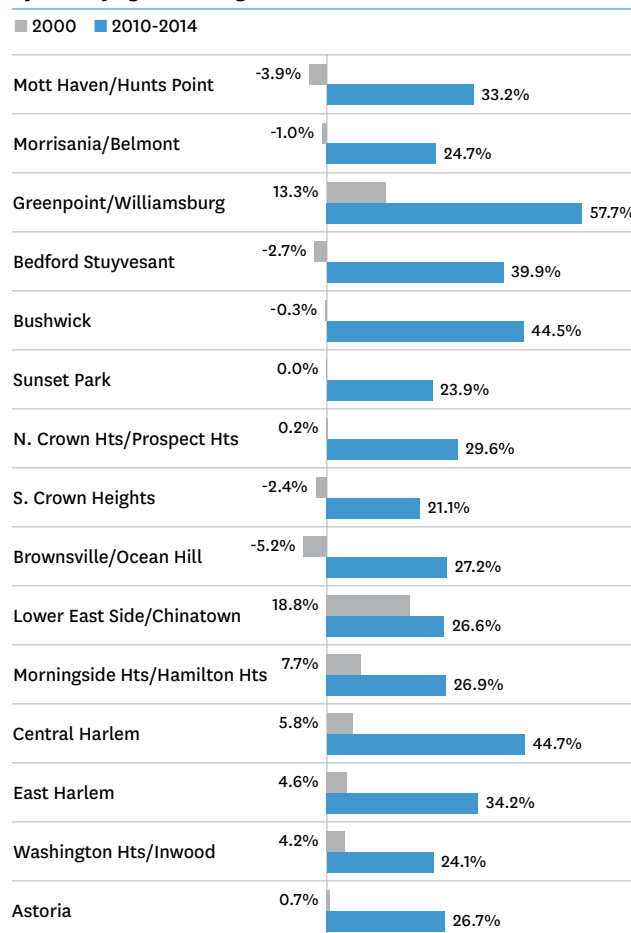
Throughout this chapter, we have reported changes for the full group of “gentrifying” neighborhoods, which clearly conceals considerable variation among those neighborhoods. Further “neighborhoods” refer to sub-borough areas (SBAs). Since SBAs are relatively large areas—each contains at least 100,000 people—analysis at this broad geographic level may lose some nuance. Neighborhood change can vary from block to block within SBAs. This section first compares the variation among the SBAs classified as gentrifying, and then zooms in to compare neighborhoods within two gentrifying SBAs: Bedford Stuyvesant (BK 03) and Williamsburg/Greenpoint (BK 01).

Variation among gentrifying SBAs

Rent

Rent growth has accelerated in all gentrifying SBAs since 2000. Between 1990 and 2000, a third of the gentrifying SBAs actually experienced a decrease in average rent. Between 2000 and 2010-2014, average rent growth ranged from 21.1 percent in South Crown Heights to over 40 percent in Williamsburg/Greenpoint, Central Harlem, and Bushwick.

Figure 1: Percent Change in Average Rent by Gentrifying Sub-Borough Area

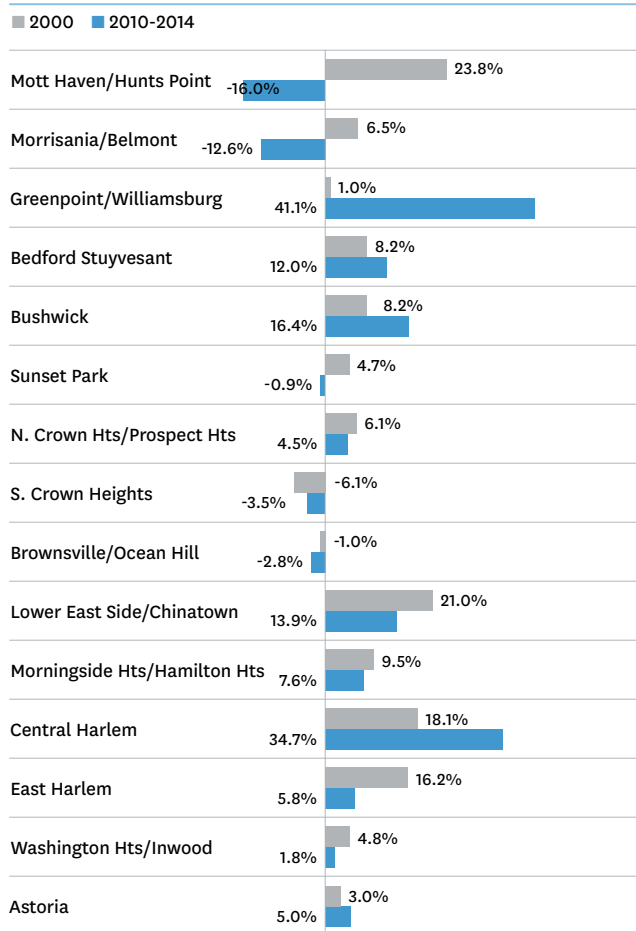


Source: Neighborhood Change Database (1990, 2000), American Community Survey (2010-2014), NYU Furman Center

Income

Average household income growth varied greatly among the gentrifying SBAs. The two gentrifying SBAs in the Bronx, Mott Haven/Hunts Point and Morrisania/Belmont, experienced a decrease in average income between 2000 and 2010-2014 of more than 10 percent. The gentrifying SBAs with the largest increases in income were Williamsburg/Greenpoint and Central Harlem, each with growth exceeding 30 percent.

Figure 2: Percent Change in Average Income by Gentrifying Sub-Borough Area

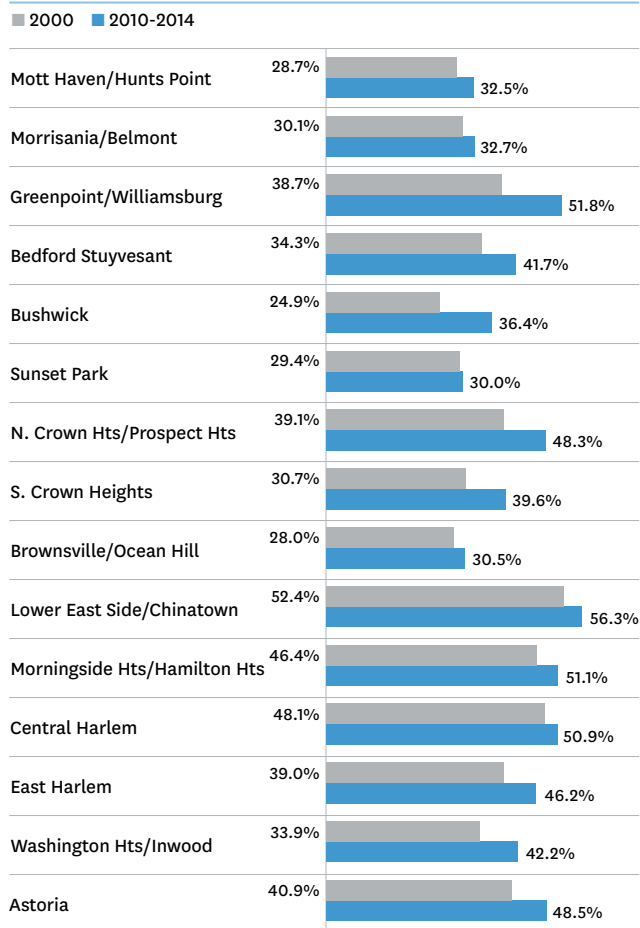


Source: Neighborhood Change Database (1990, 2000), American Community Survey (2010-2014), NYU Furman Center

Non-Family Households

The share of households classified as “non-family” increased in all gentrifying SBAs between 2000 and 2010-2014, but to varying degrees. Williamsburg/Greenpoint saw a 13.1 percentage point increase in the non-family household share, followed by Bushwick with an 11.5 percentage point increase. The non-family household share only increased slightly in Sunset Park and Morrisania/Belmont between 2000 and 2010-2014, up 0.6 percentage points and 2.6 percentage points, respectively.

Figure 3: Share Non-Family Households by Gentrifying Sub-Borough Area

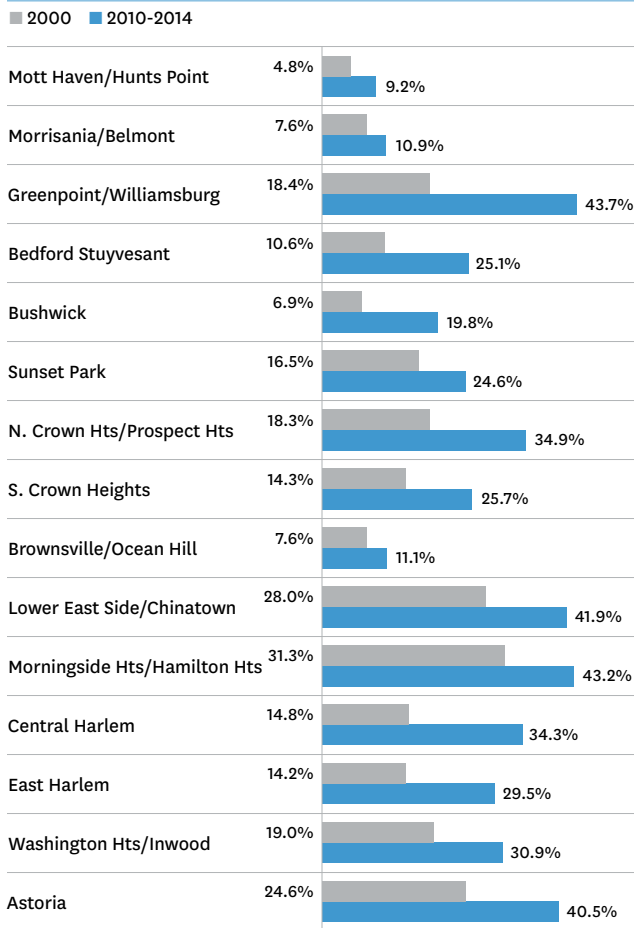


Source: Neighborhood Change Database (1990, 2000), American Community Survey (2010-2014), NYU Furman Center

Educational Attainment

Perhaps the most dramatic change across the city in the past two decades, and even more so in gentrifying neighborhoods, was the increase in the share of the adult population with a college degree. All of the gentrifying SBAs experienced an increase in the share of the adult population with a college degree between 2000 and 2010-2014, but those increases ranged from just over three percentage points in Brownsville/Ocean Hill to over 25 percentage points in Williamsburg/Greenpoint.

Figure 4: Share of Adult Population with College Degree by Gentrifying Sub-Borough Area



Source: Neighborhood Change Database (1990, 2000), American Community Survey (2010-2014), NYU Furman Center

Variation within Bedford-Stuyvesant and Williamsburg/Greenpoint

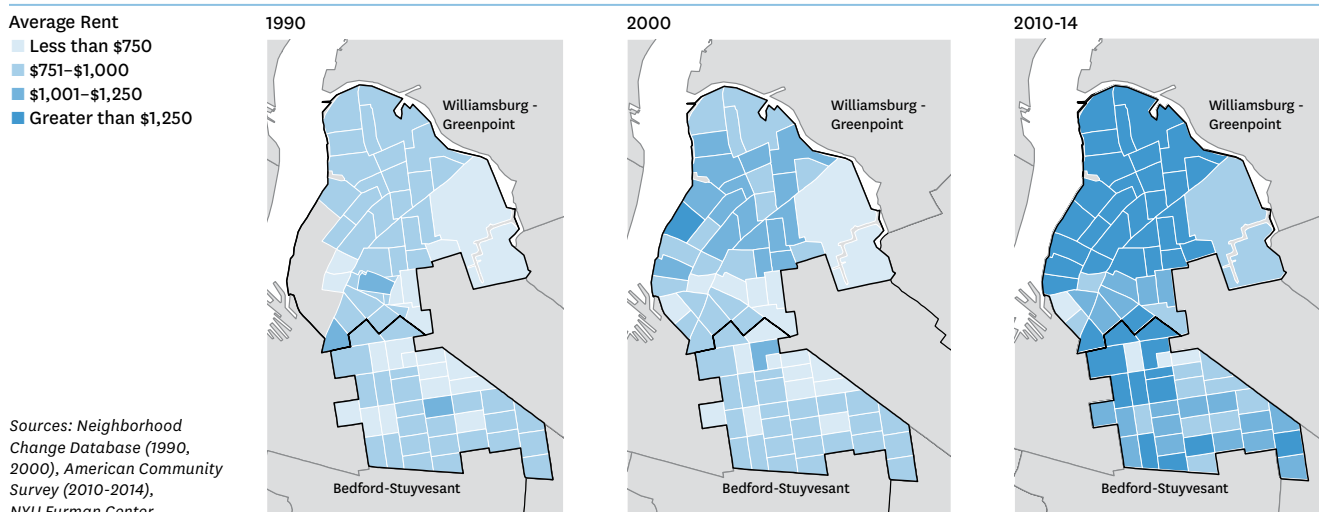
Sub-borough areas are large and can mask considerable variation in local changes in neighborhood characteristics. In this section, we zoom into two contiguous gentrifying neighborhoods, Bedford Stuyvesant (BK 03) and Williamsburg/Greenpoint (BK 01) and examine changes in rent, income, educational attainment, and racial and ethnic composition at the census tract level.

Rent

In 1990, most census tracts in Bedford-Stuyvesant and Williamsburg/Greenpoint had average rents between \$751 and \$1,000. By 2000, rents had started rising in some census tracts in Williamsburg/Greenpoint, but only few in Bedford-Stuyvesant.

In 2010-2014, the average rent in virtually all tracts in Williamsburg/Greenpoint was greater than \$1,250. In Bedford-Stuyvesant, rents rose, but many tracts still had average rents of less than \$1,000.

Figure 5: Average Rent by Census Tract in Bedford-Stuyvesant and Williamsburg/Greenpoint

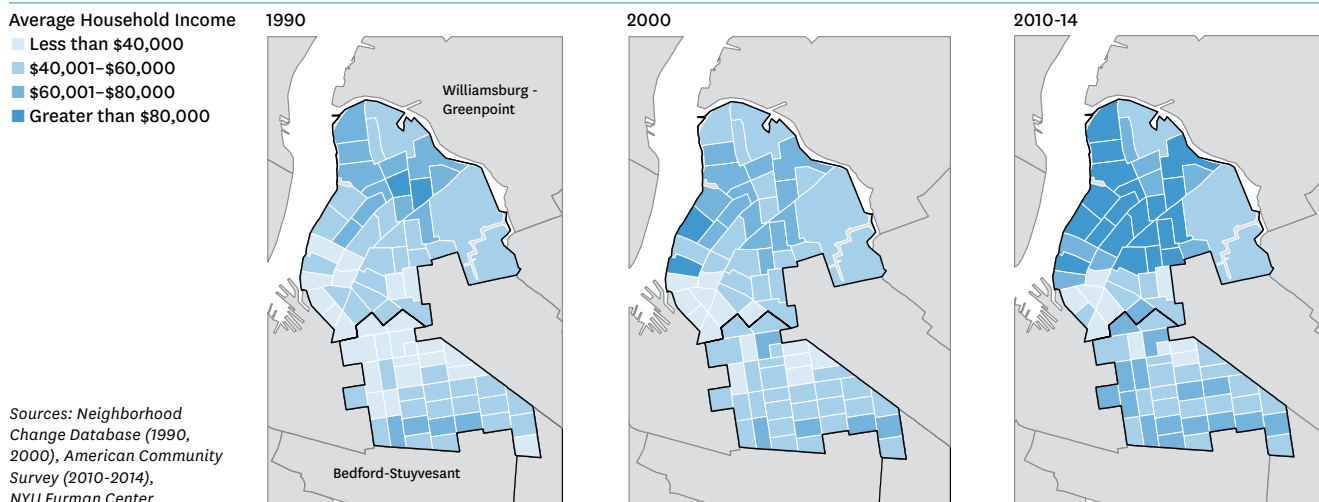


Income

Average household income has steadily increased for most census tracts in Bedford-Stuyvesant and Williamsburg/Greenpoint in the past two decades. The census tracts in Williamsburg/Greenpoint generally have had consistently

higher incomes than those in Bedford-Stuyvesant. The lowest income census tracts in 2010-2014 in Williamsburg/Greenpoint were those along the Bedford-Stuyvesant border.

Figure 6: Average Household Income by Census Tract in Bedford-Stuyvesant and Williamsburg/Greenpoint

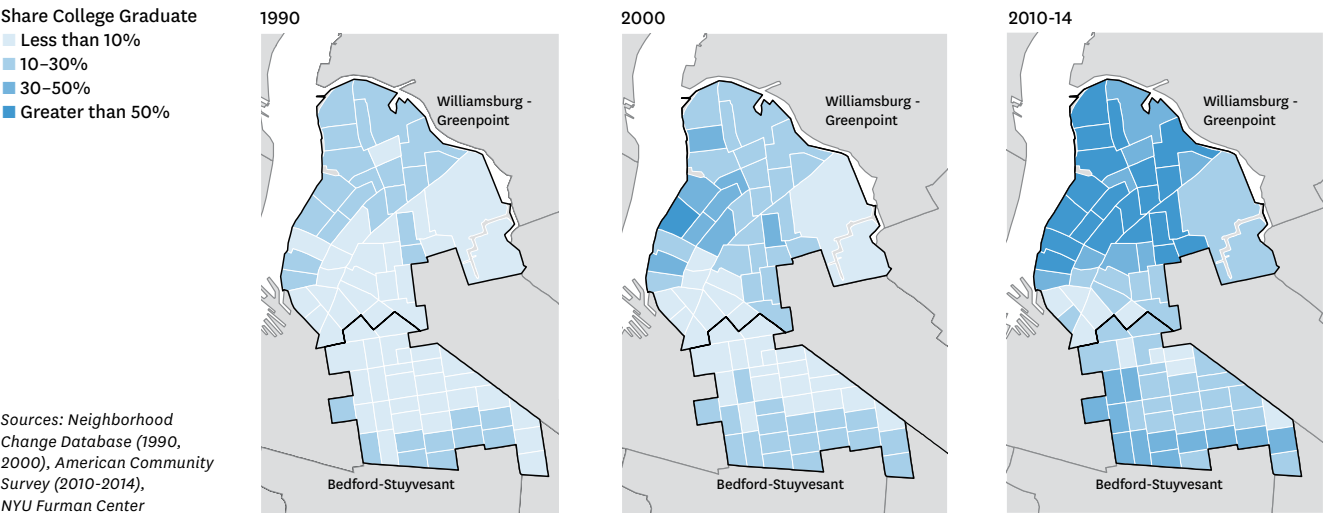


Educational Attainment

In 1990, in all census tracts in Williamsburg/Greenpoint and Bedford-Stuyvesant the share of the population that were college graduates was less than 30 percent. By 2010-2014, the college educated share in most census tracts in

Williamsburg/Greenpoint was greater than 50 percent. In Bedford- Stuyvesant, most census tracts experienced an increase in the share college educated between 2000 and 2010-2014.

Figure 7: Share College Graduate by Census Tract in Bedford-Stuyvesant and Williamsburg/Greenpoint

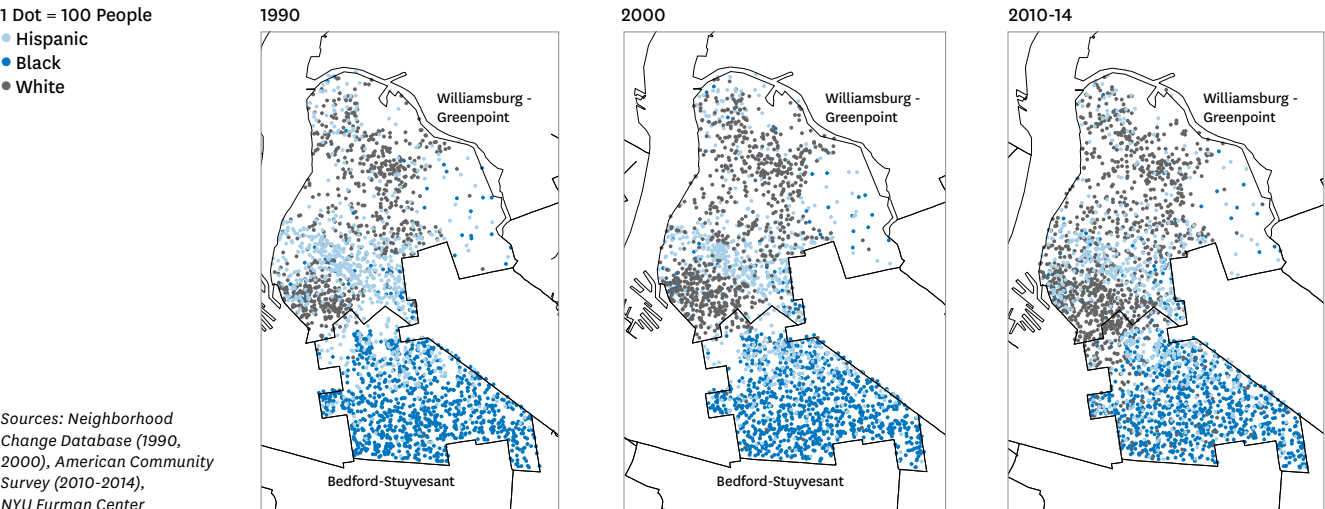


Racial and Ethnic Composition

The racial and ethnic composition of Bedford-Stuyvesant and Williamsburg/Greenpoint has changed considerably over time. Figure 8 shows the distribution of the black, Hispanic, and white population by census tract in 1990,

2000, and 2010. Bedford-Stuyvesant experienced a decrease in density of the black population; Williamsburg/Greenpoint experienced a decrease in the Hispanic population between decades.

Figure 8: Racial and Ethnic Composition by Census Tract in Bedford-Stuyvesant and Williamsburg/Greenpoint



Part 2: Citywide Analysis

The State of New Yorkers

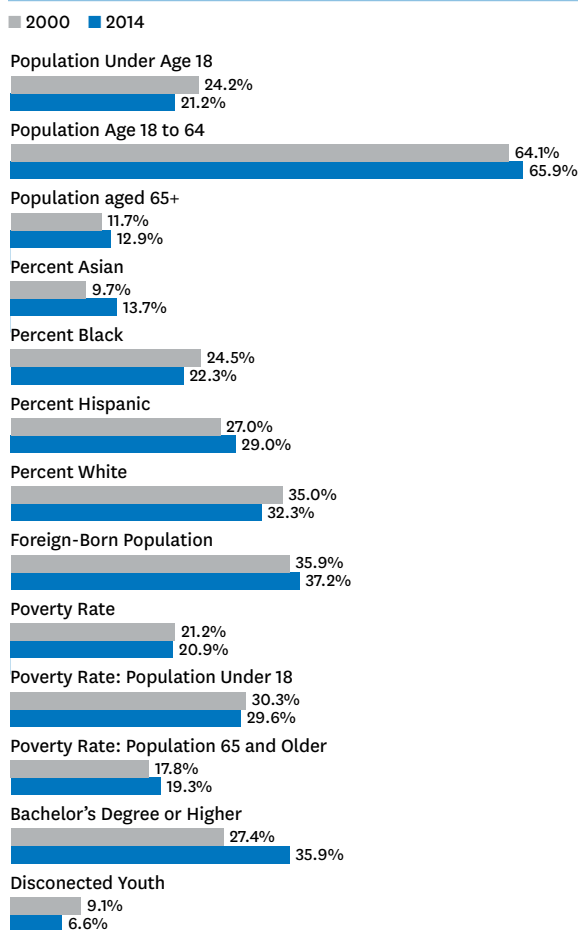
Since 2000, New York City has become more diverse, with no racial or ethnic group making up more than a third of the population and a larger share of the population that was foreign-born. In addition, the composition of the city's population shifted: the share of the population aged 65 and older increased between 2000 and 2014, while the share under 18 declined. Despite strong metropolitan GDP growth and falling unemployment rates since the Great Recession, median incomes stagnated and the poverty rate among older New Yorkers rose. Homelessness, particularly among families, remained high.

DEMOGRAPHICS FINDING #1

New York City's population changed to include relatively more older adults and fewer children between 2000 and 2014.

Between 2000 and 2014, the share of the city's population aged 18 or older grew, while the percentage under 18 declined from over 24 percent of the city's residents in 2000 to just over 21 percent by 2014, as shown in Figure 1. The proportion of the population aged 18 to 64—working-age adults—grew by nearly two percentage points, to reach 65.9 percent of the city's population in 2014. The share of the population aged 65 and older grew by over one percentage point, from 11.7 percent in 2000 to 12.9 percent in 2014.

Figure 1: Demographic Characteristics of New Yorkers



Sources: US Census (2000), American Community Survey (2014), NYU Furman Center
Note: The Hispanic population may be of any race, while we define the Asian, black, and white populations as being non-Hispanic.

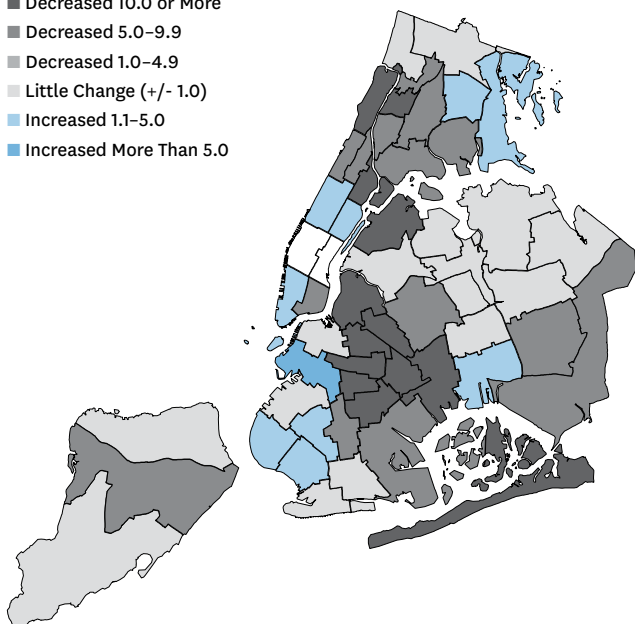
DEMOGRAPHICS FINDING #2

The neighborhoods with both the largest increases and the largest declines in the share of households with children since 2000 were located in Brooklyn.

Figure 2 depicts the percentage point change in the share of households with children under age 18 in different neighborhoods between 2000 and 2014. While that share declined in most neighborhoods, 10 neighborhoods saw fairly significant increases. Park Slope/Carroll Gardens (BK 06) in Brooklyn experienced the largest increase at over seven percentage points, followed by the Upper East Side (MN 8) and Upper West Side (MN 7) in Manhattan and Bensonhurst (BK 11), Bay Ridge/Dyker Heights (BK 10), and Borough Park (BK 12) in southwestern Brooklyn, all of which saw increases between three and five percentage points. The neighborhoods with the largest declines were located in northern and eastern Brooklyn, particularly Bushwick (BK 4) and Bedford Stuyvesant (BK 3). Fordham/University Heights/Morris Heights/Mount Hope (BX 5) in the Bronx also saw a sizeable decline.

Figure 2: Percentage Point Change in Share of Households with Children Under Age 18 by Sub-Borough Area, 2000-2014

- Decreased 10.0 or More
- Decreased 5.0–9.9
- Decreased 1.0–4.9
- Little Change (+/- 1.0)
- Increased 1.1–5.0
- Increased More Than 5.0



Sources: US Census (2000), American Community Survey (2014), NYU Furman Center

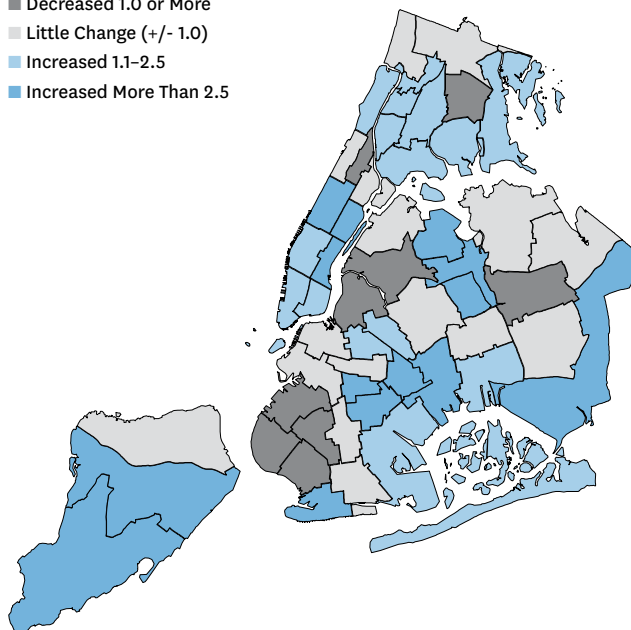
DEMOGRAPHICS FINDING #3

The majority of the city's neighborhoods saw an increase in the share of their populations aged 65 or older between 2000 and 2014.

Figure 3 maps changes in the population aged 65 and over between 2000 and 2014. A number of neighborhoods saw increases in the share of residents over 65, including South Beach/Willowbrook (SI 2) and Tottenville/Great Kills (SI 3) in Staten Island, central Manhattan, central and eastern Queens, and eastern Brooklyn (as well as Coney Island/Brighton Beach [BK 13]). Borough Park (BK 12) and Bay Ridge/Dyker Heights (BK 10) in Brooklyn and Morris Park/Allerton (BX 11) in the Bronx saw the most substantial declines in this population.

Figure 3: Percentage Point Change in Share of Population Aged 65 or Older by Sub-Borough Area, 2000-2014

- Decreased 1.0 or More
- Little Change (+/- 1.0)
- Increased 1.1–2.5
- Increased More Than 2.5

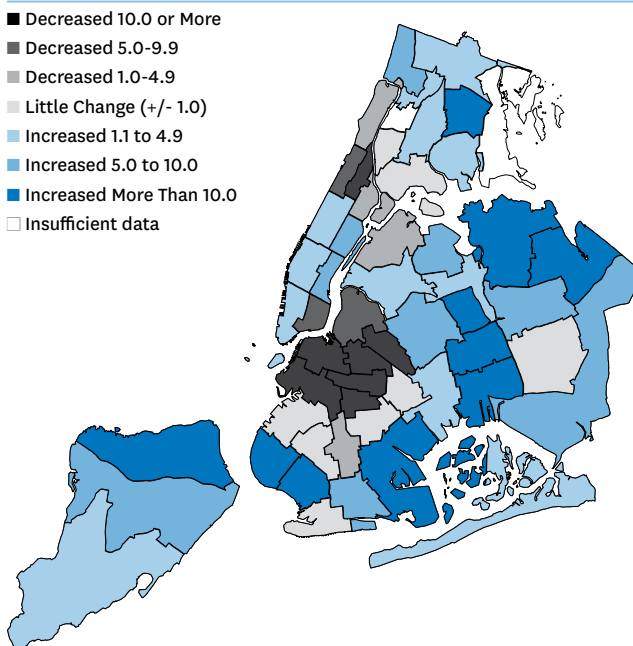


Sources: US Census (2000), American Community Survey (2014), NYU Furman Center

Since 2000, the shares of the city's population that are Asian and Hispanic grew, while white and black shares both decreased.

The share of New Yorkers identifying as Asian increased by four percentage points, from 9.7 percent in 2000 to 13.7 percent in 2014, while the share identifying as Hispanic increased by two percentage points. In 2000, whites constituted 35 percent of the city's population, but, by 2014, no race or ethnicity accounted for more than a third of the total population.

Figure 4: Percentage Point Change in Percent Non-White Population by Sub-Borough Area, 2000-2014



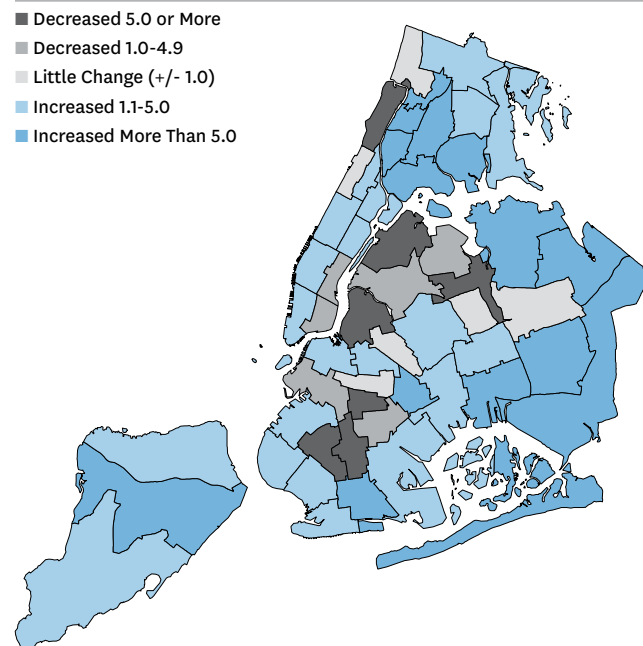
Sources: US Census (2000), American Community Survey (2014), NYU Furman Center

The city saw a slight increase in its foreign-born share of the population in 2014, but some Brooklyn neighborhoods saw large decreases.

Accompanying the increase in racial and ethnic diversity, the city experienced a slight increase in the percentage of residents born outside the United States, from 35.9 percent in 2000 to 37.2 percent in 2014 (see Figure 1).

As shown in Figure 5, the proportion of foreign-born residents increased in most of the Bronx between 2000 and 2014, with the largest increase in Morrisania (BX 3) and Belmont (BX 6), from 22 percent foreign-born in 2000 to 32 percent in 2014. A similar increase occurred in South Beach/Willowbrook (SI 2), raising from 18 percent in 2000 to 29 percent in 2014. The foreign-born share of the population went down by more than 10 percentage points in Williamsburg/Greenpoint (BK 1), from 34 percent in 2000 to 22 percent in 2014, and South Crown Heights/Prospect Lefferts Gardens (BK 9), from 48 percent in 2000 to 37 percent in 2014.

Figure 5: Percentage-Point Change in Percentage Foreign Born by Sub-Borough Area, 2000-2014



Sources: US Census (2000), American Community Survey (2014), NYU Furman Center

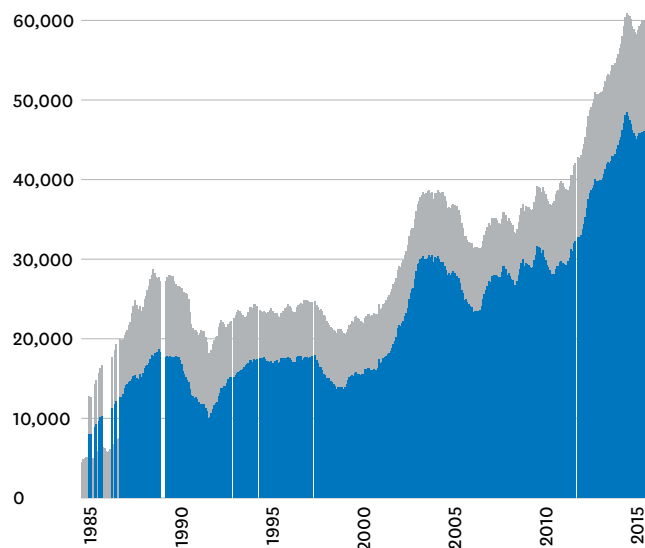
DEMOGRAPHICS
FINDING #6

The number of New Yorkers in homeless shelters nearly doubled between 2005 and 2014 and remained high through 2015.

The population of the city's homeless shelters grew dramatically between December 2005 and December 2014 and then remained steady over the next year. In December 2015, roughly 60,000 people lived in a homeless shelter—nearly 30,000 more than in December of 2005. Families, including over 23,000 children, made up 77 percent of the homeless population living in shelters, up from 74 percent in 2005.

Figure 6: Homeless Shelter Population, New York City

■ Persons in families ■ Persons not in families



Sources: New York City Department of Homeless Services, NYU Furman Center

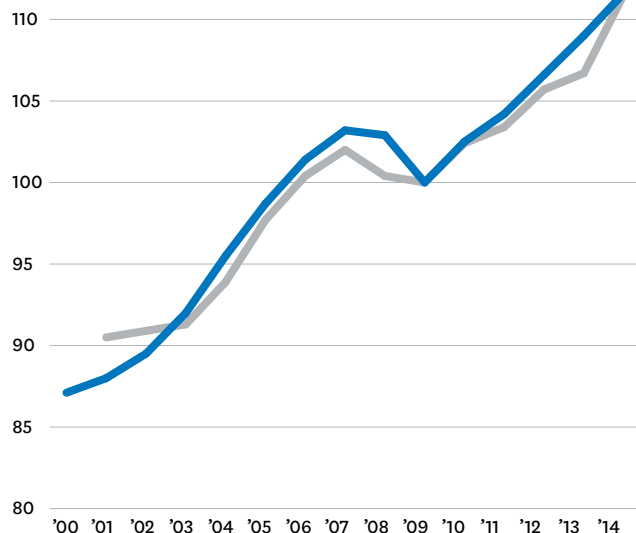
INCOME, POVERTY, AND INEQUALITY
FINDING #7

The New York City region's economy grew at a healthy rate between 2013 and 2014, outpacing the growth in metropolitan areas nationwide.

The New York City metropolitan area economy grew between 2013 and 2014, continuing an upward trend since 2009, as shown in Figure 7. Particularly rapid growth in gross domestic product (GDP) of 4.5 percent between 2013 and 2014 allowed the New York City metropolitan area to catch up with the recovery in metropolitan areas in the rest of the country. Both the metropolitan New York City GDP and the combined GDP of all US metropolitan areas grew in real terms by about 11.5 percent between 2009 and 2014.

Figure 7: Index of Real Gross Domestic Product (Index = 100 in 2009)

■ All U.S. Metros ■ New York City Metro

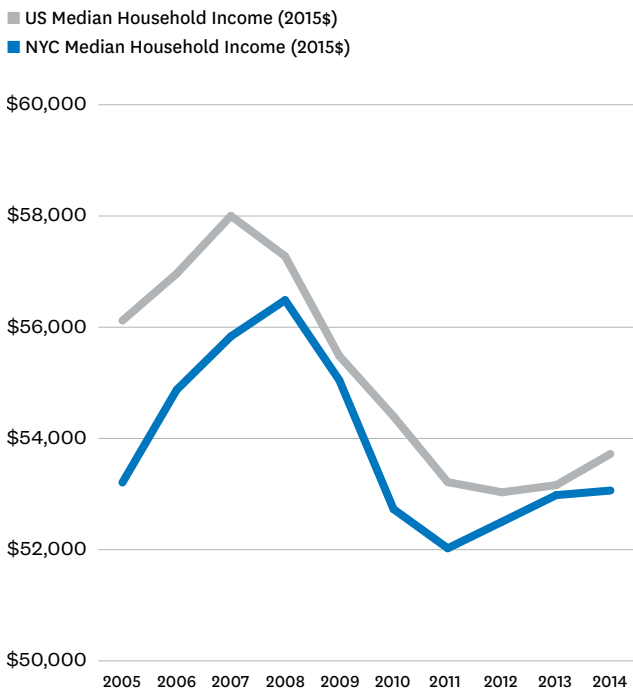


Sources: Bureau of Economic Analysis, NYU Furman Center

Despite strong regional economic growth in 2014, the New York City median income barely grew and remained well below its peak level in 2008.

Not all New Yorkers benefited from the growth in the regional economy. As shown in Figure 8, the inflation-adjusted median household income in New York City hit its lowest point since the start of the Great Recession at \$52,025 in 2011. It recovered somewhat through 2013, reaching nearly \$53,000, but it remained well below the 2008 peak of about \$56,500. The median household income was essentially unchanged between 2013 and 2014.

Figure 8: Inflation-Adjusted Median Household Income (2015\$)

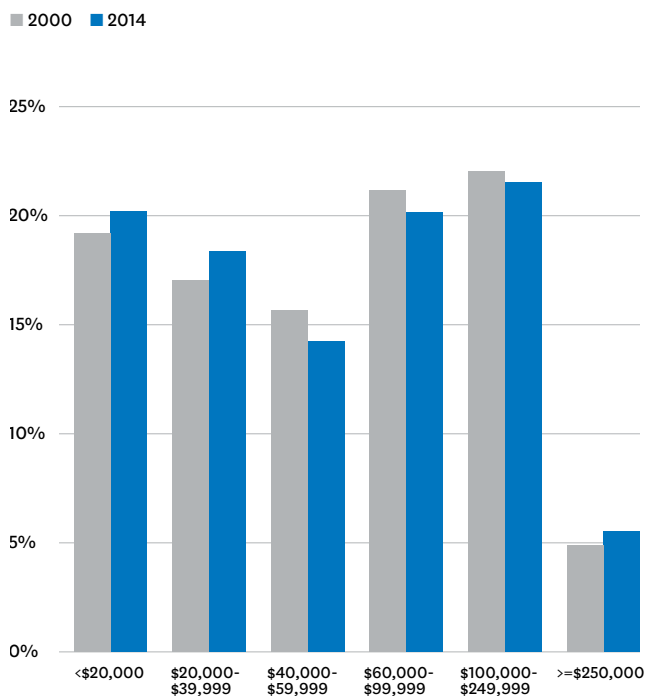


Sources: American Community Survey, NYU Furman Center

Both the share of New York City households earning below \$40,000 and the share earning over \$250,000 increased between 2000 and 2014.

As the citywide median income declined between 2000 and 2014, the distribution of household income widened. The share of New York City households earning moderate or middle incomes fell, while households earning over \$250,000 per year grew slightly, by 0.6 percentage points, and the share earning under \$40,000 per year rose by three percentage points to 39 percent.

Figure 9: Household Income Distribution, New York City (2015\$)



Sources: US Census (2000), American Community Survey (2014), NYU Furman Center

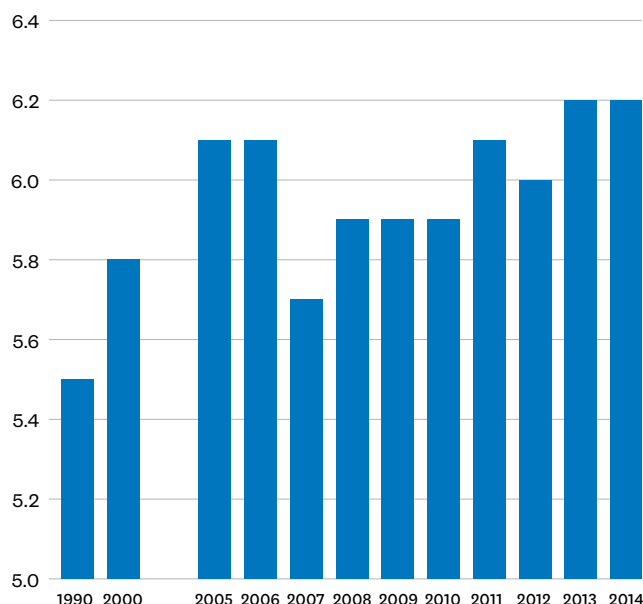
INCOME, POVERTY, AND INEQUALITY

FINDING #10

The city's income inequality remained steady in 2014.

Figure 10 shows that the income diversity ratio in New York City, or the ratio of 80th percentile household income to the 20th percentile household income, has increased since 1990. In that year, the 80th percentile household earned 5.5 times as much as the 20th percentile household. As the incomes of high-income households grew more than those of low-income households, the income diversity ratio rose to 6.1 in 2006, fell to 5.7 the next year, and then began to rise again, reaching 6.2 in 2013. Between 2013 and 2014, the ratio remained stable at 6.2 (with the 80th percentile household earning \$121,164 and the 20th percentile earning just \$18,175).

Figure 10: Income Diversity Ratio, New York City



Sources: US Census (1990, 2000), American Community Survey (2005-2014), Integrated Public Use Microdata Series (1990, 2000), NYU Furman Center

INCOME, POVERTY, AND INEQUALITY

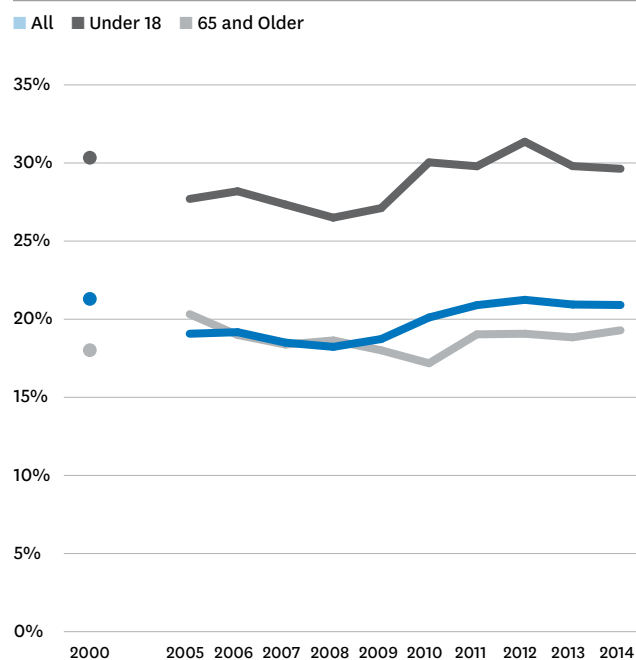
FINDING #11

The share of New Yorkers below the poverty line did not change between 2013 to 2014, but poverty rates among seniors rose to the highest level since 2005.

The overall poverty rate in New York City remained steady between 2013 and 2014, at 20.9 percent. Figure 11 shows that in 2000, 21.2 percent of the city's population had an income below the federal poverty line. After falling to a low of 18.2 percent in 2008, the poverty rate rose rapidly during the Great Recession and has since remained close to the 2000 level.

The poverty rate for children, historically higher than that for the whole population, fell slightly from 2013 to 2014, when 29.6 percent of children were below the poverty line. Meanwhile, the rate for seniors—adults aged 65 and older—increased by half a percentage point since 2013 to reach 19.3 percent in 2014, the highest level seen for this group since 2005.

Figure 11: Poverty Rate by Age, New York City

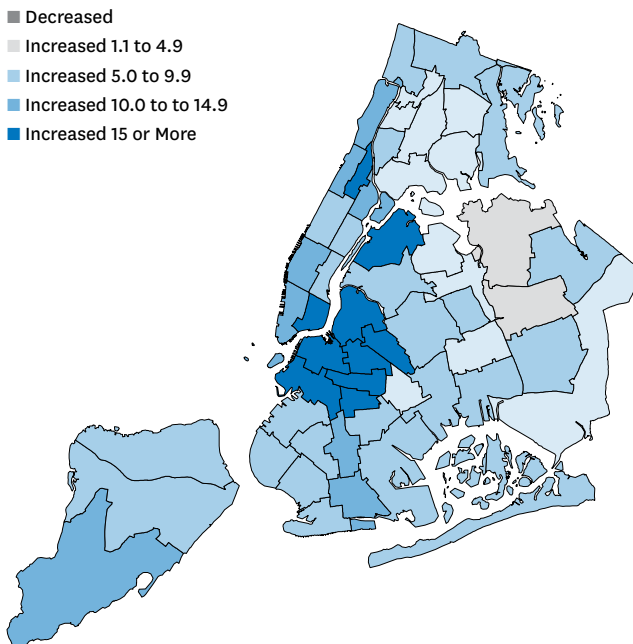


Sources: US Census (2000), American Community Survey (2005-2014), NYU Furman Center

The share of New Yorkers with college degrees continued to grow.

The share of New Yorkers aged 25 and older with a four-year degree or higher increased from 27.4 percent in 2000 to 35.9 percent in 2014 (see Figure 1), consistent with increases nationwide. Figure 12 shows changes in the share of residents with a bachelor's degree or higher at the neighborhood level between 2000 and 2014. During that period, the share increased by 20 percentage points or more in three neighborhoods: Greenpoint/Williamsburg (BK 1), up from 19 percent in 2000 to 50 percent in 2014; Central Harlem (MN 10), from 15 percent from in 2000 to 38 percent in 2014; and Astoria (QN 1), from 23 percent in 2000 to 43 percent in 2014. The share with a college degree actually went down in the Queens neighborhoods of Flushing/Whitestone (QN 7), down four percentage points, and Hillcrest/Fresh Meadows (QN 8), down one percentage point.

Figure 12: Percentage Point Change in Share of Residents with a BA or Higher by Sub-Borough Area, 2000-2014

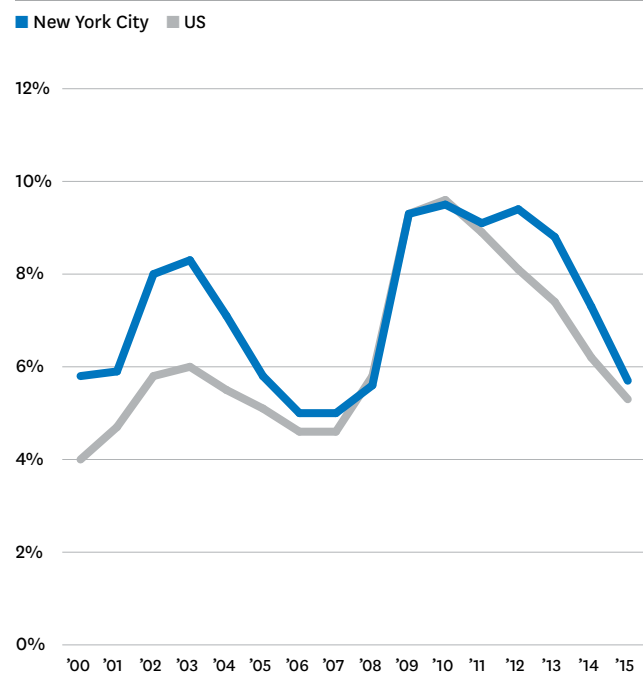


Sources: Bureau of Labor Statistics, NYU Furman Center

The city's unemployment rate fell in 2015 to its lowest rate since 2008.

While the New York City unemployment rate was roughly the same as the national rate at its peak in 2010, the national rate has declined steadily since then, while the rate in New York City rose between 2011 and 2012 and has remained above the national rate. Starting in 2013, however, the rate in New York City has dropped more quickly than in the US as a whole, and between 2014 and 2015 it went down by 1.6 percentage points to 5.7 percent, less than half a percentage point above the national rate of 5.3 percent.

Figure 13: Annual Average Unemployment Rate



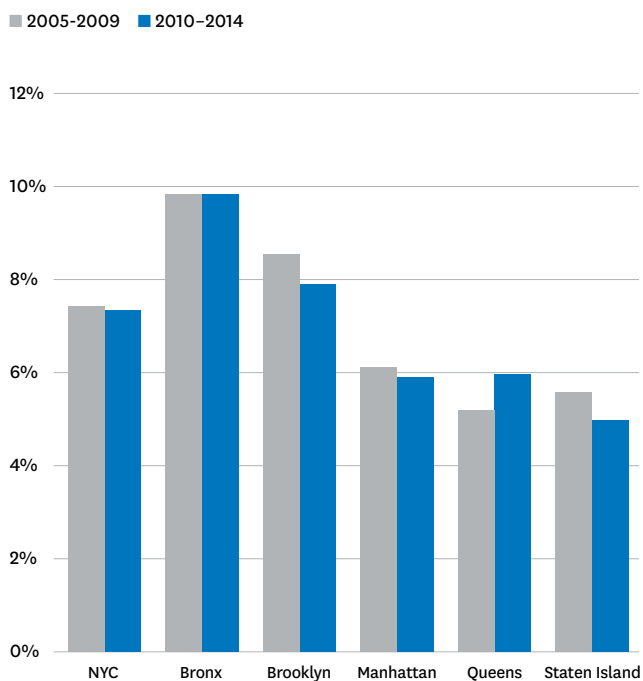
Sources: Bureau of Labor Statistics, NYU Furman Center

EDUCATION AND THE LABOR FORCE
FINDING #14

The share of New York City youth who were disconnected from both school and the labor market remained largely unchanged.

We define “disconnected youth” as people aged 16 to 19 who are neither enrolled in school nor participating in the labor force. According to the 2010-2014 American Community Survey, 7.3 percent of young people aged 16 to 19 were disconnected, just slightly below the 7.4 percent level recorded in the 2005-2009 survey. Figure 14 further breaks these figures down by borough. The disconnected youth share was highest in the Bronx, at 9.8 percent. Between 2005-2009 and 2010-2014, the disconnected youth share fell in Brooklyn, Manhattan, and Staten Island but rose in Queens.

Figure 14: Disconnected Youth by Borough



Sources: American Community Survey (5-Year Estimates), NYU Furman Center

The State of Land Use and the Built Environment

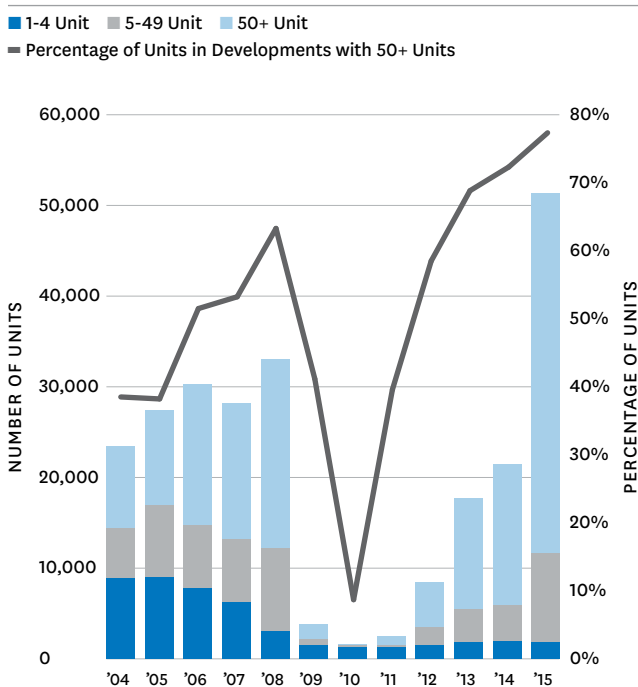
In 2015, New York City saw a large spike in the number of residential units authorized for construction, due in part to the uncertainty surrounding the 421-a property tax exemption program. Between 2014 and 2015, the number of completed residential units increased by 6.8 percent. There were few zoning changes in 2015, and only two dozen special permits approved, concentrated in Manhattan. The Landmarks Preservation Commission designated significantly more lots as part of historic districts in 2015 than in prior years, but it only designated six individual landmarks.

CONSTRUCTION ACTIVITY FINDING #1

In 2015, New York City saw a spike in the number of permits issued for new housing units, including a large jump in the number of permitted units in large buildings with at least 50 units.

New York City experienced a spike in the number of new residential units authorized for construction in 2015. Over 39,000 of more than 51,000 newly permitted housing units were slated to be in buildings with 50 or more units, more than in any year since at least 2004. The 421-a property tax exemption program was slated to expire on June 15, 2015, and uncertainty surrounding the fate of that tax exemption (which was extended to construction commenced through December 31, 2016) likely pushed developers to rush to apply for permits under the old regime.

Figure 1: Residential Units Authorized by New Building Permits by Property Size, New York City



Sources: New York City Department of Buildings, NYU Furman Center

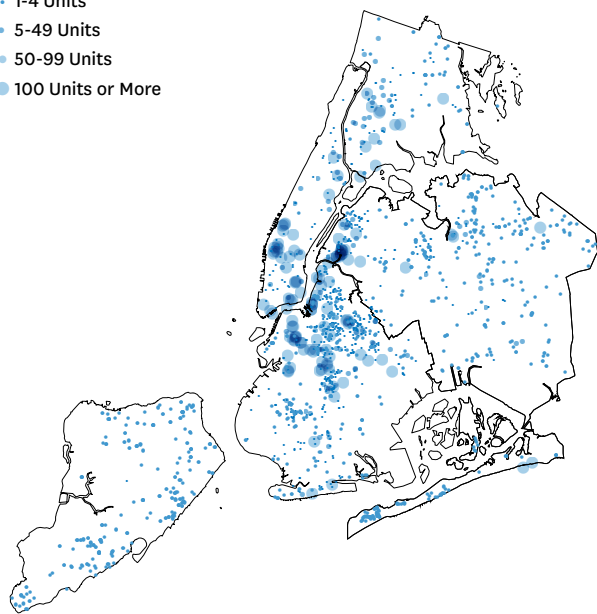
CONSTRUCTION ACTIVITY FINDING #2

New construction permits in 2015 were concentrated in Brooklyn and Manhattan.

New buildings authorized in 2015 were largely concentrated in the Bronx, Manhattan, and Brooklyn. The size of buildings authorized by new permits varied across the city's boroughs. One-to-four-unit buildings were concentrated in Staten Island, Brooklyn, and Queens. Permits for buildings with 100 or more units were granted in all boroughs except for Staten Island.

Figure 2: Housing Units Authorized by New Building Permits by Project, 2015

- 1-4 Units
- 5-49 Units
- 50-99 Units
- 100 Units or More



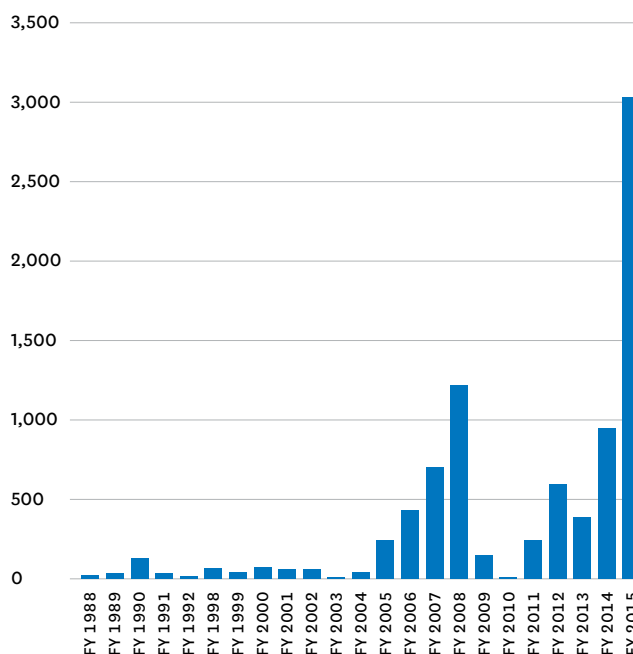
Sources: New York City Department of Buildings, NYU Furman Center

CONSTRUCTION ACTIVITY FINDING #3

New York City saw a record number of commitments for new affordable units under the Inclusionary Housing Program.

New York City's Inclusionary Housing Program allows housing development in certain areas of the city to build more floor area in exchange for the provision of affordable housing. In fiscal year 2015, developers signed regulatory agreements committing to build, preserve, or rehabilitate more than 3,000 new affordable units through the program, more than three times the number of units committed in the previous fiscal year and more than twice as many units as were committed in any year since the program's inception in 1987.

Figure 3: Number of Affordable-Unit Commitments through the Inclusionary Housing Program, New York City

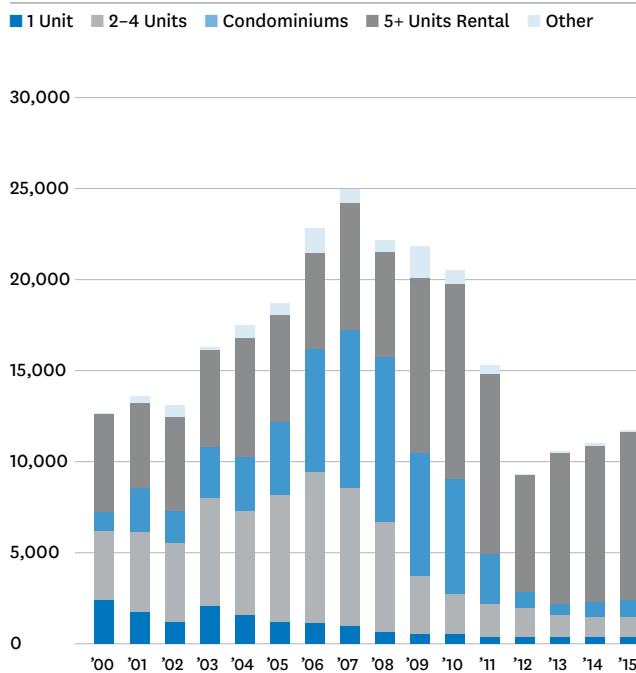


Sources: New York City Department of Housing Preservation and Development, NYU Furman Center

The number of completed residential units authorized for occupancy rose between 2014 and 2015 by seven percent, but remains below pre-2012 levels.

The number of new residential units authorized for occupancy rose in 2015 for the third straight year, but remains below pre-2012 levels. Seventy-nine percent of the new units receiving a certificate of occupancy were in rental buildings with 5 or more units. Just eight percent were condominiums, down from the height of 41 percent in 2008. Ten percent of new units were in buildings with 2-4 units and only three percent of them were single-family homes.

Figure 4: Types of Completed Residential Units Issued Certificates of Occupancy, New York City

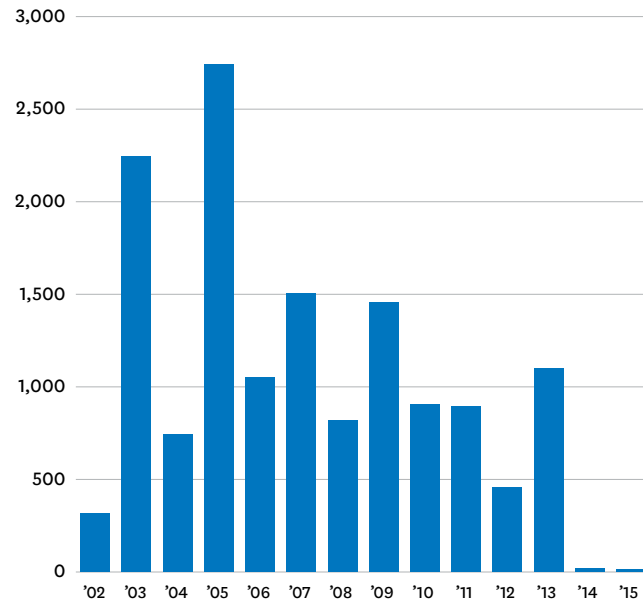


Sources: New York City Department of Buildings, NYU Furman Center

In 2015, New York City made zoning map amendments to only 16 blocks.

In 2015, New York City adopted eight rezonings (defined here as a zoning map amendment or a special-district boundary change) covering only 16 tax blocks, about the same as in 2014 (20 tax blocks). By comparison, the fewest number of blocks affected by rezonings during a single year during the Bloomberg administration was 317 in 2002.

Figure 5: Number of Blocks Affected by Rezonings, New York City



Sources: New York City Department of City Planning, NYU Furman Center

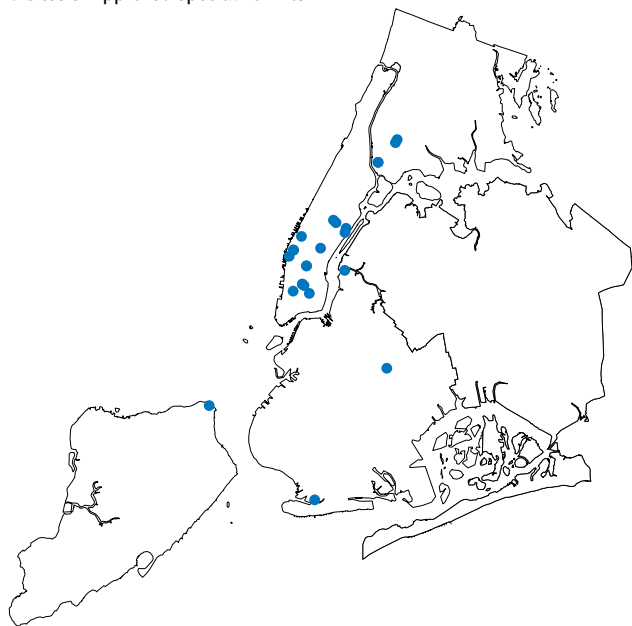
LAND USE REGULATION FINDING #6

The New York City Department of City Planning approved 24 site-specific special permits in 2015, most of which were located in Manhattan.

Site-specific special permits enable development or use of an existing structure that does not strictly conform with bulk, use, or other regulations in the Zoning Resolution. Special permits allow modifications for a specific proposal and do not change the underlying zoning for a lot. In 2015, the New York City Department of City Planning approved 24 such permits. As shown in Figure 6, most special permits were in Manhattan.

Figure 6: Location of Special Permits Approved in 2015, New York City

● Sites of Approved Special Permits



Sources: New York City Department of City Planning, NYU Furman Center

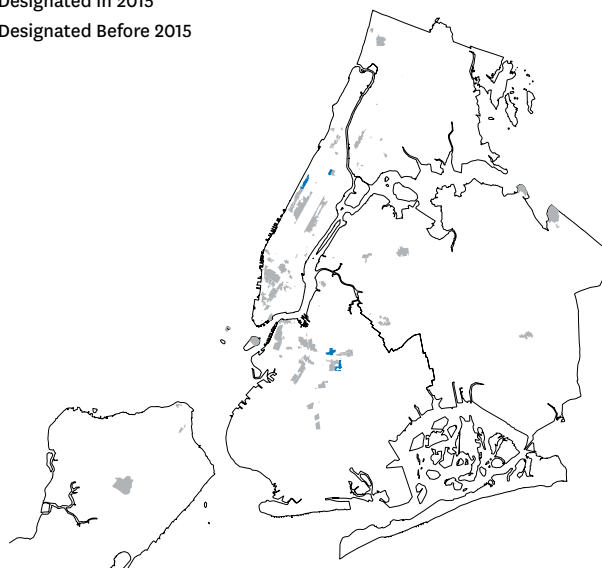
HISTORIC PRESERVATION REGULATION FINDING #7

In 2015, the city approved four new historic districts.

In 2015, the New York City Landmarks Preservation Commission (LPC) designated four new historic districts in Brooklyn and Manhattan, the two boroughs with the greatest concentration of historic districts. The LPC designated the Riverside-West End Historic District II on Manhattan's Upper West Side and the Mount Morris Historic District Extension in Harlem. In central Brooklyn, the LPC designated the Bedford Historic District and the Crown Heights North III Historic District.

Figure 7: Historic Districts, New York City

■ Designated In 2015
■ Designated Before 2015

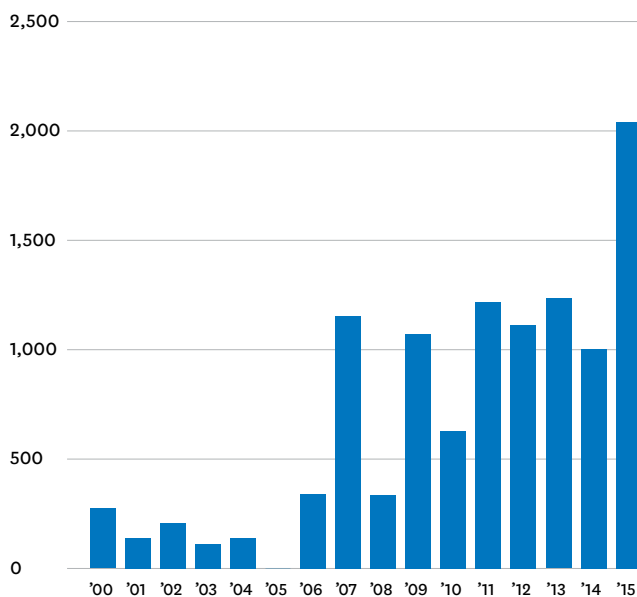


Sources: New York City Landmarks Preservation Commission, NYU Furman Center

Over 2,000 lots were located in the four new historic districts designated in 2015—the largest number of lots in newly designated districts in a given year since 1981.

In 2015, the New York City Landmarks Preservation Commission designated four historic districts that comprised over 2,000 individual tax lots, over 800 more lots than were included in newly designated districts in the peak year during the Bloomberg administration (2013).

Figure 8: Number of Lots Added to Historic Districts, New York City

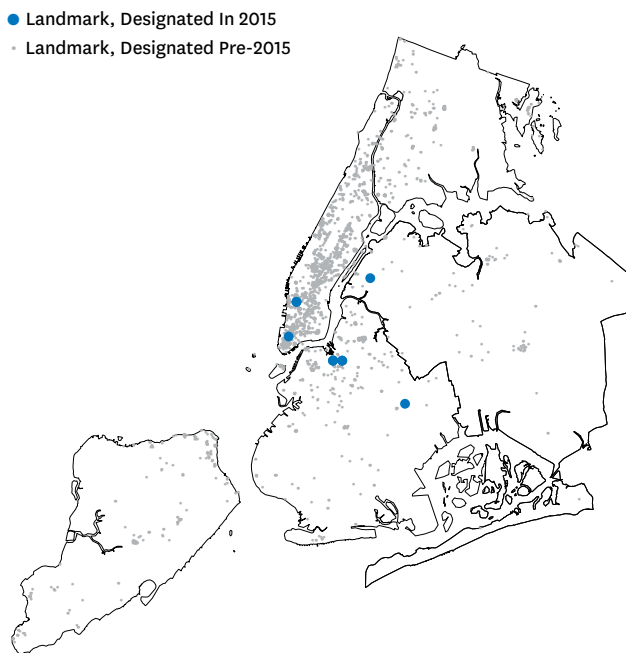


Sources: New York City Landmarks Preservation Commission, NYU Furman Center

The city designated six individual landmarks in Manhattan, Brooklyn, and Queens in 2015.

The New York City Landmarks Preservation Commission (LPC) designated six individual landmarks in 2015. In Manhattan, the LPC designated the Stonewall Inn and the Corbin Building. In Brooklyn, it designated the M. H. Renken Dairy Company Office Building and Engine Room Building, the Henry and Susan McDonald House, and the Brooklyn Public Library Stone Avenue Branch. In Queens, the LPC designated the Bank of the Manhattan Company Building in Long Island City.

Figure 9: Individual and Interior Landmark Designations, New York City



Sources: New York City Landmarks Preservation Commission, NYU Furman Center

The State of Homeowners and Their Homes

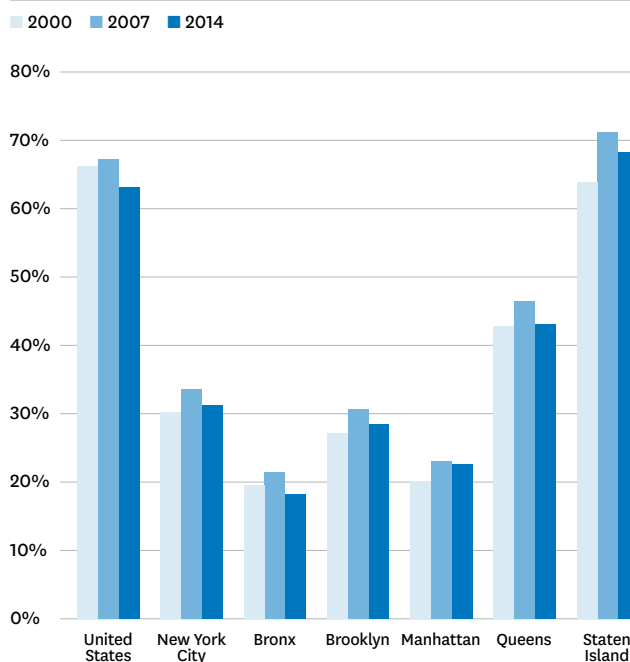
In 2015, home prices rose, the number of home sales dropped, and the number of foreclosures fell slightly but remained elevated compared to the years prior to the foreclosure crisis. Sales prices were higher in 2015 than in the previous year for residential properties in all boroughs. Prices were also higher across all property types, though the largest increase in prices was for multifamily buildings with five or more units. Close to 50 percent of mortgage-related foreclosure filings in 2015 were on properties that had received a foreclosure filing in the last six years with no change in ownership during that time, indicating prolonged homeowner distress. Pre-foreclosure notices, which indicate risk of foreclosure filings in the future, fell for a fourth year in a row in all boroughs.

HOMEOWNERSHIP FINDING #1

New York City's homeownership rate declined since peaking during the housing boom, but in 2014 remained above 2000 levels.

Between 2000 and 2014, the U.S. homeownership rate fell by about three percentage points. By contrast, the homeownership rate in New York City in 2014 was one percentage point above where it was in 2000, after experiencing a nearly four-percentage-point jump during the housing boom, as Figure 1 shows. Of the New York City boroughs, Staten Island saw the largest increase in its homeownership rate between 2000 and 2007 (+7.4 percentage points), and its rate in 2014 was the highest compared to its homeownership rate in 2000 (+4.4 percentage points). The Bronx was the only borough where the homeownership rate was lower in 2014 than in 2000 (-1.4 percentage points).

Figure 1: Homeownership Rate by Borough



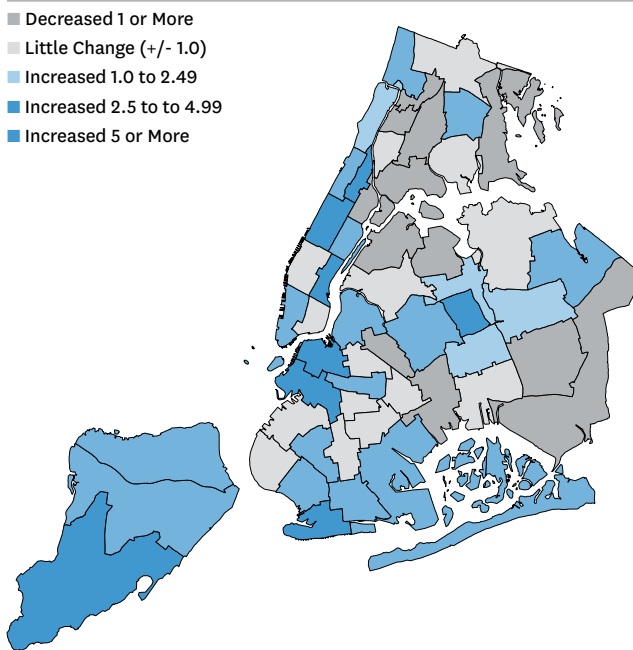
Sources: United States Census (2000), American Community Survey (2007, 2014), NYU Furman Center

HOMEOWNERSHIP
FINDING #2

Homeownership rates increased in some New York City neighborhoods between 2000 and 2014.

The neighborhoods with the largest increase in homeownership rates between 2000 and 2014 were Park Slope/Carroll Gardens (BK 6, +8.4 percentage points), Rego Park/Forest Hills (QN 6, +7.0 percentage points), Coney Island (BK 13, +6.9 percentage points), the Upper West Side (MN 7, +6.9 percentage points), and Fort Greene/Brooklyn Heights (BK 2, +5.8 percentage points). The largest decline in homeownership occurred in Throgs Neck/Co-op City (BX 10) in the eastern Bronx, where the homeownership rate dropped from 45.5 percent in 2000 to 41.5 percent in 2014.

Figure 2: Change in Homeownership Rate by Sub-Borough Area, 2000-2014



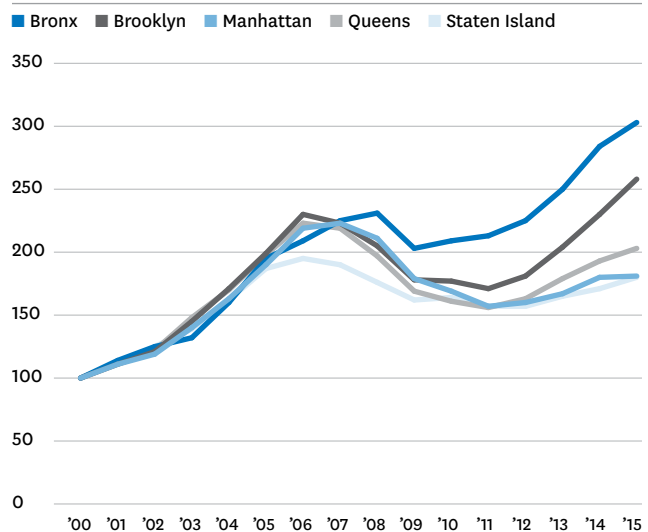
Sources: United States Census (2000), American Community Survey (2014), NYU Furman Center

HOME SALES
FINDING #3

In 2015, home prices were up in all of New York City's boroughs.

All of New York City's boroughs saw an increase in home prices between 2014 and 2015, though the magnitude of the price growth varied significantly across boroughs, as shown in Figure 3. As measured using our index of housing price appreciation, prices grew the most in Brooklyn, with a 12 percent increase since the previous year; followed by Manhattan with a seven percent increase; Queens and Staten Island with five percent increases; and, finally, the Bronx with a one percent increase. By 2015, only Brooklyn and Manhattan had exceeded their pre-recession peaks (which occurred in 2006 for Brooklyn and 2008 for Manhattan), with indexed housing price values growing 15 and 35 percent, respectively, since 2007. Home prices in the Bronx were 19 percent lower in 2015 than they were in 2007 at that borough's peak. While housing prices appreciated at relatively similar rates across boroughs between 2000 and 2005, since then appreciation rates have diverged. Between 2000 and 2005, the average residential property in Staten Island appreciated by 87 percent, while the average residential property in Manhattan appreciated by 95 percent. Between 2005 and 2015, however, properties in Staten Island depreciated by an average of four percent, while properties in Manhattan appreciated by 56 percent.

Figure 3: Index of Housing Price Appreciation for All Residential Property Types (Except Cooperatives) by Borough (Index = 100 in 2000)



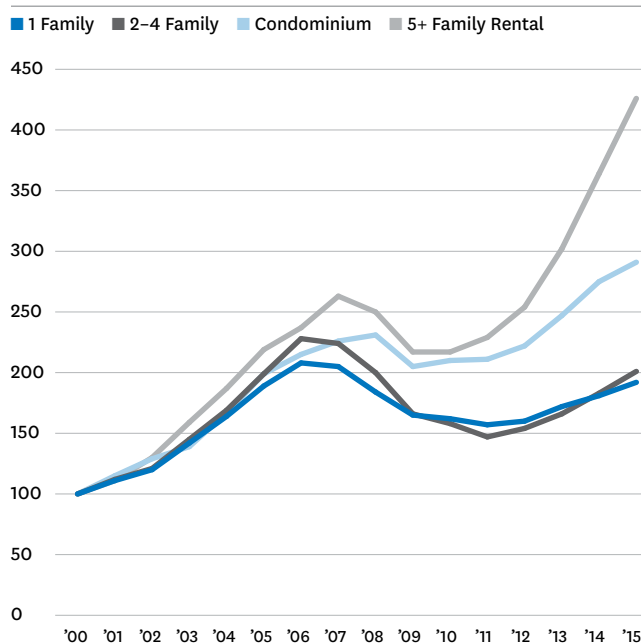
Sources: New York City Department of Finance, NYU Furman Center

HOME SALES
FINDING #4

In 2015, for the fourth year in a row, sales prices rose for all property types in New York City compared to the previous year.

Sales prices rose across all property types in New York City between 2014 and 2015, as Figure 4 shows. Sales prices for condominiums and rental buildings with five or more units both exceeded their peak during the housing boom by a substantial amount (condo prices were up 26% from their peak in 2008; in rental building with five or more units prices were up 62% from their peak in 2007). The increase in prices for multifamily rental buildings in recent years has been dramatic; between 2012 and 2015, prices for these buildings increased by 68 percent.

Figure 4: Index of Housing Price Appreciation by Property Type, New York City (Index = 100 in 2000)



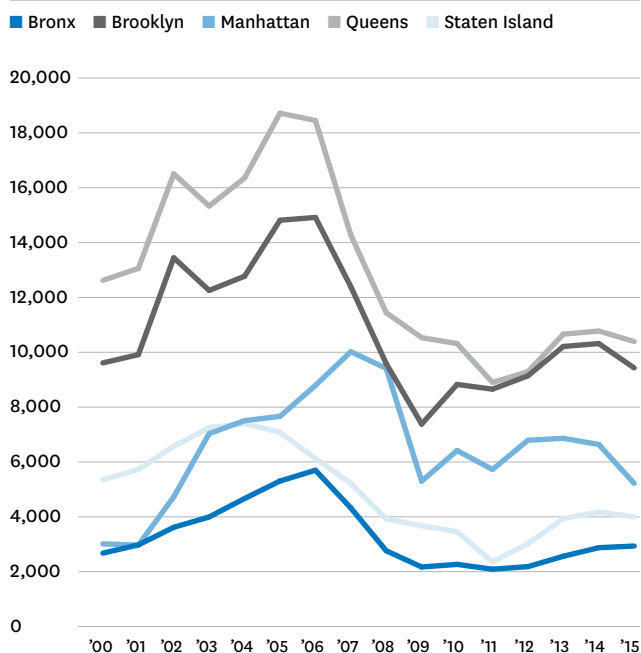
Sources: New York City Department of Finance, NYU Furman Center

HOME SALES
FINDING #5

In every borough except the Bronx, the total number of property sales fell in 2015, compared to the previous year.

Between 2014 and 2015, the total number of property sales fell in all boroughs except the Bronx, where 60 more sales occurred in 2015 than in 2014 (an increase of 2.1%), as shown in Figure 5. This is a change from 2014, when all boroughs except Manhattan saw an increase in the number of property sales compared to the previous year. The drop in sales volume in 2015 was most pronounced in Manhattan, where sales dropped by 21.4 percent; the declines in the other boroughs were smaller (Brooklyn: -8.6%; Queens: -3.5%; Staten Island: -4.3%).

Figure 5: Property Sales Volume by Borough



Sources: New York City Department of Finance, NYU Furman Center

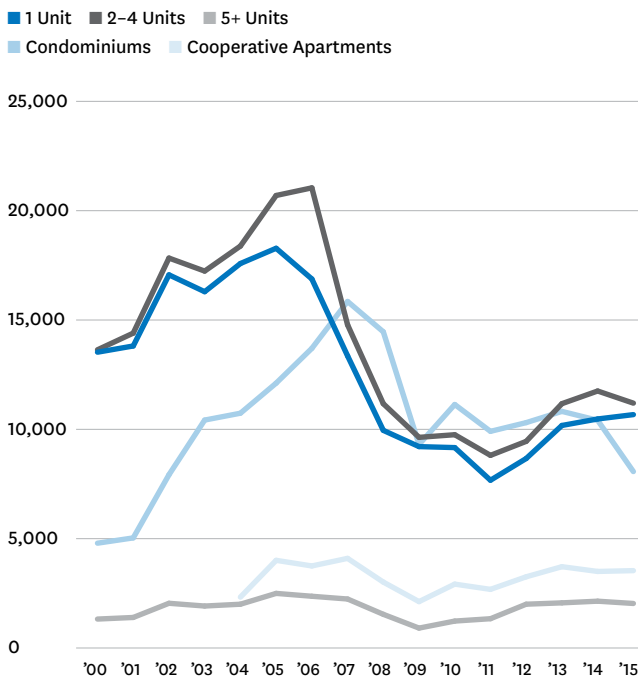
Note: Borough totals do not include sales of cooperative apartments.

HOME SALES
FINDING #6

In 2015, the overall decline in sales volume compared to the previous year was driven by a large decline in condominium sales.

The number of sales of condominium units decreased by 23 percent between 2014 and 2015, and two- to four-unit buildings and buildings with five or more units each saw five percent fewer sales. Property sales volume was up in 2015 for one-unit properties by two percent and for cooperative apartments by one percent, as Figure 6 shows.

Figure 6: Property Sales Volume by Property Type, New York City



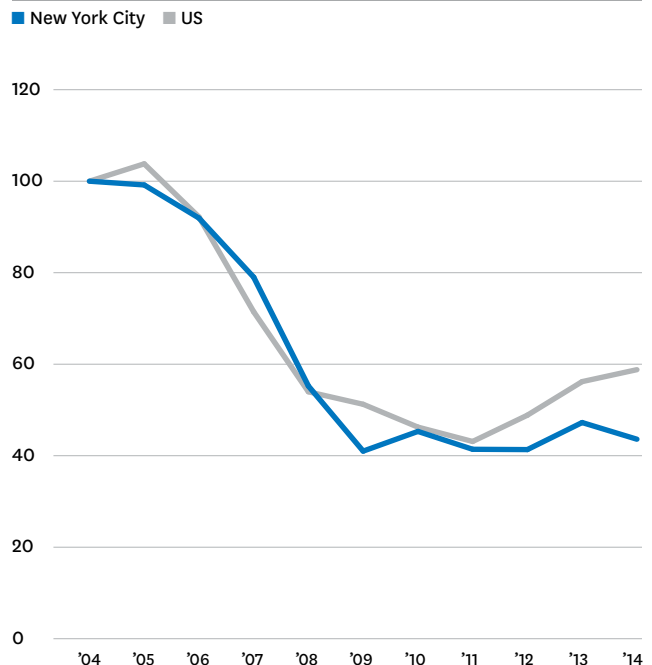
Sources: New York City Department of Finance, NYU Furman Center

HOME PURCHASE LENDING
FINDING #7

Home purchase lending in New York City fell in 2014 compared to the previous year.

While the total number of home purchase loans made in the United States rose from 2013 to 2014 by 4.6 percent, the number fell in New York City by 7.7 percent, as shown in Figure 7. Lending levels for home purchase loans remained far below their levels in 2004 in the United States and New York City.

Figure 7: Index of Home Purchase Loan Originations (Index = 100 in 2004), 2004-2014



Sources: Home Mortgage Disclosure Act, NYU Furman Center

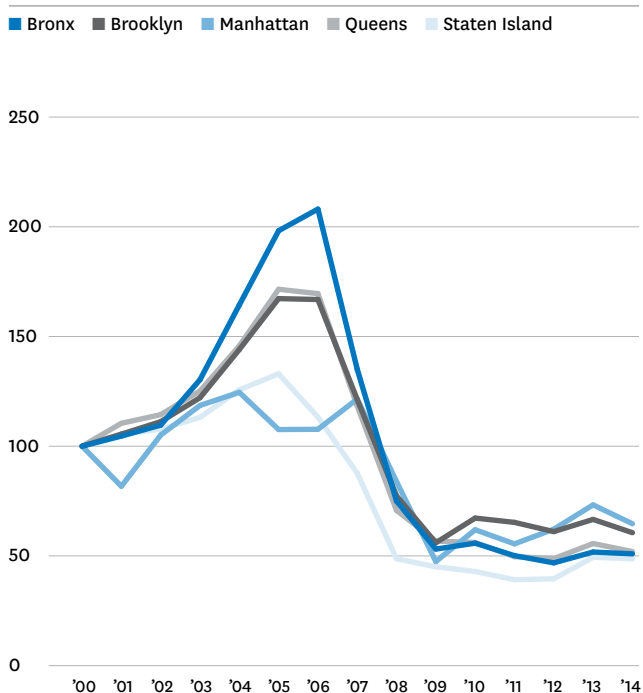
Note: Includes first-lien home purchase loans issued to owner-occupants of one- to four-family homes, condominiums, and cooperative apartments

HOME PURCHASE LENDING FINDING #8

Home purchase lending in 2014 fell slightly in all five boroughs compared to the previous year.

Figure 8 shows that home purchase lending in all five of New York City's boroughs fell between 2013 and 2014; the largest drops were in Manhattan (-11.7%) and Brooklyn (-9.1%). Home purchase lending remained well below year-2000 levels.

Figure 8: Index of Home Purchase Loan Originations by Borough, All Mortgage Liens (Index=100 in 2000)



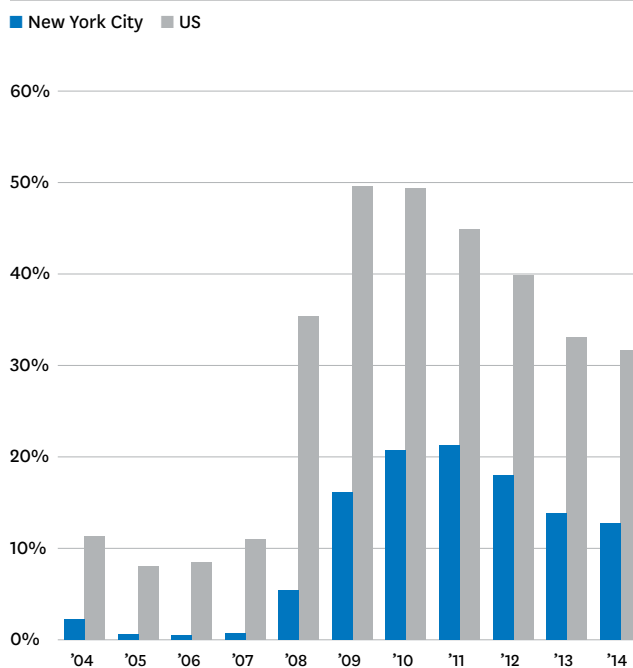
Sources: Home Mortgage Disclosure Act, NYU Furman Center
Note: Includes home purchase loans issued to owner-occupants of one- to four-family homes, condominiums, and cooperative apartments

HOME PURCHASE LENDING FINDING #9

FHA/VA loans continued to make up a much larger share of both New York City and U.S. home-purchase mortgage originations than they did before the housing crisis.

In 2014, in both the United States and New York City, FHA/VA home purchase lending remained relatively stable, as shown in Figure 9. Citywide and nationally, FHA/VA loan originations made up a much smaller share of loan originations in 2014 than they did during the years immediately following the foreclosure crisis, but such loans represented a much larger share of total mortgage originations in 2014 than they did in the early 2000s.

Figure 9: FHA/VA Share of Home Purchase Mortgage Originations

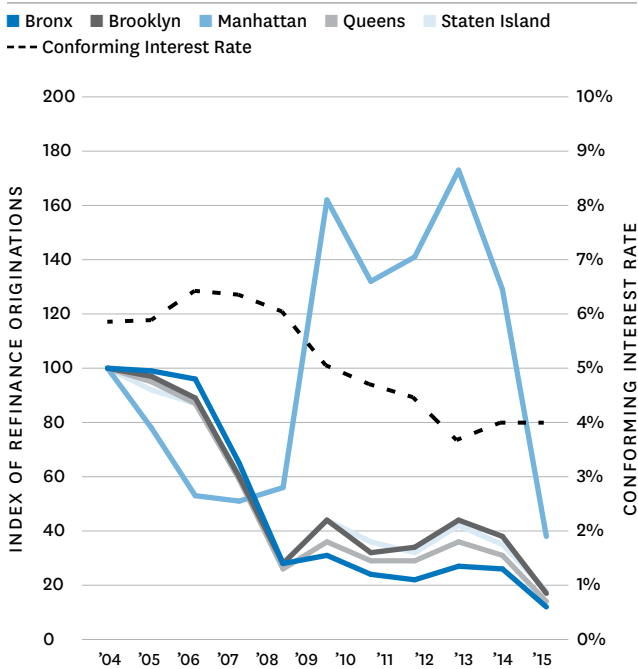


Sources: Home Mortgage Disclosure Act, NYU Furman Center
Note: Includes first-lien home purchase loans issued to owner-occupants of one- to four-unit homes and condominiums, and cooperative apartments

Despite relatively low interest rates, the number of refinance loans made in New York City dropped in 2014, compared to the previous year.

All New York City boroughs saw a large drop in refinance lending between 2013 and 2014, as shown in Figure 10, with the biggest decline in Manhattan (-70.9%) followed by Brooklyn (-56.3%), Queens (-55.8%), the Bronx (-52.6%), and Staten Island (-49.1%). In four of the five boroughs, the number of refinance loans originated in 2014 was less than a fifth of the number originated in 2004, despite the fact that the conforming interest rate in 2014 was almost two percentage points below the 2004 level.

Figure 10: Index of Refinance Originations by Borough (Index=100 in 2004)

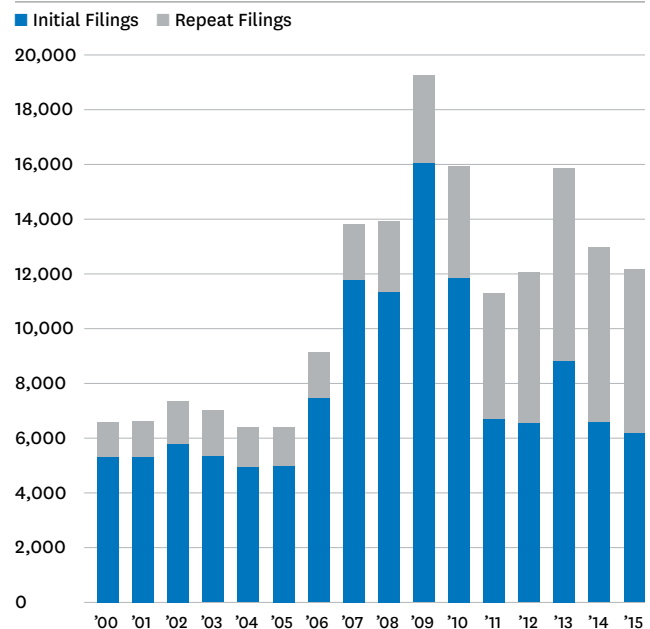


Sources: Home Mortgage Disclosure Act, Freddie Mac Primary Mortgage Market Survey, NYU Furman Center

The number of foreclosure filings in New York City fell slightly in 2015 compared to 2014, but remained almost double the number filed in 2000.

While foreclosure filings in New York City have fallen from their peak in 2009, Figure 11 shows that in 2015 they still remained elevated far above the number of yearly filings prior to the foreclosure crisis. However, the share of filings that were repeat filings (properties with a prior foreclosure filing within the past six years and no change of ownership during that time) grew dramatically (from 19.5% in 2000 to 49.3% in 2015), suggesting that a greater share of foreclosure notices were issued to borrowers experiencing prolonged distress. The number of initial foreclosure filings in 2015 was the lowest it had been since 2005.

Figure 11: Foreclosure Filings on One- to Four-Unit Buildings and Condominiums by Repeat Status, New York City



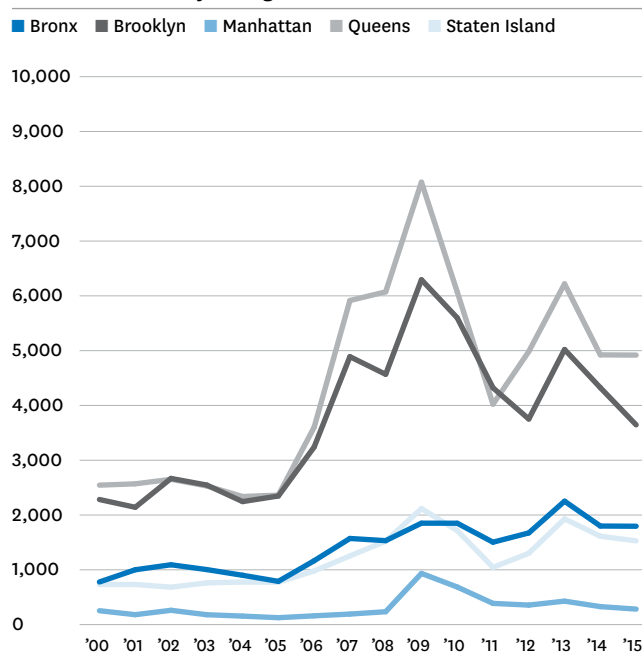
Sources: Public Data Corporation, New York City Department of Finance, NYU Furman Center

FORECLOSURES FINDING #12

The number of foreclosure filings on one- to four-unit buildings and condominiums fell in every borough in 2015, compared to the previous year, though the drops in Queens and the Bronx were very small.

The number of foreclosure filings on one- to four-unit buildings and condominiums fell across the city between 2014 and 2015, as Figure 12 shows. The drops in Queens and the Bronx were very small (four fewer filings each), but the number of filings dropped by 15.7 percent in Brooklyn; 13.7 percent in Manhattan; and 5.3 percent in Staten Island. Despite the declines, in 2015 there were more than twice as many foreclosure filings in the Bronx and Staten Island, and 93 percent more in Queens, than there were in 2000.

Figure 12: Foreclosure Filings on One- to Four-Unit Buildings and Condominiums by Borough



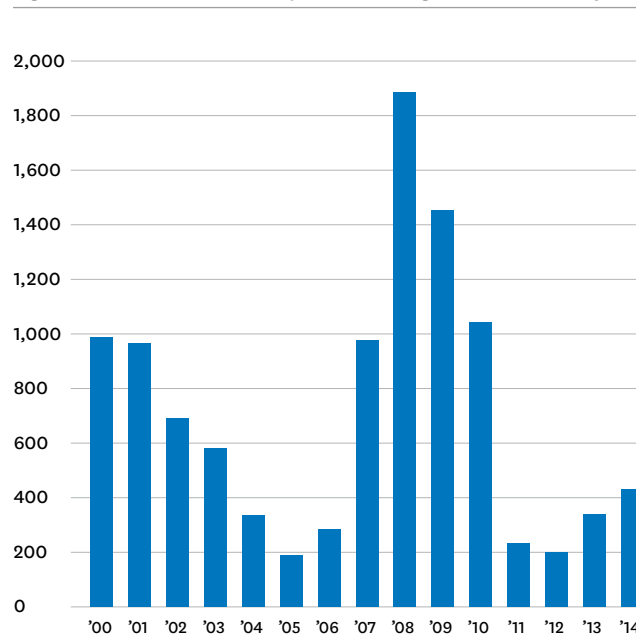
Sources: Public Data Corporation, New York City Department of Finance, NYU Furman Center

FORECLOSURES FINDING #13

The number of properties entering bank ownership after a completed foreclosure remained low in 2014.

In 2014, 429 one- to four-unit properties in New York City were transferred to the foreclosing lender following a completed foreclosure (called real estate owned or REO; this happens when the property fails to sell for a price acceptable to the foreclosing lender after a completed foreclosure). This is the second year that the number of REOs has risen slightly after a multi-year drop, likely reflecting an increase in the number of completed foreclosures following the glut of cases filed during the foreclosure crisis. This was 56 percent lower than the number of properties entering REO in 2000, and 77 percent lower than the number entering REO in 2008, as shown in Figure 13.

Figure 13: One- to Four-Unit Properties Entering REO, New York City



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

The number of pre-foreclosure notices issued to one- to four-unit properties and condominiums in 2015 fell from the previous year.

Pre-foreclosure notices for one- to four-unit properties and condominiums, which lenders must send to delinquent borrowers at least 90 days prior to filing a foreclosure case, dropped by 23 percent between 2014 and 2015 citywide, with all boroughs experiencing significant reductions, as shown in Figure 14. Citywide, pre-foreclosure notices declined over 55 percent since 2011. Along with the indicators on repeat foreclosure filings, this indicates that the number of borrowers entering new bouts of distress has gone down considerably since the Great Recession, although many borrowers who fell into financial difficulties during the recession may remain distressed.

Table 1: Pre-Foreclosure Notices Issued to One- to Four-Unit Properties and Condominiums

	2011	2012	2013	2014	2015	Percent Change 2014-15
Bronx	8,770	8,956	8,456	5,459	4,324	-21%
Brooklyn	21,351	21,768	19,745	12,530	9,185	-27%
Manhattan	1,142	1,154	1,213	733	608	-17%
Queens	29,307	28,721	25,712	16,007	12,563	-22%
Staten Island	10,319	10,274	9,163	6,222	4,983	-20%
New York City	70,889	70,873	64,289	40,951	31,663	-23%

Sources: New York State Department of Financial Services, NYU Furman Center

The State of Renters & Their Homes

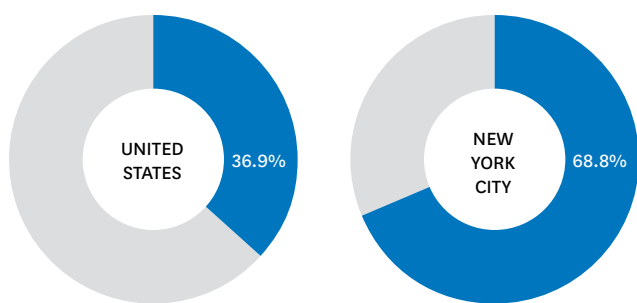
New York City continued to face a shortage of affordable housing. Rents rose all over the city, with particularly large increases in some neighborhoods. Consequently, rental housing was increasingly out of reach for a large swath of residents. New York City residents continued to face heavy rent burdens. In 2014, 55 percent of all renter households were rent burdened, with housing costs equal to at least 30 percent of their income.

RENTER HOUSEHOLDS FINDING #1

The vast majority of New York City households are renters.

Nearly 70 percent of households in New York City rented their homes in 2014, almost twice the national rate. Of the five boroughs, the Bronx had the highest rental share in 2014 (81.8%) and Staten Island had the lowest share (31.8%). Most households in Brooklyn (71.5%), Manhattan (77.3%), and Queens (56.9%) lived in rental units in 2014.

Figure 1: Renter Share of Households, 2014



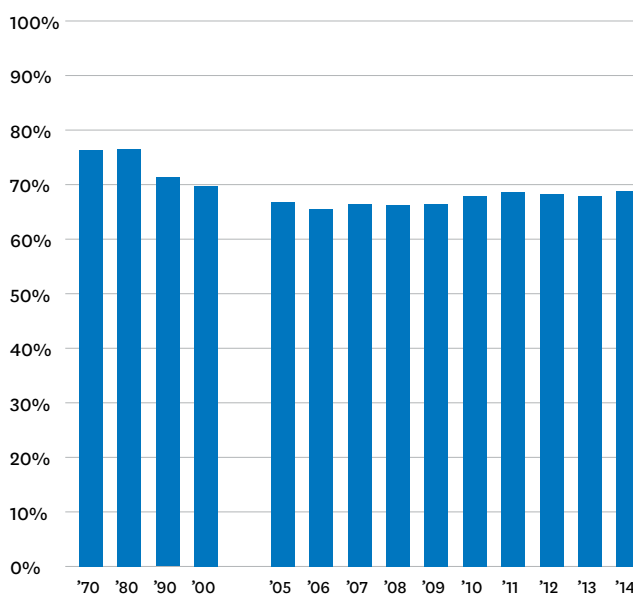
Sources: American Community Survey, NYU Furman Center

RENTER HOUSEHOLDS FINDING #2

New York City has been a majority renter city since at least the 1970s, though the overall renter share has declined since 1980.

Historically, a majority of New York City households have rented their homes. During the lead-up to the Great Recession, the share of households that rented declined until it hit a low of 65.6 percent of households in 2006. In the subsequent years, the renter share of households increased by more than three percentage points, though it remained below the levels seen in 2000.

Figure 2: Renter Share of Households, New York City



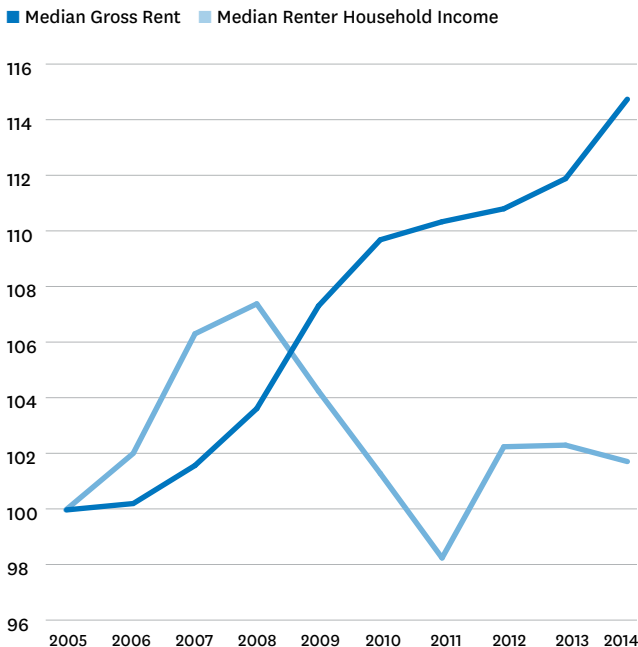
Sources: US Census (1970-2000), American Community Survey (2005-2014), NYU Furman Center

RENT LEVELS
FINDING #3

Rents remained high and have risen every year since at least 2005.

Rent levels have risen faster than incomes in recent years. Figure 3 compares the change in median gross rent and median renter household income, indexed to 2005 values. Between 2005 and 2014, median gross rent increased by a total of 14.7 percent citywide, while the typical renter household's income increased by just 1.7 percent. Between 2013 and 2014, the median gross rent rose by 2.6 percent, while the median income for New York City renters declined.

Figure 3: Index of Real Median Gross Rent and Real Median Renter Household Income (Index=100 in 2005), New York City



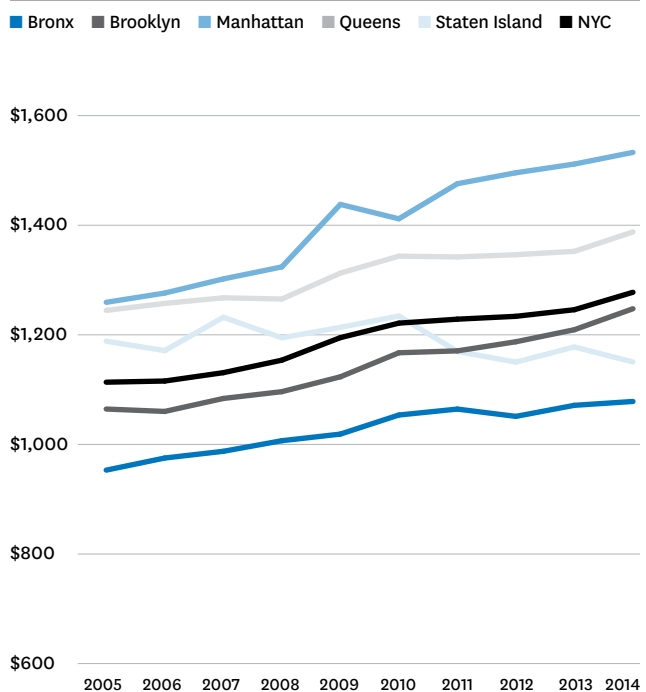
Sources: American Community Survey, NYU Furman Center

RENT LEVELS
FINDING #4

All boroughs, except for Staten Island, saw increases in median gross rent between 2005 and 2014.

Citywide, the median gross rent rose steadily between 2005 and 2014. Of the five boroughs, only Staten Island residents did not see an increase in median gross rent during this period. Comparing median gross rent in 2005 and 2014, Manhattan saw the largest increase (21.7%), followed by Brooklyn (17.2%), the Bronx (13.1%), and Queens (11.5%). The median gross rent in Staten Island decreased by 3.2 percent between 2005 and 2014.

Figure 4: Inflation-Adjusted Median Gross Rent (2015\$) by Borough



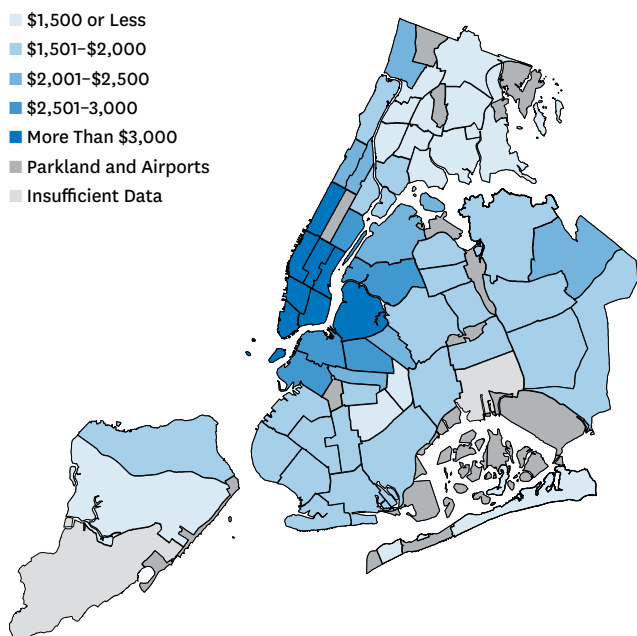
Sources: American Community Survey, NYU Furman Center

RENT LEVELS FINDING #5

Asking rents varied widely across neighborhoods.

Rent reported by all residents may not reflect the experience of those currently searching for housing on the private market; median gross rent includes tenants who have lived in rent-stabilized units for many years, for example. The asking rent is the rent for units being advertised for lease. Using data from StreetEasy, which lists available rental units in New York City, the citywide median asking rent in 2014 was \$2,800. Asking rent varied by neighborhood; in Manhattan south and west of Central Park, median asking rent was more than \$3,000. In outer Brooklyn and Queens, median asking rent was generally between \$1,500 and \$2,000.

Figure 5: Median Asking Rent by Community District, 2014



Sources: StreetEasy, NYU Furman Center

Note: Two community districts, South Ozone Park/Howard Beach (QN 10), and Tottenville/Great Kills (SI 03), were excluded from this analysis because there were fewer than 30 rental listings in 2014.

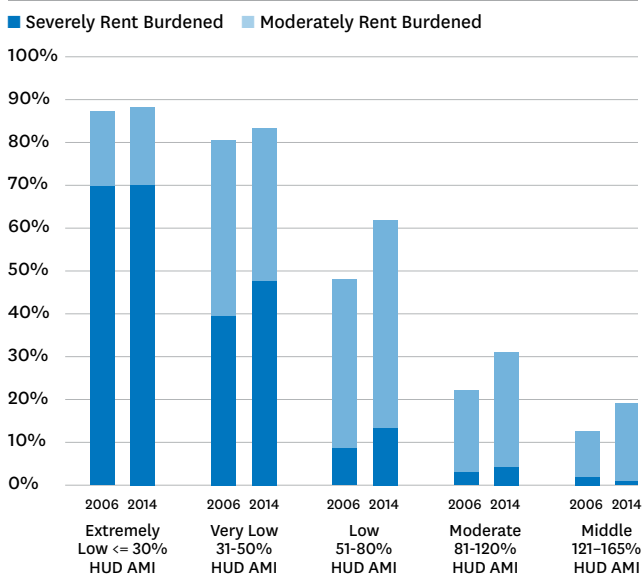
RENT BURDEN FINDING #6

New York City renters continued to spend a high share of income on rent.

A household spending 30 percent or more of its pre-tax income on rent and utilities is considered *rent burdened*. Using this threshold, in order to afford a unit renting at the 2014 median gross rent of \$1,277 per month, a household needed to earn an annual income of at least \$51,080. Yet, the median household income for New York City in 2014 was \$41,210—almost a full \$10,000 less. A household looking to move into a rental unit needed to earn even more—\$112,000—to afford the median asking rent for listings on StreetEasy: \$2,800.

Not all renter households were equally likely to be rent burdened. Nearly 90 percent of extremely low-income renters, with household incomes no more than 30 percent of the area median income (AMI), were rent burdened in 2014. Seventy percent of extremely low-income households were severely rent burdened, with gross rent totaling at least 50 percent of household income. Low-income renters, or those with incomes between 51 percent and 80 percent of AMI, saw the largest increase in rent burdens: by 2014, most low-income renter households were rent burdened (62%)—an increase of nearly 14 percentage points since 2006.

Figure 6: Rent-Burdened Share by Income, New York City



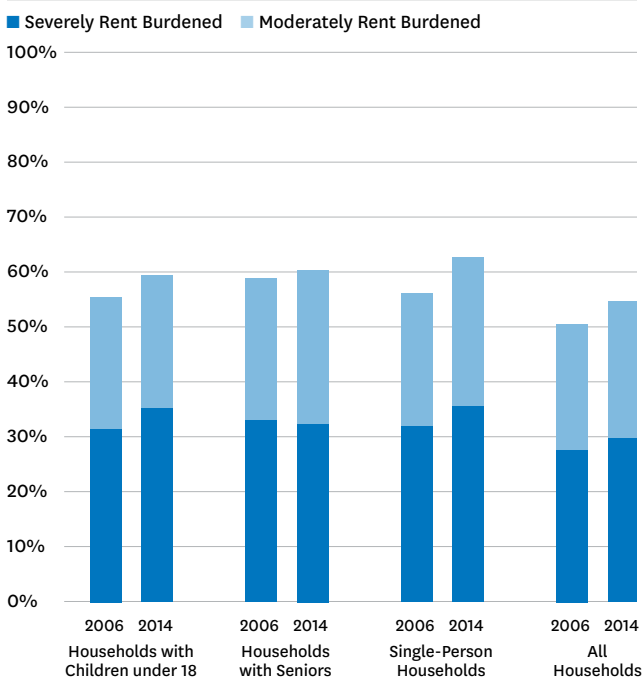
Sources: American Community Survey, US Department of Housing and Urban Development Section 8/HOME Program Income Guidelines, NYU Furman Center

RENT BURDEN
FINDING #7

Households with children under 18, seniors, and people living alone were more likely to be rent burdened and severely rent burdened than renter households as a whole.

Between 2006 and 2014, the share of single-person households that were rent burdened increased by seven percentage points—an increase nearly twice as large as that for renter households overall. Households with children under 18 years old and single-person households saw rising rent burdens during this period; in both groups, the share of severely rent burdened households in 2014 exceeded one third.

Figure 7: Rent-Burdened Share by Household Type, New York City



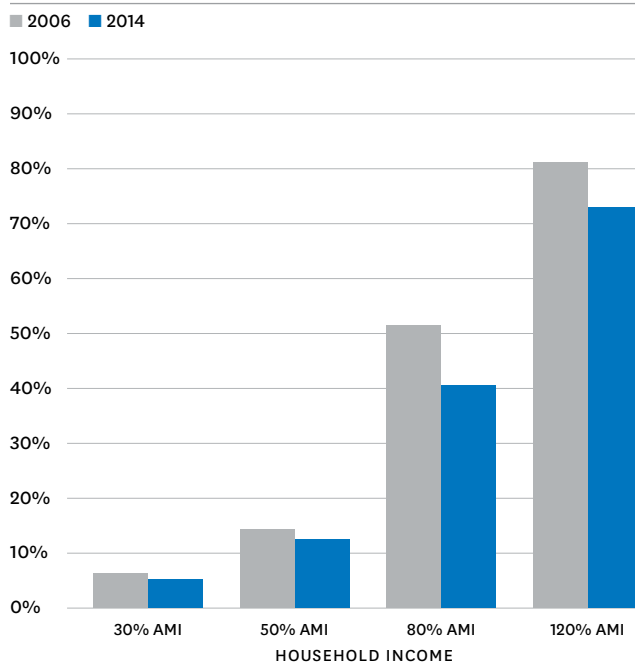
Sources: American Community Survey, NYU Furman Center

RENT BURDEN
FINDING #8

Very few recently available rental units were affordable to low- and moderate-income households.

Households living in *recently available* units (occupied units whose tenants moved in less than 12 months before their survey date) paid higher gross rent on average than households who had lived in their homes for more than a year. Figure 8 shows the share of appropriately sized, recently available units that households at different income levels could afford. In 2014, only five percent of these units were affordable to households earning 30 percent of AMI; households earning 50 percent of AMI could afford 12 percent of recently available units. For households earning 80 percent of AMI, 40 percent of recently available units were affordable, down 12 percentage points from 2006.

Figure 8: Recently Available Rental Units Affordable to Appropriately-Sized Households, New York City



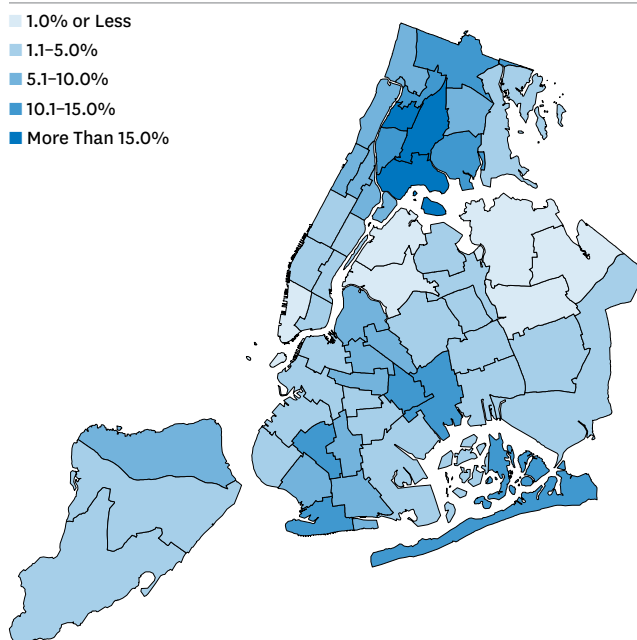
Sources: American Community Survey, US Department of Housing and Urban Development Section 8/HOME Program Income Guidelines, NYU Furman Center

RENT BURDEN FINDING #9

New York City residents using housing choice vouchers were concentrated in lower-cost neighborhoods.

The neighborhoods with the highest housing choice voucher shares had some of the lowest asking rents in the city. The maximum standard payment for a two-bedroom unit in New York City in FY2015 was \$1,481. The top three neighborhoods with the highest voucher holder shares were in the Bronx; 20.2 percent of housing units used housing choice vouchers in University Heights/Fordham/Morris Heights/Mount Hope (BX 05), followed by 19.1 percent in Morrisania/Belmont (BX 03 and BX 06), and 15.1 percent in Mott Haven/Hunts Point (BX 01 and BX 02).

Figure 9: Housing Choice Vouchers (Percent of Occupied, Privately Owned Rental Units) by Sub-Borough Area, 2014



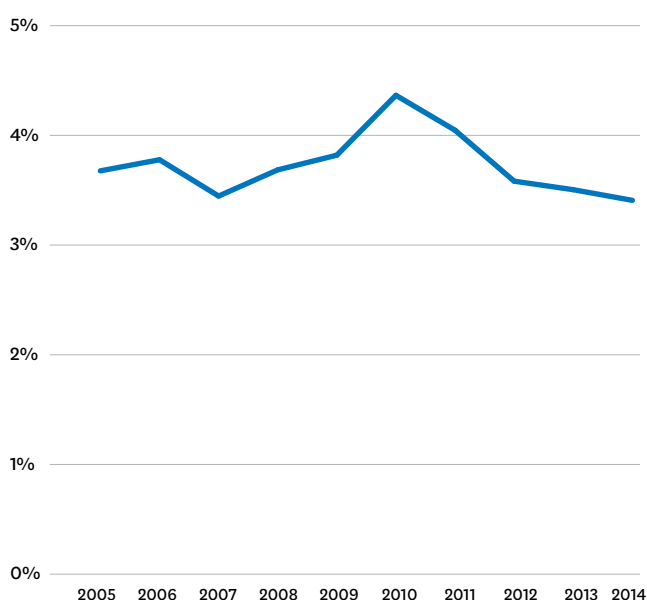
Sources: Picture of Subsidized Households (2014), American Community Survey (2014), New York City Housing Authority, NYU Furman Center

MARKET AND HOUSING STOCK CONDITIONS FINDING #10

New York City continued to face a shortage of rental housing units.

The rental vacancy rate in New York City fell slightly between 2013 and 2014, reaching 3.4 percent in 2014—tied with 2007 as the lowest rate since at least 2005.

Figure 10: Rental Vacancy Rate, New York City



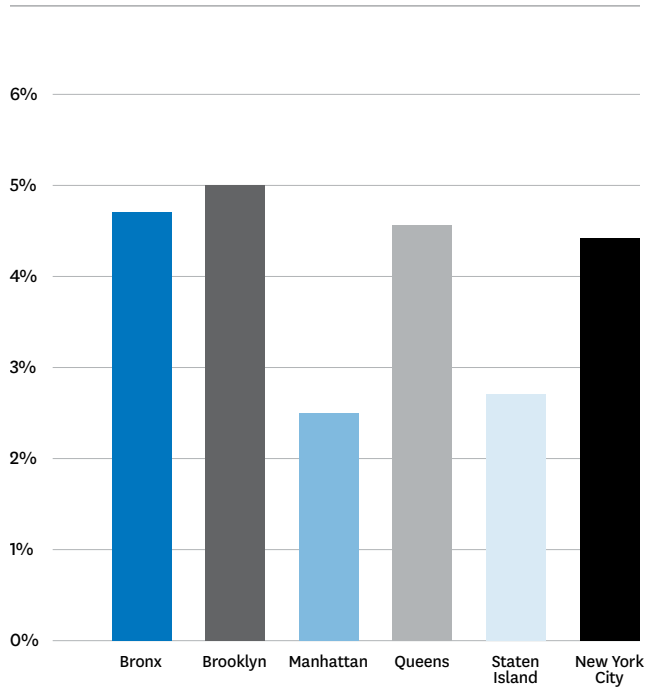
Sources: American Community Survey, NYU Furman Center

Note: The figures presented here are from the American Community Survey and are presented to illustrate annual changes in the rental vacancy rate. Please see this indicator's entry in the Indicator Definitions and Rankings chapter for a discussion of the difference between this rate and the official rate derived from the New York City Housing and Vacancy Survey used by the city.

In 2014, Brooklyn had the highest share of renter households that were severely crowded.

Faced with increasing rents and fewer available units, households may turn to doubling up. A renter household is considered to be severely overcrowded if there are more than 1.5 people per room in the unit. Citywide, 4.4 percent of renter households were severely crowded in 2014, but there was considerable variation across boroughs. In Brooklyn, five percent of households were severely crowded, followed by the Bronx (4.7%) and Queens (4.6%). Severe crowding rates in Manhattan (2.5%) and Staten Island (2.8%) were significantly lower.

Figure 11: Severe Crowding Rate, 2014

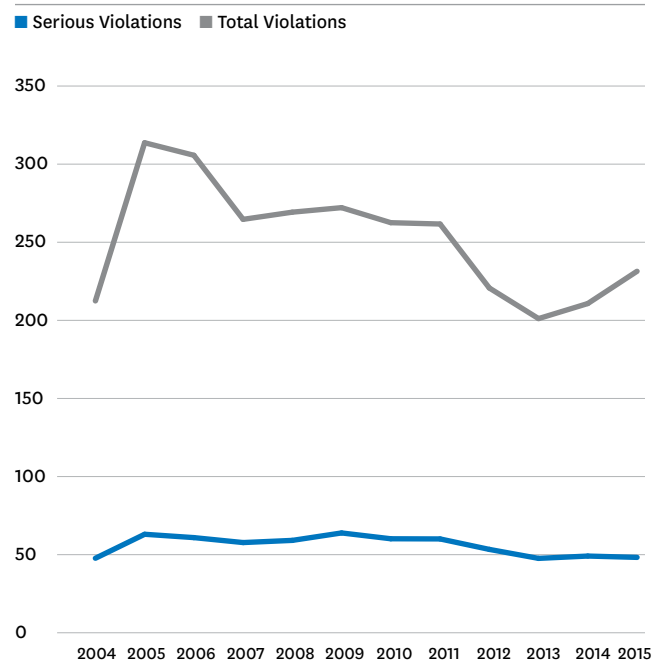


Sources: American Community Survey, NYU Furman Center

The housing code violation rate increased between 2013 and 2015.

In 2015, the city issued about 231.4 housing code violations per 1,000 units. This was an increase of about 15 percent from 2013, the year the city issued the lowest number of violations since its 311 hotline became fully operational in 2004. While the number of total housing code violations issued increased, serious violations experienced a slight decline of 1.6 percent from 2014 to 2015.

Figure 12: New Housing Code Violations (per 1,000 Privately-Owned Rental Units), New York City



Source: New York City Department of Housing and Preservation and Development, New York City Housing Authority, NYU Furman Center

The State of Neighborhood Services and Conditions

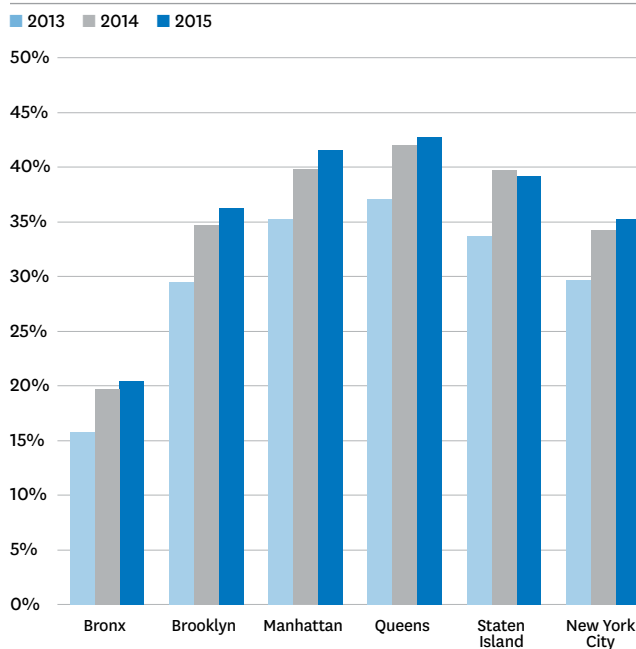
Indicators of school performance continued to improve, although there was wide variation in neighborhoods across the city. Subway ridership reached an all-time high, while subway performance declined. Compared to the previous year, in 2015 the violent crime rate rose in the Bronx, Manhattan, and Staten Island but declined in Brooklyn.

ELEMENTARY AND MIDDLE SCHOOLS FINDING #1

Student performance in math continued to improve citywide, but disparities persisted across boroughs.

Citywide, students in grades three through eight performed better in math in 2015 than they did in the previous year. While, in most boroughs, proficiency rates in math increased between 2014 and 2015, the gains were smaller than they had been between 2013 and 2014, and in Staten Island proficiency rates in fact fell slightly. The highest proficiency rates were in Queens (42.7%) and Manhattan (41.6%), while barely more than one of every five students in the Bronx were proficient in math in the school year ending in 2015.

Figure 1: Share of Students (Grades Three through Eight) Performing at Grade Level in Math

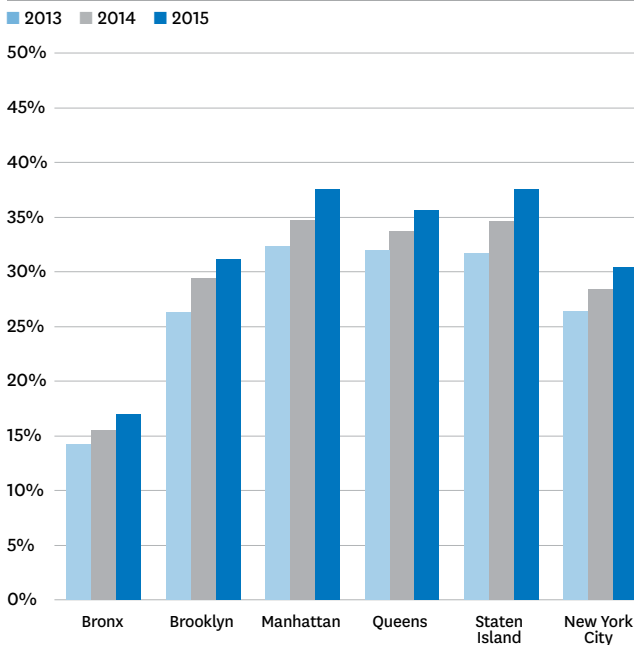


Sources: New York City Department of Education, NYU Furman Center

Student performance in English language arts continued to improve citywide.

In English language arts, students performed better in all five boroughs in 2015 than they did the year before, although significant disparities remained. Manhattan and Staten Island were tied for the highest proficiency rates in the subject, at 37.6 percent. The Bronx had the lowest proficiency rate at 17 percent and the smallest year-over-year gain of 1.5 percentage points. In all boroughs and citywide, proficiency rates were lower for English language arts than for math, and Staten Island was the only borough to make larger gains, in percentage point terms, in English language arts than in math between 2013 and 2015.

Figure 2: Share of Students (Grades Three through Eight) Performing at Grade Level in English Language Arts

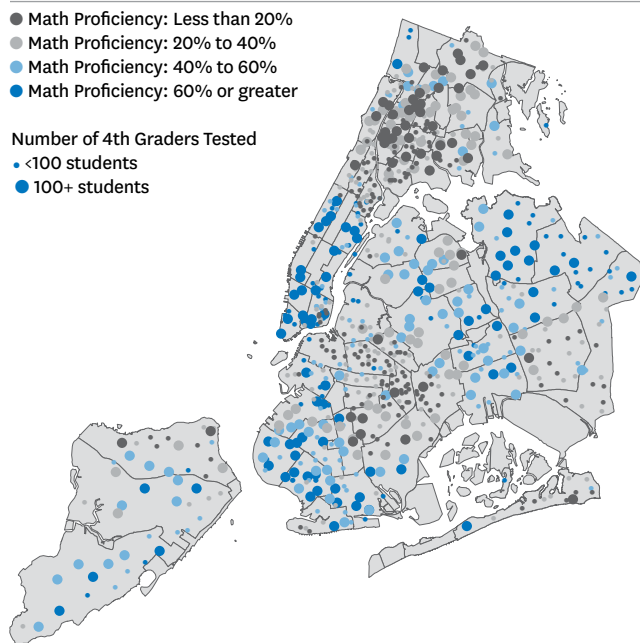


Sources: New York City Department of Education, NYU Furman Center

Student performance varied widely across schools.

In many schools, fewer than 15 percent of fourth graders scored proficient on either the English language arts or math subject tests in 2015. Lower-performing schools were concentrated in the southern and central Bronx, eastern Brooklyn, and northern Manhattan. In some neighborhoods, however, such as Queens Village (QN 13) in Queens, Flatlands/Canarsie (BK 18) in Brooklyn, and East Harlem (MN 11) in Manhattan, schools that were geographically quite close together had proficiency rates that differed by upwards of 30 percentage points.

Figure 3: Fourth Grade Math Performance and Number of Students Tested by School, 2015



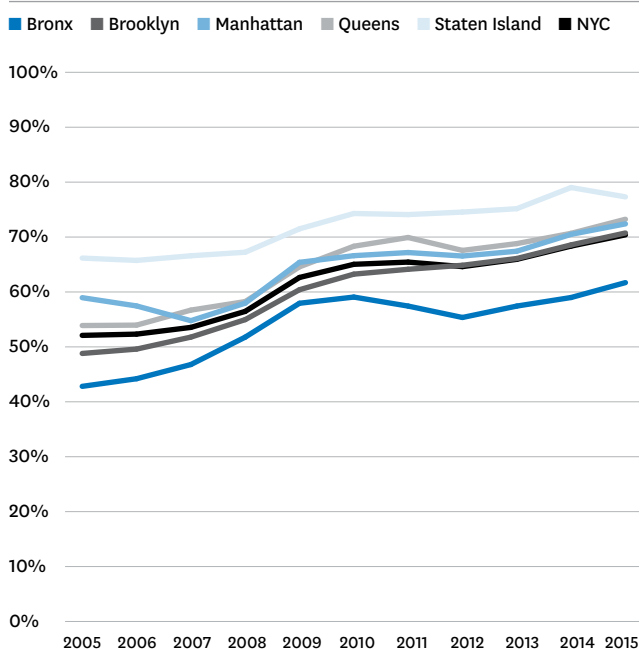
Sources: NYU Institute for Education & Social Policy, New York Education Department, NYU Furman Center

SECONDARY SCHOOLS FINDING #4

High school graduation rates improved citywide.

Citywide, more than 70 percent of the high school class of 2015 graduated by June of their senior year, a sizeable increase from the rate of about 52 percent just ten years earlier. While Staten Island continued to have the highest high school graduation rates among the five boroughs in 2015, it saw a small decline from 2014. In every other borough, graduation rates continued the recent upward trend.

Figure 4: Four-Year High School Graduation Rates (Measured in June)



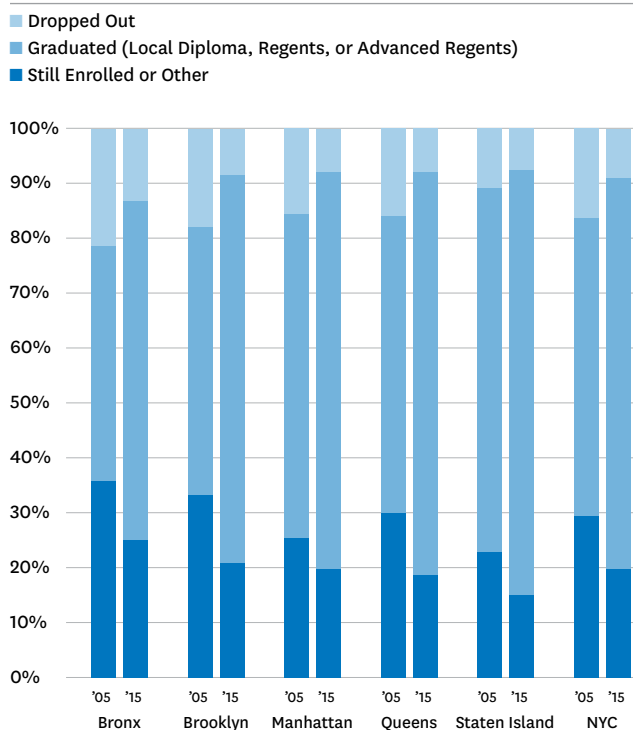
Source: New York City Department of Education, NYU Furman Center

SECONDARY SCHOOLS FINDING #5

Increases in high school graduation rates came from declining dropout rates and a falling share of students enrolled beyond their senior year.

The dropout rate (defined as the share of students who, as of June 30, four years after entering ninth grade, have not graduated and are not still enrolled in school) dropped by seven percentage points—from 16 percent to nine percent—between the class of 2005 and the class of 2015. Furthermore, the share of students who were still enrolled four years after entering ninth grade also declined as graduation rates increased.

Figure 5: High School Outcomes in June of Class Year (Four Years after Matriculation)

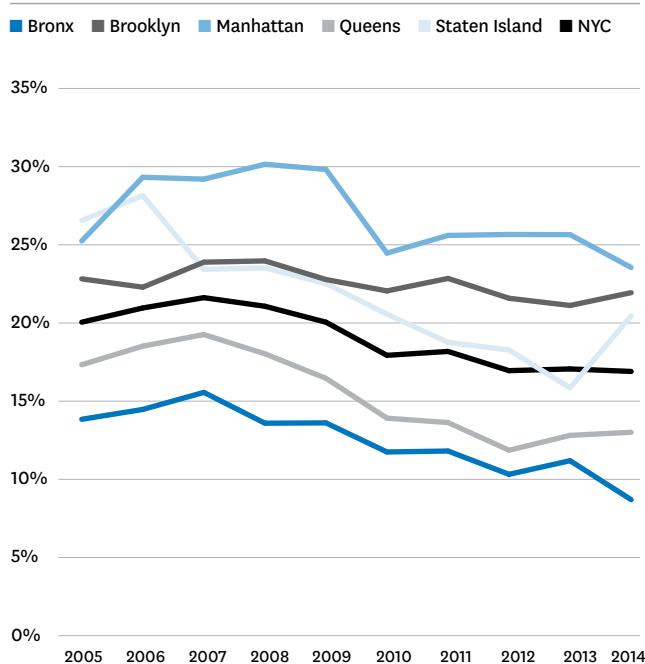


Source: New York City Department of Education, NYU Furman Center

The share of 5- to 17-year-olds attending private schools declined.

Citywide, the share of 5- to 17-year-olds attending private schools, including both religious and secular private schools, declined from a peak of 21.6 percent in 2007 to less than 17 percent in 2014. Manhattan had the highest rates of private school attendance between 2006 and 2014, but that rate declined precipitously between 2009 and 2010 in the midst of the Great Recession, falling from nearly 30 percent to slightly less than 25 percent in just one year. The Bronx was the only borough where less than one in ten school-aged children attended a private school in 2014.

Figure 6: Share of 5- to 17-Year-Olds Enrolled in Private School

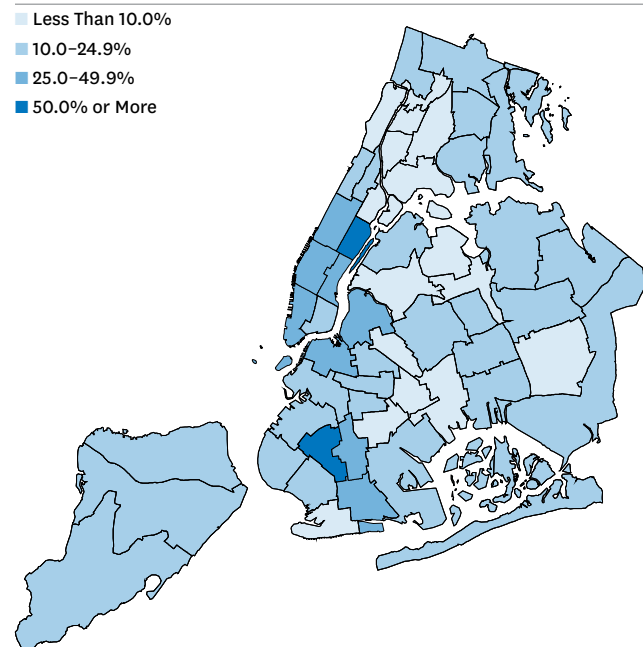


Source: American Community Survey, NYU Furman Center

The share of students attending private schools varied widely by neighborhood.

In the Upper East Side (MN 8) in Manhattan, and in Borough Park (BK 12) in Brooklyn, more than half of school-aged children attended private schools, according to 2010-2014 estimates from the American Community Survey. In general, the neighborhoods with higher shares of students attending private schools did not have poorer performance in public elementary schools; indeed, very few students attended private schools in the neighborhoods with the schools with the lowest proficiency rates (see Figure 3).

Figure 7: Share of 5- to 17-Year-Olds Attending Private School by Sub-Borough Area, 2010-2014



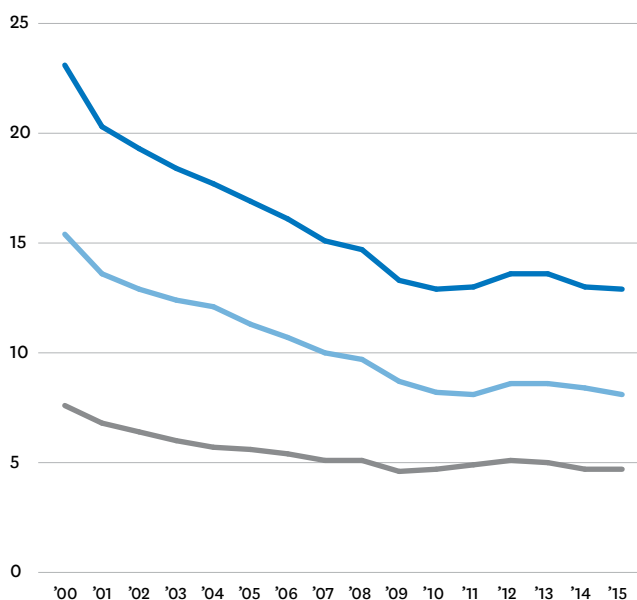
Source: American Community Survey, NYU Furman Center

CRIME
FINDING #8**Serious crime rates went down slightly from the previous year.**

The New York City Police Department tracks serious felonies, which include murder and non-negligent manslaughter, rape, felony assault, and robbery (broken out as violent crimes), as well as burglary, grand larceny, and car theft (broken out as property crimes). The total rate of serious crimes per 1,000 residents declined slightly between 2014 and 2015 (from 13.0 to 12.9), to match the lowest rate since 2000, recorded in 2010. Although the total number of violent crimes rose from 38,023 in 2014 to 38,667 in 2015, the resulting change in the violent crime rate was less than 0.1 crimes per 1,000 residents. All of the reduction in the overall serious crime rate, therefore, was attributable to the decline in the property crime rate from 8.4 in 2014 to 8.1 in 2015.

Figure 8: Serious Crime Rate (per 1,000 Residents) by Major Type, New York City

■ Serious Crime ■ Serious Property Crime ■ Serious Violent Crime



Sources: New York City Police Department, US Census, NYU Furman Center

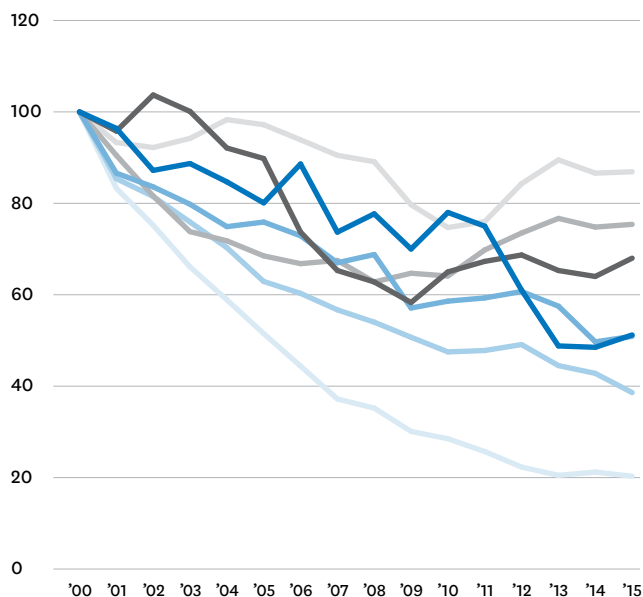
Note: Due to rounding, the sum of violent crime rate and property crime rate may not exactly equal total serious crime rate.

CRIME
FINDING #9**Although crime declined overall between 2014 and 2015, rates of murder, rape, and robbery went up.**

In 2015, there were 352 homicides (crimes classified as murder or non-negligent manslaughter) in New York City, an increase from the 333 recorded in the previous year though still below the 419 homicides in 2012. There were 1,435 recorded rapes in 2015, compared to 1,352 in 2014, and 16,930 robberies, up from 16,533 in the previous year. Crimes of all types have declined since 2000, and the recent increases in certain categories were small compared to the gains made since that year.

Figure 9: Index of Crime Rates by Type of Crime, New York City (Index=100 in 2000)

■ Murder and Non-Negligent Manslaughter ■ Rape
■ Robbery ■ Felony Assault ■ Burglary
■ Grand Larceny ■ Grand Larceny of Motor Vehicle



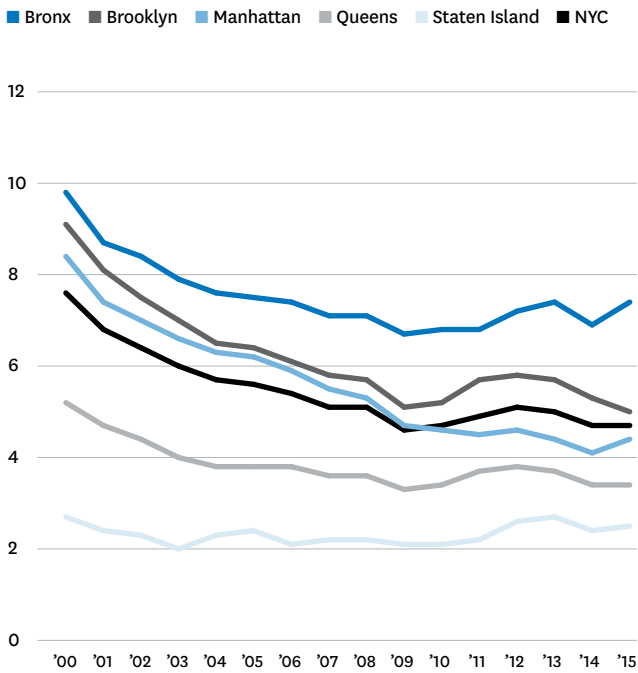
Sources: New York City Police Department, US Census, NYU Furman Center

CRIME
FINDING #10

Compared to the previous year, in 2015 the violent crime rate rose in the Bronx, Manhattan, and Staten Island, but declined in Brooklyn.

The rate of serious violent crimes rose by more than five percent compared to the previous year in the Bronx (6.5%), Manhattan (7.6%), and Staten Island (6.0%). In Brooklyn, the violent crime rate dropped from 5.3 per 1,000 residents in 2014 to 5.0 in 2015, a decline of 4.1 percent.

Figure 10: Serious Violent Crime Rate (per 1,000 Residents) by Borough



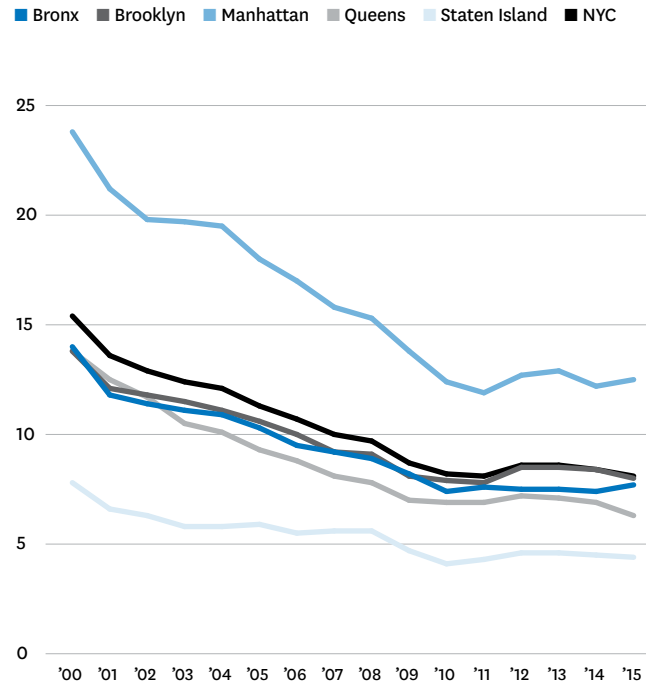
Sources: New York City Police Department, US Census, NYU Furman Center

CRIME
FINDING #11

The rate of serious property crimes fell citywide but rose in the Bronx and Manhattan, compared to the previous year.

The rate of serious property crimes per 1,000 residents rose in the Bronx (from 7.4 per 1,000 residents in 2014 to 7.7 in 2015) and Manhattan (from 12.2 in 2014 to 12.5 in 2015). In Queens, the property crime rate fell from 6.9 per 1,000 residents in 2014 to 6.3 in 2015, a drop of more than eight percent.

Figure 11: Serious Property Crime Rate (per 1,000 Residents) by Borough



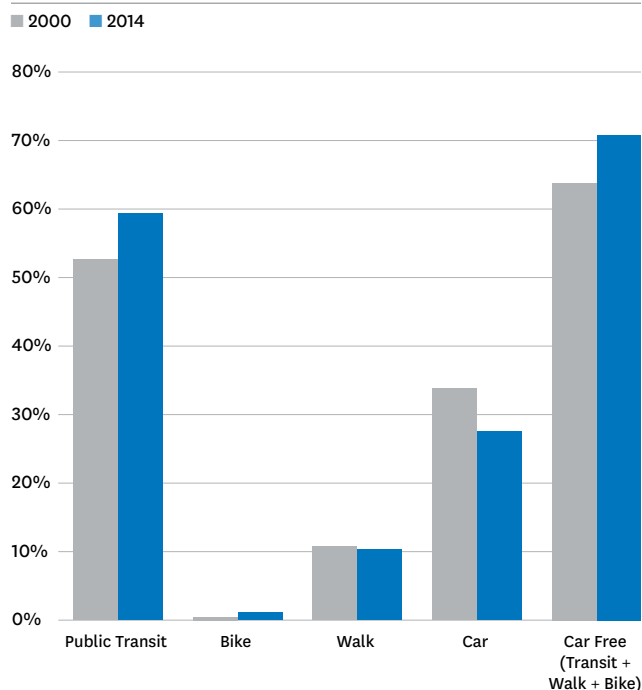
Sources: New York City Police Department, US Census, NYU Furman Center

TRANSIT AND TRANSPORTATION
FINDING #12

More than two-thirds of New Yorkers commuted without a car.

A large majority—70.8 percent—of New Yorkers commuted to work without relying on a car in 2014.¹ The share of commuters travelling by bicycle increased slightly since 2000, while the share walking to work declined. The largest increase in car-free commuting was in the share of commuters travelling to work by public transportation; this share increased from 52.6 percent in 2000 to 59.4 percent in 2014. In 2000, 33.9 percent of New York City commuters drove to work; by 2014, that share had declined to 27.5 percent.

Figure 12: Means of Travelling to Work
(Share of Workers Who Do Not Work at Home), New York City



Sources: US Census (2000), American Community Survey (2014), NYU Furman Center

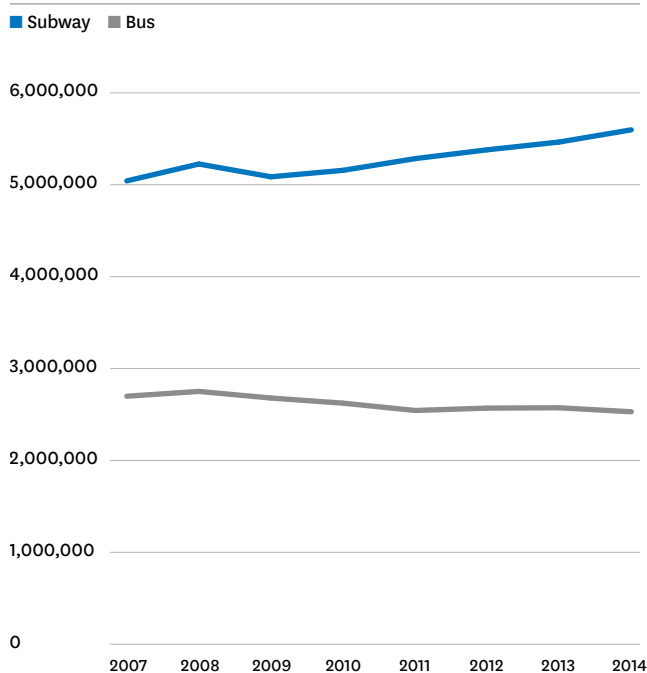
¹ The census and American Community Survey ask about the primary means of travelling to work, so some residents who, for example, drive to a subway station and take the subway most of the way to work, will be recorded as commuting by public transit only. See the Indicators Definitions and Methods sections for more information about this indicator.

TRANSIT AND TRANSPORTATION
FINDING #13

Subway ridership rose in recent years, while bus ridership declined.

Over half a million more people rode the subway on an average weekday in 2014 than did in 2007, and ridership increased every year since 2009. Overall, between 2007 and 2014, average weekday ridership on the subway increased 11 percent. Average weekday ridership on Metropolitan Transportation Authority (MTA) buses (including MTA Bus Company² and New York City Transit Bus), however, dropped by about 170,000, or six percent, during this same period.

Figure 13: Average Weekday Ridership on Metropolitan Transportation Authority, New York City



Sources: Metropolitan Transportation Authority, NYU Furman Center

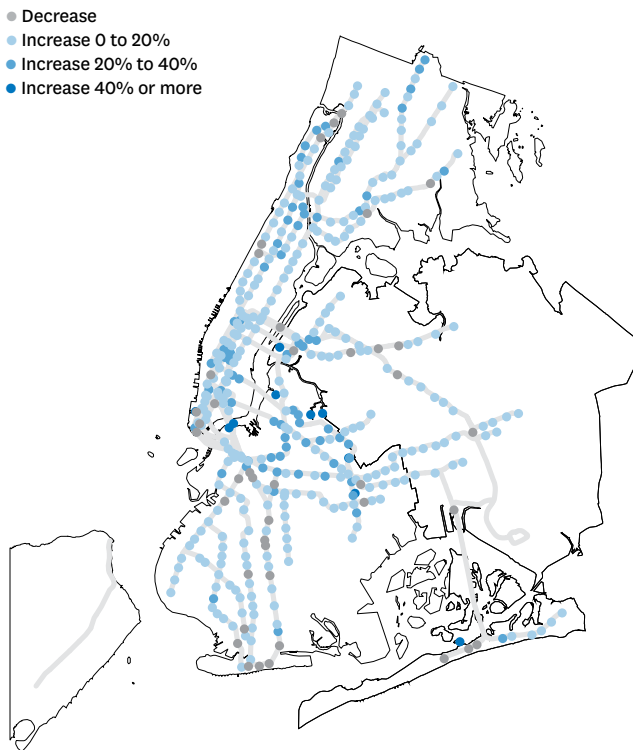
Note: Bus category includes both New York City Transit bus and MTA Bus Company ridership.

² Some MTA Bus Company routes have stops both outside and within New York City, so not all riders represented in bus ridership figures live within the five boroughs.

Ridership increased throughout the subway system.

Between 2009 and 2014, ridership increased in the vast majority of subway stations, but the increase was particularly strong in northern Brooklyn and Manhattan. Five of the ten stops with the greatest percentage increase in total ridership (excluding stations where significant construction occurred in 2009) were on the L line in northern Brooklyn.

Figure 14: Percent Change in Annual Subway Ridership by Subway Stop, 2009-2014

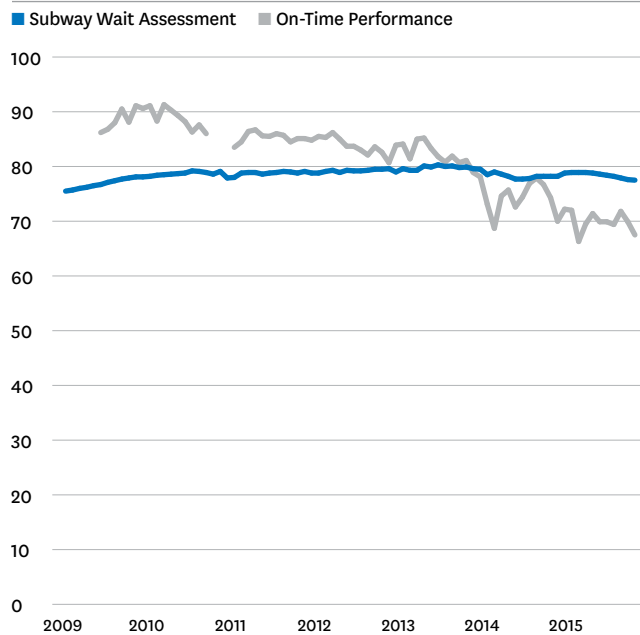


Sources: Metropolitan Transportation Authority, NYU Furman Center

Subway performance declined in recent years.

The Metropolitan Transportation Authority (MTA) computes two main indicators of subway performance. *On-time performance* measures how well the system is at keeping to a schedule. Maintenance, equipment problems, sick passengers, and other problems can reduce on-time performance. *Subway wait assessment* is the MTA's standard measurement of delays, and measures the likelihood that a passenger would have to wait longer than scheduled for a train. Both indicators show that subway reliability has declined in recent years. In October of 2015, only 67.5 percent of trains were on time at the terminal, down from 91.3 percent in 2010. Subway wait assessment scores have fallen from a peak of 80.3 in June of 2013 to 77.5 in October of 2015.

Figure 14: MTA Subway Performance, 2009–October 2015, New York City



Sources: Metropolitan Transportation Authority, NYU Furman Center

TRANSIT AND TRANSPORTATION
FINDING #16

Subway reliability varied widely across the city.

Lines that serve much of the Bronx, the east side of Manhattan, and southern Brooklyn, including the 2, 4, 5, and 6 trains, had substantially lower rates of on-time performance, with less than 60 percent of trains arriving at their respective terminals close to their scheduled time in 2015 (through October of that year). Only the 7 train, serving much of Queens; the L train, serving northern Brooklyn; and shuttle trains were on time at least 80 percent of the time—which may be due to recent upgrades to these lines.

Figure 15: On-Time Subway Performance by Subway Route, 2015

- 40% to 50%
- 51% to 70%
- More than 70%



Sources: Metropolitan Transportation Authority, NYU Furman Center
Note: On-time performance is reported for each subway line. For each station, we take the average performance level for all the lines serving that station.

TRANSIT AND TRANSPORTATION
FINDING #17

Subway service degraded much more rapidly in some neighborhoods than in others.

Between 2010 and 2015 (through October), on-time performance on lines serving much of the Bronx, the east side of Manhattan, and southern Brooklyn declined by more than 30 percentage points. The 7 and L trains, on the other hand, maintained relatively good on-time performance during this period, likely due to recent upgrades to these lines. Most lines, however, saw on-time performance drop by more than 10 percentage points.

Figure 16: Percentage Point Change in On-Time Subway Performance by Subway Route, 2010-2015

- Decrease of 20 to 40 percentage points
- Decrease of 10 to 19 percentage points
- Decrease of less than 10 percentage points



Sources: Metropolitan Transportation Authority, NYU Furman Center
Note: On-time performance is reported for each subway line. For each station, we take the average performance level for all the lines serving that station.

Part 3: City, Borough, and Community District Data

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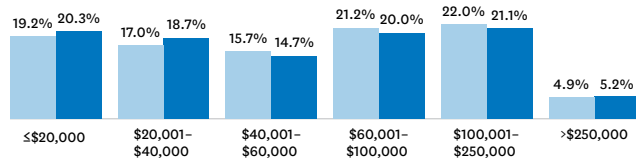
New York City

Single-Year Indicators

	2014
Population	8,491,079
Population density (1,000 persons per square mile)	28.1
Racial diversity index	0.74
Income diversity ratio	6.2
Severe crowding rate (% of renter households)	4.1%
Median rent, asking	\$2,800
Residential units in FEMA preliminary flood hazard areas	11.5%
Residential units within 1/4 mile of a park	74.5%
Residential units within 1/2 mile of a subway station	74.8%
Lots regulated by the LPC	3.4%

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

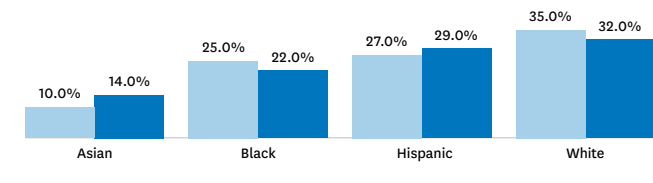


Rental Units

	2005-09	2010-14	% Change
Median rent, all	\$1,132	\$1,236	9.1%
Median rent, recent movers	\$1,451	\$1,549	6.8%
Median rent, studios and 1-bdrms	\$1,078	\$1,174	8.9%
Median rent, 2- and 3-bdrms	\$1,199	\$1,312	9.4%
Rental vacancy rate	3.7%	3.7%	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Land Use and Development

	2000	2006	2010	2014	2015
Units authorized by new residential building permits	15,544	30,325	1,647	21,478	51,342
Units issued new certificates of occupancy	12,745	23,386	21,019	11,035	12,910

Housing: Stock

	2000	2006	2010	2014	2015
Housing units	3,200,912	3,311,119	3,370,647	3,438,742	-
• Homeownership rate	30.2%	34.4%	32.1%	31.2%	-
Rental vacancy rate	3.2%	3.8%	4.4%	3.4%	-
Total housing code violations (per 1,000 privately owned rental units)	-	305.7	262.5	210.8	231.4
Serious housing code violations (per 1,000 privately owned rental units)	-	60.9	60.2	49.1	48.3
Severe crowding rate (% of renter households)	-	-	4.2%	4.1%	-

Housing: Market

	2000	2006	2010	2014	2015
Sales volume, 1 family building	13,528	16,876	9,165	10,474	10,615
Sales volume, 2-4 family building	13,639	21,044	9,755	11,753	11,161
Sales volume, 5+ family building	1,323	2,367	1,231	2,141	2,020
Sales volume, condominium	4,793	13,703	11,136	10,411	8,493
Sales volume, cooperative unit	-	3,754	2,923	3,502	3,538
Index of housing price appreciation, all property types	100.0	217.1	174.4	215.1	230.5
Index of housing price appreciation, 1 family building	100.0	207.5	161.9	181.3	192.1
Index of housing price appreciation, 2-4 family building	100.0	228.2	158.1	182.9	200.8
Index of housing price appreciation, 5+ family building	100.0	236.6	217.3	363.6	426.3
Index of housing price appreciation, condominium	100.0	215.3	209.8	274.6	290.7
Median sales price per unit, 1 family building	\$314,097	\$537,172	\$433,787	\$435,548	\$460,000
Median sales price per unit, 2-4 family building	\$176,323	\$315,810	\$235,363	\$255,321	\$277,473
Median sales price per unit, 5+ family building	\$61,868	\$122,601	\$108,176	\$163,539	\$208,333
Median sales price per unit, condominium	\$385,483	\$715,275	\$665,285	\$811,021	\$850,000
Median sales price per unit, cooperative unit	-	\$963,316	\$1,049,311	\$1,057,832	\$1,136,000
Median rent	\$1,007	\$1,116	\$1,221	\$1,278	-
Median monthly rent, recent movers	\$1,166	\$1,427	\$1,547	\$1,622	-
Rental units affordable at 30% AMI (% of recently available units)	7.7%	6.2%	6.6%	5.3%	-
Rental units affordable at 80% AMI (% of recently available units)	63.7%	51.5%	44.8%	40.5%	-
Rental units affordable at 120% AMI (% of recently available units)	83.4%	81.1%	78.1%	72.9%	-

• These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010-2014 ACS.

• Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

Housing: Market (continued)	2000	2006	2010	2014	2015
Median rent burden	26.6%	30.5%	31.9%	32.7%	-
Moderately rent-burdened households	41.3%	22.9%	24.5%	24.9%	-
Severely rent-burdened households	23.7%	27.9%	29.1%	30.2%	-
Moderately rent-burdened households, low income	28.3%	29.8%	30.3%	31.2%	-
Severely rent-burdened households, low income	40.2%	44.8%	46.2%	48.6%	-
Moderately rent-burdened households, moderate income	11.7%	19.5%	24.0%	26.3%	-
Severely rent-burdened households, moderate income	2.5%	3.1%	3.7%	4.2%	-
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	6.9%	6.2%	-
Housing: Finance	2000	2006	2010	2014	2015
Home purchase loan rate (per 1,000 properties)	-	41.8	20.9	19.8	-
Higher-cost home purchase loans (% of home purchase loans)	-	22.9%	0.9%	6.5%	-
Refinance loan rate (per 1,000 properties)	-	41.3	20.5	8.5	-
Higher-cost refinance loans (% of refinance loans)	-	32.6%	1.7%	3.2%	-
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.5%	20.8%	12.7%	-
Home purchase loans to LMI borrowers (% of home purchase loans)	-	4.4%	9.7%	8.5%	-
Home purchase loans in LMI tracts (% of home purchase loans)	-	27.9%	22.4%	21.9%	-
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	50.7	39.1
Notices of foreclosure, all residential properties	7,353	9,713	17,031	13,554	12,677
Notices of foreclosure, initial, 1-4 family and condo properties	5,305	7,452	11,849	6,569	6,172
Notices of foreclosure, repeat, 1-4 family and condo properties	1,286	1,693	4,075	6,418	5,999
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	9.1	11.5	18.9	15.2	14.2
Properties that entered REO	986	283	1,041	429	-
Population	2000	2006	2010	2014	2015
♦ Population	8,008,278	8,214,426	8,175,133	8,491,079	-
Population density (1,000 persons per square mile)	26.4	27.1	27.0	28.1	-
Single-person households	31.9%	33.3%	31.6%	32.3%	-
♦ Households with children under 18 years old	34.0%	32.3%	31.5%	29.5%	-
♦ Population aged 65+	11.7%	12.1%	12.2%	12.9%	-
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 Asian	9.7%	11.6%	12.6%	13.7%	-
Percent black	24.5%	23.7%	22.8%	22.3%	-
Percent Hispanic	27.0%	27.6%	28.6%	29.0%	-
Percent white	35.0%	34.8%	33.3%	32.3%	-
Racial diversity index	0.74	0.73	0.74	0.74	-
Disabled population	-	-	7.4%	8.0%	-
Homeless shelter population (measured in December)	25,235	34,326	38,688	60,939	60,096
Median household income	\$55,624	\$54,874	\$52,728	\$53,063	-
Median household income, homeowners	\$89,614	\$87,868	\$87,000	\$86,468	-
Median household income, renters	\$44,870	\$41,381	\$41,088	\$41,262	-
Income diversity ratio	5.8	6.1	5.9	6.2	-
Poverty rate	21.2%	19.2%	20.1%	20.9%	-
Poverty rate, population under 18 years old	30.3%	28.2%	30.0%	29.6%	-
Poverty rate, Population aged 65+	17.8%	19.0%	17.2%	19.3%	-
Labor force participation rate	57.7%	62.1%	62.9%	63.3%	-
Unemployment rate	9.6%	7.8%	11.2%	8.3%	-
Disconnected youth	9.1%	-	-	7.3%	-
Population aged 25+ without a high school diploma	27.7%	21.3%	20.4%	19.5%	-
Population aged 25+ with a bachelors degree or higher	27.4%	32.1%	33.4%	35.9%	-
Neighborhood Services and Conditions	2000	2006	2010	2014	2015
Car-free commute (% of commuters)	63.8%	67.3%	69.4%	70.8%	-
Mean travel time to work (minutes)	40.0	39.0	38.7	40.1	-
Serious crime rate, property (per 1,000 residents)	15.4	10.7	8.2	8.4	8.1
Serious crime rate, violent (per 1,000 residents)	7.6	5.4	4.7	4.7	4.7
Adult incarceration rate (per 100,000 people age 15+)	1340.7	1086.3	1076.6	988.5	-
Students performing at grade level in English language arts, 4th grade	-	-	-	31.1%	31.3%
Students performing at grade level in math, 4th grade	-	-	-	40.0%	39.1%

♦ Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

New York City

Indicators by Racial and Ethnic Composition

Housing: Stock

	Asian	Black	Hispanic	White
Homeownership rate ¹	39.0%	25.8%	15.1%	41.7%
Percentage point change since 2000	4.4	1.3	1.1	5.2
Severe crowding rate (% of renter households)	5.2%	2.2%	4.9%	1.7%

Housing: Market and Finance

Share of home purchase loans ²	25.9%	9.8%	9.3%	54.8%
Percentage point change since 2006	6.4	-10.1	-7.1	11.0
FHA/VA-backed home purchase loans (% of home purchase loans)	6.5%	58.0%	33.9%	5.2%
Percentage point change since 2006	6.4	56.4	33.2	5.1
Share of refinance loans ³	11.0%	16.9%	11.2%	60.6%
Percentage point change since 2006	2.5	-17.8	-5.8	21.3
Median rent burden	35.0%	33.3%	35.5%	28.6%
Moderately rent-burdened households	25.2%	25.7%	28.4%	23.2%
Severely rent-burdened households	34.6%	32.2%	34.0%	25.2%

Residents

Population	1,172,114	2,079,129	2,460,898	2,738,547
Percentage change since 2000	50.2%	6.0%	13.9%	-2.2%
Share of New York City population	13.8%	24.5%	29.0%	32.3%
Percentage point change since 2000	4.1	0.0	2.0	-2.7
Foreign-born population ⁴	71.8%	32.1%	40.8%	22.6%
Percentage point change since 2000	-5.7	3.1	-0.4	-0.5
Population under 18 years old ⁴	18.2%	22.7%	25.7%	16.8%
Percentage point change since 2000	-12.5	-6.6	-4.9	-1.9
Population aged 65+ ⁴	11.0%	12.5%	9.4%	17.6%
Percentage point change since 2000	3.4	4.0	3.0	0.7
Disabled population ⁴	4.7%	10.8%	9.9%	5.9%
Median household income	\$55,749	\$41,029	\$36,480	\$80,347
Percentage change since 1999	-7.9%	-10.3%	-10.7%	7.6%
Poverty rate ⁴	20.8%	23.4%	28.8%	13.0%
Percentage point change since 2000	1.2	-2.3	-2.0	1.5
Poverty rate, population under 18 years old ⁴	25.6%	32.3%	38.7%	19.8%
Percentage point change since 2000	1.6	-1.6	-1.3	3.7
Poverty rate, population aged 65+ ⁴	26.1%	18.1%	30.2%	12.9%
Percentage point change since 2000	1.8	-5.2	0.2	1.1
Unemployment rate ⁴	6.4%	12.3%	9.8%	5.6%
Percentage point change since 2000	0.0	-1.9	-4.0	0.3
Car-free commute (% of commuters) ⁴	68.7%	68.8%	75.8%	69.2%
Mean travel time to work (minutes) ⁴	41.1	45.8	41.3	35.8

Neighborhood Services and Conditions

Adult incarceration rate (per 100,000 people aged 15+)	131.9	2514.7	1157.8	322.2
Students performing at grade level in English language arts, 4th grade	52.2%	20.6%	20.1%	51.6%
Students performing at grade level in math, 4th grade	71.6%	23.8%	27.6%	61.4%
Population aged 25+ without a high school diploma ⁴	24.9%	18.1%	34.8%	7.3%
Percentage point change since 2000	-5.7	-11.5	-11.8	-8.0
Population aged 25+ with a bachelors degree or higher ⁴	39.5%	23.5%	16.5%	56.4%
Percentage point change since 2000	3.4	7.7	5.9	14.5

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.

³ Values indicate race/ethnic share of all refinance loans.

⁴ It is not possible to disaggregate the data for blacks and Asians by Hispanic ethnicity, therefore some double counting may occur.

The Bronx



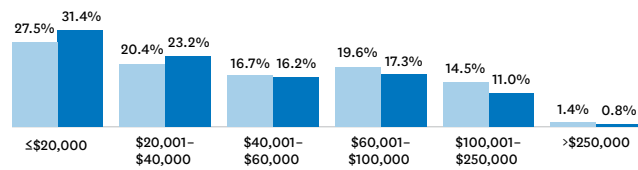
The Bronx

Single-Year Indicators

	2014	Rank
Population	1,438,159	4
Population density (1,000 persons per square mile)	34.2	3
Racial diversity index	0.60	4
Income diversity ratio	6.1	2
• Severe crowding rate (% of renter households)	4.7%	2
Median rent, asking	\$1,495	5
Residential units in FEMA preliminary flood hazard areas	3.8%	5
Residential units within 1/4 mile of a park	84.9%	2
Residential units within 1/2 mile of a subway station	80.9%	2
Lots regulated by the LPC	1.0%	4

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

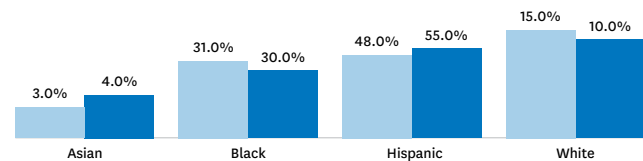


Rental Units

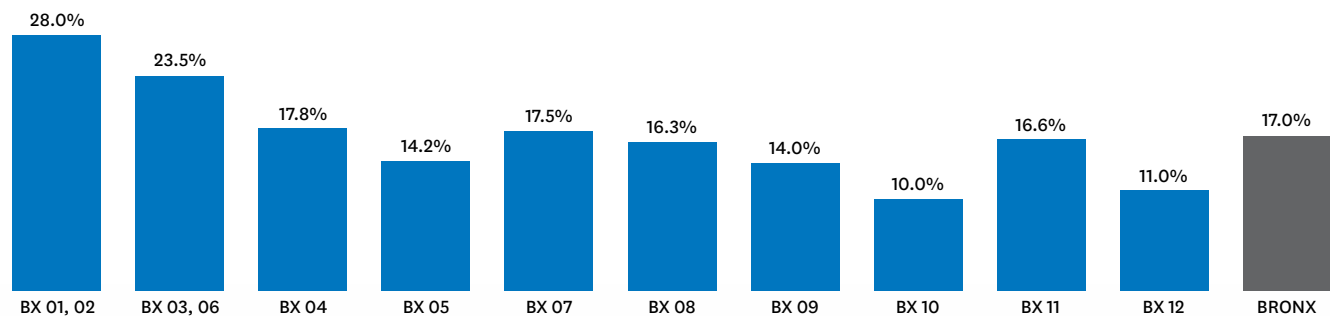
		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BX	\$974	\$1,061	9.0%	5
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	BX	\$1,112	\$1,196	7.5%	5
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	BX	\$925	\$1,012	9.4%	4
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	BX	\$1,052	\$1,142	8.5%	5
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	BX	3.7%	3.2%	–	4
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Average Rent Growth 1990 to 2010-2014



Land Use and Development	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	1,652	6,877	133	1,957	3,916	5	3
Units issued new certificates of occupancy	1,283	4,213	3,490	1,583	2,106	5	4
Housing: Stock	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Homeownership rate	19.6%	21.5%	18.8%	18.2%	-	5	5
Rental vacancy rate	4.2%	4.0%	4.1%	2.4%	-	1	5
Serious housing code violations (per 1,000 privately owned rental units)	-	127.5	114.2	92.2	87.8	-	1
Severe crowding rate (% of renter households)	-	-	5.1%	4.7%	-	-	2
Housing: Market and Finance	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Sales volume, 2-4 family building	754	1,317	576	710	782	-	5
Sales volume, condominium	1,425	3,126	1,105	1,463	1,487	-	4
Index of housing price appreciation, all property types	100.0	219.0	168.5	180.2	181.3	-	4
Index of housing price appreciation, 2-4 family building	100.0	203.4	159.0	161.4	157.8	-	3
Index of housing price appreciation, condominium	100.0	205.9	147.4	148.0	145.5	-	4
Median sales price per unit, 2-4 family building	\$285,543	\$472,239	\$378,119	\$354,947	\$369,000	3	3
Median sales price per unit, condominium	\$157,049	\$265,635	\$198,323	\$176,222	\$185,000	4	4
Median rent	\$885	\$975	\$1,054	\$1,078	-	5	5
Median monthly rent, recent movers	\$971	\$1,127	\$1,190	\$1,252	-	5	4
Median rent burden	28.0%	32.8%	34.2%	36.3%	-	1	1
Moderately rent-burdened households	40.0%	21.8%	24.6%	26.8%	-	5	1
♦ Severely rent-burdened households	27.2%	32.9%	33.3%	35.4%	-	1	2
Moderately rent-burdened households, low income	26.3%	28.0%	30.5%	33.9%	-	4	1
♦ Severely rent-burdened households, low income	38.6%	42.6%	43.0%	45.7%	-	4	4
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	14.9%	13.9%	-	-	1
Home purchase loan rate (per 1,000 properties)	-	39.8	14.9	13.4	-	-	5
Higher-cost home purchase loans (% of home purchase loans)	-	34.2%	1.0%	18.3%	-	-	1
Refinance loan rate (per 1,000 properties)	-	46.3	11.5	5.9	-	-	5
Higher-cost refinance loans (% of refinance loans)	-	39.5%	3.1%	6.2%	-	-	1
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.9%	40.4%	36.3%	-	-	1
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	71.0	55.9	-	1
Notices of foreclosure, all residential properties	837	1,220	1,974	1,878	1,868	3	3
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	10.4	14.7	22.8	22.1	22.1	2	1
Properties that entered REO	132	22	140	104	-	3	2
Population	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Population	1,332,650	1,361,473	1,385,108	1,438,159	-	4	4
Population density (1,000 persons per square mile)	31.7	32.3	32.9	34.2	-	3	3
♦ Households with children under 18 years old	43.8%	41.3%	41.3%	38.5%	-	1	1
♦ Population age 65+	10.1%	10.3%	10.6%	11.2%	-	5	5
Foreign-born population	29.0%	31.8%	34.3%	34.9%	-	4	3
Racial diversity index	0.65	0.63	0.61	0.60	-	4	4
Median household income	\$40,645	\$37,182	\$35,231	\$33,754	-	5	5
Income diversity ratio	6.3	5.7	5.8	6.1	-	2	2
Poverty rate	30.7%	29.1%	30.2%	31.6%	-	1	1
Unemployment rate	14.3%	11.8%	15.8%	11.9%	-	1	1
Disconnected youth	11.5%	-	-	9.8%	-	1	1
Population aged 25+ with a bachelors degree or higher	21.8%	27.9%	28.6%	34.3%	-	4	2
Neighborhood Services and Conditions	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Car-free commute (% of commuters)	61.1%	65.8%	69.4%	70.7%	-	3	3
Mean travel time to work (minutes)	43.0	40.6	42.9	43.1	-	3	1
Serious crime rate, property crime (per 1,000 residents)	14.0	9.5	7.4	7.4	7.7	2	3
Serious crime rate, violent crime (per 1,000 residents)	9.8	7.4	6.8	6.9	7.4	1	1
Adult incarceration rate (per 100,000 people age 15+)	2239.5	1039.1	1005.7	829.4	-	2	3
Students performing at grade level in English language arts, 4th grade	-	-	-	18.0%	18.0%	-	5
Students performing at grade level in math, 4th grade	-	-	-	25.0%	23.2%	-	5

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010-2014 ACS.
 * Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

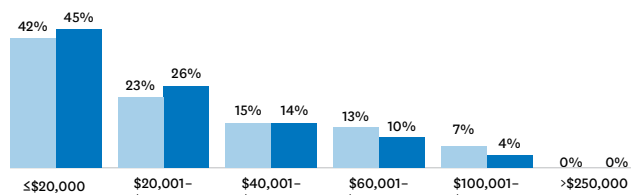


Single-Year Indicators

	2014	Rank
Population	167,147	-
Population density (1,000 persons per square mile)	34.4	33
Racial diversity index	0.46	49
Income diversity ratio	4.8	40
♦ Severe crowding rate (% of renter households)	4.5%	21
Median rent, asking	\$1,500	42
Residential units in FEMA preliminary flood hazard areas	2.7%	30
Residential units within 1/4 mile of a park	99.6%	4
Residential units within 1/2 mile of a subway station	100.0%	1
Lots regulated by the LPC	4.3%	20

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

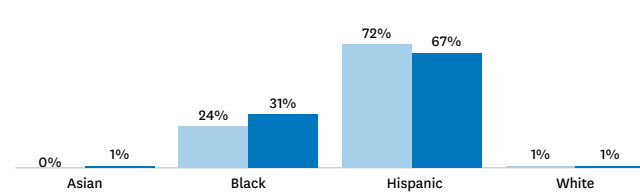


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BX01	\$715	\$782	9.3%	55
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	BX01	\$869	\$1,018	17.1%	55
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	BX01	\$667	\$632	-5.2%	55
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	BX01	\$740	\$871	17.7%	54
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	BX01	5.3%	3.3%	-	32
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	240	227	18	406	403	19	30
Units issued new certificates of occupancy	96	530	371	289	259	25	18
♦ Homeownership rate	7.4%	7.6%	7.6%	5.6%	-	49	52
Serious housing code violations (per 1,000 privately owned rental units)	-	113.3	86.1	85.3	76.6	-	15
Sales volume	66	173	58	83	88	55	58
Index of housing price appreciation, all property types	100.0	286.3	188.1	226.4	281.8	-	18
Index of housing price appreciation, 5+ family building	100.0	364.4	327.1	408.8	550.1	-	12
Index of housing price appreciation, 2-4 family building ¹	100.0	249.7	125.1	133.9	193.3	-	15
Median sales price per unit, 5+ family building	\$35,564	\$102,319	\$70,820	\$94,619	\$124,167	57	46
Median sales price per unit, 2-4 family building ¹	\$106,615	\$240,055	\$132,295	\$105,132	\$182,750	30	24
Median rent	\$543	\$723	\$760	\$823	-	55	55
Median rent burden	27.9%	32.8%	34.3%	34.9%	-	14	23
♦ Severely rent-burdened households	24.8%	-	-	32.0%	-	22	22
♦ Severely rent-burdened households, low income	29.0%	-	-	36.5%	-	54	54
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	16.6%	15.1%	-	-	3
Home purchase loan rate (per 1,000 properties)	-	46.4	9.3	8.6	-	-	55
Refinance loan rate (per 1,000 properties)	-	49.5	6.2	5.7	-	-	46
FHA/VA-backed home purchase loans (% of home purchase loans)	-	2.1%	68.9%	65.9%	-	-	5
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	59.7	50.8	-	22
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	17.9	12.9	28.8	20.6	19.3	16	21

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	50.6%	46.4%	50.1%	44.9%	-	5	1
♦ Population aged 65+	7.5%	7.5%	8.1%	9.1%	-	50	48
Foreign-born population	23.9%	24.3%	27.7%	30.0%	-	41	39
Median household income	\$25,761	\$21,064	\$22,548	\$21,143	-	55	54
Population 25+ with a bachelors degree or higher	4.8%	8.0%	8.1%	9.1%	-	55	55
Poverty rate	45.5%	43.2%	41.1%	45.0%	-	1	2
Unemployment rate	23.6%	14.9%	19.1%	11.0%	-	1	12
Car-free commute (% of commuters)	74.5%	-	79.5%	85.6%	-	16	12
Mean travel time to work (minutes)	41.3	-	43.0	41.2	-	30	34
Serious crime rate (per 1,000 residents)	29.8	22.8	18.3	18.0	23.1	9	3
Students performing at grade level in English language arts, 4th grade	-	-	-	11.7%	13.1%	-	57
Students performing at grade level in math, 4th grade	-	-	-	17.6%	17.9%	-	55

♦ Community districts BX 01 and BX 02 both fall within sub-borough area 101. Data reported at the sub-borough area for these community districts are identical.

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010-2014 ACS.

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¹ Ranked out of the 30 community districts where 2-4 family building sales were more prominent than condominium or 1 family building sales between 2000 and 2015.

BX02 Hunts Point/Longwood*

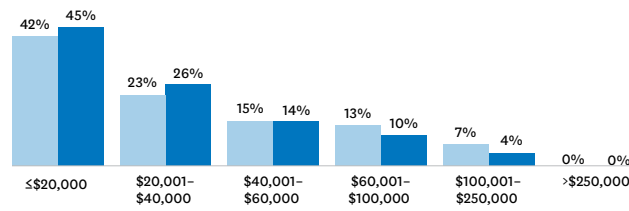


Single-Year Indicators

	2014	Rank
Population	167,147	-
Population density (1,000 persons per square mile)	34.4	33
Racial diversity index	0.46	49
Income diversity ratio	4.8	40
♦ Severe crowding rate (% of renter households)	4.5%	21
Median rent, asking	\$1,067	57
Residential units in FEMA preliminary flood hazard areas	0.0%	-
Residential units within 1/4 mile of a park	99.6%	4
Residential units within 1/2 mile of a subway station	97.4%	14
Lots regulated by the LPC	5.0%	19

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

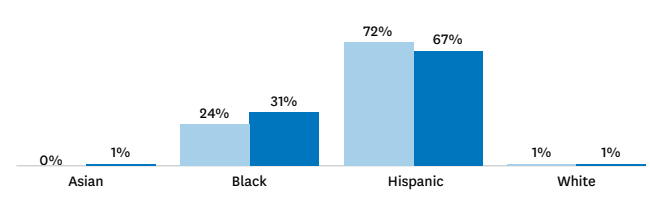


♦ Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BX02	\$715	\$782	9.3%	55
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	BX02	\$869	\$1,018	17.1%	55
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	BX02	\$667	\$632	-5.2%	55
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	BX02	\$740	\$871	17.7%	54
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	BX02	5.3%	3.3%	-	32
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	136	261	0	16	61	28	53
Units issued new certificates of occupancy	68	549	220	0	0	37	58
♦ Homeownership rate	7.4%	7.6%	7.6%	5.6%	-	49	52
Serious housing code violations (per 1,000 privately owned rental units)	-	141.3	119.8	81.8	87.0	-	11
Sales volume	56	136	49	88	73	56	59
Index of housing price appreciation, all property types	100.0	196.0	142.6	161.8	182.2	-	45
Index of housing price appreciation, 5+ family building	100.0	273.7	247.7	281.5	388.5	-	34
Index of housing price appreciation, condominium ¹	100.0	182.4	126.2	144.9	137.6	-	26
Median sales price per unit, 5+ family building	\$40,562	\$85,593	\$64,737	\$97,085	\$111,897	55	54
Median sales price per unit, 2-4 family building ¹	\$111,838	\$218,411	\$143,750	\$148,270	\$146,000	29	29
Median rent	\$543	\$723	\$760	\$823	-	55	55
Median rent burden	27.9%	32.8%	34.3%	34.9%	-	14	23
♦ Severely rent-burdened households	24.8%	-	-	32.0%	-	22	22
♦ Severely rent-burdened households, low income	29.0%	-	-	36.5%	-	54	54
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	16.6%	15.1%	-	-	3
Home purchase loan rate (per 1,000 properties)	-	46.4	9.3	8.6	-	-	55
Refinance loan rate (per 1,000 properties)	-	49.5	6.2	5.7	-	-	46
FHA/VA-backed home purchase loans (% of home purchase loans)	-	2.1%	68.9%	65.9%	-	-	5
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	90.6	75.2	-	6
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	20.9	20.6	29.4	34.7	29.3	13	10

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	50.6%	46.4%	50.1%	44.9%	-	5	1
♦ Population aged 65+	7.5%	7.5%	8.1%	9.1%	-	50	48
Foreign-born population	23.9%	24.3%	27.7%	30.0%	-	41	39
Median household income	\$25,761	\$21,064	\$22,548	\$21,143	-	55	54
Population 25+ with a bachelors degree or higher	4.8%	8.0%	8.1%	9.1%	-	55	55
Poverty rate	45.5%	43.2%	41.1%	45.0%	-	1	2
Unemployment rate	23.6%	14.9%	19.1%	11.0%	-	1	12
Car-free commute (% of commuters)	74.5%	-	79.5%	85.6%	-	16	12
Mean travel time to work (minutes)	41.3	-	43.0	41.2	-	30	34
Serious crime rate (per 1,000 residents)	39.2	27.3	24.3	24.8	22.3	5	5
Students performing at grade level in English language arts, 4th grade	-	-	-	11.8%	13.7%	-	56
Students performing at grade level in math, 4th grade	-	-	-	19.9%	18.3%	-	54

* Community districts BX 01 and BX 02 both fall within sub-borough area 101. Data reported at the sub-borough area for these community districts are identical.

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010-2014 ACS.

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¹ Ranked out of the 30 community districts where 2-4 family building sales were more prominent than condominium or 1 family building sales between 2000 and 2015.

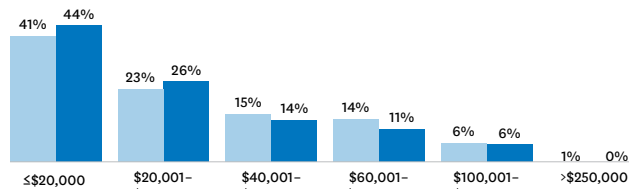


Single-Year Indicators

	2014	Rank
Population	172,247	–
Population density (1,000 persons per square mile)	39.4	27
Racial diversity index	0.50	43
Income diversity ratio	5.3	29
♦ Severe crowding rate (% of renter households)	5.6%	11
Median rent, asking	\$1,350	47
Residential units in FEMA preliminary flood hazard areas	0.0%	–
Residential units within 1/4 mile of a park	99.2%	6
Residential units within 1/2 mile of a subway station	68.7%	41
Lots regulated by the LPC	1.6%	27

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

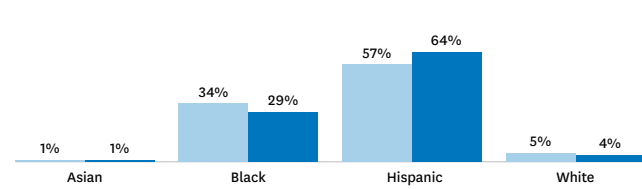


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BX03	\$824	\$907	10.1%	53
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	BX03	\$1,076	\$1,117	3.8%	53
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	BX03	\$712	\$814	14.3%	52
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	BX03	\$931	\$991	6.5%	51
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	BX03	4.5%	3.8%	–	22
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	11	619	2	361	564	56	21
Units issued new certificates of occupancy	90	637	1,240	279	353	29	10
♦ Homeownership rate	8.5%	8.0%	7.4%	7.3%	–	48	50
Serious housing code violations (per 1,000 privately owned rental units)	–	134.7	140.3	98.7	93.9	–	9
Sales volume	101	210	81	91	102	50	57
Index of housing price appreciation, all property types	100.0	211.3	109.2	136.5	149.0	–	57
Index of housing price appreciation, 5+ family building	100.0	271.3	186.1	256.0	419.1	–	26
Index of housing price appreciation, 2-4 family building ¹	100.0	198.6	92.6	136.1	109.3	–	30
Median sales price per unit, 5+ family building	\$37,954	\$90,316	\$71,127	\$84,071	\$131,389	56	44
Median sales price per unit, 2-4 family building ¹	\$112,789	\$236,120	\$178,491	\$151,441	\$141,750	28	30
Median rent	\$685	\$837	\$890	\$904	–	54	52
Median rent burden	29.2%	36.6%	35.4%	37.2%	–	8	12
♦ Severely rent-burdened households	30.5%	–	–	37.1%	–	7	6
♦ Severely rent-burdened households, low income	35.6%	–	–	42.6%	–	46	49
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	22.6%	19.1%	–	–	2
Home purchase loan rate (per 1,000 properties)	–	45.9	11.0	9.7	–	–	51
Refinance loan rate (per 1,000 properties)	–	57.5	7.5	5.0	–	–	48
FHA/VA-backed home purchase loans (% of home purchase loans)	–	1.5%	78.2%	71.4%	–	–	3
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	87.0	67.6	–	12
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	17.8	26.9	45.6	36.5	41.6	17	2

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	50.7%	50.2%	47.4%	43.3%	–	4	4
♦ Population aged 65+	7.1%	6.2%	7.2%	8.9%	–	52	50
Foreign-born population	21.5%	27.6%	29.5%	32.2%	–	44	34
Median household income	\$27,233	\$21,780	\$22,258	\$22,069	–	54	53
Population 25+ with a bachelors degree or higher	7.6%	7.7%	8.3%	11.9%	–	52	54
Poverty rate	45.5%	43.5%	43.5%	44.2%	–	1	3
Unemployment rate	21.2%	13.1%	17.1%	13.9%	–	3	3
Car-free commute (% of commuters)	70.3%	75.1%	75.0%	79.9%	–	27	23
Mean travel time to work (minutes)	45.0	38.2	40.7	44.2	–	14	14
Serious crime rate (per 1,000 residents)	27.0	24.5	14.8	16.7	16.8	16	15
Students performing at grade level in English language arts, 4th grade	–	–	–	14.8%	14.1%	–	53
Students performing at grade level in math, 4th grade	–	–	–	21.1%	17.7%	–	56

♦ 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.

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BX04 Highbridge/Concourse

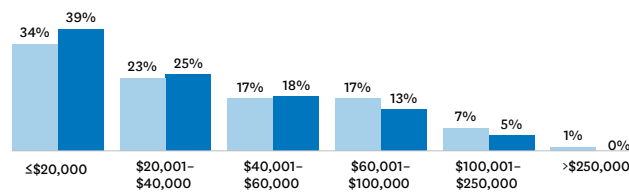


Single-Year Indicators

	2014	Rank
Population	141,467	-
Population density (1,000 persons per square mile)	71.3	9
Racial diversity index	0.52	37
Income diversity ratio	6.5	11
♦ Severe crowding rate (% of renter households)	8.0%	5
Median rent, asking	\$1,395	46
Residential units in FEMA preliminary flood hazard areas	0.0%	-
Residential units within 1/4 mile of a park	99.0%	8
Residential units within 1/2 mile of a subway station	97.2%	15
Lots regulated by the LPC	3.9%	22

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

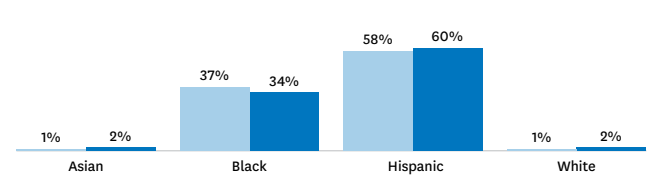


♦ Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BX04	\$945	\$1,042	10.3%	46
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	BX04	\$1,052	\$1,136	7.9%	50
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	BX04	\$899	\$997	11.0%	43
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	BX04	\$1,018	\$1,102	8.2%	47
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	BX04	4.0%	2.8%	-	42
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	94	253	6	128	552	45	22
Units issued new certificates of occupancy	252	293	342	230	85	14	36
♦ Homeownership rate	6.9%	5.0%	6.9%	7.2%	-	51	51
Serious housing code violations (per 1,000 privately owned rental units)	-	176.7	148.6	118.4	102.2	-	6
Sales volume	80	191	89	104	128	53	52
Index of housing price appreciation, all property types	100.0	219.2	185.7	233.5	251.4	-	30
Index of housing price appreciation, 5+ family building	100.0	231.9	195.0	349.0	362.6	-	40
Index of housing price appreciation, 2-4 family building ¹	100.0	216.8	196.8	153.9	174.0	-	18
Median sales price per unit, 5+ family building	\$42,618	\$80,917	\$67,449	\$94,007	\$116,135	52	52
Median sales price per unit, 2-4 family building ¹	\$120,642	\$234,644	\$199,585	\$141,845	\$155,000	27	28
Median rent	\$857	\$939	\$1,032	\$1,046	-	44	47
Median rent burden	28.8%	35.8%	37.7%	39.7%	-	11	6
♦ Severely rent-burdened households	31.9%	-	-	40.1%	-	3	3
♦ Severely rent-burdened households, low income	40.8%	-	-	47.9%	-	26	35
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	14.9%	13.9%	-	-	8
Home purchase loan rate (per 1,000 properties)	-	31.0	33.5	9.7	-	-	51
Refinance loan rate (per 1,000 properties)	-	26.0	6.1	3.4	-	-	53
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.5%	8.6%	27.9%	-	-	14
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	114.4	80.7	-	3
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	21.8	36.7	42.7	53.2	44.7	12	1

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	50.5%	46.7%	42.4%	41.8%	-	6	5
♦ Population aged 65+	6.9%	7.6%	9.6%	9.2%	-	53	47
Foreign-born population	35.0%	40.5%	41.9%	41.6%	-	27	20
Median household income	\$33,711	\$28,729	\$28,917	\$27,237	-	49	51
Population 25+ with a bachelors degree or higher	7.8%	9.6%	9.4%	16.3%	-	50	49
Poverty rate	40.0%	39.3%	35.0%	37.3%	-	5	5
Unemployment rate	18.1%	13.9%	15.8%	10.9%	-	6	13
Car-free commute (% of commuters)	72.9%	76.1%	78.2%	80.4%	-	21	21
Mean travel time to work (minutes)	43.1	40.7	41.1	39.3	-	23	39
Serious crime rate (per 1,000 residents)	26.3	16.4	13.6	15.7	16.9	17	14
Students performing at grade level in English language arts, 4th grade	-	-	-	13.8%	12.7%	-	58
Students performing at grade level in math, 4th grade	-	-	-	17.9%	15.4%	-	58

Note: Community district BX 04 falls within sub-borough area 103.

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010-2014 ACS.

* Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

¹ Ranked out of the 30 community districts where 2-4 family building sales were more prominent than condominium or 1 family building sales between 2000 and 2015.

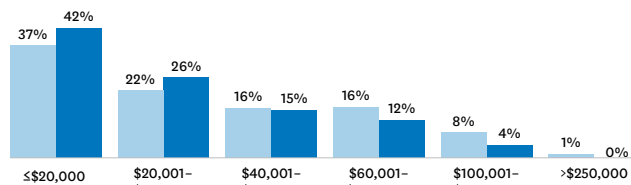


Single-Year Indicators

	2014	Rank
Population	132,850	–
Population density (1,000 persons per square mile)	88	3
Racial diversity index	0.44	51
Income diversity ratio	4.9	37
♦ Severe crowding rate (% of renter households)	7.1%	6
Median rent, asking	\$1,250	55
Residential units in FEMA preliminary flood hazard areas	11.8%	16
Residential units within 1/4 mile of a park	98.8%	9
Residential units within 1/2 mile of a subway station	98.7%	11
Lots regulated by the LPC	1.3%	28

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

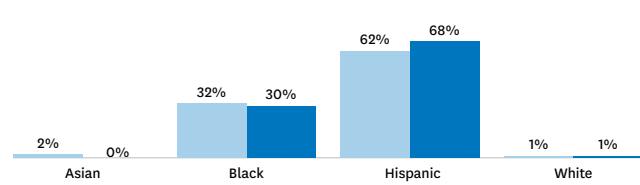


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BX05	\$969	\$1,042	7.5%	46
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	BX05	\$1,076	\$1,136	5.6%	50
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	BX05	\$925	\$1,011	9.4%	42
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	BX05	\$1,042	\$1,119	7.5%	46
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	BX05	3.2%	3.7%	–	24
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	130	45	0	164	397	30	31
Units issued new certificates of occupancy	54	264	293	312	205	42	20
♦ Homeownership rate	4.8%	4.0%	3.1%	3.0%	–	55	55
Serious housing code violations (per 1,000 privately owned rental units)	–	198.8	132.7	79.4	102.7	–	5
Sales volume	87	191	82	106	108	52	56
Index of housing price appreciation, all property types	100.0	213.2	153.4	243.0	261.7	–	24
Index of housing price appreciation, 5+ family building	100.0	243.5	178.4	369.9	395.9	–	30
Index of housing price appreciation, 2-4 family building ¹	100.0	206.3	145.1	168.5	175.6	–	17
Median sales price per unit, 5+ family building	\$42,063	\$85,444	\$67,610	\$103,308	\$120,083	53	50
Median sales price per unit, 2-4 family building ¹	\$132,064	\$258,551	\$189,309	\$183,564	\$159,000	23	27
Median rent	\$878	\$972	\$1,079	\$1,073	–	40	44
Median rent burden	31.4%	39.6%	38.0%	45.6%	–	3	1
♦ Severely rent-burdened households	33.4%	–	–	41.5%	–	2	2
♦ Severely rent-burdened households, low income	44.1%	–	–	48.5%	–	11	30
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	19.3%	20.2%	–	–	1
Home purchase loan rate (per 1,000 properties)	–	44.8	10.5	9.0	–	–	54
Refinance loan rate (per 1,000 properties)	–	64.1	7.9	3.0	–	–	55
FHA/VA-backed home purchase loans (% of home purchase loans)	–	3.0%	90.6%	85.2%	–	–	1
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	94.4	75.7	–	5
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	20.6	31.8	39.7	43.9	40.9	14	4

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	55.4%	51.9%	50.1%	40.9%	–	1	7
♦ Population aged 65+	5.0%	4.9%	5.1%	7.5%	–	55	54
Foreign-born population	34.8%	38.9%	38.8%	42.4%	–	29	18
Median household income	\$31,635	\$24,045	\$27,749	\$20,898	–	51	55
Population 25+ with a bachelors degree or higher	7.7%	10.0%	11.0%	12.6%	–	51	52
Poverty rate	40.6%	41.6%	40.0%	45.4%	–	4	1
Unemployment rate	19.9%	15.2%	23.6%	12.1%	–	4	10
Car-free commute (% of commuters)	72.9%	73.7%	77.0%	79.2%	–	21	24
Mean travel time to work (minutes)	43.9	41.0	41.5	41.8	–	19	30
Serious crime rate (per 1,000 residents)	23.1	16.7	11.8	12.8	14.3	25	26
Students performing at grade level in English language arts, 4th grade	–	–	–	14.3%	14.0%	–	54
Students performing at grade level in math, 4th grade	–	–	–	18.3%	18.5%	–	53

Note: Community district BX 05 falls within sub-borough area 104.

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

♦ Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

¹ Ranked out of the 30 community districts where 2-4 family building sales were more prominent than condominium or 1 family building sales between 2000 and 2015.

BX06 Belmont/ East Tremont*

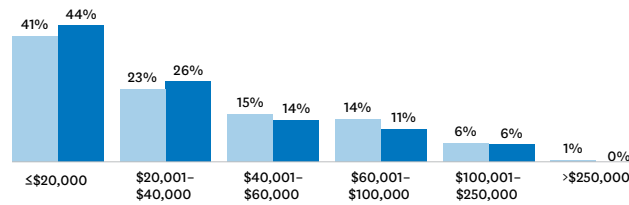


Single-Year Indicators

	2014	Rank
Population	172,247	–
Population density (1,000 persons per square mile)	39.4	27
Racial diversity index	0.50	43
Income diversity ratio	5.3	29
♦ Severe crowding rate (% of renter households)	5.6%	11
Median rent, asking	\$1,250	55
Residential units in FEMA preliminary flood hazard areas	0.0%	–
Residential units within 1/4 mile of a park	99.7%	3
Residential units within 1/2 mile of a subway station	59.8%	45
Lots regulated by the LPC	0.1%	35

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

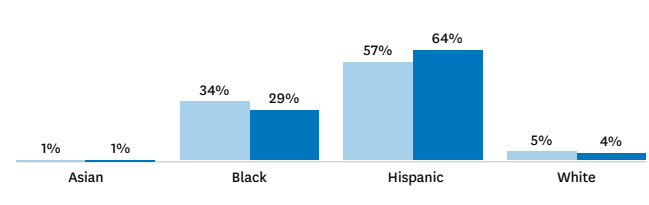


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BX06	\$824	\$907	10.1%	53
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	BX06	\$1,076	\$1,117	3.8%	53
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	BX06	\$712	\$814	14.3%	52
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	BX06	\$931	\$991	6.5%	51
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	BX06	4.5%	3.8%	–	22
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	103	533	4	54	869	39	16
Units issued new certificates of occupancy	208	474	133	101	305	15	14
♦ Homeownership rate	8.5%	8.0%	7.4%	7.3%	–	48	50
Serious housing code violations (per 1,000 privately owned rental units)	–	182.4	136.6	122.7	119.7	–	1
Sales volume	90	293	108	160	168	51	50
Index of housing price appreciation, all property types	100.0	220.3	165.0	151.6	157.5	–	56
Index of housing price appreciation, 5+ family building	100.0	277.3	238.5	326.7	447.3	–	21
Index of housing price appreciation, 2–4 family building ¹	100.0	206.7	144.6	121.0	119.4	–	28
Median sales price per unit, 5+ family building	\$43,831	\$92,838	\$75,723	\$104,819	\$143,750	50	42
Median sales price per unit, 2–4 family building ¹	\$132,064	\$243,990	\$171,490	\$135,170	\$160,000	23	26
Median rent	\$685	\$837	\$890	\$904	–	54	52
Median rent burden	29.2%	36.6%	35.4%	37.2%	–	8	12
♦ Severely rent-burdened households	30.5%	–	–	37.1%	–	7	6
♦ Severely rent-burdened households, low income	35.6%	–	–	42.6%	–	46	49
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	22.6%	19.1%	–	–	2
Home purchase loan rate (per 1,000 properties)	–	45.9	11.0	9.7	–	–	51
Refinance loan rate (per 1,000 properties)	–	57.5	7.5	5.0	–	–	48
FHA/VA-backed home purchase loans (% of home purchase loans)	–	1.5%	78.2%	71.4%	–	–	3
Pre-foreclosure notice rate (per 1,000 1–4 family and condo properties)	–	–	–	96.2	72.2	–	9
Notices of foreclosure rate (per 1,000 1–4 family and condo properties)	22.5	36.8	39.9	34.2	41.6	11	2

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	50.7%	50.2%	47.4%	43.3%	–	4	4
♦ Population aged 65+	7.1%	6.2%	7.2%	8.9%	–	52	50
Foreign-born population	21.5%	27.6%	29.5%	32.2%	–	44	34
Median household income	\$27,233	\$21,780	\$22,258	\$22,069	–	54	53
Population 25+ with a bachelors degree or higher	7.6%	7.7%	8.3%	11.9%	–	52	54
Poverty rate	45.5%	43.5%	43.5%	44.2%	–	1	3
Unemployment rate	21.2%	13.1%	17.1%	13.9%	–	3	3
Car-free commute (% of commuters)	70.3%	75.1%	75.0%	79.9%	–	27	23
Mean travel time to work (minutes)	45.0	38.2	40.7	44.2	–	14	14
Serious crime rate (per 1,000 residents)	29.7	21.9	17.9	21.3	21.5	11	7
Students performing at grade level in English language arts, 4th grade	–	–	–	12.8%	13.9%	–	55
Students performing at grade level in math, 4th grade	–	–	–	18.2%	16.1%	–	57

* 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.

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

† Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

¹ Ranked out of the 30 community districts where 2–4 family building sales were more prominent than condominium or 1 family building sales between 2000 and 2015.

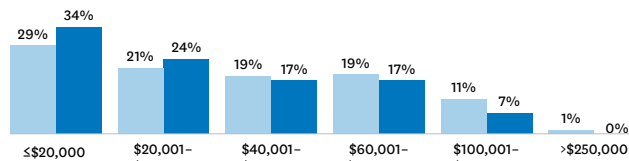


Single-Year Indicators

	2014	Rank
Population	135,893	–
Population density (1,000 persons per square mile)	86.5	6
Racial diversity index	0.50	43
Income diversity ratio	5	35
• Severe crowding rate (% of renter households)	6.2%	9
Median rent, asking	\$1,295	52
Residential units in FEMA preliminary flood hazard areas	0.0%	–
Residential units within 1/4 mile of a park	88.0%	22
Residential units within 1/2 mile of a subway station	99.5%	8
Lots regulated by the LPC	0.4%	32

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

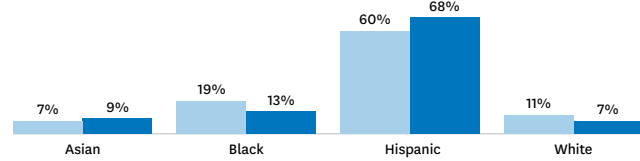


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BX07	\$1,038	\$1,137	9.6%	39
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	BX07	\$1,089	\$1,177	8.1%	48
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	BX07	\$968	\$1,081	11.6%	33
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	BX07	\$1,188	\$1,301	9.5%	33
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	BX07	3.4%	2.6%	–	46
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	3	298	1	101	459	57	29
Units issued new certificates of occupancy	0	169	194	82	153	57	26
• Homeownership rate	7.4%	9.4%	6.3%	4.5%	–	49	54
Serious housing code violations (per 1,000 privately owned rental units)	–	152.1	149.0	107.1	93.6	–	10
Sales volume	109	232	82	130	113	48	55
Index of housing price appreciation, all property types	100.0	231.2	160.2	239.9	212.5	–	38
Index of housing price appreciation, 5+ family building	100.0	260.6	197.0	333.3	380.0	–	35
Index of housing price appreciation, 2-4 family building ¹	100.0	224.8	146.1	173.2	115.1	–	29
Median sales price per unit, 5+ family building	\$50,166	\$89,902	\$67,117	\$108,983	\$122,826	44	48
Median sales price per unit, 2-4 family building ¹	\$134,891	\$271,538	\$203,372	\$152,525	\$165,000	22	25
Median rent	\$971	\$1,060	\$1,141	\$1,163	–	34	39
Median rent burden	29.6%	37.3%	41.7%	36.7%	–	5	14
• Severely rent-burdened households	30.8%	–	–	38.9%	–	6	4
• Severely rent-burdened households, low income	44.1%	–	–	51.0%	–	11	18
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	18.6%	14.5%	–	–	5
Home purchase loan rate (per 1,000 properties)	–	45.3	12.8	10.8	–	–	50
Refinance loan rate (per 1,000 properties)	–	36.9	9.7	5.9	–	–	43
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	33.3%	16.4%	–	–	20
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	94.9	75.2	–	6
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	20.6	31.2	30.7	34.4	21.6	14	15

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
• Households with children under 18 years old	47.4%	43.3%	44.1%	39.0%	–	8	12
• Population aged 65+	7.6%	9.7%	8.6%	9.1%	–	49	48
Foreign-born population	36.6%	41.3%	40.7%	44.6%	–	23	15
Median household income	\$40,041	\$33,372	\$29,440	\$35,540	–	44	46
Population 25+ with a bachelors degree or higher	14.6%	16.3%	13.7%	18.0%	–	43	48
Poverty rate	34.3%	34.2%	32.7%	31.5%	–	10	9
Unemployment rate	14.9%	13.2%	17.6%	13.5%	–	12	5
Car-free commute (% of commuters)	70.4%	72.6%	80.1%	81.4%	–	26	19
Mean travel time to work (minutes)	41.9	39.4	43.1	43.2	–	26	20
Serious crime rate (per 1,000 residents)	26.0	17.3	15.7	15.7	15.1	20	22
Students performing at grade level in English language arts, 4th grade	–	–	–	19.3%	19.5%	–	46
Students performing at grade level in math, 4th grade	–	–	–	29.9%	31.7%	–	37

Note: Community district BX 07 falls within sub-borough area 105.

• These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

• Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

¹ Ranked out of the 30 community districts where 2-4 family building sales were more prominent than condominium or 1 family building sales between 2000 and 2015.

BX08 Riverdale/ Fieldston

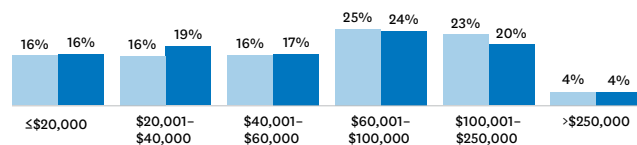


Single-Year Indicators

	2014	Rank
Population	106,737	-
Population density (1,000 persons per square mile)	31.2	38
Racial diversity index	0.65	15
Income diversity ratio	5.9	16
♦ Severe crowding rate (% of renter households)	3.6%	28
Median rent, asking	\$1,999	20
Residential units in FEMA preliminary flood hazard areas	0.0%	-
Residential units within 1/4 mile of a park	88.1%	21
Residential units within 1/2 mile of a subway station	66.2%	43
Lots regulated by the LPC	6.9%	16

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

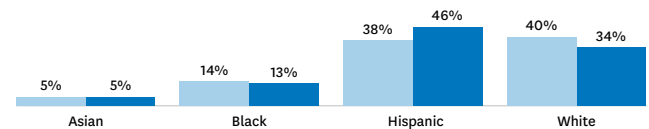


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BX08	\$1,121	\$1,222	9.0%	26
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	BX08	\$1,282	\$1,339	4.4%	38
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	BX08	\$1,052	\$1,196	13.7%	18
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	BX08	\$1,209	\$1,339	10.7%	28
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	BX08	3.9%	3.6%	-	27
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	97	315	3	207	289	43	36
Units issued new certificates of occupancy	71	95	29	6	68	36	42
♦ Homeownership rate	26.4%	30.2%	30.1%	29.7%	-	27	30
Serious housing code violations (per 1,000 privately owned rental units)	-	78.1	83.6	48.5	55.1	-	22
Sales volume	112	218	136	174	170	47	49
Index of housing price appreciation, all property types	100.0	207.7	191.4	185.5	196.6	-	41
Index of housing price appreciation, 5+ family building	100.0	187.4	160.6	205.0	213.2	-	50
Index of housing price appreciation, 1 family building ¹	100.0	205.0	185.0	168.7	200.0	-	6
Median sales price per unit, 5+ family building	\$104,223	\$90,197	\$95,588	\$108,727	\$155,028	10	39
Median sales price per unit, 1 family building ¹	\$496,845	\$702,456	\$676,102	\$645,813	\$715,000	3	5
Median rent	\$1,045	\$1,107	\$1,218	\$1,190	-	23	36
Median rent burden	23.8%	28.9%	30.3%	33.5%	-	44	30
♦ Severely rent-burdened households	21.6%	-	-	28.4%	-	37	41
♦ Severely rent-burdened households, low income	42.0%	-	-	50.3%	-	20	23
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	8.5%	8.5%	-	-	16
Home purchase loan rate (per 1,000 properties)	-	31.8	18.1	19.7	-	-	26
Refinance loan rate (per 1,000 properties)	-	18.3	20.3	6.3	-	-	40
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	5.8%	3.2%	-	-	30
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	41.7	29.4	-	32
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	2.2	6.9	8.1	10.8	9.2	53	33

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	32.1%	30.2%	28.3%	30.4%	-	36	28
♦ Population aged 65+	16.6%	15.9%	14.8%	16.6%	-	7	10
Foreign-born population	31.5%	32.1%	32.6%	32.4%	-	34	33
Median household income	\$61,827	\$58,046	\$54,134	\$54,292	-	20	24
Population 25+ with a bachelors degree or higher	34.3%	39.9%	40.2%	39.9%	-	11	14
Poverty rate	18.7%	15.0%	18.5%	22.5%	-	31	20
Unemployment rate	10.4%	12.2%	14.0%	9.8%	-	23	19
Car-free commute (% of commuters)	55.0%	58.5%	67.0%	67.0%	-	40	36
Mean travel time to work (minutes)	41.0	42.6	44.6	44.4	-	33	13
Serious crime rate (per 1,000 residents)	17.2	11.1	9.5	9.6	9.3	46	43
Students performing at grade level in English language arts, 4th grade	-	-	-	32.5%	31.6%	-	31
Students performing at grade level in math, 4th grade	-	-	-	40.9%	42.2%	-	26

Note: Community district BX 08 falls within sub-borough area 106.

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010-2014 ACS.

* Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

¹ Ranked out of the 12 community districts where 1 family building sales were more prominent than condominium or 2-4 family buildings sales between 2000 and 2015.

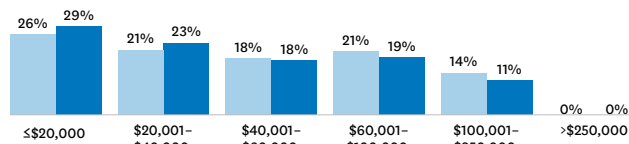


Single-Year Indicators

	2014	Rank
Population	190,126	–
Population density (1,000 persons per square mile)	42.8	25
Racial diversity index	0.56	33
Income diversity ratio	5.4	24
♦ Severe crowding rate (% of renter households)	4.6%	20
Median rent, asking	\$1,259	54
Residential units in FEMA preliminary flood hazard areas	3.4%	27
Residential units within 1/4 mile of a park	89.0%	18
Residential units within 1/2 mile of a subway station	73.5%	37
Lots regulated by the LPC	0.0%	40

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

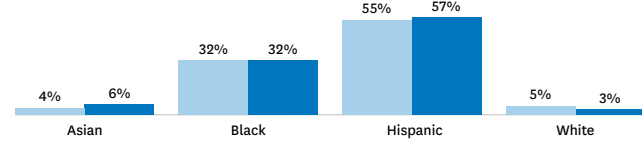


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BX09	\$996	\$1,073	7.8%	44
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	BX09	\$1,115	\$1,161	4.1%	49
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	BX09	\$945	\$1,051	11.3%	37
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	BX09	\$1,052	\$1,142	8.6%	45
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	BX09	2.6%	2.0%	–	51
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	212	337	19	191	0	24	59
Units issued new certificates of occupancy	27	262	178	32	318	51	13
♦ Homeownership rate	20.2%	21.7%	19.0%	20.8%	–	37	36
Serious housing code violations (per 1,000 privately owned rental units)	–	93.5	91.1	82.7	80.3	–	14
Sales volume	581	1,352	475	510	518	20	29
Index of housing price appreciation, all property types	100.0	248.7	218.6	205.2	212.5	–	38
Index of housing price appreciation, 5+ family building	100.0	311.7	238.7	374.3	433.2	–	22
Index of housing price appreciation, condominium ¹	100.0	307.1	308.6	258.8	289.8	–	13
Median sales price per unit, 5+ family building	\$48,780	\$94,742	\$63,129	\$102,003	\$108,625	46	55
Median sales price per unit, condominium ¹	\$48,542	\$128,685	\$160,101	\$99,372	\$110,000	16	17
Median rent	\$871	\$1,007	\$1,056	\$1,102	–	41	43
Median rent burden	26.4%	30.0%	31.2%	35.9%	–	30	18
♦ Severely rent-burdened households	25.7%	–	–	32.9%	–	17	18
♦ Severely rent-burdened households, low income	37.6%	–	–	43.2%	–	40	46
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	14.6%	13.4%	–	–	9
Home purchase loan rate (per 1,000 properties)	–	38.6	13.8	9.3	–	–	53
Refinance loan rate (per 1,000 properties)	–	44.3	6.8	4.4	–	–	52
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.8%	51.1%	44.1%	–	–	9
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	43.1	36.2	–	29
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	9.4	9.4	15.8	14.2	15.4	29	26

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	45.5%	38.4%	44.7%	35.6%	–	9	17
♦ Population aged 65+	9.1%	9.9%	10.1%	11.1%	–	42	36
Foreign-born population	24.6%	29.7%	32.3%	32.1%	–	38	35
Median household income	\$43,132	\$40,884	\$42,501	\$36,103	–	41	45
Population 25+ with a bachelors degree or higher	12.3%	14.0%	17.2%	16.1%	–	47	50
Poverty rate	28.6%	26.2%	25.4%	29.8%	–	15	11
Unemployment rate	13.8%	8.4%	11.2%	14.3%	–	15	1
Car-free commute (% of commuters)	61.2%	70.1%	71.6%	68.3%	–	36	35
Mean travel time to work (minutes)	45.8	43.4	46.6	45.2	–	11	9
Serious crime rate (per 1,000 residents)	21.3	16.2	13.4	14.2	14.5	35	25
Students performing at grade level in English language arts, 4th grade	–	–	–	19.6%	21.2%	–	45
Students performing at grade level in math, 4th grade	–	–	–	27.3%	24.9%	–	46

Note: Community district BX 09 falls within sub-borough area 107.

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

♦ Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

¹ Ranked out of the 17 community districts where condominium sales were more prominent than 1-4 family building sales between 2000 and 2015.

BX10 Throgs Neck/ Co-op City

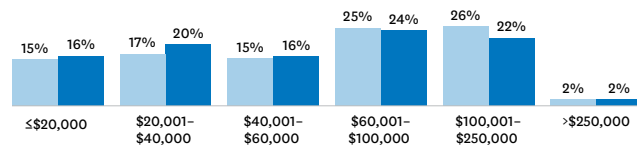


Single-Year Indicators

	2014	Rank
Population	121,209	-
Population density (1,000 persons per square mile)	12.9	50
Racial diversity index	0.69	9
Income diversity ratio	4.6	44
♦ Severe crowding rate (% of renter households)	0.8%	55
Median rent, asking	\$1,300	50
Residential units in FEMA preliminary flood hazard areas	19.5%	33
Residential units within 1/4 mile of a park	63.9%	42
Residential units within 1/2 mile of a subway station	49.6%	48
Lots regulated by the LPC	0.0%	40

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

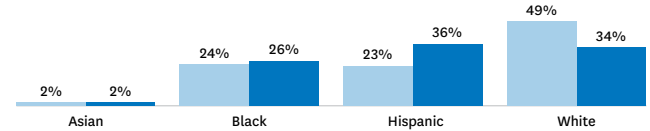


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BX10	\$1,015	\$1,110	9.3%	42
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	BX10	\$1,337	\$1,286	-3.8%	41
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	BX10	\$911	\$928	1.9%	47
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	BX10	\$1,107	\$1,275	15.2%	36
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	BX10	2.1%	1.5%	-	54
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	236	209	26	30	88	20	48
Units issued new certificates of occupancy	85	318	158	26	69	34	40
♦ Homeownership rate	45.5%	57.3%	41.5%	41.5%	-	10	15
Serious housing code violations (per 1,000 privately owned rental units)	-	18.0	27.5	26.2	25.0	-	34
Sales volume	392	750	336	451	481	35	32
Index of housing price appreciation, all property types	100.0	201.2	166.7	159.0	159.2	-	55
Index of housing price appreciation, 5+ family building	100.0	235.6	210.9	272.4	374.3	-	38
Index of housing price appreciation, 2-4 family building ¹	100.0	202.4	159.4	153.1	159.5	-	20
Median sales price per unit, 5+ family building	\$67,986	\$131,833	\$85,917	\$118,265	\$133,333	29	43
Median sales price per unit, 2-4 family building ¹	\$171,326	\$309,907	\$225,142	\$200,252	\$215,250	12	18
Median rent	\$942	\$1,040	\$1,121	\$1,115	-	37	41
Median rent burden	21.5%	24.4%	27.2%	27.4%	-	55	49
♦ Severely rent-burdened households	18.8%	-	-	24.2%	-	48	47
♦ Severely rent-burdened households, low income	37.8%	-	-	38.3%	-	38	52
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	3.8%	3.1%	-	-	33
Home purchase loan rate (per 1,000 properties)	-	30.5	13.0	11.2	-	-	49
Refinance loan rate (per 1,000 properties)	-	27.3	9.4	4.7	-	-	50
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.3%	34.2%	33.6%	-	-	12
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	54.2	42.0	-	26
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	4.7	8.4	17.4	15.0	17.0	37	25

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	29.4%	24.8%	24.9%	31.0%	-	43	26
♦ Population aged 65+	18.5%	19.9%	21.3%	19.8%	-	3	3
Foreign-born population	15.8%	16.7%	20.8%	19.9%	-	54	52
Median household income	\$64,771	\$61,129	\$51,090	\$55,031	-	16	23
Population 25+ with a bachelors degree or higher	19.1%	19.5%	21.1%	27.2%	-	32	33
Poverty rate	10.1%	9.9%	16.4%	11.0%	-	47	46
Unemployment rate	6.4%	9.2%	10.8%	-	-	43	14
Car-free commute (% of commuters)	42.9%	43.6%	45.8%	47.4%	-	49	48
Mean travel time to work (minutes)	41.6	40.4	41.4	43.3	-	29	19
Serious crime rate (per 1,000 residents)	17.6	13.0	11.9	9.5	10.3	43	38
Students performing at grade level in English language arts, 4th grade	-	-	-	32.2%	30.4%	-	34
Students performing at grade level in math, 4th grade	-	-	-	40.6%	38.5%	-	33

Note: ¹Community district BX10 falls within sub-borough area 108.

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010-2014 ACS.

♦ Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

¹ Ranked out of the 30 community districts where 2-4 family building sales were more prominent than condominium or 1 family building sales between 2000 and 2015.

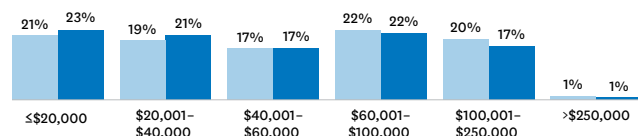


Single-Year Indicators

	2014	Rank
Population	135,839	–
Population density (1,000 persons per square mile)	35.7	32
Racial diversity index	0.68	12
Income diversity ratio	4.9	37
♦ Severe crowding rate (% of renter households)	5.0%	16
Median rent, asking	\$1,325	49
Residential units in FEMA preliminary flood hazard areas	0.3%	35
Residential units within 1/4 mile of a park	73.6%	32
Residential units within 1/2 mile of a subway station	86.5%	30
Lots regulated by the LPC	0.0%	40

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

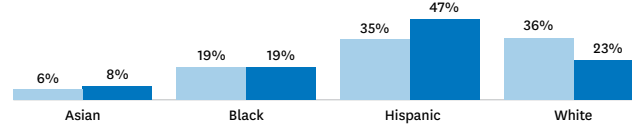


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BX11	\$1,064	\$1,169	9.9%	34
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	BX11	\$1,210	\$1,272	5.1%	43
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	BX11	\$1,018	\$1,109	8.9%	27
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	BX11	\$1,206	\$1,332	10.5%	29
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	BX11	2.3%	3.3%	–	32
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	64	3,288	18	26	172	48	41
Units issued new certificates of occupancy	175	131	73	19	26	18	54
♦ Homeownership rate	27.8%	32.1%	31.9%	30.5%	–	26	27
Serious housing code violations (per 1,000 privately owned rental units)	–	44.7	65.1	58.4	50.5	–	25
Sales volume	447	656	287	395	346	28	42
Index of housing price appreciation, all property types	100.0	211.1	159.5	181.8	166.4	–	52
Index of housing price appreciation, 5+ family building	100.0	208.5	166.2	292.7	465.1	–	16
Index of housing price appreciation, 2-4 family building ¹	100.0	212.3	155.9	173.2	157.6	–	22
Median sales price per unit, 5+ family building	\$97,798	\$117,228	\$101,629	\$129,575	\$121,021	11	49
Median sales price per unit, 2-4 family building ¹	\$170,612	\$286,295	\$205,535	\$200,252	\$206,000	13	19
Median rent	\$992	\$1,029	\$1,133	\$1,228	–	30	30
Median rent burden	26.5%	28.4%	31.5%	33.2%	–	29	34
♦ Severely rent-burdened households	23.3%	–	–	30.8%	–	28	31
♦ Severely rent-burdened households, low income	39.2%	–	–	46.7%	–	31	40
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	10.5%	9.8%	–	–	13
Home purchase loan rate (per 1,000 properties)	–	48.0	15.7	18.4	–	–	30
Refinance loan rate (per 1,000 properties)	–	56.7	15.1	8.0	–	–	26
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.4%	44.2%	34.2%	–	–	11
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	80.8	59.9	–	14
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	6.8	12.3	18.3	15.5	17.7	31	23

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	35.7%	37.5%	37.1%	38.7%	–	31	14
♦ Population aged 65+	15.0%	15.4%	13.6%	12.9%	–	10	23
Foreign-born population	30.8%	29.3%	38.5%	34.1%	–	35	31
Median household income	\$51,523	\$49,711	\$47,180	\$47,970	–	30	31
Population 25+ with a bachelors degree or higher	20.9%	21.0%	25.2%	24.1%	–	26	40
Poverty rate	17.5%	17.8%	21.1%	20.2%	–	32	27
Unemployment rate	8.8%	8.2%	13.9%	10.5%	–	29	18
Car-free commute (% of commuters)	51.9%	56.0%	60.9%	62.5%	–	43	42
Mean travel time to work (minutes)	39.3	37.6	39.0	41.4	–	39	33
Serious crime rate (per 1,000 residents)	23.1	16.1	14.7	9.4	10.8	25	35
Students performing at grade level in English language arts, 4th grade	–	–	–	25.8%	24.5%	–	39
Students performing at grade level in math, 4th grade	–	–	–	37.4%	29.8%	–	39

Note: Community district BX 11 falls within sub-borough area 109.

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¹ Ranked out of the 30 community districts where 2-4 family building sales were more prominent than condominium or 1 family building sales between 2000 and 2015.

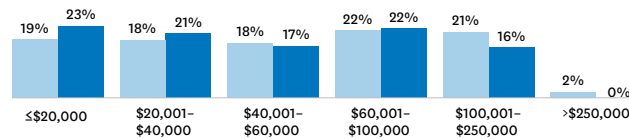


Single-Year Indicators

	2014	Rank
Population	134,644	-
Population density (1,000 persons per square mile)	20	47
Racial diversity index	0.54	35
Income diversity ratio	5.3	29
♦ Severe crowding rate (% of renter households)	3.2%	34
Median rent, asking	\$1,338	48
Residential units in FEMA preliminary flood hazard areas	0.6%	32
Residential units within 1/4 mile of a park	44.3%	54
Residential units within 1/2 mile of a subway station	71.5%	39
Lots regulated by the LPC	0.0%	40

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

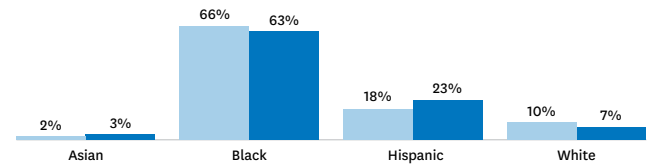


♦ Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BX12	\$1,075	\$1,175	9.4%	32
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	BX12	\$1,173	\$1,343	14.5%	37
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	BX12	\$986	\$1,054	6.8%	35
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	BX12	\$1,209	\$1,383	14.4%	22
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	BX12	4.7%	5.5%	-	5
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	285	492	36	273	62	14	52
Units issued new certificates of occupancy	157	491	259	207	265	20	17
♦ Homeownership rate	35.9%	41.1%	35.4%	36.4%	-	16	18
Serious housing code violations (per 1,000 privately owned rental units)	-	70.9	95.0	108.4	106.3	-	4
Sales volume	555	1,296	483	582	603	23	22
Index of housing price appreciation, all property types	100.0	203.0	144.8	144.9	143.5	-	58
Index of housing price appreciation, 5+ family building	100.0	204.0	167.0	200.6	202.0	-	52
Index of housing price appreciation, 2-4 family building ¹	100.0	200.2	136.2	134.6	135.9	-	27
Median sales price per unit, 5+ family building	\$73,170	\$112,193	\$80,631	\$96,278	\$106,429	25	56
Median sales price per unit, 2-4 family building ¹	\$167,757	\$279,743	\$194,718	\$181,937	\$183,000	14	23
Median rent	\$985	\$1,087	\$1,136	\$1,206	-	32	35
Median rent burden	27.4%	29.8%	33.8%	39.9%	-	18	4
♦ Severely rent-burdened households	26.1%	-	-	35.0%	-	15	11
♦ Severely rent-burdened households, low income	38.8%	-	-	49.3%	-	34	25
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	11.7%	14.4%	-	-	6
Home purchase loan rate (per 1,000 properties)	-	55.2	14.0	16.9	-	-	39
Refinance loan rate (per 1,000 properties)	-	103.3	14.6	9.4	-	-	18
FHA/VA-backed home purchase loans (% of home purchase loans)	-	2.0%	81.9%	66.3%	-	-	4
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	105.6	81.8	-	2
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	14.3	20.5	32.0	34.7	31.7	20	8

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	42.2%	43.0%	40.9%	38.2%	-	17	15
♦ Population aged 65+	11.2%	9.7%	11.8%	11.6%	-	26	32
Foreign-born population	38.2%	37.4%	40.2%	40.1%	-	21	26
Median household income	\$54,467	\$53,860	\$47,569	\$44,963	-	27	35
Population 25+ with a bachelors degree or higher	16.9%	19.1%	18.1%	23.4%	-	37	43
Poverty rate	19.4%	14.7%	21.2%	18.9%	-	27	32
Unemployment rate	10.6%	11.0%	15.9%	13.6%	-	22	4
Car-free commute (% of commuters)	53.2%	55.1%	60.1%	58.7%	-	41	43
Mean travel time to work (minutes)	45.7	41.7	45.8	45.4	-	12	8
Serious crime rate (per 1,000 residents)	19.8	13.4	12.9	13.4	13.5	37	28
Students performing at grade level in English language arts, 4th grade	-	-	-	18.4%	18.9%	-	48
Students performing at grade level in math, 4th grade	-	-	-	26.6%	21.2%	-	51

Note: Community district BX 12 falls within sub-borough area 110.

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010-2014 ACS.

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¹ Ranked out of the 30 community districts where 2-4 family building sales were more prominent than condominium or 1 family building sales between 2000 and 2015.



Brooklyn



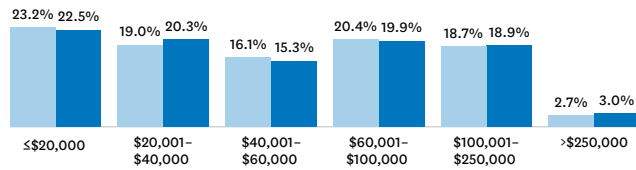
Brooklyn

Single-Year Indicators

	2014	Rank
Population	2,621,793	1
Population density (1,000 persons per square mile)	37.0	2
Racial diversity index	0.72	2
Income diversity ratio	6.0	3
Severe crowding rate (% of renter households)	5.0%	1
Median rent, asking	\$2,500	2
Residential units in FEMA preliminary flood hazard areas	15.0%	1
Residential units within 1/4 mile of a park	69.2%	3
Residential units within 1/2 mile of a subway station	80.2%	3
Lots regulated by the LPC	4.5%	2

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

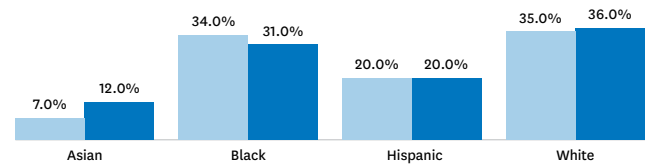


Rental Units

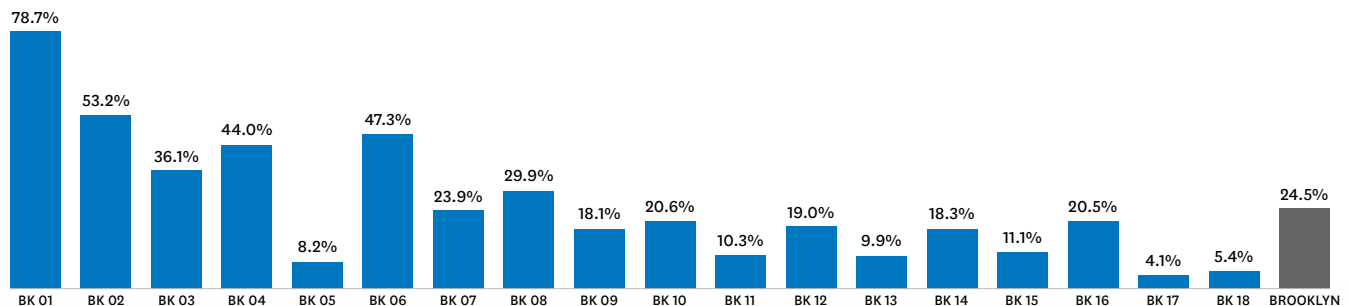
		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BK	\$1,075	\$1,190	10.8%	3
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	BK	\$1,318	\$1,456	10.5%	3
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	BK	\$997	\$1,096	9.9%	3
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	BK	\$1,172	\$1,283	9.4%	4
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	BK	3.8%	4.0%	-	2
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Average Rent Growth 1990 to 2010-2014



Land Use and Development	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	3,045	7,934	389	7,553	23,917	3	4
Units issued new certificates of occupancy	1,523	5,870	6,763	4,214	4,381	4	1
Housing: Stock	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Homeownership rate	27.1%	32.3%	30.2%	28.5%	-	3	3
Rental vacancy rate	3.1%	4.0%	4.9%	3.1%	-	4	3
Serious housing code violations (per 1,000 privately owned rental units)	-	71.7	71.0	52.9	49.7	-	2
Severe crowding rate (% of renter households)	-	-	4.5%	5.0%	-	-	1
Housing: Market and Finance	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Sales volume, 2-4 family building	5,759	8,452	3,746	5,182	4,838	-	2
Sales volume, condominium	638	2,743	3,087	2,419	1,955	-	3
Index of housing price appreciation, all property types	100.0	229.6	176.7	229.6	257.8	-	2
Index of housing price appreciation, 2-4 family building	100.0	239.6	166.5	200.6	226.8	-	1
Index of housing price appreciation, condominium	100.0	225.0	204.8	296.8	323.8	-	1
Median sales price per unit, 2-4 family building	\$167,994	\$312,858	\$252,412	\$285,748	\$327,500	3	1
Median sales price per unit, condominium	\$296,148	\$574,621	\$519,247	\$645,813	\$749,000	2	2
Median rent	\$959	\$1,060	\$1,167	\$1,248	-	4	3
Median monthly rent, recent movers	\$1,079	\$1,235	\$1,439	\$1,532	-	4	3
Median rent burden	28.0%	31.8%	32.8%	33.8%	-	1	4
Moderately rent-burdened households	40.9%	23.3%	24.8%	24.4%	-	4	3
♦ Severely rent-burdened households	26.5%	30.0%	30.4%	32.3%	-	2	4
Moderately rent-burdened households, low income	27.9%	30.7%	30.2%	29.5%	-	3	4
♦ Severely rent-burdened households, low income	40.9%	44.1%	45.3%	50.2%	-	1	3
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	7.8%	6.6%	-	-	2
Home purchase loan rate (per 1,000 properties)	-	42.5	23.1	20.3	-	-	3
Higher-cost home purchase loans (% of home purchase loans)	-	27.3%	0.9%	6.6%	-	-	4
Refinance loan rate (per 1,000 properties)	-	48.9	18.1	9.1	-	-	2
Higher-cost refinance loans (% of refinance loans)	-	35.5%	2.8%	4.2%	-	-	2
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.6%	21.8%	12.9%	-	-	4
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	53.8	39.3	-	4
Notices of foreclosure, all residential properties	2,785	3,601	6,240	4,607	3,927	1	2
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	11.0	14.3	23.3	17.6	14.8	1	3
Properties that entered REO	403	83	168	60	-	2	4
Population	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Population	2,465,326	2,508,820	2,504,700	2,621,793	-	1	1
Population density (1,000 persons per square mile)	34.9	35.4	35.4	37.0	-	2	2
♦ Households with children under 18 years old	38.2%	34.7%	34.2%	31.8%	-	3	3
♦ Population age 65+	11.5%	12.0%	11.5%	12.1%	-	4	4
Foreign-born population	37.8%	37.8%	37.8%	37.0%	-	2	2
Racial diversity index	0.72	0.71	0.72	0.72	-	2	2
Median household income	\$47,306	\$47,688	\$45,589	\$48,026	-	4	4
Income diversity ratio	6.0	6.3	5.7	6.0	-	3	3
Poverty rate	25.1%	22.6%	23.0%	23.4%	-	2	2
Unemployment rate	10.7%	7.4%	10.9%	8.6%	-	2	2
Disconnected youth	9.8%	-	-	7.9%	-	2	2
Population aged 25+ with a bachelors degree or higher	14.6%	16.4%	16.9%	19.3%	-	5	5
Neighborhood Services and Conditions	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Car-free commute (% of commuters)	67.6%	71.3%	74.4%	75.3%	-	2	2
Mean travel time to work (minutes)	43.2	41.4	40.7	42.2	-	2	4
Serious crime rate, property crime (per 1,000 residents)	13.8	10.0	7.9	8.4	8.0	4	2
Serious crime rate, violent crime (per 1,000 residents)	9.1	6.1	5.2	5.3	5.0	2	2
Adult incarceration rate (per 100,000 people age 15+)	866.5	802.3	1198.5	984.8	-	3	2
Students performing at grade level in English language arts, 4th grade	-	-	-	31.8%	32.1%	-	4
Students performing at grade level in math, 4th grade	-	-	-	40.2%	39.8%	-	4

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010-2014 ACS.
 * Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

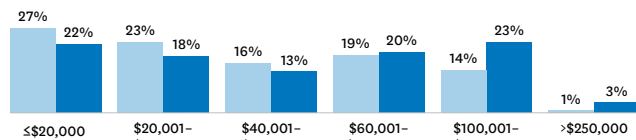


Single-Year Indicators

	2014	Rank
Population	154,713	–
Population density (1,000 persons per square mile)	37.7	29
Racial diversity index	0.57	30
Income diversity ratio	5.9	16
♦ Severe crowding rate (% of renter households)	3.5%	30
Median rent, asking	\$3,055	7
Residential units in FEMA preliminary flood hazard areas	18.2%	12
Residential units within 1/4 mile of a park	88.6%	20
Residential units within 1/2 mile of a subway station	94.3%	21
Lots regulated by the LPC	2.8%	26

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

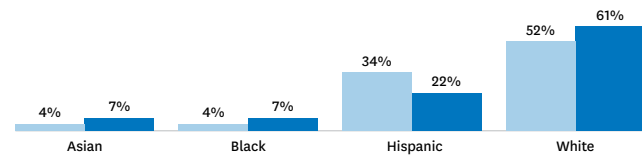


♦ Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BK01	\$1,102	\$1,337	21.3%	18
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	BK01	\$1,697	\$1,912	12.7%	9
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	BK01	\$1,100	\$1,452	32.0%	8
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	BK01	\$1,093	\$1,260	15.3%	38
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	BK01	2.8%	2.2%	–	50
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	757	1,513	3	1,644	6,498	6	1
Units issued new certificates of occupancy	114	942	2,494	1,124	1,235	24	1
♦ Homeownership rate	14.5%	18.1%	17.7%	17.1%	–	44	42
Serious housing code violations (per 1,000 privately owned rental units)	–	23.3	29.3	23.0	20.8	–	40
Sales volume	278	1,002	945	704	652	40	19
Index of housing price appreciation, all property types	100.0	247.7	218.6	369.9	412.5	–	6
Index of housing price appreciation, 5+ family building	100.0	278.4	334.0	551.2	726.5	–	2
Index of housing price appreciation, condominium ¹	100.0	161.0	136.9	236.3	247.7	–	16
Median sales price per unit, 5+ family building	\$53,539	\$144,587	\$135,220	\$296,206	\$345,833	41	12
Median sales price per unit, condominium ¹	\$378,821	\$596,169	\$548,454	\$807,016	\$887,430	9	11
Median rent	\$857	\$969	\$1,149	\$1,591	–	44	9
Median rent burden	27.3%	31.3%	31.2%	31.9%	–	19	39
♦ Severely rent-burdened households	23.7%	–	–	27.2%	–	26	43
♦ Severely rent-burdened households, low income	35.7%	–	–	48.0%	–	44	34
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	9.0%	7.9%	–	–	17
Home purchase loan rate (per 1,000 properties)	–	29.7	41.6	18.5	–	–	29
Refinance loan rate (per 1,000 properties)	–	17.1	10.6	8.0	–	–	26
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	17.3%	1.5%	–	–	39
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	18.3	13.7	–	51
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	5.5	5.2	12.0	6.9	3.8	35	47

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	35.0%	24.2%	25.2%	23.6%	–	32	46
♦ Population aged 65+	9.9%	12.5%	9.1%	8.0%	–	35	53
Foreign-born population	33.5%	29.1%	25.8%	22.2%	–	32	48
Median household income	\$39,555	\$38,142	\$45,302	\$57,891	–	45	17
Population 25+ with a bachelors degree or higher	18.4%	29.5%	37.3%	49.6%	–	34	9
Poverty rate	33.8%	35.2%	26.5%	23.1%	–	11	19
Unemployment rate	9.8%	6.1%	8.2%	6.4%	–	26	42
Car-free commute (% of commuters)	76.6%	79.3%	85.2%	80.8%	–	13	20
Mean travel time to work (minutes)	35.3	33.4	31.5	35.6	–	48	47
Serious crime rate (per 1,000 residents)	19.1	18.5	15.4	16.0	15.8	38	18
Students performing at grade level in English language arts, 4th grade	–	–	–	34.1%	36.7%	–	24
Students performing at grade level in math, 4th grade	–	–	–	43.0%	42.2%	–	26

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

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¹ Ranked out of the 17 community districts where condominium sales were more prominent than 1-4 family building sales between 2000 and 2015.

BK02 Fort Greene/ Brooklyn Hts

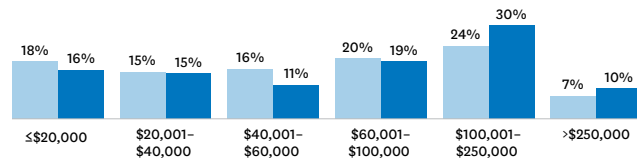


Single-Year Indicators

	2014	Rank
Population	139,070	-
Population density (1,000 persons per square mile)	44.7	23
Racial diversity index	0.69	9
Income diversity ratio	5.7	19
♦ Severe crowding rate (% of renter households)	2.6%	42
Median rent, asking	\$2,929	9
Residential units in FEMA preliminary flood hazard areas	3.1%	29
Residential units within 1/4 mile of a park	96.4%	15
Residential units within 1/2 mile of a subway station	95.9%	18
Lots regulated by the LPC	45.2%	4

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

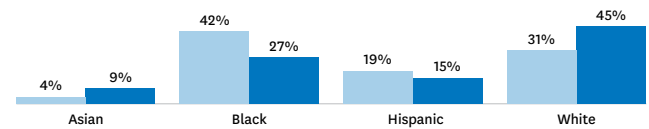


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BK02	\$1,190	\$1,526	28.2%	8
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	BK02	\$1,837	\$2,066	12.4%	7
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	BK02	\$1,195	\$1,631	36.5%	7
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	BK02	\$1,111	\$1,370	23.3%	23
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	BK02	4.7%	2.8%	-	42
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	151	1,318	4	1,937	3,508	27	5
Units issued new certificates of occupancy	86	488	972	1,441	1,032	32	2
♦ Homeownership rate	26.3%	37.8%	31.1%	32.2%	-	28	25
Serious housing code violations (per 1,000 privately owned rental units)	-	24.8	10.6	15.4	16.8	-	46
Sales volume	261	577	792	669	605	44	21
Index of housing price appreciation, all property types	100.0	247.2	238.7	360.4	400.7	-	7
Index of housing price appreciation, 5+ family building	100.0	213.2	200.0	334.0	453.6	-	19
Index of housing price appreciation, condominium ¹	100.0	257.0	250.7	370.6	409.6	-	5
Median sales price per unit, 5+ family building	\$89,232	\$170,531	\$131,357	\$392,494	\$362,879	13	11
Median sales price per unit, condominium ¹	\$314,097	\$852,248	\$660,904	\$916,153	\$995,000	11	10
Median rent	\$971	\$1,107	\$1,496	\$1,626	-	34	7
Median rent burden	23.8%	27.5%	26.5%	26.3%	-	44	51
♦ Severely rent-burdened households	18.6%	-	-	20.9%	-	49	49
♦ Severely rent-burdened households, low income	33.6%	-	-	44.8%	-	51	43
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	2.1%	2.1%	-	-	40
Home purchase loan rate (per 1,000 properties)	-	40.9	44.4	28.6	-	-	3
Refinance loan rate (per 1,000 properties)	-	25.8	29.6	12.4	-	-	5
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	11.3%	0.1%	-	-	48
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	24.2	15.6	-	47
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	12.9	6.5	9.4	5.1	4.8	22	45

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	24.7%	22.8%	23.3%	23.5%	-	48	47
♦ Population aged 65+	9.8%	10.0%	9.2%	10.9%	-	37	38
Foreign-born population	16.9%	18.0%	19.6%	19.4%	-	53	53
Median household income	\$60,355	\$64,877	\$77,662	\$84,675	-	21	7
Population 25+ with a bachelors degree or higher	42.6%	54.5%	54.6%	58.9%	-	8	7
Poverty rate	24.5%	20.4%	18.1%	19.4%	-	21	30
Unemployment rate	10.7%	6.8%	10.4%	8.5%	-	20	27
Car-free commute (% of commuters)	81.5%	84.7%	87.3%	87.0%	-	9	9
Mean travel time to work (minutes)	35.7	34.3	35.2	35.7	-	46	45
Serious crime rate (per 1,000 residents)	35.9	25.8	21.1	21.1	20.8	6	8
Students performing at grade level in English language arts, 4th grade	-	-	-	33.6%	40.0%	-	20
Students performing at grade level in math, 4th grade	-	-	-	41.4%	38.7%	-	31

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 1 Ranked out of the 17 community districts where condominium sales were more prominent than 1-4 family building sales between 2000 and 2015.

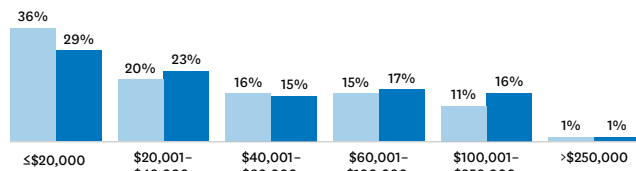


Single-Year Indicators

	2014	Rank
Population	133,235	–
Population density (1,000 persons per square mile)	58	13
Racial diversity index	0.63	19
Income diversity ratio	6.9	7
♦ Severe crowding rate (% of renter households)	3.6%	28
Median rent, asking	\$2,500	13
Residential units in FEMA preliminary flood hazard areas	0.3%	35
Residential units within 1/4 mile of a park	93.9%	16
Residential units within 1/2 mile of a subway station	88.9%	28
Lots regulated by the LPC	7.2%	15

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

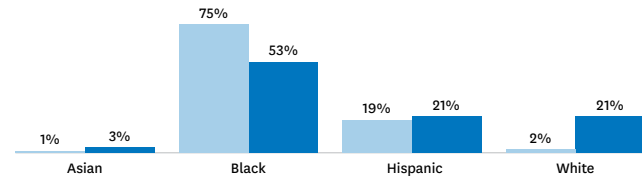


♦ Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BK03	\$927	\$1,050	13.2%	45
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	BK03	\$1,206	\$1,435	18.9%	23
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	BK03	\$901	\$971	7.8%	45
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	BK03	\$956	\$1,091	14.2%	48
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	BK03	5.9%	5.6%	–	4
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	125	790	102	763	2,446	33	6
Units issued new certificates of occupancy	94	816	311	221	481	26	7
♦ Homeownership rate	19.2%	26.1%	20.4%	18.9%	–	40	39
Serious housing code violations (per 1,000 privately owned rental units)	–	130.9	103.5	73.3	72.7	–	19
Sales volume	582	1,548	719	1,059	844	19	9
Index of housing price appreciation, all property types	100.0	249.9	147.0	236.1	282.9	–	17
Index of housing price appreciation, 5+ family building	100.0	269.9	216.8	465.5	581.8	–	9
Index of housing price appreciation, 2-4 family building ¹	100.0	249.9	140.8	206.1	251.7	–	6
Median sales price per unit, 5+ family building	\$43,129	\$108,463	\$93,665	\$187,736	\$218,362	51	25
Median sales price per unit, 2-4 family building ¹	\$142,772	\$295,150	\$174,885	\$300,378	\$387,917	18	5
Median rent	\$760	\$852	\$1,031	\$1,072	–	50	45
Median rent burden	29.3%	35.3%	33.8%	33.7%	–	7	28
♦ Severely rent-burdened households	28.8%	–	–	32.0%	–	10	22
♦ Severely rent-burdened households, low income	38.7%	–	–	43.4%	–	35	45
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	12.1%	9.6%	–	–	15
Home purchase loan rate (per 1,000 properties)	–	70.8	18.2	23.9	–	–	9
Refinance loan rate (per 1,000 properties)	–	91.1	13.3	12.5	–	–	4
FHA/VA-backed home purchase loans (% of home purchase loans)	–	1.6%	65.8%	12.5%	–	–	23
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	79.2	53.2	–	19
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	35.2	46.7	53.0	32.6	22.8	3	13

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	45.0%	40.5%	36.1%	28.0%	–	10	39
♦ Population aged 65+	8.8%	9.4%	10.7%	10.8%	–	45	39
Foreign-born population	18.4%	19.6%	22.2%	20.2%	–	49	51
Median household income	\$33,563	\$32,582	\$40,009	\$34,722	–	50	47
Population 25+ with a bachelors degree or higher	10.6%	16.9%	23.0%	28.6%	–	48	31
Poverty rate	35.9%	37.7%	30.7%	30.3%	–	9	10
Unemployment rate	17.9%	12.8%	12.9%	12.5%	–	7	9
Car-free commute (% of commuters)	73.4%	74.8%	80.6%	83.8%	–	19	16
Mean travel time to work (minutes)	44.7	40.0	39.6	41.5	–	17	32
Serious crime rate (per 1,000 residents)	29.8	24.8	21.2	21.2	19.5	9	10
Students performing at grade level in English language arts, 4th grade	–	–	–	20.5%	22.7%	–	41
Students performing at grade level in math, 4th grade	–	–	–	20.4%	22.1%	–	49

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

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¹ Ranked out of the 30 community districts where 2-4 family building sales were more prominent than condominium or 1 family building sales between 2000 and 2015.

BK04 Bushwick

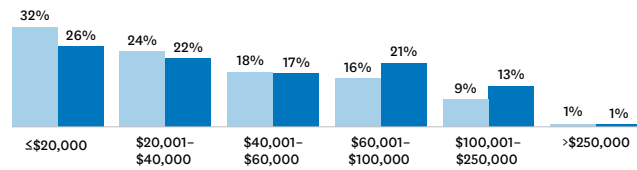


Single-Year Indicators

	2014	Rank
Population	137,368	-
Population density (1,000 persons per square mile)	54.3	16
Racial diversity index	0.59	27
Income diversity ratio	5.7	19
♦ Severe crowding rate (% of renter households)	5.0%	16
Median rent, asking	\$2,400	14
Residential units in FEMA preliminary flood hazard areas	0.0%	-
Residential units within 1/4 mile of a park	76.5%	29
Residential units within 1/2 mile of a subway station	98.1%	12
Lots regulated by the LPC	0.1%	35

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

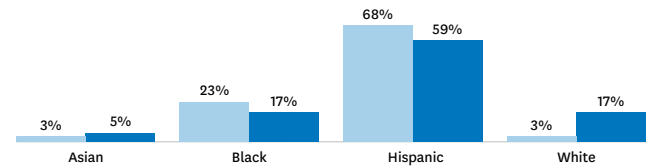


♦ Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BK04	\$1,012	\$1,217	20.2%	27
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	BK04	\$1,330	\$1,528	14.9%	16
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	BK04	\$854	\$1,048	22.7%	39
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	BK04	\$1,089	\$1,270	16.7%	37
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	BK04	4.7%	5.3%	-	6
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	225	527	13	216	2,262	22	7
Units issued new certificates of occupancy	4	547	447	199	275	55	16
♦ Homeownership rate	13.7%	18.7%	15.9%	10.9%	-	45	48
Serious housing code violations (per 1,000 privately owned rental units)	-	180.8	175.6	95.7	84.2	-	13
Sales volume	423	912	304	576	521	31	28
Index of housing price appreciation, all property types	100.0	240.8	168.5	216.4	260.9	-	25
Index of housing price appreciation, 5+ family building	100.0	193.9	219.0	389.6	396.7	-	29
Index of housing price appreciation, 2-4 family building ¹	100.0	254.0	149.5	173.8	213.4	-	12
Median sales price per unit, 5+ family building	\$56,633	\$98,363	\$92,635	\$174,386	\$218,750	36	24
Median sales price per unit, 2-4 family building ¹	\$123,497	\$281,252	\$178,491	\$233,836	\$332,750	26	10
Median rent	\$869	\$972	\$1,193	\$1,271	-	43	25
Median rent burden	31.6%	39.4%	33.3%	34.4%	-	2	24
♦ Severely rent-burdened households	31.9%	-	-	32.8%	-	3	19
♦ Severely rent-burdened households, low income	40.5%	-	-	46.9%	-	28	39
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	7.3%	5.6%	-	-	25
Home purchase loan rate (per 1,000 properties)	-	89.1	21.1	15.4	-	-	43
Refinance loan rate (per 1,000 properties)	-	100.9	9.6	8.6	-	-	22
FHA/VA-backed home purchase loans (% of home purchase loans)	-	1.2%	63.0%	26.3%	-	-	17
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	85.4	57.7	-	17
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	23.5	35.3	52.7	27.9	20.7	8	18

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	53.6%	42.8%	43.3%	32.4%	-	2	24
♦ Population aged 65+	6.7%	7.7%	7.1%	8.6%	-	54	51
Foreign-born population	33.2%	38.7%	35.7%	33.4%	-	33	32
Median household income	\$33,858	\$32,882	\$40,079	\$40,535	-	47	44
Population 25+ with a bachelors degree or higher	6.9%	14.0%	16.6%	23.6%	-	54	42
Poverty rate	38.2%	32.9%	28.5%	27.1%	-	6	15
Unemployment rate	17.2%	7.1%	10.2%	13.5%	-	8	5
Car-free commute (% of commuters)	73.6%	78.9%	84.5%	84.9%	-	18	13
Mean travel time to work (minutes)	39.8	41.6	38.3	40.1	-	37	37
Serious crime rate (per 1,000 residents)	24.4	19.8	16.3	15.9	14.9	23	23
Students performing at grade level in English language arts, 4th grade	-	-	-	19.3%	17.1%	-	51
Students performing at grade level in math, 4th grade	-	-	-	23.9%	25.0%	-	45

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010-2014 ACS.

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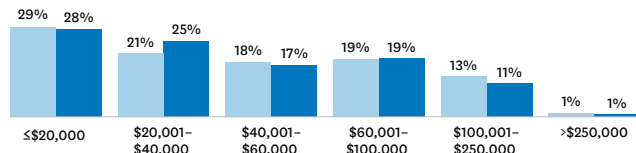


Single-Year Indicators

	2014	Rank
Population	155,863	–
Population density (1,000 persons per square mile)	26.4	41
Racial diversity index	0.57	30
Income diversity ratio	5.6	21
♦ Severe crowding rate (% of renter households)	5.1%	15
Median rent, asking	\$1,598	40
Residential units in FEMA preliminary flood hazard areas	4.1%	26
Residential units within 1/4 mile of a park	81.3%	25
Residential units within 1/2 mile of a subway station	71.8%	38
Lots regulated by the LPC	0.0%	40

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

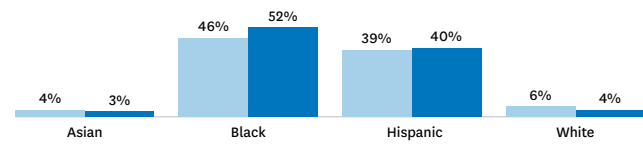


♦ Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BK05	\$1,002	\$1,075	7.3%	43
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	BK05	\$1,206	\$1,196	-0.8%	47
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	BK05	\$877	\$906	3.3%	49
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	BK05	\$1,100	\$1,196	8.7%	40
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	BK05	4.1%	7.0%	–	2
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	392	635	21	445	316	12	35
Units issued new certificates of occupancy	484	672	274	43	303	11	15
♦ Homeownership rate	23.4%	24.8%	23.1%	20.9%	–	33	35
Serious housing code violations (per 1,000 privately owned rental units)	–	94.0	132.7	93.4	85.2	–	12
Sales volume	957	1,701	658	744	698	11	16
Index of housing price appreciation, all property types	100.0	242.5	141.5	139.2	160.2	–	54
Index of housing price appreciation, 5+ family building	100.0	198.0	224.8	234.2	290.4	–	45
Index of housing price appreciation, 2–4 family building ¹	100.0	246.5	139.9	133.5	153.7	–	24
Median sales price per unit, 5+ family building	\$44,170	\$109,205	\$82,197	\$97,196	\$123,333	49	47
Median sales price per unit, 2–4 family building ¹	\$128,494	\$279,408	\$169,962	\$162,705	\$191,000	25	21
Median rent	\$881	\$1,020	\$1,104	\$1,057	–	39	46
Median rent burden	28.4%	34.0%	33.3%	36.6%	–	12	16
♦ Severely rent-burdened households	27.1%	–	–	32.0%	–	13	22
♦ Severely rent-burdened households, low income	36.5%	–	–	42.9%	–	43	48
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	15.6%	13.3%	–	–	10
Home purchase loan rate (per 1,000 properties)	–	90.4	25.5	21.1	–	–	18
Refinance loan rate (per 1,000 properties)	–	109.2	9.9	8.6	–	–	22
FHA/VA-backed home purchase loans (% of home purchase loans)	–	1.2%	62.7%	72.4%	–	–	2
Pre-foreclosure notice rate (per 1,000 1–4 family and condo properties)	–	–	–	104.0	72.3	–	8
Notices of foreclosure rate (per 1,000 1–4 family and condo properties)	24.1	31.9	52.2	40.8	36.0	7	7

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	50.3%	48.7%	47.0%	35.2%	–	7	20
♦ Population aged 65+	8.3%	7.9%	10.6%	11.3%	–	48	34
Foreign-born population	33.8%	34.1%	32.9%	35.1%	–	31	30
Median household income	\$40,335	\$33,136	\$34,146	\$33,038	–	43	48
Population 25+ with a bachelors degree or higher	9.7%	11.6%	11.7%	15.1%	–	49	51
Poverty rate	31.3%	27.8%	36.0%	28.7%	–	12	13
Unemployment rate	15.2%	7.2%	12.3%	8.4%	–	11	28
Car-free commute (% of commuters)	63.0%	71.1%	76.7%	74.6%	–	35	28
Mean travel time to work (minutes)	48.2	47.0	42.1	45.1	–	3	10
Serious crime rate (per 1,000 residents)	27.5	19.1	16.9	20.5	19.1	14	11
Students performing at grade level in English language arts, 4th grade	–	–	–	19.4%	18.6%	–	49
Students performing at grade level in math, 4th grade	–	–	–	24.8%	21.9%	–	50

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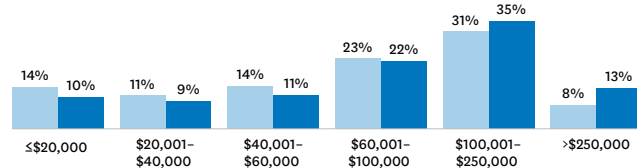


Single-Year Indicators

	2014	Rank
Population	125,062	-
Population density (1,000 persons per square mile)	31.2	38
Racial diversity index	0.52	37
Income diversity ratio	4.8	40
♦ Severe crowding rate (% of renter households)	2.3%	44
Median rent, asking	\$2,800	10
Residential units in FEMA preliminary flood hazard areas	14.1%	14
Residential units within 1/4 mile of a park	84.9%	23
Residential units within 1/2 mile of a subway station	91.5%	24
Lots regulated by the LPC	25.9%	6

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

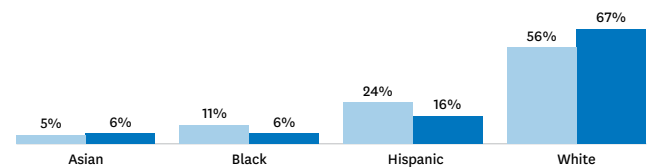


♦ Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BK06	\$1,598	\$1,833	14.8%	5
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	BK06	\$2,072	\$2,153	3.9%	5
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	BK06	\$1,606	\$1,794	11.7%	6
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	BK06	\$1,648	\$1,972	19.7%	5
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	BK06	2.3%	2.7%	-	44
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	101	282	11	656	944	40	15
Units issued new certificates of occupancy	34	180	469	116	77	50	37
♦ Homeownership rate	28.7%	34.7%	36.0%	37.1%	-	25	17
Serious housing code violations (per 1,000 privately owned rental units)	-	20.3	18.0	13.7	15.4	-	49
Sales volume	428	701	684	621	498	30	31
Index of housing price appreciation, all property types	100.0	245.7	253.2	381.5	423.3	-	5
Index of housing price appreciation, 5+ family building	100.0	235.1	277.3	593.6	564.6	-	11
Index of housing price appreciation, condominium ¹	100.0	269.1	266.7	389.2	428.0	-	4
Median sales price per unit, 5+ family building	\$89,054	\$172,131	\$171,873	\$287,862	\$410,000	15	9
Median sales price per unit, condominium ¹	\$345,050	\$775,383	\$679,787	\$931,172	\$999,000	10	9
Median rent	\$1,256	\$1,578	\$1,762	\$2,003	-	7	5
Median rent burden	23.7%	24.4%	27.9%	24.2%	-	47	55
♦ Severely rent-burdened households	18.4%	-	-	17.2%	-	50	55
♦ Severely rent-burdened households, low income	43.4%	-	-	48.3%	-	15	32
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.1%	1.1%	-	-	49
Home purchase loan rate (per 1,000 properties)	-	44.2	43.6	32.9	-	-	1
Refinance loan rate (per 1,000 properties)	-	26.8	39.4	15.5	-	-	1
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.1%	6.4%	0.8%	-	-	40
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	16.0	13.9	-	50
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	3.7	3.7	4.4	3.4	2.9	42	54

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	25.1%	26.3%	29.2%	32.2%	-	47	25
♦ Population aged 65+	8.6%	8.1%	7.8%	8.5%	-	46	52
Foreign-born population	17.4%	16.6%	16.1%	15.9%	-	52	54
Median household income	\$78,020	\$87,606	\$89,723	\$113,187	-	10	3
Population 25+ with a bachelors degree or higher	53.4%	61.3%	64.0%	70.3%	-	6	6
Poverty rate	14.4%	12.0%	11.3%	9.1%	-	38	49
Unemployment rate	5.5%	5.1%	7.9%	6.8%	-	47	39
Car-free commute (% of commuters)	81.5%	82.9%	88.6%	87.1%	-	9	8
Mean travel time to work (minutes)	37.9	37.4	37.5	37.6	-	41	42
Serious crime rate (per 1,000 residents)	25.0	16.9	13.6	15.2	15.3	22	20
Students performing at grade level in English language arts, 4th grade	-	-	-	59.9%	62.7%	-	6
Students performing at grade level in math, 4th grade	-	-	-	62.9%	64.9%	-	10

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010-2014 ACS.

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¹ Ranked out of the 17 community districts where condominium sales were more prominent than 1-4 family building sales between 2000 and 2015.

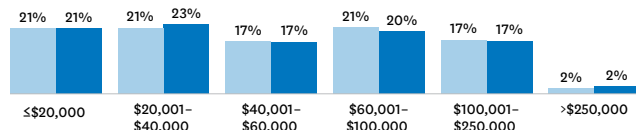


Single-Year Indicators

	2014	Rank
Population	152,685	–
Population density (1,000 persons per square mile)	36.7	30
Racial diversity index	0.67	13
Income diversity ratio	5	35
♦ Severe crowding rate (% of renter households)	8.5%	3
Median rent, asking	\$1,900	22
Residential units in FEMA preliminary flood hazard areas	0.4%	34
Residential units within 1/4 mile of a park	77.2%	27
Residential units within 1/2 mile of a subway station	95.1%	20
Lots regulated by the LPC	0.2%	33

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

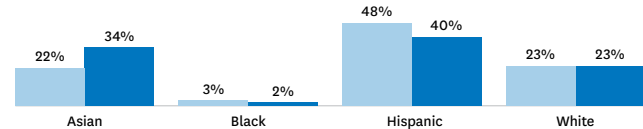


♦ Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BK07	\$1,131	\$1,262	11.5%	24
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	BK07	\$1,271	\$1,435	12.9%	23
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	BK07	\$1,008	\$1,096	8.7%	31
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	BK07	\$1,229	\$1,362	10.8%	25
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	BK07	2.5%	3.5%	–	28
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	81	420	16	43	321	46	34
Units issued new certificates of occupancy	55	130	225	218	104	41	31
♦ Homeownership rate	25.2%	31.7%	26.8%	25.1%	–	31	32
Serious housing code violations (per 1,000 privately owned rental units)	–	60.4	46.7	45.9	46.8	–	26
Sales volume	442	548	434	447	428	29	36
Index of housing price appreciation, all property types	100.0	247.9	237.0	336.7	364.7	–	9
Index of housing price appreciation, 5+ family building	100.0	220.1	209.6	381.5	393.1	–	31
Index of housing price appreciation, 2-4 family building ¹	100.0	247.4	226.1	324.5	366.6	–	1
Median sales price per unit, 5+ family building	\$65,437	\$148,231	\$120,346	\$208,596	\$256,250	30	15
Median sales price per unit, 2-4 family building ¹	\$178,464	\$368,930	\$367,800	\$442,557	\$490,000	9	1
Median rent	\$1,009	\$1,150	\$1,249	\$1,333	–	26	21
Median rent burden	27.5%	28.6%	33.6%	38.2%	–	17	9
♦ Severely rent-burdened households	26.4%	–	–	33.6%	–	14	15
♦ Severely rent-burdened households, low income	41.7%	–	–	49.2%	–	21	26
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	3.4%	3.1%	–	–	33
Home purchase loan rate (per 1,000 properties)	–	37.7	22.9	17.9	–	–	35
Refinance loan rate (per 1,000 properties)	–	33.5	19.0	8.0	–	–	26
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	3.9%	2.3%	–	–	34
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	23.7	17.5	–	44
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	6.0	5.9	8.4	6.9	5.3	33	44

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	42.4%	40.5%	37.8%	41.2%	–	16	6
♦ Population aged 65+	9.1%	8.8%	8.3%	7.5%	–	42	54
Foreign-born population	46.4%	46.9%	51.6%	48.9%	–	13	11
Median household income	\$48,873	\$55,331	\$43,705	\$48,112	–	35	30
Population 25+ with a bachelors degree or higher	16.5%	22.8%	25.1%	26.5%	–	38	36
Poverty rate	26.3%	20.8%	26.7%	27.6%	–	20	14
Unemployment rate	8.3%	4.4%	12.9%	6.5%	–	30	41
Car-free commute (% of commuters)	72.8%	75.2%	79.0%	82.2%	–	23	18
Mean travel time to work (minutes)	40.6	41.5	47.0	42.4	–	34	24
Serious crime rate (per 1,000 residents)	17.9	12.4	9.5	9.4	9.2	41	44
Students performing at grade level in English language arts, 4th grade	–	–	–	33.1%	32.6%	–	28
Students performing at grade level in math, 4th grade	–	–	–	45.6%	45.6%	–	25

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

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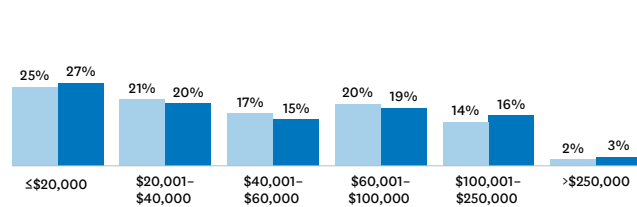


Single-Year Indicators

	2014	Rank
Population	126,747	-
Population density (1,000 persons per square mile)	57	14
Racial diversity index	0.53	36
Income diversity ratio	6.5	11
♦ Severe crowding rate (% of renter households)	3.0%	37
Median rent, asking	\$2,385	15
Residential units in FEMA preliminary flood hazard areas	0.0%	-
Residential units within 1/4 mile of a park	76.7%	28
Residential units within 1/2 mile of a subway station	99.2%	10
Lots regulated by the LPC	23.9%	8

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

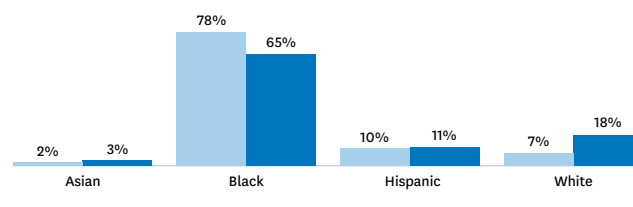


♦ Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BK08	\$1,023	\$1,124	9.9%	41
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	BK08	\$1,346	\$1,424	5.8%	28
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	BK08	\$997	\$1,065	6.7%	34
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	BK08	\$1,089	\$1,163	6.9%	43
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	BK08	5.5%	5.3%	-	6
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	152	380	2	303	1,399	26	10
Units issued new certificates of occupancy	17	262	197	324	136	54	27
♦ Homeownership rate	16.0%	20.0%	19.3%	18.9%	-	42	39
Serious housing code violations (per 1,000 privately owned rental units)	-	156.8	111.1	86.9	75.8	-	17
Sales volume	263	549	336	476	354	43	41
Index of housing price appreciation, all property types	100.0	262.0	199.0	284.1	322.8	-	10
Index of housing price appreciation, 5+ family building	100.0	230.9	199.0	406.3	417.0	-	27
Index of housing price appreciation, 2-4 family building ¹	100.0	261.7	167.5	210.9	245.2	-	8
Median sales price per unit, 5+ family building	\$56,216	\$98,383	\$79,690	\$166,877	\$196,429	37	31
Median sales price per unit, 2-4 family building ¹	\$141,820	\$314,826	\$231,227	\$300,378	\$362,500	19	8
Median rent	\$857	\$1,015	\$1,151	\$1,168	-	44	38
Median rent burden	26.0%	30.4%	32.1%	31.9%	-	33	39
♦ Severely rent-burdened households	24.7%	-	-	29.0%	-	23	37
♦ Severely rent-burdened households, low income	35.3%	-	-	45.2%	-	48	42
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	6.9%	6.5%	-	-	23
Home purchase loan rate (per 1,000 properties)	-	58.0	30.3	28.0	-	-	4
Refinance loan rate (per 1,000 properties)	-	65.9	22.5	12.9	-	-	3
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.7%	34.0%	9.9%	-	-	24
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	63.4	44.4	-	23
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	28.1	28.6	37.5	24.3	21.9	5	14

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	38.2%	35.1%	30.7%	27.7%	-	28	40
♦ Population aged 65+	9.6%	9.5%	9.1%	10.2%	-	40	42
Foreign-born population	30.7%	32.2%	30.1%	29.8%	-	36	40
Median household income	\$44,162	\$45,481	\$41,725	\$44,961	-	38	36
Population 25+ with a bachelors degree or higher	18.3%	27.6%	33.1%	36.7%	-	35	18
Poverty rate	28.2%	22.9%	25.9%	24.6%	-	19	17
Unemployment rate	14.7%	12.7%	10.1%	8.1%	-	13	30
Car-free commute (% of commuters)	78.8%	79.8%	86.8%	83.0%	-	11	17
Mean travel time to work (minutes)	45.0	40.5	39.4	41.6	-	14	31
Serious crime rate (per 1,000 residents)	26.3	15.6	14.2	17.2	15.5	17	19
Students performing at grade level in English language arts, 4th grade	-	-	-	28.6%	31.4%	-	32
Students performing at grade level in math, 4th grade	-	-	-	27.3%	29.3%	-	40

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010-2014 ACS.

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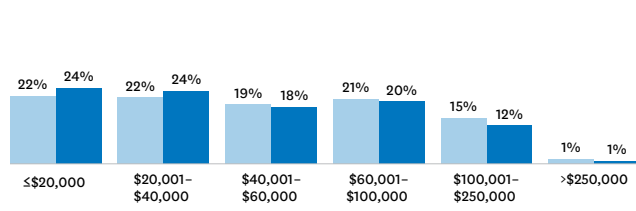


Single-Year Indicators

	2014	Rank
Population	109,337	–
Population density (1,000 persons per square mile)	64	11
Racial diversity index	0.51	40
Income diversity ratio	5.2	32
♦ Severe crowding rate (% of renter households)	4.7%	19
Median rent, asking	\$1,750	29
Residential units in FEMA preliminary flood hazard areas	0.0%	–
Residential units within 1/4 mile of a park	73.1%	33
Residential units within 1/2 mile of a subway station	90.9%	26
Lots regulated by the LPC	12.8%	10

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

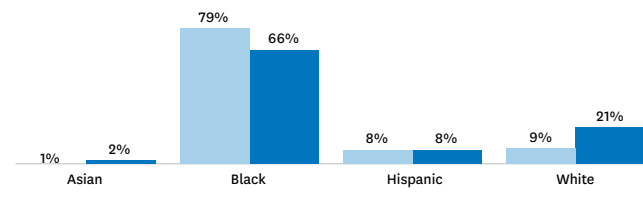


♦ Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BK09	\$1,042	\$1,158	11.2%	35
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	BK09	\$1,162	\$1,316	13.2%	39
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	BK09	\$991	\$1,084	9.4%	32
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	BK09	\$1,144	\$1,212	5.9%	39
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	BK09	2.8%	4.1%	–	16
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	24	221	13	393	1,541	55	8
Units issued new certificates of occupancy	40	90	39	45	89	46	33
♦ Homeownership rate	15.0%	17.4%	15.1%	14.5%	–	43	44
Serious housing code violations (per 1,000 privately owned rental units)	–	125.2	119.3	80.9	71.8	–	20
Sales volume	171	329	157	286	247	45	47
Index of housing price appreciation, all property types	100.0	215.1	212.5	257.5	293.3	–	16
Index of housing price appreciation, 5+ family building	100.0	217.7	264.6	516.5	602.6	–	7
Index of housing price appreciation, 2-4 family building ¹	100.0	237.3	186.6	238.2	254.2	–	5
Median sales price per unit, 5+ family building	\$56,689	\$100,215	\$113,416	\$173,969	\$231,104	35	19
Median sales price per unit, 2-4 family building ¹	\$166,329	\$293,083	\$180,345	\$299,127	\$360,000	15	9
Median rent	\$949	\$1,042	\$1,121	\$1,241	–	36	28
Median rent burden	28.0%	32.2%	34.6%	37.7%	–	13	10
♦ Severely rent-burdened households	25.2%	–	–	33.4%	–	20	17
♦ Severely rent-burdened households, low income	40.3%	–	–	50.8%	–	29	20
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	3.5%	4.1%	–	–	30
Home purchase loan rate (per 1,000 properties)	–	33.6	15.7	18.6	–	–	27
Refinance loan rate (per 1,000 properties)	–	63.4	15.2	9.6	–	–	16
FHA/VA-backed home purchase loans (% of home purchase loans)	–	2.2%	29.3%	8.1%	–	–	25
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	80.2	58.2	–	16
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	12.6	16.6	33.1	22.4	17.4	23	24

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	42.2%	34.7%	34.4%	29.2%	–	17	35
♦ Population aged 65+	9.7%	10.2%	11.1%	12.4%	–	39	25
Foreign-born population	47.9%	46.5%	44.4%	37.2%	–	11	27
Median household income	\$44,604	\$40,319	\$41,966	\$41,867	–	37	41
Population 25+ with a bachelors degree or higher	14.3%	18.8%	22.3%	32.1%	–	44	23
Poverty rate	24.0%	22.3%	25.6%	21.9%	–	22	22
Unemployment rate	13.6%	11.3%	20.2%	10.7%	–	16	15
Car-free commute (% of commuters)	76.5%	78.5%	79.4%	83.9%	–	14	15
Mean travel time to work (minutes)	46.4	42.3	41.9	43.1	–	7	21
Serious crime rate (per 1,000 residents)	29.2	17.9	14.9	15.2	15.2	12	21
Students performing at grade level in English language arts, 4th grade	–	–	–	23.0%	22.0%	–	43
Students performing at grade level in math, 4th grade	–	–	–	27.0%	26.1%	–	44

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

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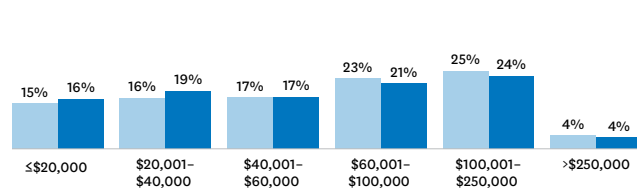


Single-Year Indicators

	2014	Rank
Population	128,545	–
Population density (1,000 persons per square mile)	33.1	34
Racial diversity index	0.61	25
Income diversity ratio	6.6	9
♦ Severe crowding rate (% of renter households)	5.5%	13
Median rent, asking	\$1,700	31
Residential units in FEMA preliminary flood hazard areas	0.5%	33
Residential units within 1/4 mile of a park	58.9%	47
Residential units within 1/2 mile of a subway station	75.9%	34
Lots regulated by the LPC	0.0%	40

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

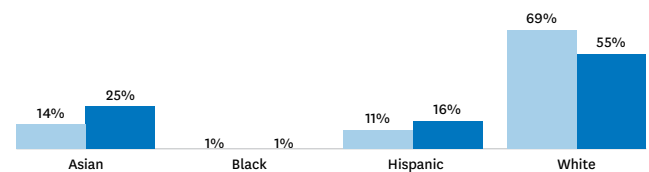


♦ Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BK10	\$1,210	\$1,294	6.9%	22
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	BK10	\$1,298	\$1,394	7.4%	31
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bd rms	BK10	\$1,093	\$1,170	7.1%	21
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bd rms	BK10	\$1,359	\$1,465	7.8%	19
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	BK10	3.7%	3.0%	–	39
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	99	97	14	15	41	42	55
Units issued new certificates of occupancy	90	99	23	16	55	29	43
♦ Homeownership rate	33.6%	40.0%	36.9%	34.1%	–	18	21
Serious housing code violations (per 1,000 privately owned rental units)	–	19.3	22.9	17.5	19.5	–	42
Sales volume	502	546	440	479	455	26	34
Index of housing price appreciation, all property types	100.0	186.8	186.5	237.3	259.9	–	27
Index of housing price appreciation, 5+ family building	100.0	153.4	197.2	380.8	375.1	–	37
Index of housing price appreciation, 2–4 family building ¹	100.0	192.3	172.6	241.1	255.0	–	4
Median sales price per unit, 5+ family building	\$82,766	\$149,332	\$144,235	\$199,251	\$190,000	19	33
Median sales price per unit, 2–4 family building ¹	\$241,998	\$395,205	\$365,907	\$418,026	\$458,671	1	2
Median rent	\$1,085	\$1,185	\$1,272	\$1,332	–	19	22
Median rent burden	23.6%	28.5%	32.5%	32.2%	–	48	37
♦ Severely rent-burdened households	21.2%	–	–	31.4%	–	39	28
♦ Severely rent-burdened households, low income	42.9%	–	–	54.4%	–	17	12
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	1.7%	1.4%	–	–	45
Home purchase loan rate (per 1,000 properties)	–	33.3	20.6	23.2	–	–	14
Refinance loan rate (per 1,000 properties)	–	24.0	19.7	6.9	–	–	37
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	6.2%	1.8%	–	–	37
Pre-foreclosure notice rate (per 1,000 1–4 family and condo properties)	–	–	–	22.2	17.2	–	46
Notices of foreclosure rate (per 1,000 1–4 family and condo properties)	1.9	2.3	5.2	5.0	4.8	54	45

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	26.3%	27.5%	29.7%	29.8%	–	46	30
♦ Population aged 65+	16.2%	15.8%	13.1%	13.6%	–	8	19
Foreign-born population	36.5%	36.4%	38.2%	40.9%	–	24	23
Median household income	\$63,299	\$65,043	\$52,322	\$56,767	–	19	20
Population 25+ with a bachelors degree or higher	30.6%	35.5%	32.7%	38.4%	–	13	16
Poverty rate	13.9%	13.7%	15.3%	21.8%	–	40	23
Unemployment rate	6.1%	8.2%	9.2%	7.4%	–	45	34
Car-free commute (% of commuters)	59.4%	64.5%	62.5%	65.3%	–	37	38
Mean travel time to work (minutes)	41.2	40.9	41.6	43.0	–	32	22
Serious crime rate (per 1,000 residents)	14.7	11.7	7.3	7.6	7.7	53	50
Students performing at grade level in English language arts, 4th grade	–	–	–	45.4%	45.9%	–	14
Students performing at grade level in math, 4th grade	–	–	–	62.1%	63.8%	–	12

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

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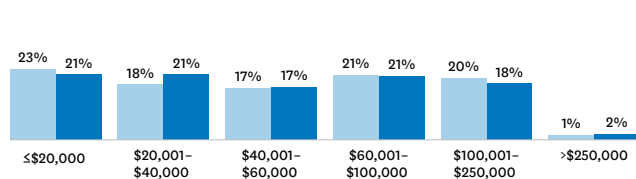


Single-Year Indicators

	2014	Rank
Population	187,637	–
Population density (1,000 persons per square mile)	50.6	19
Racial diversity index	0.63	19
Income diversity ratio	5.4	24
♦ Severe crowding rate (% of renter households)	4.1%	22
Median rent, asking	\$1,500	42
Residential units in FEMA preliminary flood hazard areas	10.2%	21
Residential units within 1/4 mile of a park	45.0%	53
Residential units within 1/2 mile of a subway station	87.5%	29
Lots regulated by the LPC	0.0%	40

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

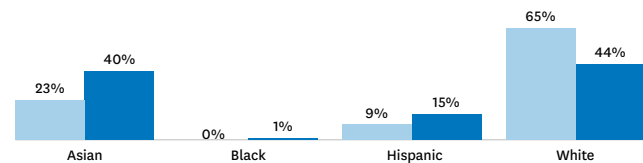


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BK11	\$1,104	\$1,177	6.7%	31
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	BK11	\$1,173	\$1,229	4.8%	45
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	BK11	\$1,002	\$1,051	5.0%	37
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	BK11	\$1,232	\$1,313	6.5%	31
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	BK11	3.2%	3.4%	–	31
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	97	228	15	97	171	43	42
Units issued new certificates of occupancy	86	256	223	43	55	32	43
♦ Homeownership rate	31.2%	39.1%	39.4%	33.8%	–	21	22
Serious housing code violations (per 1,000 privately owned rental units)	–	17.2	22.5	18.9	21.1	–	39
Sales volume	621	813	594	649	566	16	24
Index of housing price appreciation, all property types	100.0	192.7	206.7	240.4	260.4	–	26
Index of housing price appreciation, 5+ family building	100.0	225.0	258.1	293.0	351.5	–	41
Index of housing price appreciation, 2-4 family building ¹	100.0	188.1	204.8	238.5	245.2	–	8
Median sales price per unit, 5+ family building	\$69,163	\$131,466	\$135,220	\$159,419	\$195,000	28	32
Median sales price per unit, 2-4 family building ¹	\$207,019	\$339,225	\$329,938	\$362,957	\$412,500	4	4
Median rent	\$1,024	\$1,146	\$1,096	\$1,227	–	25	32
Median rent burden	29.1%	37.6%	36.4%	35.6%	–	9	20
♦ Severely rent-burdened households	30.9%	–	–	31.6%	–	5	27
♦ Severely rent-burdened households, low income	50.3%	–	–	49.1%	–	7	27
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	7.5%	5.5%	–	–	26
Home purchase loan rate (per 1,000 properties)	–	33.3	26.0	17.1	–	–	38
Refinance loan rate (per 1,000 properties)	–	24.2	13.8	5.6	–	–	47
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	1.4%	0.5%	–	–	43
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	20.8	15.3	–	48
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	2.4	3.1	5.2	4.5	3.7	49	49

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	31.9%	31.9%	29.4%	35.6%	–	37	17
♦ Population aged 65+	17.0%	18.0%	20.5%	15.4%	–	6	14
Foreign-born population	50.7%	51.1%	52.2%	55.6%	–	7	5
Median household income	\$50,051	\$45,706	\$41,371	\$47,808	–	34	32
Population 25+ with a bachelors degree or higher	20.5%	23.0%	18.6%	30.1%	–	28	28
Poverty rate	19.7%	17.9%	14.0%	19.6%	–	26	29
Unemployment rate	7.1%	4.9%	8.6%	8.8%	–	40	23
Car-free commute (% of commuters)	63.3%	66.6%	69.6%	70.6%	–	33	32
Mean travel time to work (minutes)	44.9	43.3	44.4	45.7	–	16	7
Serious crime rate (per 1,000 residents)	14.6	10.4	6.9	7.1	6.8	54	53
Students performing at grade level in English language arts, 4th grade	–	–	–	48.7%	47.5%	–	12
Students performing at grade level in math, 4th grade	–	–	–	66.5%	64.3%	–	11

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

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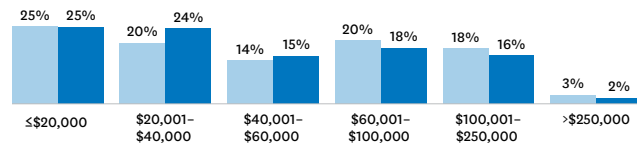


Single-Year Indicators

	2014	Rank
Population	170,011	-
Population density (1,000 persons per square mile)	54.1	17
Racial diversity index	0.47	47
Income diversity ratio	5.2	32
♦ Severe crowding rate (% of renter households)	8.3%	4
Median rent, asking	\$1,800	26
Residential units in FEMA preliminary flood hazard areas	0.0%	-
Residential units within 1/4 mile of a park	38.2%	55
Residential units within 1/2 mile of a subway station	93.6%	22
Lots regulated by the LPC	0.0%	40

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

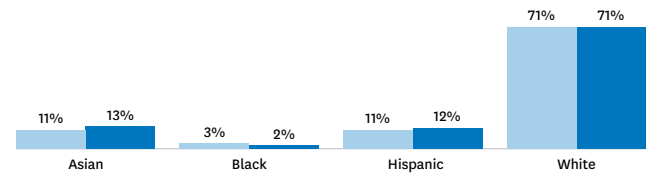


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BK12	\$1,170	\$1,298	11.0%	21
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	BK12	\$1,245	\$1,370	10.0%	33
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	BK12	\$1,015	\$1,109	9.2%	27
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	BK12	\$1,252	\$1,402	11.9%	20
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	BK12	3.2%	2.5%	-	48
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	122	315	29	349	471	34	28
Units issued new certificates of occupancy	47	223	263	115	172	44	23
♦ Homeownership rate	29.3%	31.1%	30.6%	33.2%	-	23	23
Serious housing code violations (per 1,000 privately owned rental units)	-	33.3	41.9	28.4	28.1	-	31
Sales volume	566	677	483	542	507	21	30
Index of housing price appreciation, all property types	100.0	211.1	156.2	210.2	245.7	-	31
Index of housing price appreciation, 5+ family building	100.0	203.6	298.0	264.3	392.7	-	32
Index of housing price appreciation, 2-4 family building ¹	100.0	214.3	143.9	209.0	240.4	-	10
Median sales price per unit, 5+ family building	\$78,524	\$145,730	\$117,191	\$156,364	\$226,316	21	21
Median sales price per unit, 2-4 family building ¹	\$221,296	\$403,174	\$324,529	\$400,504	\$433,417	2	3
Median rent	\$1,038	\$1,148	\$1,292	\$1,387	-	24	18
Median rent burden	32.6%	34.1%	44.6%	43.5%	-	1	2
♦ Severely rent-burdened households	35.0%	-	-	45.3%	-	1	1
♦ Severely rent-burdened households, low income	51.3%	-	-	60.2%	-	6	3
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	11.8%	11.6%	-	-	12
Home purchase loan rate (per 1,000 properties)	-	23.8	12.7	15.7	-	-	42
Refinance loan rate (per 1,000 properties)	-	25.1	12.3	8.1	-	-	25
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	6.9%	1.6%	-	-	38
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	30.2	23.3	-	38
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	4.8	3.9	20.8	14.7	11.6	36	28

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	41.1%	41.1%	45.5%	44.2%	-	23	2
♦ Population aged 65+	13.2%	11.0%	9.3%	10.5%	-	19	40
Foreign-born population	39.8%	33.9%	35.9%	30.7%	-	18	37
Median household income	\$46,665	\$47,271	\$39,095	\$43,276	-	36	38
Population 25+ with a bachelors degree or higher	20.8%	25.2%	22.7%	29.0%	-	27	30
Poverty rate	28.5%	24.5%	32.2%	32.7%	-	16	7
Unemployment rate	7.4%	6.1%	8.2%	5.0%	-	35	51
Car-free commute (% of commuters)	63.1%	65.6%	71.3%	70.4%	-	34	33
Mean travel time to work (minutes)	37.3	34.6	36.0	35.7	-	42	45
Serious crime rate (per 1,000 residents)	11.9	8.0	6.6	6.0	5.9	57	55
Students performing at grade level in English language arts, 4th grade	-	-	-	31.8%	35.4%	-	25
Students performing at grade level in math, 4th grade	-	-	-	52.1%	51.5%	-	21

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010-2014 ACS.

* Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

¹ Ranked out of the 30 community districts where 2-4 family building sales were more prominent than condominium or 1 family building sales between 2000 and 2015.

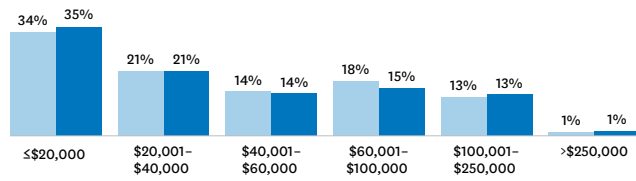


Single-Year Indicators

	2014	Rank
Population	110,727	–
Population density (1,000 persons per square mile)	32.5	35
Racial diversity index	0.62	22
Income diversity ratio	7.7	4
♦ Severe crowding rate (% of renter households)	3.8%	26
Median rent, asking	\$1,600	36
Residential units in FEMA preliminary flood hazard areas	99.7%	1
Residential units within 1/4 mile of a park	82.0%	24
Residential units within 1/2 mile of a subway station	69.9%	40
Lots regulated by the LPC	0.0%	40

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

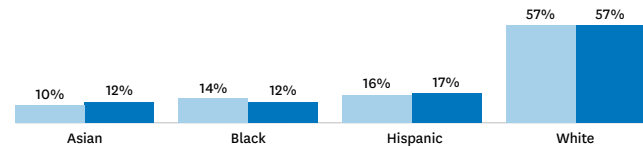


♦ Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BK13	\$844	\$914	8.3%	51
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	BK13	\$1,184	\$1,054	-11.0%	54
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	BK13	\$762	\$739	-2.9%	53
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	BK13	\$956	\$1,033	8.0%	49
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	BK13	2.8%	3.9%	–	18
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	250	272	41	57	738	16	18
Units issued new certificates of occupancy	39	161	172	83	75	47	38
♦ Homeownership rate	23.3%	28.5%	30.2%	30.2%	–	34	29
Serious housing code violations (per 1,000 privately owned rental units)	–	25.9	31.9	25.4	24.7	–	35
Sales volume	285	414	192	285	313	38	44
Index of housing price appreciation, all property types	100.0	264.6	209.2	227.1	255.7	–	28
Index of housing price appreciation, 5+ family building	100.0	256.3	310.2	265.6	422.1	–	24
Index of housing price appreciation, 2-4 family building ¹	100.0	275.4	206.7	199.8	247.4	–	7
Median sales price per unit, 5+ family building	\$58,695	\$139,704	\$116,189	\$146,838	\$163,200	34	36
Median sales price per unit, 2-4 family building ¹	\$149,910	\$322,894	\$270,441	\$259,326	\$250,000	17	14
Median rent	\$812	\$824	\$942	\$865	–	48	53
Median rent burden	29.5%	32.1%	35.2%	34.2%	–	6	26
♦ Severely rent-burdened households	29.6%	–	–	32.7%	–	8	20
♦ Severely rent-burdened households, low income	39.2%	–	–	41.8%	–	31	50
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	14.7%	14.8%	–	–	4
Home purchase loan rate (per 1,000 properties)	–	22.0	13.0	14.1	–	–	46
Refinance loan rate (per 1,000 properties)	–	15.1	9.0	3.4	–	–	53
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	2.5%	2.9%	–	–	32
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	32.3	22.5	–	39
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	6.6	6.6	14.0	9.9	9.0	32	34

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	29.3%	21.8%	24.2%	26.9%	–	44	42
♦ Population aged 65+	20.7%	26.1%	22.4%	24.1%	–	1	1
Foreign-born population	47.6%	54.0%	53.1%	49.0%	–	12	10
Median household income	\$36,066	\$33,037	\$31,497	\$29,615	–	46	50
Population 25+ with a bachelors degree or higher	23.5%	33.4%	27.6%	32.1%	–	22	23
Poverty rate	28.5%	22.0%	28.0%	32.6%	–	16	8
Unemployment rate	10.4%	4.9%	14.4%	9.0%	–	23	21
Car-free commute (% of commuters)	64.1%	71.4%	67.0%	67.0%	–	32	36
Mean travel time to work (minutes)	46.3	44.7	44.4	43.7	–	8	17
Serious crime rate (per 1,000 residents)	22.4	15.3	12.7	14.0	13.5	30	28
Students performing at grade level in English language arts, 4th grade	–	–	–	31.1%	28.3%	–	35
Students performing at grade level in math, 4th grade	–	–	–	39.6%	38.6%	–	32

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

♦ Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

¹ Ranked out of the 30 community districts where 2-4 family building sales were more prominent than condominium or 1 family building sales between 2000 and 2015.

BK14 Flatbush/ Midwood

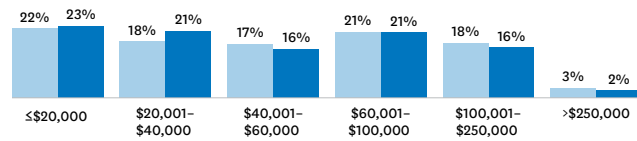


Single-Year Indicators

	2014	Rank
Population	180,723	-
Population density (1,000 persons per square mile)	62.2	12
Racial diversity index	0.71	5
Income diversity ratio	5.5	23
♦ Severe crowding rate (% of renter households)	6.8%	8
Median rent, asking	\$1,650	34
Residential units in FEMA preliminary flood hazard areas	0.0%	-
Residential units within 1/4 mile of a park	24.5%	59
Residential units within 1/2 mile of a subway station	95.3%	19
Lots regulated by the LPC	5.7%	18

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

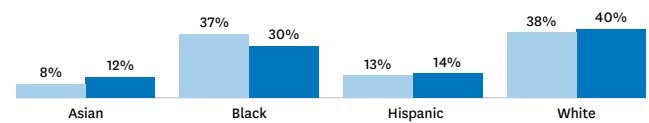


♦ Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BK14	\$1,104	\$1,202	8.9%	28
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	BK14	\$1,177	\$1,424	21.0%	28
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	BK14	\$1,018	\$1,119	9.9%	26
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	BK14	\$1,257	\$1,384	10.1%	21
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	BK14	2.3%	3.3%	-	32
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	0	204	11	221	1,059	59	12
Units issued new certificates of occupancy	24	74	90	18	50	52	47
♦ Homeownership rate	20.4%	22.8%	24.3%	20.7%	-	36	38
Serious housing code violations (per 1,000 privately owned rental units)	-	103.6	109.7	74.7	76.1	-	16
Sales volume	334	401	248	359	313	37	44
Index of housing price appreciation, all property types	100.0	211.1	170.9	221.4	277.6	-	19
Index of housing price appreciation, 5+ family building	100.0	252.7	287.5	413.7	601.3	-	8
Index of housing price appreciation, 1 family building ¹	100.0	205.9	169.2	201.6	248.9	-	1
Median sales price per unit, 5+ family building	\$55,681	\$100,229	\$101,792	\$141,845	\$201,563	38	30
Median sales price per unit, 1 family building ¹	\$528,255	\$855,934	\$786,983	\$811,021	\$900,000	1	1
Median rent	\$992	\$1,097	\$1,178	\$1,273	-	30	24
Median rent burden	27.2%	31.7%	33.9%	34.0%	-	20	27
♦ Severely rent-burdened households	28.2%	-	-	33.6%	-	12	15
♦ Severely rent-burdened households, low income	43.6%	-	-	51.2%	-	13	17
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	8.0%	6.3%	-	-	24
Home purchase loan rate (per 1,000 properties)	-	33.1	16.2	20.2	-	-	23
Refinance loan rate (per 1,000 properties)	-	37.9	20.3	7.2	-	-	33
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.2%	11.0%	3.1%	-	-	31
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	51.6	42.1	-	25
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	7.8	9.3	20.7	15.2	11.9	30	27

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	41.8%	35.2%	37.1%	34.2%	-	19	22
♦ Population aged 65+	10.8%	12.2%	9.8%	11.7%	-	31	31
Foreign-born population	49.4%	45.6%	46.6%	42.6%	-	9	17
Median household income	\$51,523	\$47,366	\$46,592	\$50,379	-	30	28
Population 25+ with a bachelors degree or higher	24.7%	31.9%	29.8%	35.9%	-	19	19
Poverty rate	22.8%	18.1%	22.4%	20.8%	-	23	25
Unemployment rate	10.7%	7.4%	11.1%	8.8%	-	20	23
Car-free commute (% of commuters)	68.1%	70.6%	73.8%	73.9%	-	28	30
Mean travel time to work (minutes)	46.0	44.4	41.7	41.1	-	10	35
Serious crime rate (per 1,000 residents)	26.2	16.3	12.3	10.7	10.4	19	37
Students performing at grade level in English language arts, 4th grade	-	-	-	32.1%	32.3%	-	29
Students performing at grade level in math, 4th grade	-	-	-	41.6%	39.7%	-	29

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010-2014 ACS.

* Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

¹ Ranked out of the 12 community districts where 1 family building sales were more prominent than condominium or 2-4 family buildings sales between 2000 and 2015.

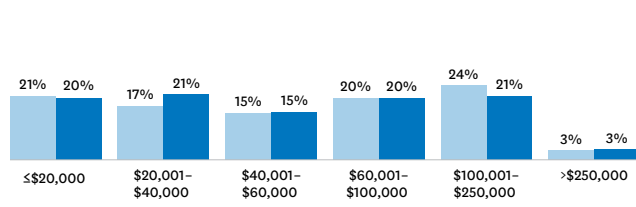


Single-Year Indicators

	2014	Rank
Population	137,815	–
Population density (1,000 persons per square mile)	31.8	36
Racial diversity index	0.48	45
Income diversity ratio	5.6	21
♦ Severe crowding rate (% of renter households)	3.7%	27
Median rent, asking	\$1,600	36
Residential units in FEMA preliminary flood hazard areas	57.9%	3
Residential units within 1/4 mile of a park	62.5%	44
Residential units within 1/2 mile of a subway station	59.1%	46
Lots regulated by the LPC	0.0%	40

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

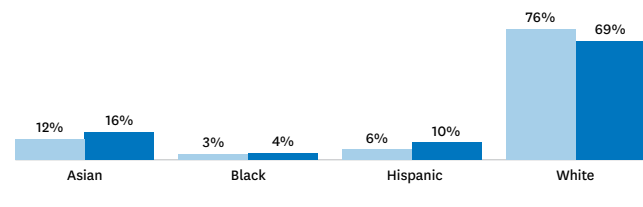


♦ Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BK15	\$1,076	\$1,172	9.0%	33
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	BK15	\$1,209	\$1,363	12.7%	35
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	BK15	\$1,015	\$1,099	8.2%	30
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	BK15	\$1,218	\$1,282	5.2%	35
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	BK15	3.7%	3.9%	–	18
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	134	271	8	119	491	29	24
Units issued new certificates of occupancy	85	205	120	50	118	34	30
♦ Homeownership rate	41.6%	48.3%	46.5%	44.9%	–	12	12
Serious housing code violations (per 1,000 privately owned rental units)	–	19.9	28.2	24.4	19.3	–	43
Sales volume	912	832	568	716	684	12	17
Index of housing price appreciation, all property types	100.0	202.4	175.1	201.2	221.4	–	36
Index of housing price appreciation, 5+ family building	100.0	219.0	78.7	252.4	481.6	–	13
Index of housing price appreciation, 2-4 family building ¹	100.0	204.0	169.9	204.8	209.8	–	13
Median sales price per unit, 5+ family building	\$72,576	\$131,178	\$90,147	\$176,222	\$211,667	26	27
Median sales price per unit, 2-4 family building ¹	\$214,157	\$354,179	\$297,485	\$317,066	\$367,500	3	7
Median rent	\$1,009	\$1,045	\$1,133	\$1,253	–	26	27
Median rent burden	27.9%	35.9%	31.8%	35.7%	–	14	19
♦ Severely rent-burdened households	28.3%	–	–	32.2%	–	11	21
♦ Severely rent-burdened households, low income	47.7%	–	–	48.2%	–	8	33
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	13.5%	7.3%	–	–	21
Home purchase loan rate (per 1,000 properties)	–	30.0	17.6	18.6	–	–	27
Refinance loan rate (per 1,000 properties)	–	23.0	17.1	6.1	–	–	42
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.2%	8.7%	3.3%	–	–	29
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	31.1	23.5	–	37
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	3.8	4.2	11.5	9.5	9.4	41	32

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	31.0%	26.4%	24.1%	26.7%	–	39	43
♦ Population aged 65+	17.9%	19.1%	18.3%	18.1%	–	4	7
Foreign-born population	44.8%	45.0%	46.0%	50.7%	–	15	8
Median household income	\$55,939	\$50,068	\$50,787	\$52,783	–	26	25
Population 25+ with a bachelors degree or higher	28.8%	37.6%	35.5%	39.9%	–	14	14
Poverty rate	16.8%	17.7%	13.7%	17.9%	–	34	34
Unemployment rate	6.6%	5.1%	9.0%	7.2%	–	42	35
Car-free commute (% of commuters)	55.5%	57.9%	62.5%	64.9%	–	39	39
Mean travel time to work (minutes)	43.5	42.1	43.1	45.0	–	20	11
Serious crime rate (per 1,000 residents)	22.4	11.3	6.9	10.6	9.4	30	42
Students performing at grade level in English language arts, 4th grade	–	–	–	45.3%	44.6%	–	15
Students performing at grade level in math, 4th grade	–	–	–	55.6%	56.8%	–	15

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

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BK16 Brownsville

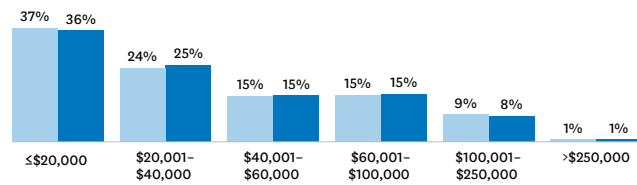


Single-Year Indicators

	2014	Rank
Population	123,772	-
Population density (1,000 persons per square mile)	47.8	21
Racial diversity index	0.39	52
Income diversity ratio	6.1	14
♦ Severe crowding rate (% of renter households)	2.9%	39
Median rent, asking	\$1,400	44
Residential units in FEMA preliminary flood hazard areas	0.0%	-
Residential units within 1/4 mile of a park	88.8%	19
Residential units within 1/2 mile of a subway station	90.5%	27
Lots regulated by the LPC	0.0%	40

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

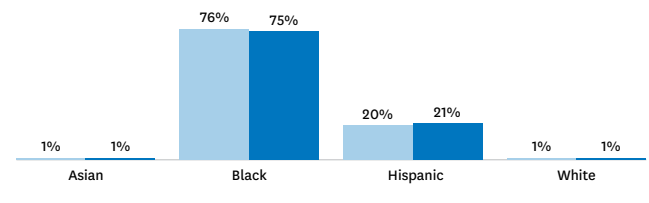


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BK16	\$780	\$916	17.4%	50
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	BK16	\$1,001	\$1,125	12.4%	52
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	BK16	\$570	\$721	26.5%	54
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	BK16	\$882	\$1,022	15.8%	50
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	BK16	5.7%	5.0%	-	8
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	34	148	66	192	683	52	19
Units issued new certificates of occupancy	92	313	310	69	28	27	53
♦ Homeownership rate	16.8%	21.6%	17.5%	17.4%	-	41	41
Serious housing code violations (per 1,000 privately owned rental units)	-	136.4	143.7	129.5	99.7	-	7
Sales volume	284	576	181	314	269	39	46
Index of housing price appreciation, all property types	100.0	218.4	130.2	144.8	177.2	-	47
Index of housing price appreciation, 5+ family building	100.0	225.7	151.9	298.9	392.7	-	32
Index of housing price appreciation, 2-4 family building ¹	100.0	216.6	127.3	127.0	154.3	-	23
Median sales price per unit, 5+ family building	\$47,234	\$114,235	\$72,118	\$125,783	\$159,677	47	37
Median sales price per unit, 2-4 family building ¹	\$135,633	\$251,074	\$145,362	\$161,704	\$215,833	21	17
Median rent	\$714	\$733	\$908	\$951	-	51	51
Median rent burden	30.0%	33.4%	33.7%	39.9%	-	4	4
♦ Severely rent-burdened households	29.6%	-	-	35.1%	-	8	10
♦ Severely rent-burdened households, low income	37.4%	-	-	43.2%	-	41	46
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	12.9%	12.3%	-	-	11
Home purchase loan rate (per 1,000 properties)	-	73.4	13.7	16.4	-	-	40
Refinance loan rate (per 1,000 properties)	-	97.4	10.9	9.7	-	-	15
FHA/VA-backed home purchase loans (% of home purchase loans)	-	1.4%	83.2%	65.0%	-	-	6
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	100.4	72.1	-	10
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	22.8	41.3	59.7	44.3	37.4	10	6

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	51.7%	45.1%	45.1%	39.0%	-	3	12
♦ Population aged 65+	7.2%	9.1%	9.4%	10.2%	-	51	42
Foreign-born population	23.6%	28.3%	28.8%	31.4%	-	42	36
Median household income	\$31,355	\$27,124	\$28,382	\$25,291	-	53	52
Population 25+ with a bachelors degree or higher	7.6%	8.6%	10.2%	12.2%	-	52	53
Poverty rate	42.6%	38.7%	39.8%	38.6%	-	3	4
Unemployment rate	22.3%	13.1%	15.6%	10.7%	-	2	15
Car-free commute (% of commuters)	73.1%	-	76.7%	76.0%	-	20	27
Mean travel time to work (minutes)	48.1	-	43.4	48.6	-	4	3
Serious crime rate (per 1,000 residents)	31.8	25.2	23.2	21.7	20.1	7	9
Students performing at grade level in English language arts, 4th grade	-	-	-	12.5%	11.7%	-	59
Students performing at grade level in math, 4th grade	-	-	-	12.6%	11.4%	-	59

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010-2014 ACS.

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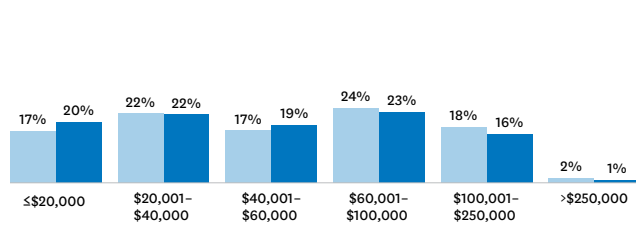


Single-Year Indicators

	2014	Rank
Population	137,526	–
Population density (1,000 persons per square mile)	44.7	23
Racial diversity index	0.23	55
Income diversity ratio	4.4	48
♦ Severe crowding rate (% of renter households)	4.0%	24
Median rent, asking	\$1,400	44
Residential units in FEMA preliminary flood hazard areas	0.0%	–
Residential units within 1/4 mile of a park	37.3%	57
Residential units within 1/2 mile of a subway station	57.7%	47
Lots regulated by the LPC	0.0%	40

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

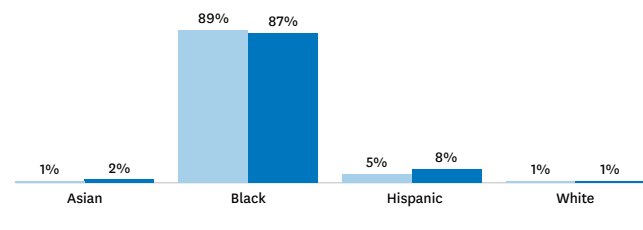


♦ Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BK17	\$1,086	\$1,156	6.5%	36
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	BK17	\$1,135	\$1,250	10.1%	44
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	BK17	\$968	\$1,054	8.9%	35
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	BK17	\$1,209	\$1,302	7.7%	32
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	BK17	4.9%	4.1%	–	16
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	26	172	0	96	988	54	14
Units issued new certificates of occupancy	4	174	80	53	86	55	35
♦ Homeownership rate	32.1%	38.2%	36.0%	32.3%	–	20	24
Serious housing code violations (per 1,000 privately owned rental units)	–	103.8	123.6	92.0	95.2	–	8
Sales volume	516	971	292	471	528	25	27
Index of housing price appreciation, all property types	100.0	222.1	160.3	157.9	169.6	–	49
Index of housing price appreciation, 5+ family building	100.0	188.3	176.8	301.0	291.2	–	44
Index of housing price appreciation, 2-4 family building ¹	100.0	221.0	161.4	141.9	142.3	–	25
Median sales price per unit, 5+ family building	\$54,134	\$94,697	\$76,625	\$126,409	\$147,750	40	41
Median sales price per unit, 2-4 family building ¹	\$138,012	\$271,538	\$192,013	\$181,478	\$201,250	20	20
Median rent	\$981	\$1,084	\$1,172	\$1,183	–	33	37
Median rent burden	28.9%	33.1%	34.6%	36.4%	–	10	17
♦ Severely rent-burdened households	26.1%	–	–	34.3%	–	15	14
♦ Severely rent-burdened households, low income	37.8%	–	–	50.5%	–	38	22
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	5.3%	4.5%	–	–	29
Home purchase loan rate (per 1,000 properties)	–	48.1	11.7	15.3	–	–	45
Refinance loan rate (per 1,000 properties)	–	109.3	14.5	11.2	–	–	10
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.7%	73.1%	52.3%	–	–	8
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	108.3	79.1	–	4
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	16.2	22.9	33.4	32.2	29.6	19	9

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	45.0%	42.9%	40.7%	29.8%	–	10	30
♦ Population aged 65+	9.1%	11.2%	11.7%	15.2%	–	42	17
Foreign-born population	54.5%	53.5%	52.6%	52.0%	–	4	7
Median household income	\$51,523	\$48,998	\$46,873	\$42,402	–	30	39
Population 25+ with a bachelors degree or higher	15.1%	18.6%	17.6%	21.8%	–	40	44
Poverty rate	19.4%	19.1%	15.4%	19.2%	–	27	31
Unemployment rate	12.5%	8.4%	12.8%	8.7%	–	18	26
Car-free commute (% of commuters)	67.7%	72.2%	69.9%	72.6%	–	29	31
Mean travel time to work (minutes)	50.1	45.6	46.6	46.0	–	1	6
Serious crime rate (per 1,000 residents)	24.1	15.8	13.7	15.0	13.6	24	27
Students performing at grade level in English language arts, 4th grade	–	–	–	26.4%	24.8%	–	38
Students performing at grade level in math, 4th grade	–	–	–	23.5%	23.4%	–	47

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BK18 Flatlands/Canarsie

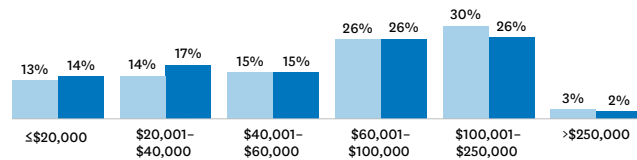


Single-Year Indicators

	2014	Rank
Population	210,957	-
Population density (1,000 persons per square mile)	15.4	48
Racial diversity index	0.55	34
Income diversity ratio	4.2	49
♦ Severe crowding rate (% of renter households)	6.9%	7
Median rent, asking	\$1,600	36
Residential units in FEMA preliminary flood hazard areas	45.7%	6
Residential units within 1/4 mile of a park	71.4%	35
Residential units within 1/2 mile of a subway station	12.3%	58
Lots regulated by the LPC	0.0%	40

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

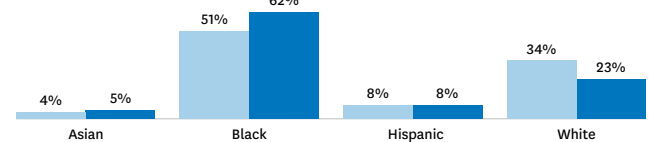


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BK18	\$1,207	\$1,252	3.7%	25
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	BK18	\$1,436	\$1,370	-4.6%	33
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	BK18	\$1,027	\$1,105	7.5%	29
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	BK18	\$1,323	\$1,370	3.6%	23
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	BK18	3.5%	3.3%	-	32
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	129	141	20	7	40	31	56
Units issued new certificates of occupancy	128	238	54	36	10	23	56
♦ Homeownership rate	54.7%	62.4%	57.8%	57.3%	-	6	6
Serious housing code violations (per 1,000 privately owned rental units)	-	18.0	37.8	28.6	22.8	-	36
Sales volume	1,789	1,821	800	923	1,053	2	7
Index of housing price appreciation, all property types	100.0	208.8	162.4	168.0	179.5	-	46
Index of housing price appreciation, 5+ family building	100.0	298.9	386.1	738.2	462.3	-	17
Index of housing price appreciation, 2-4 family building ¹	100.0	209.0	152.5	159.0	169.7	-	19
Median sales price per unit, 5+ family building	\$54,178	\$100,972	\$109,867	\$149,419	\$168,929	39	35
Median sales price per unit, 2-4 family building ¹	\$180,844	\$324,664	\$248,806	\$230,290	\$246,833	8	15
Median rent	\$1,118	\$1,165	\$1,227	\$1,265	-	13	26
Median rent burden	25.2%	28.8%	27.4%	33.3%	-	36	32
♦ Severely rent-burdened households	22.9%	-	-	28.0%	-	31	42
♦ Severely rent-burdened households, low income	42.2%	-	-	46.0%	-	19	41
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	4.2%	3.8%	-	-	31
Home purchase loan rate (per 1,000 properties)	-	47.1	16.8	18.0	-	-	33
Refinance loan rate (per 1,000 properties)	-	91.1	21.8	12.0	-	-	6
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.6%	48.5%	33.5%	-	-	13
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	86.2	66.3	-	13
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	10.9	15.1	26.0	24.1	21.2	26	17

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	43.0%	40.6%	38.4%	34.8%	-	14	21
♦ Population aged 65+	11.2%	10.8%	11.1%	13.0%	-	26	21
Foreign-born population	37.3%	39.2%	41.4%	42.0%	-	22	19
Median household income	\$73,604	\$69,792	\$63,634	\$62,168	-	11	13
Population 25+ with a bachelors degree or higher	22.5%	27.9%	28.6%	31.2%	-	24	25
Poverty rate	12.2%	10.8%	11.4%	12.9%	-	43	44
Unemployment rate	8.0%	5.5%	8.3%	8.4%	-	33	28
Car-free commute (% of commuters)	46.6%	52.4%	50.2%	55.3%	-	46	45
Mean travel time to work (minutes)	46.7	43.9	41.3	48.4	-	6	4
Serious crime rate (per 1,000 residents)	22.8	15.7	12.2	12.2	11.3	28	33
Students performing at grade level in English language arts, 4th grade	-	-	-	34.0%	32.3%	-	29
Students performing at grade level in math, 4th grade	-	-	-	41.4%	38.3%	-	34

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Manhattan



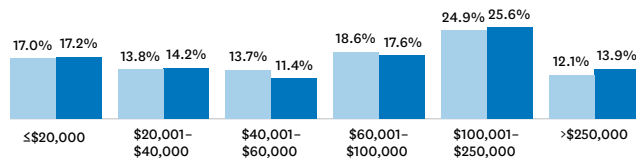
Manhattan

Single-Year Indicators

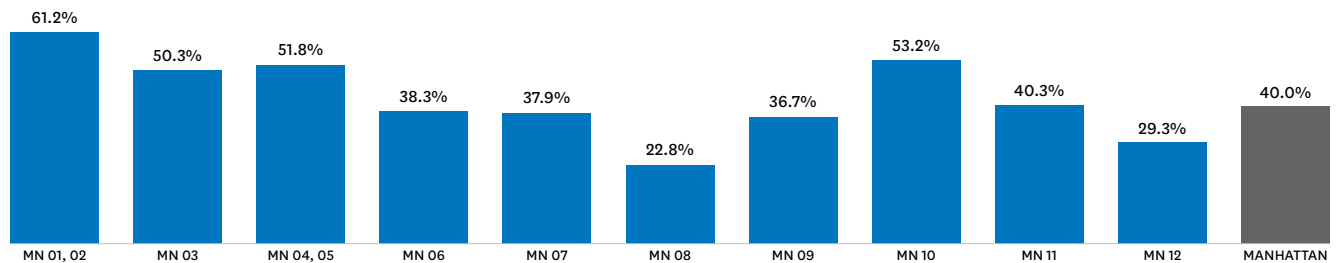
	2014	Rank
Population	1,636,268	3
Population density (1,000 persons per square mile)	71.7	1
Racial diversity index	0.68	3
Income diversity ratio	7.8	1
Severe crowding rate (% of renter households)	2.5%	5
Median rent, asking	\$3,150	1
Residential units in FEMA preliminary flood hazard areas	14.9%	2
Residential units within 1/4 mile of a park	89.4%	1
Residential units within 1/2 mile of a subway station	94.4%	1
Lots regulated by the LPC	27.0%	1

Household Income Distribution (2015\$)

2000 2010-14



Average Rent Growth 1990 to 2010-2014

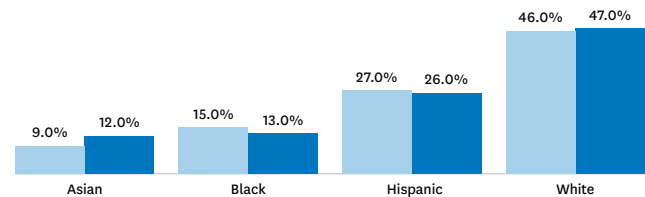


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	MN	\$1,327	\$1,482	11.7%	1
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	MN	\$2,148	\$2,127	-1.0%	1
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	MN	\$1,474	\$1,631	10.6%	1
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	MN	\$1,163	\$1,305	12.2%	3
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	MN	3.5%	3.9%	–	3
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

2000 2014



Land Use and Development	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	4,980	7,044	105	6,896	10,313	1	1
Units issued new certificates of occupancy	4,572	6,489	6,473	2,009	2,931	1	3
Housing: Stock	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Homeownership rate	20.1%	23.5%	22.3%	22.7%	-	4	4
Rental vacancy rate	3.4%	3.2%	4.0%	4.5%	-	3	2
Serious housing code violations (per 1,000 privately owned rental units)	-	38.0	41.1	37.7	41.4	-	3
Severe crowding rate (% of renter households)	-	-	3.1%	2.5%	-	-	5
Housing: Market and Finance	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Sales volume, 2-4 family building	282	638	348	611	593	-	5
Sales volume, condominium	2,517	7,872	5,846	5,752	4,623	-	1
Index of housing price appreciation, all property types	100.0	208.8	208.5	284.1	303.1	-	1
Index of housing price appreciation, 2-4 family building	100.0	267.8	239.9	442.8	524.4	-	1
Index of housing price appreciation, condominium	100.0	203.4	205.2	273.2	286.3	-	2
Median sales price per unit, 2-4 family building	\$86,548	\$230,064	\$183,900	\$314,145	\$411,111	1	1
Median sales price per unit, condominium	\$716,613	\$991,702	\$1,080,682	\$1,276,607	\$1,275,000	1	1
Median rent	\$1,136	\$1,276	\$1,412	\$1,533	-	1	1
Median monthly rent, recent movers	\$1,785	\$2,003	\$2,055	\$2,143	-	1	1
Median rent burden	24.8%	27.5%	28.2%	28.4%	-	5	5
Moderately rent-burdened households	41.0%	22.2%	23.4%	24.3%	-	3	4
♦ Severely rent-burdened households	20.0%	22.6%	22.7%	22.0%	-	5	5
Moderately rent-burdened households, low income	26.1%	27.2%	28.4%	29.8%	-	5	3
♦ Severely rent-burdened households, low income	40.5%	44.8%	45.6%	42.6%	-	3	5
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	4.1%	3.7%	-	-	4
Home purchase loan rate (per 1,000 properties)	-	34.5	21.2	21.7	-	-	2
Higher-cost home purchase loans (% of home purchase loans)	-	2.0%	0.8%	0.3%	-	-	5
Refinance loan rate (per 1,000 properties)	-	12.2	30.9	8.6	-	-	3
Higher-cost refinance loans (% of refinance loans)	-	9.3%	0.3%	0.5%	-	-	5
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	1.5%	0.1%	-	-	5
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	12.1	9.9	-	5
Notices of foreclosure, all residential properties	356	212	842	379	312	5	5
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	4.9	2.0	6.8	3.1	2.7	5	5
Properties that entered REO	6	-	5	3	-	4	5
Population	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Population	1,537,195	1,611,581	1,585,873	1,636,268	-	3	3
Population density (1,000 persons per square mile)	67.1	70.6	69.5	71.7	-	1	1
♦ Households with children under 18 years old	19.7%	20.2%	18.2%	18.1%	-	5	5
♦ Population age 65+	12.2%	12.7%	13.5%	14.4%	-	2	2
Foreign-born population	29.4%	28.7%	28.5%	29.1%	-	3	4
Racial diversity index	0.68	0.68	0.68	0.68	-	3	3
Median household income	\$69,232	\$70,856	\$69,051	\$76,185	-	2	1
Income diversity ratio	7.5	8.4	8.0	7.8	-	1	1
Poverty rate	20.0%	18.3%	16.4%	17.6%	-	3	3
Unemployment rate	8.5%	6.8%	9.2%	6.6%	-	3	4
Disconnected youth	7.7%	-	-	5.9%	-	4	4
Population aged 25+ with a bachelors degree or higher	49.4%	55.2%	58.1%	59.9%	-	1	1
Neighborhood Services and Conditions	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Car-free commute (% of commuters)	82.5%	84.0%	86.9%	88.3%	-	1	1
Mean travel time to work (minutes)	30.5	30.1	30.1	31.3	-	5	5
Serious crime rate, property crime (per 1,000 residents)	23.8	17.0	12.4	12.2	12.5	1	1
Serious crime rate, violent crime (per 1,000 residents)	8.4	5.9	4.6	4.1	4.4	3	3
Adult incarceration rate (per 100,000 people age 15+)	2751.5	1648.3	1887.0	1952.8	-	1	1
Students performing at grade level in English language arts, 4th grade	-	-	-	38.1%	39.8%	-	1
Students performing at grade level in math, 4th grade	-	-	-	45.7%	47.2%	-	1

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010-2014 ACS.
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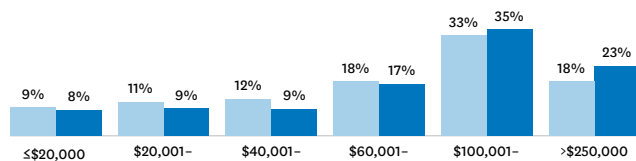


Single-Year Indicators

	2014	Rank
Population	159,903	–
Population density (1,000 persons per square mile)	53.9	18
Racial diversity index	0.46	49
Income diversity ratio	5.3	29
♦ Severe crowding rate (% of renter households)	3.0%	37
Median rent, asking	\$3,875	1
Residential units in FEMA preliminary flood hazard areas	57.2%	4
Residential units within 1/4 mile of a park	98.3%	11
Residential units within 1/2 mile of a subway station	100.0%	1
Lots regulated by the LPC	50.8%	3

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

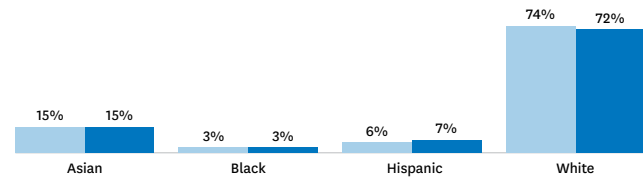


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	MN01	\$2,134	\$2,416	13.2%	1
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	MN01	\$2,744	\$2,812	2.5%	1
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	MN01	\$2,117	\$2,361	11.5%	1
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	MN01	\$2,310	\$2,768	19.8%	1
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	MN01	4.5%	4.4%	–	12
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	491	544	0	0	768	10	17
Units issued new certificates of occupancy	580	607	81	33	48	8	48
♦ Homeownership rate	25.9%	29.8%	25.3%	29.7%	–	30	30
Serious housing code violations (per 1,000 privately owned rental units)	–	1.8	1.5	2.1	1.8	–	59
Sales volume	404	1,168	818	935	717	33	15
Index of housing price appreciation, all property types	100.0	202.6	200.4	259.3	269.7	–	21
Index of housing price appreciation, 5+ family building	100.0	218.1	231.6	378.1	–	–	36
Index of housing price appreciation, condominium ¹	100.0	203.0	201.2	259.3	269.9	–	14
Median sales price per unit, 5+ family building	\$806,010	\$243,376	\$549,897	\$722,038	\$1,225,000	1	1
Median sales price per unit, condominium ¹	\$863,768	\$876,363	\$1,065,538	\$1,192,855	\$1,199,000	4	7
Median rent	\$1,660	\$2,075	\$2,358	\$2,553	–	3	1
Median rent burden	23.2%	26.4%	24.9%	26.0%	–	51	52
♦ Severely rent-burdened households	19.3%	–	–	19.7%	–	46	54
♦ Severely rent-burdened households, low income	52.7%	–	–	64.7%	–	5	1
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	1.0%	0.8%	–	–	51
Home purchase loan rate (per 1,000 properties)	–	46.9	26.3	24.6	–	–	7
Refinance loan rate (per 1,000 properties)	–	13.9	35.1	11.3	–	–	9
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	0.3%	0.0%	–	–	50
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	9.1	6.7	–	57
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	2.9	1.1	5.6	3.3	3.8	45	47

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	11.4%	13.9%	12.7%	13.9%	–	53	52
♦ Population aged 65+	10.5%	9.8%	11.2%	12.4%	–	32	25
Foreign-born population	23.3%	25.9%	23.1%	24.9%	–	43	44
Median household income	\$101,721	\$112,005	\$110,469	\$120,341	–	2	1
Population 25+ with a bachelors degree or higher	69.0%	76.3%	79.4%	81.1%	–	3	2
Poverty rate	9.9%	11.9%	9.9%	8.0%	–	49	54
Unemployment rate	5.8%	4.8%	6.1%	4.4%	–	46	52
Car-free commute (% of commuters)	85.9%	84.5%	88.3%	89.2%	–	3	6
Mean travel time to work (minutes)	24.4	26.1	24.3	25.6	–	55	55
Serious crime rate (per 1,000 residents)	83.0	48.7	21.6	18.1	21.6	3	6
Students performing at grade level in English language arts, 4th grade	–	–	–	68.6%	70.6%	–	3
Students performing at grade level in math, 4th grade	–	–	–	76.3%	80.4%	–	3

♦ 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.

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

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1 Ranked out of the 17 community districts where condominium sales were more prominent than 1-4 family building sales between 2000 and 2015.

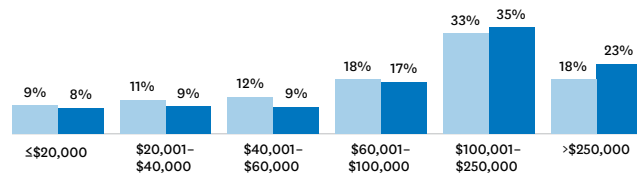


Single-Year Indicators

	2014	Rank
Population	159,903	–
Population density (1,000 persons per square mile)	53.9	18
Racial diversity index	0.46	49
Income diversity ratio	5.3	29
♦ Severe crowding rate (% of renter households)	3.0%	37
Median rent, asking	\$3,500	3
Residential units in FEMA preliminary flood hazard areas	10.8%	19
Residential units within 1/4 mile of a park	99.2%	6
Residential units within 1/2 mile of a subway station	100.0%	1
Lots regulated by the LPC	70.0%	1

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

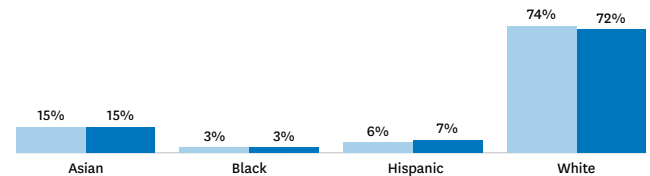


♦ Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	MNO2	\$2,134	\$2,416	13.2%	1
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	MNO2	\$2,744	\$2,812	2.5%	1
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	MNO2	\$2,117	\$2,361	11.5%	1
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	MNO2	\$2,310	\$2,768	19.8%	1
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	MNO2	4.5%	4.4%	–	12
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	31	125	0	224	244	53	38
Units issued new certificates of occupancy	19	184	237	7	54	53	45
♦ Homeownership rate	25.9%	29.8%	25.3%	29.7%	–	30	30
Serious housing code violations (per 1,000 privately owned rental units)	–	22.6	13.9	14.2	25.4	–	32
Sales volume	271	521	537	416	325	41	43
Index of housing price appreciation, all property types	100.0	204.0	207.5	304.3	313.0	–	12
Index of housing price appreciation, 5+ family building	100.0	233.7	256.5	430.6	652.7	–	4
Index of housing price appreciation, condominium ¹	100.0	208.3	210.4	308.3	293.9	–	11
Median sales price per unit, 5+ family building	\$314,890	\$354,179	\$649,058	\$906,498	\$850,000	2	2
Median sales price per unit, condominium ¹	\$963,708	\$1,475,748	\$1,893,087	\$2,197,385	\$2,450,000	1	1
Median rent	\$1,660	\$2,075	\$2,358	\$2,553	–	3	1
Median rent burden	23.2%	26.4%	24.9%	26.0%	–	51	52
♦ Severely rent-burdened households	19.3%	–	–	19.7%	–	46	54
♦ Severely rent-burdened households, low income	52.7%	–	–	64.7%	–	5	1
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	1.0%	0.8%	–	–	51
Home purchase loan rate (per 1,000 properties)	–	46.9	26.3	24.6	–	–	7
Refinance loan rate (per 1,000 properties)	–	13.9	35.1	11.3	–	–	9
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	0.3%	0.0%	–	–	50
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	9.8	8.0	–	56
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	1.1	1.8	2.4	2.0	1.2	57	59

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	11.4%	13.9%	12.7%	13.9%	–	53	52
♦ Population aged 65+	10.5%	9.8%	11.2%	12.4%	–	32	25
Foreign-born population	23.3%	25.9%	23.1%	24.9%	–	43	44
Median household income	\$101,721	\$112,005	\$110,469	\$120,341	–	2	1
Population 25+ with a bachelors degree or higher	69.0%	76.3%	79.4%	81.1%	–	3	2
Poverty rate	9.9%	11.9%	9.9%	8.0%	–	49	54
Unemployment rate	5.8%	4.8%	6.1%	4.4%	–	46	52
Car-free commute (% of commuters)	85.9%	84.5%	88.3%	89.2%	–	3	6
Mean travel time to work (minutes)	24.4	26.1	24.3	25.6	–	55	55
Serious crime rate (per 1,000 residents)	40.8	31.0	23.2	23.0	23.0	4	4
Students performing at grade level in English language arts, 4th grade	–	–	–	70.8%	77.8%	–	1
Students performing at grade level in math, 4th grade	–	–	–	85.0%	82.8%	–	2

* 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.

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

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¹ Ranked out of the 17 community districts where condominium sales were more prominent than 1-4 family building sales between 2000 and 2015.

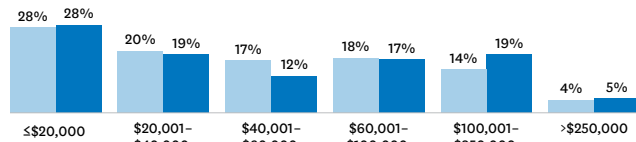


Single-Year Indicators

	2014	Rank
Population	152,453	–
Population density (1,000 persons per square mile)	87.3	5
Racial diversity index	0.71	5
Income diversity ratio	8.4	2
♦ Severe crowding rate (% of renter households)	3.3%	33
Median rent, asking	\$3,000	8
Residential units in FEMA preliminary flood hazard areas	30.8%	7
Residential units within 1/4 mile of a park	96.6%	13
Residential units within 1/2 mile of a subway station	85.4%	31
Lots regulated by the LPC	9.9%	14

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

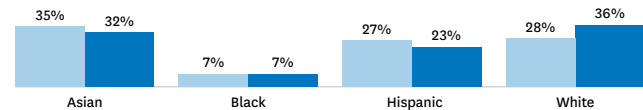


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	MN03	\$881	\$987	12.0%	49
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	MN03	\$1,874	\$1,931	3.0%	8
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	MN03	\$960	\$1,152	20.1%	23
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	MN03	\$781	\$940	20.3%	53
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	MN03	2.2%	3.5%	–	28
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	229	1,002	0	236	1,363	21	11
Units issued new certificates of occupancy	493	640	402	302	6	10	57
♦ Homeownership rate	12.0%	10.8%	13.6%	12.1%	–	46	47
Serious housing code violations (per 1,000 privately owned rental units)	–	23.4	24.2	21.4	36.4	–	28
Sales volume	107	372	235	308	204	49	48
Index of housing price appreciation, all property types	100.0	233.5	243.0	346.9	390.8	–	8
Index of housing price appreciation, 5+ family building	100.0	221.2	258.3	505.8	611.7	–	6
Index of housing price appreciation, condominium ¹	100.0	236.1	237.7	322.8	356.1	–	6
Median sales price per unit, 5+ family building	\$86,541	\$243,819	\$201,328	\$426,787	\$444,250	16	8
Median sales price per unit, condominium ¹	\$266,157	\$900,907	\$951,952	\$1,373,275	\$1,302,500	12	6
Median rent	\$775	\$913	\$996	\$1,019	–	49	48
Median rent burden	26.6%	28.5%	30.0%	29.0%	–	27	46
♦ Severely rent-burdened households	19.9%	–	–	23.8%	–	44	48
♦ Severely rent-burdened households, low income	30.6%	–	–	37.8%	–	53	53
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	3.4%	2.6%	–	–	36
Home purchase loan rate (per 1,000 properties)	–	29.0	15.7	20.7	–	–	21
Refinance loan rate (per 1,000 properties)	–	10.6	19.6	5.9	–	–	43
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	0.0%	0.0%	–	–	50
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	10.0	11.8	–	52
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	1.5	0.8	3.9	1.8	3.0	56	53

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	22.1%	18.3%	16.3%	13.3%	–	49	53
♦ Population aged 65+	13.4%	13.7%	14.3%	15.4%	–	17	14
Foreign-born population	40.3%	39.3%	35.2%	35.5%	–	17	28
Median household income	\$42,690	\$43,563	\$45,774	\$41,418	–	42	42
Population 25+ with a bachelors degree or higher	28.0%	36.3%	41.4%	44.4%	–	16	10
Poverty rate	28.4%	25.1%	22.2%	21.8%	–	18	23
Unemployment rate	9.4%	7.5%	10.1%	6.7%	–	27	40
Car-free commute (% of commuters)	86.0%	86.1%	90.7%	91.6%	–	2	1
Mean travel time to work (minutes)	30.9	30.3	29.3	29.2	–	50	52
Serious crime rate (per 1,000 residents)	22.4	19.0	16.2	15.8	16.4	30	16
Students performing at grade level in English language arts, 4th grade	–	–	–	41.5%	41.9%	–	18
Students performing at grade level in math, 4th grade	–	–	–	57.8%	56.5%	–	16

Note: Community district MN 03 falls within sub-borough area 302.

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

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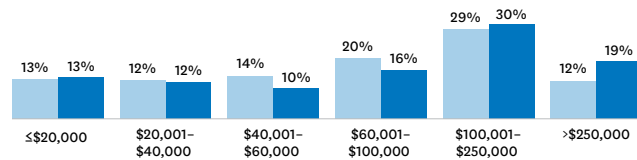


Single-Year Indicators

	2014	Rank
Population	149,447	-
Population density (1,000 persons per square mile)	48.6	20
Racial diversity index	0.58	28
Income diversity ratio	7.6	5
♦ Severe crowding rate (% of renter households)	2.3%	44
Median rent, asking	\$3,490	4
Residential units in FEMA preliminary flood hazard areas	14.1%	14
Residential units within 1/4 mile of a park	76.4%	31
Residential units within 1/2 mile of a subway station	97.0%	16
Lots regulated by the LPC	10.0%	13

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

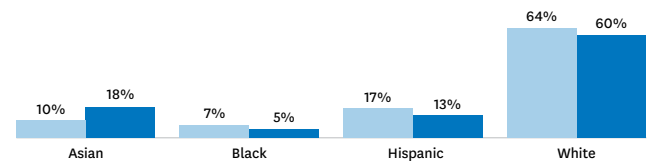


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	MNO4	\$1,716	\$2,065	20.3%	3
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	MNO4	\$2,505	\$2,572	2.7%	2
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	MNO4	\$1,771	\$2,065	16.6%	2
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	MNO4	\$1,793	\$2,064	15.1%	4
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	MNO4	3.6%	4.5%	-	11
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	1,151	1,045	0	2,845	4,097	3	4
Units issued new certificates of occupancy	1,021	1,669	2,169	298	881	2	4
♦ Homeownership rate	20.2%	20.1%	24.9%	20.8%	-	37	36
Serious housing code violations (per 1,000 privately owned rental units)	-	18.3	16.5	11.4	17.6	-	44
Sales volume	561	1,649	731	709	598	22	23
Index of housing price appreciation, all property types	100.0	213.6	217.7	308.3	320.3	-	11
Index of housing price appreciation, 5+ family building	100.0	215.1	148.7	295.9	223.2	-	48
Index of housing price appreciation, condominium ¹	100.0	210.9	217.1	305.3	314.2	-	9
Median sales price per unit, 5+ family building	\$105,379	\$238,087	\$227,771	\$609,646	\$721,875	9	4
Median sales price per unit, condominium ¹	\$894,069	\$901,607	\$1,189,627	\$1,301,639	\$1,324,432	3	5
Median rent	\$1,416	\$1,693	\$1,755	\$2,223	-	5	2
Median rent burden	24.2%	25.3%	25.9%	25.9%	-	42	53
♦ Severely rent-burdened households	18.4%	-	-	20.6%	-	50	50
♦ Severely rent-burdened households, low income	43.6%	-	-	48.4%	-	13	31
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	2.3%	2.1%	-	-	40
Home purchase loan rate (per 1,000 properties)	-	53.4	23.4	22.9	-	-	15
Refinance loan rate (per 1,000 properties)	-	11.3	29.7	8.5	-	-	24
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	0.2%	0.0%	-	-	50
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	12.3	9.1	-	53
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	2.7	2.1	17.7	4.5	3.1	46	52

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	8.4%	8.7%	9.2%	9.1%	-	54	54
♦ Population aged 65+	11.4%	11.3%	11.9%	13.0%	-	23	21
Foreign-born population	25.3%	24.0%	27.0%	29.1%	-	37	41
Median household income	\$80,964	\$85,839	\$84,210	\$98,685	-	9	6
Population 25+ with a bachelors degree or higher	60.6%	68.1%	69.1%	71.8%	-	5	5
Poverty rate	14.4%	13.6%	11.7%	13.0%	-	38	43
Unemployment rate	7.3%	5.5%	8.3%	5.1%	-	37	50
Car-free commute (% of commuters)	86.7%	87.7%	88.2%	89.6%	-	1	5
Mean travel time to work (minutes)	24.8	24.2	24.9	27.3	-	54	53
Serious crime rate (per 1,000 residents)	89.2	60.6	38.8	37.6	37.9	2	2
Students performing at grade level in English language arts, 4th grade	-	-	-	52.9%	59.5%	-	8
Students performing at grade level in math, 4th grade	-	-	-	65.3%	66.3%	-	9

* 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.

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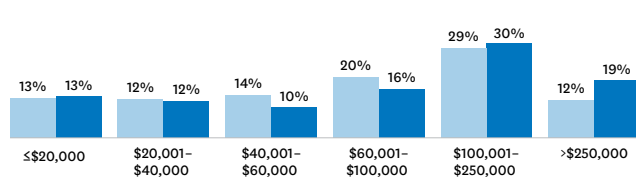


Single-Year Indicators

	2014	Rank
Population	149,447	–
Population density (1,000 persons per square mile)	48.6	20
Racial diversity index	0.58	28
Income diversity ratio	7.6	5
♦ Severe crowding rate (% of renter households)	2.3%	44
Median rent, asking	\$3,750	2
Residential units in FEMA preliminary flood hazard areas	0.0%	–
Residential units within 1/4 mile of a park	68.5%	38
Residential units within 1/2 mile of a subway station	100.0%	1
Lots regulated by the LPC	20.8%	9

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

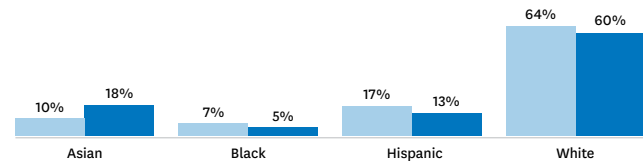


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	MN05	\$1,716	\$2,065	20.3%	3
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	MN05	\$2,505	\$2,572	2.7%	2
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	MN05	\$1,771	\$2,065	16.6%	2
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	MN05	\$1,793	\$2,064	15.1%	4
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	MN05	3.6%	4.5%	–	11
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	1,174	939	17	974	1,535	2	9
Units issued new certificates of occupancy	594	655	549	180	387	6	9
♦ Homeownership rate	20.2%	20.1%	24.9%	20.8%	–	37	36
Serious housing code violations (per 1,000 privately owned rental units)	–	6.8	7.1	5.6	7.0	–	58
Sales volume	344	1,031	636	682	532	36	26
Index of housing price appreciation, all property types	100.0	210.2	207.5	284.3	295.1	–	15
Index of housing price appreciation, 5+ family building	100.0	325.8	228.6	554.6	574.3	–	10
Index of housing price appreciation, condominium ¹	100.0	208.3	206.7	281.2	292.4	–	12
Median sales price per unit, 5+ family building	\$223,080	\$634,571	\$453,650	\$1,126,418	\$816,667	6	3
Median sales price per unit, condominium ¹	\$663,888	\$1,172,090	\$1,394,539	\$1,792,256	\$1,705,000	6	2
Median rent	\$1,416	\$1,693	\$1,755	\$2,223	–	5	2
Median rent burden	24.2%	25.3%	25.9%	25.9%	–	42	53
♦ Severely rent-burdened households	18.4%	–	–	20.6%	–	50	50
♦ Severely rent-burdened households, low income	43.6%	–	–	48.4%	–	13	31
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	2.3%	2.1%	–	–	40
Home purchase loan rate (per 1,000 properties)	–	53.4	23.4	22.9	–	–	15
Refinance loan rate (per 1,000 properties)	–	11.3	29.7	8.5	–	–	24
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	0.2%	0.0%	–	–	50
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	5.2	4.3	–	59
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	0.9	1.6	4.0	2.8	1.6	59	56

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	8.4%	8.7%	9.2%	9.1%	–	54	54
♦ Population aged 65+	11.4%	11.3%	11.9%	13.0%	–	23	21
Foreign-born population	25.3%	24.0%	27.0%	29.1%	–	37	41
Median household income	\$80,964	\$85,839	\$84,210	\$98,685	–	9	6
Population 25+ with a bachelors degree or higher	60.6%	68.1%	69.1%	71.8%	–	5	5
Poverty rate	14.4%	13.6%	11.7%	13.0%	–	38	43
Unemployment rate	7.3%	5.5%	8.3%	5.1%	–	37	50
Car-free commute (% of commuters)	86.7%	87.7%	88.2%	89.6%	–	1	5
Mean travel time to work (minutes)	24.8	24.2	24.9	27.3	–	54	53
Serious crime rate (per 1,000 residents)	168.4	101.7	59.7	59.4	60.0	1	1
Students performing at grade level in English language arts, 4th grade	–	–	–	58.0%	68.2%	–	4
Students performing at grade level in math, 4th grade	–	–	–	65.0%	88.6%	–	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.

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

♦ Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

¹ Ranked out of the 17 community districts where condominium sales were more prominent than 1-4 family building sales between 2000 and 2015.

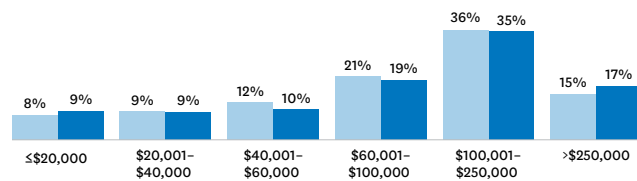


Single-Year Indicators

	2014	Rank
Population	143,349	–
Population density (1,000 persons per square mile)	87.4	4
Racial diversity index	0.48	45
Income diversity ratio	4.7	42
♦ Severe crowding rate (% of renter households)	2.1%	47
Median rent, asking	\$3,371	5
Residential units in FEMA preliminary flood hazard areas	17.2%	13
Residential units within 1/4 mile of a park	90.8%	17
Residential units within 1/2 mile of a subway station	96.2%	17
Lots regulated by the LPC	10.5%	12

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

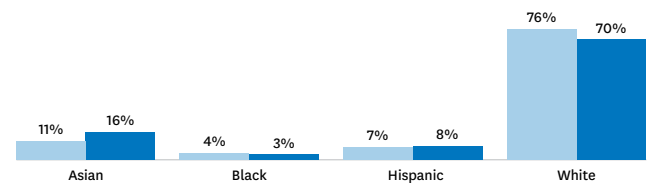


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	MN06	\$1,940	\$2,131	9.9%	2
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	MN06	\$2,623	\$2,514	-4.2%	3
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdms	MN06	\$1,936	\$2,043	5.5%	3
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdms	MN06	\$2,049	\$2,319	13.2%	2
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	MN06	3.7%	3.8%	–	22
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	495	775	0	1,325	519	9	23
Units issued new certificates of occupancy	399	180	214	207	201	12	22
♦ Homeownership rate	26.3%	32.8%	28.2%	31.5%	–	28	26
Serious housing code violations (per 1,000 privately owned rental units)	–	5.2	5.5	6.3	7.4	–	56
Sales volume	598	847	630	723	726	17	14
Index of housing price appreciation, all property types	100.0	199.8	197.6	247.7	262.2	–	23
Index of housing price appreciation, 5+ family building	100.0	300.4	304.7	495.3	460.9	–	18
Index of housing price appreciation, condominium ¹	100.0	199.4	197.2	245.0	259.9	–	15
Median sales price per unit, 5+ family building	\$226,650	\$350,244	\$285,465	\$561,175	\$586,712	5	7
Median sales price per unit, condominium ¹	\$539,993	\$1,011,694	\$875,697	\$1,141,437	\$1,100,000	8	8
Median rent	\$1,713	\$1,848	\$2,062	\$2,153	–	2	3
Median rent burden	22.5%	25.4%	27.3%	27.6%	–	53	48
♦ Severely rent-burdened households	18.1%	–	–	20.0%	–	52	52
♦ Severely rent-burdened households, low income	59.0%	–	–	61.8%	–	2	2
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	1.7%	1.5%	–	–	44
Home purchase loan rate (per 1,000 properties)	–	31.7	19.0	24.0	–	–	8
Refinance loan rate (per 1,000 properties)	–	11.0	29.3	7.2	–	–	33
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	0.6%	0.0%	–	–	50
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	11.4	8.9	–	54
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	1.5	1.4	2.7	2.0	3.3	55	51

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	8.4%	10.1%	10.8%	8.9%	–	54	55
♦ Population aged 65+	14.6%	14.6%	14.4%	19.3%	–	11	4
Foreign-born population	24.0%	23.6%	22.5%	21.8%	–	40	49
Median household income	\$100,101	\$105,916	\$98,570	\$105,758	–	3	5
Population 25+ with a bachelors degree or higher	69.8%	75.4%	77.9%	78.2%	–	2	3
Poverty rate	7.9%	7.2%	7.0%	10.2%	–	51	48
Unemployment rate	4.2%	4.8%	6.5%	4.1%	–	52	54
Car-free commute (% of commuters)	83.2%	84.7%	87.4%	91.6%	–	7	1
Mean travel time to work (minutes)	25.6	25.7	26.0	26.8	–	53	54
Serious crime rate (per 1,000 residents)	31.8	23.9	16.7	15.6	16.1	7	17
Students performing at grade level in English language arts, 4th grade	–	–	–	69.3%	74.3%	–	2
Students performing at grade level in math, 4th grade	–	–	–	74.8%	79.3%	–	4

Note: Community district MN 06 falls within sub-borough area 304.

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

♦ Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

¹ Ranked out of the 17 community districts where condominium sales were more prominent than 1-4 family building sales between 2000 and 2015.

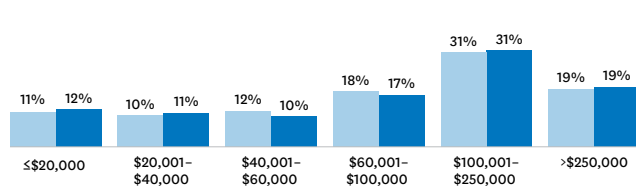


Single-Year Indicators

	2014	Rank
Population	192,374	–
Population density (1,000 persons per square mile)	65.2	10
Racial diversity index	0.51	40
Income diversity ratio	6.7	8
♦ Severe crowding rate (% of renter households)	1.6%	51
Median rent, asking	\$3,200	6
Residential units in FEMA preliminary flood hazard areas	0.2%	37
Residential units within 1/4 mile of a park	98.7%	10
Residential units within 1/2 mile of a subway station	99.5%	8
Lots regulated by the LPC	63.9%	2

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

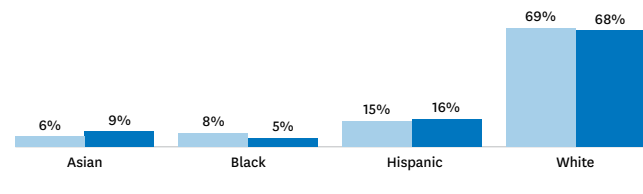


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	MN07	\$1,650	\$1,763	6.8%	6
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	MN07	\$2,353	\$2,243	-4.7%	4
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	MN07	\$1,753	\$1,855	5.8%	5
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	MN07	\$1,568	\$1,577	0.6%	11
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	MN07	3.9%	4.3%	–	15
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	441	628	0	0	567	11	20
Units issued new certificates of occupancy	788	566	1,113	15	514	4	6
♦ Homeownership rate	29.2%	35.6%	32.0%	36.2%	–	24	19
Serious housing code violations (per 1,000 privately owned rental units)	–	13.9	14.8	19.8	21.3	–	38
Sales volume	79	1,225	1,135	956	784	54	11
Index of housing price appreciation, all property types	100.0	210.9	218.6	294.8	310.5	–	13
Index of housing price appreciation, 5+ family building	100.0	257.3	250.2	384.6	466.5	–	15
Index of housing price appreciation, condominium ¹	100.0	214.5	222.1	294.8	308.0	–	10
Median sales price per unit, 5+ family building	\$249,850	\$435,346	\$405,661	\$450,567	\$620,000	4	5
Median sales price per unit, condominium ¹	\$803,090	\$1,121,568	\$1,162,896	\$1,326,670	\$1,352,500	5	4
Median rent	\$1,428	\$1,578	\$1,651	\$1,769	–	4	6
Median rent burden	22.0%	24.6%	26.6%	27.4%	–	54	49
♦ Severely rent-burdened households	16.6%	–	–	20.5%	–	55	51
♦ Severely rent-burdened households, low income	44.5%	–	–	47.4%	–	10	36
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	2.2%	2.2%	–	–	39
Home purchase loan rate (per 1,000 properties)	–	31.9	23.4	21.1	–	–	18
Refinance loan rate (per 1,000 properties)	–	12.4	43.7	10.5	–	–	12
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	0.0%	0.0%	–	–	50
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	6.9	5.8	–	58
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	0.9	1.7	3.8	2.0	1.5	58	58

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	14.6%	21.2%	18.9%	18.8%	–	51	48
♦ Population aged 65+	13.4%	14.8%	16.7%	18.4%	–	17	5
Foreign-born population	21.3%	20.2%	22.4%	22.5%	–	46	47
Median household income	\$97,157	\$107,001	\$97,360	\$106,315	–	4	4
Population 25+ with a bachelors degree or higher	68.9%	73.8%	74.7%	77.1%	–	4	4
Poverty rate	10.0%	9.0%	10.4%	8.4%	–	48	52
Unemployment rate	4.8%	4.5%	7.5%	4.4%	–	51	52
Car-free commute (% of commuters)	83.3%	83.9%	85.7%	86.5%	–	6	10
Mean travel time to work (minutes)	30.3	28.8	29.6	30.9	–	52	51
Serious crime rate (per 1,000 residents)	16.0	12.8	9.4	9.1	9.0	50	46
Students performing at grade level in English language arts, 4th grade	–	–	–	60.6%	61.0%	–	7
Students performing at grade level in math, 4th grade	–	–	–	70.0%	68.5%	–	7

Note: Community district MN 07 falls within sub-borough area 305.

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

♦ Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

¹ Ranked out of the 17 community districts where condominium sales were more prominent than 1-4 family building sales between 2000 and 2015.

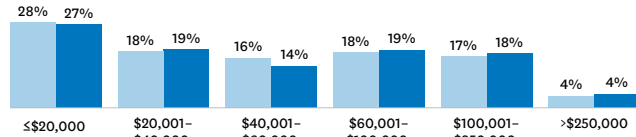


Single-Year Indicators

	2014	Rank
Population	130,739	–
Population density (1,000 persons per square mile)	77.4	7
Racial diversity index	0.74	2
Income diversity ratio	7.8	3
♦ Severe crowding rate (% of renter households)	3.1%	35
Median rent, asking	\$2,300	16
Residential units in FEMA preliminary flood hazard areas	0.0%	–
Residential units within 1/4 mile of a park	100.0%	1
Residential units within 1/2 mile of a subway station	100.0%	1
Lots regulated by the LPC	24.3%	7

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

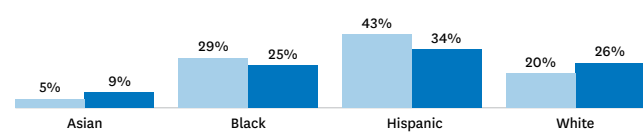


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	MN09	\$1,040	\$1,151	10.7%	38
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	MN09	\$1,571	\$1,549	-1.4%	15
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	MN09	\$1,036	\$1,170	13.0%	21
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	MN09	\$1,040	\$1,185	14.0%	42
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	MN09	2.9%	3.9%	–	18
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	2	319	0	463	84	58	49
Units issued new certificates of occupancy	0	96	162	144	0	57	58
♦ Homeownership rate	10.9%	12.4%	14.3%	13.7%	–	47	45
Serious housing code violations (per 1,000 privately owned rental units)	–	114.4	120.1	119.0	111.3	–	3
Sales volume	32	163	95	139	123	59	54
Index of housing price appreciation, all property types	100.0	311.1	300.7	445.9	617.8	–	1
Index of housing price appreciation, 5+ family building	100.0	317.7	327.4	614.7	799.6	–	1
Index of housing price appreciation, condominium ¹	100.0	285.2	308.6	368.8	437.5	–	3
Median sales price per unit, 5+ family building	\$50,652	\$145,657	\$96,127	\$202,636	\$264,706	43	14
Median sales price per unit, condominium ¹	–	\$628,367	\$383,918	\$540,352	\$600,000	–	15
Median rent	\$871	\$939	\$1,079	\$1,222	–	41	33
Median rent burden	26.9%	32.0%	33.3%	32.0%	–	23	38
♦ Severely rent-burdened households	24.0%	–	–	31.1%	–	25	30
♦ Severely rent-burdened households, low income	41.0%	–	–	49.0%	–	25	28
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	7.7%	7.5%	–	–	20
Home purchase loan rate (per 1,000 properties)	–	27.1	18.0	20.4	–	–	22
Refinance loan rate (per 1,000 properties)	–	15.8	26.5	9.1	–	–	20
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	3.0%	0.4%	–	–	45
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	35.2	27.0	–	34
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	52.6	3.9	20.4	10.8	6.1	2	39

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	30.9%	24.8%	25.3%	24.7%	–	40	45
♦ Population aged 65+	10.0%	13.3%	10.9%	9.8%	–	34	45
Foreign-born population	35.0%	34.1%	32.6%	35.2%	–	27	29
Median household income	\$44,162	\$33,956	\$40,315	\$42,288	–	38	40
Population 25+ with a bachelors degree or higher	31.3%	38.2%	45.0%	43.5%	–	12	11
Poverty rate	30.1%	27.3%	28.7%	25.9%	–	13	16
Unemployment rate	16.5%	8.1%	9.4%	7.5%	–	10	33
Car-free commute (% of commuters)	84.3%	89.6%	90.2%	90.1%	–	5	4
Mean travel time to work (minutes)	33.8	31.7	35.0	34.4	–	49	49
Serious crime rate (per 1,000 residents)	23.0	17.4	12.9	12.4	12.1	27	32
Students performing at grade level in English language arts, 4th grade	–	–	–	21.0%	17.3%	–	50
Students performing at grade level in math, 4th grade	–	–	–	25.1%	22.4%	–	48

Note: Community district MN 09 falls within sub-borough area 307.

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

♦ Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

¹ Ranked out of the 17 community districts where condominium sales were more prominent than 1-4 family building sales between 2000 and 2015.

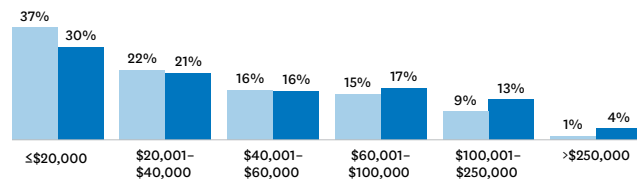


Single-Year Indicators

	2014	Rank
Population	132,027	–
Population density (1,000 persons per square mile)	91.2	2
Racial diversity index	0.62	22
Income diversity ratio	8.5	1
♦ Severe crowding rate (% of renter households)	2.2%	46
Median rent, asking	\$2,140	18
Residential units in FEMA preliminary flood hazard areas	11.3%	18
Residential units within 1/4 mile of a park	96.6%	13
Residential units within 1/2 mile of a subway station	100.0%	1
Lots regulated by the LPC	10.6%	11

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

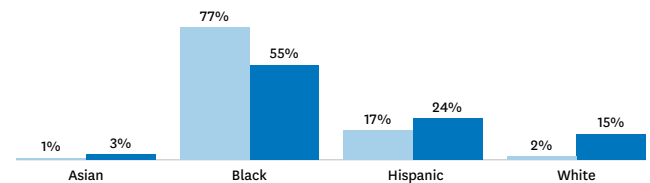


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	MN10	\$790	\$913	15.6%	52
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	MN10	\$1,065	\$1,425	33.8%	27
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	MN10	\$761	\$909	19.4%	48
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	MN10	\$825	\$946	14.7%	52
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	MN10	5.2%	4.8%	–	9
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	261	611	4	135	379	15	32
Units issued new certificates of occupancy	87	232	435	195	327	31	11
♦ Homeownership rate	6.6%	12.2%	13.4%	12.2%	–	52	46
Serious housing code violations (per 1,000 privately owned rental units)	–	52.5	50.5	61.3	72.8	–	18
Sales volume	118	339	428	473	411	46	37
Index of housing price appreciation, all property types	100.0	327.7	282.4	449.5	520.7	–	2
Index of housing price appreciation, 5+ family building	100.0	368.8	245.7	502.3	616.6	–	5
Index of housing price appreciation, condominium ¹	100.0	289.8	304.0	431.0	474.9	–	2
Median sales price per unit, 5+ family building	\$46,076	\$135,569	\$106,760	\$189,469	\$231,250	48	18
Median sales price per unit, condominium ¹	\$237,379	\$566,687	\$667,448	\$745,851	\$880,500	13	12
Median rent	\$700	\$764	\$859	\$973	–	52	50
Median rent burden	26.7%	30.1%	29.5%	29.8%	–	25	44
♦ Severely rent-burdened households	24.1%	–	–	26.6%	–	24	44
♦ Severely rent-burdened households, low income	33.7%	–	–	38.8%	–	50	51
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	7.6%	6.7%	–	–	22
Home purchase loan rate (per 1,000 properties)	–	30.2	47.7	25.0	–	–	6
Refinance loan rate (per 1,000 properties)	–	22.5	10.9	9.4	–	–	18
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	14.7%	0.4%	–	–	45
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	37.6	32.2	–	31
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	70.0	8.0	13.2	7.4	9.0	1	34

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	34.0%	32.5%	27.8%	25.4%	–	35	44
♦ Population aged 65+	11.3%	10.3%	10.5%	9.9%	–	24	44
Foreign-born population	17.8%	20.8%	19.7%	20.3%	–	51	50
Median household income	\$31,502	\$31,884	\$38,224	\$40,615	–	52	43
Population 25+ with a bachelors degree or higher	14.8%	25.6%	34.1%	37.8%	–	41	17
Poverty rate	36.4%	28.7%	28.1%	29.2%	–	8	12
Unemployment rate	18.6%	13.4%	15.9%	13.0%	–	5	7
Car-free commute (% of commuters)	81.7%	83.8%	85.0%	88.1%	–	8	7
Mean travel time to work (minutes)	37.3	35.5	34.7	34.5	–	42	48
Serious crime rate (per 1,000 residents)	27.1	24.2	17.3	15.7	17.8	15	13
Students performing at grade level in English language arts, 4th grade	–	–	–	18.0%	15.2%	–	52
Students performing at grade level in math, 4th grade	–	–	–	15.9%	18.8%	–	52

Note: Community district MN 10 falls within sub-borough area 308.

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

* Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

¹ Ranked out of the 17 community districts where condominium sales were more prominent than 1-4 family building sales between 2000 and 2015.

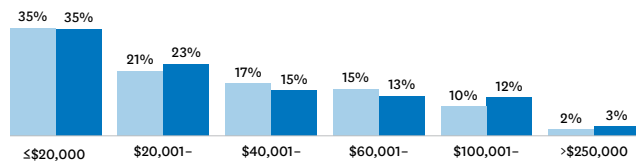


Single-Year Indicators

	2014	Rank
Population	129,713	–
Population density (1,000 persons per square mile)	56.1	15
Racial diversity index	0.65	15
Income diversity ratio	7.3	6
• Severe crowding rate (% of renter households)	3.5%	30
Median rent, asking	\$1,995	21
Residential units in FEMA preliminary flood hazard areas	49.7%	5
Residential units within 1/4 mile of a park	99.9%	2
Residential units within 1/2 mile of a subway station	97.6%	13
Lots regulated by the LPC	0.8%	30

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

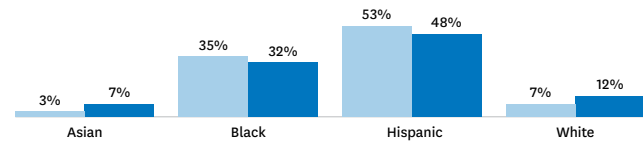


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	MN11	\$724	\$869	20.1%	54
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	MN11	\$1,375	\$1,476	7.3%	19
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	MN11	\$728	\$881	20.9%	50
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	MN11	\$683	\$870	27.4%	55
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	MN11	2.6%	3.7%	–	24
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	334	311	84	168	487	13	25
Units issued new certificates of occupancy	37	712	906	543	136	49	27
• Homeownership rate	6.3%	7.6%	6.6%	5.2%	–	54	53
Serious housing code violations (per 1,000 privately owned rental units)	–	62.4	51.0	49.7	64.9	–	21
Sales volume	50	137	109	157	125	58	53
Index of housing price appreciation, all property types	100.0	309.3	315.2	380.8	438.9	–	4
Index of housing price appreciation, 5+ family building	100.0	386.9	537.1	676.7	685.5	–	3
Index of housing price appreciation, condominium ¹	100.0	260.9	234.9	300.1	335.7	–	7
Median sales price per unit, 5+ family building	\$40,868	\$209,402	\$196,971	\$284,942	\$230,202	54	20
Median sales price per unit, condominium ¹	\$571,086	\$590,299	\$471,649	\$717,403	\$655,000	7	14
Median rent	\$700	\$661	\$868	\$863	–	52	54
Median rent burden	26.7%	27.1%	30.7%	30.9%	–	25	42
• Severely rent-burdened households	20.3%	–	–	24.9%	–	43	46
• Severely rent-burdened households, low income	28.1%	–	–	31.2%	–	55	55
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	10.7%	9.7%	–	–	14
Home purchase loan rate (per 1,000 properties)	–	31.7	10.2	13.8	–	–	47
Refinance loan rate (per 1,000 properties)	–	7.3	16.9	5.8	–	–	45
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	12.7%	0.8%	–	–	40
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	22.8	20.6	–	40
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	33.5	1.7	16.0	5.3	2.4	4	55

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
• Households with children under 18 years old	38.1%	36.5%	26.9%	27.4%	–	29	41
• Population aged 65+	11.5%	10.4%	12.5%	12.4%	–	22	25
Foreign-born population	21.1%	23.1%	25.9%	25.4%	–	47	43
Median household income	\$33,858	\$31,890	\$33,074	\$31,380	–	47	49
Population 25+ with a bachelors degree or higher	14.2%	22.0%	27.5%	27.3%	–	45	32
Poverty rate	37.1%	36.9%	30.8%	36.3%	–	7	6
Unemployment rate	16.8%	10.6%	14.8%	10.7%	–	9	15
Car-free commute (% of commuters)	85.2%	89.0%	89.1%	91.0%	–	4	3
Mean travel time to work (minutes)	35.5	33.9	33.7	35.8	–	47	44
Serious crime rate (per 1,000 residents)	22.7	17.8	14.9	17.1	18.0	29	12
Students performing at grade level in English language arts, 4th grade	–	–	–	22.0%	25.5%	–	36
Students performing at grade level in math, 4th grade	–	–	–	27.8%	31.9%	–	36

Note: Community district MN 11 falls within sub-borough area 309.

• These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

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¹ Ranked out of the 17 community districts where condominium sales were more prominent than 1-4 family building sales between 2000 and 2015.

MN12 Washington Hts/ Inwood

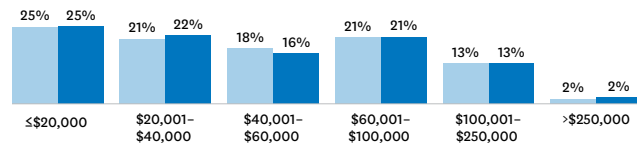


Single-Year Indicators

	2014	Rank
Population	224,365	-
Population density (1,000 persons per square mile)	75.2	8
Racial diversity index	0.47	47
Income diversity ratio	4.7	42
♦ Severe crowding rate (% of renter households)	5.0%	16
Median rent, asking	\$1,800	26
Residential units in FEMA preliminary flood hazard areas	3.2%	28
Residential units within 1/4 mile of a park	98.0%	12
Residential units within 1/2 mile of a subway station	100.0%	1
Lots regulated by the LPC	3.2%	24

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

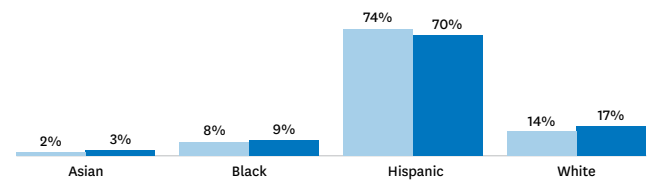


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	MN12	\$1,019	\$1,152	13.1%	37
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	MN12	\$1,282	\$1,435	11.9%	23
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	MN12	\$991	\$1,130	14.0%	25
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	MN12	\$1,018	\$1,196	17.4%	40
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	MN12	1.3%	1.4%	-	55
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	127	162	0	62	83	32	50
Units issued new certificates of occupancy	0	0	40	77	52	57	46
♦ Homeownership rate	6.5%	8.3%	10.3%	7.8%	-	53	49
Serious housing code violations (per 1,000 privately owned rental units)	-	122.1	153.9	123.9	118.2	-	2
Sales volume	53	112	72	205	139	57	51
Index of housing price appreciation, all property types	100.0	303.4	203.4	399.1	451.8	-	3
Index of housing price appreciation, 5+ family building	100.0	288.3	204.0	427.6	473.5	-	14
Index of housing price appreciation, condominium ¹	100.0	307.4	298.3	298.0	505.8	-	1
Median sales price per unit, 5+ family building	\$50,098	\$125,791	\$111,297	\$167,890	\$210,000	45	28
Median sales price per unit, condominium ¹	\$145,065	\$442,937	\$394,844	\$434,539	\$515,000	15	16
Median rent	\$911	\$985	\$1,125	\$1,228	-	38	30
Median rent burden	26.1%	32.4%	30.1%	32.8%	-	31	36
♦ Severely rent-burdened households	25.7%	-	-	31.9%	-	17	25
♦ Severely rent-burdened households, low income	38.2%	-	-	47.4%	-	37	36
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	8.7%	7.7%	-	-	19
Home purchase loan rate (per 1,000 properties)	-	34.6	18.5	29.2	-	-	2
Refinance loan rate (per 1,000 properties)	-	16.9	23.3	7.2	-	-	33
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	0.0%	0.3%	-	-	47
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	41.9	33.2	-	30
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	26.3	13.9	9.9	12.8	5.5	6	43

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	40.8%	34.0%	28.7%	30.4%	-	24	28
♦ Population aged 65+	9.9%	12.5%	12.0%	11.9%	-	35	30
Foreign-born population	53.3%	50.3%	50.1%	46.7%	-	5	12
Median household income	\$44,162	\$38,354	\$44,537	\$45,214	-	38	34
Population 25+ with a bachelors degree or higher	19.0%	25.6%	29.7%	30.3%	-	33	26
Poverty rate	29.8%	28.1%	19.5%	24.3%	-	14	18
Unemployment rate	14.5%	11.4%	13.7%	11.7%	-	14	11
Car-free commute (% of commuters)	75.0%	78.8%	83.9%	85.8%	-	15	11
Mean travel time to work (minutes)	40.4	38.3	39.0	40.5	-	36	36
Serious crime rate (per 1,000 residents)	15.8	11.3	10.9	10.3	11.2	51	34
Students performing at grade level in English language arts, 4th grade	-	-	-	18.4%	19.5%	-	46
Students performing at grade level in math, 4th grade	-	-	-	26.5%	28.2%	-	41

Note: Community district MN 12 falls within sub-borough area 310.

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¹ Ranked out of the 17 community districts where condominium sales were more prominent than 1-4 family building sales between 2000 and 2015.



Queens



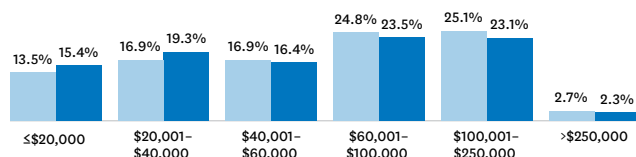
Queens

Single-Year Indicators

	2014	Rank
Population	2,321,580	2
Population density (1,000 persons per square mile)	21.4	4
Racial diversity index	0.76	1
Income diversity ratio	4.8	5
Severe crowding rate (% of renter households)	4.6%	3
Median rent, asking	\$2,100	3
Residential units in FEMA preliminary flood hazard areas	9.0%	4
Residential units within 1/4 mile of a park	60.8%	4
Residential units within 1/2 mile of a subway station	53.5%	4
Lots regulated by the LPC	1.2%	3

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

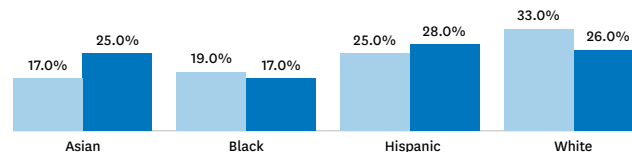


Rental Units

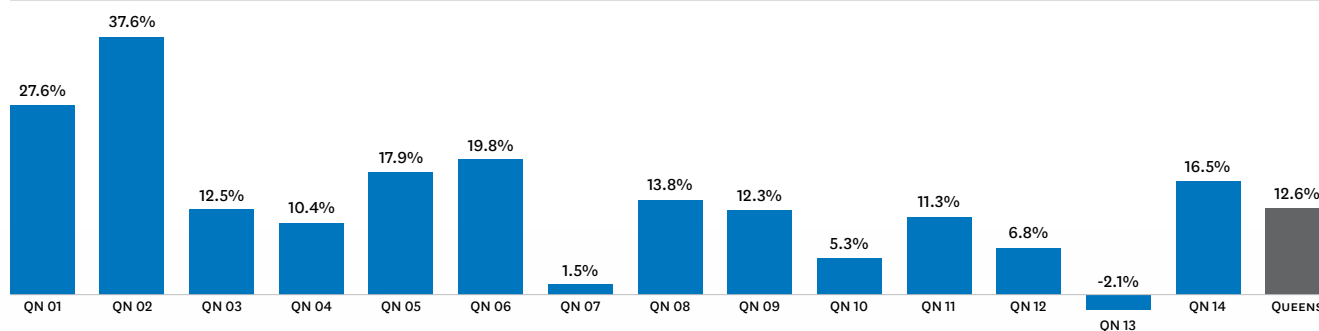
		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	QN	\$1,250	\$1,352	8.1%	2
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	QN	\$1,445	\$1,497	3.6%	2
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	QN	\$1,127	\$1,222	8.4%	2
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	QN	\$1,403	\$1,497	6.7%	1
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	QN	3.3%	3.1%	-	5
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Average Rent Growth 1990 to 2010-2014



Land Use and Development	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	3,207	7,540	687	4,452	12,742	2	2
Units issued new certificates of occupancy	2,080	5,043	3,594	2,703	3,037	3	2
Housing: Stock	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Homeownership rate	42.8%	47.0%	43.8%	43.1%	-	2	2
Rental vacancy rate	2.3%	3.3%	3.8%	2.7%	-	5	4
Serious housing code violations (per 1,000 privately owned rental units)	-	23.7	22.8	22.2	22.0	-	5
Severe crowding rate (% of renter households)	-	-	4.8%	4.6%	-	-	3
Housing: Market and Finance	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Sales volume, 1 family building	6,536	8,918	4,797	5,021	5,148	-	1
Sales volume, 2-4 family building	5,041	7,615	3,904	3,928	3,828	-	2
Index of housing price appreciation, all property types	100.0	222.6	161.0	193.3	203.4	-	3
Index of housing price appreciation, 1 family building	100.0	216.4	158.6	185.9	191.9	-	1
Index of housing price appreciation, 2-4 family building	100.0	229.1	153.6	180.8	197.4	-	2
Median sales price per unit, 1 family building	\$321,236	\$560,784	\$438,094	\$475,599	\$500,000	1	1
Median sales price per unit, 2-4 family building	\$184,175	\$345,030	\$234,382	\$265,334	\$284,700	2	2
Median rent	\$1,106	\$1,257	\$1,344	\$1,388	-	2	2
Median monthly rent, recent movers	\$1,209	\$1,523	\$1,482	\$1,592	-	2	2
Median rent burden	26.3%	31.2%	33.6%	34.4%	-	3	3
Moderately rent-burdened households	43.1%	24.3%	25.2%	25.2%	-	1	2
♦ Severely rent-burdened households	22.0%	28.0%	31.3%	32.4%	-	3	3
Moderately rent-burdened households, low income	33.1%	33.1%	32.0%	32.4%	-	1	2
♦ Severely rent-burdened households, low income	40.6%	48.5%	51.7%	54.7%	-	2	1
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	2.8%	2.5%	-	-	5
Home purchase loan rate (per 1,000 properties)	-	47.2	21.1	19.4	-	-	4
Higher-cost home purchase loans (% of home purchase loans)	-	27.9%	1.1%	8.6%	-	-	2
Refinance loan rate (per 1,000 properties)	-	48.9	16.4	7.7	-	-	4
Higher-cost refinance loans (% of refinance loans)	-	33.4%	2.2%	3.8%	-	-	3
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.4%	26.2%	15.8%	-	-	3
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	54.0	42.3	-	3
Notices of foreclosure, all residential properties	2,632	3,692	6,246	5,071	5,035	2	1
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	9.0	12.3	20.1	16.1	16.1	3	2
Properties that entered REO	439	123	547	162	-	1	1
Population	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Population	2,229,379	2,255,175	2,230,722	2,321,580	-	2	2
Population density (1,000 persons per square mile)	20.4	20.8	20.6	21.4	-	4	4
♦ Households with children under 18 years old	35.9%	34.3%	33.7%	31.2%	-	4	4
♦ Population age 65+	12.7%	13.0%	12.9%	13.6%	-	1	3
Foreign-born population	46.1%	48.5%	47.7%	47.8%	-	1	1
Racial diversity index	0.76	0.76	0.76	0.76	-	1	1
Median household income	\$62,474	\$60,435	\$57,392	\$57,313	-	3	3
Income diversity ratio	4.2	4.3	4.5	4.8	-	5	5
Poverty rate	14.6%	12.2%	15.0%	15.2%	-	4	4
Unemployment rate	7.7%	7.5%	11.1%	7.7%	-	4	3
Disconnected youth	7.9%	-	-	6.0%	-	3	3
Population aged 25+ with a bachelors degree or higher	24.3%	27.8%	29.4%	29.8%	-	2	4
Neighborhood Services and Conditions	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Car-free commute (% of commuters)	53.6%	57.9%	57.8%	59.8%	-	4	4
Mean travel time to work (minutes)	42.2	41.8	41.1	42.8	-	4	2
Serious crime rate, property crime (per 1,000 residents)	13.8	8.8	6.9	6.9	6.3	3	4
Serious crime rate, violent crime (per 1,000 residents)	5.2	3.8	3.4	3.4	3.4	4	4
Adult incarceration rate (per 100,000 people age 15+)	517.5	450.0	484.0	476.9	-	4	4
Students performing at grade level in English language arts, 4th grade	-	-	-	36.7%	36.3%	-	3
Students performing at grade level in math, 4th grade	-	-	-	48.2%	47.1%	-	2

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010-2014 ACS.
 * Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

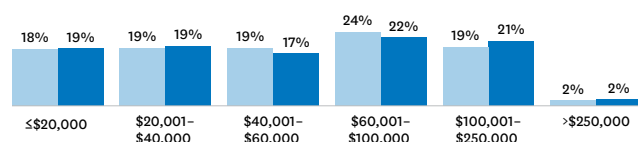


Single-Year Indicators

	2014	Rank
Population	182,860	–
Population density (1,000 persons per square mile)	35.8	31
Racial diversity index	0.67	13
Income diversity ratio	5.4	24
♦ Severe crowding rate (% of renter households)	2.8%	40
Median rent, asking	\$2,150	17
Residential units in FEMA preliminary flood hazard areas	7.4%	23
Residential units within 1/4 mile of a park	61.2%	45
Residential units within 1/2 mile of a subway station	73.6%	36
Lots regulated by the LPC	0.0%	40

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

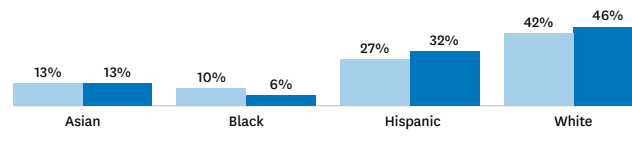


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	QNO1	\$1,233	\$1,393	12.9%	12
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	QNO1	\$1,491	\$1,620	8.7%	13
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	QNO1	\$1,162	\$1,323	13.9%	12
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	QNO1	\$1,366	\$1,560	14.2%	12
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	QNO1	2.3%	3.2%	–	36
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	242	823	20	856	4,500	17	3
Units issued new certificates of occupancy	184	397	744	495	649	16	5
♦ Homeownership rate	20.0%	20.3%	18.1%	16.5%	–	39	43
Serious housing code violations (per 1,000 privately owned rental units)	–	16.0	10.7	13.9	16.2	–	48
Sales volume	497	665	400	467	435	27	35
Index of housing price appreciation, all property types	100.0	238.0	210.9	265.9	300.4	–	14
Index of housing price appreciation, 5+ family building	100.0	282.6	259.3	384.6	450.0	–	20
Index of housing price appreciation, 2-4 family building ¹	100.0	229.3	186.3	244.7	267.5	–	3
Median sales price per unit, 5+ family building	\$79,238	\$165,284	\$153,250	\$224,658	\$243,333	20	17
Median sales price per unit, 2-4 family building ¹	\$198,452	\$385,662	\$292,076	\$361,705	\$385,000	5	6
Median rent	\$1,071	\$1,207	\$1,381	\$1,480	–	21	13
Median rent burden	25.3%	29.6%	31.5%	30.6%	–	35	43
♦ Severely rent-burdened households	20.7%	–	–	25.8%	–	42	45
♦ Severely rent-burdened households, low income	37.2%	–	–	49.0%	–	42	28
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	0.8%	0.6%	–	–	54
Home purchase loan rate (per 1,000 properties)	–	30.4	17.7	15.9	–	–	41
Refinance loan rate (per 1,000 properties)	–	26.4	13.2	7.9	–	–	30
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	22.0%	2.2%	–	–	35
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	22.7	18.6	–	42
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	2.6	4.4	14.4	5.6	5.8	47	41

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	28.5%	25.3%	23.9%	17.2%	–	45	51
♦ Population aged 65+	10.9%	11.9%	11.7%	11.1%	–	30	36
Foreign-born population	46.0%	46.2%	44.9%	40.7%	–	14	24
Median household income	\$53,952	\$49,719	\$50,329	\$56,340	–	28	21
Population 25+ with a bachelors degree or higher	24.6%	30.5%	35.2%	43.5%	–	20	11
Poverty rate	20.3%	17.2%	19.0%	17.1%	–	25	35
Unemployment rate	7.8%	10.1%	13.0%	9.0%	–	34	21
Car-free commute (% of commuters)	70.9%	77.5%	75.3%	80.2%	–	24	22
Mean travel time to work (minutes)	36.2	36.3	36.1	37.9	–	45	41
Serious crime rate (per 1,000 residents)	16.9	11.3	10.0	9.4	8.7	47	47
Students performing at grade level in English language arts, 4th grade	–	–	–	34.9%	34.4%	–	26
Students performing at grade level in math, 4th grade	–	–	–	45.6%	45.8%	–	24

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

♦ Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

¹ Ranked out of the 30 community districts where 2-4 family building sales were more prominent than condominium or 1 family building sales between 2000 and 2015.

QNO2 Woodside/Sunnyside

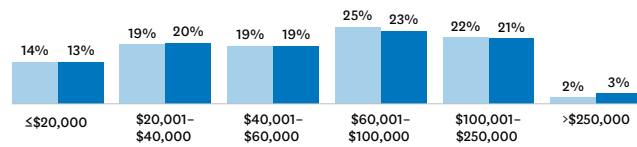


Single-Year Indicators

	2014	Rank
Population	150,100	-
Population density (1,000 persons per square mile)	25.1	42
Racial diversity index	0.69	9
Income diversity ratio	3.8	53
♦ Severe crowding rate (% of renter households)	5.2%	14
Median rent, asking	\$2,595	12
Residential units in FEMA preliminary flood hazard areas	19.4%	11
Residential units within 1/4 mile of a park	76.5%	29
Residential units within 1/2 mile of a subway station	91.4%	25
Lots regulated by the LPC	6.2%	17

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

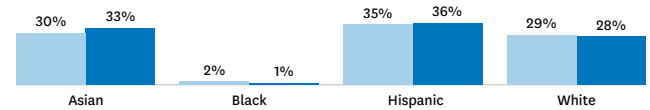


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	QNO2	\$1,273	\$1,442	13.3%	10
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	QNO2	\$1,511	\$1,655	9.5%	10
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	QNO2	\$1,160	\$1,342	15.7%	10
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	QNO2	\$1,463	\$1,602	9.5%	9
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	QNO2	2.3%	2.7%	-	44
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	116	985	8	2,296	5,113	35	2
Units issued new certificates of occupancy	66	256	274	1,064	982	38	3
♦ Homeownership rate	25.2%	29.5%	24.2%	24.4%	-	31	33
Serious housing code violations (per 1,000 privately owned rental units)	-	28.2	15.9	17.1	12.3	-	52
Sales volume	269	448	472	432	377	42	40
Index of housing price appreciation, all property types	100.0	234.0	184.4	259.3	268.6	-	22
Index of housing price appreciation, 5+ family building	100.0	208.1	229.6	368.0	428.9	-	23
Index of housing price appreciation, condominium ¹	100.0	262.5	198.0	296.8	322.5	-	8
Median sales price per unit, 5+ family building	\$75,847	\$147,575	\$134,319	\$201,486	\$216,667	23	26
Median sales price per unit, condominium ¹	\$157,763	\$413,209	\$615,253	\$675,851	\$775,000	14	13
Median rent	\$1,114	\$1,257	\$1,395	\$1,557	-	14	10
Median rent burden	25.2%	30.1%	33.5%	34.4%	-	36	24
♦ Severely rent-burdened households	21.1%	-	-	28.6%	-	40	40
♦ Severely rent-burdened households, low income	39.0%	-	-	51.5%	-	33	16
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	0.9%	0.7%	-	-	53
Home purchase loan rate (per 1,000 properties)	-	40.3	26.4	23.9	-	-	9
Refinance loan rate (per 1,000 properties)	-	22.2	14.9	6.7	-	-	38
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	11.5%	2.0%	-	-	36
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	23.0	17.4	-	45
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	2.2	5.2	11.3	6.4	5.6	52	42

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	29.9%	28.1%	26.0%	28.5%	-	42	38
♦ Population aged 65+	11.0%	10.5%	9.7%	9.4%	-	29	46
Foreign-born population	61.0%	60.7%	54.7%	56.5%	-	3	4
Median household income	\$58,883	\$52,777	\$56,462	\$57,337	-	23	19
Population 25+ with a bachelors degree or higher	25.7%	29.6%	33.4%	34.8%	-	17	21
Poverty rate	16.4%	18.1%	12.2%	15.8%	-	35	37
Unemployment rate	7.4%	8.7%	7.4%	5.3%	-	35	49
Car-free commute (% of commuters)	73.8%	74.1%	76.6%	76.8%	-	17	26
Mean travel time to work (minutes)	37.2	38.2	35.6	36.7	-	44	43
Serious crime rate (per 1,000 residents)	25.1	14.4	11.1	11.3	9.8	21	41
Students performing at grade level in English language arts, 4th grade	-	-	-	40.3%	41.3%	-	19
Students performing at grade level in math, 4th grade	-	-	-	52.4%	54.9%	-	18

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010-2014 ACS.
 * Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.
 1 Ranked out of the 17 community districts where condominium sales were more prominent than 1-4 family building sales between 2000 and 2015.

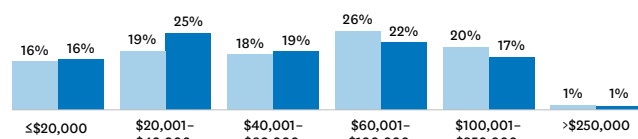


Single-Year Indicators

	2014	Rank
Population	182,354	–
Population density (1,000 persons per square mile)	44.9	22
Racial diversity index	0.52	37
Income diversity ratio	3.9	52
♦ Severe crowding rate (% of renter households)	10.9%	1
Median rent, asking	\$1,700	31
Residential units in FEMA preliminary flood hazard areas	0.0%	–
Residential units within 1/4 mile of a park	59.1%	46
Residential units within 1/2 mile of a subway station	60.7%	44
Lots regulated by the LPC	3.6%	23

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

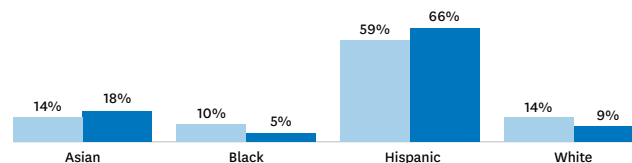


♦ Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	QNO3	\$1,270	\$1,354	6.6%	17
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	QNO3	\$1,498	\$1,382	-7.8%	32
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	QNO3	\$1,088	\$1,221	12.2%	13
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	QNO3	\$1,430	\$1,549	8.3%	14
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	QNO3	1.5%	3.0%	–	39
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	114	415	21	78	63	36	51
Units issued new certificates of occupancy	65	324	214	72	46	39	49
♦ Homeownership rate	33.1%	37.5%	33.7%	30.5%	–	19	27
Serious housing code violations (per 1,000 privately owned rental units)	–	39.1	28.3	29.4	30.1	–	30
Sales volume	698	1,039	449	512	467	14	33
Index of housing price appreciation, all property types	100.0	247.4	161.8	214.5	227.5	–	35
Index of housing price appreciation, 5+ family building	100.0	214.9	213.4	300.7	260.4	–	46
Index of housing price appreciation, 2-4 family building ¹	100.0	243.0	147.4	192.3	200.4	–	14
Median sales price per unit, 5+ family building	\$65,232	\$144,295	\$144,215	\$176,089	\$207,000	31	29
Median sales price per unit, 2-4 family building ¹	\$195,121	\$392,057	\$256,243	\$292,869	\$295,500	6	13
Median rent	\$1,125	\$1,292	\$1,310	\$1,389	–	12	17
Median rent burden	27.2%	32.1%	36.9%	37.1%	–	20	13
♦ Severely rent-burdened households	23.0%	–	–	35.5%	–	30	9
♦ Severely rent-burdened households, low income	40.8%	–	–	54.5%	–	26	11
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	1.6%	1.4%	–	–	45
Home purchase loan rate (per 1,000 properties)	–	49.8	20.7	23.9	–	–	9
Refinance loan rate (per 1,000 properties)	–	44.5	13.0	7.3	–	–	32
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	20.6%	6.0%	–	–	27
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	56.7	44.4	–	23
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	10.4	13.8	26.8	20.3	20.1	28	19

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	41.6%	39.3%	38.6%	39.5%	–	22	8
♦ Population aged 65+	9.8%	10.7%	9.6%	12.3%	–	37	28
Foreign-born population	62.2%	60.8%	63.7%	59.8%	–	2	2
Median household income	\$56,808	\$56,431	\$48,555	\$49,673	–	25	29
Population 25+ with a bachelors degree or higher	17.6%	21.2%	20.1%	21.4%	–	36	46
Poverty rate	19.3%	15.7%	22.4%	17.1%	–	29	35
Unemployment rate	9.9%	6.8%	10.3%	7.0%	–	25	36
Car-free commute (% of commuters)	67.5%	74.6%	77.5%	74.4%	–	30	29
Mean travel time to work (minutes)	41.3	43.1	40.7	42.6	–	30	23
Serious crime rate (per 1,000 residents)	17.9	12.8	10.3	11.0	10.5	41	36
Students performing at grade level in English language arts, 4th grade	–	–	–	25.4%	22.2%	–	42
Students performing at grade level in math, 4th grade	–	–	–	34.8%	34.2%	–	35

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

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QNO4 Elmhurst/Corona

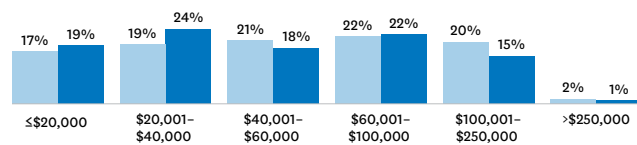


Single-Year Indicators

	2014	Rank
Population	154,740	-
Population density (1,000 persons per square mile)	42.4	26
Racial diversity index	0.64	18
Income diversity ratio	4	50
♦ Severe crowding rate (% of renter households)	9.9%	2
Median rent, asking	\$1,550	41
Residential units in FEMA preliminary flood hazard areas	0.0%	-
Residential units within 1/4 mile of a park	65.6%	41
Residential units within 1/2 mile of a subway station	75.3%	35
Lots regulated by the LPC	0.1%	35

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

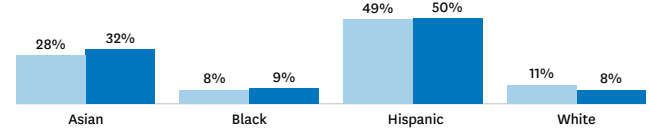


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	QNO4	\$1,269	\$1,375	8.4%	14
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	QNO4	\$1,378	\$1,457	5.7%	20
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	QNO4	\$1,150	\$1,218	6.0%	15
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	QNO4	\$1,438	\$1,556	8.2%	13
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	QNO4	3.5%	1.6%	-	53
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	210	421	103	143	477	25	27
Units issued new certificates of occupancy	136	414	282	127	104	22	31
♦ Homeownership rate	21.8%	25.9%	27.6%	23.6%	-	35	34
Serious housing code violations (per 1,000 privately owned rental units)	-	19.5	19.7	15.7	16.9	-	45
Sales volume	595	778	388	411	408	18	38
Index of housing price appreciation, all property types	100.0	236.6	173.8	226.8	252.4	-	29
Index of housing price appreciation, 5+ family building	100.0	219.9	205.9	284.1	209.4	-	51
Index of housing price appreciation, 2-4 family building ¹	100.0	232.8	164.1	209.8	238.9	-	11
Median sales price per unit, 5+ family building	\$106,708	\$165,189	\$150,185	\$170,964	\$171,167	8	34
Median sales price per unit, 2-4 family building ¹	\$182,034	\$360,082	\$281,259	\$302,581	\$320,000	7	11
Median rent	\$1,088	\$1,280	\$1,348	\$1,391	-	18	15
Median rent burden	27.9%	34.6%	39.9%	39.5%	-	14	7
♦ Severely rent-burdened households	22.8%	-	-	35.8%	-	32	8
♦ Severely rent-burdened households, low income	39.4%	-	-	55.1%	-	30	10
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	2.1%	1.7%	-	-	42
Home purchase loan rate (per 1,000 properties)	-	55.5	18.5	12.0	-	-	48
Refinance loan rate (per 1,000 properties)	-	36.6	9.1	4.9	-	-	49
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.2%	9.3%	3.9%	-	-	28
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	35.7	25.9	-	35
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	4.0	6.3	16.1	11.1	10.8	39	29

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	41.8%	40.2%	36.4%	39.5%	-	19	8
♦ Population aged 65+	8.6%	9.8%	11.0%	11.3%	-	46	34
Foreign-born population	66.8%	66.3%	63.9%	60.6%	-	1	1
Median household income	\$52,995	\$48,904	\$44,665	\$45,321	-	29	33
Population 25+ with a bachelors degree or higher	20.0%	22.1%	18.2%	24.5%	-	30	39
Poverty rate	19.2%	18.8%	19.2%	20.6%	-	30	26
Unemployment rate	9.3%	5.3%	8.5%	5.5%	-	28	47
Car-free commute (% of commuters)	70.7%	75.4%	74.7%	78.4%	-	25	25
Mean travel time to work (minutes)	41.7	43.3	42.0	43.9	-	27	16
Serious crime rate (per 1,000 residents)	16.9	12.9	9.5	9.3	8.7	47	47
Students performing at grade level in English language arts, 4th grade	-	-	-	29.9%	31.1%	-	33
Students performing at grade level in math, 4th grade	-	-	-	46.0%	39.5%	-	30

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010-2014 ACS.

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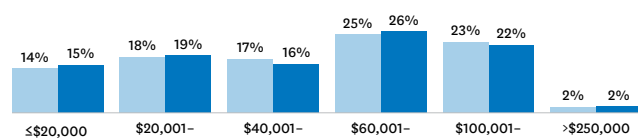


Single-Year Indicators

	2014	Rank
Population	168,488	–
Population density (1,000 persons per square mile)	23	43
Racial diversity index	0.58	28
Income diversity ratio	4.5	45
♦ Severe crowding rate (% of renter households)	1.7%	49
Median rent, asking	\$1,850	24
Residential units in FEMA preliminary flood hazard areas	0.0%	–
Residential units within 1/4 mile of a park	51.4%	51
Residential units within 1/2 mile of a subway station	41.2%	50
Lots regulated by the LPC	4.1%	21

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

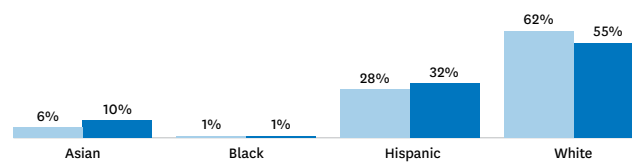


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	QNO5	\$1,234	\$1,307	5.8%	20
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	QNO5	\$1,342	\$1,435	6.9%	23
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	QNO5	\$1,096	\$1,141	4.1%	24
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	QNO5	\$1,306	\$1,343	2.9%	27
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	QNO5	4.2%	3.9%	–	18
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	101	271	37	75	262	40	37
Units issued new certificates of occupancy	140	268	182	17	88	21	34
♦ Homeownership rate	40.5%	45.1%	40.4%	44.4%	–	14	13
Serious housing code violations (per 1,000 privately owned rental units)	–	22.7	17.3	19.7	20.3	–	41
Sales volume	1,079	1,226	745	925	894	9	8
Index of housing price appreciation, all property types	100.0	219.9	181.8	230.9	271.0	–	20
Index of housing price appreciation, 5+ family building	100.0	232.8	230.5	376.2	422.1	–	24
Index of housing price appreciation, 2-4 family building ¹	100.0	232.1	177.4	216.0	282.6	–	2
Median sales price per unit, 5+ family building	\$58,893	\$132,325	\$117,642	\$165,208	\$219,444	33	23
Median sales price per unit, 2-4 family building ¹	\$174,895	\$332,466	\$249,240	\$275,347	\$317,083	10	12
Median rent	\$1,054	\$1,240	\$1,348	\$1,326	–	22	23
Median rent burden	24.7%	30.2%	32.2%	29.0%	–	40	46
♦ Severely rent-burdened households	22.0%	–	–	30.2%	–	34	32
♦ Severely rent-burdened households, low income	42.4%	–	–	54.1%	–	18	14
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	2.7%	2.6%	–	–	36
Home purchase loan rate (per 1,000 properties)	–	36.1	20.7	19.8	–	–	25
Refinance loan rate (per 1,000 properties)	–	40.6	19.2	10.2	–	–	14
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.4%	25.9%	7.9%	–	–	26
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	31.8	23.7	–	36
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	3.2	4.9	10.4	7.3	7.7	44	37

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	35.0%	37.8%	36.4%	29.3%	–	32	33
♦ Population aged 65+	13.8%	12.5%	12.7%	13.1%	–	15	20
Foreign-born population	35.9%	40.0%	39.0%	40.4%	–	25	25
Median household income	\$60,355	\$59,593	\$57,615	\$63,740	–	21	12
Population 25+ with a bachelors degree or higher	16.2%	19.9%	21.7%	25.7%	–	39	37
Poverty rate	13.8%	10.6%	17.1%	13.4%	–	41	42
Unemployment rate	7.3%	6.5%	7.9%	7.0%	–	37	36
Car-free commute (% of commuters)	51.0%	60.3%	58.5%	63.6%	–	44	41
Mean travel time to work (minutes)	38.4	40.1	37.8	39.8	–	40	38
Serious crime rate (per 1,000 residents)	18.3	11.8	10.3	8.9	8.0	40	49
Students performing at grade level in English language arts, 4th grade	–	–	–	36.4%	42.1%	–	17
Students performing at grade level in math, 4th grade	–	–	–	47.5%	50.6%	–	22

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

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¹ Ranked out of the 30 community districts where 2-4 family building sales were more prominent than condominium or 1 family building sales between 2000 and 2015.

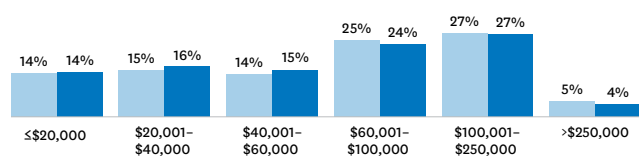


Single-Year Indicators

	2014	Rank
Population	107,893	-
Population density (1,000 persons per square mile)	38.7	28
Racial diversity index	0.65	15
Income diversity ratio	6.1	14
♦ Severe crowding rate (% of renter households)	2.7%	41
Median rent, asking	\$1,875	23
Residential units in FEMA preliminary flood hazard areas	0.0%	-
Residential units within 1/4 mile of a park	72.3%	34
Residential units within 1/2 mile of a subway station	79.7%	32
Lots regulated by the LPC	0.0%	40

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

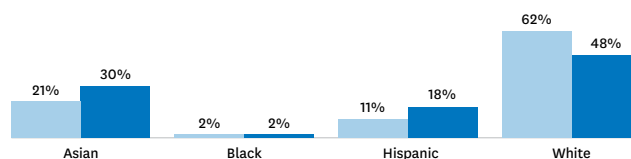


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	QNO6	\$1,348	\$1,436	6.5%	11
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	QNO6	\$1,644	\$1,652	0.5%	11
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	QNO6	\$1,241	\$1,326	6.9%	11
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	QNO6	\$1,562	\$1,674	7.2%	7
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	QNO6	1.9%	2.4%	-	49
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	81	27	11	88	105	46	46
Units issued new certificates of occupancy	171	72	92	69	460	19	8
♦ Homeownership rate	38.3%	42.8%	42.0%	45.2%	-	15	10
Serious housing code violations (per 1,000 privately owned rental units)	-	9.9	9.3	11.7	13.9	-	51
Sales volume	420	521	333	368	384	32	39
Index of housing price appreciation, all property types	100.0	201.6	177.9	218.4	229.1	-	34
Index of housing price appreciation, 5+ family building	100.0	365.5	226.1	366.2	-	-	39
Index of housing price appreciation, 1 family building ¹	100.0	196.2	180.8	221.2	238.5	-	2
Median sales price per unit, 5+ family building	\$118,476	\$239,500	\$124,819	\$137,673	\$372,756	7	10
Median sales price per unit, 1 family building ¹	\$485,423	\$774,472	\$703,147	\$770,971	\$862,000	4	2
Median rent	\$1,208	\$1,318	\$1,424	\$1,489	-	8	12
Median rent burden	24.8%	28.9%	36.2%	31.7%	-	38	41
♦ Severely rent-burdened households	22.0%	-	-	29.2%	-	34	36
♦ Severely rent-burdened households, low income	54.4%	-	-	57.4%	-	4	8
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.8%	1.6%	-	-	43
Home purchase loan rate (per 1,000 properties)	-	45.2	26.4	25.3	-	-	5
Refinance loan rate (per 1,000 properties)	-	14.6	22.0	6.2	-	-	41
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.1%	1.1%	0.1%	-	-	48
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	17.1	14.1	-	49
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	2.4	3.7	7.4	4.5	3.6	49	50

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	21.9%	24.3%	24.6%	18.3%	-	50	49
♦ Population aged 65+	18.8%	17.0%	16.5%	21.4%	-	2	2
Foreign-born population	52.1%	53.3%	49.6%	52.8%	-	6	6
Median household income	\$70,660	\$70,936	\$59,646	\$61,367	-	14	14
Population 25+ with a bachelors degree or higher	46.2%	53.1%	52.2%	54.2%	-	7	8
Poverty rate	11.2%	9.5%	9.7%	11.2%	-	45	45
Unemployment rate	5.2%	6.2%	8.9%	6.4%	-	49	42
Car-free commute (% of commuters)	65.7%	70.0%	71.5%	69.4%	-	31	34
Mean travel time to work (minutes)	42.3	41.6	39.7	41.9	-	25	29
Serious crime rate (per 1,000 residents)	17.6	12.0	7.1	6.7	5.9	43	55
Students performing at grade level in English language arts, 4th grade	-	-	-	52.1%	51.0%	-	10
Students performing at grade level in math, 4th grade	-	-	-	63.4%	61.3%	-	13

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010-2014 ACS.

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QNO7 Flushing/Whitestone

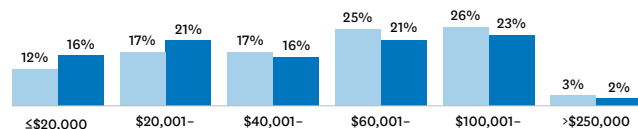


Single-Year Indicators

	2014	Rank
Population	256,742	–
Population density (1,000 persons per square mile)	21.9	45
Racial diversity index	0.63	19
Income diversity ratio	5.4	24
♦ Severe crowding rate (% of renter households)	5.6%	11
Median rent, asking	\$1,800	26
Residential units in FEMA preliminary flood hazard areas	4.8%	24
Residential units within 1/4 mile of a park	68.2%	39
Residential units within 1/2 mile of a subway station	35.5%	52
Lots regulated by the LPC	0.1%	35

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

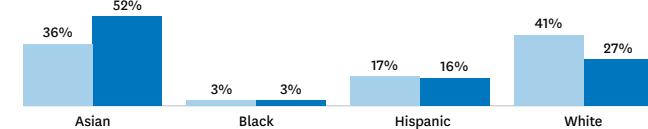


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	QNO7	\$1,339	\$1,383	3.3%	13
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	QNO7	\$1,522	\$1,479	-2.8%	18
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	QNO7	\$1,162	\$1,221	5.1%	13
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	QNO7	\$1,545	\$1,582	2.4%	10
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	QNO7	2.9%	3.7%	–	24
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	529	692	183	286	1,016	7	13
Units issued new certificates of occupancy	589	709	414	200	228	7	19
♦ Homeownership rate	47.3%	50.2%	49.0%	46.8%	–	9	9
Serious housing code violations (per 1,000 privately owned rental units)	–	16.8	9.4	10.5	11.8	–	53
Sales volume	1,593	1,759	1,254	1,663	1,348	5	3
Index of housing price appreciation, all property types	100.0	203.2	184.6	221.9	237.5	–	33
Index of housing price appreciation, 5+ family building	100.0	227.5	104.7	293.3	153.0	–	55
Index of housing price appreciation, 1 family building ¹	100.0	200.0	174.4	219.7	231.6	–	3
Median sales price per unit, 5+ family building	\$85,187	\$166,759	\$135,220	\$198,250	\$248,145	18	16
Median sales price per unit, 1 family building ¹	\$428,315	\$723,530	\$627,423	\$690,870	\$725,000	6	4
Median rent	\$1,185	\$1,369	\$1,438	\$1,373	–	10	19
Median rent burden	26.6%	34.1%	34.3%	39.4%	–	27	8
♦ Severely rent-burdened households	23.7%	–	–	36.2%	–	26	7
♦ Severely rent-burdened households, low income	43.4%	–	–	56.9%	–	15	9
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	0.8%	0.8%	–	–	51
Home purchase loan rate (per 1,000 properties)	–	38.9	21.1	15.4	–	–	43
Refinance loan rate (per 1,000 properties)	–	23.3	16.0	4.5	–	–	51
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	2.9%	0.6%	–	–	42
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	23.4	18.4	–	43
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	3.4	3.7	7.5	6.2	6.6	43	38

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	31.5%	28.6%	29.9%	29.2%	–	38	35
♦ Population aged 65+	15.8%	17.8%	16.0%	16.3%	–	9	11
Foreign-born population	50.3%	58.2%	53.0%	56.7%	–	8	3
Median household income	\$64,771	\$59,783	\$56,361	\$52,171	–	16	27
Population 25+ with a bachelors degree or higher	28.1%	30.8%	31.5%	24.7%	–	15	38
Poverty rate	13.2%	10.6%	14.3%	18.8%	–	42	33
Unemployment rate	5.5%	7.8%	11.6%	5.7%	–	47	45
Car-free commute (% of commuters)	42.4%	46.3%	47.4%	48.4%	–	50	47
Mean travel time to work (minutes)	40.5	41.1	40.1	38.8	–	35	40
Serious crime rate (per 1,000 residents)	16.7	10.1	7.7	8.2	7.6	49	51
Students performing at grade level in English language arts, 4th grade	–	–	–	46.4%	46.7%	–	13
Students performing at grade level in math, 4th grade	–	–	–	65.7%	66.7%	–	8

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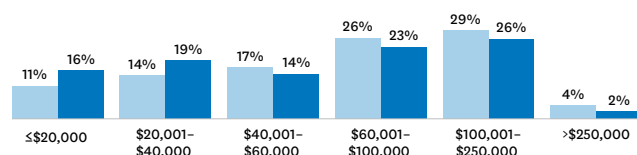


Single-Year Indicators

	2014	Rank
Population	159,330	-
Population density (1,000 persons per square mile)	21.4	46
Racial diversity index	0.74	2
Income diversity ratio	5.2	32
♦ Severe crowding rate (% of renter households)	3.9%	25
Median rent, asking	\$1,675	33
Residential units in FEMA preliminary flood hazard areas	0.0%	-
Residential units within 1/4 mile of a park	70.4%	36
Residential units within 1/2 mile of a subway station	29.0%	54
Lots regulated by the LPC	0.0%	40

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

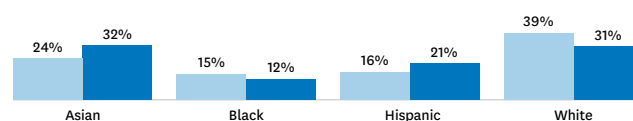


♦ Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	Q1N08	\$1,222	\$1,326	8.5%	19
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	Q1N08	\$1,425	\$1,444	1.3%	22
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	Q1N08	\$1,185	\$1,211	2.2%	16
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	Q1N08	\$1,287	\$1,518	17.9%	16
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	Q1N08	2.1%	3.2%	-	36
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	53	214	17	127	142	50	43
Units issued new certificates of occupancy	92	161	169	21	69	27	40
♦ Homeownership rate	43.8%	54.5%	46.0%	45.0%	-	11	11
Serious housing code violations (per 1,000 privately owned rental units)	-	19.0	20.9	19.0	16.5	-	47
Sales volume	668	817	571	664	621	15	20
Index of housing price appreciation, all property types	100.0	206.1	169.0	193.5	217.9	-	37
Index of housing price appreciation, 5+ family building	100.0	159.8	86.2	-	118.4	-	57
Index of housing price appreciation, 1 family building ¹	100.0	203.8	166.9	190.6	218.8	-	4
Median sales price per unit, 5+ family building	-	\$129,866	\$141,982	\$87,968	\$325,000	-	13
Median sales price per unit, 1 family building ¹	\$439,022	\$726,068	\$578,744	\$630,794	\$683,500	5	6
Median rent	\$1,085	\$1,250	\$1,281	\$1,353	-	19	20
Median rent burden	23.6%	28.8%	29.8%	35.5%	-	48	21
♦ Severely rent-burdened households	17.4%	-	-	31.7%	-	53	26
♦ Severely rent-burdened households, low income	35.4%	-	-	58.5%	-	47	6
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.2%	1.0%	-	-	50
Home purchase loan rate (per 1,000 properties)	-	37.3	18.8	18.0	-	-	33
Refinance loan rate (per 1,000 properties)	-	26.4	14.4	6.7	-	-	38
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	8.3%	2.5%	-	-	33
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	33.8	27.2	-	33
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	3.9	5.7	10.3	7.6	8.3	40	36

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	34.4%	32.0%	29.3%	30.8%	-	34	27
♦ Population aged 65+	14.1%	15.2%	15.7%	12.9%	-	14	23
Foreign-born population	44.8%	47.2%	45.5%	44.9%	-	15	13
Median household income	\$72,132	\$66,897	\$59,751	\$55,394	-	12	22
Population 25+ with a bachelors degree or higher	35.8%	36.1%	42.9%	35.6%	-	10	20
Poverty rate	10.6%	8.1%	13.7%	14.4%	-	46	41
Unemployment rate	6.3%	6.4%	12.7%	8.8%	-	44	23
Car-free commute (% of commuters)	47.8%	47.7%	52.8%	54.9%	-	45	46
Mean travel time to work (minutes)	43.2	40.3	40.1	42.1	-	22	28
Serious crime rate (per 1,000 residents)	18.5	13.5	8.8	7.3	7.3	39	52
Students performing at grade level in English language arts, 4th grade	-	-	-	46.0%	44.1%	-	16
Students performing at grade level in math, 4th grade	-	-	-	59.6%	55.1%	-	17

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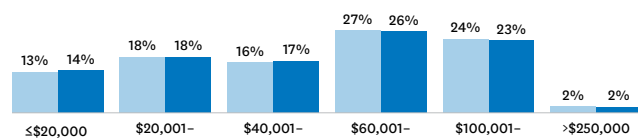


Single-Year Indicators

	2014	Rank
Population	151,202	–
Population density (1,000 persons per square mile)	31.8	36
Racial diversity index	0.71	5
Income diversity ratio	3.6	54
♦ Severe crowding rate (% of renter households)	3.1%	35
Median rent, asking	\$1,600	36
Residential units in FEMA preliminary flood hazard areas	0.0%	–
Residential units within 1/4 mile of a park	45.8%	52
Residential units within 1/2 mile of a subway station	92.0%	23
Lots regulated by the LPC	0.0%	40

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

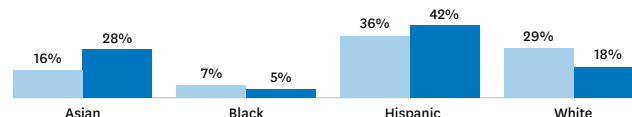


♦ Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	QN09	\$1,277	\$1,356	6.1%	16
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	QN09	\$1,411	\$1,455	3.1%	21
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	QN09	\$1,112	\$1,198	7.7%	17
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	QN09	\$1,430	\$1,466	2.5%	18
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	QN09	4.7%	4.4%	–	12
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	64	341	10	14	50	48	54
Units issued new certificates of occupancy	41	365	49	16	19	45	55
♦ Homeownership rate	41.6%	46.7%	43.3%	43.9%	–	12	14
Serious housing code violations (per 1,000 privately owned rental units)	–	21.5	32.6	29.9	22.3	–	37
Sales volume	1,083	1,507	677	640	679	8	18
Index of housing price appreciation, all property types	100.0	230.3	150.5	177.7	186.8	–	42
Index of housing price appreciation, 5+ family building	100.0	253.7	167.5	258.3	236.6	–	47
Index of housing price appreciation, 2-4 family building ¹	100.0	234.7	150.1	171.4	181.5	–	16
Median sales price per unit, 5+ family building	\$85,663	\$153,478	\$100,063	\$118,482	\$156,667	17	38
Median sales price per unit, 2-4 family building ¹	\$174,895	\$345,325	\$196,818	\$224,199	\$242,917	10	16
Median rent	\$1,135	\$1,309	\$1,318	\$1,405	–	11	14
Median rent burden	27.2%	36.8%	31.9%	33.7%	–	20	28
♦ Severely rent-burdened households	25.7%	–	–	31.4%	–	17	28
♦ Severely rent-burdened households, low income	46.0%	–	–	54.1%	–	9	14
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	4.9%	4.6%	–	–	28
Home purchase loan rate (per 1,000 properties)	–	65.7	23.3	21.9	–	–	16
Refinance loan rate (per 1,000 properties)	–	70.8	18.2	9.5	–	–	17
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.5%	40.3%	19.1%	–	–	19
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	69.2	52.3	–	20
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	11.7	16.2	33.2	22.8	21.4	24	16

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	43.1%	41.3%	37.9%	39.2%	–	13	10
♦ Population aged 65+	9.4%	8.9%	8.6%	10.3%	–	41	41
Foreign-born population	48.7%	50.2%	49.4%	49.9%	–	10	9
Median household income	\$63,520	\$62,243	\$61,825	\$61,352	–	18	15
Population 25+ with a bachelors degree or higher	19.5%	23.6%	26.9%	24.0%	–	31	41
Poverty rate	14.7%	14.2%	13.1%	14.5%	–	37	40
Unemployment rate	8.2%	7.6%	13.3%	7.7%	–	31	31
Car-free commute (% of commuters)	55.9%	62.3%	60.6%	64.2%	–	38	40
Mean travel time to work (minutes)	44.4	42.7	44.4	44.2	–	18	14
Serious crime rate (per 1,000 residents)	21.7	13.1	10.7	10.7	9.9	34	40
Students performing at grade level in English language arts, 4th grade	–	–	–	35.3%	33.1%	–	27
Students performing at grade level in math, 4th grade	–	–	–	53.4%	51.8%	–	19

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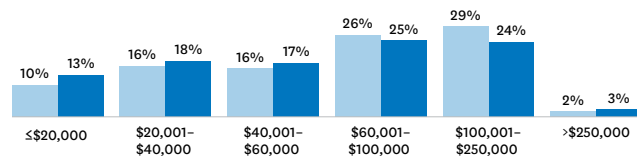


Single-Year Indicators

	2014	Rank
Population	134,827	-
Population density (1,000 persons per square mile)	22	44
Racial diversity index	0.82	1
Income diversity ratio	5.4	24
♦ Severe crowding rate (% of renter households)	2.6%	42
Median rent, asking	-	-
Residential units in FEMA preliminary flood hazard areas	23.8%	8
Residential units within 1/4 mile of a park	37.4%	56
Residential units within 1/2 mile of a subway station	40.4%	51
Lots regulated by the LPC	0.0%	40

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

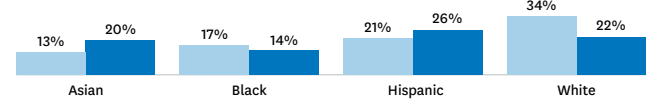


♦ Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	QN10	\$1,325	\$1,357	2.4%	15
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	QN10	\$1,491	\$1,413	-5.2%	30
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	QN10	\$1,112	\$1,174	5.6%	20
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	QN10	\$1,469	\$1,468	-0.1%	17
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	QN10	4.6%	2.0%	-	51
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	107	204	26	39	28	38	58
Units issued new certificates of occupancy	39	154	51	36	39	47	51
♦ Homeownership rate	63.0%	68.3%	65.2%	63.5%	-	5	5
Serious housing code violations (per 1,000 privately owned rental units)	-	20.5	26.8	26.4	25.1	-	33
Sales volume	1,078	1,599	684	734	759	10	12
Index of housing price appreciation, all property types	100.0	221.9	151.4	172.1	168.2	-	51
Index of housing price appreciation, 5+ family building	100.0	192.5	198.6	172.5	-	-	54
Index of housing price appreciation, 1 family building ¹	100.0	221.9	149.6	171.4	173.5	-	9
Median sales price per unit, 5+ family building	\$71,243	\$127,898	\$127,353	\$158,950	\$102,500	27	58
Median sales price per unit, 1 family building ¹	\$284,544	\$541,216	\$360,985	\$399,503	\$419,000	10	8
Median rent	\$1,114	\$1,372	\$1,399	\$1,391	-	14	15
Median rent burden	26.1%	35.6%	41.4%	41.2%	-	31	3
♦ Severely rent-burdened households	22.6%	-	-	38.2%	-	33	5
♦ Severely rent-burdened households, low income	41.3%	-	-	57.8%	-	24	7
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	3.8%	3.7%	-	-	32
Home purchase loan rate (per 1,000 properties)	-	56.2	19.0	20.1	-	-	24
Refinance loan rate (per 1,000 properties)	-	76.4	16.9	10.4	-	-	13
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.2%	45.1%	27.2%	-	-	15
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	62.3	51.2	-	21
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	10.4	14.1	26.6	20.3	18.7	27	22

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	41.7%	41.3%	40.6%	43.5%	-	21	3
♦ Population aged 65+	11.8%	11.9%	13.2%	13.9%	-	21	18
Foreign-born population	39.4%	46.1%	48.5%	44.8%	-	19	14
Median household income	\$71,249	\$66,840	\$60,910	\$61,023	-	13	16
Population 25+ with a bachelors degree or higher	13.8%	16.3%	19.3%	19.9%	-	46	47
Poverty rate	11.5%	9.6%	11.6%	15.8%	-	44	37
Unemployment rate	7.0%	7.8%	10.2%	9.2%	-	41	20
Car-free commute (% of commuters)	43.7%	48.0%	45.3%	44.8%	-	48	49
Mean travel time to work (minutes)	42.9	42.4	41.6	45.0	-	24	11
Serious crime rate (per 1,000 residents)	22.4	13.3	11.7	12.8	12.9	30	30
Students performing at grade level in English language arts, 4th grade	-	-	-	38.2%	38.1%	-	23
Students performing at grade level in math, 4th grade	-	-	-	50.3%	51.6%	-	20

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010-2014 ACS.

* Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

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QN11 Bayside/ Little Neck

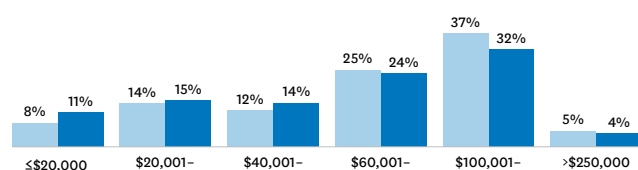


Single-Year Indicators

	2014	Rank
Population	120,996	–
Population density (1,000 persons per square mile)	13	49
Racial diversity index	0.62	22
Income diversity ratio	4	50
♦ Severe crowding rate (% of renter households)	1.2%	54
Median rent, asking	\$2,100	19
Residential units in FEMA preliminary flood hazard areas	0.8%	31
Residential units within 1/4 mile of a park	66.4%	40
Residential units within 1/2 mile of a subway station	24.0%	56
Lots regulated by the LPC	2.9%	25

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

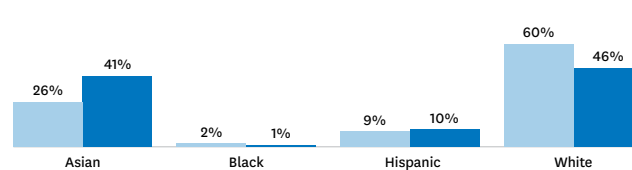


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	QN11	\$1,446	\$1,602	10.8%	7
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	QN11	\$1,650	\$1,652	0.1%	11
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	QN11	\$1,229	\$1,362	10.8%	9
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	QN11	\$1,696	\$1,776	4.7%	6
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	QN11	5.8%	2.6%	–	46
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	51	248	114	62	106	51	45
Units issued new certificates of occupancy	49	207	113	89	45	43	50
♦ Homeownership rate	67.3%	70.8%	70.7%	70.9%	–	3	3
Serious housing code violations (per 1,000 privately owned rental units)	–	5.4	7.1	4.5	7.4	–	56
Sales volume	882	1,057	738	860	797	13	10
Index of housing price appreciation, all property types	100.0	185.2	172.3	202.2	206.3	–	40
Index of housing price appreciation, 5+ family building	100.0	–	–	–	–	–	58
Index of housing price appreciation, 1 family building ¹	100.0	184.0	166.2	200.8	201.8	–	5
Median sales price per unit, 5+ family building	\$52,944	–	\$299,739	\$186,329	\$226,250	42	22
Median sales price per unit, 1 family building ¹	\$499,700	\$785,098	\$681,511	\$701,383	\$766,767	2	3
Median rent	\$1,291	\$1,412	\$1,526	\$1,617	–	6	8
Median rent burden	24.8%	28.5%	30.0%	29.1%	–	38	45
♦ Severely rent-burdened households	19.7%	–	–	28.8%	–	45	39
♦ Severely rent-burdened households, low income	54.8%	–	–	60.2%	–	3	3
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	0.2%	0.2%	–	–	55
Home purchase loan rate (per 1,000 properties)	–	38.7	23.4	21.4	–	–	17
Refinance loan rate (per 1,000 properties)	–	25.6	20.6	7.0	–	–	36
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	2.1%	0.5%	–	–	43
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	23.6	18.9	–	41
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	2.6	3.2	6.9	5.8	5.9	48	40

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	35.9%	39.1%	43.8%	41.0%	–	25	22
♦ Population aged 65+	\$83,025	\$79,657	\$76,258	\$80,968	–	7	9
Foreign-born population	37.4%	40.0%	44.8%	43.5%	–	9	11
Median household income	6.5%	5.8%	7.3%	8.0%	–	53	54
Population 25+ with a bachelors degree or higher	4.1%	4.4%	9.6%	5.5%	–	54	47
Poverty rate	30.6%	36.1%	33.5%	35.0%	–	53	53
Unemployment rate	39.8	38.9	40.6	42.4	–	37	24
Car-free commute (% of commuters)	13.9	10.3	7.7	7.6	6.8	56	53
Mean travel time to work (minutes)	–	–	–	63.4%	59.5%	–	8
Serious crime rate (per 1,000 residents)	–	–	–	79.1%	79.1%	–	5
Students performing at grade level in English language arts, 4th grade							
Students performing at grade level in math, 4th grade							

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

♦ Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

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QN12 Jamaica/Hollis

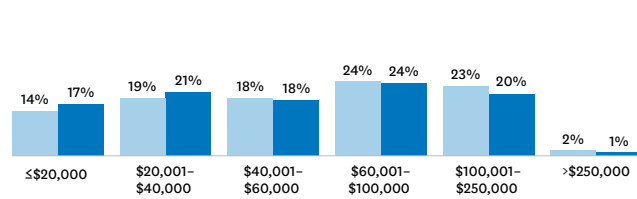


Single-Year Indicators

	2014	Rank
Population	251,002	-
Population density (1,000 persons per square mile)	27.1	40
Racial diversity index	0.57	30
Income diversity ratio	4.5	45
♦ Severe crowding rate (% of renter households)	5.8%	10
Median rent, asking	\$1,625	35
Residential units in FEMA preliminary flood hazard areas	0.0%	-
Residential units within 1/4 mile of a park	56.6%	48
Residential units within 1/2 mile of a subway station	43.5%	49
Lots regulated by the LPC	1.1%	29

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

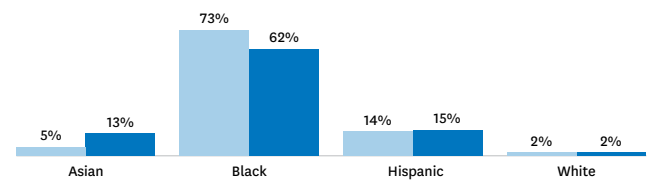


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	QN12	\$1,079	\$1,181	9.5%	30
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	QN12	\$1,315	\$1,301	-1.1%	40
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	QN12	\$925	\$1,016	9.9%	41
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	QN12	\$1,257	\$1,323	5.2%	30
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	QN12	4.5%	2.9%	-	41
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	218	893	67	127	478	23	26
Units issued new certificates of occupancy	178	539	690	312	75	17	38
♦ Homeownership rate	50.6%	55.7%	46.3%	48.5%	-	8	8
Serious housing code violations (per 1,000 privately owned rental units)	-	52.0	67.0	53.5	54.1	-	23
Sales volume	1,524	3,523	1,877	1,459	1,480	7	2
Index of housing price appreciation, all property types	100.0	224.1	130.1	132.8	140.6	-	59
Index of housing price appreciation, 5+ family building	100.0	210.6	201.6	255.7	405.5	-	28
Index of housing price appreciation, 1 family building ¹	100.0	220.6	130.7	135.7	142.0	-	12
Median sales price per unit, 5+ family building	\$73,765	\$115,518	\$89,945	\$99,818	\$98,500	24	59
Median sales price per unit, 1 family building ¹	\$256,989	\$472,239	\$295,322	\$310,391	\$341,000	11	12
Median rent	\$999	\$1,097	\$1,194	\$1,212	-	28	34
Median rent burden	26.8%	33.0%	34.8%	37.4%	-	24	11
♦ Severely rent-burdened households	23.1%	-	-	34.4%	-	29	13
♦ Severely rent-burdened households, low income	35.7%	-	-	50.2%	-	44	24
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	6.0%	4.9%	-	-	27
Home purchase loan rate (per 1,000 properties)	-	65.0	20.6	17.8	-	-	36
Refinance loan rate (per 1,000 properties)	-	106.4	11.1	8.9	-	-	21
FHA/VA-backed home purchase loans (% of home purchase loans)	-	1.1%	84.7%	62.9%	-	-	7
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	112.7	87.6	-	1
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	23.2	33.9	41.3	36.6	37.8	9	5

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	44.9%	42.3%	42.0%	39.1%	-	12	11
♦ Population aged 65+	11.3%	11.3%	11.2%	12.2%	-	24	29
Foreign-born population	34.2%	40.8%	42.3%	41.1%	-	30	21
Median household income	\$58,294	\$57,735	\$53,836	\$52,603	-	24	26
Population 25+ with a bachelors degree or higher	14.8%	17.2%	18.4%	21.6%	-	41	45
Poverty rate	17.0%	10.1%	18.8%	15.1%	-	33	39
Unemployment rate	10.9%	9.9%	15.5%	12.6%	-	19	8
Car-free commute (% of commuters)	53.2%	55.9%	54.7%	57.6%	-	41	44
Mean travel time to work (minutes)	49.3	48.8	47.5	49.7	-	2	2
Serious crime rate (per 1,000 residents)	28.1	18.5	17.0	16.2	14.6	13	24
Students performing at grade level in English language arts, 4th grade	-	-	-	24.4%	24.0%	-	40
Students performing at grade level in math, 4th grade	-	-	-	30.1%	27.2%	-	42

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010-2014 ACS.

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QN13 Queens Village

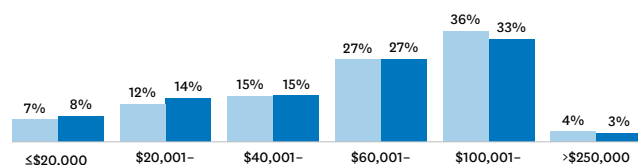


Single-Year Indicators

	2014	Rank
Population	193,102	–
Population density (1,000 persons per square mile)	9.8	52
Racial diversity index	0.61	25
Income diversity ratio	3.6	54
♦ Severe crowding rate (% of renter households)	1.7%	49
Median rent, asking	\$1,850	24
Residential units in FEMA preliminary flood hazard areas	7.5%	22
Residential units within 1/4 mile of a park	36.5%	58
Residential units within 1/2 mile of a subway station	11.1%	59
Lots regulated by the LPC	0.0%	40

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

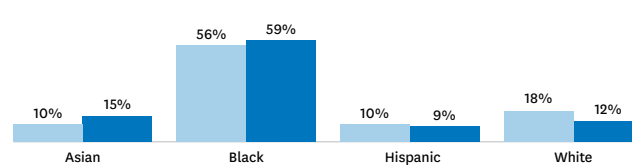


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	QN13	\$1,344	\$1,452	8.0%	9
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	QN13	\$1,547	\$1,581	2.2%	14
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	QN13	\$1,241	\$1,185	-4.5%	19
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	QN13	\$1,534	\$1,614	5.2%	8
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	QN13	5.4%	3.1%	–	38
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	112	1,264	45	49	34	37	57
Units issued new certificates of occupancy	64	188	85	38	29	40	52
♦ Homeownership rate	72.3%	75.3%	72.2%	71.2%	–	2	2
Serious housing code violations (per 1,000 privately owned rental units)	–	21.9	38.1	32.6	31.2	–	29
Sales volume	1,694	2,406	1,177	1,148	1,227	3	5
Index of housing price appreciation, all property types	100.0	217.3	159.2	173.0	168.4	–	50
Index of housing price appreciation, 5+ family building	100.0	1151.9	–	178.6	–	–	53
Index of housing price appreciation, 1 family building ¹	100.0	218.8	163.6	179.3	168.2	–	11
Median sales price per unit, 5+ family building	\$89,232	\$106,254	–	\$111,751	\$131,250	13	45
Median sales price per unit, 1 family building ¹	\$292,682	\$531,859	\$394,844	\$400,504	\$410,000	9	10
Median rent	\$1,196	\$1,430	\$1,472	\$1,500	–	9	11
Median rent burden	23.3%	29.8%	35.3%	33.5%	–	50	30
♦ Severely rent-burdened households	18.9%	–	–	29.8%	–	47	33
♦ Severely rent-burdened households, low income	41.7%	–	–	51.0%	–	21	18
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	3.3%	3.0%	–	–	35
Home purchase loan rate (per 1,000 properties)	–	49.2	18.7	18.4	–	–	30
Refinance loan rate (per 1,000 properties)	–	88.6	18.9	10.7	–	–	11
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.5%	53.6%	42.2%	–	–	10
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	88.9	71.0	–	11
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	13.8	16.2	25.9	23.2	24.3	21	12

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	42.5%	39.6%	40.5%	32.8%	–	15	23
♦ Population aged 65+	12.2%	14.0%	13.9%	15.7%	–	20	13
Foreign-born population	38.3%	42.4%	43.3%	43.5%	–	20	16
Median household income	\$83,482	\$77,970	\$82,292	\$75,827	–	6	10
Population 25+ with a bachelors degree or higher	23.9%	27.8%	29.7%	26.9%	–	21	35
Poverty rate	7.2%	5.9%	7.1%	8.7%	–	52	51
Unemployment rate	7.3%	6.7%	10.1%	7.6%	–	37	32
Car-free commute (% of commuters)	35.7%	35.8%	37.0%	35.3%	–	52	52
Mean travel time to work (minutes)	47.8	45.0	43.7	46.1	–	5	5
Serious crime rate (per 1,000 residents)	15.1	11.3	9.9	9.2	10.3	52	38
Students performing at grade level in English language arts, 4th grade	–	–	–	37.8%	38.3%	–	21
Students performing at grade level in math, 4th grade	–	–	–	41.0%	39.8%	–	28

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

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QN14 Rockaway/ Broad Channel

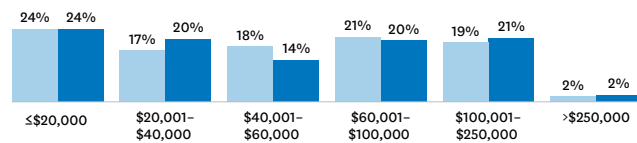


Single-Year Indicators

	2014	Rank
Population	193,102	-
Population density (1,000 persons per square mile)	9.8	52
Racial diversity index	0.70	25
Income diversity ratio	3.6	54
♦ Severe crowding rate (% of renter households)	1.7%	49
Median rent, asking	\$1,850	24
Residential units in FEMA preliminary flood hazard areas	7.5%	2
Residential units within 1/4 mile of a park	36.5%	58
Residential units within 1/2 mile of a subway station	11.1%	59
Lots regulated by the LPC	0.0%	40

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

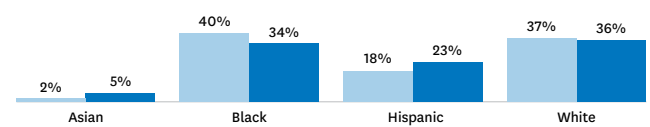


♦ Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	QN14	\$943	\$1,014	7.6%	48
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	QN14	\$1,088	\$1,275	17.2%	42
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	QN14	\$869	\$865	-0.5%	51
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	QN14	\$1,052	\$1,159	10.2%	44
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	QN14	5.2%	4.4%	-	12
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	1,070	742	25	212	368	4	33
Units issued new certificates of occupancy	266	989	235	147	204	13	21
♦ Homeownership rate	35.1%	41.1%	37.8%	39.2%	-	17	16
Serious housing code violations (per 1,000 privately owned rental units)	-	34.3	39.6	43.4	44.2	-	27
Sales volume	544	1,107	552	490	543	24	25
Index of housing price appreciation, all property types	100.0	232.1	140.6	148.4	163.6	-	53
Index of housing price appreciation, 5+ family building	100.0	210.9	142.8	212.1	222.6	-	49
Index of housing price appreciation, 2-4 family building ¹	100.0	239.6	133.1	145.6	157.9	-	21
Median sales price per unit, 5+ family building	\$62,344	\$107,327	\$40,656	\$89,257	\$102,600	32	57
Median sales price per unit, 2-4 family building ¹	\$150,624	\$289,247	\$148,743	\$192,743	\$191,000	16	21
Median rent	\$825	\$960	\$987	\$1,017	-	47	49
Median rent burden	25.4%	29.7%	32.5%	33.3%	-	34	32
♦ Severely rent-burdened households	24.9%	-	-	29.6%	-	21	34
♦ Severely rent-burdened households, low income	32.8%	-	-	44.0%	-	52	44
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	15.8%	14.3%	-	-	7
Home purchase loan rate (per 1,000 properties)	-	59.5	19.4	17.8	-	-	36
Refinance loan rate (per 1,000 properties)	-	54.8	15.7	7.7	-	-	31
FHA/VA-backed home purchase loans (% of home purchase loans)	-	1.4%	41.3%	25.3%	-	-	18
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	77.6	58.4	-	15
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	17.2	23.4	32.2	31.8	27.9	18	11

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	40.1%	41.9%	38.8%	28.9%	-	25	37
♦ Population aged 65+	14.2%	13.9%	13.6%	15.8%	-	12	12
Foreign-born population	24.4%	24.3%	25.7%	30.3%	-	39	38
Median household income	\$51,376	\$51,440	\$51,842	\$44,295	-	33	37
Population 25+ with a bachelors degree or higher	20.4%	26.3%	25.1%	27.2%	-	29	33
Poverty rate	22.4%	20.3%	22.4%	19.7%	-	24	28
Unemployment rate	12.8%	9.1%	14.2%	-	-	17	2
Car-free commute (% of commuters)	44.2%	49.8%	49.5%	44.3%	-	47	50
Mean travel time to work (minutes)	45.6	41.7	44.7	52.8	-	13	1
Serious crime rate (per 1,000 residents)	17.5	9.2	8.1	12.3	12.2	45	31
Students performing at grade level in English language arts, 4th grade	-	-	-	21.5%	21.7%	-	44
Students performing at grade level in math, 4th grade	-	-	-	23.5%	26.9%	-	43

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010-2014 ACS.

* Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

¹ Ranked out of the 30 community districts where 2-4 family building sales were more prominent than condominium or 1 family building sales between 2000 and 2015.



Staten Island



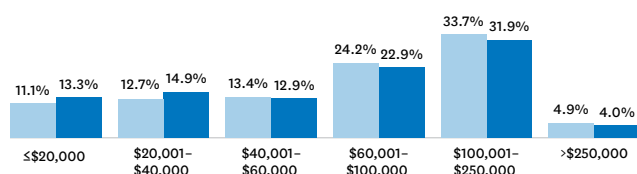
Staten Island

Single-Year Indicators

	2014	Rank
Population	473,279	5
Population density (1,000 persons per square mile)	8.1	5
Racial diversity index	0.56	5
Income diversity ratio	5.3	4
Severe crowding rate (% of renter households)	2.8%	4
Median rent, asking	\$1,500	4
Residential units in FEMA preliminary flood hazard areas	11.5%	3
Residential units within 1/4 mile of a park	56.8%	5
Residential units within 1/2 mile of a subway station	22.2%	5
Lots regulated by the LPC	0.3%	5

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

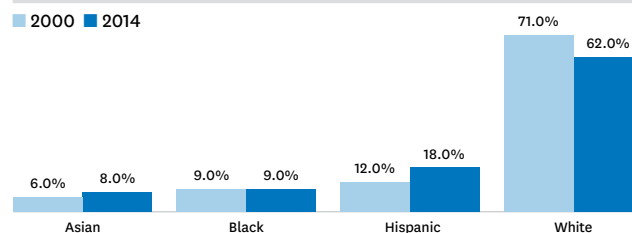


Rental Units

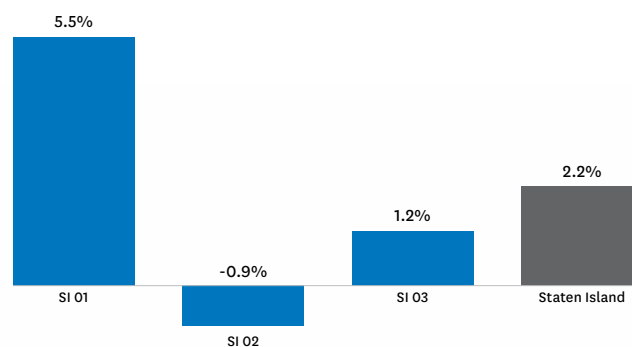
		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	SI	\$1,187	\$1,178	-0.7%	4
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	SI	\$1,346	\$1,360	1.0%	4
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	SI	\$1,041	\$1,001	-3.8%	5
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	SI	\$1,346	\$1,374	2.1%	2
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	SI	7.4%	7.6%	-	1
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Average Rent Growth 1990 to 2010-2014



Land Use and Development	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	2,660	930	333	620	454	4	5
Units issued new certificates of occupancy	3,287	1,771	699	526	455	2	5
Housing: Stock	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Homeownership rate	63.8%	72.0%	69.6%	68.2%	-	1	1
Rental vacancy rate	4.1%	8.9%	7.8%	7.2%	-	2	1
Serious housing code violations (per 1,000 privately owned rental units)	-	19.0	37.2	36.0	29.2	-	4
Severe crowding rate (% of renter households)	-	-	1.8%	2.8%	-	-	4
Housing: Market and Finance	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Sales volume, 1 family building	3,559	3,838	2,214	2,767	2,664	-	3
Sales volume, 2-4 family building	1,259	1,650	865	991	860	-	4
Index of housing price appreciation, all property types	100.0	194.6	164.4	171.1	179.9	-	5
Index of housing price appreciation, 1 family building	100.0	186.1	161.4	169.9	178.2	-	2
Index of housing price appreciation, 2-4 family building	100.0	198.6	150.2	157.9	165.4	-	3
Median sales price per unit, 1 family building	\$302,426	\$489,948	\$414,908	\$395,498	\$402,515	2	2
Median sales price per unit, 2-4 family building	\$196,311	\$294,559	\$243,397	\$238,731	\$238,975	1	3
Median rent	\$1,059	\$1,171	\$1,234	\$1,150	-	3	4
Median monthly rent, recent movers	\$1,149	-	-	-	-	3	-
Median rent burden	25.2%	31.1%	33.5%	34.7%	-	4	2
Moderately rent-burdened households	42.0%	24.7%	25.1%	22.4%	-	2	5
♦ Severely rent-burdened households	21.5%	27.3%	31.2%	36.0%	-	4	1
Moderately rent-burdened households, low income	32.9%	29.2%	31.5%	29.4%	-	2	5
♦ Severely rent-burdened households, low income	37.3%	45.2%	47.5%	53.2%	-	5	2
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	5.4%	4.9%	-	-	3
Home purchase loan rate (per 1,000 properties)	-	41.2	20.4	23.0	-	-	1
Higher-cost home purchase loans (% of home purchase loans)	-	21.6%	0.5%	7.5%	-	-	3
Refinance loan rate (per 1,000 properties)	-	60.7	25.8	12.6	-	-	1
Higher-cost refinance loans (% of refinance loans)	-	29.6%	1.9%	3.1%	-	-	4
FHA/VA-backed home purchase loans (% of home purchase loans)	-	1.1%	31.1%	17.4%	-	-	2
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	55.7	44.5	-	2
Notices of foreclosure, all residential properties	743	988	1,729	1,619	1,535	4	4
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	6.9	8.4	14.7	13.7	12.9	4	4
Properties that entered REO	6	55	181	100	-	4	3
Population	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Population	443,728	477,377	468,730	473,279	-	5	5
Population density (1,000 persons per square mile)	7.6	8.2	8.0	8.1	-	5	5
♦ Households with children under 18 years old	38.5%	38.7%	36.8%	34.0%	-	2	2
♦ Population age 65+	11.6%	11.8%	12.7%	14.4%	-	3	1
Foreign-born population	16.4%	20.9%	21.4%	21.6%	-	5	5
Racial diversity index	0.47	0.52	0.54	0.56	-	5	5
Median household income	\$81,022	\$81,013	\$76,329	\$71,211	-	1	2
Income diversity ratio	4.3	4.3	5.3	5.3	-	4	4
Poverty rate	10.0%	9.2%	11.8%	14.5%	-	5	5
Unemployment rate	5.9%	5.4%	9.1%	6.2%	-	5	5
Disconnected youth	5.0%	-	-	5.0%	-	5	5
Population aged 25+ with a bachelors degree or higher	23.2%	26.8%	30.7%	31.1%	-	3	3
Neighborhood Services and Conditions	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Car-free commute (% of commuters)	31.6%	35.8%	33.0%	32.7%	-	5	5
Mean travel time to work (minutes)	43.9	42.6	40.1	42.7	-	1	3
Serious crime rate, property crime (per 1,000 residents)	7.8	5.5	4.1	4.5	4.4	5	5
Serious crime rate, violent crime (per 1,000 residents)	2.7	2.1	2.1	2.4	2.5	5	5
Adult incarceration rate (per 100,000 people age 15+)	410.6	497.4	555.6	435.0	-	5	5
Students performing at grade level in English language arts, 4th grade	-	-	-	35.6%	37.1%	-	2
Students performing at grade level in math, 4th grade	-	-	-	44.1%	43.9%	-	3

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010-2014 ACS.
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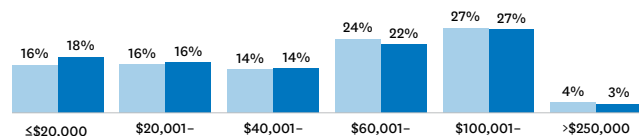


Single-Year Indicators

	2014	Rank
Population	176,338	–
Population density (1,000 persons per square mile)	12.6	51
Racial diversity index	0.72	4
Income diversity ratio	6.6	9
♦ Severe crowding rate (% of renter households)	4.1%	22
Median rent, asking	\$1,725	30
Residential units in FEMA preliminary flood hazard areas	4.3%	25
Residential units within 1/4 mile of a park	63.2%	43
Residential units within 1/2 mile of a subway station	12.7%	57
Lots regulated by the LPC	0.6%	31

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

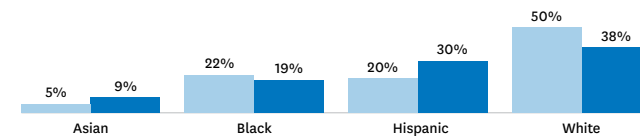


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	SI01	\$1,139	\$1,130	-0.7%	40
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	SI01	\$1,229	\$1,363	10.9%	35
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	SI01	\$1,012	\$957	-5.5%	46
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	SI01	\$1,287	\$1,362	5.8%	25
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	SI01	7.4%	9.9%	–	1
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	522	293	106	214	131	8	44
Units issued new certificates of occupancy	817	579	261	113	125	3	29
♦ Homeownership rate	51.9%	58.7%	58.3%	56.6%	–	7	7
Serious housing code violations (per 1,000 privately owned rental units)	–	34.9	69.4	60.1	52.1	–	24
Sales volume	1,529	2,260	1,113	1,223	1,209	6	6
Index of housing price appreciation, all property types	100.0	205.0	157.5	165.0	184.2	–	44
Index of housing price appreciation, 5+ family building	100.0	193.9	205.6	257.5	327.7	–	42
Index of housing price appreciation, 1 family building ¹	100.0	191.7	153.4	164.1	186.1	–	7
Median sales price per unit, 5+ family building	\$78,516	\$119,536	\$96,007	\$110,556	\$116,667	22	51
Median sales price per unit, 1 family building ¹	\$256,846	\$439,182	\$351,573	\$340,429	\$358,102	12	11
Median rent	\$999	\$1,122	\$1,231	\$1,114	–	28	42
Median rent burden	24.7%	30.3%	36.2%	36.7%	–	40	14
♦ Severely rent-burdened households	22.0%	–	–	34.8%	–	34	12
♦ Severely rent-burdened households, low income	35.0%	–	–	54.3%	–	49	13
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	8.0%	7.9%	–	–	17
Home purchase loan rate (per 1,000 properties)	–	49.5	18.8	21.0	–	–	20
Refinance loan rate (per 1,000 properties)	–	73.3	21.4	11.9	–	–	7
FHA/VA-backed home purchase loans (% of home purchase loans)	–	2.0%	41.5%	26.5%	–	–	16
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	70.3	54.8	–	18
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	11.2	13.0	20.7	19.2	19.7	25	20

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	39.3%	38.4%	40.0%	35.8%	–	27	16
♦ Population aged 65+	11.1%	10.5%	10.7%	11.4%	–	28	33
Foreign-born population	19.1%	24.0%	24.7%	23.2%	–	48	46
Median household income	\$68,304	\$69,039	\$64,192	\$57,675	–	15	18
Population 25+ with a bachelors degree or higher	22.9%	24.0%	27.8%	29.7%	–	23	29
Poverty rate	15.7%	15.0%	17.9%	22.5%	–	36	20
Unemployment rate	8.2%	5.7%	10.1%	6.9%	–	31	38
Car-free commute (% of commuters)	39.6%	45.2%	42.1%	41.1%	–	51	51
Mean travel time to work (minutes)	43.3	42.4	38.6	42.2	–	21	27
Serious crime rate (per 1,000 residents)	14.4	10.6	8.8	4.4	4.4	55	57
Students performing at grade level in English language arts, 4th grade	–	–	–	25.6%	25.0%	–	37
Students performing at grade level in math, 4th grade	–	–	–	30.3%	30.4%	–	38

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

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¹ Ranked out of the 12 community districts where 1 family building sales were more prominent than condominium or 2-4 family buildings sales between 2000 and 2015.

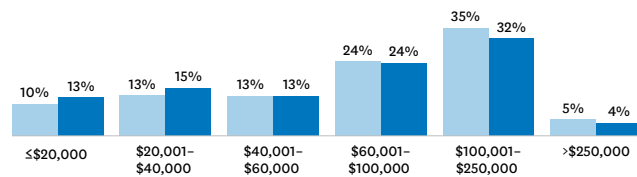


Single-Year Indicators

	2014	Rank
Population	126,200	-
Population density (1,000 persons per square mile)	6.4	55
Racial diversity index	0.51	40
Income diversity ratio	4.5	45
♦ Severe crowding rate (% of renter households)	1.6%	51
Median rent, asking	\$1,270	53
Residential units in FEMA preliminary flood hazard areas	22.0%	9
Residential units within 1/4 mile of a park	52.6%	50
Residential units within 1/2 mile of a subway station	25.2%	55
Lots regulated by the LPC	0.2%	33

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

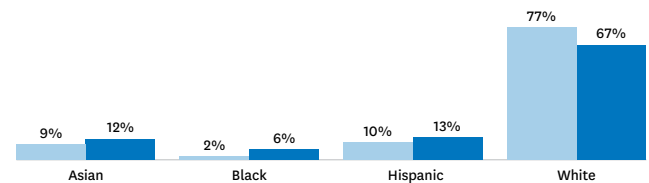


♦ Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	SIO2	\$1,212	\$1,183	-2.4%	29
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	SIO2	\$1,488	\$1,218	-18.2%	46
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	SIO2	\$1,044	\$980	-6.1%	44
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	SIO2	\$1,378	\$1,292	-6.2%	34
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	SIO2	6.4%	6.1%	-	3
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	784	267	85	194	104	5	47
Units issued new certificates of occupancy	665	457	138	170	159	5	25
♦ Homeownership rate	64.5%	72.9%	71.8%	67.8%	-	4	4
Serious housing code violations (per 1,000 privately owned rental units)	-	6.2	10.0	17.7	8.6	-	54
Sales volume	1,621	1,779	991	1,305	1,265	4	4
Index of housing price appreciation, all property types	100.0	195.6	168.7	173.3	186.5	-	43
Index of housing price appreciation, 5+ family building	100.0	-	183.7	-	148.1	-	56
Index of housing price appreciation, 1 family building ¹	100.0	188.1	162.4	168.7	184.8	-	8
Median sales price per unit, 5+ family building	\$91,017	\$94,448	\$126,206	\$63,079	\$153,846	12	40
Median sales price per unit, 1 family building ¹	\$320,726	\$507,657	\$432,706	\$405,811	\$425,000	8	7
Median rent	\$1,095	\$1,222	\$1,147	\$1,150	-	17	40
Median rent burden	23.8%	32.5%	30.9%	32.9%	-	44	35
♦ Severely rent-burdened households	20.8%	-	-	28.9%	-	41	38
♦ Severely rent-burdened households, low income	38.7%	-	-	47.1%	-	35	38
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.9%	1.3%	-	-	47
Home purchase loan rate (per 1,000 properties)	-	40.7	20.0	23.9	-	-	9
Refinance loan rate (per 1,000 properties)	-	50.4	24.3	11.6	-	-	8
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.7%	22.8%	12.7%	-	-	22
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	47.1	39.2	-	28
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	5.7	6.3	11.4	11.4	9.7	34	31

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	36.2%	36.9%	34.5%	29.7%	-	30	32
♦ Population aged 65+	13.5%	13.9%	15.4%	17.5%	-	16	9
Foreign-born population	18.4%	26.8%	25.7%	28.5%	-	49	42
Median household income	\$82,142	\$81,508	\$74,356	\$71,549	-	8	11
Population 25+ with a bachelors degree or higher	24.8%	29.7%	33.6%	30.3%	-	18	26
Poverty rate	9.1%	8.7%	9.7%	9.1%	-	50	49
Unemployment rate	5.1%	7.3%	8.2%	5.9%	-	50	44
Car-free commute (% of commuters)	29.5%	34.4%	34.2%	33.0%	-	54	54
Mean travel time to work (minutes)	41.7	38.2	38.3	42.4	-	27	24
Serious crime rate (per 1,000 residents)	8.9	6.3	5.2	2.2	2.0	58	59
Students performing at grade level in English language arts, 4th grade	-	-	-	37.8%	38.2%	-	22
Students performing at grade level in math, 4th grade	-	-	-	47.3%	46.6%	-	23

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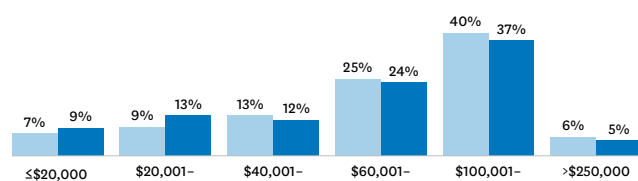


Single-Year Indicators

	2014	Rank
Population	170,741	–
Population density (1,000 persons per square mile)	7	54
Racial diversity index	0.28	54
Income diversity ratio	4.9	37
♦ Severe crowding rate (% of renter households)	1.5%	53
Median rent, asking	–	–
Residential units in FEMA preliminary flood hazard areas	10.7%	20
Residential units within 1/4 mile of a park	53.4%	49
Residential units within 1/2 mile of a subway station	30.0%	53
Lots regulated by the LPC	0.1%	35

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

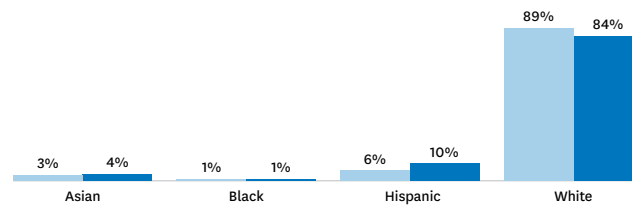


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	SI03	\$1,270	\$1,276	0.5%	23
	NYC	\$1,132	\$1,236	9.1%	–
Median rent, recent movers	SI03	\$1,474	\$1,507	2.2%	17
	NYC	\$1,451	\$1,549	6.8%	–
Median rent, studios and 1-bdrms	SI03	\$1,112	\$1,044	-6.1%	40
	NYC	\$1,078	\$1,174	8.9%	–
Median rent, 2- and 3-bdrms	SI03	\$1,436	\$1,532	6.7%	15
	NYC	\$1,199	\$1,312	9.4%	–
Rental vacancy rate	SI03	8.7%	3.5%	–	28
	NYC	3.7%	3.7%	–	–

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	1,291	370	142	212	219	1	39
Units issued new certificates of occupancy	1,805	735	300	243	171	1	24
♦ Homeownership rate	75.9%	84.9%	79.5%	81.0%	–	1	1
Serious housing code violations (per 1,000 privately owned rental units)	–	2.6	6.2	11.9	8.6	–	54
Sales volume	2,206	2,090	1,355	1,647	1,521	1	1
Index of housing price appreciation, all property types	100.0	183.7	167.2	174.9	172.6	–	48
Index of housing price appreciation, 5+ family building	100.0	–	–	–	–	–	58
Index of housing price appreciation, 1 family building ¹	100.0	181.1	166.5	174.7	170.7	–	10
Median sales price per unit, 5+ family building	–	\$147,575	–	–	\$112,500	–	53
Median sales price per unit, 1 family building ¹	\$325,733	\$519,463	\$443,523	\$415,523	\$416,000	7	9
Median rent	\$1,114	\$1,224	\$1,334	\$1,238	–	14	29
Median rent burden	24.2%	30.0%	32.8%	35.2%	–	42	22
♦ Severely rent-burdened households	21.5%	–	–	29.4%	–	38	35
♦ Severely rent-burdened households, low income	41.7%	–	–	50.7%	–	21	21
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	2.8%	2.6%	–	–	36
Home purchase loan rate (per 1,000 properties)	–	34.7	22.0	23.9	–	–	9
Refinance loan rate (per 1,000 properties)	–	58.3	30.7	13.9	–	–	2
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.4%	29.5%	14.4%	–	–	21
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	–	–	–	50.8	40.0	–	27
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	4.7	6.6	12.5	11.1	10.2	38	30

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	39.7%	40.4%	35.3%	35.6%	–	26	17
♦ Population aged 65+	10.5%	11.3%	12.5%	15.3%	–	32	16
Foreign-born population	11.7%	13.3%	14.5%	14.8%	–	55	55
Median household income	\$92,741	\$96,730	\$88,352	\$82,822	–	5	8
Population 25+ with a bachelors degree or higher	22.2%	27.2%	31.1%	33.1%	–	25	22
Poverty rate	4.9%	4.1%	7.0%	10.3%	–	55	47
Unemployment rate	4.2%	3.7%	8.7%	5.6%	–	52	46
Car-free commute (% of commuters)	25.6%	28.4%	23.0%	24.3%	–	55	55
Mean travel time to work (minutes)	46.1	45.8	42.9	43.5	–	9	18
Serious crime rate (per 1,000 residents)	7.8	5.7	4.3	3.8	3.5	59	58
Students performing at grade level in English language arts, 4th grade	–	–	–	45.3%	50.4%	–	11
Students performing at grade level in math, 4th grade	–	–	–	56.7%	57.8%	–	14

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010–2014 ACS.

♦ Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

¹ Ranked out of the 12 community districts where 1 family building sales were more prominent than condominium or 2-4 family buildings sales between 2000 and 2015.

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. The neighborhood with the highest value will be ranked first, even if higher values are not considered “better,” as with crime rates. Rankings are provided for the most recent year that 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 for either sub-borough areas or community districts 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 and 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 or older. The incarceration rate is therefore somewhat understated. Because 2015 population data is not yet available, the 2015 adult incarceration rate uses population from 2014, which may further understate the rate for this year only.

Sources: New York State Division of Criminal Justice Services, United States Census (2000), American Community Survey (2006, 2010, 2014)

Geography: City, Borough

Years Reported: 2000, 2006, 2010, 2014, 2015

Blocks Affected by Rezonings

This indicator measures the number of tax blocks that fall inside a zoning map amendment or a special district boundary change in a given year.

Sources: New York City Department of City Planning

Geography: City

Years Reported: 2002–2015

Note: Included in Part 2, Citywide Analysis, State of Land Use and Built Environment

Born in New York State

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

Sources: United States Census (2000), American Community Survey (2006, 2010, 2014)

Geography: City

Years Reported: 2000, 2006, 2010, 2014

Car-Free Commute

This indicator measures the percentage of workers who commute primarily by foot, bicycle, or public transportation, as a share of all workers over the age of 16 who do not work at home. The types of transportation included as public transportation are bus, subway, railroad, and ferry boat. This indicator is disaggregated by race and ethnicity in the New York City section in Part 3. “Car” refers only to those using a personal motor vehicle other than a motorcycle. Respondents were asked to report the “principal” means of getting from home to work, meaning the means used most often and for the longest distance among any other means used.

Sources: United States Census (2000),
American Community Survey (2006, 2010, 2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014

Five Highest

Rank	SBA#	Name	Value
1	MN03	Lower East Side/Chinatown	91.6%
1	MN06	Stuyvesant Town/Turtle Bay	91.6%
3	MN11	East Harlem	91.0%
4	MN09	Morningside Heights/Hamilton Heights	90.1%
5	MN04, 05	Chelsea/Clinton/Midtown	89.6%

Five Lowest

51	SI 01	North Shore	41.1%
52	QN 13	Queens Village	35.3%
53	QN 11	Bayside/Little Neck	35.0%
54	SI 02	Mid-Island	33.0%
55	SI 03	South Shore	24.3%

Disabled Population

This indicator measures the percentage of the population aged 18 to 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. Disability status is captured for the non-institutionalized population only. This indicator is disaggregated by race and ethnicity in the New York City section in Part 3.

Source: American Community Survey

Geography: City

Years Reported: 2010, 2014

Disconnected Youth

This indicator measures the percentage of people aged 16 to 19 who were neither enrolled in school nor participating in the labor force. People are considered out of the labor force if they were neither employed nor unemployed (see *unemployment rate* for definition of unemployed) and whose work at home was “incidental” and unpaid. The population this indicator represents is inherently small. In order to present more precise estimates, we use five-year estimates from the American Community Survey (ACS) at the citywide and borough levels after 2000. The U.S. Census Bureau advises caution when comparing the 2000 census disconnected youth percentage to the ACS figures because of differences in question construction and sampling.

Sources: United States Census (2000),
American Community Survey (2010–2014)

Geography: City, Borough

Years Reported: 2000, and 2010–2014

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. These indicators are disaggregated by race and ethnicity in the New York City section in Part 3.

Sources: United States Census (2000),
American Community Survey (2006, 2010, 2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014

Population 25+ with a bachelors degree or higher

Five Highest

Rank	SBA#	Name	Value
1	MN 08	Upper East Side	81.3%
2	MN 01, 02	Greenwich Village/Financial District	81.1%
3	MN 06	Stuyvesant Town/Turtle Bay	78.2%
4	MN 07	Upper West Side	77.1%
5	MN 04, 05	Chelsea/Clinton/Midtown	71.8%

Five Lowest

51	BK 05	East New York/Starrett City	15.1%
52	BX 05	University Heights/Fordham	12.6%
53	BK 16	Brownsville/Ocean Hill	12.2%
54	BX 03, 06	Morrisania/Belmont	11.9%
55	BX 01, 02	Mott Haven/Hunts Point	9.1%

Historic Districts

This indicator measures the number and location of historic districts approved by the New York City Landmarks Preservation Commission (LPC) in a given year.

Sources: New York City Landmarks Preservation Commission (LPC)

Geography: Site

Years Reported: Through 2015

Note: Included in Part 2, Citywide Analysis, State of Land Use and Built Environment

FHA/VA-Backed Home Purchase Loans

(% of home purchase loans)

This indicator measures the percentage of all first-lien loan originations, for the purchase of an owner-occupied one to four family home, condominium, or cooperative apartment, 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 New York City section in Part 3.

Sources: Home Mortgage Disclosure Act, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2004–2014

Five Highest

Rank	SBA#	Name	Value
1	BX 05	University Heights/Fordham	85.2%
2	BK 05	East New York/Starrett City	72.4%
3	BX 03, 06	Morrisania/Belmont	71.4%
4	BX 12	Williamsbridge/Baychester	66.3%
5	BX 01, 02	Mott Haven/Hunts Point	65.9%

Six Lowest

50	MN 01, 02	Greenwich Village/Financial District	0.0%
50	MN 03	Lower East Side/Chinatown	0.0%
50	MN 04, 05	Chelsea/Clinton/Midtown	0.0%
50	MN 06	Stuyvesant Town/Turtle Bay	0.0%
50	MN 07	Upper West Side	0.0%
50	MN 08	Upper East Side	0.0%

Foreclosure Filings

(all residential properties)

This indicator measures the total number of residential properties (single- and multifamily 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.

Sources: Public Data Corporation, New York City Department of Finance Final Tax Roll File, NYU Furman Center

Geography: City, Borough

Years Reported: 2000–2015

Note: Included in Part 2, Citywide Analysis, State of Homeowners and Their Homes

Foreign-Born Population

This indicator measures the share of the population that is foreign-born. *Foreign-born* includes all individuals 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 New York City section in Part 3.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014

Five Highest

Rank	SBA#	Name	Value
1	QN 04	Elmhurst/Corona	60.6%
2	QN 03	Jackson Heights	59.8%
3	QN 07	Flushing/Whitestone	56.7%
4	QN 02	Sunnyside/Woodside	56.5%
5	BK 11	Bensonhurst	55.6%

Five Lowest

51	BK 03	Bedford Stuyvesant	20.2%
52	BX 10	Throgs Neck/Co-op City	19.9%
53	BK 02	Brooklyn Heights/Fort Greene	19.4%
54	BK 06	Park Slope/Carroll Gardens	15.9%
55	SI 03	South Shore	14.8%

Higher-Cost Home Purchase Loans

(% of home purchase loans)

This indicator measures the percentage of all first-lien loan originations, for the purchase of an owner-occupied one to four family home, that were reported as “higher cost” under HMDA. 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.” For more information on HMDA data, please refer to the Methods chapter of this report.

Sources: Home Mortgage Disclosure Act, NYU Furman Center

Geography: City, Borough

Years Reported: 2006, 2010, 2014

Higher-Cost Refinance Loans

(% of refinance loans)

This indicator measures the percentage of loan originations, for the refinancing of an owner-occupied one to four family home, that were reported as “higher cost” under HMDA (see *Higher-Cost Home Purchase Loans* definition above for a description of “higher cost”). For more information on HMDA data, please refer to the Methods chapter of this report.

Sources: Home Mortgage Disclosure Act, NYU Furman Center

Geography: City, Borough

Years Reported: 2006, 2010, 2014

High School Outcomes in June of Class Year

(graduated, still enrolled, dropped out)

This indicator measures the share of students who, as of June 30, four years after entering ninth grade, fall in one of three categories: graduated (local diploma, Regents, or Advanced Regents), dropped out, or still enrolled/other. Due to a shift in state policy, local diplomas, which did not require that students pass Regents exams, were phased out in 2012. With a few exceptions, students who graduate either receive a regular Regents diploma or, if they pass four additional Regents exams and satisfy several other requirements, an Advanced Regents diploma. “Other” includes students who transferred to “an approved alternative high school education preparation program” and students who received Individualized Education Plan Diplomas in years in which such diplomas were offered.

Sources: New York City Department of Education, NYU Furman Center

Geography: City, Borough

Years Reported: 2005–2015

Note: Included in Part 2, Citywide Analysis, State of Neighborhood Services and Conditions

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 one to four family buildings, condominiums, or cooperative apartments by the total number of one to four family buildings, condominiums, and cooperative apartments in the given geography and then multiplying by 1,000 to establish a rate. For more information on Home Mortgage Disclosure Act data, please refer to the Methods chapter of this report. This indicator is disaggregated by race and ethnicity in the New York City section in Part 3.

Sources: Home Mortgage Disclosure Act, New York City Department of Finance Final Tax Roll File, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2014

Five Highest

Rank	SBA#	Name	Value
1	BK 06	Park Slope/Carroll Gardens	32.9
2	MN 12	Washington Heights/Inwood	29.2
3	BK 02	Brooklyn Heights/Fort Greene	28.6
4	BK 08	North Crown Heights/Prospect Heights	28.0
5	QN 06	Rego Park/Forest Hills	25.3

Five Lowest

51	BX 03, 06	Morrisania/Belmont	9.7
51	BX 04	Highbridge/South Concourse	9.7
53	BX 09	Soundview/Parkchester	9.3
54	BX 05	University Heights/Fordham	9.0
55	BX 01, 02	Mott Haven/Hunts Point	8.6

Home Purchase Loans to LMI Borrowers

(% of home purchase loans)

This indicator measures the share of all first-lien loan originations, for the purchase of an owner-occupied one to four family building, condominium, or cooperative apartment, that were made to low- to moderate-income borrowers (LMI). In Home Mortgage Disclosure Act (HMDA) data, LMI borrowers are those who earn no more than 80 percent of the metropolitan statistical area median family income. In contrast with the US Department of Housing and Urban Development's Section 8 and HOME program income guidelines used for other indicators in this report, HMDA's 80 percent limit does not adjust its definition of LMI borrowers for household size. For more information on HMDA data, please refer to the Methods chapter of this report.

Sources: Home Mortgage Disclosure Act, NYU Furman Center

Geography: City

Years Reported: 2006, 2010, 2014

Home Purchase Loans in LMI Tracts

(% of home purchase loans)

This indicator measures the share of all first-lien loans, for the purchase of an owner-occupied one to four family building, condominium, or cooperative apartments, that were originated for homes in low- to moderate-income (LMI) census tracts. In Home Mortgage Disclosure Act (HMDA) data, LMI tracts have a median family income of no more than 80 percent of the metropolitan statistical area median family income. HMDA data from 2003 to 2011 use the tract median family income as reported in 1999 for the 2000 census. Starting in 2012, the source of the tract median family income became the American Community Survey five-year estimates. For more information on HMDA data, please refer to the Methods chapter of this report.

Sources: Home Mortgage Disclosure Act, NYU Furman Center

Geography: City

Years Reported: 2006, 2010, 2014

Homeless Shelter Population

This indicator measures the number of individuals staying in a shelter operated by the New York City Department of Homeless Services (DHS). This measure does not include the street homeless population or the number of people staying in non-DHS operated shelters.

Sources: New York City Department of Homeless Services

Geography: City

Years Reported: 1985–2015

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 New York City section in Part 3.

Sources: United States Census (2000, 2010), American Community Survey (2006, 2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014

Five Highest

Rank	SBA#	Name	Value
1	SI 03	South Shore	81.0%
2	QN 13	Queens Village	71.2%
3	QN 11	Bayside/Little Neck	70.9%
4	SI 02	Mid-Island	67.8%
5	QN 10	South Ozone Park/Howard Beach	63.5%

Five Lowest

51	BX 04	Highbridge/South Concourse	7.2%
52	BX 01, 02	Mott Haven/Hunts Point	5.6%
53	MN 11	East Harlem	5.2%
54	BX 07	Kingsbridge Heights/Moshulu	4.5%
55	BX 05	University Heights/Fordham	3.0%

Households with Children Under 18

This indicator measures the percentage of households with children presently under 18 years old.

Sources: United States Census (2000, 2010), American Community Survey (2006, 2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014

Five Highest

Rank	SBA#	Name	Value
1	BX 01, 02	Mott Haven/Hunts Point	44.9%
2	BK 12	Borough Park	44.2%
3	QN 10	South Ozone Park/Howard Beach	43.5%
4	BX 03, 06	Morrisania/Belmont	43.3%
5	BX 04	Highbridge/South Concourse	41.8%

Five Lowest

51	QN 01	Astoria	17.2%
52	MN 01, 02	Greenwich Village/Financial District	13.9%
53	MN 03	Lower East Side/Chinatown	13.3%
54	MN 04, 05	Chelsea/Clinton/Midtown	9.1%
55	MN 06	Stuyvesant Town/Turtle Bay	8.9%

Household Income Distribution

Household income is the total income of all members of a household aged 15 years and older. The US Census Bureau advises against comparisons of income data between the decennial census and the American Community Survey due to differences in question construction and sampling, and so we urge caution when comparing this indicator over time, particularly at the neighborhood level. All figures have been adjusted to 2015 dollars. For more information on comparisons across years and across US Census Bureau products, please refer to the Methods chapter of this report. This indicator measures the share of households with household income in one of six brackets: less than \$20,000, \$20,000–39,999, \$40,000–59,999, \$60,000–99,999, \$100,000–249,999, and \$250,000 or more.

Sources: United States Census (2000), American Community Survey (2010–2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2014

Housing Choice Vouchers

(% of occupied, privately owned rental units)

This indicator measures the share of all rental households in privately owned units whose occupants use a housing choice voucher from the U.S. Department of Housing and Urban Development (HUD). Tenants cannot use their vouchers to rent units in public housing, so we report this indicator as a percentage of occupied, privately owned rental units. The denominator consists of occupied rental housing units (that is, rental households) from the American Community Survey (ACS) minus the total number of public housing units. For more information about the calculation of this indicator, see the “Housing Choice Vouchers” section of the Methods chapter. Due to inconsistencies in data collection and reporting before 2009 from the Picture of Subsidized Households, the source of housing choice voucher data, we do not present this indicator before 2009. Because of changes in our method of determining this indicator’s denominator, estimates presented in this edition of the *State of New York City’s Housing and Neighborhoods* are not comparable to those in previous editions.

Sources: Picture of Subsidized Households, American Community Survey, New York City Housing Authority, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2010, 2014

Five Highest

Rank	SBA#	Name	Value
1	BX 05	University Heights/Fordham	20.2%
2	BX 03, 06	Morrisania/Belmont	19.1%
3	BX 01, 02	Mott Haven/Hunts Point	15.1%
4	BK 13	Coney Island	14.8%
5	BX 07	Kingsbridge Heights/Moshulu	14.5%

Five Lowest

51	MN 01, 02	Greenwich Village/Financial District	0.8%
51	QN 07	Flushing/Whitestone	0.8%
53	QN 02	Sunnyside/Woodside	0.7%
54	QN 01	Astoria	0.6%
55	QN 11	Bayside/Little Neck	0.2%

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.

Sources: United States Census (2000, 2010), American Community Survey (2014)

Geography: City, Borough

Years Reported: 2000, 2006, 2010, 2014

Housing Units in FEMA Preliminary Flood Hazard Areas

This indicator estimates the percentage of housing units that fall in either the 100- or 500-year floodplains in the Federal Emergency Management Agency's (FEMA) Preliminary Flood Insurance Rate Maps (FIRMs) issued for New York City in January 2015. Land in the 100-year floodplain has at least a one percent chance of being flooded each year; land in the 500-year flood plain has at least a 0.2 percent chance of being flooded each year. The preliminary FIRMs are expected to become effective in 2016 and will replace the current effective FIRMs, established in 1983. The 1983 effective FIRMs cover less of the city's land area than the 2015 preliminary FIRMs. We consider a property to be in the 100- or 500-year flood plain if it covers at least 10 percent of that property's land area. Because it is not yet possible to know how units are spread over a parcel of land, we assume that all housing units on that property fall in the flood plain. As a result, this indicator may somewhat overstate the share of units falling in a flood plain, in particular for very large properties with multiple buildings. Accordingly, we advise some caution when interpreting this indicator. Although the preliminary FIRMs date to 2015, property information is obtained through the 2014 version of PLUTO. We do not present rankings for community districts in which 0.0% of residential units fall in the flood plain.

Sources: Federal Emergency Management Agency (FEMA), PLUTO, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2015

Five Highest

Rank	SBA#	Name	Value
1	BK 13	Coney Island	99.7%
2	QN 14	Rockaway/Broad Channel	85.5%
3	BK 15	Sheepshead Bay	57.9%
4	MN 01	Financial District	57.2%
5	MN 11	East Harlem	49.7%

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

This indicator measures the percentage of residential units in a given geographic area in 2014 that were within a half-mile walk of a station entrance for the New York City Subway (including the 34 St-Hudson Yards Station, which opened in September 2015), Long Island Rail Road, PATH, Amtrak, Metro-North Railroad, or Staten Island Railway. For a more detailed description of how this indicator was calculated, please refer to the Methods chapter of this report. Because of changes in this indicator's methodology, estimates presented in this edition of the *State of New York City's Housing and Neighborhoods* are not comparable to those in previous editions.

Sources: New York City Department of Transportation (DOT), New York City Department of City Planning (DCP), NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2014

Housing Units within 1/4 Mile of a Park

This indicator measures the percentage of residential units in a given geographic area that are within a quarter mile of a park, excluding parks that are smaller than a quarter of an acre or are categorized as a “mall,” “parkway,” “lot,” “strip,” or “undeveloped.” Unlike in previous editions of this report, we include state parks within city limits but do not include Greenstreets. For a more detailed description of how this indicator is calculated, please refer to the Methods chapter of this report. Because of changes in this indicator’s methodology, estimates presented in this edition of the *State of New York City’s Housing and Neighborhoods* are not comparable to those in previous editions.

Sources: New York City Department of Parks and Recreation (DPR); New York State Office of Parks, Recreation, and Historic Preservation; PLUTO; NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2014

Five Highest

Rank	SBA#	Name	Value
1	MN 09	Morningside Heights/Hamilton	100.0%
2	MN 11	East Harlem	99.9%
3	BX 06	Belmont/East Tremont	99.7%
4	BX 01	Mott Haven/Melrose	99.6%
4	BX 02	Hunts Point/Longwood	99.6%

Five Lowest

55	BK 12	Borough Park	38.2%
56	QN 10	South Ozone Park/Howard Beach	37.4%
57	BK 17	East Flatbush	37.3%
58	QN 13	Queens Village	36.5%
59	BK 14	Flatbush/Midwood	24.5%

Inclusionary Housing Program Affordable Unit Commitments

This indicator measures the number of affordable units committed each year through New York City’s Inclusionary Housing Program. New York City’s Inclusionary Housing Program allows housing development in certain areas of the city to build more floor area in exchange for the provision of affordable housing.

Sources: New York City Department of Housing Preservation and Development (HPD), NYU Furman Center

Geography: City

Years Reported: 1988–2015

Note: Included in Part 2, Citywide Analysis, State of Land Use and Built Environment

Income Diversity Ratio

The NYU 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, excluding all households without positive income. 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 several income categories. The percentages in the charts may not add up to 100 percent because of rounding.

Sources: United States Census (1990, 2000), American Community Survey (2005–2014), Integrated Public Use Microdata Series (1990, 2000), NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 1990, 2000, 2005–2014 for city; 2014 for boroughs and sub-borough areas

Index of Home Purchase Loan Originations

This indicator measures the annual volume of home purchase loan originations compared to 2004. The indicator includes first-lien home purchase loans issued to owner-occupants of one to four family homes, condominiums, and cooperative apartments.

Sources: Home Mortgage Disclosure Act, NYU Furman Center

Geography: City, National

Years Reported: 2004–2014

Note: Included in Part 2, Citywide Analysis, State of Homeowners and Their Homes

Index of Housing Price Appreciation

(by 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 all properties as well as broken out for several types of properties: one family buildings, two to four family buildings, buildings with five or more units, and condominiums. On community district pages and borough pages, we display the index for all property types combined and for 5+ family buildings (defined as rental buildings with five or more units), as well as for either one family buildings, two to four family buildings, or condominiums, whichever had the greatest number of sales since 2000. We do not report for geographies where there are too few sales of a particular building type to derive an index; in 2015, we do not report a 5+ family HPI for eight community districts (MN 01, QN 06, QN 08, QN 10, QN 11, QN 13, SI 02, SI 03). Our estimate of sales occurring in 2015 include only sales recorded as of the end of January 2016. This encompasses the vast majority of sales in 2015, but due to recording delays this number may be revised slightly when complete data are available. For more information on the techniques used to calculate the index, please refer to the Methods chapter of this report.

Sources: New York City Department of Finance (DOF), Automated City Register Information System (ACRIS), NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2000–2015

All Property Types

Five Highest

Rank	SBA#	Name	Value
1	MN 09	Morningside Heights/Hamilton	617.8
2	MN 10	Central Harlem	520.7
3	MN 12	Washington Heights/Inwood	451.8
4	MN 11	East Harlem	438.9
5	BK 06	Park Slope/Carroll Gardens	423.3

Five Lowest

55	BX 10	Throgs Neck/Co-op City	159.2
56	BX 06	Belmont/East Tremont	157.5
57	BX 03	Morrisania/Crotona	149.0
58	BX 12	Williamsbridge/Baychester	143.5
59	QN 12	Jamaica/Hollis	140.6

1 Family Buildings

Five Highest

Rank	SBA#	Name	Value
1	BK 14	Flatbush/Midwood	248.9
2	QN 06	Rego Park/Forest Hills	238.5
3	QN 07	Flushing/Whitestone	231.6
4	QN 08	Hillcrest/Fresh Meadows	218.8
5	QN 11	Bayside/Little Neck	201.8

Five Lowest

30	SI 02	South Beach/Willowbrook	184.8
31	QN 10	South Ozone Park/Howard Beach	173.5
32	SI 03	Tottenville/Great Kills	170.7
33	QN 13	Queens Village	168.2
34	QN 12	Jamaica/Hollis	142.0

2-4 Family Building

Five Highest

Rank	SBA#	Name	Value
1	BK 07	Sunset Park	366.6
2	QN 05	Ridgewood/Maspeth	282.6
3	QN 01	Astoria	267.5
4	BK 10	Bay Ridge/Dyker Heights	255.0
5	BK 09	South Crown Heights/Lefferts Gardens	254.2

Five Lowest

21	BX 02	Hunts Point/Longwood	137.6
22	BX 12	Williamsbridge/Baychester	135.9
23	BX 06	Belmont/East Tremont	119.4
24	BX 07	Kingsbridge Heights/Bedford	115.1
25	BX 03	Morrisania/Crotona	109.3

5+ Family Buildings

Five Highest

Rank	SBA#	Name	Value
1	MN 09	Morningside Heights/Hamilton	799.6
2	BK 01	Greenpoint/Williamsburg	726.5
3	MN 11	East Harlem	685.5
4	MN 02	Greenwich Village/Soho	652.7
5	MN 10	Central Harlem	616.6

Five Lowest

53	QN 13	Queens Village	178.6
54	QN 10	South Ozone Park/Howard Beach	172.5
55	QN 07	Flushing/Whitestone	153.0
56	SI 02	South Beach/Willowbrook	148.1
57	QN 08	Hillcrest/Fresh Meadows	118.4

Condominiums

Five Highest

Rank	SBA#	Name	Value
1	MN 12	Washington Heights/Inwood	505.8
2	MN 10	Central Harlem	474.9
3	MN 09	Morningside Heights/Hamilton	437.5
4	BK 06	Park Slope/Carroll Gardens	428.0
5	BK 02	Fort Greene/Brooklyn Heights	409.6

Five Lowest

21	BX 09	Parkchester/Soundview	289.8
22	MN 01	Financial District	269.9
23	MN 06	Stuyvesant Town/Turtle Bay	259.9
24	BK 01	Greenpoint/Williamsburg	247.7
25	MN 08	Upper East Side	241.8

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 Manhattan community district 6 (Stuyvesant Town/Turtle Bay). In 2015, it was 262.2. So the index was 62.4 index points higher in 2015. This does not mean that the value of the average property went up by 62.4 percent. Using the formula above, we see that the home appreciated by 31.2 percent between 2006 and 2015:

$$\frac{262.2 - 199.8}{199.8}$$

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 a lower index level than Central Harlem in 2015. This does not mean that properties in the Upper East Side are less valuable than those in Central Harlem, but rather that Upper East Side properties experienced a more modest increase in value since 2000.

Index of Real Gross Domestic Product

This indicator measures annual real gross domestic product compared to 2009. This is the value of all final goods and services produced adjusted for inflation.

Sources: Bureau of Economic Analysis

Geography: Metropolitan Statistical Areas

Years Reported: 2000–2014

Note: Included in Part 2, Citywide Analysis, State of New Yorkers

Index of Refinance Originations

This indicator measures the annual volume of refinance loan originations compared to 2004. For more information on Home Mortgage Disclosure Act (HMDA) data, please refer to the Methods chapter of this report.

Sources: Home Mortgage Disclosure Act

Geography: City, National

Years Reported: 2004–2014

Note: Included in Part 2, Citywide Analysis, State of Homeowners and Their Homes

Labor Force Participation Rate

This indicator measures the number of people aged 16 years and older who are in the civilian labor force, divided by the total number of non-institutionalized people aged 16 years and older. People are considered to be not in the labor force if they were neither employed nor unemployed (see *unemployment rate* for definition of unemployed) and whose work at home was “incidental” and unpaid. The US Census Bureau advises using caution when comparing the 2000 census labor force participation rate to the American Community Survey figures because of differences in question construction and sampling.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2014)

Geography: City

Years Reported: 2000, 2006, 2010, 2014

Landmark Designations

This indicator measures the number and location of individual landmarks designated by the Landmarks Preservation Commission (LPC) in a given year.

Sources: New York City Landmarks Preservation Commission (LPC)

Geography: Site

Years Reported: Through 2015

Note: Included in Part 2, Citywide Analysis, State of Land Use and Built Environment

Lots Added to Historic Districts

This indicator measures the number of tax lots added to historic districts due to historic district approvals in a given year.

Sources: New York City Landmarks Preservation Commission (LPC)

Geography: City

Years Reported: 2000–2015

Note: Included in Part 2, Citywide Analysis, State of Land Use and Built Environment

Lots Regulated by the LPC

We define a lot as regulated by the Landmarks Preservation Commission (LPC) if it is covered by a historic district or if it is designated as an individual or interior landmark. To arrive at the share of lots regulated by the LPC, we divide the number of LPC-regulated lots in a geography by the total number of lots in the geography. We limit the universe to exclude lots with a land use category of “Open Space and Outdoor Recreation” as well as lots classified as parks, airports, large underwater lots, Ellis Island, Liberty Island, and a small number of lots for which we are not able to calculate area.

Sources: New York City Landmarks Preservation Commission (LPC), NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2014

Five Highest

Rank	SBA#	Name	Value
1	MN 02	Greenwich Village/Soho	70.0%
2	MN 07	Upper West Side	63.9%
3	MN 01	Financial District	50.8%
4	BK 02	Fort Greene/Brooklyn Heights	45.2%
5	MN 08	Upper East Side	31.3%

Twenty Lowest

40	BX 09	Parkchester/Soundview	0.0%
40	BX 10	Throgs Neck/Co-op City	0.0%
40	BX 11	Morris Park/Bronxdale	0.0%
40	BX 12	Williamsbridge/Baychester	0.0%
40	BK 05	East New York/Starrett City	0.0%
40	BK 10	Bay Ridge/Dyker Heights	0.0%
40	BK 11	Bensonhurst	0.0%
40	BK 12	Borough Park	0.0%
40	BK 13	Coney Island	0.0%
40	BK 15	Sheepshead Bay	0.0%
40	BK 16	Brownsville	0.0%
40	BK 17	East Flatbush	0.0%
40	BK 18	Flatlands/Canarsie	0.0%
40	QN 01	Astoria	0.0%
40	QN 06	Rego Park/Forest Hills	0.0%
40	QN 08	Hillcrest/Fresh Meadows	0.0%
40	QN 09	Kew Gardens/Woodhaven	0.0%
40	QN 10	South Ozone Park/Howard Beach	0.0%
40	QN 13	Queens Village	0.0%
40	QN 14	Rockaway/Broad Channel	0.0%

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 aged 16 years and older who did not work from home. This indicator is disaggregated by race and ethnicity in the New York City section in Part 3.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014

Five Highest

Rank	SBA#	Name	Value
1	QN 14	Rockaways	52.8
2	QN 12	Jamaica	49.7
3	BK 16	Brownsville/Ocean Hill	48.6
4	BK 18	Flatlands/Canarsie	48.4
5	QN 13	Queens Village	46.1

Five Lowest

51	MN 07	Upper West Side	30.9
52	MN 03	Lower East Side/Chinatown	29.2
53	MN 04, 05	Chelsea/Clinnton/Midtown	27.3
54	MN 06	Stuyvesant Town/Turtle Bay	26.8
55	MN 01, 02	Greenwich Village/Financial District	25.6

Median Rent, Asking

This indicator measures the median rent that landlords advertise for housing units available for rent. Advertised rents may not reflect the final lease terms if these units become occupied. The median asking rent will appear to be higher than the median rent for all renters, which may reflect tenants with lower rents due to subsidies, rent stabilization, or simply favorable treatment from their landlords. We advise caution when comparing the median asking rent to any other median rent. Asking rents are presumably contract rents, which refer to rental costs that will be specified on a lease and may or may not include any utility costs. All other rents used in this report are gross rents, which is the contract rent plus any additional utility payments (see the definition for *median rent, all renters*). Unlike other rents reported elsewhere in this report, we do not adjust this indicator for inflation. We do not display median asking rents in community districts that had fewer than 30 listings on our data source. In 2014, two community districts, South Ozone Park/Howard Beach (QN 10), and Tottenville/Great Kills (SI 03), were excluded because there were fewer than 30 rental listings in 2014. Care should also be taken because not all landlords elect to post listings on StreetEasy, so the sample is not necessarily representative of all units that were for rent.

Source: StreetEasy

Geography: City, Borough, Community District

Years Reported: 2014

Five Highest

Rank	SBA#	Name	Value
1	MN 01	Financial District	\$3,875
2	MN 05	Midtown	\$3,750
3	MN 02	Greenwich Village/Soho	\$3,500
4	MN 04	Clinton/Chelsea	\$3,490
5	MN 06	Stuyvesant Town/Turtle Bay	\$3,371

Five Lowest

53	SI 02	South Beach/Willowbrook	\$1,270
54	BX 09	Parkchester/Soundview	\$1,259
55	BX 05	Fordham/University Heights	\$1,250
55	BX 06	Belmont/East Tremont	\$1,250
57	BX 02	Hunts Point/Longwood	\$1,067

Median Household Income

(all households, homeowner households, renter households)

Household income is the total income of all members of a household aged 15 years or older. The US Census Bureau advises against comparisons of income data between the decennial census and the American Community Survey due to differences in question construction and sampling, and so we urge caution when comparing this indicator over time, particularly at the neighborhood level. All figures have been adjusted to 2015 dollars. For more information on comparisons across years and across US Census Bureau products, please refer to the Methods chapter of this report. Because household income levels differ by tenure choice (whether an occupant owns or rents their home), we also separately report the median household income for homeowners and renters at the city level. This indicator is disaggregated by race and ethnicity in the New York City section in Part 3.

Sources: United States Census (2000),
American Community Survey (2005–2014)

Geography: National, City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014 ; 2005–2014 for city

Five Highest

Rank	SBA#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$120,341
2	MN 08	Upper East Side	\$115,383
3	BK 06	Park Slope/Carroll Gardens	\$113,187
4	MN 07	Upper West Side	\$106,315
5	MN 06	Stuyvesant Town/Turtle Bay	\$105,758

Five Lowest

51	BX 04	Highbridge/South Concourse	\$27,237
52	BK 16	Brownsville/Ocean Hill	\$25,291
53	BX 03, 06	Morrisania/Belmont	\$22,069
54	BX 01, 02	Mott Haven/Hunts Point	\$21,143
55	BX 05	University Heights/Fordham	\$20,898

Median Rent

(all renters, recent movers, studios and one-bedrooms, two- and three-bedrooms)

The monthly rent we report (with the exception of asking rents as outlined above) is *gross rent*, 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. 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 *recent movers*, which we define as households who moved into their unit within the 12 months prior to being surveyed; rents for recent movers are more likely to reflect recent conditions of the rental housing market. Because recent movers constitute a relatively small subset of renter households, we report five-year American Community Survey (ACS) estimates of median rents for that subset, as well as for all renters in order to compare the two (one-year estimates of median rent for all renters are displayed in the body of the community district, borough, and city pages). Thus, although recent movers are those who moved into their unit no more than 12 months prior to their ACS survey, we group five years of surveys together in order to calculate a reliable indicator; the 2010–2014 estimates, for example, represent rents for households surveyed in 2010 who had moved in in 2009 or 2010, households surveyed in 2011 who had moved in in 2010 or 2011, and so on, up through households surveyed in 2014 who had moved in in 2013 or 2014. We also report five-year estimates of median rents for studios and one-bedroom units (combined) and for two- and three-bedroom units (combined). One-year and five-year estimates of rent

are reported using constant 2015 dollars. Although the US Census Bureau advises that rent estimates from the 2000 decennial census are not generally comparable to rent estimates from the ACS, the incompatibility stems from the ways in which rents for properties with large areas of undeveloped land were calculated; since New York City has very few such properties, we report 2000 estimates for median rent but advise some caution in comparing those figures to later years. For more information on comparisons across years, please refer to the Methods chapter of this report. Since the pre-compiled summary tables from the ACS do not report estimates for median gross rent when the median is above \$2,000, medians above that level come from the Public Use Microdata Sample of the ACS.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2014, 2005–2009, 2010–2014), NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014, 2005–2009, 2010–2014

All units, 2014

Five Highest

Rank	SBA#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$2,553
2	MN 04, 05	Chelsea/Clinton/Midtown	\$2,223
3	MN 06	Stuyvesant Town/Turtle Bay	\$2,153
4	MN 08	Upper East Side	\$2,103
5	BK 06	Park Slope/Carroll Gardens	\$2,003

Five Lowest

51	BK 16	Brownsville/Ocean Hill	\$951
52	BX 03, 06	Morrisania/Belmont	\$904
52	BK 13	Coney Island	\$865
54	MN 11	East Harlem	\$863
55	BX 01, 02	Mott Haven/Hunts Point	\$823

All units, 2010–2014

Five Highest

Rank	SBA#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$2,416
2	MN 06	Stuyvesant Town/Turtle Bay	\$2,131
3	MN 04, 05	Chelsea/Clinton/Midtown	\$2,065
4	MN 08	Upper East Side	\$1,972
5	BK 06	Park Slope/Carroll Gardens	\$1,833

Five Lowest

51	BK 13	Coney Island	\$914
52	MN 10	Central Harlem	\$913
53	BX 03, 06	Morrisania/Belmont	\$907
54	MN 11	East Harlem	\$869
55	BX 01, 02	Mott Haven/Hunts Point	\$782

Recent movers

Five Highest

Rank	SBA#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$2,812
2	MN 04, 05	Chelsea/Clinton/Midtown	\$2,572
3	MN 06	Stuyvesant Town/Turtle Bay	\$2,514
4	MN 07	Upper West Side	\$2,243
5	BK 06	Park Slope/Carroll Gardens	\$2,153

Five Lowest

50	BX 04	Highbridge/South Concourse	\$1,136
50	BX 05	University Heights/Fordham	\$1,136
52	BK 16	Brownsville/Ocean Hill	\$1,125
53	BX 03, 06	Morrisania/Belmont	\$1,117
54	BK 13	Coney Island	\$1,054
55	BX 01, 02	Mott Haven/Hunts Point	\$1,018

Studio and 1-bedrooms

Five Highest

Rank	SBA#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$2,361
2	MN 04, 05	Chelsea/Clinton/Midtown	\$2,065
3	MN 06	Stuyvesant Town/Turtle Bay	\$2,043
4	MN 08	Upper East Side	\$1,920
5	MN 07	Upper West Side	\$1,855

Five Lowest

51	QN 14	Rockaways	\$865
52	BX 03, 06	Morrisania/Belmont	\$814
53	BK 13	Coney Island	\$739
54	BK 16	Brownsville/Ocean Hill	\$721
55	BX 01, 02	Mott Haven/Hunts Point	\$632

2 and 3-bedrooms

Five Highest

Rank	SBA#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$2,768
2	MN 06	Stuyvesant Town/Turtle Bay	\$2,319
3	MN 08	Upper East Side	\$2,251
4	MN 04, 05	Chelsea/Clinton/Midtown	\$2,064
5	BK 06	Park Slope/Carroll Gardens	\$1,972

Five Lowest

51	BX 03, 06	Morrisania/Belmont	\$991
52	MN 10	Central Harlem	\$946
53	MN 03	Lower East Side/Chinatown	\$940
54	BX 01, 02	Mott Haven/Hunts Point	\$871
55	MN 11	East Harlem	\$870

Median Rent Burden

This indicator measures the median percentage of gross, pre-tax income spent on gross rent (rent plus electricity and heating fuel costs; see *median rent* definition) by New York City renter households. Tenants with housing choice vouchers may not necessarily pay the entire rent specified on a lease, as their rent is generally capped at 30 percent of their income. Although the rents of tenants in Low-Income Housing Tax Credit properties are subsidized, they are not capped at 30 percent of their income without a housing choice voucher. For these reasons, this indicator should be interpreted with caution. For more information on comparisons across years, please refer to the Methods chapter of this report.

Sources: United States Census (2000),
American Community Survey (2006, 2010, 2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014

Five Highest

Rank	SBA#	Name	Value
1	BX 05	University Heights/Fordham	45.6%
2	BK 12	Borough Park	43.5%
3	QN 10	South Ozone Park/Howard Beach	41.2%
4	BX 12	Williamsbridge/Baychester	39.9%
4	BK 16	Brownsville/Ocean Hill	39.9%

Five Lowest

51	BK 02	Brooklyn Heights/Fort Greene	26.3%
52	MN 01, 02	Greenwich Village/Financial District	26.0%
53	MN 04, 05	Chelsea/Clinnton/Midtown	25.9%
54	MN 08	Upper East Side	25.4%
55	BK 06	Park Slope/Carroll Gardens	24.2%

Median Sales Price per Unit

(by housing type)

We provide the median price per unit for buildings with 5 or more units, as well as for either one unit buildings, two-to four-unit buildings or condominiums, whichever had a greater number of sales between 2000 and 2015. Community districts are ranked against the other community districts with the same reported indicator. Among one family buildings, two to four family buildings, and condominiums, there were 12 community districts where one family building sales were most prominent, 30 community districts where two to four family building sales were most prominent, and 17 community districts where condominium sales were most prominent. For one 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 multifamily buildings, the price per unit is calculated by dividing the sales price of the building by the number of units contained within the building. Prices are expressed in constant 2015 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 2015 only include sales recorded as of January 2016. This encompasses the vast majority of sales in 2015, but due to recording delays this number may be revised slightly when complete data are available.

Sources: New York City Department of Finance, Automated City Register Information System (ACRIS), NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2014, 2015

1 Family Buildings

Three Highest

Rank	SBA#	Name	Value
1	BK 14	Flatbush/Midwood	\$900,000
2	QN 06	Rego Park/Forest Hills	\$862,000
3	QN 11	Bayside/Little Neck	\$766,767

Three Lowest

32	QN 13	Queens Village	\$410,000
33	SI 01	St. George/Stapleton	\$358,102
34	QN 12	Jamaica/Hollis	\$341,000

2-4 Family Buildings

Three Highest

Rank	SBA#	Name	Value
1	BK 07	Sunset Park	\$490,000
2	BK 10	Bay Ridge/Dyker Heights	\$458,671
3	BK 12	Borough Park	\$433,417

Three Lowest

32	BX04	Highbridge/Concourse	\$155,000
33	BX02	Hunts Point/Longwoo	\$146,000
34	BX03	Morrisania/Crotona	\$141,750

Condominiums

Three Highest

Rank	SBA#	Name	Value
1	MN 02	Greenwich Village/Soho	\$2,450,000
2	MN 05	Midtown	\$1,705,000
3	MN 08	Upper East Side	\$1,485,000

Three Lowest

23	MN 09	Morningside Heights/Hamilton	\$600,000
24	MN 12	Washington Heights/Inwood	\$515,000
25	BX 09	Parkchester/Soundview	\$110,000

5+ Family Buildings

Highest

Rank	SBA#	Name	Value
1	MN 01	Financial District	\$1,225,000

Lowest

59	QN 12	Jamaica/Hollis	\$98,500
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MTA Subway Performance

The Metropolitan Transportation Authority (MTA) provides two main metrics for subway performance at the line level: *on-time performance* (OTP) and *wait assessment* (WA). On-time performance measures the share of all scheduled subway trains that arrive at the terminal no more than five minutes after the scheduled arrival time (trains that are canceled or skip scheduled stops are recorded as not being on time). Wait assessment measures the rate at which a theoretical passenger at a station could have to wait substantially longer than scheduled for a train. It is calculated by measuring the *headway* (time between trains) at several major stations along a route (rather than just at the terminal, as OTP does) and calculating the share of headways that are less than 25 percent longer than scheduled. (In previous years, the MTA used a standard of no more than two minutes longer than scheduled during peak hours or more than 4 minutes longer during off-peak hours to calculate WA.) Unlike OTP, WA is only measured on weekdays between 6:00 a.m. and midnight, and for many trains it is measured using a sampling methodology and is therefore reported as a 12-month rolling average. Aata for 2015 was only available through October. See the Methods chapter for more information on MTA performance metrics.

Sources: Metropolitan Transportation Authority, NYU Furman Center

Geography: City, Station

Years Reported: 2009–2015

Note: Included in Part 2, Citywide Analysis, State of Neighborhood Services and Conditions

Residential units within 1/2 mile of a subway station

Seven Highest

Rank	SBA#	Name	Value
1	BX 01	Mott Haven/Melrose	100.0%
1	MN 01	Financial District	100.0%
1	MN 02	Greenwich Village/Soho	100.0%
1	MN 05	Midtown	100.0%
1	MN 09	Morningside Heights/Hamilton	100.0%
1	MN 10	Central Harlem	100.0%
1	MN 12	Washington Heights/Inwood	100.0%

Five Lowest

55	SI 02	South Beach/Willowbrook	25.2%
56	QN 11	Bayside/Little Neck	24.0%
57	SI 01	St. George/Stapleton	12.7%
58	BK 18	Flatlands/Canarsie	12.3%
59	QN 13	Queens Village	11.1%

Moderately/Severely Rent Burdened Households

(% of renter households, % of low-income renter households, % of moderate-income renter households)

This indicator measures the share of renter households whose gross rent (rent plus electricity and heating fuel costs; see *median rent* definition) made up at least 30 percent of their monthly pre-tax income. Households with gross rent equal to 30 percent or more but less than 50 percent of their income are classified as *moderately rent burdened*, while households with gross rent equal to at least 50 percent of their income are classified as *severely rent burdened*. *Low-income households* have incomes at or below 80 percent of the area median income (AMI) as defined by the US Department of Housing and Urban Development's Section 8 and HOME program guidelines. *Moderate-income households* have incomes above 80 percent and at or below 120 percent of AMI. See the Methods chapter for more information about these guidelines. Comparisons between the overall rate of moderate rent burden and the rate of moderate rent burden among low- and moderate-income renters should be made with caution, as the data sources differ slightly. The overall rate comes from pre-compiled summary tables of the American Community Survey (ACS), while the rate among low- and moderate-income renters is calculated from the Public Use Microdata Sample of the ACS, which includes data on gross rent as a percentage of income at the household level. Note that the methods for calculating rent burden have changed slightly from previous versions of this report, and therefore estimates may differ slightly from previously published data. Subsidized renters may be erroneously classified as rent burdened by the ACS under certain circumstances. Tenants with housing choice vouchers may not necessarily pay the entire rent specified on a lease, as their rent is generally capped at 30 percent of their income. Although the rents of tenants in Low-Income Housing Tax Credit properties are subsidized, they are not capped at 30 percent of the tenants' income unless the tenants have a housing choice voucher.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2014), US Department of Housing and Urban Development Section 8/HOME Program Income Guidelines

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014

Notices of Foreclosure, Initial/Repeat

(1-4 family and condo properties)

This indicator distinguishes between a new *lis pendens* and a repeat filing issued to a property that already received a *lis pendens* in the past six years. By separating repeated filings, we are better able to ascertain the number of property owners who have newly fallen into distress. Because we are able to observe only the filing date and location of foreclosure notices, repeat filings might occur either because the lender refiled an expired or withdrawn foreclosure notice or because an owner defaulted again after resolving a previous instance of default. This indicator applies only to one to four family buildings and condominiums, so it should not be compared to foreclosure counts for multifamily rental or cooperative apartment buildings. For a more detailed description of our *lis pendens* methodology, please refer to the Methods chapter of this report.

Sources: Public Data Corporation, New York City Department of Finance Final Tax Roll File, NYU Furman Center

Geography: City

Years Reported: 2000, 2006, 2010, 2014, 2015

Notices of Foreclosure Rate

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

This indicator measures the rate of mortgage foreclosure actions initiated per 1,000 one to four family properties and condominium units. For this indicator, we report the number of one- to four-family properties and condominium units that have received a mortgage-related *lis pendens* in the given calendar year per 1,000 one to four family properties and condominium units. 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.

Sources: Public Data Corporation, New York City Department of Finance Final Tax Roll File, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2014, 2015

Five Highest

Rank	SBA#	Name	Value
1	BX 04	Highbridge/Concourse	44.7
2	BX 03	Morrisania/Crotona	41.6
2	BX 06	Belmont/East Tremont	41.6
4	BX 05	Fordham/University Heights	40.9
5	QN 12	Jamaica/Hollis	37.8

Five Lowest

55	MN 11	East Harlem	2.4
56	MN 05	Midtown	1.6
56	MN 08	Upper East Side	1.6
58	MN 07	Upper West Side	1.5
59	MN 02	Greenwich Village/Soho	1.2

Population

The US 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 in years when the census is taken and from the American Community Survey (ACS) after the most recent census. At the sub-borough area level, we present the population for 2014 only and use the ACS for our population estimates. This indicator is disaggregated by race and ethnicity in the New York City section in Part 3. The US Census Bureau advises that ACS population estimates should be compared with caution across years. We do not present rankings for this indicator because sub-borough areas were designed to have roughly similar populations.

Sources: United States Census (2000, 2010), American Community Survey (2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2014

Population Aged 65 and Older

This indicator measures the percentage of residents who are aged 65 years and older and is disaggregated by race and ethnicity in the New York City section in Part 3.

Sources: United States Census (2000, 2010), American Community Survey (2006, 2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014

Five Highest

Rank	SBA#	Name	Value
1	BK 13	Coney Island	24.1%
2	QN 06	Rego Park/Forest Hills	21.4%
3	BX 10	Throgs Neck/Co-op City	19.8%
4	MN 06	Stuyvesant Town/Turtle Bay	19.3%
5	MN 07	Upper West Side	18.4%

Five Lowest

51	BK 04	Bushwick	8.6%
52	BK 06	Park Slope/Carroll Gardens	8.5%
53	BK 01	Williamsburg/Greenpoint	8.0%
54	BX 05	University Heights/Fordham	7.5%
54	BK 07	Sunset Park	7.5%

Population Under Age 18

This indicator measures the percentage of residents who are under age 18 and is disaggregated by race and ethnicity in the New York City section in Part 3.

Sources: United States Census (2000, 2010), American Community Survey (2006, 2014)

Geography: City

Years Reported: 2000, 2006, 2010, 2014

Note: Included in Part 2, Citywide Analysis, State of New Yorkers

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 and the 2014 American Community Survey (ACS). For sub-borough areas, we present only ACS data from 2014. The US 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.

Sources: United States Census (2000, 2010), American Community Survey (2006, 2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2014

Five Highest

Rank	SBA#	Name	Value
1	MN 08	Upper East Side	110.0
2	MN 10	Central Harlem	91.2
3	BX 05	University Heights/Fordham	88.0
4	MN 06	Stuyvesant Town/Turtle Bay	87.4
5	MN 03	Lower East Side/Chinatown	87.3

Five Lowest

51	SI 01	North Shore	12.6
52	QN 13	Queens Village	9.8
53	QN 14	Rockaways	9.5
54	SI 03	South Shore	7.0
55	SI 02	Mid-Island	6.4

Poverty Rate

This indicator measures the number of people below the poverty threshold divided by the number of people for whom poverty status was determined. Poverty status is determined by the US Census Bureau based on household size, composition, the number of children under 18 years of age, and individual or family income. The US Census Bureau advises that American Community Survey 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 New York City section in Part 3.

Sources: United States Census (2000),
American Community Survey (2006, 2010, 2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014

Five Highest

Rank	SBA#	Name	Value
1	BX 05	University Heights/Fordham	45.4%
2	BX 01, 02	Mott Haven/Hunts Point	45.0%
3	BX 03, 06	Morrisania/Belmont	44.2%
4	BK 16	Brownsville/Ocean Hill	38.6%
5	BX 04	Highbridge/South Concourse	37.3%

Five Lowest

51	QN 13	Queens Village	8.7%
52	MN 07	Upper West Side	8.4%
53	MN 08	Upper East Side	8.1%
54	MN 01, 02	Greenwich Village/Financial District	8.0%
54	QN 11	Bayside/Little Neck	8.0%

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 that is below the poverty line divided by the total population of that age group for whom poverty status was determined by the US Census Bureau. Poverty status is determined by the US Census Bureau based on household size, composition, the number of children under 18 years of age, and individual or family income. The US Census Bureau advises that American Community Survey 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 New York City section in Part 3.

Sources: United States Census (2000),
American Community Survey (2005–2014)

Geography: City

Years Reported: 2000, 2005–2014

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 one to four 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. We aggregate the data to the community district using a housing unit weighting formula. For more information on our housing unit weighting method, please refer to the Methods chapter of this report.

Sources: New York State Department of Financial Services (DFS),
New York City Department of Finance Final Tax Roll File,
NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2011–2015

Five Highest

Rank	SBA#	Name	Value
1	QN 12	Jamaica/Hollis	87.6
2	BX 12	Williamsbridge/Baychester	81.8
3	BX 04	Highbridge/Concourse	80.7
4	BK 17	East Flatbush	79.1
5	BX 05	Fordham/University Heights	75.7

Five Lowest

55	MN 08	Upper East Side	8.1
56	MN 02	Greenwich Village/Soho	8.0
57	MN 01	Financial District	6.7
58	MN 07	Upper West Side	5.8
59	MN 05	Midtown	4.3

Private School Attendance

This indicator measures the share of 5- to 17-year olds attending private schools in a given year. Homeschooled students are included in private school enrollment figures. Unfortunately, it is unclear whether parents of children enrolled in public charter schools would report their children as attending public or private schools. For anyone enrolled in school, the American Community Survey questionnaire asks whether that person was enrolled in “public school [or] public college” or “private school, private college, [or] home school.” It defines a “public school” as one that “is controlled and supported primarily by a local, county, state, or federal government,” while “private schools” are those “supported and controlled primarily by religious organizations or other private groups.” Since charter schools are supported by public funds but not necessarily controlled directly by a government entity, respondents could conceivably select either category.

Sources: American Community Survey

Geography: City, Borough, Sub-borough Area

Years Reported: 2005–2014

Note: Included in Part 2, Citywide Analysis, State of Neighborhood Services and Conditions

Properties that Entered REO

(1–4 family)

This indicator measures the total number of one to four family buildings that completed the foreclosure process and 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. Because of a sometimes lengthy delay in recording REO transfers, we expect these numbers to increase when complete data are available. Data for 2014 has been updated since the previous release of this report and therefore cannot be compared. For more information about how this figure was derived, please refer to the Methods chapter of this report.

Sources: Public Data Corporation, New York City Department of Finance (DOF), Automated City Register Information System (ACRIS), NYU Furman Center

Geography: City

Years Reported: 2000–2014

Note: Included in Part 2, Citywide Analysis, State of Homeowners and Their Homes

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 NYU Furman Center uses the categories of Asian (non-Hispanic), black (non-Hispanic), Hispanic (of any race), 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 accounted for 97.2 percent of New York City's population in 2014. 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.

Sources: United States Census (2000, 2010), American Community Survey (2006, 2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014

Seven Highest

Rank	SBA#	Name	Value
1	QN 10	South Ozone Park/Howard Beach	0.82
2	MN 09	Morningside Heights/Hamilton Heights	0.74
2	QN 08	Hillcrest/Fresh Meadows	0.74
4	SI 01	North Shore	0.72
5	BK 14	Flatbush	0.71
5	MN 03	Lower East Side/Chinatown	0.71
5	QN 09	Ozone Park/Woodhaven	0.71

Five Lowest

51	BX 05	University Heights/Fordham	0.44
52	BK 16	Brownsville/Ocean Hill	0.39
52	MN 08	Upper East Side	0.39
54	SI 03	South Shore	0.28
55	BK 17	East Flatbush	0.23

Racial/Ethnic Share

(Asian, Black, Hispanic, White)

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

Sources: United States Census (2000, 2010),
American Community Survey (2006, 2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014

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 one to four family buildings, condominiums, and cooperative apartments by the total number of one to four 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 New York City section in Part 3.

Sources: Home Mortgage Disclosure Act, New York City Department of
Finance Final Tax Roll File, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2014

Five Highest

Rank	SBA#	Name	Value
1	BK 06	Park Slope/Carroll Gardens	15.5
2	SI 03	South Shore	13.9
3	BK 08	North Crown Heights/Prospect Heights	12.9
4	BK 03	Bedford Stuyvesant	12.5
5	BK 02	Brooklyn Heights/Fort Greene	12.4

Five Lowest

51	QN 07	Flushing/Whitestone	4.5
52	BX 09	Soundview/Parkchester	4.4
53	BX 04	Highbridge/South Concourse	3.4
53	BK 13	Coney Island	3.4
55	BX 05	University Heights/Fordham	3.0

Rental Units Affordable at 30%, 80%, 120% of AMI

(% of recently available units)

This indicator measures the share of occupied, recently available rental units that are affordable to appropriately sized households at various income levels. The goal of this indicator is to estimate the affordability of rental units that become available on the market over time. We define *recently available* units as those whose occupants moved into their home less than 12 months prior to the date of completing their survey and who paid cash rent. We define a recently available unit as *affordable* to a household if its gross rent (rent plus electricity and heating fuel costs; see *median rent* definition) is less than 30 percent of the household's gross monthly income. In order to represent the experiences of households with different incomes, we report shares of rental units affordable at 30 percent (the "extremely low-income" limit), 80 percent (the "low-income" limit), and 120 percent of the area median income (AMI) as defined by the US Department of Housing and Urban Development's Section 8 and HOME program guidelines. Income guidelines differ by household size, so we select income levels based on a household size equal to one person more than the number of bedrooms in the unit: for units without bedrooms (that is, studios), we determine affordability based on one-person income limits; one-bedroom units use two-person income limits; two-bedroom units use three-person income limits; and units with three or more bedrooms use four-person income limits. For more information on these income guidelines, please see the Methods chapter of this report.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2014), U.S. Department of Housing and Urban Development (HUD), Section 8/HOME Program Income Guidelines, NYU Furman Center

Geography: City

Years Reported: 2000, 2006, 2010, 2014

Note: Included in Part 2, Citywide Analysis, State of Renters and Their Homes

Rental Vacancy Rate

The percentage of all rental units 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. On the community district pages, we report data from five-year American Community Survey estimates.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2014, 2005–2009, 2010–2014), NYU Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014; 2005–2009 and 2010–2014 for sub-borough areas

Five Highest

Rank	SBA#	Name	Value
1	SI 01	North Shore	9.9%
2	BK 05	East New York/Starrett City	7.0%
3	SI 02	Mid-Island	6.1%
4	BK 03	Bedford Stuyvesant	5.6%
5	BX 12	Williamsbridge/Baychester	5.5%

Five Lowest

51	BX 09	Soundview/Parkchester	2.0%
51	QN 10	South Ozone Park/Howard Beach	2.0%
53	QN 04	Elmhurst/Corona	1.6%
54	BX 10	Throgs Neck/Co-op City	1.5%
55	MN 12	Washington Heights/Inwood	1.4%

Ridership

(subway, bus)

This indicator measures the average number of weekday trips on Metropolitan Transportation Authority (MTA) subways and buses in a given year. Riders who transfer between buses and subways on the same trip are counted twice, once for each mode.

Source: Metropolitan Transportation Authority (MTA)

Geography: City, Station

Years Reported: 2007–2014

Note: Included in Part 2, Citywide Analysis, State of Neighborhood Services and Conditions

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 (DOF). At the city level, sales volume is disaggregated by property type, including single- and multi-family buildings, condominiums, and cooperatives. Sales volumes for cooperative units are not available prior to 2004. At the borough level, this indicator is reported for the two predominant housing types for each borough. At the community district level, all housing types, except cooperative units, are summed together. Sales data for 2015 only include sales recorded as of the end of January 2016. This should include the vast majority of sales in 2015, but due to recording delays this number may be revised slightly when complete data are available.

Sources: New York City Department of Finance, Automated City Register Information System (ACRIS), NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2000–2015

Five Highest

Rank	SBA#	Name	Value
1	SI 03	Tottenville/Great Kills	1,521
2	QN 12	Jamaica/Hollis	1,480
3	QN 07	Flushing/Whitestone	1,348
4	SI 02	South Beach/Willowbrook	1,265
5	QN 13	Queens Village	1,227

Five Lowest

55	BX 07	Kingsbridge Heights/Bedford	113
56	BX 05	Fordham/University Heights	108
57	BX 03	Morrisania/Crotona	102
58	BX 01	Mott Haven/Melrose	88
59	BX 02	Hunts Point/Longwood	73

Serious Crime Rate (Total, Violent, Property)

(per 1,000 residents)

The New York City Police Department (NYPD) collects data on criminal activity, which the department reports consistent with classifications set primarily by the New York State Penal Law. A crime is considered serious if it is classified as a major felony as defined by the NYPD. This category contains most types of assault, burglary, larceny, motor vehicle theft, murder (including non-negligent manslaughter), rape, and robbery. At the city and borough levels, we report separate rates for serious property and violent crimes. Serious property crimes include most types of burglary, larceny, and motor vehicle theft. Serious violent crime includes most types of assault, murder (including non-negligent manslaughter), rape, and robbery. Rates are calculated as the number of crimes committed in a given geographic area per 1,000 residents. In some areas, a significant number of the perpetrators or victims of crimes may reside in other neighborhoods or outside of New York City; for such areas, the reported rates may not reflect the true level of crime exposure. We aggregate precinct-level data to the community district level using a housing unit weighting formula. For more information on our housing unit weighting method, please refer to the Methods chapter of this report.

Sources: New York City Police Department, United States Census, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2000–2015

Serious crime rate (per 1,000 residents), total

Five Highest

Rank	SBA#	Name	Value
1	MN 05	Midtown	60.0
2	MN 04	Clinton/Chelsea	37.9
3	BX 01	Mott Haven/Melrose	23.1
4	MN 02	Greenwich Village/Soho	23.0
5	BX 02	Hunts Point/Longwood	22.3

Five Lowest

55	BK 12	Borough Park	5.9
55	QN 06	Rego Park/Forest Hills	5.9
57	SI 01	St. George/Stapleton	4.4
58	SI 03	Tottenville/Great Kills	3.5
59	SI 02	South Beach/Willowbrook	2.0

Serious Housing Code Violations

(per 1,000 privately owned rental units)

The New York City Department of Housing Preservation and Development (HPD) investigates housing code complaints from tenants in privately owned units and issues code violations if housing inspections reveal problems. *Serious housing code violations* are class C (“immediately hazardous”). These numbers include all violations that HPD opened in a given time period, regardless of their current status. The New York City Housing Authority (NYCHA) has a parallel process for recording and inspecting housing violations within public housing. Their violations are not included in this indicator, so we exclude public housing units from the denominator.

Sources: New York City Department of Housing Preservation and Development, New York City Department of Finance Final Tax Roll File, New York City Housing Authority, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2006, 2010, 2014, 2015

Five Highest

Rank	SBA#	Name	Value
1	BX 06	Belmont/East Tremont	119.7
2	MN 12	Washington Heights/Inwood	118.2
3	MN 09	Morningside Heights/Hamilton	111.3
4	BX 12	Williamsbridge/Baychester	106.3
5	BX 05	Fordham/University Heights	102.7

Six Lowest

54	SI 02	South Beach/Willowbrook	8.6
54	SI 03	Tottenville/Great Kills	8.6
56	MN 06	Stuyvesant Town/Turtle Bay	7.4
56	QN 11	Bayside/Little Neck	7.4
58	MN 05	Midtown	7.0
59	MN 01	Financial District	1.8

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. For the 2009 American Community Survey, the Census Bureau substantially changed its survey question and processing pertaining to the number of rooms in a housing unit. These changes prevent comparison with earlier years. Due to small sample sizes, we report 2010–2014 five-year estimates from the American Community Survey for sub-borough areas.

Sources: American Community Survey (2014, and 2010–2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2014, 2010–2014

Five Highest

Rank	SBA#	Name	Value
1	QN 03	Jackson Heights	10.9%
2	QN 04	Elmhurst/Corona	9.9%
3	BK 07	Sunset Park	8.5%
4	BK 12	Borough Park	8.3%
5	BX 04	Highbridge/South Concourse	8.0%

Six Lowest

51	MN 07	Upper West Side	1.6%
51	SI 02	Mid-Island	1.6%
53	SI 03	South Shore	1.5%
54	QN 11	Bayside/Little Neck	1.2%
55	BX 10	Throgs Neck/Co-op City	0.8%

Special Permits Approved

This indicator measures the number and location of site-specific special permits approved by the Department of City Planning (DCP). Site-specific special permits enable development or use of an existing structure that does not strictly conform to bulk, use, or other regulations in the Zoning Resolution. Special permits allow modifications for a specific proposal and do not change the underlying zoning for a lot.

Sources: New York City Department of City Planning

Geography: Site

Years Reported: 2015

Note: Included in Part 2, Citywide Analysis, State of Land Use and Built Environment

Students Performing at Grade Level, Fourth Grade

(English language arts, math)

The New York City Department of Education's (DOE) Division of Performance 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 fourth-grade students performing at or above grade level (termed "proficient"). The DOE provides these data at the school level. For each community district, we aggregate the proficiency rates from each school in that community district, even if many of the students in that school come from outside the community district. For this indicator, school years are labeled according to the calendar year in which the school year ends. For example, 2015 corresponds to the 2014-2015 school year. This indicator is disaggregated by race and ethnicity in the New York City section in Part 3. In 2013, DOE implemented new exams based on New York State's Common Core standards. As a result, proficiency rates for those exams are not comparable to rates from exams given before 2013, and should not be compared to rates in previous years' *State of New York City's Housing and Neighborhoods* reports. Furthermore, because we measure fourth grade performance, the proficiency rates presented in this year's report are not comparable to those from previous years where we measure 3rd through 8th grade proficiency.

Sources: New York City Department of Education, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2013, 2014, 2015

English language arts

Five Highest

Rank	SBA#	Name	Value
1	MN 02	Greenwich Village/Soho	77.8%
2	MN 06	Stuyvesant Town/Turtle Bay	74.3%
3	MN 01	Financial District	70.6%
4	MN 05	Midtown	68.2%
5	MN 08	Upper East Side	67.2%

Five Lowest

55	BX 06	Belmont/East Tremont	13.9%
56	BX 02	Hunts Point/Longwood	13.7%
57	BX 01	Mott Haven/Melrose	13.1%
58	BX 04	Highbridge/Concourse	12.7%
59	BK 16	Brownsville	11.7%

Math

Five Highest

Rank	SBA#	Name	Value
1	MN 05	Midtown	88.6%
2	MN 02	Greenwich Village/Soho	82.8%
3	MN 01	Financial District	80.4%
4	MN 06	Stuyvesant Town/Turtle Bay	79.3%
5	QN 11	Bayside/Little Neck	79.1%

Five Lowest

55	BX 01	Mott Haven/Melrose	17.9%
56	BX 03	Morrisania/Crotona	17.7%
57	BX 06	Belmont/East Tremont	16.1%
58	BX 04	Highbridge/Concourse	15.4%
59	BK 16	Brownsville	11.4%

Total Housing Code Violations

(per 1,000 privately owned rental units)

The New York City Department of Housing Preservation and Development (HPD) investigates housing code complaints from tenants in privately owned units and issues code violations if housing inspections reveal problems. *Total housing code violations* include class A (“non-hazardous”) and B (“hazardous”) violations in addition to class C (“immediately hazardous or serious”) violations. This indicator includes all violations that HPD opened in a given time period, regardless of their current status. The New York City Housing Authority (NYCHA) has a parallel process for recording and inspecting housing violations within public housing. Their violations are not included in this indicator, so we exclude public housing units from the denominator.

Sources: New York City Department of Housing Preservation and Development, New York City Department of Finance Final Tax Roll File, New York City Housing Authority, NYU Furman Center

Geography: City

Years Reported: 2006, 2010, 2014, 2004–2015

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 US Census Bureau advises using caution when comparing the 2000 census unemployment rate to the American Community Survey figures because of differences in question construction and sampling. This indicator is disaggregated by race and ethnicity in the New York City section in Part 3.

Sources: United States Census (2000), American Community Survey (2006, 2010, 2014)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2014

Six Highest

Rank	SBA#	Name	Value
1	BX 09	Soundview/Parkchester	14.3%
2	QN 14	Rockaways	14.2%
3	BX 03, 06	Morrisania/Belmont	13.9%
4	BX 12	Williamsbridge/Baychester	13.6%
5	BX 07	Kingsbridge Heights/Moshulu	13.5%
5	BK 04	Bushwick	13.5%

Five Lowest

51	BK 12	Borough Park	5.0%
52	MN 01, 02	Greenwich Village/Financial District	4.4%
52	MN 07	Upper West Side	4.4%
54	MN 06	Stuyvesant Town/Turtle Bay	4.1%
55	MN 08	Upper East Side	3.0%

Units Authorized by New Residential Building Permits

The number of units authorized by new residential building permits is derived from the building permit and jobs reports of the New York City Department of Buildings (DOB). 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 2007 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. See the Methods chapter for more information about the compilation of this indicator.

Sources: New York City Department of Buildings, NYU Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2004–2015

Five Highest

Rank	SBA#	Name	Value
1	BK 01	Greenpoint/Williamsburg	6,498
2	QN 02	Woodside/Sunnyside	5,113
3	QN 01	Astoria	4,500
4	MN 04	Clinton/Chelsea	4,097
5	BK 02	Fort Greene/Brooklyn Heights	3,508
Five Lowest			
55	BK 10	Bay Ridge/Dyker Heights	41
56	BK 18	Flatlands/Canarsie	40
57	QN 13	Queens Village	34
58	QN 10	South Ozone Park/Howard Beach	28
59	BX 09	Parkchester/Soundview	0

Units Issued New Certificates of Occupancy

This indicator measures the number of residential units in buildings issued new certificates of occupancy (often called “C of Os”) issued by the New York City Department of Buildings (DOB) each year. The DOB 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 (for example, a temporary and a final certificate) only the first is counted.

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

Geography: City, Borough, Community District

Years Reported: 2000–2015

Five Highest

Rank	SBA#	Name	Value
1	BK 01	Greenpoint/Williamsburg	1,235
2	BK 02	Fort Greene/Brooklyn Heights	1,032
3	QN 02	Woodside/Sunnyside	982
4	MN 04	Clinton/Chelsea	881
5	QN 01	Astoria	649

Five Lowest

55	QN 09	Kew Gardens/Woodhaven	19
56	BK 18	Flatlands/Canarsie	10
57	MN 03	Lower East Side/Chinatown	6
58	BX 02	Hunts Point/Longwood	0
58	MN 09	Morningside Heights/Hamilton	0

Methods: Part 1

For Part 1, Focus on Gentrification, some analyses use methods that differ from those used for the indicators presented in Part 2 or for the indicators listed at the city, borough, and community-district levels in Part 3.

US Census Bureau Data

In order to track changes over time, we use the Neighborhood Change Database (NCDB) 2010, which is compiled by GeoLytics and the Urban Institute with support from the Rockefeller Foundation (2010). The NCDB provides data from the US Census Bureau at the census tract level back to 1970 but recalculated to match the census tract boundaries from 2010. We supplement NCDB data with tract-level, five-year estimates from the 2005-2009 and 2010-2014 American Community Survey (ACS). Because the ACS 2005-2009 five-year tract level data is reported in 2000 census tract boundaries, we use census tract relationship files¹ provided by the US Census Bureau to recalculate the 2005-2009 estimates in 2010 census tract boundaries. The ACS 2010-2014 five-year estimates are already tabulated in 2010 census tract boundaries.

The combination of NCDB and ACS data allows us to examine current geographies over the course of several decades, and therefore to better understand how neighborhoods as they are defined today changed over time.

In general, in this year's focus chapter we look at neighborhoods based on average household income in 1990 and the rate of rent increases since then. We group neighborhoods into a set of *gentrifying*, *non-gentrifying*, and *higher-income* neighborhoods. While, throughout this report, we refer to both community districts and sub-borough areas (SBAs) as "neighborhoods," in the focus on gentrification section we exclusively use SBAs as our definition of "neighborhoods." For example, while we report crime rates at the community district level in Part 3 of this report, the crime rates used in the focus chapter are calculated at the SBA level (see below for further discussion of crime statistics presented in the focus chapter). For a more detailed definition of SBAs and other geographies, please refer to the main Methods section below.

The US Census Bureau does not regularly report data in summary tables for SBAs before 2000, but using the NCDB we can aggregate data for census tracts, defined consistently over time, up to the SBA level. Since SBAs are composed of whole census tracts, there is no weighting required for this aggregation. However, aggregating from the tract level does mean that we have to use average (mean) income, rather than median income, and average gross rent, rather than median gross rent.² We define indicators used in the focus section, where they differ from those used in other parts of this report, below.

When presenting shares and averages by neighborhood type (gentrifying, non-gentrifying, and higher-income), we aggregate from the SBA level, weighting by SBA population. For example, we calculate the share of the population with a college degree in gentrifying neighborhoods as the average of the share with a college degree in each gentrifying SBA, weighted by the population of each SBA.

Average Gross Rent

We first calculate the average gross rent (which includes rent plus certain utilities; see the main Methods section for more detail) at the census tract level. To calculate the average rent at the SBA level, we average across census tracts, weighting by census tract population. The decennial censuses in 1990 and 2000 surveyed rents differently from the way the ACS surveys rents; specifically, the censuses did not record rents for renter-occupied single-family houses on at least 10 acres of land. Because of this, the US Census Bureau advises that rent estimates from the ACS should be compared to rent estimates from the 2000 or prior decennial censuses with caution. However, since there are very few if any renter-occupied single-family homes on at least 10 acres of land in New York City, we do make such comparisons.

Sources: Neighborhood Change Database (1990, 2000), American Community Survey (2005-2009, 2010-2014), NYU Furman Center

¹ <https://www.census.gov/geo/maps-data/data/relationship.html>

² According to the ACS 2014 1-year estimate, average household income in New York City was \$85,356 while median household income was \$52,996; median gross rent was about \$1,275 for New York City households in 2014, while average gross rent was about \$1,300.

Average Household Income

We calculate the average household income at the census tract level. We then average across census tracts, weighting by census tract population, to derive the SBA's average household income.

Sources: Neighborhood Change Database (1990, 2000), American Community Survey (2005-2009, 2010-2014), NYU Furman Center

Population

Within each SBA, we add up the total population across census tracts. Total population estimates for all years are derived from the decennial census, as reported in the NCDB. However, when presenting shares of the population with a certain characteristic (such as the share with a college degree), the denominator is derived from the same source as the numerator.

Sources: Neighborhood Change Database (1990, 2000, 2010), NYU Furman Center

Housing Units

Within each SBA, we add up the total number of housing units across census tracts. The total count of housing units is derived, for all years, from the decennial census data, as reported in the NCDB.

Sources: Neighborhood Change Database (1990, 2000, 2010), NYU Furman Center

Share of Households that are Non-Family

This indicator measures nonfamily households as a share of total households. The census defines nonfamily households as single-person households and householders living only with non-relatives. We aggregate from the census tract level to the SBA, weighting by tract population.

Sources: Neighborhood Change Database (1990, 2000), American Community Survey (2005-2009, 2010-2014), NYU Furman Center

Share of Families with Children

This indicator measures the total number of families and subfamilies with children as a share of all families and subfamilies. The US Census Bureau defines a family as a householder living in a unit with one or more people who are related by birth, marriage, or adoption.

Sources: Neighborhood Change Database (1990, 2000), American Community Survey (2005-2009, 2010-2014), NYU Furman Center

Population by Race and Ethnicity

This indicator measures the Hispanic, non-Hispanic Asian, non-Hispanic black, and non-Hispanic white populations, each as a share of the total population. We do not present shares for those who identified as other races or as two or more races, but these populations are counted in the total population. As a result, the calculated shares do not sum to 100 percent. Shares were calculated at the tract level and then aggregated to the SBA level, weighting by tract population. All statistics on race and ethnicity, including those from 2010, are derived from decennial censuses, as reported in the NCDB, and not from the ACS.

Sources: Neighborhood Change Database (1990, 2000, 2010), NYU Furman Center

Number and Share of Persons below the Poverty Line

This indicator measures the population below the poverty level.³ For 1990 and 2000, the poverty status is based on the income in the previous calendar year (that is, 1989 and 1999, respectively). For 2010–2014 five-year estimates from the ACS, poverty status is based on the income in the 12 months prior to the date that the respondent was interviewed, which could have been at any point during the five-year range. In either case, the denominator is the total population for whom poverty status was determined. We calculate this at the census tract level and sum up to the SBA level, weighting by tract population.

Sources: Neighborhood Change Database (1990, 2000), American Community Survey (2010-2014), NYU Furman Center

Share of Population Aged 25 and Older with a College Degree

This indicator measures the total population aged 25 and older holding a bachelor's degree or higher, as a share of the total population aged 25 and older. We calculate the share at the census tract level and aggregate to the SBA level, weighting by tract population.

Sources: Neighborhood Change Database (1990, 2000), American Community Survey (2005-2009, 2010-2014), NYU Furman Center

³ Poverty thresholds are determined by family size. For example, in 2014, a 4-person family including two related children under the age of 18 was \$24,008 (see <http://www.census.gov/hhes/www/poverty/data/threshld/index.html>).

Share of Population Aged 20 to 34

This indicator measures the share of the total population that is at least 20 and no more than 34 years old. We calculate the share at the census tract level and then aggregate to the SBA level, weighting by tract population.

Sources: Neighborhood Change Database (1990, 2000), American Community Survey (2005-2009, 2010-2014), NYU Furman Center

Public Use Microdata Sample Indicators

In addition to the indicators listed above, which are derived from the NCDB supplemented by five-year estimates at the census tract level from the ACS summary tables, we examine some characteristics using the Public Use Microdata Samples (PUMS) from the 2000 decennial census as well as the ACS five-year estimates for 2005-2009 and 2010-2014. See the main Methods section for more information about PUMS data. Since the PUMS data allow us to look at individual (anonymized) households, we can look at households at different income levels and identify households that recently moved.

The definition of *recent mover* is slightly different for the 2000 census and the ACS. For the 2000 census, all respondents were interviewed in April of 2000, and we define a recent mover as a household who moved into their unit in 1999 or later (that is, within about 15 months prior to their interview). For the ACS, respondents are interviewed throughout the year (and, for five-year samples, throughout the five-year span), and we define recent movers as households who moved into their unit within the 12 months prior to the date of their interview. Thus, recent movers in the 2005-2009 five-year ACS sample include households interviewed in 2005 who had moved into their unit in 2004, as well as households interviewed in 2009 who had moved into their unit in 2008, but not, for example, households interviewed in 2006 who had moved into their unit in 2004.

In order to preserve the anonymity of the PUMS data, the US Census Bureau does not release precise information about where a household moved from.⁴ We can only observe the SBA where the respondent lived when they were interviewed and (roughly) the county (or, in New York City, the borough) where they moved from. Since boroughs are bigger than SBAs, we cannot distinguish between households who moved, for example, within a single gentrifying neighbor-

hood, into a gentrifying neighborhood from another gentrifying neighborhood, or into a gentrifying neighborhood from a non-gentrifying or higher-income neighborhood.

We use PUMS data from the census, ACS, or both to calculate the following indicators.

Age Composition of Recent Movers

This indicator measures the number of residents who recently moved and were aged 20 to 34, 45 to 54, or 55 and over. We provide both the total count in each age group and the count in each age group as a share of all recent movers.

Sources: American Community Survey (2010-2014), NYU Furman Center

Educational Attainment of Recent Movers

This indicator measures the number of residents aged 25 and older in each neighborhood type who moved recently and either have or do not have a bachelor's degree or higher. For each level of educational attainment, we provide the total count of residents in that group and the count as a share of all recent movers aged 25 and over.

Sources: American Community Survey (2010-2014), NYU Furman Center

Rent Burden Share (all renter households and by income level)

This indicator measures the share of households that are rent-burdened, including moderately and severely rent-burdened households. For more information about how rent burden is defined, see “Moderately Rent-Burdened Households” and “Severely Rent-Burdened Households” in the Indicator Definitions and Rankings sections. We present statistics for all renters in each neighborhood type, as well as for renters in different income bands, expressed as a percentage of the Area Median Income (AMI) as defined by the US Department of Housing and Urban Development (HUD). See “US Department of Housing and Urban Development Income and Rent Limits” in the main Methods section below for more information on the AMI figures. In all cases, we use the fiscal year 2014 HUD AMI definitions, and households are placed into income bands based on their income after it has been adjusted for inflation to be comparable.

Sources: US Census (2000), American Community Survey (2005-2009 and 2010-2014), NYU Furman Center (ACS PUMS)

⁴ Technically, we know the migration Public Use Microdata Area (PUMA) where the respondent moved from. In some cases, a migration PUMA may include several counties, but in the New York City metro area, migration PUMAs generally coincide with counties.

Affordability of Recently Available Units

In order to look at the affordability of units on the rental market, we look at the share of units that were recently available and were affordable to appropriately sized households at various income levels, expressed as percentages of AMI. The HUD AMI levels are based on household size, so in order to calculate affordability we need to determine appropriately sized households, which we define as households with one more member than there are bedrooms in the unit. So, for a studio (with no bedrooms), a single-person household is appropriately sized. For a one-bedroom unit, a two-person household is appropriately sized, and so on. For units with three or more bedrooms, we use the income levels for four-person households.

For each income level, we define a unit as affordable if the gross rent was no more than 30 percent of the monthly income. The unit was recently available if the occupant at the time of the interview had recently moved into the unit. (See “Public Use Microdata Sample Indicators” above for the definition of recent movers.)

Sources: US Census (2000), American Community Survey (2010-2014), NYU Furman Center

Crowding (all renter households and by income level)

This indicator measures the share of households who have more than one person for every room in the unit. Severe crowding indicates that there were more than 1.5 people per room in the unit. Kitchens are counted as rooms, but bathrooms, porches, balconies, foyers, and halls are not. The wording of the ACS questionnaire changed slightly in 2008 to clarify that a room need not be separated by a door (for example, they can be separated by archways) and that unfinished basements should not be counted. For this reason, and because of other changes to question wording, the US Census Bureau advises caution in comparing indicators derived from the count of rooms from before 2008 to those in 2008 or after⁵; the 2005-2009 five-year data include responses to both pre-2008 and post-2008 questionnaires.

⁵ Furthermore, before 2008 all units with more than nine rooms were top-coded as “nine or more.” Very few units in New York City (about 2.1% in 2014), however, have more than nine rooms.

As with rent burden (see above), we break crowding rates out by different income levels, based on the HUD AMI for New York City. See “US Department of Housing and Urban Development Income and Rent Limits” in the main Methods section below for more information on the AMI figures.

Sources: American Community Survey (2005-2009 and 2010-2014), NYU Furman Center

Crime Data

The crime data used in the focus section differs from that used in Part 2 and reported at the city, borough, and community-district level in Part 3. First, in order to look at crime rates going further back in time, we use data that the New York City Police Department (NYPD) reported to the Federal Bureau of Investigation (FBI) in compliance with the Uniform Crime Reporting (UCR) program; outside of the focus section, we use NYPD data on serious felonies classified according to the New York State Penal Law, which only goes back to 2003.

The UCR defines seven index crimes: “criminal homicide” (including murder and non-negligent manslaughter), “forcible rape” (which until 2011 excluded statutory rape offenses or any offenses where the victim was not female), “robbery,” “aggravated assault,” “burglary” (breaking or entering), “larceny-theft”⁶ (excluding motor vehicle theft), and “motor vehicle theft.” As with the serious felony data, we break the UCR index crimes into two subtypes: violent crime, which includes criminal homicide, forcible rape, robbery and aggravated assault, and property crime, which includes burglary, larceny-theft, and motor vehicle theft.

Unlike in the data on serious felonies as defined by the New York Penal Law, not all index crimes in the UCR data are necessarily felonies. Furthermore, the NYPD categorizes all rape offenses as serious felonies according to the New York Penal Law definition, while the UCR data does not. See below for more discussion of the serious felony data used outside of the focus section.

⁶ The FBI also tracks arson, although arson is not tabulated in the NYPD’s UCR data.

The other main departure from the way crime rates are computed in the focus section of this year's report is that crime rates are calculated at the sub-borough area level, rather than the community-district level, as in the rest of the report. We use a similar housing-unit weighting algorithm (described in the main methods section, with respect to community districts) to allocate crimes, which are reported at the precinct level, to sub-borough areas; precinct-level data are weighted to sub-borough areas using housing unit counts from the Department of City Planning's 2007 PLUTO database.

Whereas the crime rates in the rest of the report use population counts from the prior decennial census (that is, 2000 census population counts for crime rates in 2003 through 2009, and 2010 census population counts for crime rates in 2010 or later), in the focus chapter we use a linear extrapolation to estimate population for each year of crime data. We use 1990 census population counts, 2000 census population counts, American Community Survey (ACS) 2005-2009 five-year estimates (which we treat as 2007 data for the purposes of extrapolation), and ACS 2010-2014 five-year estimates (which we treat as 2012 data for the purposes of extrapolation).

Housing Court Filings

In order to look at indicators of evictions, we present data on the number of housing court cases for non-payment of rent, per 1,000 rental units. We limit filings to those for residential addresses. The count of rental units for this indicator comes from one-year estimates at the SBA level from the ACS pre-tabulated summary data. For 2003 and 2004, we use the count of rental units from 2005.

Sources: New York State Office of Court Administration (2003 to 2014), American Community Survey (2005 to 2014), NYU Furman Center

Methods: Parts 2 and 3

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 US 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 following this chapter.

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. The community board's members are appointed by the borough president, though at least half must be nominees of City Council members who represent the community 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, we designate 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 Brooklyn Community Board 2.

Sub-Borough Area (SBA)

Sub-borough areas are geographic units created by the US Census Bureau for the administration of the New York

City Housing and Vacancy Survey and were designed to have similar boundaries to those of community districts. These same areas are also defined by the US Census Bureau as Public Use Microdata Areas (PUMAs), so we are able to use the two terms interchangeably. Sub-borough areas are referred to using a three-digit number, where the first digit signifies the borough (we number boroughs in alphabetical order, with the Bronx being one and Staten Island being five). There are 59 community districts in New York City but only 55 sub-borough areas. The US 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 (combined into SBA 101), Morrisania/Crotona (BX 03) and Belmont/East Tremont (BX 06) in the Bronx (combined into SBA 102), the Financial District (MN 01) and Greenwich Village/Soho (MN 02) in Manhattan (combined into SBA 301), and Clinton/Chelsea (MN 04) and Midtown (MN 05) in Manhattan (combined into SBA 303). 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. The US Census Bureau periodically updates its geographic boundaries for each decennial census, and so the shapes of sub-borough areas changed slightly between the 2011 and 2012 releases of the American Community Survey. Although we treat these different vintages of sub-borough areas as being consistent over time, we advise some caution when comparing estimates from 2014 to earlier years.

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 lower values of measure are considered “better” (such as with crime rates). When possible, we rank all 59 community districts, though we present ranks for the 55 sub-borough areas for those indicators—including all indicators drawn from US Census Bureau and Home Mortgage Disclosure Act sources—that aggregate easily to the sub-borough area level. In addition, a few indicators are not available for all neighborhoods,

so we provide rankings for a subset of neighborhoods. For instance, we report the median sale price per unit at the community district level for only the predominant housing type in that district. Therefore, for each housing type, we present rankings only for the subset of community districts where that housing type predominates.

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, police precincts, school districts, and individual properties. Maps displaying data in geographic areas defined by the US Census Bureau—such as sub-borough areas, tracts, and ZIP-code tabulation areas—use base map data from Census TIGER products.

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 US Census Bureau. These sources are described below along with a discussion of issues of comparability across sources.

Decennial Census (Census)

From 1970 through 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” that asked additional questions 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 New York City's Housing and Neighborhoods*, we use data from the decennial census short and long forms to derive demographic, economic, and housing measures for the years 1970, 1980, 1990, and 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 had previously been included in the long form were now reported in the American Community Survey (see below). While much of the decennial census short-form data is also found in the American Community Survey (such as the count of households), the two sources often report differing numbers for statistical and methodological reasons.

American Community Survey (ACS)

The American Community Survey is an 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 US 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 US Census Bureau began releasing three-year rolling estimates for all geographic areas with populations of 20,000 or more. In December 2010, the US Census Bureau began releasing five-year rolling estimates for geographic areas as small as block groups. In 2015, when releasing data for the 2014 ACS, the three-year estimates were discontinued and in this report only one-year or five-year estimates are used. Multiyear estimates are referred to by the whole range of years covered (for example, 2010–2014) and should be interpreted as a measure of the conditions during the whole range; due to space constraints, however, multiyear estimates presented in tables in Part 3 are, where noted, labeled using only the final year of the range (that is, an indicator from the 2010–2014 ACS is listed under the heading “2014”). Most of the indicators from the ACS in this edition are derived from pre-compiled summary tables reported by the US Census Bureau for the city as a whole, individual boroughs, and PUMAs, which, as discussed above, are identical to New York City's sub-borough areas (and which are often referred to in this report as “neighborhoods”).

For most city- and borough-level indicators, we report figures derived from one-year estimates from the ACS. However, for some indicators, due to the small sample size, one-year estimates can be prone to volatility and sampling error, which can make it difficult to reliably discern whether an

indicator's change from one year to the next represents a real change or a statistical anomaly. In order to reduce this uncertainty and draw valid conclusions from differences over both time and space, for select indicators we use five-year ACS estimates. Please see the Sampling section below for recommendations about making comparisons over time and across geographic levels.

Public Use Microdata Samples (PUMS)

While most decennial census- and ACS-derived indicators use pre-tabulated summary data that are reported at a given geography, we calculate some indicators by aggregating person- and household-level data to the desired geographic level. The US Census Bureau makes individual-level data available in Public Use Microdata Samples (PUMS), which are anonymized extracts from the confidential microdata that the US Census Bureau uses in its own calculations for the decennial census and the ACS. We use PUMS data to calculate the household income distribution, income diversity ratio, median rent for recent movers and by number of bedrooms, severe rent burden (low-income renters), moderate rent burden (low-income renters), and several indicators by racial and ethnic group in the New York City section of Part 3. The only geographic areas that ACS PUMS data identify for a household are its state and PUMA. New York City's PUMAs are completely coterminous with its city boundaries.

Comparisons Between US Census Bureau Products

The US 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 methods might affect the comparability of indicators that we report in the *State of New York City's Housing and Neighborhoods* over time. More information about comparability between US Census Bureau data sources is available at: <https://www.census.gov/programs-surveys/acs/guidance/comparing-acs-data.html>.

Sampling

Because the ACS is a sample survey, not a census, all indicators derived from it are estimates, not exact counts.¹ The ACS sample includes approximately three million housing units nationwide, including about 66,000 in New York City. 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 sample-derived estimates or with estimates that are derived from a reduced sample. For example, the median rent does not use the entire sample but just the subset of respondents who are renters. The median rent for recent movers draws on an even smaller sample.

Comparisons Between Different Sampling Intervals

In order to report more reliable estimates of ACS-derived indicators for smaller geographies (such as sub-borough areas) or small populations (such as people aged 16 to 19 for the disconnected youth indicator), we use multiyear ACS estimates. The US Census Bureau recommends using one-year estimates for areas with populations of at least 65,000; all sub-borough areas have populations that are above 100,000, but in some cases certain subsamples (for example, recent movers or low-income renters) are considerably smaller. Five-year estimates reflect data from five full years of surveys, allowing for much more robust and accurate estimates at the expense of being less current. Multiyear estimates should be interpreted as describing the conditions that existed during the full sample range, and therefore should not be compared directly to one-year estimates for any of the individual years in the range. For example, the rental vacancy rate in SBA 201 (Greenpoint/Williamsburg in Brooklyn) was 2.2% according to the 2010–2014 ACS. In Brooklyn as a whole, the rental vacancy rate was 3.1% according to the 2014 ACS. Since the estimate for SBA 201 is for the entire period from 2010 through 2014, it is not strictly comparable to the borough-wide number, which comes from 2014 alone; if the vacancy rate in Greenpoint/Williamsburg and in Brooklyn as a whole declined substantially between 2010–2014, the estimate for SBA 201 would include the higher vacancy rate in 2010 as well as the lower vacancy rate in 2014, while the borough-wide estimate would only use data from after the

¹ Censuses have their own methodological problems, of course, and may systemically under- or over-count certain populations.

decrease. (And, if the vacancy rate increased in the interim, vice versa.) It is appropriate, however, to compare multiyear estimates to estimates for a single year that falls outside the multiyear range. For example, one could compare the 2010–2014 estimate to the 2006 estimate, since 2006 is not within the range of 2010–2014.

Multiyear estimates can be compared to other multiyear estimates of the same duration as long as the ranges do not overlap. So, the 2010–2014 estimates for one sub-borough area can be compared to the 2005–2009 estimates for that sub-borough area and to the 2010–2014 estimates for other sub-borough areas. To compare a neighborhood's multiyear ACS estimate to the rest of the city, it is more effective to use its ranking than to compare its multiyear neighborhood estimate to the city's single-year estimate.

Income and Rent

Question construction and data collection for income information differs between the decennial census and the ACS. The 1990 census asked for the respondent's 1989 income, and similarly the 2000 census asked for the respondent's 1999 income; thus incomes reported in 1990 and 2000 are all for one fixed period of time (calendar years 1989 and 1999 respectively). In contrast, the ACS asks for the respondent's income over the "past 12 months." As the US Census Bureau collects ACS responses on an ongoing basis throughout the year, these estimates are not directly comparable; for example, a 2014 ACS respondent who was interviewed in January 2014 would report income that was mostly earned in 2013, while a respondent who was interviewed in December 2014 would report income that was mostly earned in 2014. The US 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 not have reference months in common; thus comparisons of income data between adjacent ACS years (for example, 2010 and 2011) should not be interpreted as precise comparisons of economic conditions in those years. The indicators that draw on the ACS income data include the income diversity ratio (from PUMS data), median household income, poverty rate, and poverty rate by age. As a result, year-to-year changes in these indicators should be interpreted with caution.

Except where otherwise noted, we adjust all dollar figures for inflation (to constant 2015 dollars) from the nominal dollar values reported by the US Census Bureau (see below for more on how we adjust for inflation). However, such nominal dollar values are generated by the US Census Bureau using different methods depending on the source of the data. For ACS estimates that are included in the pre-tabulated summary data, the US Census Bureau reports dollar amounts that have been inflated to the annual average for the survey year (for example, calendar year 2014 for the 2014 ACS) based on the monthly Consumer Price Index (CPI). Thus, respondents' incomes (and rents) are adjusted to account for the fact that some are interviewed early in the year and others are interviewed later in the year. Such an adjustment, however, may not fully account for changes in the state of the economy over the course of the year. For example, if unemployment were higher in 2013 than in 2014 respondents interviewed in January 2014 would be more likely to report zero earnings in the last twelve months than similar respondents interviewed in December 2014, independent of the price level in the economy as measured by the CPI. In order to ensure the anonymity of individual responses in the PUMS data, however, the US Census Bureau does not adjust each respondent's income (or rent) for inflation based upon the month in which they were interviewed; instead, the identical adjustment is applied for all respondents, whether they were interviewed early or late in the year. If the rate of inflation changed over the course of the year, the dollar figures from PUMS could be biased. Since rent and income are recorded at the same time, the moderate and severe rent burden for low-income renters, which are also calculated from PUMS data, should not exhibit this bias.

The decennial censuses in 1990 and 2000 surveyed rents differently from the way the ACS surveys rents; specifically, the censuses did not record rents for renter-occupied single-family houses on at least 10 acres of land. Because of this, the US Census Bureau advises that rent estimates from the ACS should be compared to rent estimates from the 2000 or prior decennial censuses with caution. However, since there are very few if any renter-occupied single-family homes on at least 10 acres of land in New York City, we do make such comparisons.

Indicator Notes

US Department of Housing and Urban Development Income and Rent Limits

The US Department of Housing and Urban Development (HUD) defines income eligibility limits for its Section 8 and HOME programs based on the area median income (AMI) in a metropolitan area. HUD determines three general income limits at 30, 50, and 80 percent of AMI for various household sizes. HUD does not publish income guidelines for households with more than eight members, although its methodology allows for their calculation. To ease computation, we apply the eight-person limits to these larger households. As of fiscal year 2015, HUD assigned category names to ranges of the area median income:

- *Extremely low-income* households fall **at or below 30 percent** of AMI
- *Very low-income* households have incomes **above 30 and at or below 50 percent** of AMI
- *Low-income* households have incomes **above 50 and at or below 80 percent** of AMI (although this report uses “low-income” as shorthand for any household earning at or below the 80 percent limit, which described 63.5% of renter households and 35.2% of owner-occupied households in New York City in 2014)

We employ HUD’s general method to calculate 120 and 165 percent of the area median income for various household sizes. While HUD does not set category names for higher income ranges, we define *moderate-income* households as

Table 1: HUD Income Limits and Maximum Affordable Rents for New York City, 2014

	Extremely Low-Income	Very Low-Income	Low-Income	Low-Income	Moderate-Income	Moderate-Income	Middle-Income
Percentage of HUD Area Median Income	30%	50%	60%	80%	100%	130%	165%
Number of People in Household	Income Limits (Nominal 2014\$)						
1	\$17,650	\$29,400	\$35,250	\$47,000	\$58,750	\$76,350	\$96,900
2	\$20,150	\$33,600	\$40,250	\$53,700	\$67,100	\$87,250	\$110,750
3	\$22,650	\$37,800	\$45,300	\$60,400	\$75,500	\$98,150	\$124,600
4	\$25,150	\$41,950	\$50,350	\$67,100	\$83,900	\$109,050	\$138,450
5	\$27,900	\$45,350	\$54,350	\$72,500	\$90,600	\$117,800	\$149,500
6	\$31,950	\$48,700	\$58,400	\$77,850	\$97,300	\$126,500	\$160,600
7	\$36,050	\$52,050	\$62,400	\$83,250	\$104,050	\$135,250	\$171,650
8	\$40,100	\$55,400	\$66,450	\$88,600	\$110,750	\$143,950	\$182,750
	Maximum Affordable Rent (Nominal 2014\$)						
1	\$441	\$735	\$881	\$1,175	\$1,469	\$1,909	\$2,423
2	\$504	\$840	\$1,006	\$1,343	\$1,678	\$2,181	\$2,769
3	\$566	\$945	\$1,133	\$1,510	\$1,888	\$2,454	\$3,115
4	\$629	\$1,049	\$1,259	\$1,678	\$2,098	\$2,726	\$3,461
5	\$698	\$1,134	\$1,359	\$1,813	\$2,265	\$2,945	\$3,738
6	\$799	\$1,218	\$1,460	\$1,946	\$2,433	\$3,163	\$4,015
7	\$901	\$1,301	\$1,560	\$2,081	\$2,601	\$3,381	\$4,291
8	\$1,003	\$1,385	\$1,661	\$2,215	\$2,769	\$3,599	\$4,569

those making more than 80 and up to 120 percent of AMI, and *middle-income* households as earning more than 120 and up to 165 percent of AMI. Table 1 displays these income limits in nominal terms by household size for fiscal year 2014, along with the concomitant maximum affordable rents, which are calculated as 30 percent of the income limits.² For more information about HUD's method and their published guidelines, refer to individual years' guidelines at <http://www.huduser.org/portal/datasets/il.html>.

In order to calculate the share of rental units that are affordable to households of various income levels, we need to take household size into account, since the definition of income limits (and thus maximum affordable housing costs) vary by household size. For a rental unit with “n” bedrooms, we classify it as affordable at “X” percent of AMI if its gross rent is less than the maximum affordable rent specified by HUD for a household of size “n”+1; that is, a studio (i.e. a unit with zero bedrooms) is classified according to the maximum rent values for single-person households, a one-bedroom is classified according to the maximum rent values for two-person households, a two-bedroom is classified according to the maximum rent values for three-person households, and a unit with three or more bedrooms is classified according to the maximum rent values for four-person households. This method makes assumptions about the composition of the households that occupy each unit. Therefore, this indicator should be interpreted with some caution.

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, one-family buildings, two- to four-family buildings, and multifamily rental buildings with five or more units) 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. However, since many community districts lack a sufficient number of properties of certain types (for example, there are very few single-family buildings in the Financial District) to appropriately estimate reliable housing

price indices for those property types, we do not report a price index for all property types for each community district.

The data used to construct the price index come from two sources, both obtained from the New York City Department of Finance (DOF). The first data set is an annual sales file, which we receive under an exclusive arrangement. The second data set is the Automated City Register Information System (ACRIS) sales data, which is available online from the Department of Finance. Both data sets contain information on address, price, and date of sale for all transactions involving sales of apartment buildings, condominiums, and single- and multifamily homes in New York City between 1974 and 2014. 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 (which tries to predict prices based on measurements of the quality of the unit as well as conditions of the surrounding neighborhood) 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 method 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 (necessarily imperfect) measurement of housing unit quality; it only requires that the quality of individual units in the sample did not vary over time. The most important drawback of the repeat sales method is that it is based only on properties that have sold more than once in the study period. Moreover, properties that have been sold 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, the proportion of properties that have changed hands multiple times increases. This reduces sample selection bias but exacerbates another problem: Case and Shiller (1989) present evidence that homes with longer intervals between sales have more volatile changes in price, since the longer the time between sales, the more likely it is that some external shock to the property itself or the surrounding

² In this year's analysis, we define middle-income as 120 percent of AMI. Note that Table 1 displays HUD income limits and maximum affordable rents at 130 percent of AMI.

buildings has, independent of the price level of housing in the neighborhood, significantly affected prices. This report overcomes most of the problems associated with the repeat sales method. Specifically, the data set used here is quite large, so we lose little precision by eliminating properties that sold only once: in the 40 years captured by our data, 61 percent of residential lots changed hands at least twice by the end of 2012. In addition, 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 that price changes are more volatile (that is, have higher variances) for properties that are sold less frequently.

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 year in the sample except for the base year (2000, when our index is set to equal 100³). For each pair of sales for a property, 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, we calculate the squared difference between the sale price predicted by the first stage and the actual sale price and regress it on a constant term, the time interval between sales, and that time interval squared. This allows us to predict the variance of the differences between the prices predicted by the stage-one regression and the actual prices. In other words, we can predict how reliably the change in prices for a single property reflects price changes for properties overall. In the third stage, the stage-one regression is re-estimated by generalized least squares, weighting each observation by the inverse of the square root of the variance predicted by the stage-two regression. Essentially, we give lower weight to price changes for properties that, because there was a large time interval between sales, are more likely to reflect some fundamental change in the quality of the property itself or the immediately surrounding area and thus less likely to accurately reflect changes in the housing market overall.

Mortgage Lending Indicators

The Home Mortgage Disclosure Act (HMDA) requires financial institutions with assets totaling at least \$42 million as of 2013 to report information on loan applications and originations if they have originated or refinanced any first-lien home purchase loans on one- to four-family properties

(including condominium and co-op units) in the previous year. Thus, the HMDA data capture most, but not all, one- to four-family residential mortgage lending activity. We use 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 non-business-related loans on owner-occupied, one- to four-family properties (including condominiums). We exclude from our analysis any loans for manufactured or multifamily rental housing (with five or more units), loans on properties that are not owner-occupied, 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 about 85 percent of all loan originations in New York City in 2013. Since 2004, HMDA has required 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 in the New York City section in Part 3.

Notices of Foreclosure (*Lis Pendens*)

We receive 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 we use 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 or a mechanic's lien, or that 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.

³ Note that for Part 1 of this year's report, we set the base year to 1990.

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 (DOF). 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.

Units Authorized by New Residential Building Permits

This indicator measures the number of residential units in proposed developments approved by the New York City Department of Buildings (DOB). We compile this indicator from job filings and permit approvals from DOB, which are publicly available on DOB’s website for full years starting in 2004.⁴ In New York City, developers file a job with DOB early in the development process. These records include many details about development projects including its extent (for example, if a project is a new building or alters an existing one) and, for residential projects, the number of housing units it will contain when complete. Because developers can file jobs long before DOB allows construction to begin, and our source of job filings rarely includes the date that a project is fully permitted, we must also collect permit data. Permits, which are associated with jobs, represent partial or entire approvals of development projects. Permits allow us to count only the projects in which DOB has approved structural work, so construction of those buildings is likely to occur. Because permits lack certain information about projects—the number of proposed housing units, in particular—we must merge some detail from jobs to permits. We consider only permits that meet the following criteria:

- The project will result in a new building (job type is “NB”);
- The permit authorizes structural work (permit type is “NB”);
- The development includes residential uses;
- The permit does not renew a previously approved permit (filing status is “initial”);
- No other permit was filed for the same site during the previous calendar year.

When multiple permits on the same site (with the same building identification number, or BIN) meet these criteria, we count just the most recently issued permit. Thus, each permit we retain should represent a unique residential building project. The matching process for permits and jobs is somewhat imperfect. We are able to link most but not all permits to their associated jobs, because our data source does not include all job filings. When we cannot find a permit’s matching job, we instead match the permit to the most recently filed job on the same BIN as the permit, as long as the job was filed no more than four years before the permit, and the job includes the number of units proposed for the site. In 2015, we counted 1,887 permits approved for new residential buildings; of that number, we matched 1,658 permits to their associated job and 172 permits to a recently filed job on the same site. We could not match 57 permits to jobs and therefore did not find the number of units proposed for those developments. Accordingly, our measure may somewhat understate the number of units in the construction pipeline.

Housing Unit 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, weighting observations by the distribution of housing units. For instance, the New York City Police Department (NYPD) reports crime data at the precinct level, but we report crime rates at the community district level. When aggregating crime rates from the 76 police precincts to the 59 community districts, we first calculate the crime rate for each precinct. If a community district is entirely within one precinct, then that rate is directly used for the community district. If a community district contains portions of more than one

⁴ Available at http://www.nyc.gov/html/dob/html/codes_and_reference_materials/foilmonthly.shtml.

precinct, we weight the crime rate from each precinct based on the share of all housing units within the community district that are in that particular precinct. For example, if community district 1 contains three precincts, A, B, and C, and of the 100 housing units in community district 1, 50 are in precinct A, 30 are in precinct B, and 20 are in precinct C, then the crime rate from precinct A would have weight 50/100, the rate from precinct B would have weight 30/100, and the rate from precinct C would have weight 20/100. The crime rate for community district 1 would thus be given by:

$$rate_{CD1} = rate_A * .5 + rate_B * .3 + rate_C * .2$$

Halfway through 2013, a new precinct (the 121st) was created in Staten Island from portions of the 120th and 122nd precincts. Before weighting crime rates from the precinct to the community district level for 2013, we estimated the number of crimes for the 121st district as if it had existed for all of 2013 by multiplying the NYPD data for that precinct (which represented six months of data) by two. We then subtracted that number of crimes from the 120th and 122nd precincts based upon the ratio of crimes attributed to each precinct from the first half of 2013.

Calculating Distances to Parks

For New York City, each borough, and each community district, we report the percentage of housing units within one-quarter mile of a park. To calculate this figure, we first obtained a shapefile from the New York City Department of Parks and Recreation (DPR) (updated in September 2014 and available online through New York City's open data portal) describing the geographies of "functional parkland" overseen by the department. We then combine this with a shapefile we received from the New York State Office of Parks, Recreation, and Historic Preservation containing the geographies of state-owned parks. Any park the city categorizes as "undeveloped," a "lot," a "mall," a "parkway," or a "strip" is excluded from the analysis, as are parks smaller than a quarter of an acre. Because neither the city's nor the state's datasets contain information on the location of park entrances, we identify entrance points along each park's perimeter that constitute our best approximation of actual park entrances and then calculate walking distances from those entrance points. For parks with an area of less than two acres, we assume each vertex of the park polygon approximates a park entrance;

since these parks are small, the actual location of entrances does not have a large effect on the walkshed (that is, the area reachable by walking a quarter mile or less along pedestrian rights-of-way starting at any of a park's entrance points). For parks of two acres or larger, the vertices may be too far apart to realistically approximate actual park entrances; for example, the four corners of Central Park are a very poor estimation of the entrances to the park. Thus, we instead find all the intersections of pedestrian rights-of-way that fall within 150 feet of the perimeter of these larger parks to approximate the entrance points. We obtained the pedestrian rights-of-way data from the New York City Department of City Planning's LION geodatabase of public streets. After we generate approximate park entrance points, we use Esri ArcMap's Network Analyst tool to generate walksheds estimating the areas along pedestrian rights-of-way that are located within a quarter mile of a park entrance point. In ArcMap we then select all building lots (which we get from the New York City Department of City Planning's MapPLUTO data) that fall within these walksheds and sum the total number of residential units on such lots and divide that number by the total number of residential units in a given geographic area.

Calculating Distances to Subways

For New York City, each borough, and each community district, we report the percentage of housing units within one-half mile of a subway station or rail entrance. To determine walking distances, the NYU 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 dataset of station entrances in the Bronx, Brooklyn, Manhattan, and Queens from the Metropolitan Transit Authority (MTA) 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.

Aggregating Student Performance

In a deviation from previous years' editions of the *State of New York City's Housing and Neighborhoods*, when reporting student performance at the city, borough, and community-district level, we use school-level proficiency rates; in prior years, we used a housing unit weighting formula to weight school-district level performance indicators to the community-district level.

The New York State Education Department publishes school-level proficiency rates every year. We joined the proficiency data with a school facilities shapefile provided by the New York City Department of City Planning's Bytes of the Big Apple website, which also includes the community district the school falls into. We removed private and charter schools and then summed up the number of fourth graders scoring "proficient" in math and English language arts in schools in a given community district, and the number of fourth grade students who were tested in each subject in that community district. We use those aggregates to calculate proficiency rates at the community district level. Since students can attend schools outside of their community district (for example, if their school zone extends beyond the borders of their community district), the student performance indicators provide information about the performance of students who attend schools in that neighborhood, rather than the performance of students who *live* in that neighborhood.

Metropolitan Transportation Authority Indicators

Subway Ridership and Performance

The Metropolitan Transportation Authority (MTA) published total annual ridership data for each station for the years 2009–2014. The MTA does not produce shapefiles with subway stops (although they do produce a file with each individual entrance and exit), but they release route and station data in the GTFS format. Steven Romalewski at the Center for Urban research has converted the GTFS data into a shapefile,⁵ which we manually match to the performance data.

The MTA has published a list of stations that have been at least partially closed (that is, closed for a substantial period, rather than just during nights or weekends) between 2009 and 2014.⁶ We remove from our analysis any station that was closed in one direction for more than 60 days or in both directions for more than 30 days during either 2009 or 2014; 21 out of the 419 subway stations met those criteria. For stations that were closed for a small portion of either 2009 or 2014, we determine what the ridership likely would have been had the station not been closed by calculating the average ridership per day for the portion of the year that the station was open and multiplying that rate by 365 days.

Note that several stations underwent substantial rehabilitations during the years between 2009 and 2014, and such stations are included in our analysis as long as the closure did not extend into 2009 or 2014.

Subway Performance Data

The MTA releases performance data for each subway line. We focus on two specific indicators: on-time performance (OTP), and subway wait assessment (SWA). In order to visualize performance geographically, we associate each subway station with the lines serving it, and average the indicators for each line at that station. Thus, the value at a particular station represents the average performance of lines serving that station. For more information, see "MTA Subway Performance" in the Indicators and Definitions section.

Inflation Adjustments

Unless stated otherwise, when reporting dollar-denominated indicators, we adjust amounts to 2015 dollars using the Consumer Price Index for All Urban Consumers (Current Series) without seasonal adjustments from the US Bureau of Labor Statistics over all major expenditure classes for the New York City metropolitan area. This allows for more consistent comparisons across years for individual indicators.

⁵ Available at https://wfs.gc.cuny.edu/SRomalewski/MTA_GISdata/June2010_update/nyctsubwaystops_100627_curcleaned.zip

⁶ A full list of closures can be found here: MTA New York City Transit Temporary Station Closures (2009-2014), http://web.mta.info/nyct/facts/ridership/ridership_sub_statClosure.htm.

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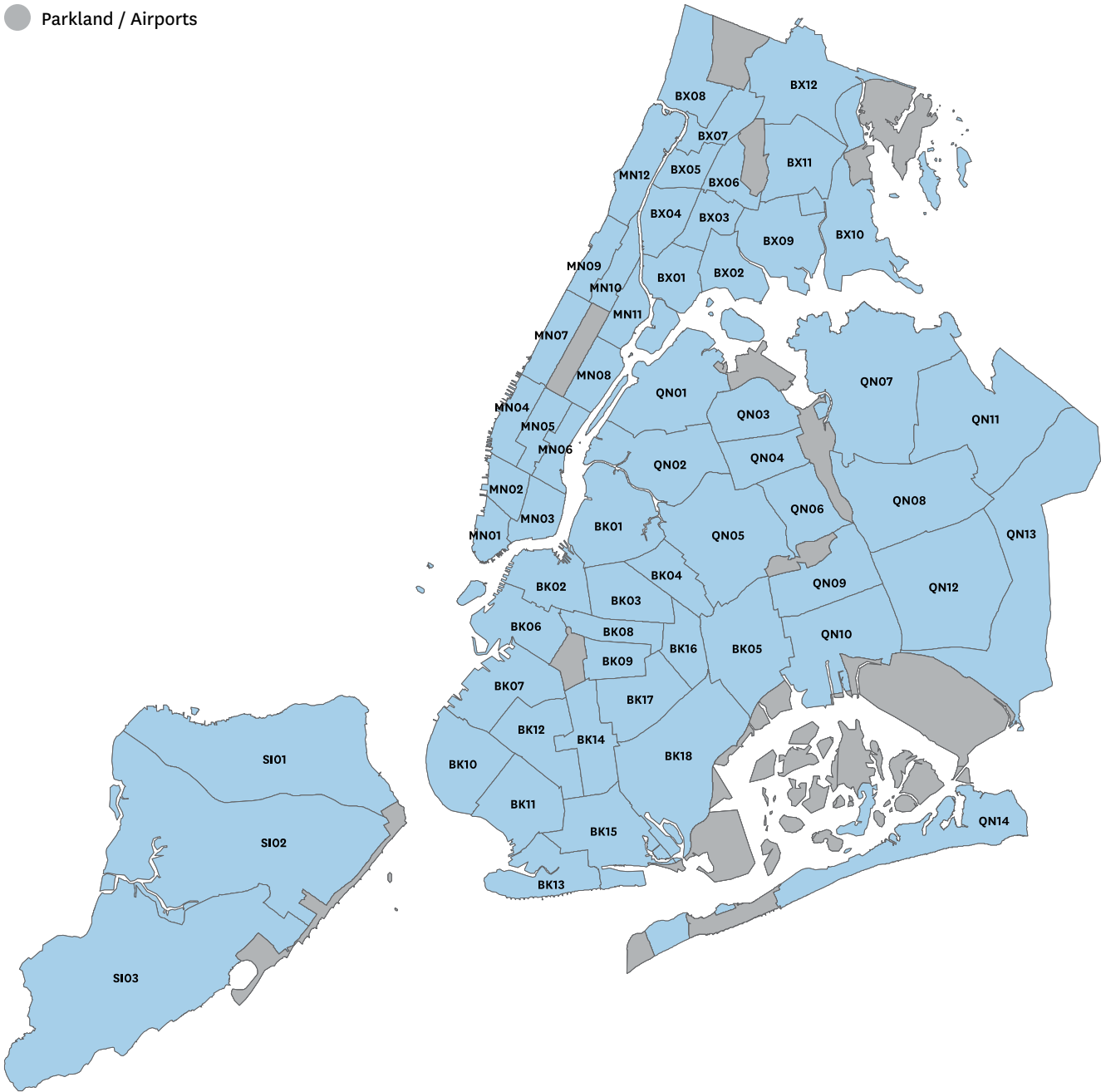
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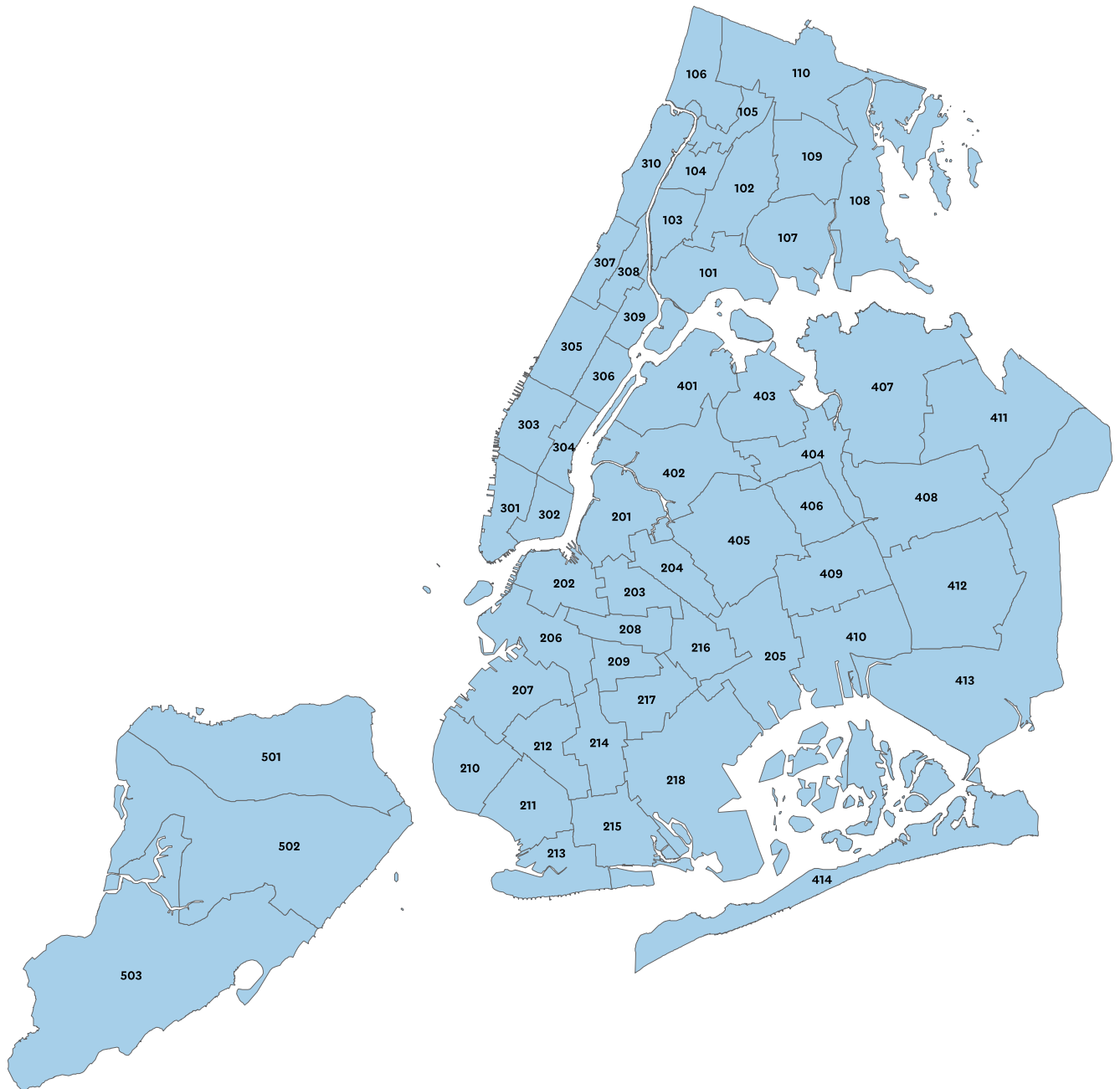
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New York City Community Districts

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About the NYU Furman Center

The NYU Furman Center provides research and debate on housing, neighborhoods, and urban policy. Established in 1995, it is a joint center of the New York University School of Law and the Robert F. Wagner Graduate School of Public Service.

Our mission is to:

Provide objective academic and empirical research on the legal and public policy issues involving land use, real estate, housing, and urban affairs in the United States;

Promote frank and productive discussions among elected and appointed officials, leaders of the real estate industry, leaders of non-profit housing and community development organizations, scholars, faculty, and students about critical issues in land use, real estate, and urban policy;

Present essential data and analysis about the state of New York City's housing and neighborhoods to those involved in land use, real estate development, community economic development, housing, urban economics, and urban policy; and

Train the next generation of urban policy leaders—including researchers, analysts, and practitioners—by fostering an enriching environment where students meaningfully contribute to the Center's work.

Ingrid Gould Ellen, Paulette Goddard Professor of Urban Policy and Planning, is the Center's Faculty Director and **Jessica Yager** is the Center's Executive Director. Our staff regularly collaborates with faculty and researchers from the School of Law, the Wagner School of Public Service, the Faculty of Arts and Sciences, and many other research organizations at NYU and beyond.

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