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Real Estate and Urban Policy,
New York University

2012

State of New York City's Housing and Neighborhoods



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AUTHORS

Vicki Been
Sean Capperis
Jorge De la Roca
Ingrid Gould Ellen
Ben Gross
Rebecca Koepnick
Josiah Madar
Shannon Moriarty
Max Weselcouch
Jessica Yager

PROJECT DIRECTORS

Sean Capperis
Shannon Moriarty

RESEARCH ASSISTANTS

Jonathan Bigelow
Deborah Burke
Alexandra Derian
Judy Herbstman
Ronnie Hutchinson
Alan Lightfeldt
Moneeza Maredia
Conor Muldoon
Tina M. Park
Meredith Pickett
Neil Reilly
Jennifer Reres
Razi Shaban
Emily Thenhaus
Justin Tyndall
Elliot Ward
Chris Whong

SPECIAL THANKS TO

Michael Bierman
Andrew Hayashi
John Infranca
Ingrid Kwon
Susan Latham
Bethany O'Neill
Kayla Tunnell
Laura Vert
Michael Williams
Mark Willis

**State
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2012**

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Michael Schwartz
Signature Bank

Deborah Smith
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New York State Division of Criminal Justice Services

Sophia Day
New York City Department of Health and Mental Hygiene

Christopher Fisher
New York City Police Department

Annette M. Hill
New York City Department of Finance

Colette Jacques
New York City Department of Finance

Gerald Koszer
New York City Department of Finance

Kiran Kutty
New York City Department of Housing Preservation and Development

Moon Wha Lee
New York City Department of Housing Preservation and Development

Jennifer Most
Landmarks Preservation Commission

Nolan Murray
New York State Department of Financial Services

John Piddock
State of New York Department of Health

Joe Salvo
New York City Department of City Planning

Bill Sears
New York City Department of City Planning

Slavenka Sedlar
New York City Department of Health and Mental Hygiene

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Executive Summary

Six years ago, the housing bubble burst and sent the nation spiraling into the most severe recession since the Great Depression. Today, encouraging signs of recovery—sustained employment growth, rising housing starts, increased numbers of home sales, and generally increased sales prices—provide reason to believe that the nation and New York City have turned the corner. In this year’s *State of New York City’s Housing and Neighborhoods* report (*State of the City*) we examine how New York City is faring in the aftermath of the crisis.

In 2001, the Furman Center for Real Estate and Urban Policy released the first edition of the *State of the City* to make publicly available the enormous amount of data regarding housing and neighborhood conditions in New York City collected each year. Today, the *State of the City* includes an unprecedented number of indicators, measuring everything from the health of the housing market to the health of the city’s residents and the educational attainment of the city’s children. The report serves as a medium through which the Furman Center can investigate new data, describe and contextualize current trends, and highlight the pressing issues affecting New York City. This year’s *State of the City* focuses on how New York City is performing in the aftermath of the housing crash and recession, investigating changes in the city’s built environment, housing market conditions, population demographics, and health, education, and crime indicators.

Where data are available, this year’s *State of the City* compares New York City to the next four largest cities in the United States—Chicago, Houston, Los Angeles, and Philadelphia—to help contextualize the city’s experience during the housing boom and bust. In Sections 4 and 5, we also compare New York City residents (or “New Yorkers”) to the residents of these other large cities.

1. The State of New York City’s Built Environment

New York City’s built environment has experienced a dynamic and tumultuous decade, with a construction boom, a subsequent bust that saw development slow to the lowest rate in 12 years, and, most recently, damage to thousands of buildings by Superstorm Sandy. In *Section 1: The Built Environment*, we examine the recession’s impact on the city’s construction, finding that new residential development in New York City came to a standstill in 2009. Although new construction began to recover in 2011, some sites remain stalled at the end of 2012, and sales of transferable development rights—a harbinger of new projects—had not yet begun to recover in 2011. We also look at city government’s ongoing efforts to steer the city’s long-term development patterns through zoning changes and historic preservation. New York City has continued its unprecedented pace of neighborhood-by-neighborhood rezonings, which have now affected more than a quarter of the city. The city also has continued to actively designate new historic districts and landmarks, especially in Manhattan and Brooklyn.

Superstorm Sandy descended upon New York City in October 2012, and its surge waters reached 75,919 buildings containing 302,303 housing units. Thirty percent of the city’s total housing stock is located in one of the three city-designated evacuation zones (used prior to 2013) that were deemed vulnerable to coastal flooding.

2. The State of New York City's Homeowners and Their Homes

In *Section 2: Homeowners and Their Homes*, we find that while the city as a whole continued its nascent recovery from the housing market crisis in 2012, New York City's homeowners and for-sale/owned housing markets continued to struggle, particularly in the hardest hit neighborhoods.

Over the past decade New York City's home prices and sales volume generally followed a boom and bust pattern, with prices steadily decreasing by a total of 15.7 percent between 2007 and 2012. These changes were not evenly distributed among the boroughs; Manhattan was seemingly immune to fluctuations in prices and sales, while the largest price declines were concentrated in neighborhoods in the Bronx, Queens, and Brooklyn.

Home purchase lending rates in 2011 were well below peak levels, and also below the levels of the year 2000. The years 2009 through 2011 saw lending rates remain relatively level. This overall decline in lending was accompanied by a widening of the gaps between loan share and population share for black and Hispanic New Yorkers. This was most notable among Hispanics; in 2011, Hispanics made up 28.8 percent of the city's population, but only accounted for 9.8 percent of home purchase borrowers.

Changes in New York City's housing market in the past decade resulted in a dramatic spike in foreclosures, primarily involving one- to four-family homes. Although the number of *lis pendens* issued in New York City in 2010 and 2011 was below 2009 peak levels, the past year saw a 5.2 percent increase over the number issued in 2011. In keeping with the trends of the past decade, new pre-foreclosure notices, foreclosures, and REOs (foreclosed properties owned by banks) issued in 2011 were concentrated in the same few communities as those issued in the past few years. In addition, 15.4 percent of mortgaged, owner-occupied homes in New York City were underwater at the end of 2011, another indication that the effects of the housing crisis are still being felt in New York City.

3. The State of New York City's Rental Housing

In *Section 3: Renters and Rental Units*, we find that the recession did not translate into greater affordability for the typical New York City renter. Indeed, New York City renters continued to face severe affordability challenges in 2012, with stagnant incomes and rising rents. From 2007 to 2011, median rent citywide increased by 8.5 percent. This same period saw real household income drop sharply. As a result, between 2007 and 2011, median rent burden increased; by 2011, 24 percent of New Yorkers were moderately rent burdened and 31 percent of New Yorkers were severely rent burdened. Still, the demand for rental housing remains high. At four percent, New York City's rental vacancy rate is the lowest of the five largest cities in the United States.

Perhaps a bit of silver lining to come out of the recent recession is that fewer owners of subsidized rental housing chose to "opt out" of subsidy programs at the end of the period for which affordability restrictions were required.

4. The State of New Yorkers

In sharp contrast to the dramatic fluctuations in the city's housing market over the past decade, the demographics of New York City evolved slowly and steadily. In *Section 4: The State of New Yorkers*, we detail these changes over time and show how New Yorkers compare to the residents of the other largest cities. Relative to a decade ago, the average New Yorker in 2012 was older, more likely to be foreign born, and more likely to hold a college degree. The typical New Yorker in 2012 was also less likely to be married and less likely to be white or black.

The population of New York City has become more diverse over the past decade. From 2000 to 2010, the city's white and black population shares decreased (each by less than two percentage points), while Asian and Hispanic population shares grew by 2.9 and 1.6 percentage points, respectively. Simultaneously, New York City's neighborhoods became less segregated. In 2010, the share of city residents

living in highly segregated neighborhoods (meaning neighborhoods where the share of any particular racial group is greater than 90 percent) was 3.2 percentage points lower than it was 10 years earlier.

The composition of New York City households changed in the past decade. The number of households grew by 88,000 since 2000. More New Yorkers lived alone in 2011 than ever before, with one-third of New Yorkers living alone. In addition, fewer New York City family households had children in 2011 than a decade ago, declining from 29.7 percent in 2000 to 27.2 percent in 2011. Finally, the share of households with members older than 65 increased to nearly 25 percent in 2011, the highest share of the largest five cities.

5. **The State of New York City's Schools, Health, and Crime**

As a whole, the city's school performance, health, and crime rates consistently improved over the past decade, as we cover in *Section 5: Schools, Health, and Crime*. New York City performed better on all three of these measures than the next four largest cities in 2011. However, the experience of white New Yorkers remains markedly different from that of black and Hispanic New Yorkers. Substantial disparities along racial and ethnic lines continue to offset the otherwise impressive progress the city has made in these areas.

New York City's students continued to do better on standardized tests. In the 2010–2011 school year, 60 percent of students in grades three through eight performed at grade level in math and 46.9 percent performed at grade level in English language arts. In 2011, the four-year high school graduation rate increased to 65.5 percent, following a steady increase of 19 percentage points from 2005 to 2011.

Over the past decade, New Yorkers' health improved across several indicators. The infant mortality rate in New York City was 4.9 deaths per 1,000 live births in 2011, which was 1.3 deaths lower than the national infant mortality rate. The life expectancy for the average New Yorker grew by three years in the past decade. In 2010, the life expectancy for women in New York City was 2.3 years longer, and for men in New York City was 1.9 years longer, than for their gender in the United States as a whole. New York City's asthma hospitalization rate (2.8 hospitalizations per 1,000 residents) remained higher than the national average (1.4 hospitalizations per 1,000 residents) in 2011.

New York City crime rates continued their precipitous decline since the 1990s, falling to historically low levels in 2011. Between 2000 and 2011, violent crime fell in all of the city's 76 precincts but one. These trends are consistent with the four largest cities, which also saw significant declines in crime rates over the past decade.

State of New York City's Housing and Neighborhoods

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Section 1: The Built Environment

As a result of the housing crash and recession, real estate development in New York City nearly ground to a halt in recent years. The number of new building permits issued by the city dropped to the lowest level in decades and, after the pipeline of existing projects dried up, the number of residential units being completed each year steadily declined. However, construction activity now appears to be recovering.

The first part of this section describes residential construction activity in the city since 2000, a period that includes the run-up to the peak of the real estate boom, the subsequent bust, and the beginnings of a recovery. Throughout this period, city officials continued to shape the city's longer-term development trajectory by rezoning neighborhoods and designating more landmarks and districts for protection. The second and third parts of the section review those regulatory changes.

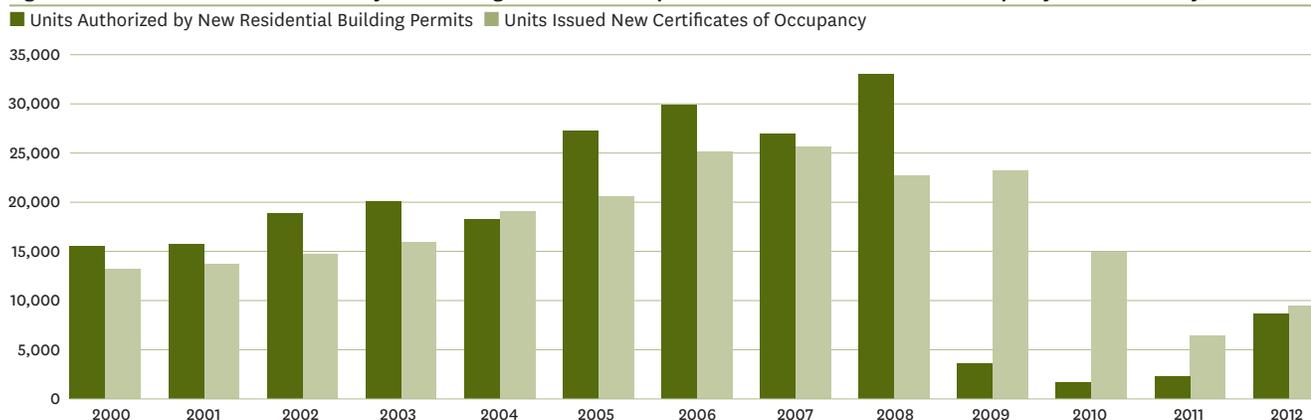
1. Housing Starts and Development

A. New housing construction is beginning to rebound.

The decline in property prices during the bust was milder in New York City than in other cities (as discussed in more detail in Section 2: Homeowners and Their Homes), and apartment rents remained high or even continued to rise (as discussed in Section 3: Renters and Rental Units). Nevertheless, new

housing construction in the city plummeted following the housing market crash. The number of residential units authorized by new building permits indicates planned residential development. Figure 1.1 shows that between 2008 and 2009, this number dropped by almost 90 percent, from more than 33,000 to fewer than 3,600. In 2010 it dropped even further; developers obtained permits to build just 1,700 units, the lowest level in at least 20 years. Since 2010, however, the number of units authorized by new permits has rebounded modestly. From 2011 to 2012, the number of units authorized by new permits more than tripled, to almost 8,700. Although this number is low compared even to the years immediately before the recent boom, this growth in permitting activity could signal a return to more robust development. The recent increase in permits for the city overall was due to Manhattan, Brooklyn, and—perhaps surprisingly—the Bronx, each of which experienced more than a ninefold increase in units authorized by new permits between 2011 and 2012. Permitting activity in Staten Island and Queens, in contrast, barely changed from 2011 to 2012.

Figure 1.1: Residential Units Authorized by New Building Permits and Completed Units Issued Certificates of Occupancy in New York City, 2000–2012



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

While obtaining a building permit marks the early stages of a construction project, receiving a certificate of occupancy marks a project's completion.¹ Because development projects were already under way when the housing market crashed, the number of completed residential units receiving certificates of occupancy declined more gradually than permit filings. The number of completed units peaked at about 26,000 in 2007, and remained high through 2009. In 2010 and 2011, however, the development pipeline began to slow. The number of units completed fell to about 15,000 in 2010, then to just over 6,000 in 2011. In 2012, it rebounded slightly, to almost 9,500.

B. Many construction sites are still stalled.

In 2009, New York City's Department of Buildings began tracking construction sites where work had "slowed significantly" or stopped completely, so that it could better monitor safety conditions at those sites and enforce code requirements.² These sites include cleared land, partially completed new structures, and unfinished building renovations. The city identifies these "stalled sites" through inspections and complaints received from community boards, residents, and other members of the public. The city also established a voluntary program that allows developers to register stalled sites and submit plans for keeping the site safe in exchange for automatic renewals of construction permits that would otherwise expire. Through the end of 2012, the city had identified about 1,200 unique construction sites that were stalled at some point since it began its tracking in 2009. These sites not only signal distress in the development industry, but also can be significant nuisances to the communities where they are located, especially if not properly secured or maintained.

Table 1.1 shows that 648 of these sites were stalled as of the end of 2012. Although every community district except for BX 02 (Hunts Point/Longwood) had at least one construction site that was stalled as of the end of 2012, they were particularly concentrated in certain parts of the city, as Figure 1.2 illustrates. Table 1.1 shows that nearly half were in Brooklyn.

1 New (and substantially altered) buildings can be legally occupied once they receive a temporary certificate of occupancy, which is the measure we report. Developers are obligated, however, ultimately to obtain permanent certificates of occupancy by completing all construction activity in compliance with the city's development regulations.

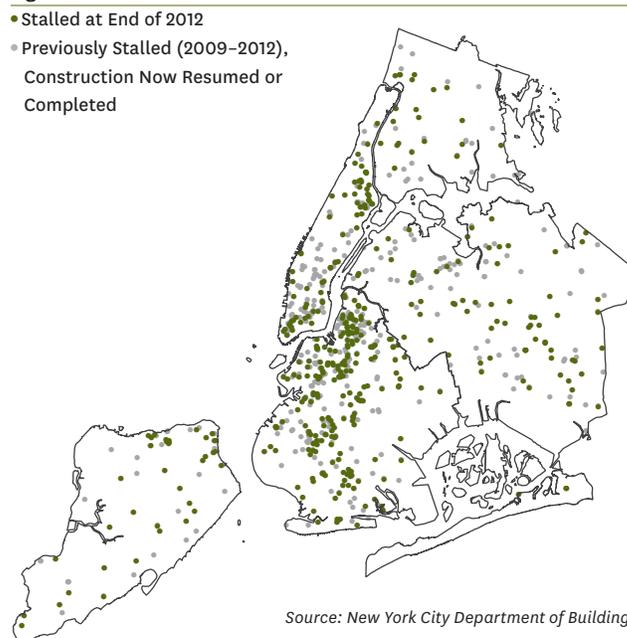
2 For more information from the Department of Buildings, see http://www.nyc.gov/html/dob/downloads/pdf/csw_stalled_sites_042610.pdf.

Table 1.1: Number of Sites Stalled at Year End

	2009	2010	2011	2012
Bronx	22	27	27	28
Brooklyn	232	325	281	307
Manhattan	83	130	117	103
Queens	138	162	127	163
Staten Island	34	57	46	47
New York City	509	701	598	648

Source: New York City Department of Buildings

Figure 1.2: Stalled Construction Sites



Source: New York City Department of Buildings

Community District BK 01 (Greenpoint/Williamsburg) led the city with 70 stalled sites at the end of 2012, while QN 14 (Rockaway/Broad Channel), BK 02 (Fort Greene/Brooklyn Heights), BK 12 (Borough Park), and QN 12 (Jamaica/Hollis) each had more than 25. In contrast, 25 community districts had five or fewer stalled sites at the end of 2012.

Table 1.1 also shows that the citywide number of construction sites that were stalled at the end of 2012, though lower than the peak in 2010, was eight percent higher than at the end of 2011. And despite the uptick in building activity suggested by recent permit filings, the number of newly identified stalled sites jumped from about 120 in 2011 to more than 200 in 2012.

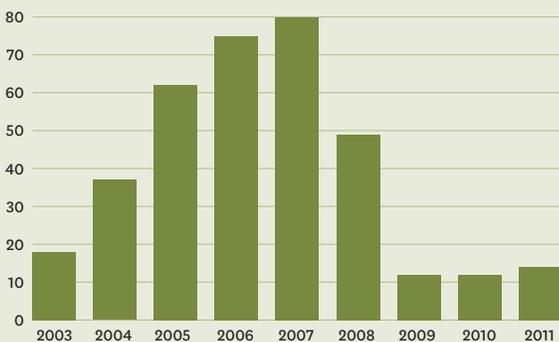
On the other hand, construction appears to have resumed on many once-stalled sites. Of the 509 construction sites stalled at the end of 2009, construction had resumed on more than half by the end of 2012.

Decline in Development Rights Transfers

Before developers file for construction permits, they must first assemble their development site. For particularly large projects, this often includes purchasing development rights (known as transferable development rights or TDRs) from other lots. Indeed, a Furman Center analysis of recent development in Manhattan below Central Park reveals that about 22 percent of all projects with more than 10,000 square feet of floor area completed between 2003 and 2009 involved the purchase of TDRs. Because site assemblage precedes building permits, TDR transactions are an early indicator of future large-scale development.

During the recent real estate boom, as Figure 1.3 shows, the number of TDR transactions (including zoning lot mergers³) peaked in 2007. That year, more than 1.5 million square feet of development rights changed hands, primarily in Manhattan community districts 1–6. The number of TDR transactions then declined precipitously in 2008 and 2009 following the real estate market crash. As of 2011, our most recent year of data, the number of TDR transactions, and the amount of square footage transferred, had not rebounded to any significant degree.

Figure 1.3: Number of “Arm’s Length” TDR Transactions in New York City, 2003–2011



Source: Furman Center analysis of documents in the New York City Department of Finance’s Automated City Register Information System

³Most TDRs are transferred through a “zoning lot merger,” a legal procedure that allows developers to purchase unused development rights from adjacent lots on the same block. A much smaller number of development rights are purchased through special programs designed to preserve landmarks or protect certain areas from development (for example, the High Line and Broadway theaters).

2. Neighborhood rezonings continue.

Starting in 2002, when Mayor Bloomberg took office, the city’s Department of City Planning (DCP) began an ambitious series of zoning changes, aiming to reshape development patterns in various neighborhoods. Through 2011, DCP had initiated about 118 such rezonings that together affected thousands of city blocks.⁴

In 2012, the city adopted four more neighborhood-sized zoning map changes (see Figure 1.4). About 140 blocks were rezoned in northern Bedford-Stuyvesant, Brooklyn. According to DCP, that rezoning was intended primarily to prevent development thought to be incompatible with the neighborhood’s historic character.⁵ Similarly, in Woodhaven/Richmond Hill, Queens (QN 09), about 230 blocks were rezoned to direct development away from low density residential areas and instead to major thoroughfares.⁶ In western portions of Harlem, about 90 blocks were rezoned to protect the existing built character of the neighborhood from out-of-context development, and provide new opportunities for development on existing corridors and in manufacturing areas.⁷ Finally, on the Upper West Side, new restrictions were adopted on commercial spaces to encourage “diverse retail and service opportunities,” and preserve the existing retail character of the neighborhood.⁸

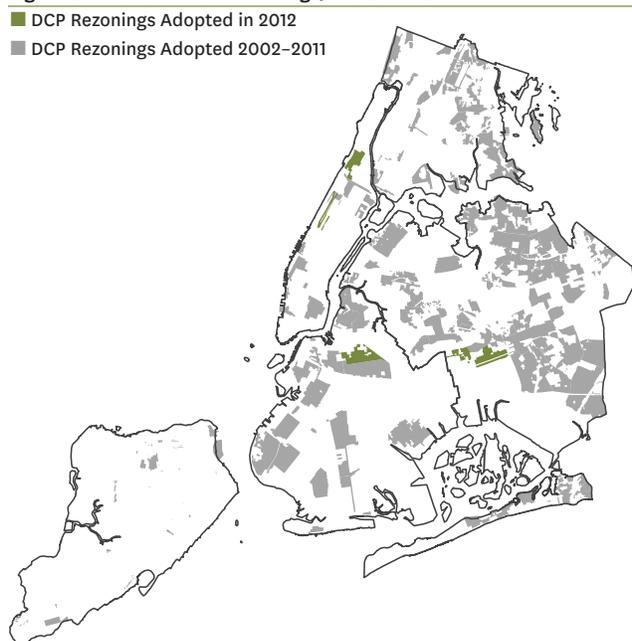
⁴ The Furman Center analyzed the rezonings adopted between 2003 and 2007 in a 2010 Policy Brief: “How Have Recent Rezoning Affected the City’s Ability to Grow?,” available at http://furmancenter.org/files/publications/Rezonings_Furman_Center_Policy_Brief_March_2010.pdf.

⁵ For more information from DCP, see http://www.nyc.gov/html/dcp/html/bed_stuy_north/index.shtml.

⁶ For more information from DCP, see http://www.nyc.gov/html/dcp/html/woodhaven_richmond_hill/index.shtml.

⁷ For more information from DCP, see http://www.nyc.gov/html/dcp/html/west_harlem/index.shtml.

⁸ For more information from DCP, see <http://www.nyc.gov/html/dcp/html/uws/index.shtml>.

Figure 1.4: DCP-Initiated Rezoning, 2002–2012

Source: New York City Department of City Planning

In addition to the four large-scale zoning map changes, the city also changed the zoning text in two noteworthy ways in 2012. First, minimum parking requirements were reduced in downtown Brooklyn (BK 02), allowing developers to build fewer new parking spaces per housing unit.⁹ As described in a recent Furman Center policy brief, many critics of the prior rules had argued that excessive minimum parking requirements unnecessarily increase construction costs and encourage car ownership, even in dense, transit-accessible neighborhoods.¹⁰ Second, the city approved a series of citywide “Zone Green” amendments intended to encourage more environmentally friendly construction and retrofits by changing restrictions on wall width, sun control screens, and rooftop amenities such as green roofs, greenhouses, and wind turbines.¹¹

DCP also began the initial review process for a major rezoning it proposed for Midtown East (CDs MN 05 and MN 06) to create new opportunities for office development.¹²

9 For more information from DCP, see http://www.nyc.gov/html/dcp/html/dwn_bk_ped_park/index.shtml.

10 Furman Center, “Minimum Parking Requirements and Housing Affordability,” 2012. Available at http://furmancenter.org/files/publications/furman_parking_requirements_policy_brief_3_21_12_final_1.pdf.

11 For more information from DCP, see <http://www.nyc.gov/html/dcp/html/green-buildings/index.shtml>.

12 For more information about DCP’s proposal, see http://www.nyc.gov/html/dcp/html/east_midtown/index.shtml.

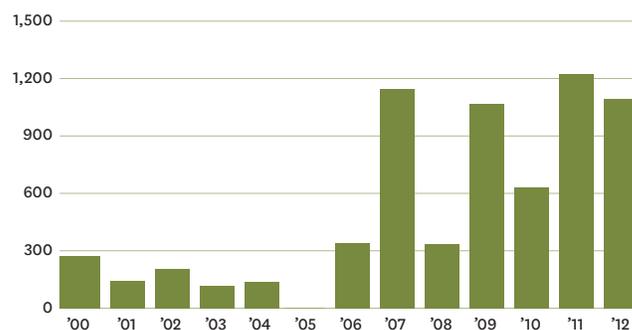
3. The city designated new landmarks and historic districts.

In 2012, the city’s Landmarks Preservation Commission (LPC) designated five new areas in Manhattan and Brooklyn as historic districts, including portions of the East Village and Lower East Side and various blocks of Park Slope, which were added to existing historic districts. The additions increased the number of historic districts citywide to 127. As Table 1.2 shows, historic districts now cover almost 26,000 city lots, making up about three percent of all of the city’s land area (excluding airports, parks, cemeteries, piers, beaches, public rights of way, and waterways). Historic districts now cover about 17 percent of Manhattan, by far the most of any borough. The number of lots protected by historic district designations has been growing especially rapidly in recent years. Figure 1.5 shows that in each year from 2000 to 2006, fewer than 400 lots were added to historic districts.

Table 1.2: Historic Districts as of December, 2012

	# Lots	Share of Total Land Area*
Bronx	830	1.9%
Brooklyn	11,477	3.6%
Manhattan	10,361	16.9%
Queens	2,721	1.4%
Staten Island	219	1.6%
New York City	25,608	3.1%

*Excludes airports, parks, cemeteries, piers, beaches, public rights of way and waterways. Sources: New York City Landmarks Preservation Commission, New York City Department of City Planning

Figure 1.5: Number of Lots Added to Historic Districts in New York City, 2000–2012

Source: New York City Landmarks Preservation Commission

Figure 1.6: New York City Historic Districts

■ 2012 Historic District Designations ■ Earlier Historic District Designations



Note: Additional historic districts in eastern Queens and northern Bronx are not shown on map. Source: New York City Landmarks Preservation Commission

In four of the past six years, however (including 2012), more than 1,000 lots have been added. Figure 1.6 shows the location of all historic districts in the city.

The LPC also designated 20 new landmarks in 2012, two-thirds of which were in Manhattan. The designations included three firehouses, several historic homes, and the Rainbow Room at Rockefeller Center. Table 1.3 shows the number of designations in each borough in 2012 and the total number since the LPC was established in 1965. Figure 1.7 shows the location of all landmarks.

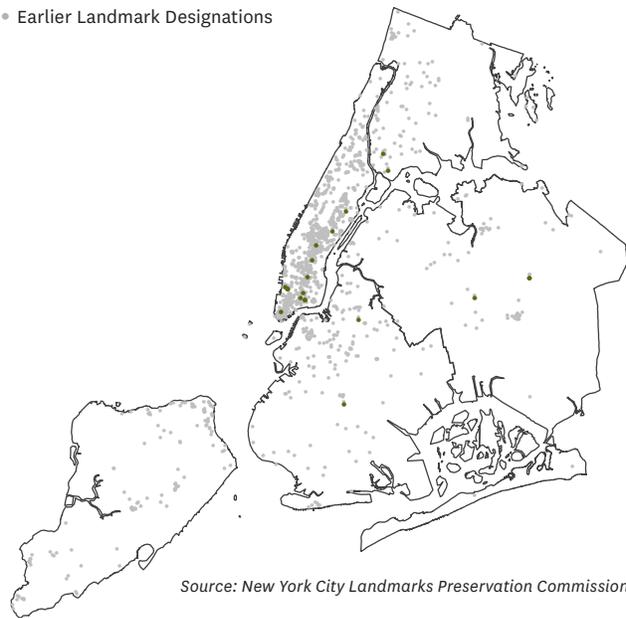
Table 1.3: New York City Landmark Designations

	2012 Designations	Total (as of Dec., 2012)
Bronx	2	96
Brooklyn	2	182
Manhattan	14	896
Queens	2	70
Staten Island	-	133
New York City	20	1,377

Source: New York City Landmarks Preservation Commission

Figure 1.7: New York City Landmarks

● 2012 Landmark Designations
● Earlier Landmark Designations



Source: New York City Landmarks Preservation Commission



Newly designated landmarks in Community District MN02 (Greenwich Village/SoHo).

The Challenge of Reforming the City's Land Use Regulations & Building Codes to Make the City More Resilient

Superstorm Sandy made disturbingly clear that a substantial portion of New York City is vulnerable to coastal flooding. A recent Furman Center fact brief found that the storm surge reached about one-sixth of the city's land area containing nine percent of the city's housing units.¹³ How to amend the city's zoning and building codes and other regulations will be a crucial planning (and political) challenge in 2013 and beyond, as public officials debate how to better protect the city from future storms and the long-term risks of climate change.

The evacuation zones designated by the city illustrate the scale of the challenge. Prior to the most recent storm, the city had designated three evacuation zones, as Figure 1.8 shows: Zone A encompasses areas that have a high potential of flooding from any hurricane, Zone B covers areas that are likely to flood from a Category 2 or higher hurricane, and Zone C represents areas that would be susceptible to flooding if a Category 3 or 4 hurricane were to hit New York City. As Table 1.4 shows, 30 percent of the city's total housing stock is located in one of these evacuation zones.

¹³ Furman Center, "Sandy's Effects on Housing in New York City," 2013. Available at <http://furmancenter.org/files/publications/SandysEffectsOnHousingInNYC.pdf>.

Figure 1.8: New York City Evacuation Zones

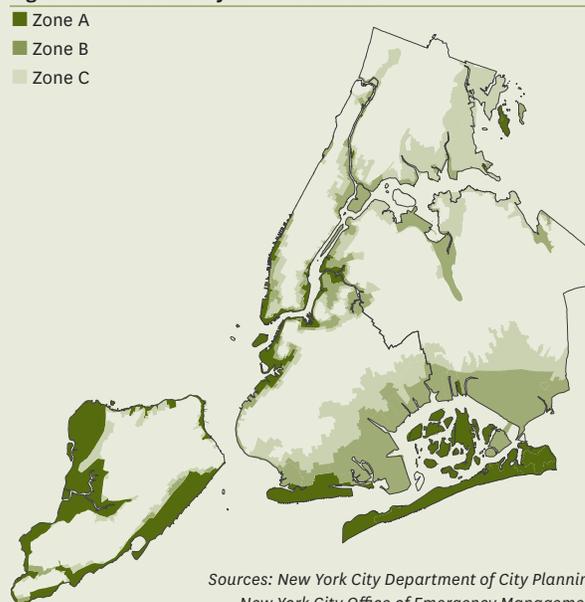


Table 1.4: Housing Units in Hurricane Evacuation Zones

Evacuation Zone	# Residential Units	Share of NYC Residential Units
A	182,616	5%
B	261,841	8%
C	580,400	17%
Total	1,024,857	30%

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

Section 2:

Homeowners and Their Homes

In 2012, New York City continued its nascent recovery from the housing market crisis that has gripped the nation since 2006. Home prices were up from 2011 (though still well below their peak), but new foreclosure starts were also up in 2012.

The number of homeowners receiving pre-foreclosure notices, the number with underwater mortgages, and the concentration of these groups in the areas of the city that have seen the most foreclosures to date indicate that the challenges facing some neighborhoods are far from over. Thus, while indicators show that the city as a whole is recovering, homeowners and the housing market continue to struggle, particularly in the hardest hit areas.

1. The homeownership rate is down slightly from its peak.

New York City is a city of renters. Since the housing market bust in 2006 (and the attendant economic downturn and tightening of the mortgage market), the percentage of households in the city that rent has increased further. Although New York City has a much lower homeownership rate than the United States as a whole, the recent decline in its homeownership rate mirrors a similar decline nationwide over the past few years, as Figure 2.1 illustrates. But unlike the nation as a whole, which saw the rate drop by 1.6 percentage points since 2000, New York City's homeownership rate was slightly higher in 2011 than it was in 2000 (+1.1 percentage points).

Figure 2.1 also shows the changing homeownership rate of the nation's five largest cities. All five cities saw a decline in homeownership during the economic downturn between 2007 and 2011. New York City's 2.3 percentage point decline from 2007 (the peak of the nation's homeownership rate) was similar to the rate change experienced by Los Angeles (-2.8 percentage points) and Houston (-2.4 percentage points), but smaller than the declines in Philadelphia (-3.4 percentage points) and Chicago (-5.7 percentage points). Of these cities, however, only New York City and Chicago have experienced a net gain in their homeownership rates since 2000.

Homeownership rates vary significantly among New York City boroughs, as Figure 2.2 reveals. The overall patterns of change in homeownership rates between 2000 and 2011, however, were largely the same across the boroughs.

2. Home prices and sales volume are up but still well below peak levels.

In the past decade, home prices and sales volume in New York City generally followed a boom and bust pattern, with Manhattan serving as a notable exception. Figure 2.3 shows the change in house prices by borough since 2000. In all five boroughs except Staten Island, home prices in 2012 were up from 2011 levels. Nonetheless, prices remain well below their peak and close to 2004 levels in all boroughs but Manhattan. By contrast, Manhattan experienced a relatively modest and short-lived downturn, and prices have returned to their peak levels.

Figure 2.4 compares changes in the prices of single-family homes in the five largest metropolitan areas, based on the prices of properties purchased with conforming loans.¹ Single-family homes in four of the five metro areas experienced a boom and then a downturn. In Houston, prices rose more slowly and never declined.

While the Furman Center's Index of Housing Price Appreciation shows that housing prices have decreased 15.7 percent since 2007 in New York City, this decline has not been spread evenly across the city. The worst price declines have been concentrated in the northern Bronx, southeast Queens, and northeastern Brooklyn, as Figure 2.5 shows.

1 Conforming loans are loans that conform to guidelines created by the government-sponsored enterprises Fannie Mae and Freddie Mac. Subprime loans, among others, are nonconforming and, therefore, do not contribute to the data reflected in Figure 2.4.

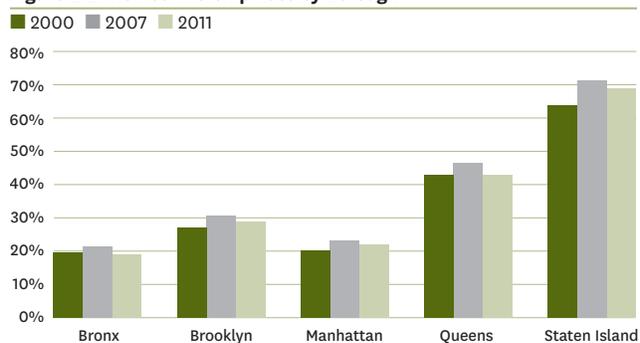
Table 2.1 shows that the price of homes across the city also varies dramatically. In 2012, Manhattan had by far the highest median sales prices for all housing types

Figure 2.1: Homeownership Rate, United States and Five Largest Cities



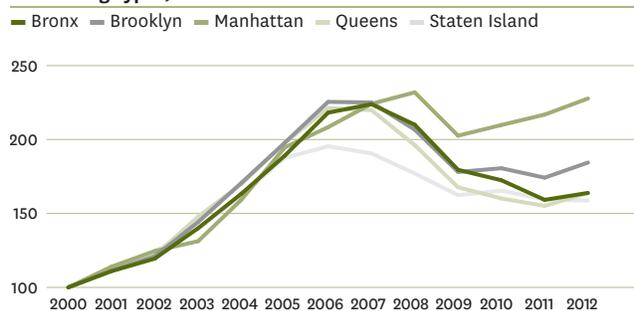
Sources: United States Census (2000), American Community Survey (2007, 2011)

Figure 2.2: Homeownership Rate by Borough



Sources: United States Census (2000), American Community Survey (2007, 2011)

Figure 2.3: Index of Housing Price Appreciation by Borough, All Housing Types, 2000–2012



Sources: New York City Department of Finance, Furman Center

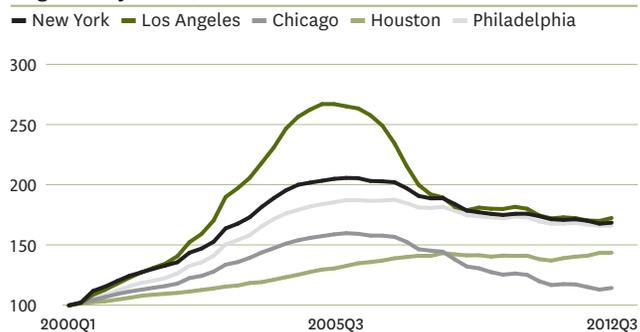
Table 2.1: Median Sales Price per Unit, 2012

	Bronx	Brooklyn	Manhattan	Queens	Staten Island	New York City
1 Family	\$ 335,000	\$ 500,000	\$ —*	\$ 415,000	\$ 375,000	\$ 405,000
2–4 Family	\$ 163,417	\$ 240,000	\$ 897,500	\$ 225,250	\$ 225,000	\$ 222,500
5+ Family	\$ 78,290	\$ 109,828	\$ 212,500	\$ 120,851	\$ —*	\$ 117,500
Condominiums	\$ 125,000	\$ 545,000	\$ 999,000	\$ 380,250	\$ 247,500	\$ 700,000

* Insufficient data. Sources: New York City Department of Finance, Furman Center

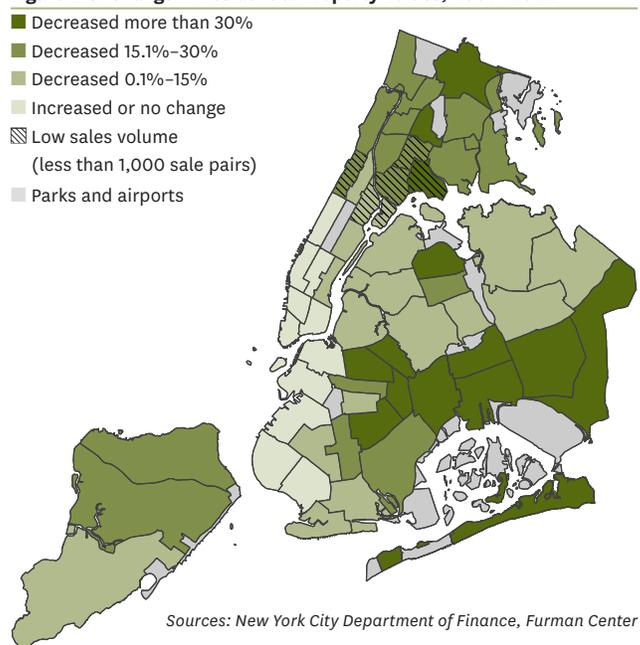
for which data were available. Brooklyn had the second highest prices, followed by Queens, Staten Island, and finally the Bronx.

Figure 2.4: House Price Index in Five Largest Metro Areas, Single-Family Homes, 2000–2012



Source: Federal Housing Finance Agency

Figure 2.5: Change in Residential Property Values, 2007–2012



The volume of property sales inched up slightly from 2011 to 2012, as Figure 2.6 illustrates. The number of sales of all residential property types declined dramatically during the housing bust, though at somewhat different times. Single-family and two- to four-family home sales peaked in 2005 and 2006, and each had declined by 58 percent by 2011. However, in 2012, sales volume rebounded slightly with 8,548 single-family home sales and 9,296 two- to four-family home sales. The sales of multi-family (five-plus units) rental buildings, which are far less frequent than transactions involving other building types, peaked in 2005 and declined by 64 percent by 2009 before rebounding in the past three years. In 2012, 1,973 multi-family buildings sold. Condominiums were the only property type that sold in notably greater quantities in 2012 than in 2000.

3. Lending

A. Home purchase lending declined slightly in 2011.

The 2000s saw a great deal of change in total home purchase lending activity, shown in Figure 2.7. Similar to home prices and sales volume, discussed above, home purchase lending in 2011 was well below peak levels. But while home prices and sales volume were higher in 2011 than in 2000, the home purchase lending rate in all five boroughs was lower in 2011 than it had been in 2000.

Figure 2.8 shows that a large share of the lending at the peak was in high-risk loans. Even during the housing boom, prime-rate lending declined in New York City and in the nation as a whole. However, a sharp increase in high-cost lending kept total loan numbers up during this period. Following the bust, high-cost lending all but disappeared due both to dramatic shifts in lending practices and significant tightening of New York's banking laws governing subprime home loans.²

² For subprime loans consummated on or after September 1, 2008, New York Banking Law Section 6-m instituted a detailed ability to repay requirement and prohibited teaser interest rates, negative amortization, and prepayment penalties, among other lending practices. N.Y. Banking Law § 6-m (McKinney 2012).

Like lending nationwide, lending for home purchases in New York City has been at the same level roughly for the past three years, down from higher levels of lending seen in the middle of the last decade. From 2010 to 2011, all five cities and the nation as a whole saw a dip in first-lien lending, as shown in Figure 2.9. The dip corresponded with the end of the federal tax credit for first-time home buyers: 2011 was the first full year of the past four (2012 data are not yet available) during which federal tax credits were not available.³

While total home purchase lending shrank during the housing bust, the subset of government-backed FHA/VA loans in the city has grown since 2007, both in absolute numbers and in the share of total loans made. In 2011, FHA/VA loans represented 21.3 percent of home purchase loans in New York City, a much larger share than during the housing boom, when such loans were almost nonexistent. While FHA/VA loans represent a smaller proportion of lending activity in New York City than they represent in the United States as a whole, these loans have become much more important both locally and nationally, as illustrated in Figure 2.10.

B. Lending to black and Hispanic borrowers has declined more than lending to white and Asian borrowers.

The overall decline in lending has affected all racial groups in New York City. However, as Figure 2.11 illustrates, lending to black and Hispanic borrowers has fallen the most. This is perhaps not surprising because a high share of mortgages issued to black and Hispanic borrowers during the boom were subprime loans that were securitized and not backed by government guarantees, and that segment of the mortgage market no longer exists.

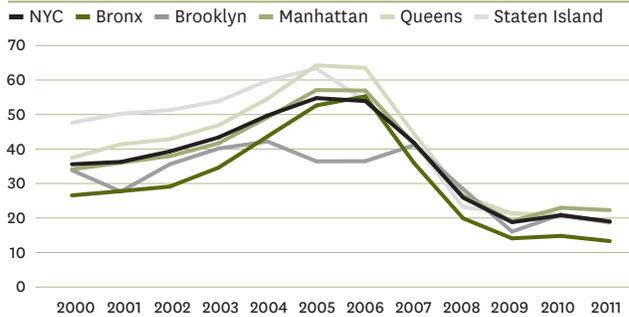
³ Internal Revenue Service. (2013). First-Time Homebuyer Credit. Retrieved from <http://www.irs.gov/uac/First-Time-Homebuyer-Credit-1>.

Figure 2.6: Property Sales Volume by Property Type in New York City, 2000–2012



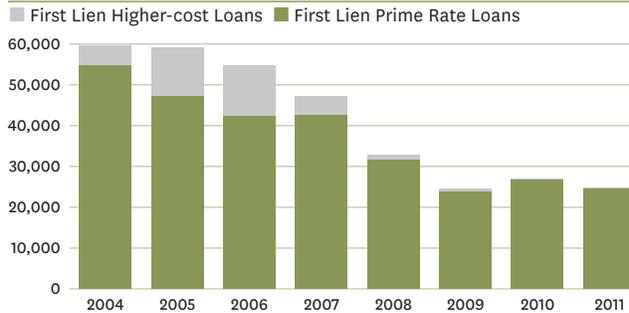
Sources: New York City Department of Finance, Furman Center

Figure 2.7: Home Purchase Loan Originations* per 1,000 Mortgagable Properties in New York City, 2000–2011



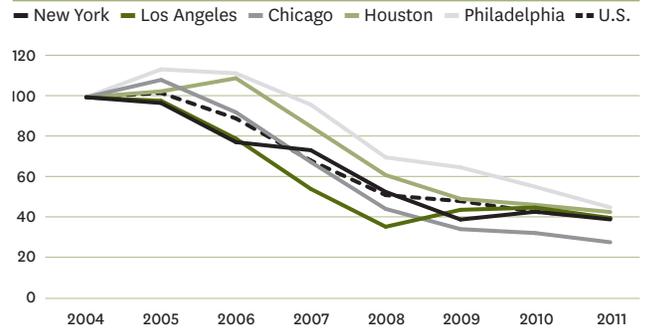
*All home purchase loans (first and junior liens) issued to owner-occupants of one- to four- family homes, condominiums, and cooperative apartments. Sources: Home Mortgage Disclosure Act, Furman Center

Figure 2.8: New York City One- to Four-Family Home Purchase Mortgages,* 2004–2011



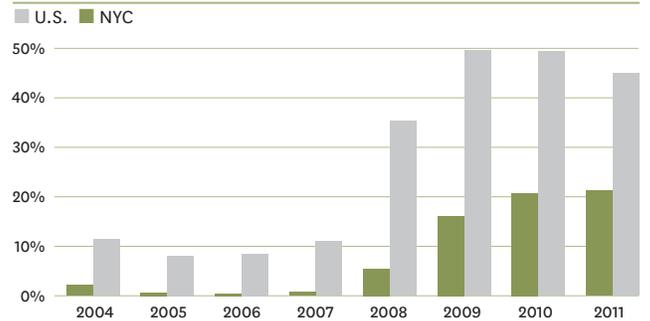
*First lien home purchase loans issued to owner-occupants of one- to four- family homes, condominiums, and cooperative apartments. Sources: Home Mortgage Disclosure Act, Furman Center

Figure 2.9: Home Purchase Loan Originations,* United States and Five Largest Cities, 2004–2011, Indexed to 2004



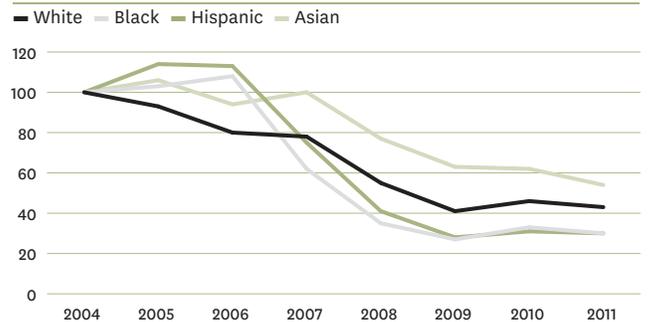
*First lien home purchase loans issued to owner-occupants of one- to four- family homes, condominiums, and cooperative apartments. Sources: Home Mortgage Disclosure Act, Furman Center

Figure 2.10: FHA/VA Share of Home Purchase Mortgage Originations in New York City, 2004–2011*



*First-lien home purchase loans issued to owner-occupants of one- to four- family homes, condominiums, and cooperative apartments. Sources: Home Mortgage Disclosure Act, Furman Center

Figure 2.11: Index of New York City Home Purchase Mortgages* by Race or Ethnicity, 2005–2011



*First-lien home purchase loans issued to owner-occupants of one- to four- family homes, condominiums, and cooperative apartments. Sources: Home Mortgage Disclosure Act, Furman Center

As Figure 2.12 shows, the rate of lending to black and Hispanic borrowers has consistently been far below their population shares. The gap between loan share and population share is the widest for Hispanics. In 2006, Hispanics made up 27.6 percent of the city's population and only 16.4 percent of home purchase borrowers; and in 2011 Hispanics made up 28.8 percent of the population, but only accounted for 9.7 percent of purchase borrowers.

C. Refinance lending is high in Manhattan but well below peak levels in the other boroughs.

Despite low interest rates, refinance lending has dramatically decreased in the outer boroughs since 2006, likely driven by the fall in city home prices illustrated in Figure 2.3 above. Lending rates everywhere other than Manhattan fell by 70 percent between 2006 and 2008, and have remained at more or less the same levels since then. In 2011, citywide refinance originations ticked up slightly (1%) compared to 2010. As Figure 2.13 dramatically portrays, the pattern of refinance lending in Manhattan has been notably different. In Manhattan, the current refinance level significantly exceeds the refinance rates of the boom years, as homeowners with equity in their homes are taking advantage of historically low interest rates. As discussed in the Pre-foreclosure Notices and Underwater Loans subsection below, for many homeowners in the city who currently owe more than their homes are worth, refinancing is not an option. Unlike refinance lending, purchase lending has followed a much more uniform trend across all five boroughs.

4. Foreclosures

A. Foreclosure starts were up slightly in 2012 but remained below peak levels.

New York City just saw an unprecedented spike in foreclosures, like many other cities across the country. Like the other market indicators discussed above, foreclosures have both driven and been generated by changes in the housing market over the past decade.

In New York City, as in the rest of the country, the foreclosure crisis has primarily involved one- to four-family homes. Figure 2.14 shows the number of foreclosure notices (*lis pendens*) filed since 2000 by property type. Since the start of the foreclosure crisis, the vast majority (87%) of properties that have received a *lis pendens* in the city have been one- to four-family buildings.

In 2012, 12,850 *lis pendens* were issued in New York City, a 5.3 percent increase over the number issued in 2011. However, this level was still well below the 2009 peak of 20,542 *lis pendens*.

Compared to other states, New York State ranked fourteenth in the nation for new foreclosure filings in February 2013.⁴ However, given the length of its foreclosure process (discussed below), New York State ranks much higher in terms of its share of the nation's foreclosure inventory (homes in the foreclosure process or bank owned). At the end of 2012, five percent of the nation's foreclosure inventory was in New York State, making New York the fourth largest contributor (tied with Ohio).⁵

B. Foreclosures are concentrated in particular neighborhoods.

The foreclosure crisis has not been felt uniformly across New York City. Figure 2.15 shows that more property owners in Queens and Brooklyn have received *lis pendens* than those in the other boroughs.

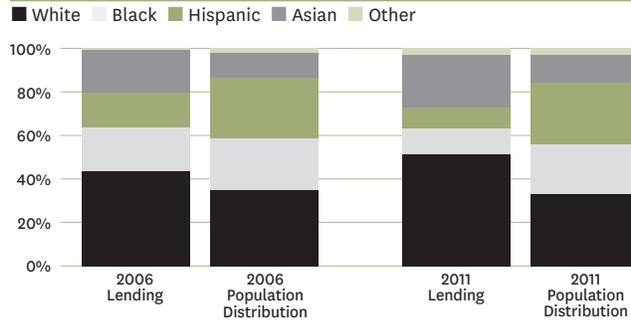
As Figure 2.16 reveals, in the Bronx, Brooklyn, and Queens, and to a lesser extent Staten Island, foreclosures are concentrated in certain areas. Not surprisingly, other indicators of mortgage and housing market distress discussed throughout this section are also concentrated in the same parts of the city, including price depreciation (Fig. 2.5), pre-foreclosure notices (Fig. 2.21), and underwater mortgages (Fig. 2.22).

Multiple studies have shown that concentrated foreclosures have significant, negative consequences for their neighbors and neighborhoods.

⁴ Realty Trac. (February 2013). National Real Estate Trends. On file with the Furman Center.

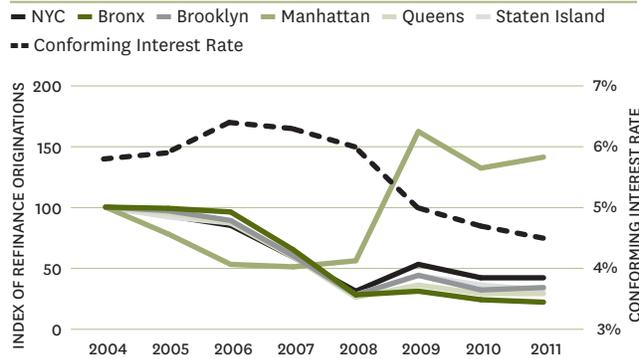
⁵ Realty Trac. (January 14, 2013). 1.8 Million U.S. Properties with Foreclosure Filings in 2012. Retrieved from <http://www.realtytrac.com/content/foreclosure-market-report/2012-year-end-foreclosure-market-report-7547>.

Figure 2.12: Share of Home Purchase Loans Originations* Versus Share of Population by Race/Ethnicity in New York City



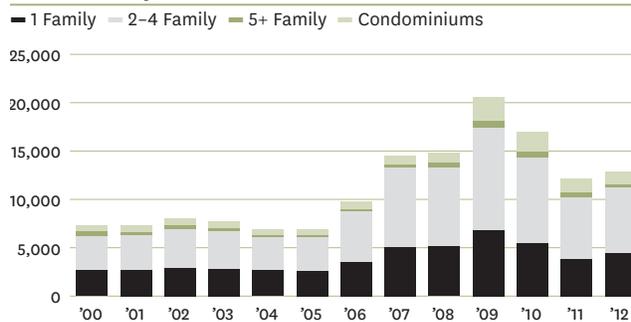
*First-lien home purchase loans issued to owner-occupants of one- to four-family homes, condominiums, and cooperative apartments. Sources: Home Mortgage Disclosure Act, Furman Center, American Community Survey

Figure 2.13: Index of Refinance Originations by Borough



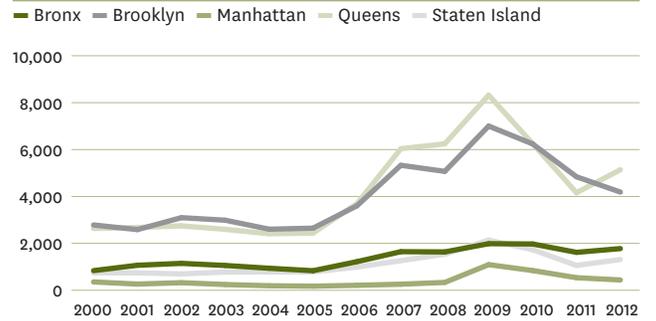
Sources: Home Mortgage Disclosure Act, Furman Center, Freddie Mac Primary Mortgage Market Survey

Figure 2.14: Number of Lis Pendens by Property Type in New York City, 2000–2012



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

Figure 2.15: Total Lis Pendens for All Residential Property Types by Borough, 2000–2012



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

Figure 2.16: Lis Pendens Issued to All Residential Property Types in 2012



Sources: Public Data Corporation, Furman Center

The Collateral Effects of Concentrated Foreclosures

Foreclosures affect communities in ways that extend beyond the hardship experienced by homeowners facing the loss of their home. Since the start of the foreclosure crisis, the Furman Center has undertaken a number of research projects to better understand the varied effects foreclosures may have on children and neighborhoods.

Foreclosure and Crime: Concentrated foreclosures cause crime to increase.

To consider the relationship between foreclosures and crime, we analyzed detailed, point-specific data about foreclosures and crime in New York City between 2004 and 2008. We found that an additional foreclosure on a block led to an increase in total crime, violent crime, and public order crime; additional foreclosures had no effect on property crime. This effect occurs when foreclosures are concentrated at a level of three or more on a block.

Foreclosure and Property Values: Concentrated foreclosures decrease nearby property values.

In this 2008 study, we used data on property sales and foreclosure filings in New York City from 2000 to 2005 to compare sale prices of properties located near a foreclosure to prices

of similar properties not located near a foreclosure. We found that properties located in close proximity to foreclosures sold at a lower price than comparable properties. Again, there appears to be a threshold effect, because differences emerged only when there were three or more foreclosure notices issued within 250 to 500 feet of the property.

Foreclosure and Kids: Children living in homes that are foreclosed are more likely to switch schools.

In a 2010 study, the Furman Center, in partnership with NYU's Institute for Education and Social Policy, evaluated how children in New York City public schools have been affected by foreclosures by linking data on individual students' academic performance to building-level foreclosure data, focusing on the 2003–2004 and 2006–2007 school years. We found that students living in homes that received foreclosure notices were more likely to change schools in the year following a foreclosure notice, but were less likely to leave the school system (to attend private or parochial schools or to leave the city altogether). Students who move to a new school from a home in foreclosure moved to lower performing schools on average, though that was also true for students who moved for reasons other than foreclosure.

To provide a basic description of the communities that have been hardest hit by foreclosures, Table 2.2 compares the average neighborhood characteristics of properties in foreclosure to New York City overall in 2012. Relative to the city overall, properties in foreclosure are in neighborhoods that on average have a higher share of black residents, a lower share of white residents, a slightly lower unemployment rate, lower poverty rate, and higher median household income.

C. The number of properties in REO (Real Estate Owned) has declined.

Not every property that receives a notice of foreclosure will complete the foreclosure process, as Figure 2.17 illustrates.

If homeowners still have equity in their property, they may be able to avoid foreclosure by refinancing the loan or selling the property. Distressed homeowners who do not have equity left in their property have fewer options for avoiding

Table 2.2: New York City Characteristics and Mean Neighborhood Characteristics of Properties with *Lis Pendens*, 2012

	Percent White	Percent Black	Percent Hispanic	Percent Asian	Unemployment Rate	Poverty Rate	Median Household Income
Neighborhoods with <i>Lis Pendens</i>	22.5%	40.4%	24.9%	9.1%	10.0%	17.5%	\$57,354
New York City	33.1%	22.8%	28.8%	12.7%	11.2%	20.9%	\$50,433

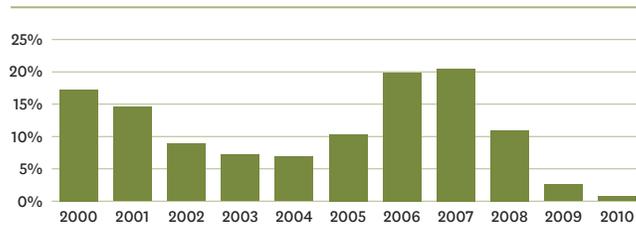
Sources: American Community Survey, Public Data Corporation

foreclosure, but may be able to obtain a loan modification, repay their arrears, or less commonly, sell their property for less than they owe with the bank's approval or hand over their deed to the bank to avoid foreclosure.

Of the properties that entered foreclosure in 2009, by the end of 2012 just 2.6 percent had gone to auction—0.7 percent had been sold to a third party at auction while 1.9 percent did not receive any bids acceptable to the lender and so became REO.⁶ Still, for 97.4 percent of the properties that began the foreclosure process in 2009, we have not been able to track a further action. Some of these properties may have received mortgage modifications, and it is possible that other homeowners were able to resolve their delinquencies on their own, but many others are likely lingering in the foreclosure process. New York State has the longest foreclosure process of any state in the country—and it is getting longer. For properties that went to auction in 2012, the average time between *lis pendens* and auction was three years. The national average in the fourth quarter of 2012 was 414 days.⁷

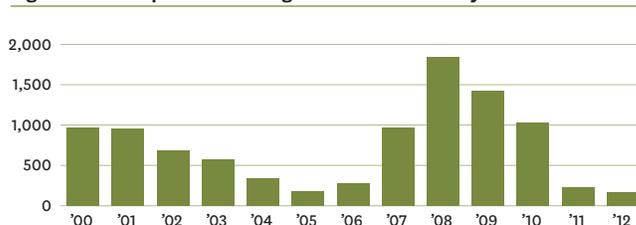
Switching our focus to the properties that became REO in 2012 (but which may have received a *lis pendens* anytime between 2007 and 2011), Figure 2.18 shows that just 162 properties entered REO in 2012, down slightly from 2011 but decreased by more than tenfold since the peak in 2008. The stock of REO properties continued to decline in 2012 as fewer properties entered REO than were sold out of REO. Figure 2.19 shows that by the end of 2012, just 684 properties remained in REO—the lowest level since early 2007. For properties that sold out of REO in 2012, the average time spent in REO was 654 days. Not surprisingly, Figure 2.20 shows that REOs are concentrated in the neighborhoods that have the highest number of foreclosures.

Figure 2.17: Share of *Lis Pendens* Issued in the Year Indicated that Completed Foreclosure (Auction, REO, or Deed-in-Lieu) Within Three Years



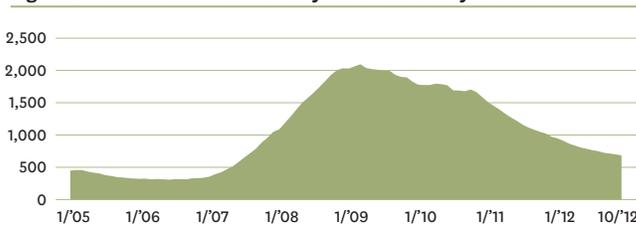
Sources: Public Data Corporation, New York City Department of Finance, Furman Center

Figure 2.18: Properties Entering REO in New York City



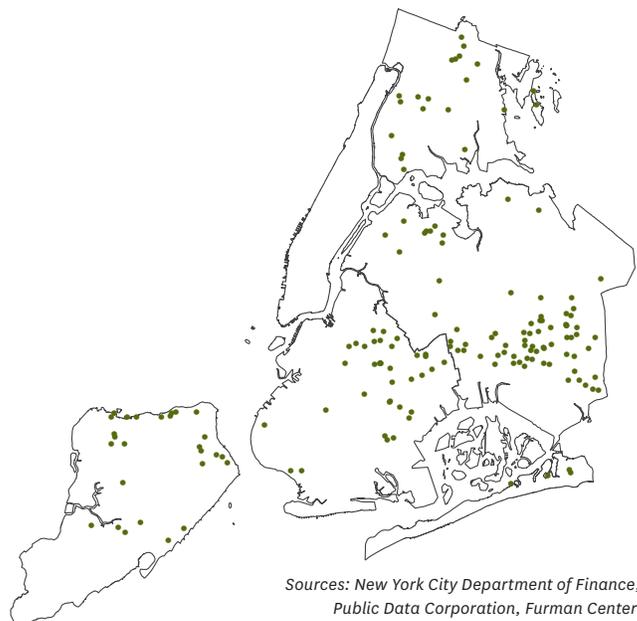
Sources: Public Data Corporation, New York City Department of Finance, Furman Center

Figure 2.19: Stock of REO Inventory in New York City Over Time



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

Figure 2.20: Properties Entering REO, 2012



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

⁶ REO stands for "Real Estate Owned," and means that the lender repossesses the property and records it as an asset on the lender's financial statements.

⁷ Realty Trac. (January 14, 2013). 1.8 Million U.S. Properties with Foreclosure Filings in 2012. Retrieved from <http://www.realtytrac.com/content/foreclosure-market-report/2012-year-end-foreclosure-market-report-7547>.

D. Pre-foreclosure notices and underwater loans indicate that the crisis is not over.

Pre-foreclosure notices provide some insight into what the city faces in the coming year, even though the vast majority of homeowners who receive pre-foreclosure notices become current on their loan or avoid a *lis pendens* through some other resolution. Table 2.3 shows the number of pre-foreclosure notices issued to one- to four-unit properties, condominiums, and cooperative apartments in each borough in 2011 and 2012. The city as a whole had two percent fewer notices issued in 2012 than in 2011. The Bronx was the only borough where the number of notices went up between 2011 and 2012, but only by one percent. The number of pre-foreclosure notices in Queens declined by four percent, but still exceeded 30,000 notices. In fact, more than 10 percent of all pre-foreclosure notices issued statewide were for properties located in Queens.

Table 2.3: Pre-Foreclosure Notices Issued to One- to Four-Unit Properties, Condominiums, and Cooperative Apartments, 2011–2012

	2011	2012	% Change
Bronx	10,174	10,245	1%
Brooklyn	24,057	23,975	0%
Manhattan	4,470	3,773	-16%
Queens	31,954	30,827	-4%
Staten Island	11,127	11,020	-1%
New York City	81,782	79,840	-2%

Source: New York State Department of Financial Services

New Indicator: Pre-Foreclosure Notices

Legal Requirement: New York State law requires banks to give homeowners who are behind on their mortgage payments 90 days' notice before starting a foreclosure action. The requirement, instituted on September 1, 2008, for borrowers with high-cost, subprime, or non-traditional loans, was extended to all home loans (defined as loans secured by a one- to four-unit property or condominium that is owner occupied) and to foreclosures on co-ops on January 14, 2010.⁸

Notice Content: The law requires that the mailed notice inform borrowers of the number of days their loan has been in default, the amount necessary to cure the default, and the telephone number of the lender or mortgage servicer. The notice must also include a list of at least five government-approved housing counseling agencies in the homeowner's region that provide free or low-cost counseling.⁹

Not All Notices Result in Foreclosures: Homeowners are often able to avoid foreclosure before a formal case is instituted by repaying their arrears, entering into a loan modification or repayment plan, selling their home, or transferring the deed for their home to their bank. There were ten times as many pre-foreclosure notices issued in 2012 as new foreclosure starts, and the same was true in 2011. While some of those notices likely resulted in foreclosure filings the following year, the majority of borrowers who receive pre-foreclosure notices appear to resolve their delinquencies before a foreclosure case is filed.

⁸ N.Y. Real Prop. Acts. Law § 1304 (McKinney 2012). Co-op foreclosures do not go through the court system. N.Y. U.C.C. § 9-611(f) (McKinney 2012).

⁹ N.Y. Real Prop. Acts. Law § 1304(l) (McKinney 2012).

Comparison of Figure 2.16 above (2012 *lis pendens*) and Figure 2.21 below (2012 pre-foreclosure notices) shows that pre-foreclosure notices in 2012 were concentrated in the same areas of the city that have been hardest hit by the foreclosure crisis.

Another indication of mortgage distress and risk for future foreclosures is the number of properties with “underwater mortgages,” or mortgages with an outstanding balance that is greater than the value of the home. While the vast majority of people who are underwater remain current on their mortgages and do not receive pre-foreclosure notices or enter foreclosure, the underwater rate nevertheless provides insight into the health of the housing market and the vulnerability of homeowners to distress. A borrower who is underwater has fewer options for responding to a financial shock like a job loss or medical emergency because the borrower will not be able to draw on the home equity for financing. Further, without equity in their home, borrowers will be unable to sell or refinance without their lender’s permission. As a result of the price depreciation described above and the high loan-to-value mortgages made during the housing boom, data provided by Zillow shows that 15.4 percent of mortgaged, owner-occupied homes in New York City were underwater in 2012, although the rate ranged from 12 percent in Manhattan to 26 percent in the Bronx.

Owner-occupied underwater homes in 2012 (shown in Figure 2.22) were clustered in many of the same neighborhoods in which foreclosures and pre-foreclosure notices are concentrated.

Figure 2.21: Pre-Foreclosure Notice Rate (per 1,000 1-4 Family and Condo Properties) by Community District, 2012

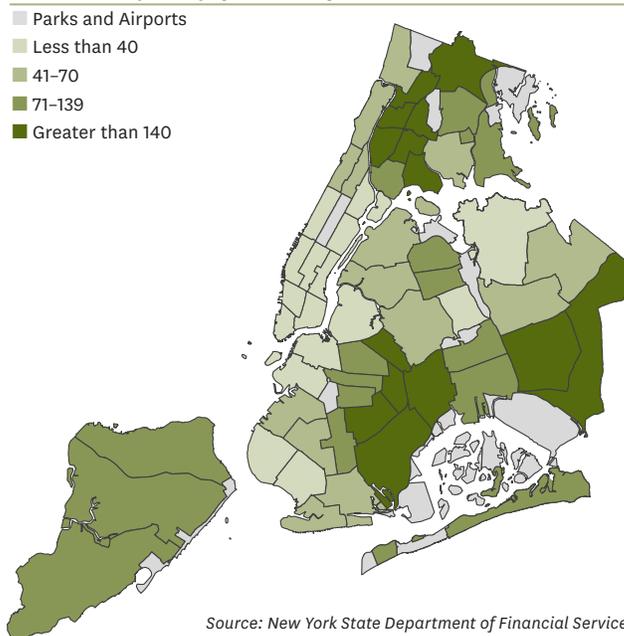
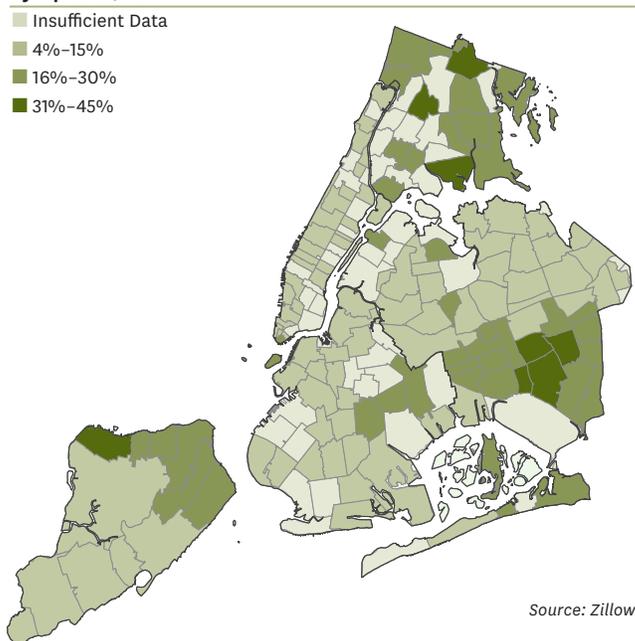


Figure 2.22: Percentage of Owner-Occupied Homes Underwater by Zip Code, 2012



Section 3:

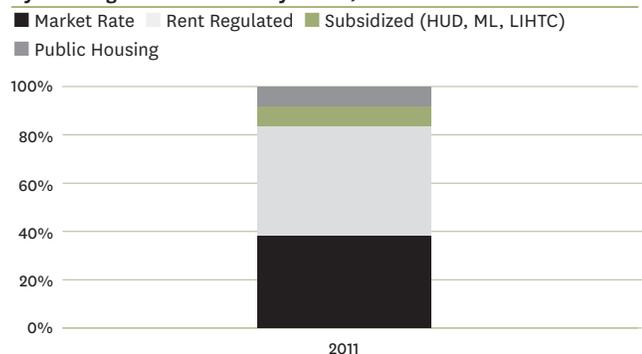
Renters and Rental Units

About two million New York City households—roughly two-thirds—rent their homes. Over the past decade rental housing has become less affordable to many New Yorkers. Given the downturn in the real estate market in New York City in recent years, renters in the city may have expected to see their rents finally decline after years of increases. In fact, the long-term trend of increasing rents (and stagnating incomes) has continued, and the share of renters paying a high percentage of their income toward rent has risen.

1. Most renters live in subsidized and rent-regulated units.

Many New York City tenants are at least partially shielded from rent increases because they live in public housing (8.2%), subsidized housing (8.4%), or private, unsubsidized rental units governed by rent stabilization or rent control (45.4%).¹ Figure 3.1 shows that just 38 percent of renters live in unregulated, market-rate rental units.

Figure 3.1: New York City Rental Housing Units by Rent Regulation and Subsidy Status, 2011²



Sources: *New York City Housing and Vacancy Survey*, *New York City Housing Authority*, *Furman Center Subsidized Housing Information Project*

¹ In 2011, only about two percent of all rental units were rent controlled while 44 percent were rent stabilized.

² The public housing category consists of the New York City Housing Authority's stock of federally subsidized housing. The subsidized category consists of privately owned housing that receives financing or other subsidies from the U.S. Department of Housing and Urban Development, the New York City and New York State Mitchell-Lama programs, or the U.S. Department of Treasury's Low Income Housing Tax Credit program, as documented by the Furman Center's Subsidized Housing Information Project database (SHIP) (<http://datasearch.furmancenter.org>). The rent-regulated category consists of rent stabilized units other than those that are rent stabilized because they were developed with LIHTC and NYC property tax subsidies.

2. Rents are high and growing.

Rental housing has become increasingly expensive in the city, and increasingly unaffordable to many tenants. The median contract rent (i.e., the amount agreed to in the lease, which may or may not include utilities) paid by New York City's tenants rose steadily over the past decade and has continued to rise in recent years. Between 2007 and 2011, a period when house prices citywide fell by 20 percent, the median monthly rent citywide increased in real terms (in constant 2012 dollars) by 8.5 percent, from \$999 to \$1,084. Figure 3.2 shows that this increase was particularly steep in Manhattan at 13 percent, while in Staten Island the real median rent paid by tenant households actually decreased slightly between 2007 and 2011.³

Of course, the amount of rent a household pays varies across unit types. Figure 3.3 shows that there is wide variation in the median gross rent (the contract rent plus the estimated cost of any utilities not included in rent) paid by households living in each of these different types of rental units, ranging in 2011 from \$489 per month for public housing to \$1,540 for market-rate units. After controlling for inflation, median gross rent for each type rose significantly between 2008 and 2011, and in each of the previous periods since 2002.

³ It is important to highlight that the citywide median understates the rents paid by tenants living in market-rate units, given that a large share of units included in the calculation of median rent are under some type of rent regulation.

Who lives in different kinds of rental housing?

Demographics of New York City Renter Households, 2011

% of unit type occupied by:	Market Rate	Rent Regulated (rent stabilized and rent controlled)	Public Housing	Other Subsidized ^a	All Households (both renters and owners)
White householder	43%	35%	6%	26%	41%
Black householder	20%	22%	45%	32%	22%
Hispanic householder	23%	32%	44%	31%	24%
Asian householder	13%	9%	4%	9%	11%
Householder over 65	8%	17%	28%	37%	19%
Households with children under 18	34%	28%	40%	24%	30%
Median household income (2012\$)	\$53,287	\$37,320	\$17,306	\$20,299	\$48,984

Source: New York City Housing and Vacancy Survey

The table above shows that there is significant variation in the demographics of the households that occupy different types of rental units in New York City. For example, households headed by individuals over the age of 65 occupy only eight percent of market-rate rental units but occupy more than a quarter of public housing units and more than a third of units in other subsidized housing programs. Despite making up only 41 percent of all New York City households, those households headed by whites occupy only six percent of public housing units. Households headed by whites occupy a much higher percentage—more than a quarter—of other subsidized housing units.

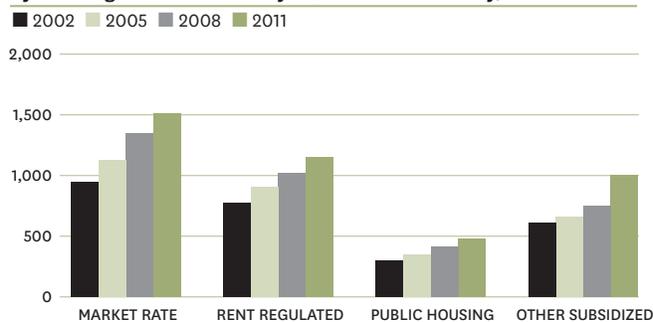
^a“Other subsidized” includes rental housing that the Housing and Vacancy Survey describes as not subject to rent control or rent stabilization and may include a wide variety of local and federal subsidies or financing. This category includes some properties tracked in the Subsidized Housing Information Project (SHIP) but also includes properties that received subsidies through programs not catalogued in SHIP. Data from this category should not be directly compared to data on SHIP properties alone.

Figure 3.2: Change in Median Contract Rent, 2007–2011



Sources: American Community Survey, Bureau of Labor Statistics

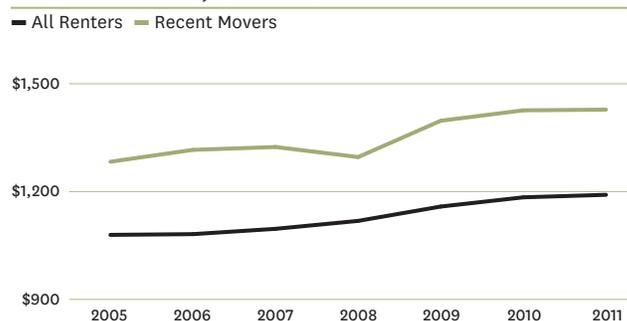
Figure 3.3: Median Gross Rent* (2012\$) for New York City Renters by Rent Regulation and Subsidy Status in New York City, 2002–2011



Sources: New York City Housing and Vacancy Survey, Bureau of Labor Statistics

*Excludes tenants paying no rent.

Figure 3.4: Median Gross Rent (2012\$) for All New York City Renters Versus Recent Movers,* 2005–2011



Sources: American Community Survey, Bureau of Labor Statistics

*Renters who have lived in their current unit for five years or less.

Furthermore, the rents paid by households in occupied units may mask the higher asking rents in vacant units. Even for market-rate units, landlords often raise rents more substantially when a unit turns over. As Figure 3.4 shows, households who have recently moved pay higher rents than those who have lived in their current units longer. In addition, the median gross rent paid by recent movers has increased more than the median rent paid by renters as a whole.

Despite the fact that only about 37 percent of New York City's rental housing consists of unregulated, market-rate units, the city's recent increase in median gross rent outpaced each of the four next largest cities. Figure 3.5 shows the change in median gross rent for each city, adjusted for inflation and indexed to 2007. New York City and Los Angeles experienced the largest increases in median gross rent between 2007 and 2011 at about nine and eight percent, respectively. Chicago and Philadelphia each experienced a sharp increase in 2009, but median rents declined slightly in real terms in the subsequent two years. In Houston, median gross rent was lower in 2011 than in 2007.

3. Rent burdens are increasing.

Rent burden is the share of a renter's income spent on gross rent (which, as explained above, includes not only the contract rent paid to the landlord, but also utility payments not included in the rent). Figure 3.6 shows that New York City's median household income has not kept up with increases in rent levels since the onset of the Great Recession. Between 2005 and 2008 (the recession officially began in late 2007), the median gross rent in the city increased, but median household income rose at an even faster rate (in each case, in constant, inflation-adjusted dollars). Between 2008 and 2011, however, median gross rent continued to rise, but real household income dropped sharply. As a result, median gross rent increased 10 percent between 2005 and 2011, while median household income actually *decreased*.

As a result of the divergent trends in income and rent since the beginning of the recession, New Yorkers' median rent burden increased from 29.9 percent in 2007 to 32.5 percent in 2011. According to the U.S. Department of Housing and Urban Development's (HUD) definitions for rent burdens (which we use for this report), a moderate rent burden is defined as spending between 30 and 50 percent of household income on gross rent, and a severe rent burden is defined as spending 50 percent or more of household income on gross rent. Figure 3.7 shows that the share of New York City's renters who were severely rent burdened jumped from 27 percent in 2007 to 31 percent in 2011, and the share that was moderately rent burdened increased from 23 to 24 percent.

The median rent burden increased in each of the four next largest cities as well, and like New York City, more than half of all renter households were moderately or severely rent burdened in each city in 2011. Figure 3.8 shows that 62 percent of all renter households in Los Angeles were severely or moderately rent burdened, the highest percentage of any of the five cities. However, Philadelphia had the highest share of severely rent burdened renters at 37 percent, which was six percentage points higher than the share in New York City. In Houston, only a quarter of all renters were severely rent burdened, the lowest share of the five cities, and its total rent-burdened share was the lowest as well.

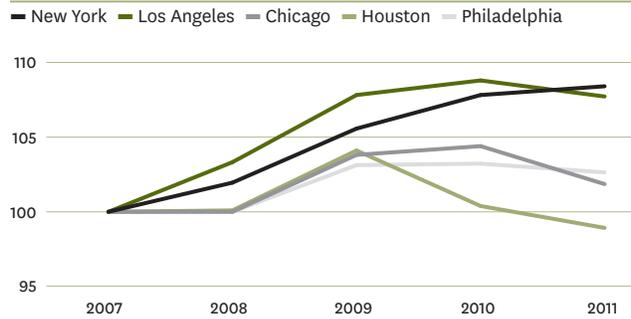
The overall rent burden masks the tremendous rent burdens faced by low-income households. Table 3.1 shows the share of low-income households and non-low-income households who are moderately or severely rent burdened. For this calculation, we define low-income households as those earning 80 percent or less of the median income for all households in the city's metropolitan area with the same number of household members, a definition commonly used by HUD.⁴ Not surprisingly, a much higher share of low-income renter households in each city had moderate or severe rent burdens than other renter households. In Los Angeles, 81 percent of all low-income renter households were rent burdened (the highest share of any of the five cities). In New York City, 78 percent of low-income renter households were rent burdened, the second highest share of the five cities.

4. Vacancy rates remain very low.

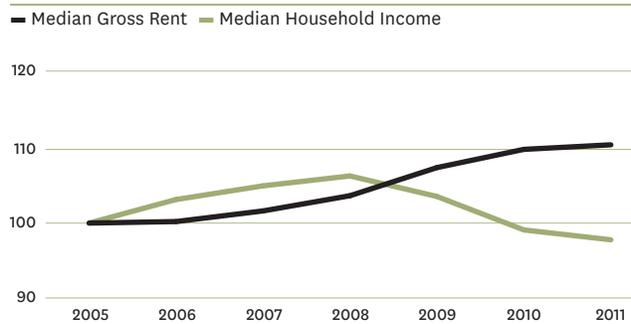
One reason that rents are high in New York City and have continued to rise is that the rental vacancy rate has remained extremely low, even during the recession.⁵ In 2006, the year before the recession began, the rental vacancy rate was

⁴ For example, in 2011, 80 percent of the median income for a four-person household in the New York-Northern New Jersey-Long Island metropolitan area was \$65,450.

⁵ There are two different rental vacancy rates available to consumers of New York City data: The New York City Housing and Vacancy Survey (HVS) and the American Community Survey (ACS). While both surveys are conducted by the U.S. Census Bureau, the HVS is sponsored by the New York City Department of Housing Preservation and Development and is mandated by New York State rent-regulation laws. A citywide rental vacancy rate below five percent is required to maintain rent regulation. The 2011 HVS reports a citywide rental vacancy rate of 3.12 percent during the period between February and May 2011. Because the HVS is designed to capture the overall rate in the city it is less statistically reliable at smaller geographies. Additionally, the HVS is only performed every three years. For these reasons, the Furman Center uses ACS data, which are available every year and have a larger sample size.

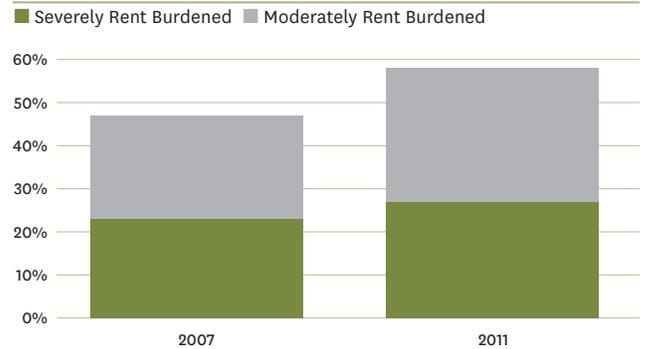
Figure 3.5: Index of Median Gross Rent (2012\$), 2007-2011

Sources: American Community Survey, Bureau of Labor Statistics

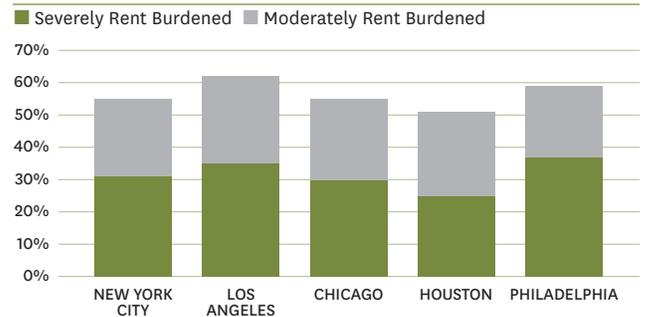
Figure 3.6: Index of New York City Median Gross Rent and Household Income, 2005-2011

Sources: American Community Survey, Bureau of Labor Statistics

3.8 percent. By 2010, it had increased only slightly to just over four percent and remained at that level in 2011. Figure 3.9 shows that New York City's rental vacancy rate was lower than that in each of the four next largest cities in the country in each of the past few years. Los Angeles was the only other city with a rental vacancy rate of less than six percent; the vacancy rates in Philadelphia and Chicago were each near eight percent; and the rate in Houston was by far the highest at 13 percent. None of these cities has experienced a large increase in rental vacancy since the onset of the recession, likely because the foreclosure crisis and tightened mortgage lending requirements have shifted some households who might otherwise be homeowners into the rental market. This is consistent with the changes in homeownership rates in each of the cities shown in Figure 2.1.

Figure 3.7: Share of New York City Renter Households with Severe and Moderate Rent Burdens, 2007 and 2011

Source: American Community Survey

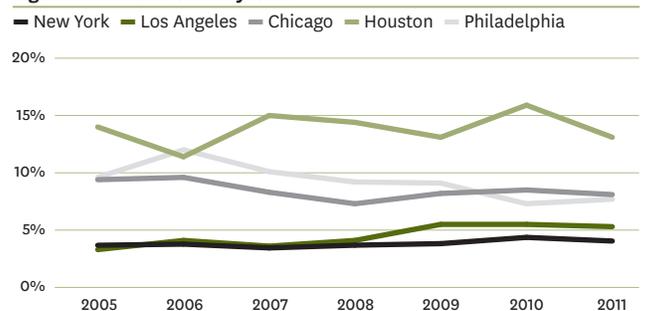
Figure 3.8: Share of Renter Households with Severe and Moderate Rent Burdens, 2011

Source: American Community Survey

Table 3.1: Rent Burdened Share of Low-Income and Other Renter Households, 2011

	Low-Income Renter Households		Other Renter Households	
	Moderately rent burdened	Severely rent burdened	Moderately rent burdened	Severely rent burdened
New York City	30%	47%	13%	2%
Los Angeles	31%	50%	17%	2%
Chicago	31%	44%	11%	1%
Houston	36%	39%	8%	1%
Philadelphia	26%	47%	6%	1%

Sources: American Community Survey, U.S. Department of Housing and Urban Development, Furman Center

Figure 3.9: Rental Vacancy Rate

Source: American Community Survey

5.

More households are living in overcrowded conditions.

Households sometimes try to overcome the lack of affordable housing by doubling up with other households. About four percent of all rental households in New York City in 2011 were severely overcrowded (more than 1.5 occupants per room).⁶

As Figure 3.10 shows, the share of New York City’s renter households that are severely overcrowded is higher than in Houston, Philadelphia, and Chicago. Only Los Angeles has a greater share of severely overcrowded renter households—more than nine percent of its renter households were severely overcrowded in 2011.

6.

The rental stock is growing and changing.

The distribution of types of rental units throughout the city changed significantly during the bubble and subsequent burst of New York City’s real estate market. Fueled by new construction and conversions from other uses, the net stock of rental units grew from 2.08 million in 2002 to 2.17 million in 2011, an increase of 4.2 percent. As Figure 3.11 shows, this was primarily driven by a net increase in market-rate units as new developments came online and previously rent-stabilized units became unregulated.

As the number of market-rate rental units has increased, New York City has also experienced a modest increase in the number of subsidized rental units. Our Subsidized Housing Information Project database⁷ tracks nearly 235,000 affordable units that have been financed since the 1970s through the programs of HUD, the Low-Income Housing Tax Credit program (LIHTC), and the New York City and New York State

⁶ It is likely that overcrowding may be underestimated by the Census Bureau because illegally subdivided units are under-sampled or omitted from counts, and because households are reluctant to report undocumented members.

⁷ Researchers at the Furman Center, with the cooperation and expertise of the city, state, and federal housing agencies, and the insights of knowledgeable advisory committees, combined 50 datasets with information on more than 20 unique subsidy programs. The resulting Subsidized Housing Information Project (SHIP) Database maps and contains extensive information about every affordable property ever financed in New York City using HUD financing or insurance, HUD project-based rental assistance, Mitchell-Lama, and LIHTC. The database incorporates reviews of legal agreements, mortgages, and other documents in the agencies’ files and in public records. The SHIP Database is available online at datasearch.furmancenter.org.

Mitchell-Lama program. As of 2011, 182,000 of those units remain subject to affordability restrictions under those programs. As Figure 3.12 shows, in the mid-2000s, a perfect storm of properties coming to the end of their required affordability periods and the overheated real estate market enticed many owners of HUD-subsidized and Mitchell-Lama properties to exit those programs at the end of their contracts or use restrictions. Since the mid-2000s fewer subsidized units have opted-out upon reaching the end of the period for which affordability restrictions were required.

Figure 3.13 shows that production of subsidized housing in the city under the programs included in the SHIP Database remained steady between 2007 and 2011. In total, nearly 50,000 units subsidized through the four programs tracked in SHIP were financed during those years, both for new construction and rehabilitation. Many programs that preserve affordable housing in New York City are not captured in the SHIP Database (such as 8a and the Participation Loan Program), so the 50,000 figure does not include all new subsidized units.

7.

Most renters live in small- and medium-sized buildings; many accordingly have been affected by the foreclosure crisis.

Although the city is best known for its iconic towers, only about one-third of the city’s renter households live in buildings with more than 50 units, as Figure 3.14 shows, while more than a quarter live in single-family homes or two- to four-family buildings.⁸

Because so many live in one- to four-family homes, many of New York City’s renters have been victims of the foreclosure crisis. Recent state and federal laws have provided tenants with increased protection from eviction if their landlord suffers foreclosure, but tenants are not always aware of their legal rights and are still vulnerable to utility cut-offs and deteriorating building conditions if landlords in foreclosure walk away from their property or are unable to maintain it. In 2009, the peak year for *lis pendens* filings,

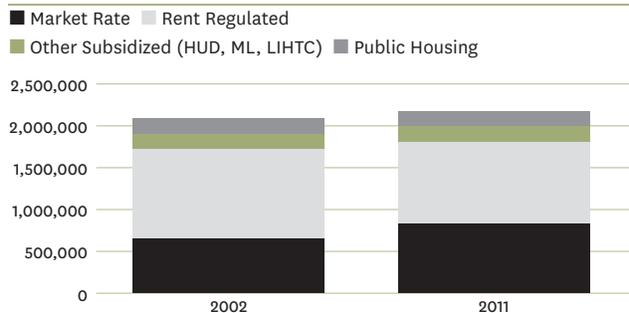
⁸ The multi-unit buildings in Figure 3.14 include both apartment buildings and condominiums or co-op buildings with rental units.

Figure 3.10: Percentage of Renter Households that Were Severely Overcrowded, 2011



Source: American Community Survey

Figure 3.11: Net Change in New York City Rental Housing Stock, 2002–2011



Sources: New York City Housing and Vacancy Survey, New York City Housing Authority, Furman Center Subsidized Housing Information Project

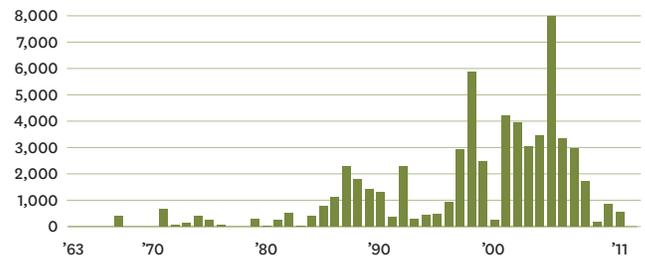
properties entering foreclosure contained more than 25,000 rental units. This number has declined steeply since, in step with the city's overall foreclosure trend, but foreclosure continues to threaten many tenants: an estimated 15,379 rental units were in buildings that received a *lis pendens* in 2012. This represents a little more than half of all units in properties receiving a *lis pendens* in 2012.

8.

Housing code violations remain steady.

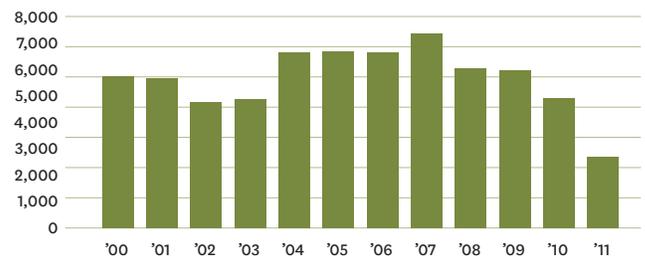
Despite the housing market crash and relatively high foreclosure activity even for large rental buildings, the number of serious housing code violations issued by the city has remained roughly steady over the past several years. In every year from 2005 to 2011, the city issued between 52 and 58 new serious housing code violations per 1,000 rental units. Figure 3.15 shows that the total number of violations, which includes less serious infractions, issued per 1,000 rental units has declined steadily since 2005.

Figure 3.12: HUD, Mitchell-Lama, and LIHTC Units in New York City No Longer Subject to Affordability Restrictions Cataloged in Subsidized Housing Information Project Database, by Exit Year



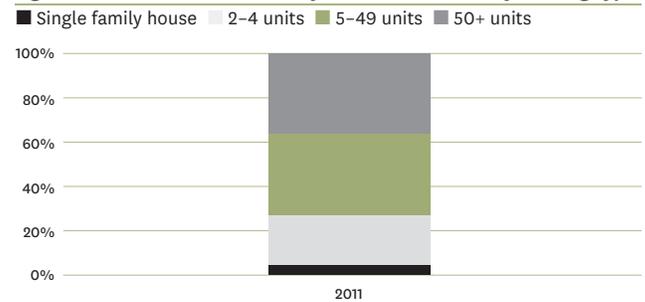
Source: Furman Center Subsidized Housing Information Project

Figure 3.13: Total Subsidized Units Financed and Completed in New York City Under the Four Major Subsidy Programs



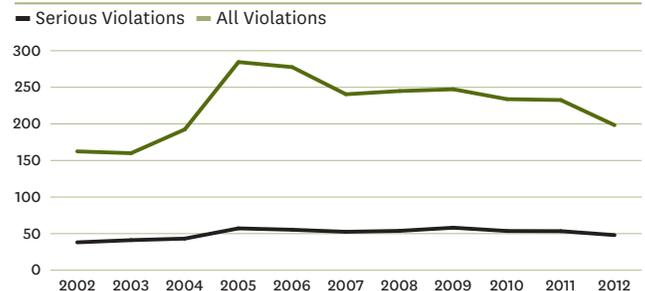
Source: Furman Center Subsidized Housing Information Project

Figure 3.14: Share of New York City Renter Households by Building Type



Source: American Community Survey

Figure 3.15: New Housing Code Violations in New York City (per 1,000 Rental Housing Units), 2002–2012



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

Section 4: Demographics

The characteristics of New York City’s residents changed over the course of the decade between 2000 and 2010. The population’s median age increased, as did the number of households with a member older than 65, while the number of households with a member younger than 18 decreased. A greater share of the New York City population was foreign-born, college-educated, and living alone in 2010 than in 2000, and fewer households had children.

The share of the city’s Asian and Hispanic population increased, while the share of whites and blacks declined slightly. By 2010, fewer residents lived in racially homogeneous neighborhoods and more lived in racially integrated and minority-mixed neighborhoods. Poverty and unemployment rates increased between 2007 and 2011, but these increases were smaller than changes experienced by other large cities in the country. Private-sector employment and wages in New York City establishments fell during the recession, yet, while employment recovered to its prerecession level by 2011, wages in 2011 were still below their level in 2007.

1. Population.

The population of New York City increased by 166,855 people between 2000 and 2010, though this was not evenly distributed across the city’s five boroughs. Staten Island and the Bronx saw large population gains of 5.6 percent and 3.9 percent, respectively, while Queens experienced a meager rise of 0.1 percent. Of the country’s five largest cities, New York City experienced less growth than Houston and Los Angeles, but more than Philadelphia and Chicago.

A. New York City’s population is aging.

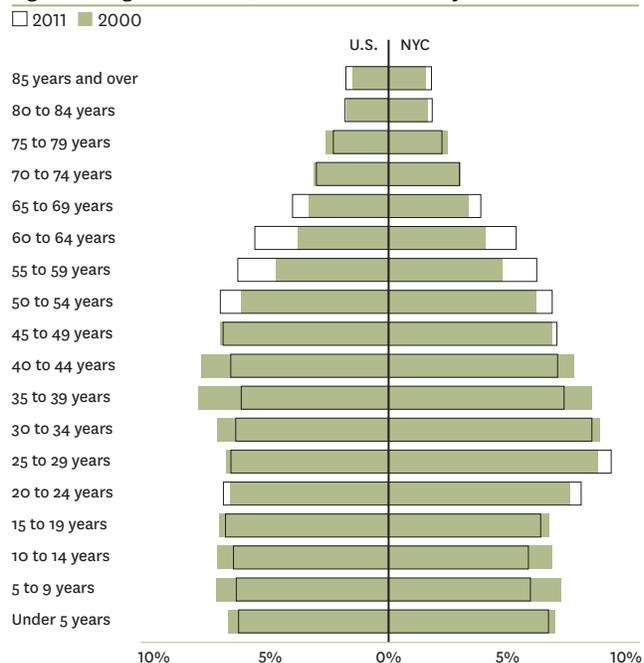
Keeping in line with national trends, the population of New York City has been, on average, growing older. Figure 4.2 shows that while the share of city residents older than 55 increased by 3.2 percentage points to 23.5 percent in 2011, it remains lower than the share in the United States as a whole at 25.5 percent. As Figure 4.2 illustrates, in both New York City and the United States, this shift was primarily driven by baby boomers between the ages of 55 and 59. The starkest

Figure 4.1: Population Growth 2000–2010



Sources: United States Census

Figure 4.2: Age Distribution, U.S. and New York City



Sources: United States Census, American Community Survey

difference between the age distribution in New York City and that in the United States as a whole is the concentration of the city's population that is between 20 and 39 years old. In 2011, 32.2 percent of New Yorkers were in their 20s and 30s, compared to just 26.7 percent nationwide.

B. New York City's foreign-born population has grown.

Well over one-third of New Yorkers were born abroad, as Figure 4.3 reveals. Between 2007 and 2011, New York City experienced a 0.4 percentage point increase in the share of its population that was foreign born, while Los Angeles saw a reduction in its share of foreign-born residents. Of the five largest cities, New York City (37.2%) and Los Angeles (39.0%) were the only two cities with a share of foreign-born residents greater than a third of their total population in 2011.

The share of foreign-born population varies widely across boroughs. In Staten Island and Manhattan, 21 and 29 percent of the population was foreign born in 2011, respectively, while in Queens this share was nearly half (49%). Another indicator that underscores the uneven distribution of the foreign-born population across the city is the share of individuals who spoke only English at home.¹ Figure 4.4 shows that this share was 43 percent in the Bronx and Queens in 2011, and much higher in Brooklyn (53%), Manhattan (59%) and Staten Island (71%).

C. The share of New Yorkers with a college education has increased steadily

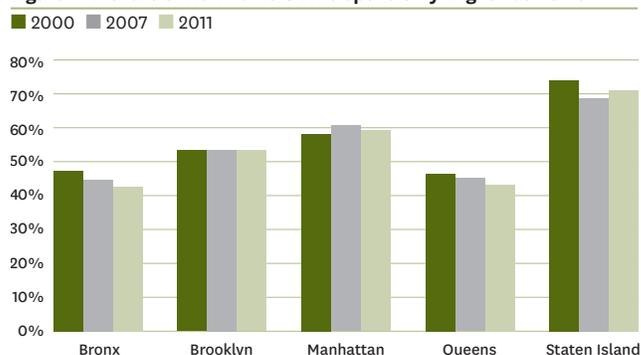
In 2011, 34.1 percent of New York City's adult population had a bachelor's degree or higher—the highest share ever recorded in the city and the highest among the comparison cities. Between 2000 and 2007, New York City's share of college-educated residents increased at a pace faster than the comparison cities and the United States as a whole. However, between 2007 and 2011, the rate of growth slowed relative to the other cities. Only Houston saw a lower rate of growth (1.1 percent) in the share of individuals with a bachelor's degree between 2007 and 2011.

Figure 4.3: Share of the Population That Was Foreign Born



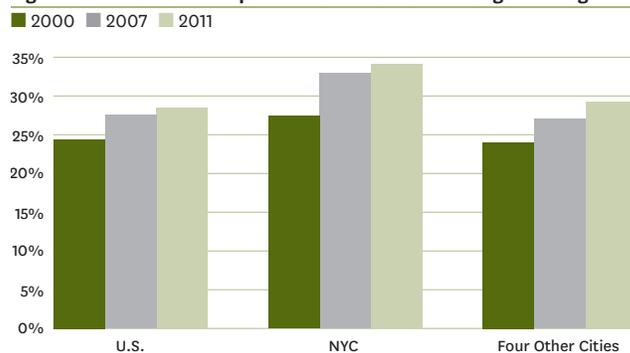
Sources: United States Census (2000), American Community Survey (2007, 2011)

Figure 4.4: Share of New Yorkers Who Spoke Only English at Home



Sources: United States Census (2000), American Community Survey (2007, 2011)

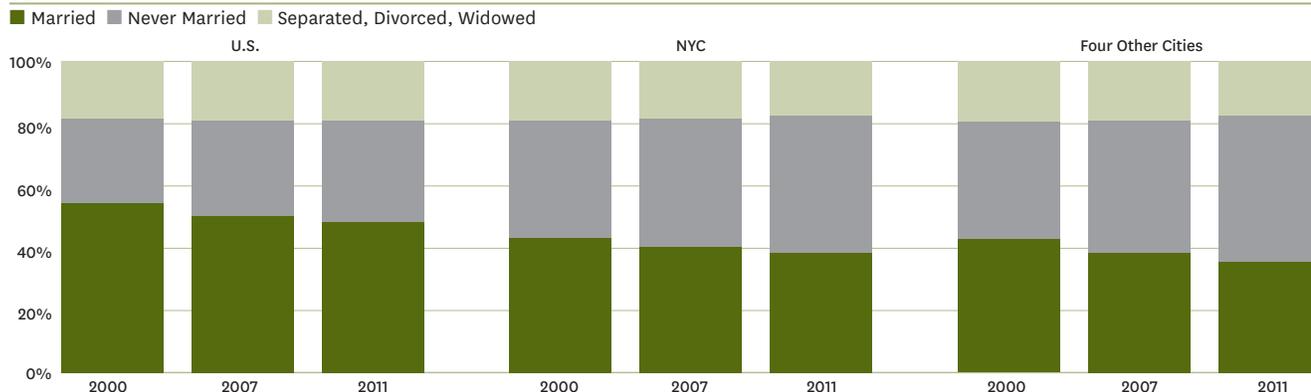
Figure 4.5: Share of the Population with a Bachelor's Degree or Higher



Sources: United States Census (2000), American Community Survey (2007, 2011)

¹ The share of individuals who speak only English at home is based on the population of five years and over.

Figure 4.6: Share of Population by Marital Status



Sources: United States Census (2000), American Community Survey (2007, 2011)

D. Fewer New Yorkers are married.

In 2011, only 38.6 percent of adults in New York City were married, as Figure 4.6 reveals.² This represents a 4.8 percentage point decline since 2000, compared with a 6.1 percentage point decrease for the nation as a whole. While the share of married New Yorkers measured 9.7 percentage points below the national rate in 2011, New York City’s rate was still higher than the average in the four comparison cities.

E. New Yorkers are more racially diverse and less likely to live in racially homogenous neighborhoods.

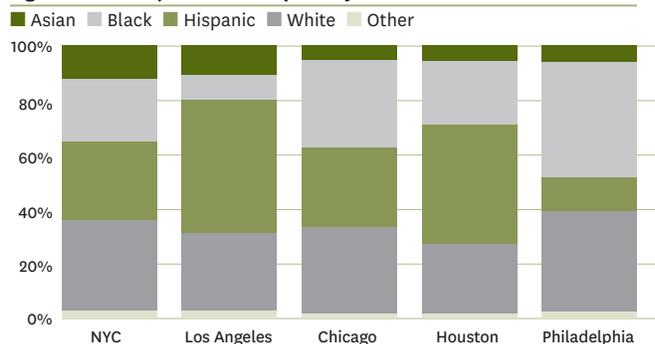
From 2000 to 2010, the population of New York City became less white and less black; both the white and black population shares declined by slightly less than two percentage points, while the Asian and Hispanic population shares grew by 2.9 and 1.6 percentage points, respectively. Of the nation’s five largest cities, New York City has the most evenly balanced shares of Asians, blacks, Hispanics, and whites, as Figure 4.7 indicates.³ In New York City, each of the four racial or ethnic categories made up at least 10 percent of the population, and none of them exceeded 35 percent in 2010. In contrast, Hispanics made up the predominant share of the population of Los Angeles (48.5%) and Houston (43.8%), while Philadelphia has the largest share (42.2%) of blacks, and the highest share (36.8%) of whites. In Chicago, no racial/ethnic group made up more than one-third of the population.

As New York City’s population has become more racially and ethnically diverse, its neighborhoods have become less racially homogeneous. We classify neighborhoods based on their racial composition into four categories: single-race majority or highly homogeneous, homogeneous, integrated, and minority-mixed. Figure 4.8 shows the share of each of these categories in the five major cities. The share of single-race majority neighborhoods (where the proportion of any particular racial group is greater than 90 percent) in New York City was the lowest of any of the five largest cities at 5.1 percent.

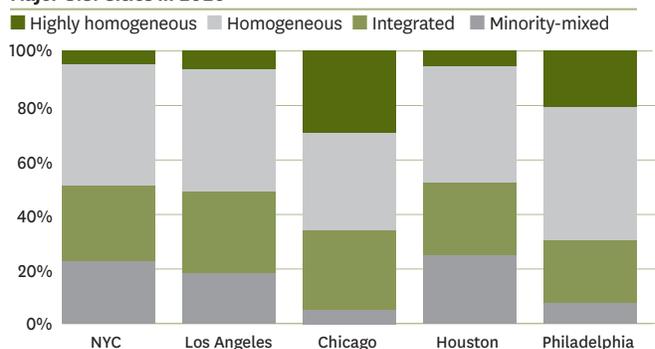
The share of homogenous neighborhoods (where the proportion of any racial group is greater than 50% but lower than 90%) in New York City was 44.2 percent, similar to Los Angeles and Houston. The sum of the share of integrated neighborhoods (those where the share of both whites and at least one other racial group is greater than 20%) and the share of minority-mixed neighborhoods (where the share of whites does not exceed 20% and at least two minority groups exceed 20%) accounts for 51 percent of New York City’s neighborhoods. Thus, one out of two residents in New York City lives in an integrated or minority-mixed neighborhood. The share is approximately the same in Los Angeles and Houston but it falls to one in three residents in Chicago and Philadelphia.

² Marital status is based on the population of 15 years and over.

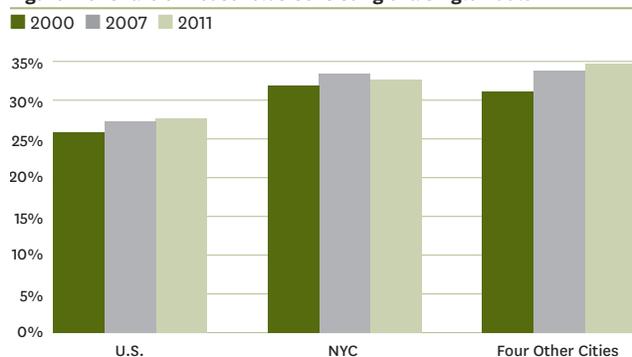
³ We count any individual who identifies as Hispanic as Hispanic. So other racial categories are actually non-Hispanic white, non-Hispanic black and non-Hispanic Asian.

Figure 4.7: Racial/Ethnic Makeup of Major U.S. Cities in 2010

Source: United States Census

Figure 4.8: Racial/Ethnic Neighborhood Composition of Major U.S. Cities in 2010

Source: United States Census

Figure 4.9: Share of Households Consisting of a Single Adult

Sources: United States Census (2000), American Community Survey (2007, 2011)

2. Households.

Over the past decade, the composition of households in New York City and across the country shifted. The average household size nationwide was 2.58 members in 2010, similar to the average household size in New York City of 2.57 members. Between 2000 and 2010, the average household size in New York City declined very slightly from 2.59 to 2.57. Manhattan had the smallest average household size of all boroughs in 2010 with just 1.99 members per household.

A. The share of households consisting of a single adult in New York City increased between 2000 and 2011, while the share of households that were families with children declined.

The share of households consisting of a single adult in New York City increased between 2000 and 2011, and exceeded the national level in 2011 by five percentage points. Householders living alone account for approximately one-third of all households in the five largest cities, as Figure 4.9 indicates. This share rapidly increased between 2000 and 2007 across the largest cities and the country. Since the recession, though, New York City has seen a drop of one percentage point in the share of householders living alone, while in the other cities, the share increased by one percentage point.

Accompanying the growth in the share of single-person households, in 2011, large cities housed fewer families relative to the country as a whole. In the United States, the share of households made up of families with children declined 3.4 percentage points between 2000 and 2011 to 29.4 percent. The share also dropped in New York City, from 29.7 percent in 2000 to 27.2 percent in 2011. This reduction (2.5 percentage points) was less severe than the average decline seen in other large cities in the country (4.2 percentage points).

B. The share of households with a member under 18 years old declined, while the share with a member over 65 years old increased.

The share of households with members younger than 18 declined in the five major cities and in the United States as a whole. The share of households made up of childless families in New York City increased slightly, from 31.6 percent in 2000 to 32.8 percent in 2010. Of the five largest cities, New York City had the largest share of households with a member older than 65 in 2011, at 24.6 percent. Figure 4.10 indicates that number grew slightly between 2000 and 2011.

3.

Economic Indicators.

A. New York City saw a smaller increase in its poverty rate than other major cities and the country as a whole.

Between 2000 and 2007, the poverty rate in New York City declined by 2.7 percentage points, as illustrated in Figure 4.11. Only Los Angeles experienced a steeper decline in its poverty rate (3.6 percentage points) in this period. By 2007, the two cities had poverty rates lower than the other large cities, but higher than the country as a whole. Between the beginning of the recession and 2011, the poverty rate escalated in all five major cities. In New York City, however, the increase was smaller, and in 2011, the city's poverty rate still remained lower than it was in 2000.

B. The unemployment rate nearly doubled in New York City between 2000 and 2011, but this increase was smaller than that experienced in other major cities.

In 2000 all of the five largest cities had low levels of unemployment, ranging between 4.8 percent in Houston to 6.2 percent in Chicago. From 2000 to 2007, all cities saw small to moderate increases in their unemployment rates, which were mild for Los Angeles, New York City, and Houston, and more striking in Chicago and Philadelphia. This upsurge in unemployment across major cities has been more pro-

nounced since the onset of the recession in 2007, as Figure 4.12 shows. New York City saw an increase in its unemployment rate of 4.1 percentage points between 2007 and 2011. At 11.2 percent in 2011, the unemployment rate nearly doubled that of 2000; however, this level of unemployment is relatively small compared to that seen in Los Angeles (12.8%), Chicago (14.1%) or Philadelphia (16.7%).

C. Private-sector employment declined during the recession in New York City but recovered to the prerecession level by 2011.

The number of workers in private establishments across all industries in all five of New York City's boroughs increased between 2002 and 2008, as Figure 4.13 demonstrates. By 2008, the level of employment in all boroughs exceeded their levels in 2002 by 6.6 to 9.4 percent. In 2009, four boroughs experienced a decline in their level of employment, especially Manhattan, which suffered the largest drop of 5.2 percent. By 2011, the levels of employment in Manhattan, Queens, and Staten Island had recovered to 2008 levels, while the Bronx and Brooklyn continued to experience substantial growth in employment despite the recession. New York City's private-sector employment over 2002 and 2011 closely follows that of Manhattan, given that this borough accounts for 60 percent of total private-sector employment.

D. The average annual wage for employees in private-sector establishments did not increase in New York City between 2001 and 2011.

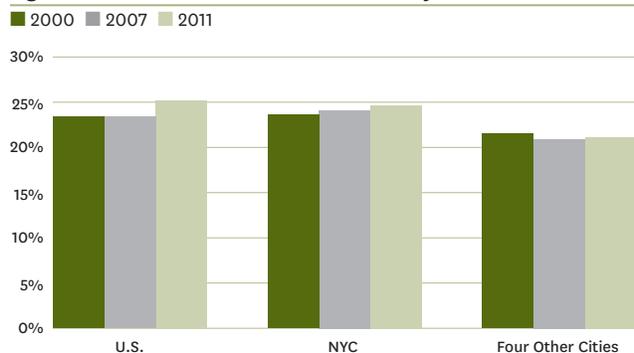
The average annual wage (expressed in 2012 dollars) for employees in private-sector establishments in Queens and Staten Island followed a downward trend between 2001 and 2011. Figure 4.14 shows that annual wages in 2011 in these two boroughs were 8.5 percent lower than in 2001. Annual wages for employees in private establishments in the Bronx and Brooklyn remained fairly constant throughout the period. In Manhattan, annual wages in private-sector establishments followed a more cyclical pattern, as they fell between 2001 and 2003, grew until 2007, fell again until 2009, and slowly recovered by 2011. By 2011, average annual wages for employees in New York City were at the same level as in 2001.

E. Income inequality has increased since the beginning of the recession in 2007.

In 2011, the household at the 80th percentile of the income distribution in New York City earned 6.1 times more than the household at the 20th percentile. This ratio—

referred to as the income diversity ratio—was 0.4 higher than it was in 2007, indicating growing income inequality in the city since the beginning of the recession. Figure 4.15 shows that in 2011, income inequality was higher in New York City than in any of the other five largest cities.

Figure 4.10: Share of Households With an Elderly Member



Sources: United States Census, American Community Survey

Figure 4.11: Share of Population in Poverty



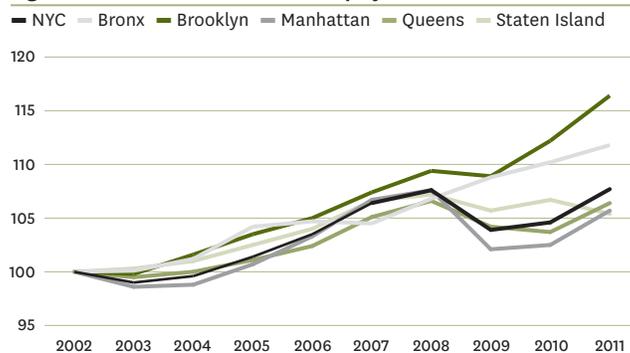
Sources: United States Census, American Community Survey

Figure 4.12: Unemployment Rate in Major Cities



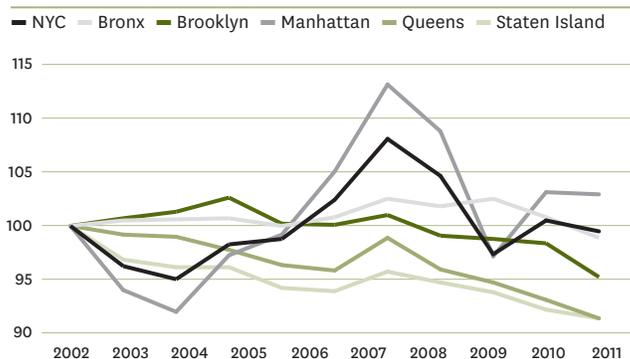
Sources: United States Census, American Community Survey

Figure 4.13: Index of Private Sector Employment



Source: Bureau of Labor Statistics

Figure 4.14: Index of Average Annual Wages in Private Sector Establishments



Source: Bureau of Labor Statistics

Figure 4.15: Income Diversity Ratio in Major Cities



Sources: United States Census, American Community Survey

Section 5:

Schools, Health, and Crime

Despite the past decade's economic downturn, indicators of school quality, health, and crime have continued to improve in New York City. More high school seniors are graduating, infant mortality and asthma rates are down, life expectancy is up, and crime rates have declined. Yet, despite these positive changes, the experience of white New Yorkers remains markedly different from that of black and Hispanic New Yorkers. Substantial disparities along racial and ethnic lines continue to offset the otherwise impressive progress the city has made in these areas.

1. Student performance continues to improve, but racial and gender disparities persist.

Figure 5.1 shows that during the 2011–2012 school year, 60 percent of the students in grades three through eight performed at grade level in math and 46.9 percent performed at grade level in English language arts. This is a 2.7 percentage point increase in proficiency in math and a 3.0 percentage point increase in English over the last year.¹

The four-year high school graduation rate—defined as the share of students who entered high school four years earlier and graduated on time—increased from 65.1 percent in 2010 to 65.5 percent in 2011 following a steady increase of 19 percentage points from 2005 to 2011. As Figure 5.2 illustrates, the Regents diploma rate (a subset of total graduation rate that has more rigorous criteria than the alternative “local,” or non-Regents, diploma) increased to 55.6 percent, up 25.6 percentage points since 2005. The year 2011 was the last during which a local diploma was available to graduates. In the future, all high school students will have to qualify for a Regents diploma in order to graduate.

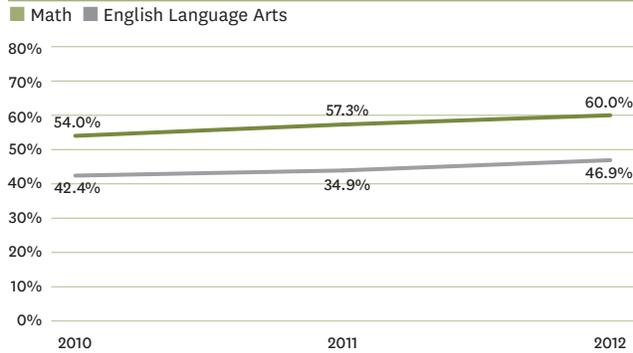
Figure 5.3 illustrates that since 2005 New York City has outpaced the other four largest school districts in New York State (Buffalo, Rochester, Syracuse, and Yonkers) in improving its overall graduation rate and has narrowed the gap with New York State as a whole from 19.3 percentage points in 2005 to 11.3 percentage points in 2011.

While overall achievement is improving and proficiency rates have increased for all racial and ethnic groups in both English language arts and math, Figures 5.4 and 5.5 show that disparities in academic achievement by race, ethnicity, and gender persist. White and Asian students have higher scores than black and Hispanic students. Girls continue to achieve higher proficiency rates than boys.

High school graduation rates also differ markedly by race and ethnicity. Again, the graduation rates for all racial and ethnic groups improved between 2005 and 2011, but white and Asian students have much higher graduation rates than their black and Hispanic counterparts. Figure 5.6 shows that more than 76 percent of white and 79 percent of Asian students who began high school in 2007 graduated on time, compared to fewer than 60 percent of black and Hispanic students. As for gender, a higher percentage of female students completed high school than male students.

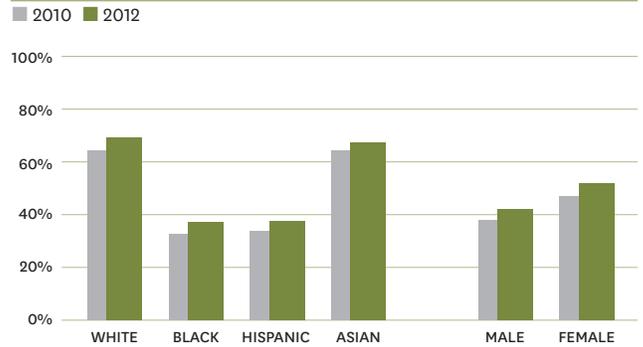
¹ Starting in 2010, the New York State Education Department changed the scale score required to meet each of the proficiency levels, increasing the number of questions students needed to answer correctly to meet proficiency. Although proficiency levels from 2010 and later years cannot be directly compared to earlier years, proficiency levels also increased steadily from 2000 to 2010.

Figure 5.1: Share of Students in New York City Performing at Grade Level



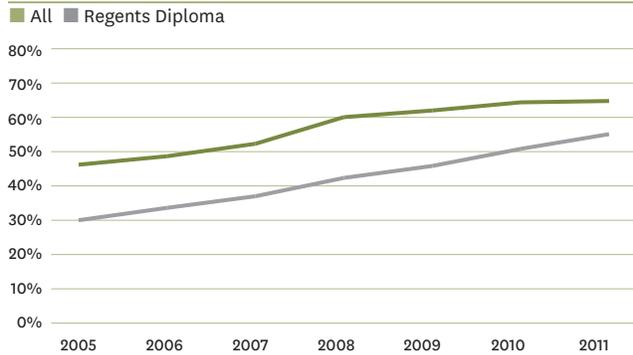
Source: New York City Department of Education

Figure 5.4: Students Performing at Grade Level in English Language Arts in New York City



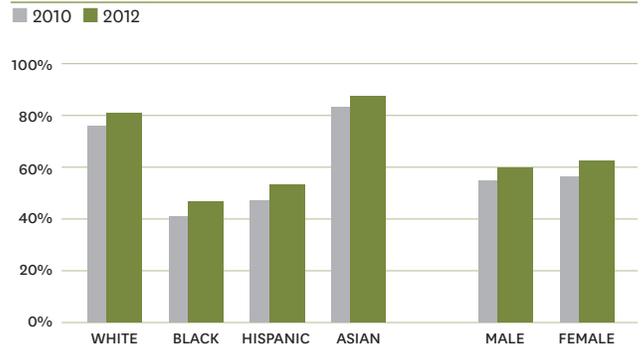
Source: New York City Department of Education

Figure 5.2: Four-Year High School Graduation Rate in New York City (Measured in August)



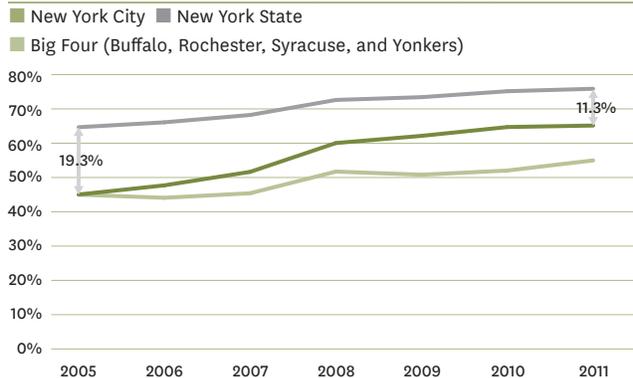
Source: New York City Department of Education

Figure 5.5: Students Performing at Grade Level in Math in New York City



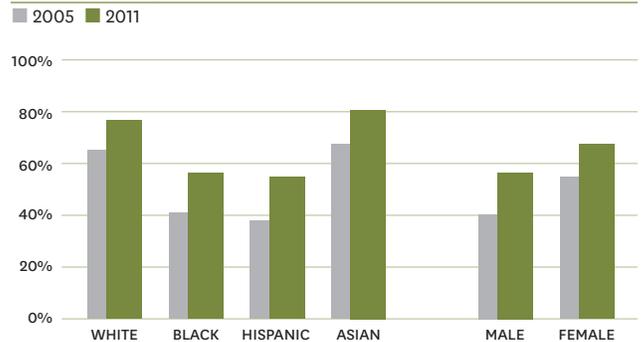
Source: New York City Department of Education

Figure 5.3 Four-Year High School Graduation Rate, New York City and New York State (Measured in August)



Source: New York City Department of Education, New York State Education Department

Figure 5.6: Four-year High School Graduation Rate in New York City (Measured in August)



Source: New York City Department of Education

2.

Health outcomes continue to gradually improve, but racial disparities persist.

New York City residents continue to experience gradual improvements in health. Over the past decade, infant mortality, asthma hospitalizations, and elevated blood lead levels have declined, while life expectancy has increased. As with educational indicators, however, distressing racial disparities in health outcomes persist.

A. Asthma hospitalization rate continues to decline.

The rate of asthma hospitalizations has gradually but steadily declined over the past decade from a high of 3.5 hospitalizations per 1,000 residents in 2003 to a low of 2.8 hospitalizations per 1,000 residents in 2011. As Figure 5.7 shows, the asthma hospitalizations rate is considerably higher in New York City than throughout the United States. In 2010 there were only 1.4 asthma hospitalizations per 1,000 U.S. residents, less than half the rate in New York City. Asthma is most prevalent in the Northeast Region of the United States, and is more common in cities than in rural areas.

B. The infant mortality rate in New York City is lower than that for the U.S.

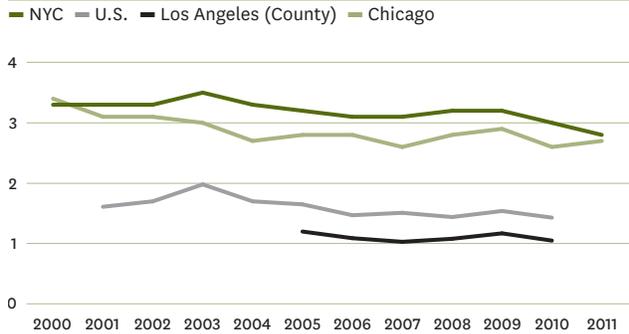
Unlike asthma rates, New York City residents enjoy consistently better birth outcomes than the U.S. population. Figure 5.8 shows that in 2010, the infant mortality rate in New York City was 4.9 deaths per 1,000 live births, lower than the national rate of 6.2 deaths and much lower than Philadelphia's rate of 10.7 deaths. Throughout the economic boom and recession, this rate declined consistently in New York City.

C. The incidence of elevated blood lead levels has fallen steadily.

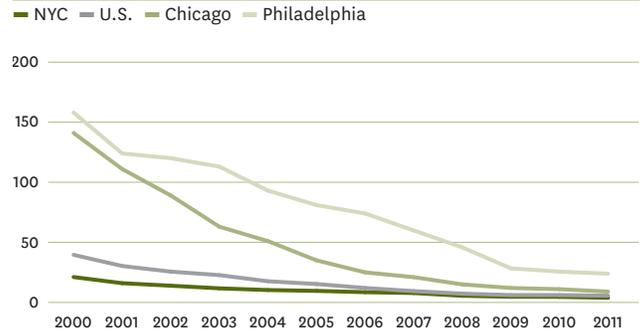
Figure 5.9 shows that the incidence of elevated blood lead levels in children in New York City has also consistently improved over the past decade, falling from 21.1 cases per 1,000 children tested in 2000 to just 3.8 cases per 1,000 children tested in 2011. Lead-based paint—the primary cause of elevated blood lead levels—was banned in 1978 but is still found in many older buildings. Despite the older housing stock in New York City, this rate is actually lower than the rate throughout the United States. As awareness of the dangers of lead poisoning has increased, and city health departments have devoted more attention to the issue, the rate of lead poisoning has declined dramatically in many places, including Chicago and Philadelphia.

D. Life expectancy of New York City residents is at an all-time high.

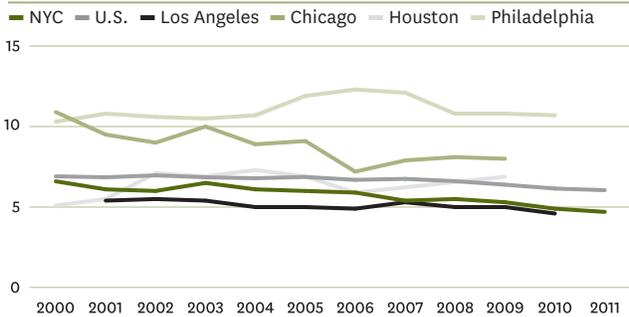
Over the past decade, New York City residents have seen extraordinary gains in life expectancy, adding over three years to the expected life span for both men and women. Figure 5.10 shows that New York residents have enjoyed a longer life expectancy than the average U.S. resident throughout the past decade. Further, the life expectancy for New Yorkers has increased faster than it has for U.S. residents. In 2010, the life expectancy for women in New York was 2.3 years longer, and for men in New York was 1.9 years longer, than for their gender in the U.S. as a whole.

Figure 5.7: Asthma Hospitalization Rate per 1,000 Residents²

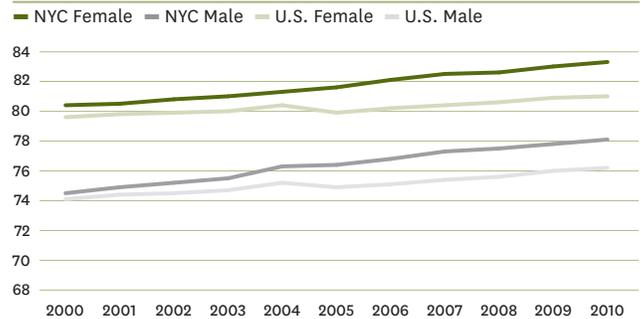
Sources: New York State Department of Health Statewide Planning and Research Cooperative System, Infoshare, Centers for Disease Control and Prevention National Center for Health Statistics, Chicago Department of Public Health, California Department of Public Health as cited on www.kidshealth.org

Figure 5.9: Elevated Blood Lead Levels per 1,000 Children Tested⁴

Sources: Centers for Disease Control and Prevention National Center for Environmental Health, Chicago Department of Public Health, Pennsylvania Department of Health, Public Citizens for Children and Youth

Figure 5.8: Infant Mortality Rate per 1,000 Live Births³

Sources: New York City Department of Health and Mental Hygiene Summary of Vital Statistics, Centers for Disease Control and Prevention National Vital Statistics System, Illinois Department of Public Health, California Department of Public Health Center for Health Statistics, Pennsylvania Department of Health, Annie E. Casey Foundation Kids Count Data Center

Figure 5.10: Life Expectancy at Birth

Sources: New York City Department of Health and Mental Hygiene Summary of Vital Statistics, Centers for Disease Control and Prevention National Center for Health Statistics

² Asthma hospitalization rate data is not collected for individual municipalities on a national level. We were not able to find local sources for all of our comparison cities and so are only able to present a subset of comparison cities here.

³ Infant mortality rate data is not collected for individual municipalities on a national level. We were not able to find local sources for all of our comparison cities for all years and so are only able to present a subset of comparison cities and years here.

⁴ Elevated blood lead level data is not collected for individual municipalities on a national level. We were not able to find local sources for all of our comparison cities and so are only able to present a subset of comparison cities here. Data on New York City in this figure should not be compared to Elevated Blood Lead Levels data elsewhere in the report, because the sources differ.

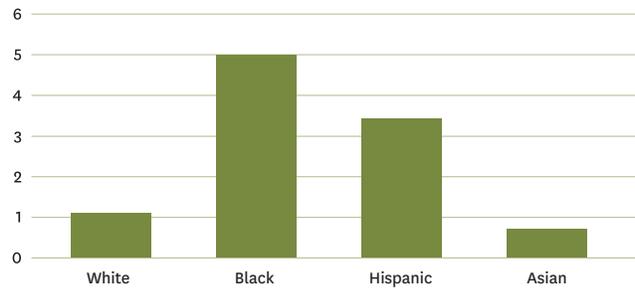
E. Racial disparities in health outcomes continue.

While the health outcomes of New York City residents have improved over the past decade, persistent racial disparities remain. Figure 5.11 shows that in 2010, the asthma hospitalization rate was nearly five times higher for black New Yorkers than for white New Yorkers, and about three times higher for Hispanic New Yorkers than for white New Yorkers.

Figure 5.12 shows that the infant mortality rate improved for all racial and ethnic groups in New York City between 2001 and 2011; however, the rate remains stubbornly higher for the black and Hispanic population than for the white or Asian population.

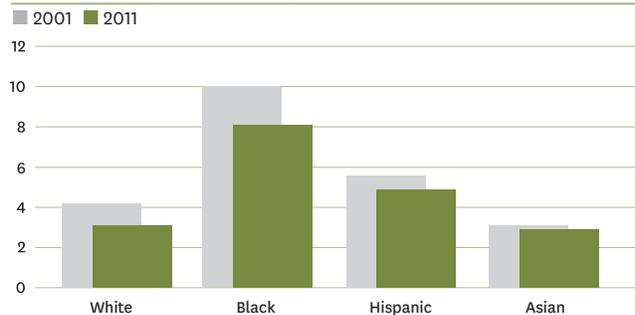
Figure 5.13 shows that there are stark differences in the median life span across racial and ethnic groups and gender. For example, in 2010, white women lived 18 years longer on average than black men.

Figure 5.11: Asthma Hospitalizations per 1,000 People in New York City, by Race/Ethnicity, 2010



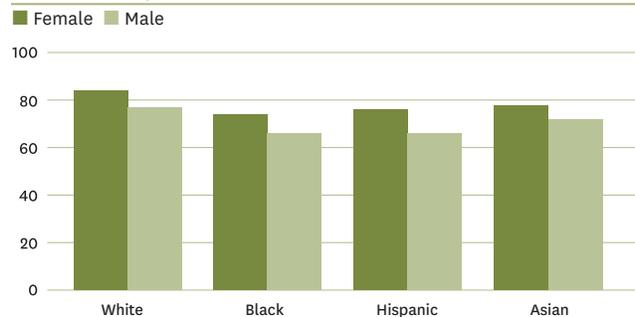
Source: New York State Department of Health Statewide Planning and Research Cooperative System

Figure 5.12: Infant Mortality Rates per 1,000 Live Births in New York City, by Race/Ethnicity



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

Figure 5.13: Median Age at Death by Race/Ethnicity in New York City, 2010



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

3. Crime has fallen to historically low levels.

In the 1990s, New York City experienced a precipitous drop in crime, with serious crime reports⁵ falling by more than 60 percent over the decade. Between 2000 and 2011, crime in the city continued to fall, although not as rapidly, declining by 35 percent. After the two decades of declines, crime in New York City has fallen to historically low levels. In 2011, there were 515 reported murders citywide—fewer than in any year since 1963—the first year for which there are reliable statistics available.

Between 2000 and 2011, violent crime⁶ fell in all of the city's seventy-six police precincts but one.⁷ As Figure 5.14 shows, however, the magnitude of these drops varied across the city. Of the 10 precincts that experienced the largest declines (with a -58.3 percent drop in violent crime, weighted by precinct population), seven are in Manhattan, two are in Brooklyn, one is in Queens, and none are in the Bronx or Staten Island. Meanwhile, the 10 precincts that improved least during the same interval (experiencing a -11.1 percent drop in violent crime, weighted by precinct population) are more evenly distributed among the boroughs: with four in Queens, two in Brooklyn, two in the Bronx, one in Staten Island, and one in Manhattan.

Assuming police prioritize high-crime areas, we might expect to observe the largest declines in precincts that had comparatively high rates of violent crime in 2000. As Table 5.1 shows, however, the violent crime rate in the 10 most-improved precincts is below average, at just 7.8 reported offenses per 1,000 residents compared to a citywide rate of 9.5.

Moreover, the top four most improved precincts are all in Manhattan: the Financial District, the Garment District, Central Park, and the Theater District, and all have large daytime populations that far exceed their residential

Figure 5.14: Precincts with Most and Least Improved Serious Crime Rates, 2000–2011

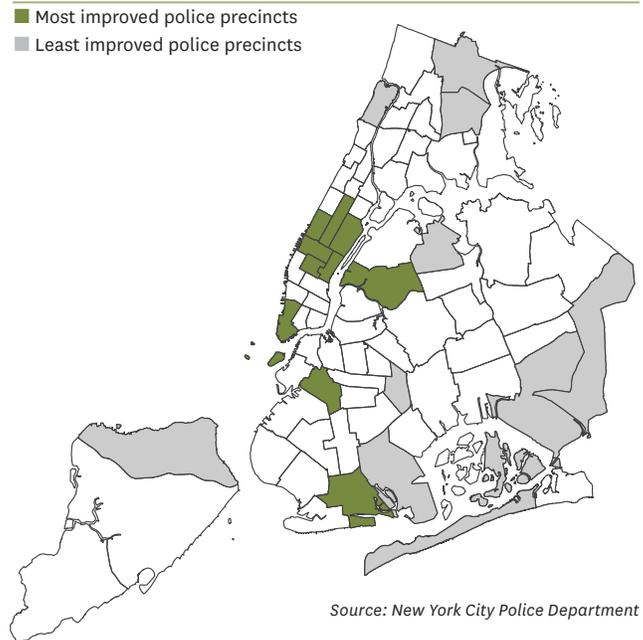


Table 5.1: Top and Bottom 10 Precincts in New York City, 2000–2011⁸

	Violent Crime Rate Change, 2000–2011	Violent Crime Rate (per 1,000 residents), 2000	Average Population, 2010
Ten Most Improved Precincts	-58.3%	7.8	86,537
Without Manhattan	-51.7%	7.4	106,648
Ten Least Improved Precincts	-11.1%	8.1	127,865
Ten Most Violent Precincts ⁹	-31.8%	20.0	62,609
Citywide	-33.8%	9.5	107,568

Source: New York City Police Department

populations. As a result, the violent crime rates in these precincts may not be directly comparable to most other precincts.¹⁰ If we exclude these four precincts, the 2000 violent crime rate of the 10 most-improved precincts was 7.4 offenses per 1,000 residents. As Table 5.1 shows, this rate is below the 2000 aggregate violent crime rate in the 10 least-improved precincts (8.1) and less than half the aggregate violent crime rate in the city's 10 most violent precincts (20.0). Thus, while nearly every precinct in the

⁵ The FBI's Uniform Crime Reporting (UCR) Program tracks eight serious felonies: murder/nonnegligent manslaughter, forcible rape, robbery, aggravated assault, burglary, larceny-theft, motor vehicle theft, and arson. Because arson statistics are not reliably reported to the FBI, they are excluded from this analysis.

⁶ The FBI considers murder/nonnegligent manslaughter, forcible rape, robbery, and aggravated assault violent crimes; the remaining tracked offenses are considered property crimes. We use this definition throughout this analysis.

⁷ The violent crime rate in 113th Precinct in Queens (South Jamaica/JFK Airport) rose 9.7 percent from 2000 to 2011.

⁸ Data for all tables and figures in this subsection are drawn from the FBI's UCR data from 2000–2011. The Furman Center estimates precinct populations using decennial census data.

⁹ In 2000, precincts 22 (Central Park) and 14 (Garment District) had the highest violent crime rates in the city. For the reasons described above we exclude them from this calculation.

¹⁰ Central Park (estimated 2010 population: 25) is the most egregious case—it shows a violent crime rate of more than 1.5 offenses per resident, a rate that likely does not reflect the experience of the park's 38 million annual visitors. <http://www.centralparknyc.org/visit/general-info/faq/>

city experienced a decrease in reported violent crime from 2000 to 2011, the largest improvements were in precincts with violent crime rates already below the citywide rate.

Other large cities around the nation also enjoyed significant declines in crime over the last decade. Table 5.2 shows the changes in crime rates across the five most populous cities in the country.

Los Angeles achieved the largest declines across all three categories. Indeed, the decline in violent crime in Los Angeles between 2000 and 2011 (-62.1%) rivals even the much-touted declines New York City experienced in the 1990s (-60.3%). As Figure 5.15 shows, Los Angeles's violent crime rate actually dipped below New York City's in 2010, and has remained lower through 2011.

Although violent crime rates in Chicago, Houston, and Philadelphia also fell from 2000 to 2011, they have remained well above those observed in Los Angeles and New York City.

With respect to murder rates alone, the picture is largely the same, as shown in Figure 5.16.

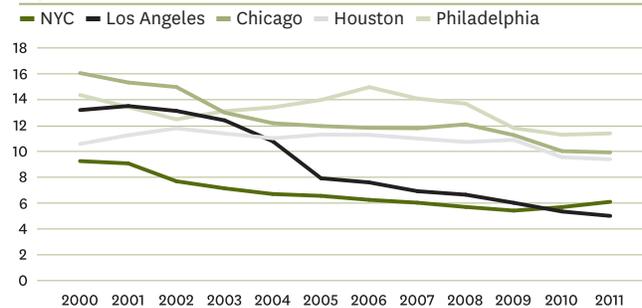
Although Philadelphia and Houston both saw violent crime fall between 2000 and 2011, both experienced significant spikes in their murder rates in 2005 and 2006. Subsequently, however, Houston's murder rate has fallen rapidly (approaching that of New York City and Los Angeles), while Philadelphia's has remained high—more than three times that of New York City.

Table 5.2: Changes in Crime Rates of U.S. Cities, 2000–2011

	Violent Crime Rate ¹¹	Property Crime Rate	Total Serious Crime Rate
New York City	-33.8%	-35.6%	-35.3%
Los Angeles	-62.1%	-36.2%	-40.3%
Chicago	-38.3%	-22.9%	-24.8%
Houston	-11.3%	-10.4%	-10.5%
Philadelphia	-20.7%	-21.4%	-21.3%

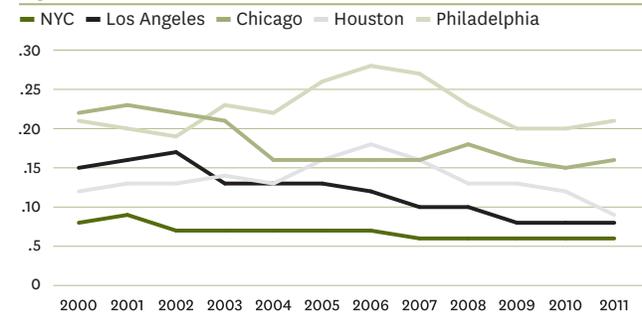
Source: Federal Bureau of Investigation Uniform Crime Reporting Program

Figure 5.15: Violent Crime Rates of U.S. Cities, 2000–2011



Source: Federal Bureau of Investigation Uniform Crime Reporting Program

Figure 5.16: Murder Rates of U.S. Cities, 2000–2011



Source: Federal Bureau of Investigation Uniform Crime Reporting Program

¹¹ Because Chicago does not conform to the FBI's standard for reporting rapes, rape is omitted from our multicounty violent crime rate calculations.

State of New York City's Housing and Neighborhoods

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User's Guide

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

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

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

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

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

BK07 Sunset Park



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

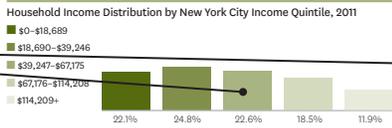
	2011	Rank
Population	152,038	21
Population Density (1,000 persons per square mile)	36.6	28
Median Household Income	\$43,380	33
Income Diversity Ratio	4.8	38
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units) ¹	2.9%	33
Rent-Regulated Units (% of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

Distribution of Rental Units by Gross Rent, 2011

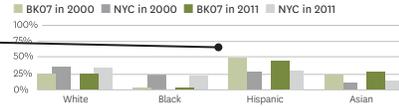


In BK07, 36.3 percent of rental housing units cost less than \$1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than \$1,000 per month.

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



Racial and Ethnic Composition, 2011



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

	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
HOUSING							
Units Authorized by New Residential Building Permits	81	561	8	0	40	35	35
Units Issued New Certificates of Occupancy	52	91	222	88	60	43	38
Homeownership Rate	25.2%	31.7%	26.8%	24.3%	-	31	32
Index of Housing Price Appreciation (2-4 family building) ³	100.0	241.6	224.3	278.4	263.3	-	3
Median Sales Price per Unit (2-4 family building) ³	\$173,005	\$357,645	\$355,894	\$356,881	\$353,750	11	3
Sales Volume	442	548	433	423	476	29	27
Median Monthly Rent (all renters)	-	\$1,115	\$1,211	\$1,177	-	-	26
Median Monthly Rent (recent movers)	-	\$1,167	\$1,458	\$1,326	-	-	29
Median Rent Burden	-	28.6%	33.6%	33.3%	-	-	29
Median Rent Burden (low-income renters)	-	45.3%	44.3%	42.0%	-	-	44
Home Purchase Loan Rate (per 1,000 properties)	-	41.0	22.9	25.1	-	-	7
Refinance Loan Rate (per 1,000 properties)	-	36.5	19.0	20.4	-	-	19
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	-	0.0%	3.9%	7.4%	-	-	39
Pre-Foreclosure Notice Rate (per 1,000 1-4 family and condo properties)	-	-	-	50.1	47.7	-	42
Foreclosure Start Rate (per 1,000 1-4 family properties)	6.1	6.1	9.4	6.7	8.0	33	42
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.5%	1.3%	1.6%	1.4%	-	-	35
Serious Housing Code Violations (per 1,000 rental units)	-	60.4	46.7	43.8	43.0	-	20
Severe Crowding Rate (% of renter households)	-	-	9.6%	9.2%	-	-	2
Property Tax Liability (\$ millions)	-	\$81.2	\$100.4	\$103.6	\$103.9	-	38
POPULATION							
Foreign-Born Population	46.4%	46.9%	51.6%	44.1%	-	13	16
Households with Children under 18 Years Old	42.4%	-	37.8%	38.4%	-	16	20
Population Aged 65 and Older	9.1%	-	8.3%	7.6%	-	42	52
Share of Population Living in Integrated Tracts	31.5%	-	16.6%	-	-	17	35
Poverty Rate	26.3%	20.8%	26.7%	23.5%	-	20	21
Unemployment Rate	8.3%	4.4%	12.9%	8.5%	-	30	40
Public Transportation Rate	57.8%	62.8%	65.2%	65.7%	-	28	25
Mean Travel Time to Work (minutes)	40.6	41.5	47.0	45.0	-	34	8
Serious Crime Rate (per 1,000 residents)	28.6	18.6	-	15.8	-	42	48
Students Performing at Grade Level in Math	39.4%	-	62.9%	67.4%	71.3%	25	14
Students Performing at Grade Level in Reading	43.9%	-	51.9%	54.2%	56.6%	26	12
Asthma Hospitalizations (per 1,000 people)	2.7	1.8	2.2	2.1	-	28	31
Elevated Blood Lead Levels (incidence per 1,000 children)	21.2	12.0	3.5	2.5	-	18	42
Children's Obesity Rate	-	-	19.3%	17.8%	-	-	48

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

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

The Five Largest U.S. Cities: A Comparison

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

1

New York City:

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

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

2

Los Angeles:

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

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



3

Chicago:

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

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

4

Houston:

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

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

5

Philadelphia:

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

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

New York City



1

Bronx

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

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

2

Brooklyn

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

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

3

Manhattan

Manhattan ranked first in the number of new housing starts in 2012 and saw the greatest increase over 2011. In 2012, developers applied

to build 2,833 new units as authorized by new residential building permits—a 13-fold increase from 208 new units authorized in 2011.

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

4

Queens

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

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

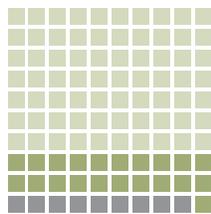
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Staten Island

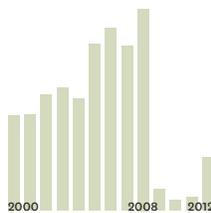
Staten Island is the only borough in which the median rent burden fell from 2010 to 2011. The median rent burden for low-income renters also declined over the same period.

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

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

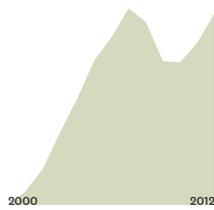


Although Superstorm Sandy's floodwaters reached a substantial number of housing units, many more remain at risk of a stronger coastal storm. **Indeed, three times more housing units are located in a hurricane evacuation zone (■) than in the surge area (■) inundated by Sandy's floodwaters.**

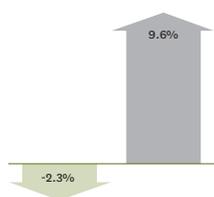


While new building activity grew rapidly in 2012, it remained far below the boom years of the 2000s.

The number of units authorized by new residential building permits increased more than 300 percent from 2011 to 2012. Completed units have increased over the past year by nearly 50 percent.



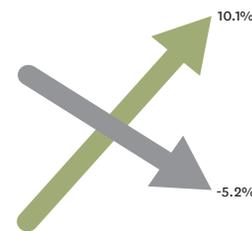
Average housing prices and sales volumes citywide increased for all property types from 2011 to 2012, but they increased the most for five-plus-family buildings. **On average, five-plus-family buildings appreciated by 10 percent from 2011 to 2012, and by 2012, prices had nearly reached their previous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



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

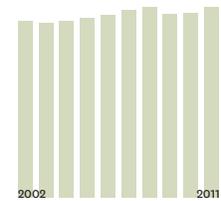
28,077

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

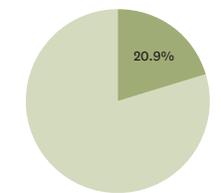


The median rent burden for all New Yorkers increased by two percentage points from 2006 to 2011, driven by an increase in rents and a decrease in household income. While the median household income (■) dropped by five percent during this time period, the median monthly rent (■), including utilities,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

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



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



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

New York City

BUILT ENVIRONMENT

	2000	2006	2010	2011	2012
Units Authorized by New Residential Building Permits	15,544	29,891	1,703	2,260	8,664
Units Issued New Certificates of Occupancy	13,153	19,312	14,864	6,430	9,451

HOUSING: STOCK

Housing Units	3,200,912	-	3,370,647	3,368,809	-
Homeownership Rate	30.2%	34.4%	32.1%	31.3%	-
Rental Vacancy Rate	3.2%	3.8%	4.4%	4.0%	-
Serious Housing Code Violations (per 1,000 rental units)	-	55.3	53.6	53.4	48.0
Severe Crowding Rate (% of renter households)	-	-	4.2%	4.2%	-

HOUSING: MARKET

Index of Housing Price Appreciation (1 family building)	100.0	206.5	162.6	158.9	161.8
Index of Housing Price Appreciation (2-4 family building)	100.0	223.4	157.0	146.1	153.4
Index of Housing Price Appreciation (5+ family building)	100.0	237.0	216.4	232.6	256.5
Index of Housing Price Appreciation (condominium)	100.0	215.8	215.1	217.7	226.6
Median Sales Price per Unit (1 family building)	\$304,490	\$520,741	\$420,814	\$406,844	\$405,000
Median Sales Price per Unit (2-4 family building)	\$170,929	\$306,150	\$228,164	\$219,227	\$222,500
Median Sales Price per Unit (5+ family building)	\$59,975	\$118,938	\$104,867	\$108,764	\$117,500
Median Sales Price per Unit (condominium)	\$373,692	\$693,396	\$644,935	\$650,543	\$700,000
Sales Volume (1 family building)	13,528	16,876	9,161	7,666	8,548
Sales Volume (2-4 family building)	13,639	21,033	9,747	8,798	9,296
Sales Volume (5+ family building)	1,323	2,366	1,225	1,337	1,973
Sales Volume (condominium)	4,793	13,699	11,131	9,903	10,160
Median Monthly Rent (all renters)	-	\$1,082	\$1,184	\$1,191	-
Median Monthly Rent (recent movers)	-	\$1,316	\$1,426	\$1,428	-
Median Rent Burden	-	30.5%	31.9%	32.5%	-
Median Rent Burden (low-income renters)	-	44.3%	45.7%	46.9%	-

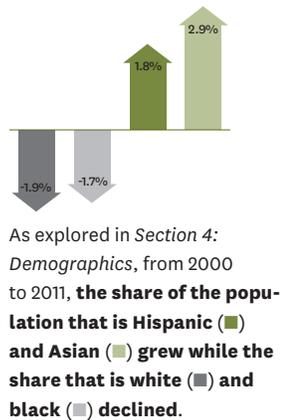
HOUSING: FINANCE

Home Purchase Loan Rate (per 1,000 properties)	-	37.8	20.9	18.9	-
Higher-Cost Home Purchase Loans (% of home purchase loans)	-	22.9%	0.9%	1.0%	-
Refinance Loan Rate (per 1,000 properties)	-	37.3	20.5	20.5	-
Higher-Cost Refinance Loans (% of refinance loans)	-	32.6%	1.7%	2.6%	-
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	-	0.5%	20.8%	21.3%	-
Pre-Foreclosure Notice Rate (1,000 1-4 family and condo properties)	-	-	-	92.4	90.3
Foreclosure Starts (all residential properties)	7,354	9,718	17,043	12,211	12,850
Foreclosure Start Rate (per 1,000 1-4 family properties)	10.0	13.4	21.8	15.6	17.1
Properties that Entered REO	968	279	1,023	230	162
Property Tax Liability (\$ millions)	-	\$14,229.4	\$16,598.0	\$17,099.4	\$17,558.5
Share of Revenue from Property Taxes	20.7%	23.4%	26.2%	26.4%	27.3%
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.4%	1.5%	2.2%	2.4%	-

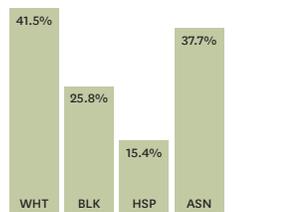
DEMOGRAPHICS	2000	2006	2010	2011	2012
Population	8,008,278	-	8,175,133	8,244,910	-
Population Density (1,000 persons per square mile)	26.4	-	27.0	27.2	-
Foreign-Born Population	35.9%	37.0%	37.2%	37.2%	-
Born in New York State	49.5%	49.6%	48.5%	48.4%	-
Percent White	35.0%	-	33.3%	33.1%	-
Percent Black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

State of New Yorkers

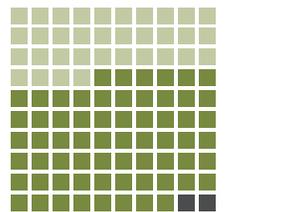
New Yorkers are, on average, faring better than the average American. When analyzed separately by race, however, not all New Yorkers are enjoying the same level of well-being. Stark disparities within the city persist along racial lines across a variety of indicators.



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



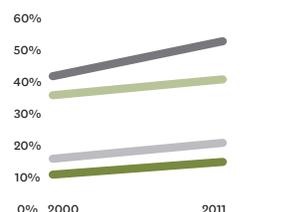
The racial disparity in homeownership rates has persisted throughout the decade, even as the overall homeownership rate has waxed and waned. In 2011, the homeownership rate among whites and Asians was twice that of Hispanic households.



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



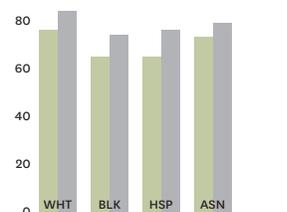
Although the share of households living in what the Census defines as severely crowded units has remained stable since 2009 for New York City, Asian renter households were much more likely to live in crowded homes. In 2011, Asian renters in New York City were more than twice as likely as black renters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



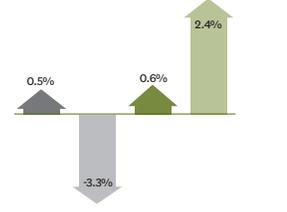
Despite increases in educational attainment for each racial group from 2000 to 2011, disparities between the racial and ethnic groups actually widened. The share of the adult population (age 25 and older) with at least a bachelor's degree increased modestly for black, Hispanic, and Asian New Yorkers,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



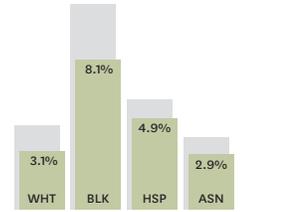
A stark disparity persists in unemployment rates. In 2011, blacks were unemployed at more than twice the rate of whites.



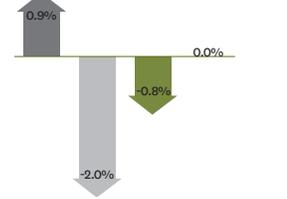
Disparities in median life span persist by both race/ethnicity and gender. In 2011, the life expectancy for Asians and whites was longer than for blacks and Hispanics. Women tended to live longer than men; the difference between genders was largest for Hispanics and smallest for Asians.



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



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



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

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

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

2. Values indicate race/ethnic share of all home purchase loans.

The Bronx



1

BX 01, MOTT HAVEN/MELROSE:

Housing: Mott Haven/Melrose had the largest percentage of public housing in the city—35.0 percent of all units in the district.

2

**BX 01, MOTT HAVEN/
MELROSE AND BX 02,
HUNTS POINT/LONGWOOD:**

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

3

**BX 03, MORRISANIA/
CROTONA: Demographics:**

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

4

**BX 05, FORDHAM/
UNIVERSITY HEIGHTS:**

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

5

**BX 06, BELMONT/EAST
TREMONT: Built Environ-**

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

6

**BX 07, KINGSBRIDGE HEIGHTS/
BEDFORD: Housing:**

Kingsbridge Heights/Bedford had the third highest median rent burden in the city in 2011. The median household paid 39.9 percent of their income toward rent. Yet Kingsbridge Heights/Bedford also had the highest share of rent-regulated units at 91.5 percent.

7

BX 08, RIVERDALE/FIELDSTON:

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

8

**BX 12, WILLIAMSBRIDGE/
BAYCHESTER: Housing:**

At 78.4 percent, Williamsbridge/Baychester had one of the highest percentages of home purchase mortgage loans that were backed by FHA/VA in the city in 2011.

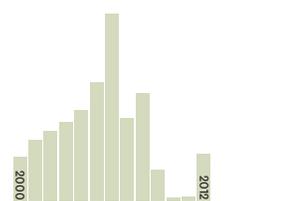
The Bronx

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

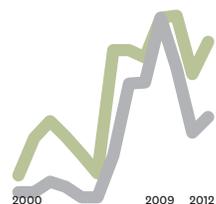
16.1%

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

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



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



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

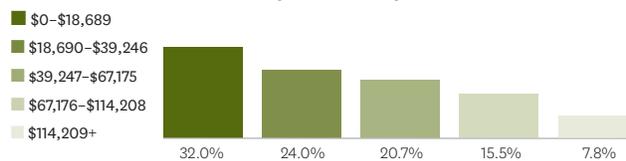
Prices for two- to four-family homes, the most common type in the Bronx, remained steady between 2011 and 2012 in the Bronx, and increased slightly citywide. **Since 2010 however, prices in the Bronx declined by 12 percent, while prices city-wide declined by two percent.**

8,945

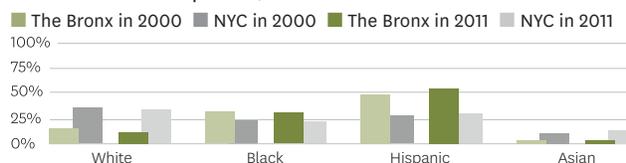
The number of units in 40 subsidized properties that left affordability restrictions in the Bronx between 2002 and 2011 that had HUD Project-Based Rental Assistance, received HUD insurance or financing, were developed with a Low-Income Housing Tax Credit, or were built under the Mitchell-Lama Program.

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

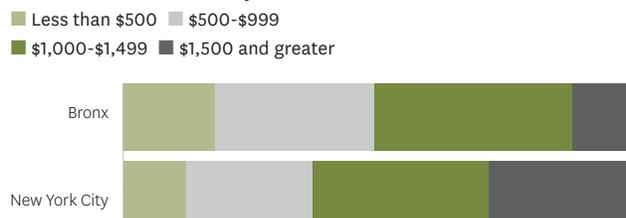
Household Income Distribution by New York City Income Quintile, 2011



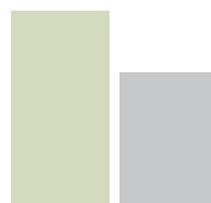
Racial and Ethnic Composition, 2011



Distribution of Rental Units by Gross Rent, 2011



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



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

10.7%

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

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

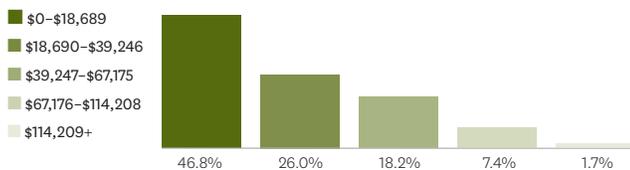
BUILT ENVIRONMENT	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	1,652	6,978	127	185	1,781	3	3
Units Issued New Certificates of Occupancy	1,245	2,354	2,877	1,501	1,413	5	3
HOUSING: STOCK							
Housing Units	490,659	506,396	511,896	512,320	-	4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

BX01 Mott Haven/ Melrose¹

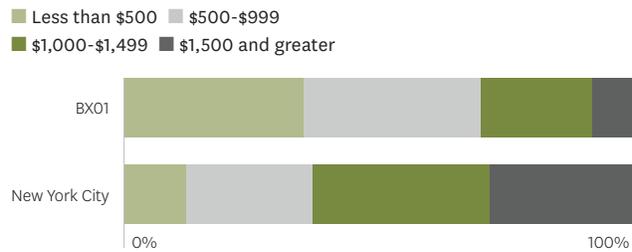


	2011	Rank
Population	152,042	20
Population Density (1,000 persons per square mile)	31.5	36
Median Household Income	\$21,562	55
Income Diversity Ratio	4.9	37
Public Rental Housing Units (% of rental units)	35.0%	1
Subsidized Rental Housing Units (% of rental units) ²	19.0%	9
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

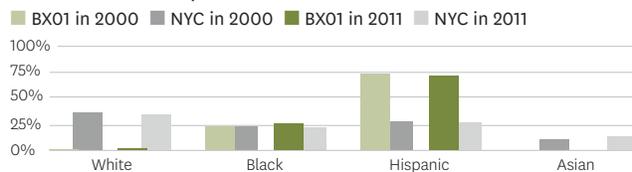


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

1. Community districts BX01 and BX02 both fall within sub-borough area 101. Data reported at the sub-borough area for these community districts are identical.

2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008-2010. 4. Ranked out of 33 community districts with the same predominant housing type.

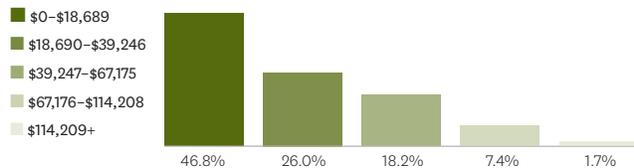
5. Sample size is less than 20 newly identified cases in at least one year presented.

BX02 Hunts Point/Longwood¹

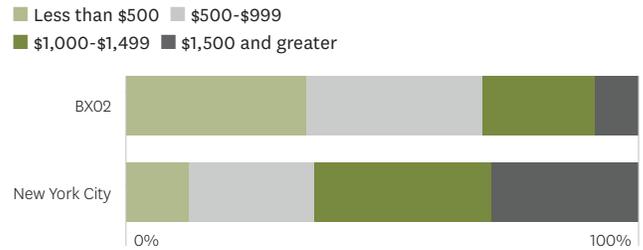


	2011	Rank
Population	152,042	20
Population Density (1,000 persons per square mile)	31.5	36
Median Household Income	\$21,562	55
Income Diversity Ratio	4.9	37
Public Rental Housing Units (% of rental units)	3.1%	35
Subsidized Rental Housing Units (% of rental units) ²	30.0%	1
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

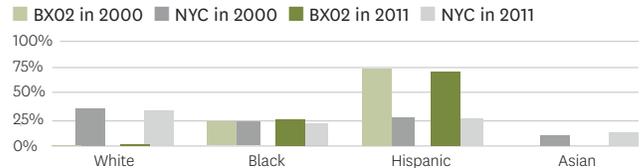


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

1. Community districts BX01 and BX02 both fall within sub-borough area 101. Data reported at the sub-borough area for these community districts are identical.

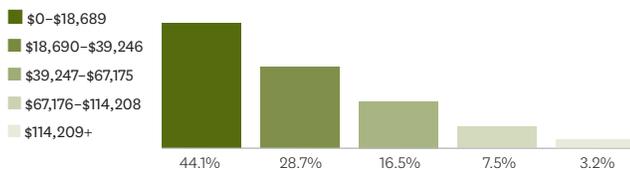
2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008-2010. 4. Ranked out of 33 community districts with the same predominant housing type.

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

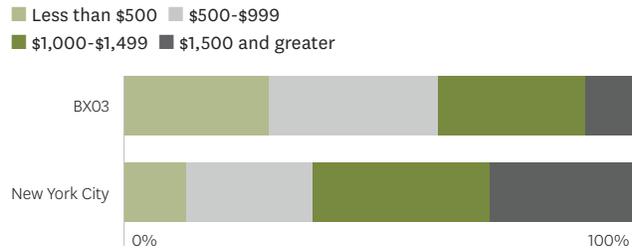


	2011	Rank
Population	172,448	13
Population Density (1,000 persons per square mile)	39.5	25
Median Household Income	\$22,810	54
Income Diversity Ratio	5.1	30
Public Rental Housing Units (% of rental units)	25.4%	3
Subsidized Rental Housing Units (% of rental units) ²	23.8%	4
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

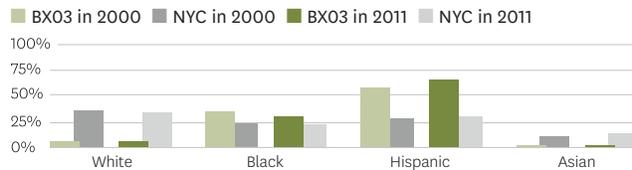


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

1. Community districts BX03 and BX06 both fall within sub-borough area 102. Data reported at the sub-borough area for these community districts are identical.

2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008-2010.

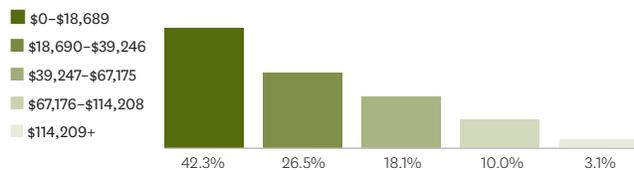
4. Ranked out of 33 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

BX04 Highbridge/ Concourse¹

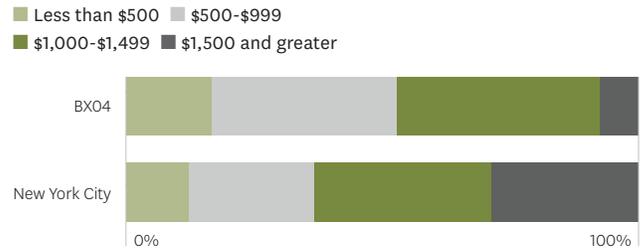


	2011	Rank
Population	141,627	30
Population Density (1,000 persons per square mile)	79.0	6
Median Household Income	\$23,298	53
Income Diversity Ratio	5.6	21
Public Rental Housing Units (% of rental units)	5.4%	29
Subsidized Rental Housing Units (% of rental units) ²	16.2%	12
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

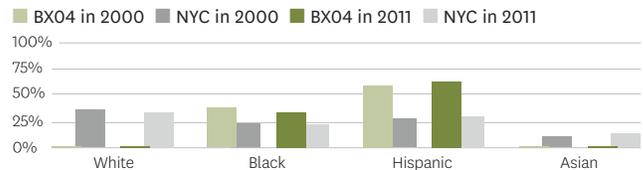


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

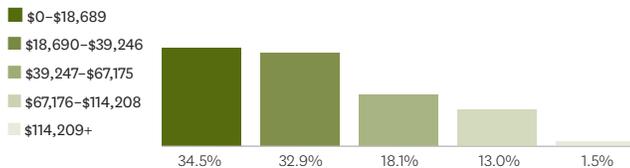
1. Community district BX04 falls within sub-borough area 103. 2. Data on subsidized rental housing units are from 2010. 3. Ranked out of 33 community districts with the same predominant housing type.

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



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

Household Income Distribution by New York City Income Quintile, 2011



HOUSING

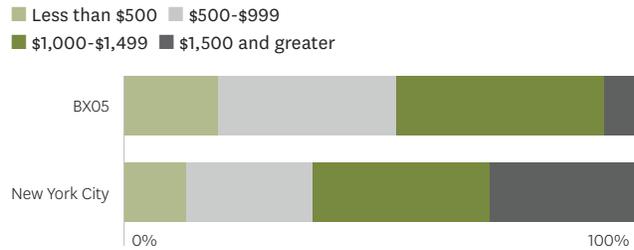
	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	130	42	0	0	39	37	37
Units Issued New Certificates of Occupancy	18	86	64	48	152	54	20
Homeownership Rate	4.8%	4.0%	3.1%	4.1%	-	55	55
Index of Housing Price Appreciation (2-4 family building) ⁴	100.0	198.6	148.6	156.8	120.2	-	28
Median Sales Price per Unit (2-4 family building) ⁴	\$128,024	\$250,642	\$183,518	\$162,330	\$152,648	26	26
Sales Volume	87	191	82	55	103	52	54
Median Monthly Rent (all renters)	-	\$942	\$1,046	\$989	-	-	47
Median Monthly Rent (recent movers)	-	\$1,064	\$1,143	\$1,081	-	-	50
Median Rent Burden	-	39.6%	38.0%	37.6%	-	-	8
Median Rent Burden (low-income renters)	-	48.2%	43.6%	44.4%	-	-	36
Home Purchase Loan Rate (per 1,000 properties)	-	46.4	10.5	13.9	-	-	44
Refinance Loan Rate (per 1,000 properties)	-	66.4	7.9	6.0	-	-	52
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	-	3.0%	90.6%	57.1%	-	-	8
Pre-Foreclosure Notice Rate (per 1,000 1-4 family and condo properties)	-	-	-	165.2	153.0	-	12
Foreclosure Start Rate (per 1,000 1-4 family properties)	20.6	35.7	41.4	30.0	42.1	15	2
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	13.3%	5.4%	8.0%	8.3%	-	8	2
Serious Housing Code Violations (per 1,000 rental units)	-	190.5	116.7	104.7	84.7	-	15
Severe Crowding Rate (% of renter households)	-	-	8.3%	5.8%	-	-	13
Property Tax Liability (\$ millions)	-	\$57.0	\$67.9	\$67.8	\$66.9	-	53

POPULATION

	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	34.8%	38.9%	38.8%	42.0%	-	29	19
Households with Children under 18 Years Old	55.4%	-	50.1%	44.3%	-	1	8
Population Aged 65 and Older	5.0%	-	5.1%	7.1%	-	55	54
Share of Population Living in Integrated Tracts	0.0%	-	0.0%	-	-	45	50
Poverty Rate	40.6%	41.6%	40.0%	40.3%	-	4	4
Unemployment Rate	19.9%	15.2%	23.6%	20.2%	-	4	2
Public Transportation Rate	67.2%	66.7%	69.6%	70.9%	-	9	11
Mean Travel Time to Work (minutes)	43.9	41.0	41.5	42.5	-	19	14
Serious Crime Rate (per 1,000 residents)	36.8	26.5	-	22.0	-	24	29
Students Performing at Grade Level in Math	19.0%	-	40.8%	42.9%	45.0%	56	54
Students Performing at Grade Level in Reading	24.4%	-	29.1%	28.4%	30.7%	57	56
Asthma Hospitalizations (per 1,000 people)	7.2	7.8	6.8	6.3	-	7	4
Elevated Blood Lead Levels (incidence per 1,000 children) ⁵	11.5	5.9	4.0	2.3	-	53	44
Children's Obesity Rate	-	-	23.4%	23.8%	-	-	7

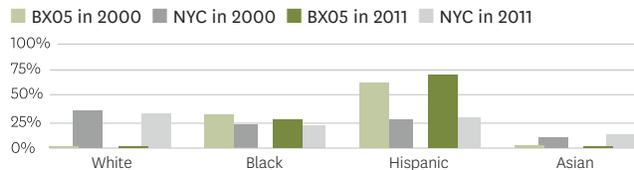
1. Community district BX05 falls within sub-borough area 104. 2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008-2010. 4. Ranked out of 33 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified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

Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011

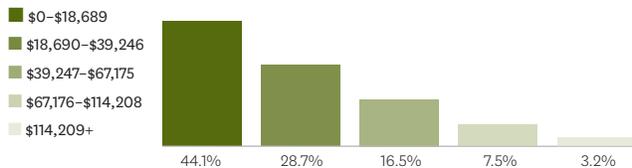


BX06 Belmont/ East Tremont¹

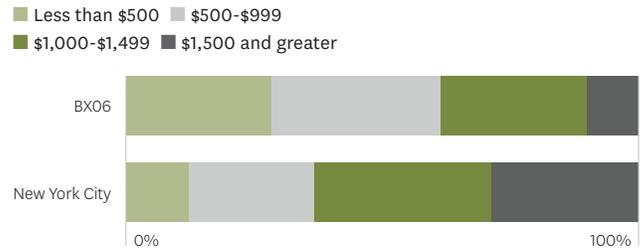


	2011	Rank
Population	172,448	13
Population Density (1,000 persons per square mile)	39.5	25
Median Household Income	\$22,810	54
Income Diversity Ratio	5.1	30
Public Rental Housing Units (% of rental units)	3.4%	32
Subsidized Rental Housing Units (% of rental units) ²	23.3%	5
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

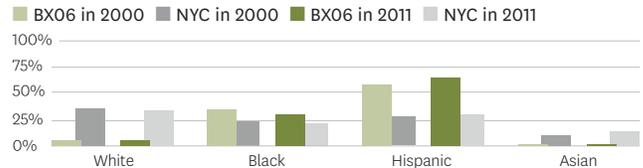


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	103	536	4	0	207	14	14
Units Issued New Certificates of Occupancy	205	291	96	76	89	27	30
Homeownership Rate	8.5%	8.0%	7.4%	7.4%	-	48	52
Index of Housing Price Appreciation (2-4 family building) ⁴	100.0	206.7	143.2	100.2	85.6	-	33
Median Sales Price per Unit (2-4 family building) ⁴	\$128,024	\$236,527	\$166,244	\$148,700	\$136,320	26	30
Sales Volume	90	293	108	104	108	51	53
Median Monthly Rent (all renters)	-	\$811	\$863	\$890	-	-	51
Median Monthly Rent (recent movers)	-	\$1,007	\$1,028	\$1,009	-	-	53
Median Rent Burden	-	36.6%	35.4%	37.7%	-	-	7
Median Rent Burden (low-income renters)	-	39.0%	40.9%	42.6%	-	-	40
Home Purchase Loan Rate (per 1,000 properties)	-	49.0	11.0	11.2	-	-	53
Refinance Loan Rate (per 1,000 properties)	-	61.4	7.5	6.0	-	-	52
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	-	1.5%	78.2%	76.3%	-	-	4
Pre-Foreclosure Notice Rate (per 1,000 1-4 family and condo properties)	-	-	-	165.3	162.9	-	8
Foreclosure Start Rate (per 1,000 1-4 family properties)	22.5	36.1	42.6	40.4	35.7	11	8
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	10.7%	2.6%	6.7%	7.4%	-	11	4
Serious Housing Code Violations (per 1,000 rental units)	-	176.8	132.6	131.1	99.8	-	7
Severe Crowding Rate (% of renter households)	-	-	5.3%	5.4%	-	-	17
Property Tax Liability (\$ millions)	-	\$35.5	\$47.8	\$47.8	\$47.0	-	56

POPULATION

	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	21.5%	27.6%	29.5%	31.3%	-	44	36
Households with Children under 18 Years Old	50.7%	-	47.4%	49.9%	-	4	1
Population Aged 65 and Older	7.1%	-	7.2%	7.0%	-	52	55
Share of Population Living in Integrated Tracts	6.0%	-	5.6%	-	-	38	42
Poverty Rate	45.5%	43.5%	43.5%	42.9%	-	1	1
Unemployment Rate	21.2%	13.1%	17.1%	21.0%	-	3	1
Public Transportation Rate	60.5%	61.7%	63.2%	67.1%	-	24	20
Mean Travel Time to Work (minutes)	45.0	38.2	40.7	41.6	-	14	20
Serious Crime Rate (per 1,000 residents)	48.6	37.4	-	31.8	-	9	122
Students Performing at Grade Level in Math	19.2%	-	41.1%	44.1%	46.4%	57	52
Students Performing at Grade Level in Reading	24.6%	-	29.9%	29.8%	32.2%	58	54
Asthma Hospitalizations (per 1,000 people)	8.0	8.0	7.5	6.8	-	4	2
Elevated Blood Lead Levels (incidence per 1,000 children) ⁵	17.3	6.3	6.5	3.6	-	34	21
Children's Obesity Rate	-	-	23.5%	24.0%	-	-	6

1. Community districts bx 03 and bx 06 both fall within sub-borough area 102. Data reported at the sub-borough area for these community districts are identical.

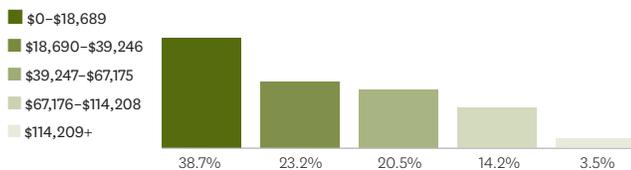
2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008-2010. 4. Ranked out of 33 community districts with the same predominant housing type.

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

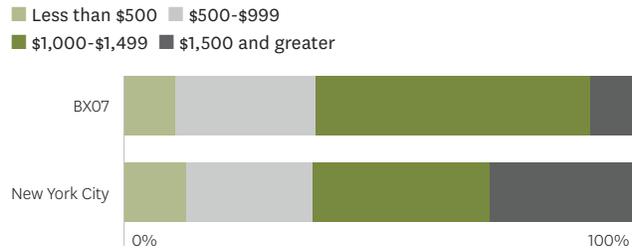


	2011	Rank
Population	117,800	49
Population Density (1,000 persons per square mile)	75.9	8
Median Household Income	\$31,248	48
Income Diversity Ratio	5.8	18
Public Rental Housing Units (% of rental units)	0.6%	41
Subsidized Rental Housing Units (% of rental units) ²	6.6%	22
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

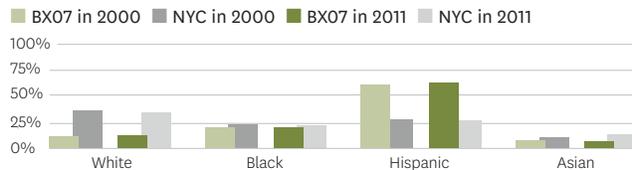


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	3	298	1	0	79	26	26
Units Issued New Certificates of Occupancy	0	119	90	160	26	57	47
Homeownership Rate	7.4%	9.4%	6.3%	7.6%	-	49	51
Index of Housing Price Appreciation (2-4 family building) ⁴	100.0	215.5	142.3	112.9	140.5	-	21
Median Sales Price per Unit (2-4 family building) ⁴	\$130,764	\$263,232	\$197,151	\$167,838	\$150,000	25	27
Sales Volume	109	232	82	84	91	48	56
Median Monthly Rent (all renters)	-	\$1,028	\$1,106	\$1,103	-	-	36
Median Monthly Rent (recent movers)	-	\$1,053	\$1,143	\$1,122	-	-	46
Median Rent Burden	-	37.3%	41.7%	39.9%	-	-	3
Median Rent Burden (low-income renters)	-	51.0%	55.1%	54.5%	-	-	9
Home Purchase Loan Rate (per 1,000 properties)	-	44.2	12.8	11.8	-	-	50
Refinance Loan Rate (per 1,000 properties)	-	35.9	9.7	10.4	-	-	43
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	-	0.0%	33.3%	26.7%	-	-	24
Pre-Foreclosure Notice Rate (per 1,000 1-4 family and condo properties)	-	-	-	183.5	173.6	-	4
Foreclosure Start Rate (per 1,000 1-4 family properties)	20.7	30.9	30.9	34.5	33.9	14	9
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	10.3%	2.3%	7.3%	7.2%	-	15	6
Serious Housing Code Violations (per 1,000 rental units)	-	151.3	148.2	132.1	100.5	-	6
Severe Crowding Rate (% of renter households)	-	-	7.2%	5.5%	-	-	15
Property Tax Liability (\$ millions)	-	\$83.6	\$89.7	\$90.7	\$89.6	-	46

POPULATION

	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	36.6%	41.3%	40.7%	40.1%	-	23	23
Households with Children under 18 Years Old	47.4%	-	44.1%	42.7%	-	8	9
Population Aged 65 and Older	7.6%	-	8.6%	9.7%	-	49	43
Share of Population Living in Integrated Tracts	16.1%	-	0.0%	-	-	33	50
Poverty Rate	34.3%	34.2%	32.7%	31.7%	-	10	9
Unemployment Rate	14.9%	13.2%	17.6%	16.7%	-	12	8
Public Transportation Rate	62.1%	62.3%	69.1%	66.1%	-	19	23
Mean Travel Time to Work (minutes)	41.9	39.4	43.1	40.2	-	26	31
Serious Crime Rate (per 1,000 residents)	36.0	27.0	-	27.8	-	28	17
Students Performing at Grade Level in Math	21.2%	-	45.1%	47.8%	50.3%	50	45
Students Performing at Grade Level in Reading	27.6%	-	32.8%	32.9%	35.5%	50	48
Asthma Hospitalizations (per 1,000 people)	5.7	7.0	6.0	6.1	-	11	6
Elevated Blood Lead Levels (incidence per 1,000 children)	16.7	7.4	4.4	4.4	-	36	14
Children's Obesity Rate	-	-	22.7%	24.1%	-	-	4

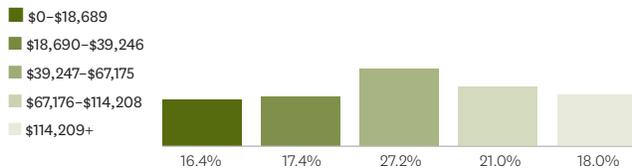
1. Community district BX07 falls within sub-borough area 105. 2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008-2010. 4. Ranked out of 33 community districts with the same predominant housing type.

BX08 Riverdale/ Fieldston¹

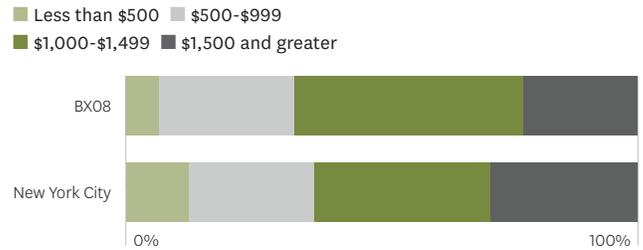


	2011	Rank
Population	103,785	54
Population Density (1,000 persons per square mile)	30.2	37
Median Household Income	\$56,203	16
Income Diversity Ratio	4.6	42
Public Rental Housing Units (% of rental units)	6.6%	26
Subsidized Rental Housing Units (% of rental units) ²	2.5%	35
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

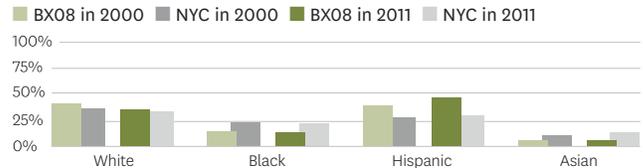


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	97	317	3	1	2	57	57
Units Issued New Certificates of Occupancy	68	37	87	81	184	37	17
Homeownership Rate	26.4%	30.2%	30.1%	28.4%	-	27	27
Index of Housing Price Appreciation (1 family building) ⁴	100.0	202.2	186.5	154.7	159.0	-	8
Median Sales Price per Unit (1 family building) ⁴	\$481,647	\$680,969	\$655,422	\$790,236	\$665,000	3	3
Sales Volume	112	218	136	111	117	47	52
Median Monthly Rent (all renters)	-	\$1,074	\$1,181	\$1,193	-	-	24
Median Monthly Rent (recent movers)	-	\$1,133	\$1,269	\$1,326	-	-	29
Median Rent Burden	-	28.9%	30.3%	31.5%	-	-	37
Median Rent Burden (low-income renters)	-	42.2%	49.6%	50.5%	-	-	18
Home Purchase Loan Rate (per 1,000 properties)	-	31.8	18.1	15.0	-	-	41
Refinance Loan Rate (per 1,000 properties)	-	18.8	20.3	21.1	-	-	15
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	-	0.0%	5.8%	8.9%	-	-	37
Pre-Foreclosure Notice Rate (per 1,000 1-4 family and condo properties)	-	-	-	80.6	68.7	-	35
Foreclosure Start Rate (per 1,000 1-4 family properties)	2.2	7.5	9.7	9.7	11.5	51	33
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.6%	0.9%	1.6%	1.9%	-	32	35
Serious Housing Code Violations (per 1,000 rental units)	-	75.1	80.4	68.2	43.3	-	26
Severe Crowding Rate (% of renter households)	-	-	3.1%	3.2%	-	-	33
Property Tax Liability (\$ millions)	-	\$100.1	\$103.6	\$107.0	\$106.1	-	37

POPULATION

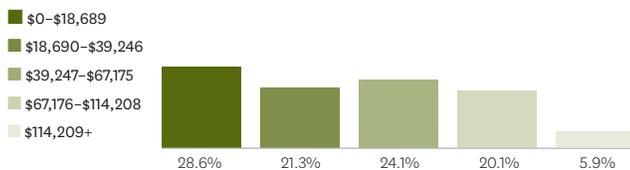
	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	31.5%	32.1%	32.6%	31.4%	-	34	35
Households with Children under 18 Years Old	32.1%	-	28.3%	28.7%	-	36	39
Population Aged 65 and Older	16.6%	-	14.8%	15.2%	-	7	11
Share of Population Living in Integrated Tracts	24.3%	-	31.8%	-	-	23	17
Poverty Rate	18.7%	15.0%	18.5%	18.7%	-	31	31
Unemployment Rate	10.4%	12.2%	14.0%	12.3%	-	23	22
Public Transportation Rate	49.4%	52.6%	59.9%	56.8%	-	40	33
Mean Travel Time to Work (minutes)	41.0	42.6	44.6	41.3	-	33	23
Serious Crime Rate (per 1,000 residents)	27.8	18.0	-	17.8	-	45	39
Students Performing at Grade Level in Math	21.2%	-	45.1%	47.8%	50.3%	50	45
Students Performing at Grade Level in Reading	27.6%	-	32.8%	32.9%	35.5%	50	48
Asthma Hospitalizations (per 1,000 people)	1.7	3.7	3.3	3.2	-	41	18
Elevated Blood Lead Levels (incidence per 1,000 children) ⁵	6.6	7.4	1.6	2.0	-	57	48
Children's Obesity Rate	-	-	22.7%	24.1%	-	-	4

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



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

Household Income Distribution by New York City Income Quintile, 2011



HOUSING

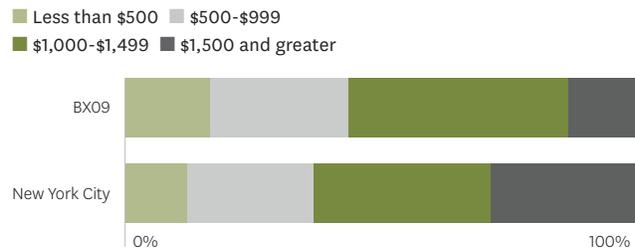
	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	212	481	17	5	34	40	40
Units Issued New Certificates of Occupancy	25	173	555	82	51	52	42
Homeownership Rate	20.2%	21.7%	19.0%	21.1%	-	37	38
Index of Housing Price Appreciation (2-4 family building)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

POPULATION

	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	24.6%	29.7%	32.3%	35.0%	-	38	31
Households with Children under 18 Years Old	45.5%	-	44.7%	42.0%	-	9	12
Population Aged 65 and Older	9.1%	-	10.1%	10.5%	-	42	34
Share of Population Living in Integrated Tracts	1.0%	-	0.0%	-	-	42	50
Poverty Rate	28.6%	26.2%	25.4%	27.7%	-	15	15
Unemployment Rate	13.8%	8.4%	11.2%	11.5%	-	15	26
Public Transportation Rate	57.1%	65.1%	65.3%	61.8%	-	29	27
Mean Travel Time to Work (minutes)	45.8	43.4	46.6	43.8	-	11	12
Serious Crime Rate (per 1,000 residents)	35.0	25.2	-	23.9	-	31	25
Students Performing at Grade Level in Math	22.5%	-	41.6%	43.7%	45.6%	47	53
Students Performing at Grade Level in Reading	26.7%	-	30.3%	30.0%	32.6%	53	52
Asthma Hospitalizations (per 1,000 people)	5.8	6.0	5.9	6.0	-	10	7
Elevated Blood Lead Levels (incidence per 1,000 children)	12.4	5.4	3.6	3.2	-	52	30
Children's Obesity Rate	-	-	23.9%	23.5%	-	-	12

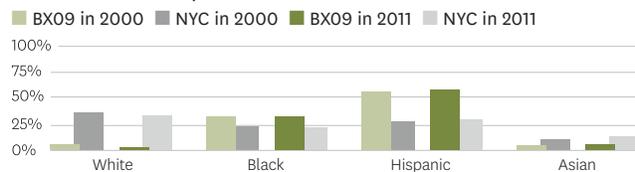
1. Community district BX09 falls within sub-borough area 107. 2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008-2010. 4. Ranked out of 33 community districts with the same predominant housing type.

Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011

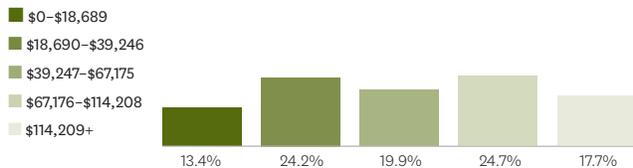


BX10 Throgs Neck/ Co-op City¹

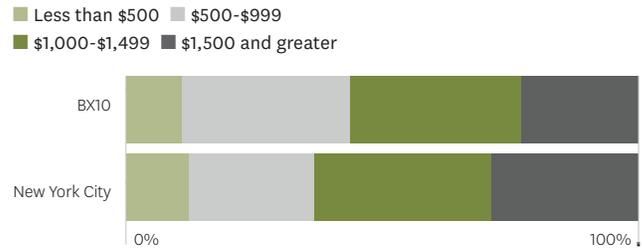


	2011	Rank
Population	122,886	45
Population Density (1,000 persons per square mile)	12.9	50
Median Household Income	\$54,487	19
Income Diversity Ratio	5.1	30
Public Rental Housing Units (% of rental units)	7.9%	22
Subsidized Rental Housing Units (% of rental units) ²	2.2%	39
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

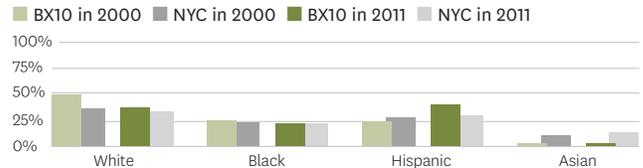


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

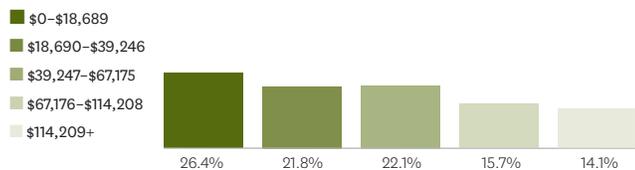
	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	15.8%	16.7%	20.8%	18.5%	-	54	53
Households with Children under 18 Years Old	29.4%	-	24.9%	29.9%	-	43	38
Population Aged 65 and Older	18.5%	-	21.3%	18.4%	-	3	3
Share of Population Living in Integrated Tracts	33.1%	-	40.9%	-	-	15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

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

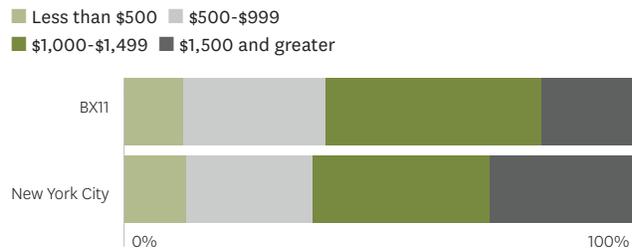


	2011	Rank
Population	121,836	46
Population Density (1,000 persons per square mile)	32.0	35
Median Household Income	\$41,546	35
Income Diversity Ratio	6.8	6
Public Rental Housing Units (% of rental units)	10.0%	19
Subsidized Rental Housing Units (% of rental units) ²	5.1%	27
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

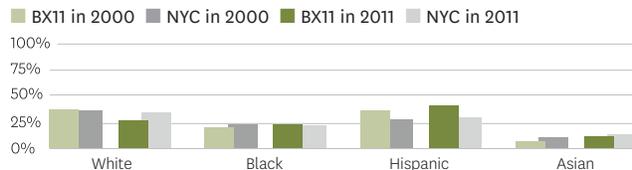


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

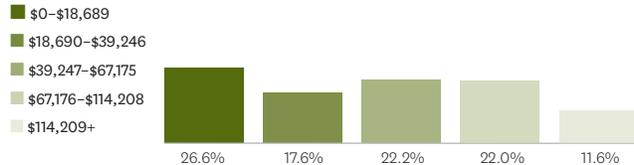
	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	30.8%	29.3%	38.5%	33.9%	-	35	33
Households with Children under 18 Years Old	35.7%	-	37.1%	35.4%	-	31	23
Population Aged 65 and Older	15.0%	-	13.6%	14.1%	-	10	16
Share of Population Living in Integrated Tracts	53.3%	-	49.0%	-	-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

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

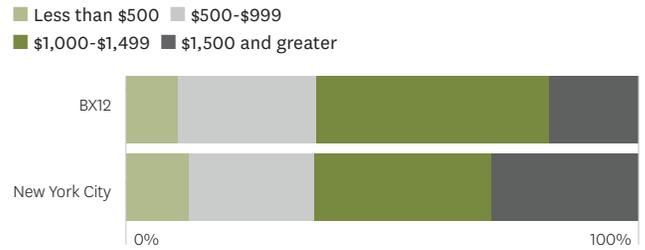


	2011	Rank
Population	143,486	27
Population Density (1,000 persons per square mile)	21.3	45
Median Household Income	\$44,086	32
Income Diversity Ratio	5.7	20
Public Rental Housing Units (% of rental units)	11.7%	17
Subsidized Rental Housing Units (% of rental units) ²	1.9%	42
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

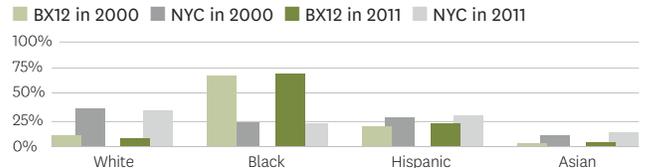


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

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

Brooklyn



1

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

2

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

3

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

4

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

5

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

6

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

7

BK 12, BOROUGH PARK: **Housing:** Borough Park had highest median rent burden in the city in 2011. The median household in the neighbor-

hood spent 50 percent of their income on rent. Citywide, the median household spent 32.5 percent of income on rent.

8

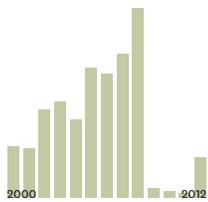
BK 13, CONEY ISLAND: **Demographics:** Nearly a quarter of Coney Island's population—24.2 percent—was aged 65 or older in 2011, the largest percentage in the city.

9

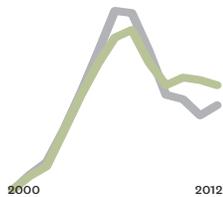
BK 18: FLATLANDS/CANARSIE: **Housing:** More than half of the households (58.1%) in Flatlands/Canarsie owned their own homes in 2011, which was the sixth highest in the city and nearly double the average homeownership rate in Brooklyn as a whole (28.7%).

Brooklyn

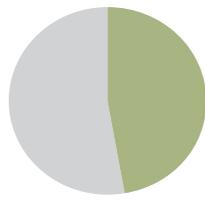
Brooklyn was New York City's most populous borough in 2011, home to 2,532,645 residents in just over one million housing units. The vast majority of Brooklyn residents were renters—just 28.7 percent of households owned their home. In 2011 the median monthly rent for all renters was \$1,135, an increase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



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



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



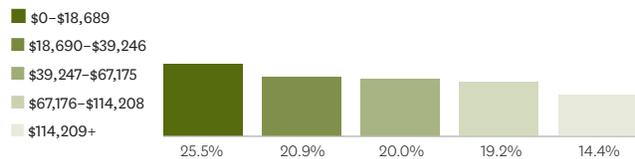
Almost half of all stalled construction sites in the city at the end of 2012 were located in Brooklyn—307 out of the city's total of 648. That is significantly higher than the next highest borough, Queens, which had 163 stalled sites at the end of 2012. Nearly a quarter of Brooklyn's stalled sites were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

3,982

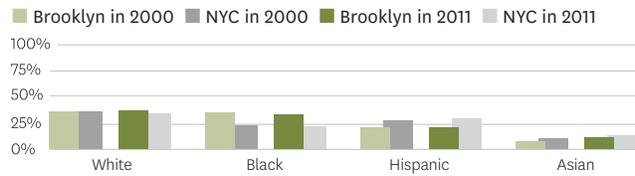
The number of units in 52 subsidized properties that left affordability restrictions in Brooklyn between 2002 and 2011 that had HUD Project-Based Rental Assistance, received HUD insurance or financing, were developed with a Low-Income Housing Tax Credit, or were built under the Mitchell-Lama Program.

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

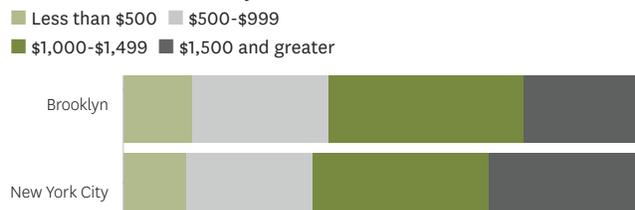
Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



Distribution of Rental Units by Gross Rent, 2011



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

Of the five boroughs, Brooklyn had the highest percentage of residential units—41 percent—located in hurricane evacuation zones.

All of the residential units in Coney Island and Flatlands/Canarsie are located in a city-designated evacuation zone. In addition, 11.6 percent of all residential units are located in the area that was hit by Superstorm Sandy's storm surge.

72%

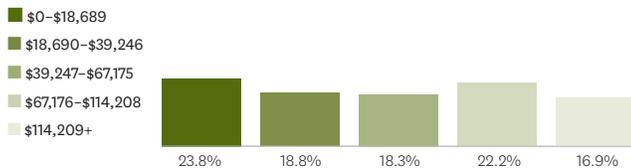
The probability that two randomly selected residents of Brooklyn were different races in 2011. In addition, a quarter of Brooklyn residents lived in racially integrated census tracts in 2010, and about one-third of its residents were foreign born. Brooklyn was second to Queens in all three measures.

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

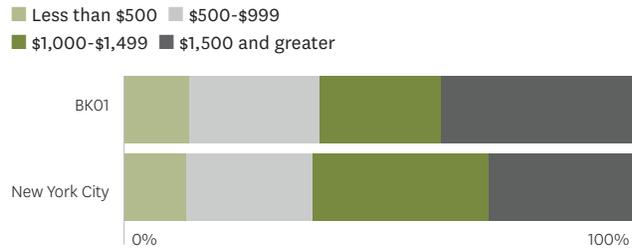


	2011	Rank
Population	144,584	25
Population Density (1,000 persons per square mile)	35.2	30
Median Household Income	\$47,927	26
Income Diversity Ratio	6.1	14
Public Rental Housing Units (% of rental units)	12.7%	15
Subsidized Rental Housing Units (% of rental units) ¹	5.4%	25
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

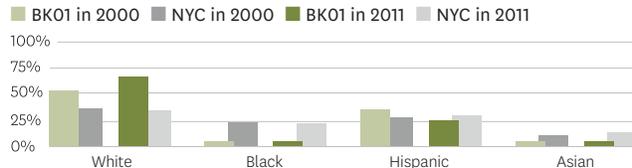


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	757	1,483	3	10	908	2	2
Units Issued New Certificates of Occupancy	88	863	1,370	308	1,136	28	1
Homeownership Rate	14.5%	18.1%	17.7%	15.3%	-	44	44
Index of Housing Price Appreciation (2-4 family building) ³	100.0	256.3	238.0	234.4	262.7	-	4
Median Sales Price per Unit (2-4 family building) ³	\$147,631	\$328,563	\$262,169	\$322,892	\$323,333	17	6
Sales Volume	278	1,001	945	1,182	908	40	8
Median Monthly Rent (all renters)	-	\$940	\$1,114	\$1,243	-	-	21
Median Monthly Rent (recent movers)	-	\$1,419	\$1,625	\$1,723	-	-	8
Median Rent Burden	-	31.3%	31.2%	30.5%	-	-	41
Median Rent Burden (low-income renters)	-	38.7%	47.0%	46.5%	-	-	29
Home Purchase Loan Rate (per 1,000 properties)	-	41.6	41.6	43.0	-	-	2
Refinance Loan Rate (per 1,000 properties)	-	24.0	10.6	11.5	-	-	41
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	-	0.0%	17.3%	19.9%	-	-	27
Pre-Foreclosure Notice Rate (per 1,000 1-4 family and condo properties)	-	-	-	44.5	39.1	-	49
Foreclosure Start Rate (per 1,000 1-4 family properties)	4.4	5.3	9.4	7.6	5.7	38	49
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.9%	1.7%	2.2%	2.3%	-	24	26
Serious Housing Code Violations (per 1,000 rental units)	-	20.1	25.6	22.3	20.7	-	39
Severe Crowding Rate (% of renter households)	-	-	3.7%	4.6%	-	-	22
Property Tax Liability (\$ millions)	-	\$129.9	\$173.8	\$176.1	\$181.7	-	23

POPULATION

	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	33.5%	29.1%	25.8%	24.3%	-	32	45
Households with Children under 18 Years Old	35.0%	-	25.2%	23.0%	-	32	46
Population Aged 65 and Older	9.9%	-	9.1%	7.8%	-	35	51
Share of Population Living in Integrated Tracts	44.8%	-	38.5%	-	-	9	12
Poverty Rate	33.8%	35.2%	26.5%	31.7%	-	11	10
Unemployment Rate	9.8%	6.1%	8.2%	8.7%	-	26	39
Public Transportation Rate	60.1%	64.7%	65.3%	69.5%	-	26	15
Mean Travel Time to Work (minutes)	35.3	33.4	31.5	31.6	-	48	48
Serious Crime Rate (per 1,000 residents)	29.7	28.3	-	26.5	-	39	21
Students Performing at Grade Level in Math	29.1%	-	49.2%	50.1%	56.4%	38	35
Students Performing at Grade Level in Reading	34.8%	-	37.6%	39.6%	45.0%	38	35
Asthma Hospitalizations (per 1,000 people)	3.4	2.6	2.0	1.9	-	22	32
Elevated Blood Lead Levels (incidence per 1,000 children)	24.6	16.5	9.0	9.7	-	10	1
Children's Obesity Rate	-	-	25.6%	24.3%	-	-	3

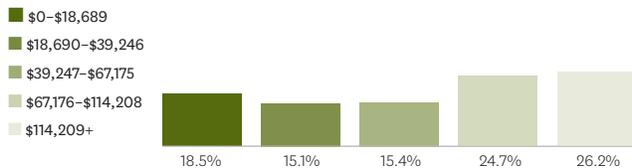
1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008-2010. 3. Ranked out of 33 community districts with the same predominant housing type.

BK02 Fort Greene/ Brooklyn Hts

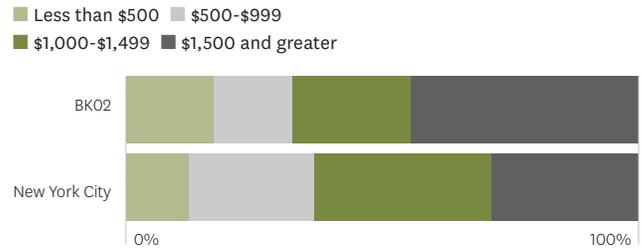


	2011	Rank
Population	118,910	47
Population Density (1,000 persons per square mile)	37.2	27
Median Household Income	\$63,265	12
Income Diversity Ratio	6.5	9
Public Rental Housing Units (% of rental units)	13.3%	14
Subsidized Rental Housing Units (% of rental units) ¹	4.2%	29
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

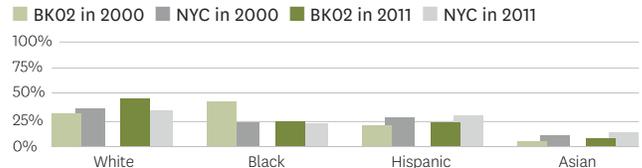


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

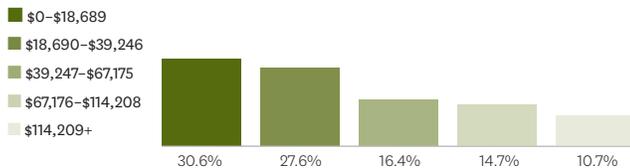
	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	16.9%	18.0%	19.6%	19.6%	-	53	51
Households with Children under 18 Years Old	24.7%	-	23.3%	22.1%	-	48	47
Population Aged 65 and Older	9.8%	-	9.2%	11.4%	-	37	28
Share of Population Living in Integrated Tracts	31.8%	-	44.3%	-	-	16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

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

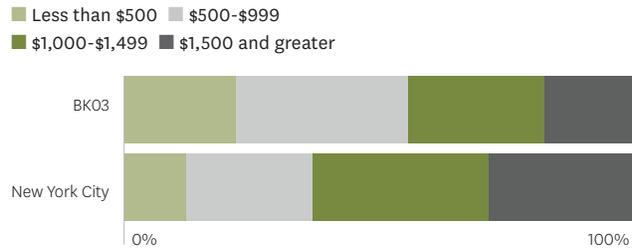


	2011	Rank
Population	132,524	37
Population Density (1,000 persons per square mile)	57.7	12
Median Household Income	\$32,970	46
Income Diversity Ratio	6.8	6
Public Rental Housing Units (% of rental units)	21.3%	5
Subsidized Rental Housing Units (% of rental units) ¹	16.5%	10
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

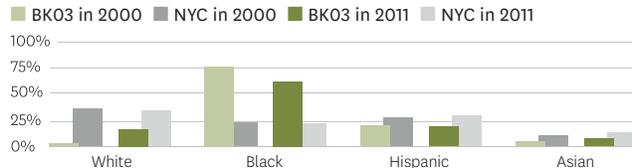


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

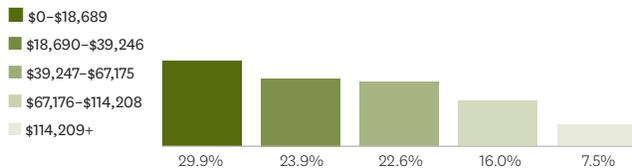
1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008-2010. 3. Ranked out of 33 community districts with the same predominant housing type.

BK04 Bushwick

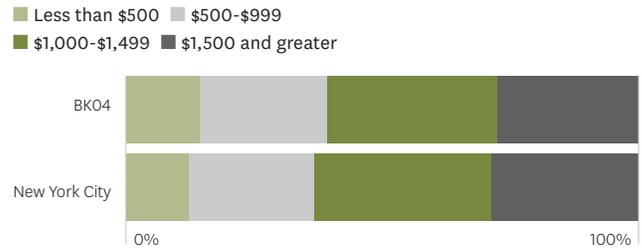


	2011	Rank
Population	138,763	31
Population Density (1,000 persons per square mile)	54.8	15
Median Household Income	\$34,813	45
Income Diversity Ratio	5.8	18
Public Rental Housing Units (% of rental units)	3.3%	33
Subsidized Rental Housing Units (% of rental units) ¹	6.2%	24
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

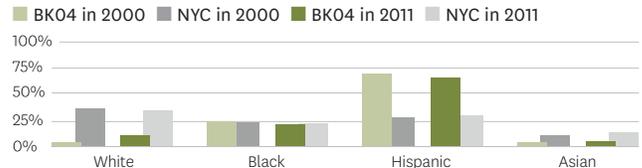


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

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

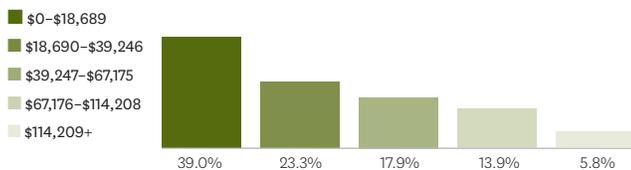
BK05

East New York/ Starrett City

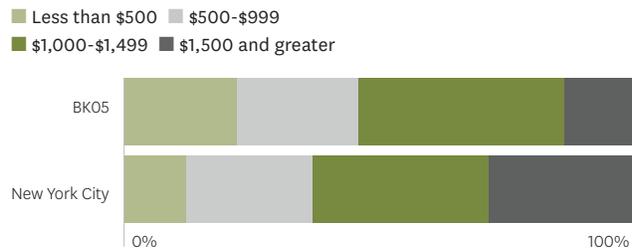


	2011	Rank
Population	146,530	23
Population Density (1,000 persons per square mile)	24.7	41
Median Household Income	\$30,444	49
Income Diversity Ratio	5.5	25
Public Rental Housing Units (% of rental units)	18.0%	8
Subsidized Rental Housing Units (% of rental units) ¹	25.5%	2
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

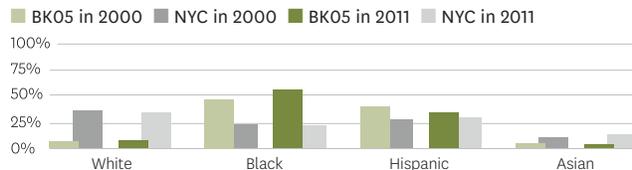


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

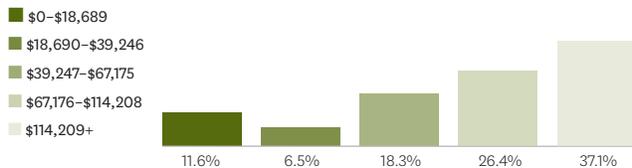
1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008-2010. 3. Ranked out of 33 community districts with the same predominant housing type.

BK06 Park Slope/Carroll Gardens

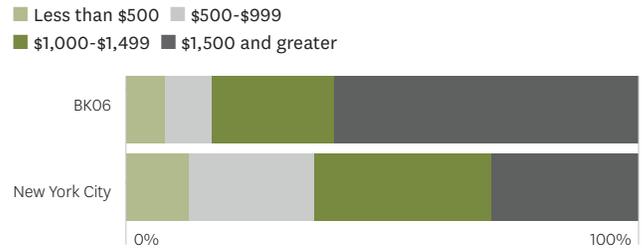


	2011	Rank
Population	112,066	51
Population Density (1,000 persons per square mile)	28.6	38
Median Household Income	\$89,009	5
Income Diversity Ratio	4.5	44
Public Rental Housing Units (% of rental units)	14.5%	13
Subsidized Rental Housing Units (% of rental units) ¹	1.2%	46
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

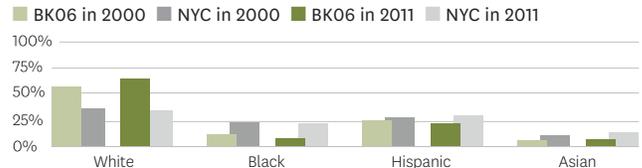


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

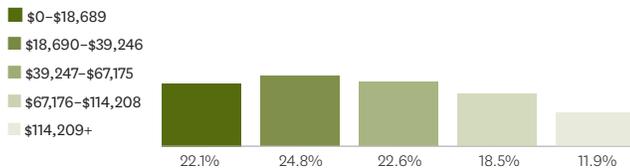
1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008-2010. 3. Ranked out of 33 community districts with the same predominant housing type. 4. Sample size is less than 20 newly identified cases in at least one year presented.

BK07 Sunset Park

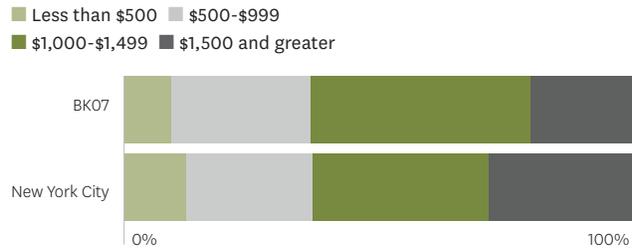


	2011	Rank
Population	152,038	21
Population Density (1,000 persons per square mile)	36.6	28
Median Household Income	\$43,380	33
Income Diversity Ratio	4.8	38
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units) ¹	2.9%	33
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

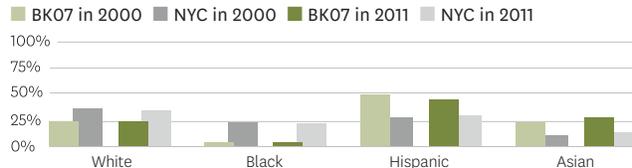


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

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

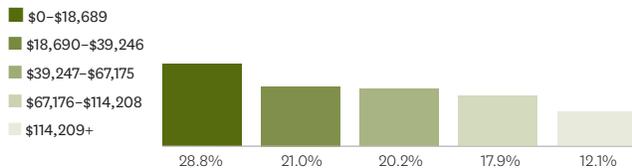
BK08

Crown Hts/ Prospect Hts

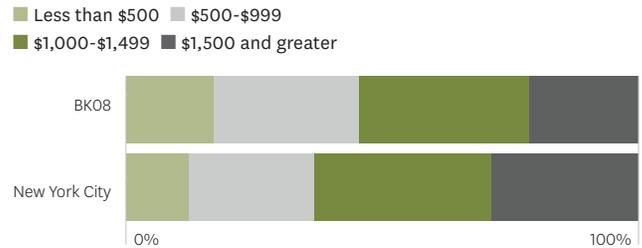


	2011	Rank
Population	126,360	40
Population Density (1,000 persons per square mile)	56.8	13
Median Household Income	\$41,307	36
Income Diversity Ratio	6.3	12
Public Rental Housing Units (% of rental units)	7.0%	24
Subsidized Rental Housing Units (% of rental units) ¹	8.0%	20
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

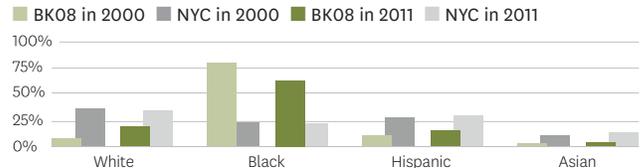


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

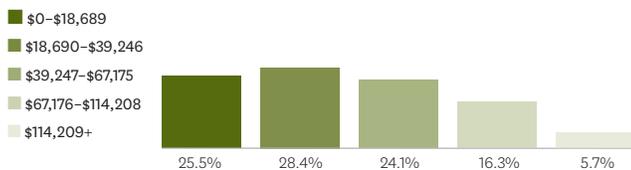
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4. Sample size is less than 20 newly identified cases in at least one year presented.

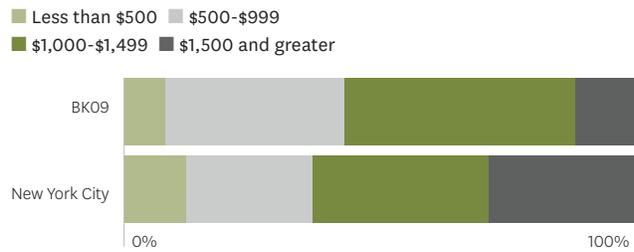


	2011	Rank
Population	113,947	50
Population Density (1,000 persons per square mile)	66.7	10
Median Household Income	\$38,182	41
Income Diversity Ratio	4.6	42
Public Rental Housing Units (% of rental units)	0.7%	40
Subsidized Rental Housing Units (% of rental units) ¹	4.2%	29
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

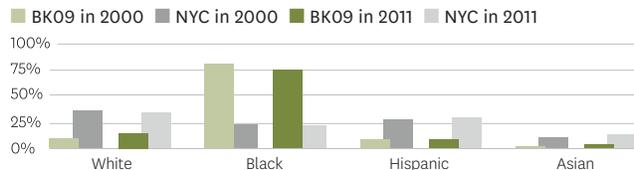


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

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

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

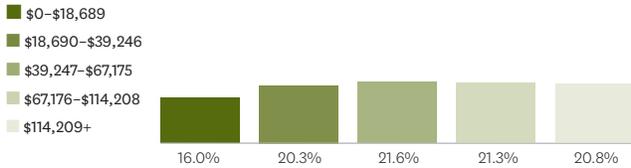
BK10

Bay Ridge/ Dyker Hts

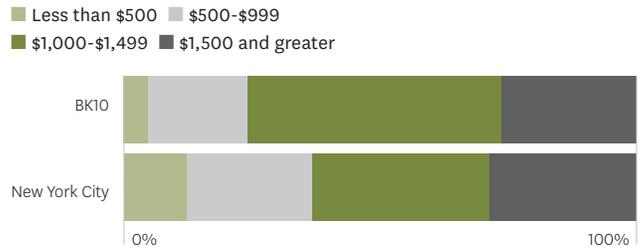


	2011	Rank
Population	132,931	35
Population Density (1,000 persons per square mile)	34.2	31
Median Household Income	\$57,653	15
Income Diversity Ratio	5.0	33
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units) ¹	2.0%	41
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

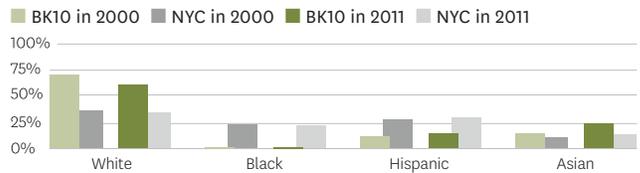


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

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

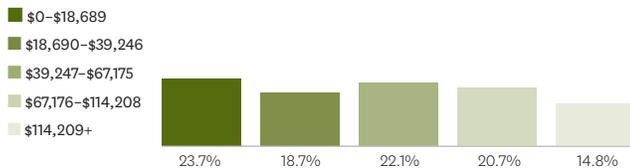
4. Sample size is less than 20 newly identified cases in at least one year presented.

BK11 Bensonhurst

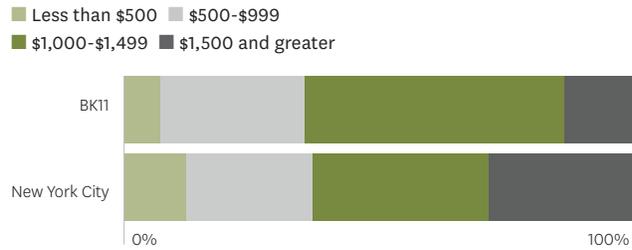


	2011	Rank
Population	181,227	10
Population Density (1,000 persons per square mile)	52.1	17
Median Household Income	\$45,338	31
Income Diversity Ratio	6.1	14
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units) ¹	0.6%	50
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

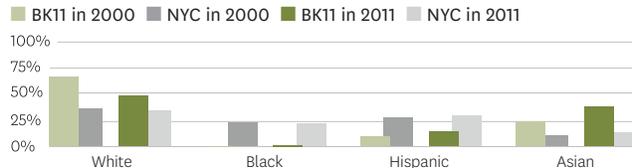


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

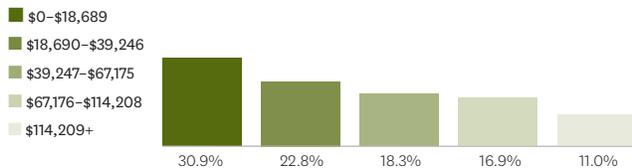
1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008-2010. 3. Ranked out of 33 community districts with the same predominant housing type.

BK12 Borough Park

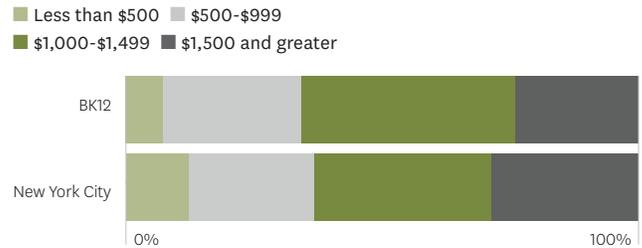


	2011	Rank
Population	162,087	18
Population Density (1,000 persons per square mile)	51.5	18
Median Household Income	\$35,050	44
Income Diversity Ratio	5.9	16
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units) ¹	2.5%	35
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

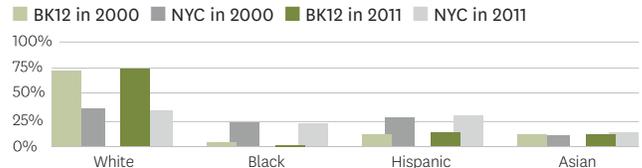


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

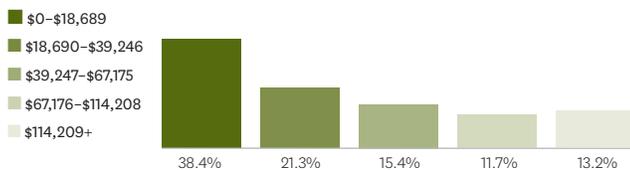
1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008-2010. 3. Ranked out of 33 community districts with the same predominant housing type.

BK13 Coney Island

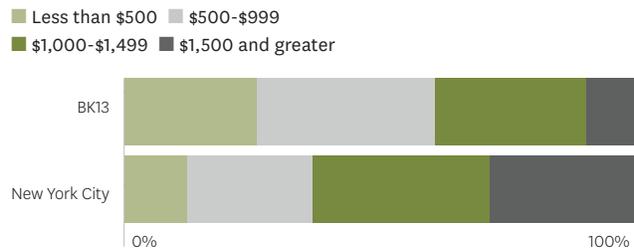


	2011	Rank
Population	102,351	55
Population Density (1,000 persons per square mile)	28.2	39
Median Household Income	\$28,659	50
Income Diversity Ratio	7.5	3
Public Rental Housing Units (% of rental units)	17.7%	9
Subsidized Rental Housing Units (% of rental units) ¹	10.8%	17
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

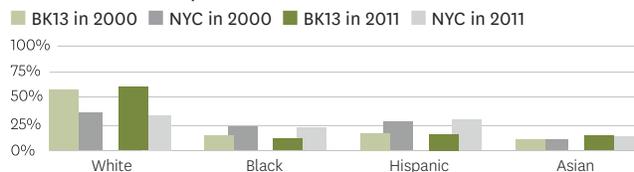


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

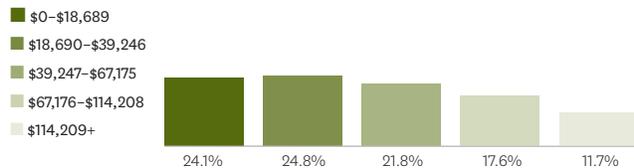
1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008-2010. 3. Ranked out of 33 community districts with the same predominant housing type.

BK14 Flatbush/ Midwood

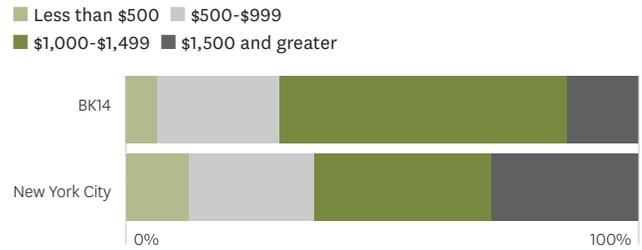


	2011	Rank
Population	162,760	17
Population Density (1,000 persons per square mile)	56.0	14
Median Household Income	\$41,266	37
Income Diversity Ratio	5.4	26
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units) ¹	1.2%	46
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

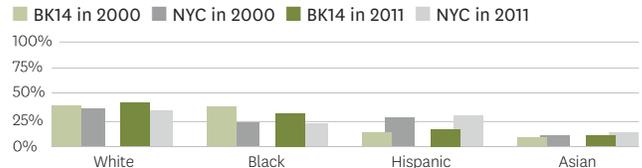


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

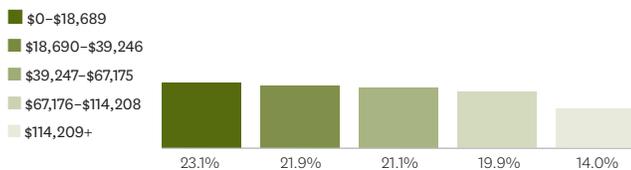
	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	49.4%	45.6%	46.6%	44.9%	-	9	14
Households with Children under 18 Years Old	41.8%	-	37.1%	35.0%	-	19	26
Population Aged 65 and Older	10.8%	-	9.8%	10.5%	-	31	36
Share of Population Living in Integrated Tracts	21.3%	-	27.0%	-	-	28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

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

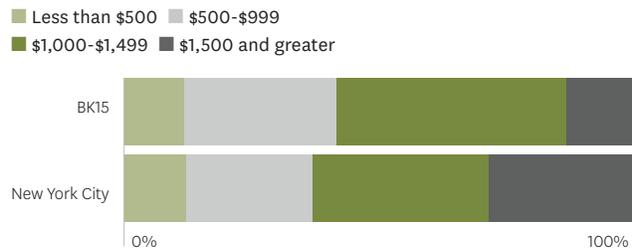


	2011	Rank
Population	143,196	28
Population Density (1,000 persons per square mile)	33.0	33
Median Household Income	\$48,546	25
Income Diversity Ratio	5.4	26
Public Rental Housing Units (% of rental units)	7.2%	23
Subsidized Rental Housing Units (% of rental units) ¹	0.9%	49
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

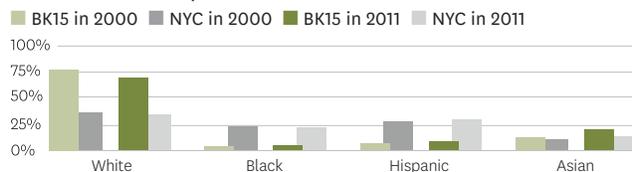


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

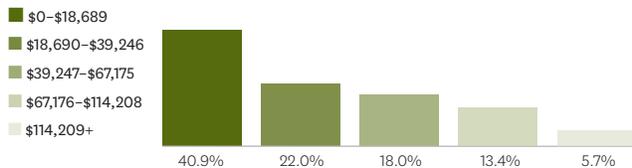
1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008-2010. 3. Ranked out of 14 community districts with the same predominant housing type.

BK16 Brownsville

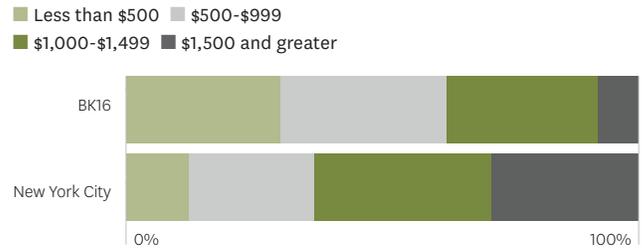


	2011	Rank
Population	126,002	41
Population Density (1,000 persons per square mile)	48.7	20
Median Household Income	\$26,273	52
Income Diversity Ratio	6.5	9
Public Rental Housing Units (% of rental units)	23.5%	4
Subsidized Rental Housing Units (% of rental units) ¹	12.5%	15
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

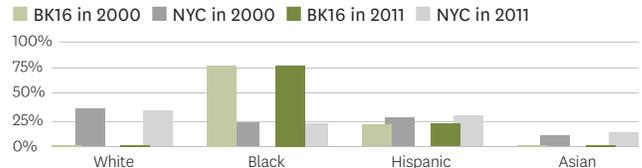


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

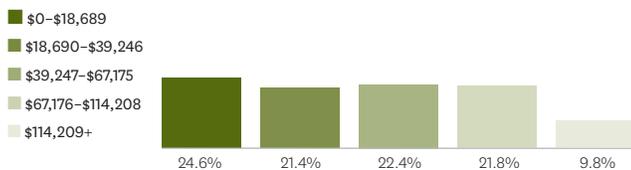
	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	23.6%	28.3%	28.8%	28.0%	-	42	39
Households with Children under 18 Years Old	51.7%	-	45.1%	45.9%	-	3	3
Population Aged 65 and Older	7.2%	-	9.4%	7.8%	-	51	50
Share of Population Living in Integrated Tracts	0.0%	-	0.0%	-	-	45	50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

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

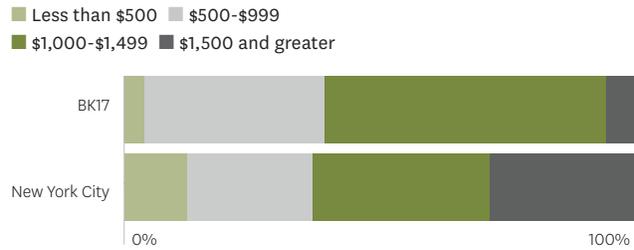


	2011	Rank
Population	131,274	38
Population Density (1,000 persons per square mile)	43.2	23
Median Household Income	\$45,506	30
Income Diversity Ratio	5.0	33
Public Rental Housing Units (% of rental units)	0.4%	42
Subsidized Rental Housing Units (% of rental units) ¹	1.9%	42
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

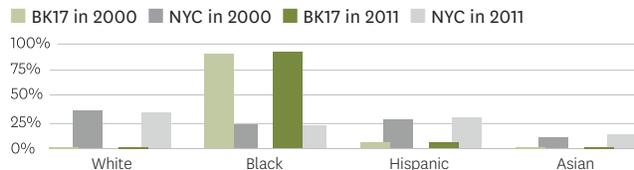


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	26	170	0	0	5	56	56
Units Issued New Certificates of Occupancy	82	125	105	8	24	33	48
Homeownership Rate	32.1%	38.2%	36.0%	35.3%	-	20	21
Index of Housing Price Appreciation (2-4 family building) ³	100.0	212.8	162.3	121.8	127.5	-	24
Median Sales Price per Unit (2-4 family building) ³	\$133,791	\$263,232	\$186,140	\$165,695	\$158,333	23	24
Sales Volume	516	971	292	297	325	25	40
Median Monthly Rent (all renters)	-	\$1,051	\$1,136	\$1,095	-	-	40
Median Monthly Rent (recent movers)	-	\$1,110	\$1,154	\$1,122	-	-	46
Median Rent Burden	-	33.1%	34.6%	35.4%	-	-	17
Median Rent Burden (low-income renters)	-	46.5%	44.8%	55.0%	-	-	8
Home Purchase Loan Rate (per 1,000 properties)	-	49.0	11.7	10.9	-	-	55
Refinance Loan Rate (per 1,000 properties)	-	111.3	14.5	12.2	-	-	39
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	-	0.7%	73.1%	70.6%	-	-	5
Pre-Foreclosure Notice Rate (per 1,000 1-4 family and condo properties)	-	-	-	166.9	168.5	-	7
Foreclosure Start Rate (per 1,000 1-4 family properties)	16.3	22.8	33.5	27.5	26.2	19	20
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	8.2%	2.1%	3.1%	3.4%	-	20	19
Serious Housing Code Violations (per 1,000 rental units)	-	101.4	120.8	123.5	101.1	-	5
Severe Crowding Rate (% of renter households)	-	-	5.5%	5.7%	-	-	14
Property Tax Liability (\$ millions)	-	\$101.1	\$113.4	\$115.2	\$116.6	-	36

POPULATION

	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	54.5%	53.5%	52.6%	51.7%	-	4	7
Households with Children under 18 Years Old	45.0%	-	40.7%	35.1%	-	10	25
Population Aged 65 and Older	9.1%	-	11.7%	13.5%	-	42	18
Share of Population Living in Integrated Tracts	0.0%	-	0.0%	-	-	45	50
Poverty Rate	19.4%	19.1%	15.4%	17.6%	-	27	34
Unemployment Rate	12.5%	8.4%	12.8%	13.4%	-	18	17
Public Transportation Rate	63.5%	67.2%	65.0%	66.0%	-	17	24
Mean Travel Time to Work (minutes)	50.1	45.6	46.6	45.2	-	1	7
Serious Crime Rate (per 1,000 residents)	33.4	21.4	-	22.9	-	32	27
Students Performing at Grade Level in Math	32.1%	-	48.1%	51.7%	54.1%	34	37
Students Performing at Grade Level in Reading	41.2%	-	38.2%	41.0%	44.0%	30	37
Asthma Hospitalizations (per 1,000 people)	3.8	3.6	3.5	3.9	-	16	16
Elevated Blood Lead Levels (incidence per 1,000 children)	19.0	9.6	3.4	3.7	-	25	19
Children's Obesity Rate	-	-	21.8%	21.5%	-	-	27

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

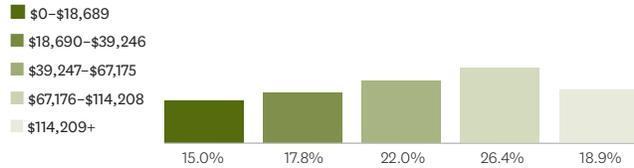
BK18

Flatlands/ Canarsie

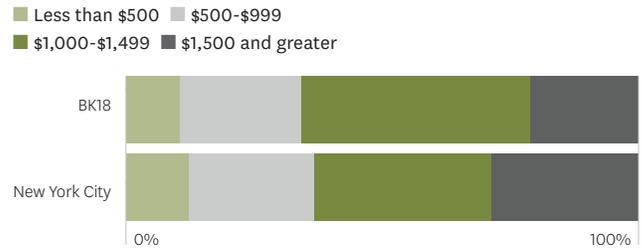


	2011	Rank
Population	205,095	5
Population Density (1,000 persons per square mile)	14.9	48
Median Household Income	\$60,788	13
Income Diversity Ratio	4.2	52
Public Rental Housing Units (% of rental units)	15.2%	12
Subsidized Rental Housing Units (% of rental units) ¹	1.8%	44
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

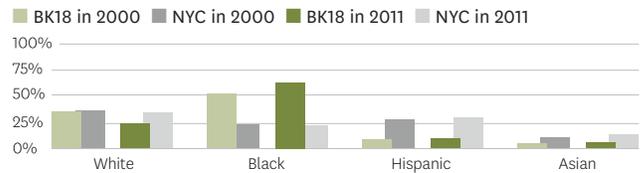


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

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

Manhattan



1

MN 01, FINANCIAL DISTRICT AND MN 02, GREENWICH VILLAGE/SOHO:

Demographics: In 2011, these neighborhoods had the highest median household income in the city—\$122,222. Among community districts, the Financial District and Greenwich Village/Soho had the highest median monthly rent for all renters (\$2,040) and recent movers (\$2,896).

2

MN 03, LOWER EAST SIDE/CHINATOWN:

Housing: Renters who had lived in their units for four years or less paid a median rent of \$1,713 in 2011, almost twice as much as the median rent for all renters, \$895.

3

MN 04, CLINTON/CHELSEA:

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

4

MN 08, UPPER EAST SIDE:

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

5

MN 09, MORNINGSIDE HEIGHTS/HAMILTON AND MN 12, WASHINGTON HEIGHTS/INWOOD:

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

6

MN 11, EAST HARLEM:

Housing: From 2000 to 2012, East Harlem's five-plus-family buildings appreciated at the second fastest rate of the city's five community districts in which five-plus-family buildings were the most common housing type. However, from 2010 to 2012, prices actually decreased. In 2012, only MN 03, Lower East Side/

Chinatown, had a faster rate of appreciation than East Harlem since 2000, and a higher median price per unit.

7

MN 12, WASHINGTON HEIGHTS/INWOOD:

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

Manhattan

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

13X

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



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

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



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

13,402

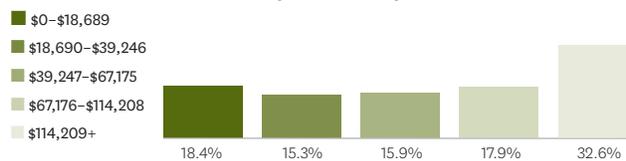
The number of units in 68 subsidized properties that left affordability restrictions in Manhattan between 2002 and 2011 that had HUD Project-Based Rental Assistance, received HUD insurance or financing, were developed with a Low-Income Housing Tax Credit, or were built under the Mitchell-Lama Program.

28.5%

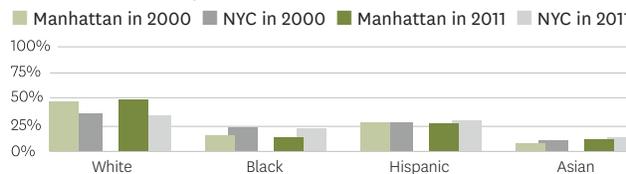
Manhattan had the lowest median rent burden in the city in 2011; the median household paid 28.5 percent of their income in rent.

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

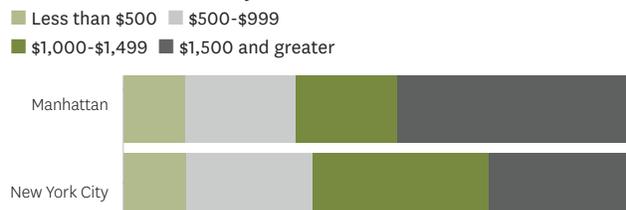
Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



Distribution of Rental Units by Gross Rent, 2011



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

70,300

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



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

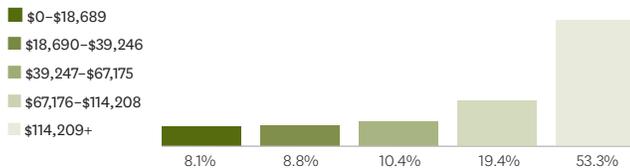
BUILT ENVIRONMENT	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	4,980	7,360	272	208	2,833	1	1
Units Issued New Certificates of Occupancy	5,131	4,479	1,746	1,373	1,159	1	4
HOUSING: STOCK							
Housing Units	798,144	840,443	847,090	846,177	-	3	2
Homeownership Rate	20.1%	23.5%	22.3%	21.9%	-	4	4
Serious Housing Code Violations (per 1,000 rental units)	-	34.4	37.1	40.7	36.5	-	3
Severe Crowding Rate (% of renter households)	-	-	3.1%	2.7%	-	-	5
HOUSING: MARKET							
Index of Housing Price Appreciation (5+ family building)	100.0	270.2	232.1	260.9	307.1	-	-
Index of Housing Price Appreciation (condominium)	100.0	202.8	207.3	212.8	221.0	-	-
Median Sales Price per Unit (5+ family building)	\$83,901	\$223,514	\$178,275	\$195,010	\$212,500	-	-
Median Sales Price per Unit (condominium)	\$694,693	\$961,368	\$1,047,626	\$1,004,365	\$999,000	-	-
Sales Volume (5+ family building)	282	637	344	407	699	-	-
Sales Volume (condominium)	2,517	7,870	5,843	5,111	5,724	-	-
Median Monthly Rent (all renters)	-	\$1,237	\$1,369	\$1,431	-	-	1
Median Monthly Rent (recent movers)	-	\$1,820	\$1,898	\$1,937	-	-	1
Median Rent Burden	-	27.5%	28.2%	28.5%	-	-	5
Median Rent Burden (low-income renters)	-	44.8%	43.4%	45.0%	-	-	5
HOUSING: FINANCE							
Home Purchase Loan Rate (per 1,000 properties)	-	34.4	21.2	18.6	-	-	2
Higher-Cost Home Purchase Loans (% of home purchase loans)	-	2.0%	0.8%	0.6%	-	-	5
Refinance Loan Rate (per 1,000 properties)	-	12.1	30.9	32.5	-	-	1
Higher-Cost Home Purchase Loans (% of home purchase loans)	-	9.3%	0.3%	0.4%	-	-	5
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	-	0.0%	1.5%	2.0%	-	-	5
Pre-Foreclosure Notice Rate (per 1,000 1-4 family and condo properties)	-	-	-	33.0	26.7	-	5
Foreclosure Starts (all residential properties)	356	212	842	536	439	5	5
Foreclosure Start Rate (per 1,000 1-4 family properties)	30.2	5.7	11.3	9.5	11.1	1	5
Properties that Entered REO	6	0	5	2	0	4	5
Property Tax Liability (\$ millions)	-	\$8,686.7	\$10,230.1	\$10,650.1	\$10,874.7	-	1
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	6.6%	1.6%	2.1%	2.1%	-	1	3
DEMOGRAPHICS							
Population	1,537,195	-	1,585,873	1,601,948	-	3	3
Population Density (1,000 persons per square mile)	67.1	-	69.5	70.3	-	1	1
Foreign-Born Population	29.4%	28.7%	28.5%	28.8%	-	3	4
Percent White	46.9%	-	48.0%	47.6%	-	2	2
Percent Black	15.6%	-	12.9%	13.1%	-	4	4
Percent Hispanic	27.8%	-	25.4%	25.6%	-	2	3
Percent Asian	9.6%	-	11.2%	11.0%	-	2	2
Households with Children under 18 Years Old	19.7%	20.2%	18.2%	18.5%	-	5	5
Population Aged 65 and Older	12.2%	12.7%	13.5%	13.7%	-	2	1
Median Household Income	\$67,114	\$68,689	\$66,939	\$67,602	-	2	2
Income Diversity Ratio	7.5	8.4	8.0	8.0	-	1	1
Share of Population Living in Integrated Tracts	13.9%	-	17.5%	-	-	4	4
Poverty Rate	20.0%	18.3%	16.4%	18.3%	-	3	3
Unemployment Rate	8.5%	6.8%	9.2%	9.0%	-	3	4
Private Sector Employment	-	1,850,035	1,835,104	1,893,321	-	-	1
Public Transportation Rate	63.3%	60.8%	63.2%	63.1%	-	1	2
Mean Travel Time to Work (minutes)	30.5	30.1	30.1	30.4	-	5	5
SCHOOLS, HEALTH, CRIME							
Serious Crime Rate (per 1,000 residents)	52.2	37.1	32.3	32.1	-	1	1
Adult Incarceration Rate (per 100,000 residents aged 15 or older)	2,751.5	1,648.3	1,887.0	1,853.6	-	1	1
Students Performing at Grade Level in Math	33.5%	-	56.2%	59.9%	61.9%	3	3
Students Performing at Grade Level in Reading	40.3%	-	45.0%	47.1%	49.2%	3	3
Asthma Hospitalizations (per 1,000 residents)	3.1	2.7	2.3	2.1	-	3	3
Low Birth Weight Rate (per 1,000 live births)	78	86	87	87	-	4	2
Elevated Blood Lead Levels (incidence per 1,000 children)	17.9	6.6	3.4	2.5	-	2	5
Children's Obesity Rate	-	-	19.4%	19.0%	-	-	5

MNO1 Financial District¹

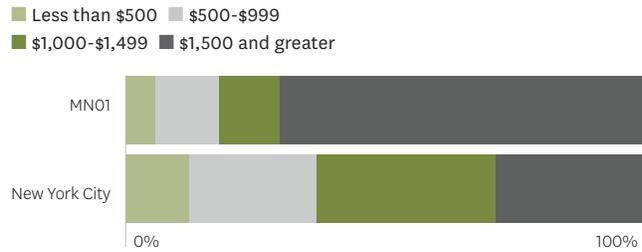


	2011	Rank
Population	146,491	24
Population Density (1,000 persons per square mile)	46.6	21
Median Household Income	\$122,222	1
Income Diversity Ratio	5.6	21
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units) ²	14.1%	13
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

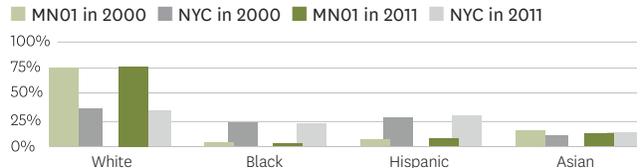


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

1. Community districts MN01 and MN02 both fall within sub-borough area 301. Data reported at the sub-borough area for these community districts are identical.

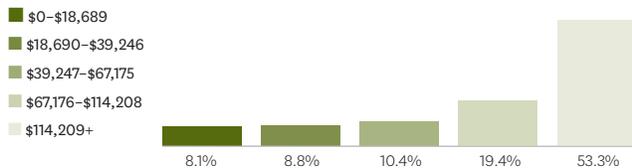
2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008-2010. 4. Ranked out of 7 community districts with the same predominant housing type.

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

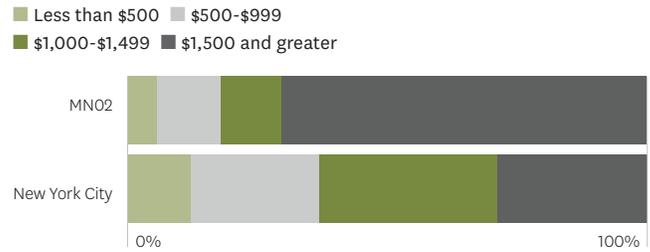


	2011	Rank
Population	146,491	24
Population Density (1,000 persons per square mile)	46.6	21
Median Household Income	\$122,222	1
Income Diversity Ratio	5.6	21
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units) ²	2.1%	40
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

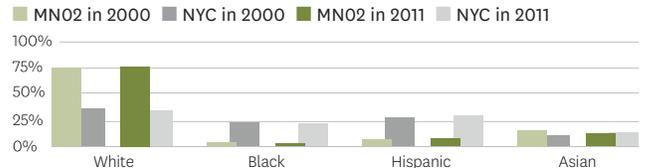


Distribution of Rental Units by Gross Rent, 2011



In MNO2, 17.8 percent of rental housing units cost less than \$1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than \$1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

1. Community districts MNO1 and MNO2 both fall within sub-borough area 301. Data reported at the sub-borough area for these community districts are identical.

2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008-2010. 4. Ranked out of 7 community districts with the same predominant housing type.

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

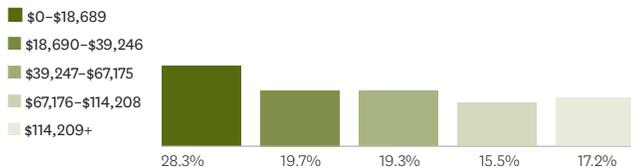
MIN03

Lower East Side/ Chinatown¹

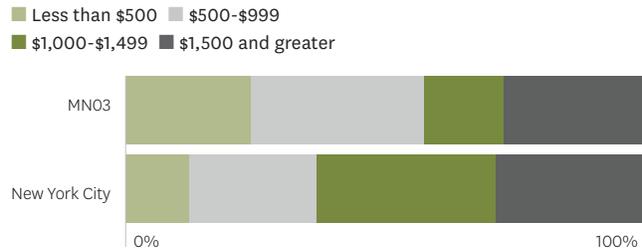


	2011	Rank
Population	165,774	16
Population Density (1,000 persons per square mile)	95.1	3
Median Household Income	\$39,932	39
Income Diversity Ratio	7.1	5
Public Rental Housing Units (% of rental units)	21.2%	6
Subsidized Rental Housing Units (% of rental units) ²	9.0%	19
Rent-Regulated Units (% of rental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

Household Income Distribution by New York City Income Quintile, 2011

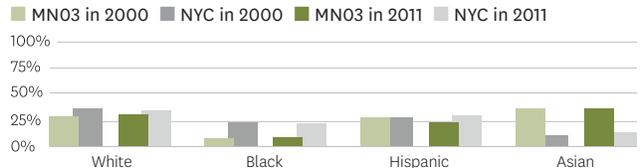


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

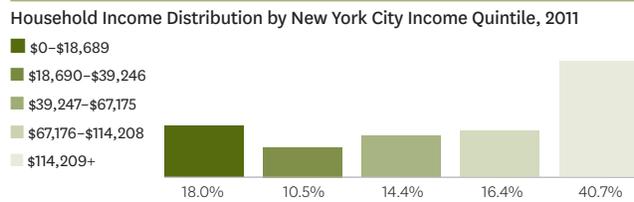
	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	40.3%	39.3%	35.2%	37.5%	-	17	27
Households with Children under 18 Years Old	22.1%	-	16.3%	20.5%	-	49	48
Population Aged 65 and Older	13.4%	-	14.3%	14.4%	-	17	14
Share of Population Living in Integrated Tracts	17.9%	-	31.1%	-	-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

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

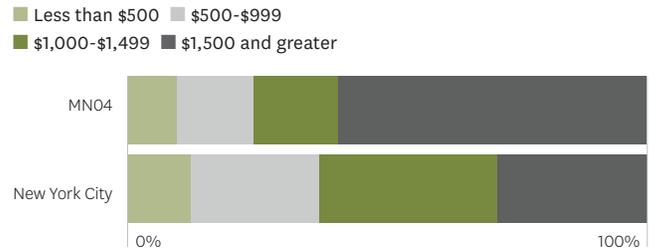
MN04 Clinton/Chelsea¹



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

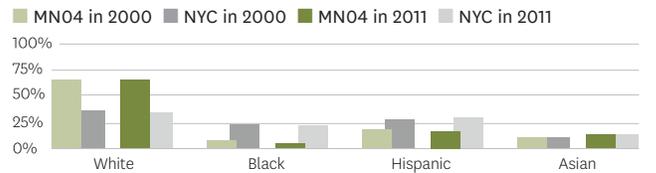


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

1. Community districts MN04 and MN05 both fall within sub-borough area 303. Data reported at the sub-borough area for these community districts are identical.

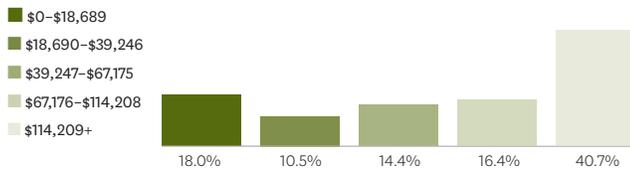
2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008-2010. 4. Ranked out of 7 community districts with the same predominant housing type.

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

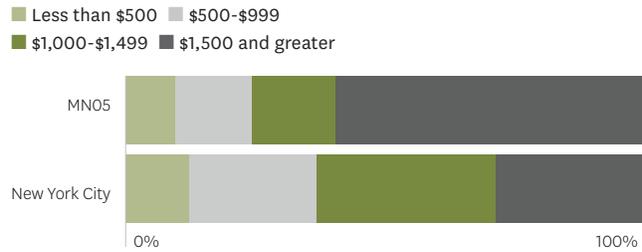


	2011	Rank
Population	143,051	29
Population Density (1,000 persons per square mile)	49.3	19
Median Household Income	\$84,662	6
Income Diversity Ratio	8.9	1
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units) ²	20.5%	7
Rent-Regulated Units (% of rental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

Household Income Distribution by New York City Income Quintile, 2011

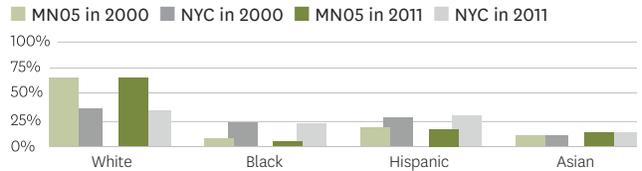


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

1. Community districts MN04 and MN05 both fall within sub-borough area 303. Data reported at the sub-borough area for these community districts are identical.

2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008-2010. 4. Ranked out of 7 community districts with the same predominant housing type.

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

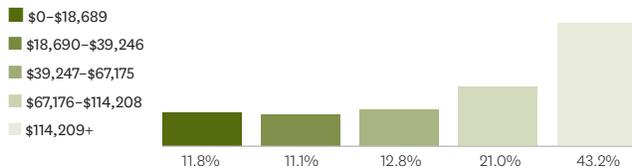
MN06

Stuyvesant Town/ Turtle Bay¹

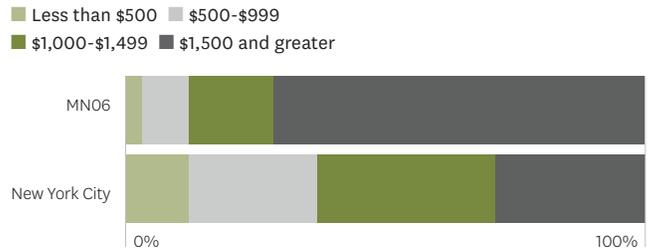


	2011	Rank
Population	147,757	22
Population Density (1,000 persons per square mile)	90.1	4
Median Household Income	\$103,544	3
Income Diversity Ratio	6.3	12
Public Rental Housing Units (% of rental units)	0.8%	39
Subsidized Rental Housing Units (% of rental units) ²	3.7%	32
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

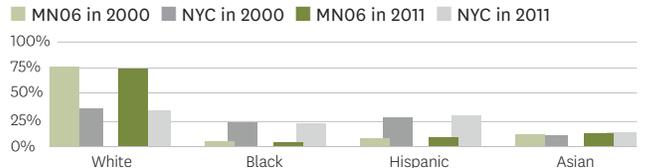


Distribution of Rental Units by Gross Rent, 2011⁴



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

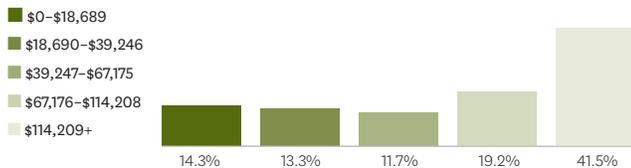
1. Community district MN06 falls within sub-borough area 304. 2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008-2010.

4. Gross rent shares are averages from 2009-2011. 5. Ranked out of 7 community districts with the same predominant housing type. 6. Sample size is less than 20 newly identified cases in at least one year presented.

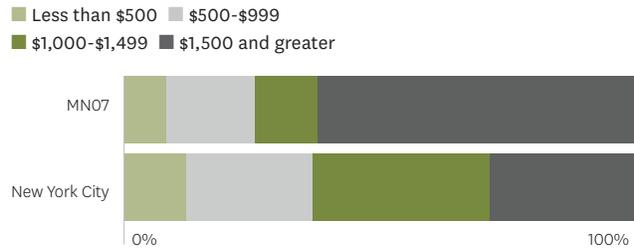


	2011	Rank
Population	193,671	7
Population Density (1,000 persons per square mile)	62.0	11
Median Household Income	\$93,972	4
Income Diversity Ratio	8.4	2
Public Rental Housing Units (% of rental units)	6.8%	25
Subsidized Rental Housing Units (% of rental units) ²	9.4%	18
Rent-Regulated Units (% of rental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

Household Income Distribution by New York City Income Quintile, 2011

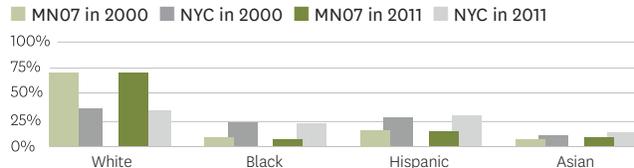


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

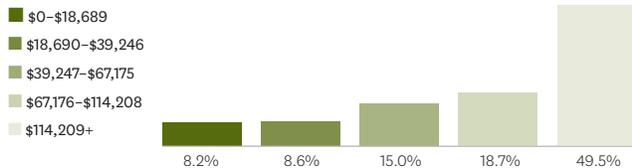
1. Community district MN07 falls within sub-borough area 305. 2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008-2010. 4. Ranked out of 7 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified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

MIN08 Upper East Side¹

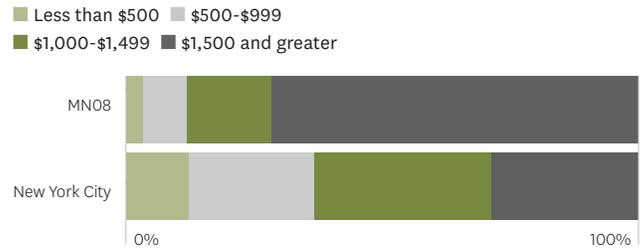


	2011	Rank
Population	209,534	4
Population Density (1,000 persons per square mile)	103.8	1
Median Household Income	\$107,286	2
Income Diversity Ratio	5.9	16
Public Rental Housing Units (% of rental units)	1.8%	37
Subsidized Rental Housing Units (% of rental units) ²	5.4%	25
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

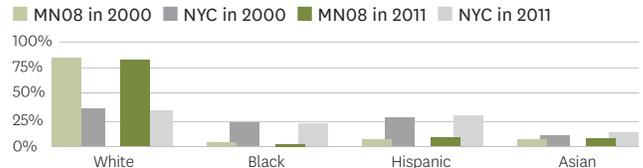


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

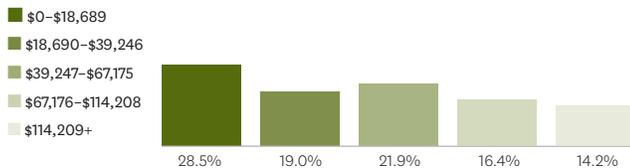
1. Community district MN08 falls within sub-borough area 306. 2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008-2010.

4. Ranked out of 7 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

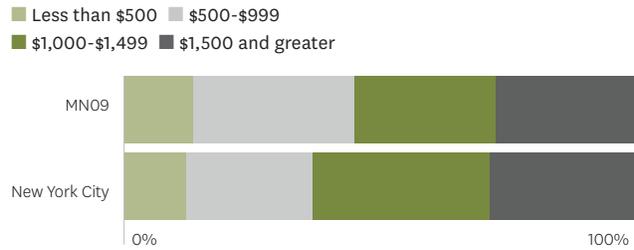


	2011	Rank
Population	138,515	32
Population Density (1,000 persons per square mile)	103.5	2
Median Household Income	\$40,262	38
Income Diversity Ratio	7.2	4
Public Rental Housing Units (% of rental units)	8.2%	21
Subsidized Rental Housing Units (% of rental units) ²	7.7%	21
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

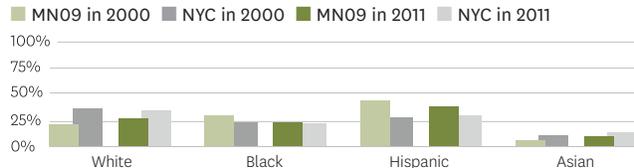


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	2	309	0	0	2	57	57
Units Issued New Certificates of Occupancy	0	158	36	0	12	57	53
Homeownership Rate	10.9%	12.4%	14.3%	11.0%	-	47	47
Index of Housing Price Appreciation (5+ family building) ⁴	100.0	351.1	298.0	288.3	336.4	-	3
Median Sales Price per Unit (5+ family building) ⁴	\$49,103	\$141,202	\$93,187	\$99,590	\$114,286	2	3
Sales Volume	32	163	95	69	130	59	51
Median Monthly Rent (all renters)	-	\$910	\$1,046	\$1,101	-	-	38
Median Monthly Rent (recent movers)	-	\$1,339	\$1,321	\$1,428	-	-	17
Median Rent Burden	-	32.0%	33.3%	32.1%	-	-	36
Median Rent Burden (low-income renters)	-	45.6%	48.9%	41.7%	-	-	46
Home Purchase Loan Rate (per 1,000 properties)	-	28.1	18.0	12.9	-	-	47
Refinance Loan Rate (per 1,000 properties)	-	16.4	26.5	25.6	-	-	10
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	-	0.0%	3.0%	2.8%	-	-	46
Pre-Foreclosure Notice Rate (per 1,000 1-4 family and condo properties)	-	-	-	94.0	75.1	-	31
Foreclosure Start Rate (per 1,000 1-4 family properties)	66.7	6.7	18.4	23.4	16.7	2	28
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	13.9%	3.7%	5.2%	5.3%	-	7	11
Serious Housing Code Violations (per 1,000 rental units)	-	102.2	107.1	120.2	116.1	-	4
Severe Crowding Rate (% of renter households)	-	-	3.5%	3.0%	-	-	38
Property Tax Liability (\$ millions)	-	\$61.3	\$79.4	\$84.9	\$86.4	-	47

POPULATION

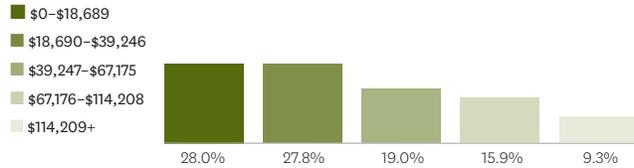
	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	35.0%	34.1%	32.6%	35.1%	-	27	30
Households with Children under 18 Years Old	30.9%	-	25.3%	24.8%	-	40	44
Population Aged 65 and Older	10.0%	-	10.9%	10.7%	-	34	33
Share of Population Living in Integrated Tracts	23.5%	-	19.4%	-	-	25	34
Poverty Rate	30.1%	27.3%	28.7%	29.6%	-	13	12
Unemployment Rate	16.5%	8.1%	9.4%	10.6%	-	10	31
Public Transportation Rate	67.9%	69.2%	77.6%	75.2%	-	8	4
Mean Travel Time to Work (minutes)	33.8	31.7	35.0	35.5	-	49	44
Serious Crime Rate (per 1,000 residents)	36.2	28.0	-	21.2	-	25	33
Students Performing at Grade Level in Math	24.7%	-	44.8%	48.8%	50.3%	44	47
Students Performing at Grade Level in Reading	31.8%	-	34.0%	35.4%	36.7%	45	47
Asthma Hospitalizations (per 1,000 people)	3.9	3.8	3.0	2.8	-	15	22
Elevated Blood Lead Levels (incidence per 1,000 children) ⁵	18.7	6.3	3.1	5.5	-	28	4
Children's Obesity Rate	-	-	23.5%	23.2%	-	-	16

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

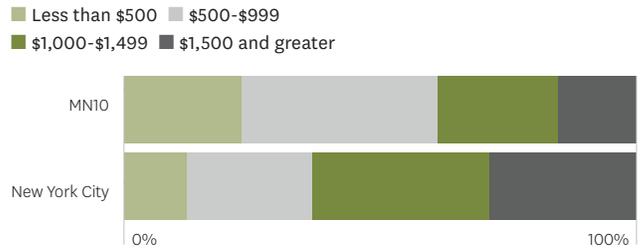


	2011	Rank
Population	123,524	43
Population Density (1,000 persons per square mile)	84.6	5
Median Household Income	\$36,045	43
Income Diversity Ratio	5.6	21
Public Rental Housing Units (% of rental units)	18.8%	7
Subsidized Rental Housing Units (% of rental units) ²	24.6%	3
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

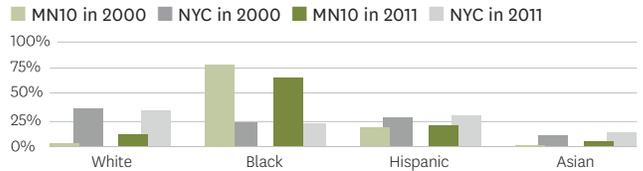


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

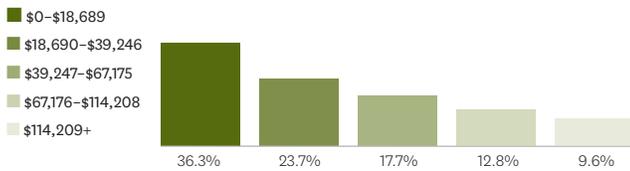
	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	17.8%	20.8%	19.7%	24.6%	-	51	44
Households with Children under 18 Years Old	34.0%	-	27.8%	27.3%	-	35	42
Population Aged 65 and Older	11.3%	-	10.5%	10.8%	-	24	32
Share of Population Living in Integrated Tracts	0.0%	-	7.2%	-	-	45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

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

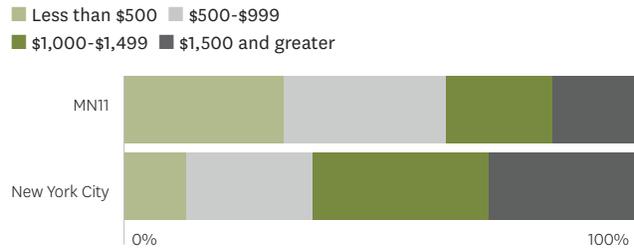


	2011	Rank
Population	123,386	44
Population Density (1,000 persons per square mile)	53.3	16
Median Household Income	\$31,507	47
Income Diversity Ratio	6.8	6
Public Rental Housing Units (% of rental units)	34.8%	2
Subsidized Rental Housing Units (% of rental units) ²	21.1%	6
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

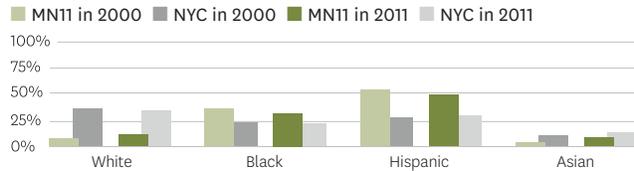


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

	2011	2010	2009	2008	2007	Rank ('11/'12)	Rank ('10/'11)
Foreign-Born Population	21.1%	23.1%	25.9%	27.2%	-	47	41
Households with Children under 18 Years Old	38.1%	-	26.9%	31.3%	-	29	32
Population Aged 65 and Older	11.5%	-	12.5%	11.9%	-	22	24
Share of Population Living in Integrated Tracts	0.0%	-	2.0%	-	-	45	48
Poverty Rate	37.1%	36.9%	30.8%	29.3%	-	7	13
Unemployment Rate	16.8%	10.6%	14.8%	13.5%	-	9	16
Public Transportation Rate	69.1%	73.4%	73.4%	77.9%	-	7	1
Mean Travel Time to Work (minutes)	35.5	33.9	33.7	32.4	-	47	47
Serious Crime Rate (per 1,000 residents)	37.1	28.8	-	28.1	-	22	16
Students Performing at Grade Level in Math	25.3%	-	47.4%	51.0%	53.8%	43	38
Students Performing at Grade Level in Reading	32.5%	-	37.4%	38.8%	41.1%	43	38
Asthma Hospitalizations (per 1,000 people)	10.5	7.5	7.5	6.5	-	1	3
Elevated Blood Lead Levels (incidence per 1,000 children) ⁵	19.9	5.7	4.5	2.9	-	21	37
Children's Obesity Rate	-	-	23.4%	23.4%	-	-	13

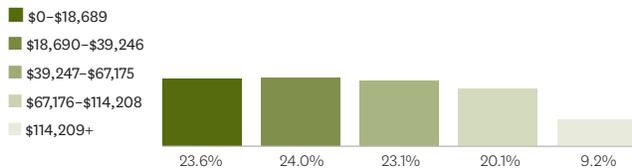
1. Community district MN11 falls within sub-borough area 309. 2. Data on subsidized rental housing units are from 2010. 3. Rental vacancy rate is an average rate for 2008-2010. 4. Ranked out of 5 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified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

MN12 Washington Hts/ Inwood¹

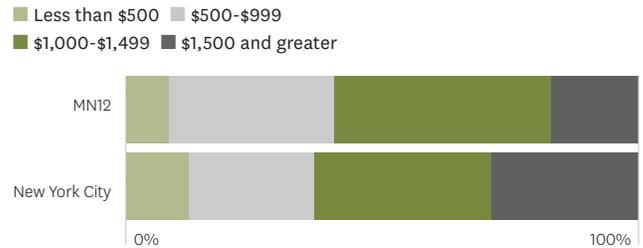


	2011	Rank
Population	210,245	3
Population Density (1,000 persons per square mile)	67.9	9
Median Household Income	\$38,320	40
Income Diversity Ratio	5.0	33
Public Rental Housing Units (% of rental units)	3.3%	33
Subsidized Rental Housing Units (% of rental units) ²	2.5%	35
Rent-Regulated Units (% of rental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

Household Income Distribution by New York City Income Quintile, 2011

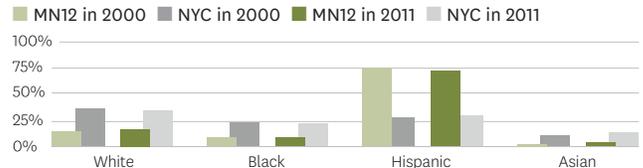


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

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

Queens



1

QN 03, JACKSON HEIGHTS:

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

2

QN 11, BAYSIDE/LITTLE NECK:

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

3

QN 12, JAMAICA/HOLLIS:

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

4

QN 13, QUEENS VILLAGE:

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

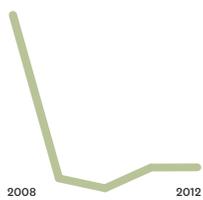
5

**QN 14, ROCKAWAY/
BROAD CHANNEL: Built**

Environment: Nearly all residential housing units in Rockaway/Broad Channel were located within the boundaries of a city-designated hurricane evacuation zone.

Queens

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



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

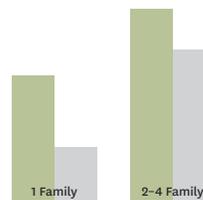
1,499

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

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

21.5%

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



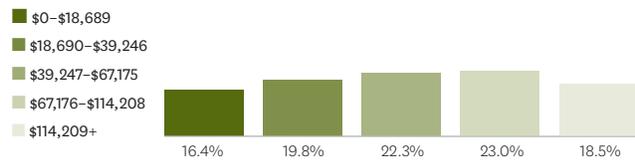
Housing prices for single- and two- to four-family home prices increased more rapidly in Queens (■) than in the city overall (■) from 2011 to 2012. Single-family home prices increased by six percent, and two- to four-family homes prices increased by nine percent. However, two- to four-family home prices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

24%

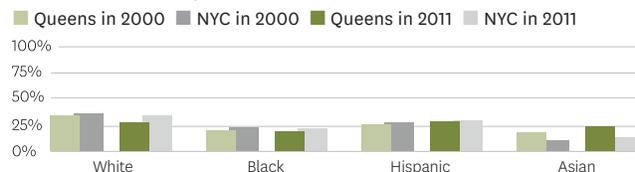
After two consecutive years of decline, foreclosure starts in Queens grew faster than any other borough from 2011 to 2012, jumping 24 percent.

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

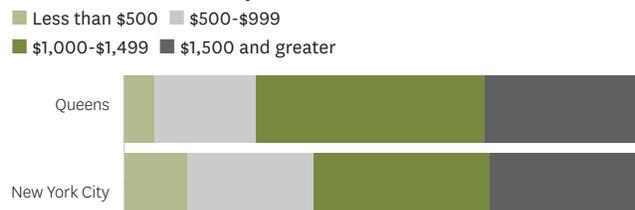
Household Income Distribution by New York City Income Quintile, 2011



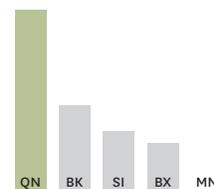
Racial and Ethnic Composition, 2011



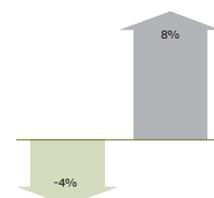
Distribution of Rental Units by Gross Rent, 2011



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



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



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

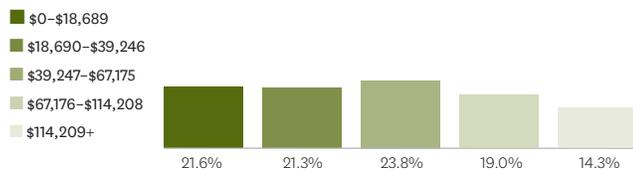
BUILT ENVIRONMENT	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	3,207	7,234	591	1,290	1,297	4	4
Units Issued New Certificates of Occupancy	2,033	4,585	3,986	1,327	2,632	3	2
HOUSING: STOCK							
Housing Units	817,250	832,545	832,127	832,195	-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

QN01 Astoria

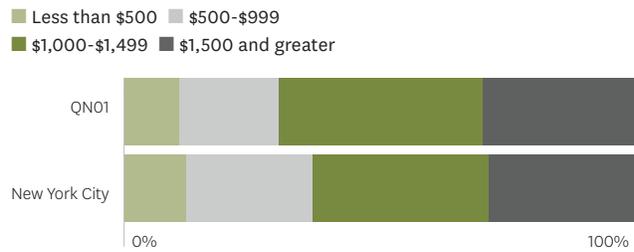


	2011	Rank
Population	170,174	15
Population Density (1,000 persons per square mile)	33.4	32
Median Household Income	\$47,634	27
Income Diversity Ratio	5.3	29
Public Rental Housing Units (% of rental units)	12.7%	15
Subsidized Rental Housing Units (% of rental units) ¹	2.6%	34
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

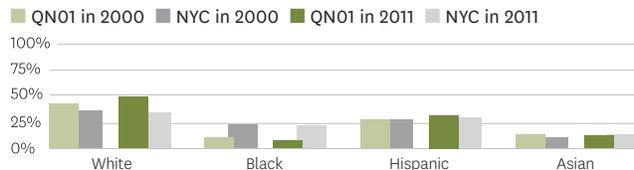


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

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

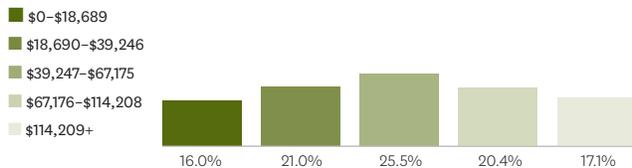
QNO2

Woodside/ Sunnyside

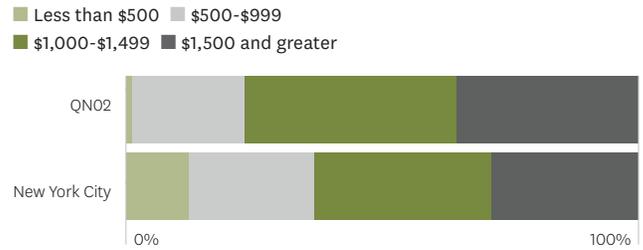


	2011	Rank
Population	130,059	39
Population Density (1,000 persons per square mile)	21.9	43
Median Household Income	\$51,090	22
Income Diversity Ratio	4.3	50
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units) ¹	0.4%	51
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

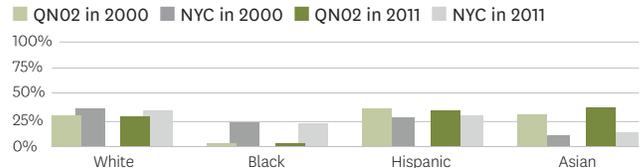


Distribution of Rental Units by Gross Rent, 2011



In QNO2, 23.1 percent of rental housing units cost less than \$1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than \$1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

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

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

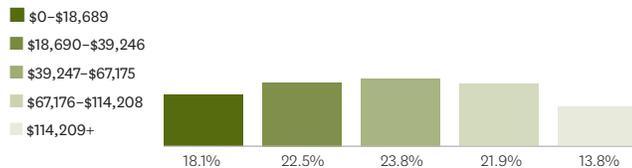
QN03

Jackson Heights

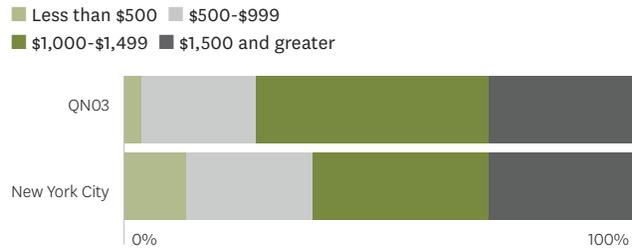


	2011	Rank
Population	185,667	8
Population Density (1,000 persons per square mile)	46.3	22
Median Household Income	\$47,536	28
Income Diversity Ratio	4.5	44
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units) ¹	0.4%	51
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

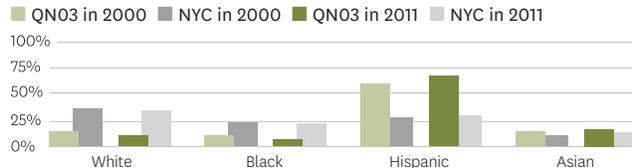


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

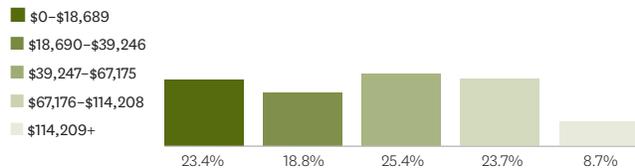
1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008-2010. 3. Ranked out of 33 community districts with the same predominant housing type.

QNO4 Elmhurst/Corona

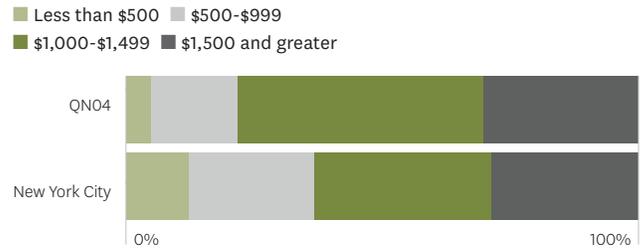


	2011	Rank
Population	137,879	33
Population Density (1,000 persons per square mile)	35.2	29
Median Household Income	\$46,538	29
Income Diversity Ratio	4.8	38
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units) ¹	2.4%	38
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

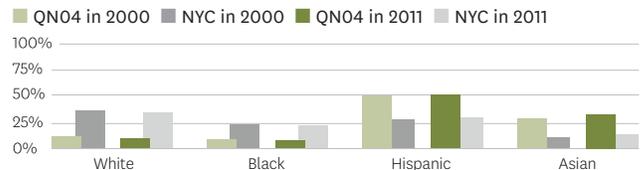


Distribution of Rental Units by Gross Rent, 2011



In QNO4, 21.7 percent of rental housing units cost less than \$1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than \$1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

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

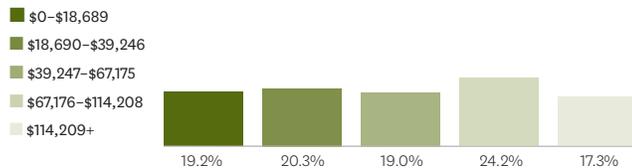
QN05

Ridgewood/ Maspeth

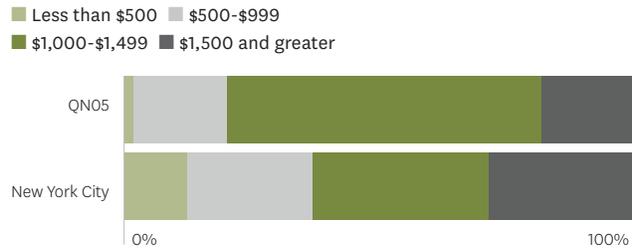


	2011	Rank
Population	173,357	12
Population Density (1,000 persons per square mile)	23.8	42
Median Household Income	\$53,446	21
Income Diversity Ratio	5.0	33
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units) ¹	0.0%	54
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

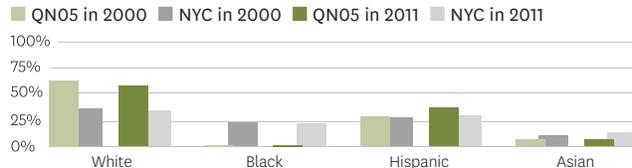


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

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

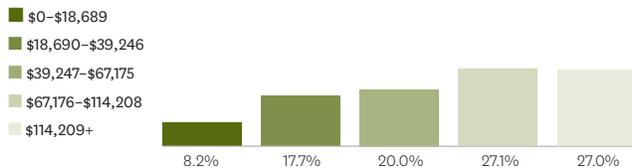
QN06

Rego Park/ Forest Hills



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

Household Income Distribution by New York City Income Quintile, 2011

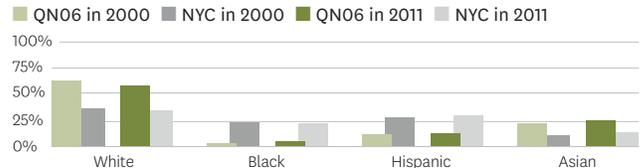


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

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

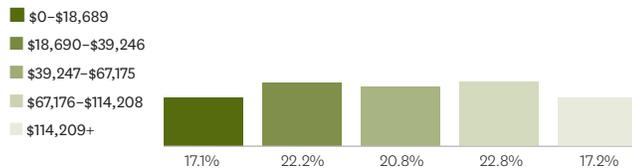
4. Sample size is less than 20 newly identified cases in at least one year presented.

QNO7 Flushing/Whitestone

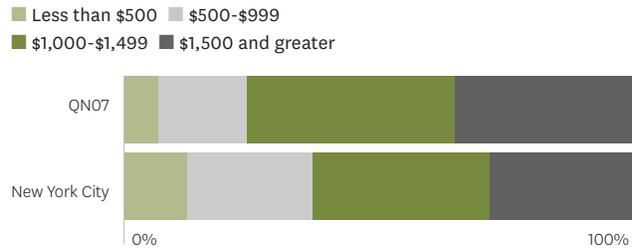


	2011	Rank
Population	247,116	1
Population Density (1,000 persons per square mile)	21.5	44
Median Household Income	\$50,606	24
Income Diversity Ratio	4.5	44
Public Rental Housing Units (% of rental units)	1.9%	36
Subsidized Rental Housing Units (% of rental units) ¹	1.4%	45
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

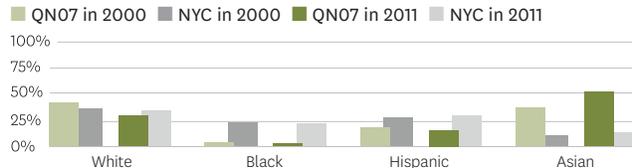


Distribution of Rental Units by Gross Rent, 2011



In QNO7, 23.9 percent of rental housing units cost less than \$1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than \$1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	50.3%	58.2%	53.0%	56.7%	-	8	4
Households with Children under 18 Years Old	31.5%	-	29.9%	30.0%	-	38	37
Population Aged 65 and Older	15.8%	-	16.0%	17.5%	-	9	5
Share of Population Living in Integrated Tracts	44.5%	-	36.5%	-	-	10	13
Poverty Rate	13.2%	10.6%	14.3%	13.4%	-	42	43
Unemployment Rate	5.5%	7.8%	11.6%	10.2%	-	47	34
Public Transportation Rate	35.7%	39.8%	40.0%	40.2%	-	50	49
Mean Travel Time to Work (minutes)	40.5	41.1	40.1	39.7	-	35	33
Serious Crime Rate (per 1,000 residents)	24.4	15.8	-	14.4	-	49	53
Students Performing at Grade Level in Math	55.0%	-	74.6%	77.7%	79.7%	8	8
Students Performing at Grade Level in Reading	56.7%	-	58.2%	59.1%	61.9%	8	8
Asthma Hospitalizations (per 1,000 people)	1.5	1.3	1.2	1.3	-	45	44
Elevated Blood Lead Levels (incidence per 1,000 children) ⁴	13.1	4.4	2.9	1.1	-	47	56
Children's Obesity Rate	-	-	16.5%	15.9%	-	-	51

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

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

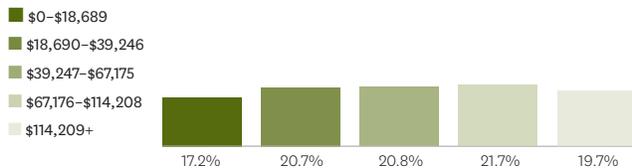
QNO8

Hillcrest/ Fresh Meadows

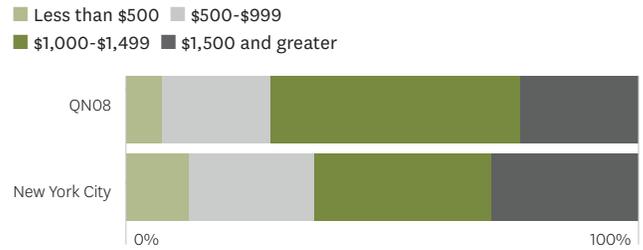


	2011	Rank
Population	144,431	26
Population Density (1,000 persons per square mile)	19.2	47
Median Household Income	\$54,287	20
Income Diversity Ratio	4.8	38
Public Rental Housing Units (% of rental units)	6.6%	26
Subsidized Rental Housing Units (% of rental units) ¹	1.2%	46
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

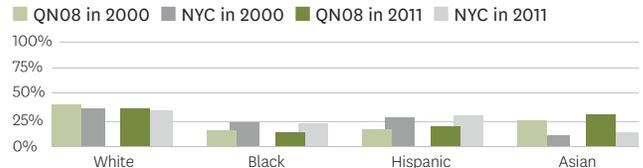


Distribution of Rental Units by Gross Rent, 2011



In QNO8, 28.2 percent of rental housing units cost less than \$1,000 per month, including utilities. This share is less than the city as a whole, where 36.8 percent of units rented for less than \$1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

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

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

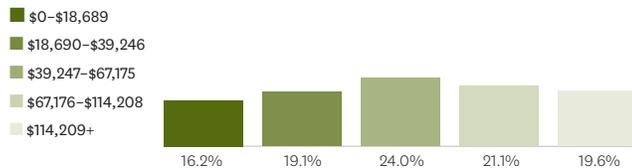
QN09

Kew Gardens/ Woodhaven

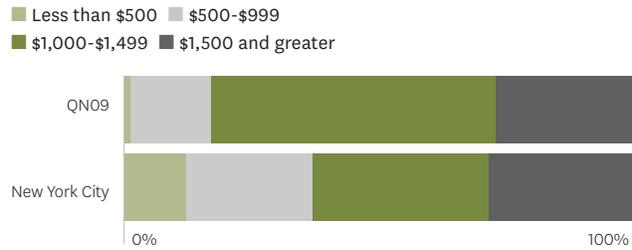


	2011	Rank
Population	155,315	19
Population Density (1,000 persons per square mile)	32.3	34
Median Household Income	\$55,933	17
Income Diversity Ratio	4.8	38
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units) ¹	0.0%	54
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

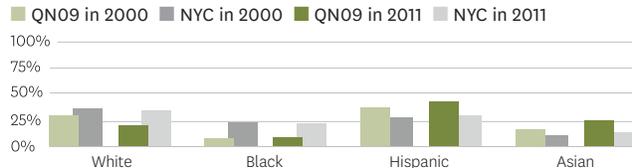


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

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

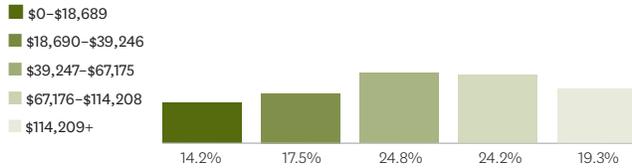
QN10

S. Ozone Park/ Howard Beach

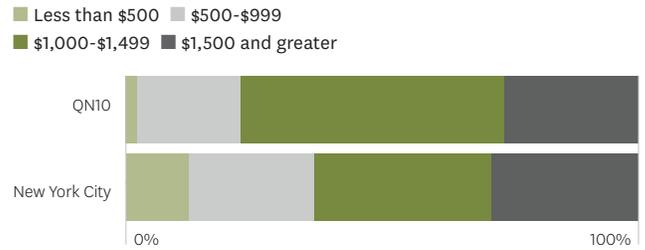


	2011	Rank
Population	132,853	36
Population Density (1,000 persons per square mile)	20.7	46
Median Household Income	\$59,687	14
Income Diversity Ratio	4.4	48
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units) ¹	0.0%	54
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

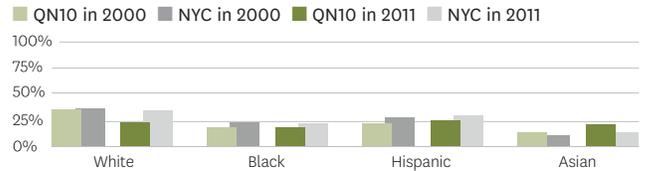


Distribution of Rental Units by Gross Rent, 2011²



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

1. Data on subsidized rental housing units are from 2010. 2. Gross rent shares are averages from 2007-2011. 3. Ranked out of 14 community districts with the same predominant housing type.

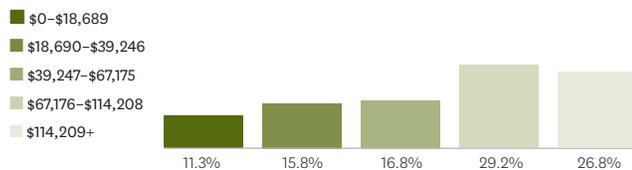
4. Sample size is less than 20 newly identified cases in at least one year presented.

QN11 Bayside/ Little Neck

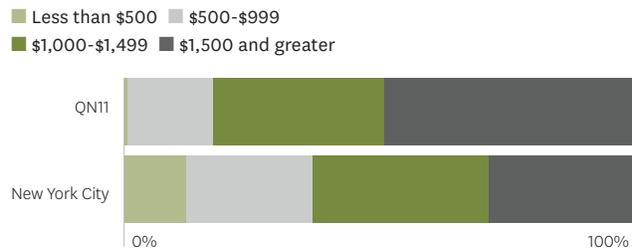


	2011	Rank
Population	118,669	48
Population Density (1,000 persons per square mile)	13.1	49
Median Household Income	\$78,542	8
Income Diversity Ratio	4.5	44
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units) ¹	0.0%	54
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

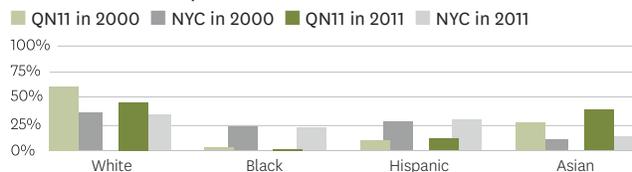


Distribution of Rental Units by Gross Rent, 2011³



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008-2010. 3. Gross rent shares are averages from 2009-2011.

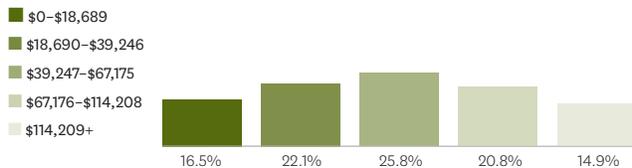
4. Ranked out of 14 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

QN12 Jamaica/Hollis

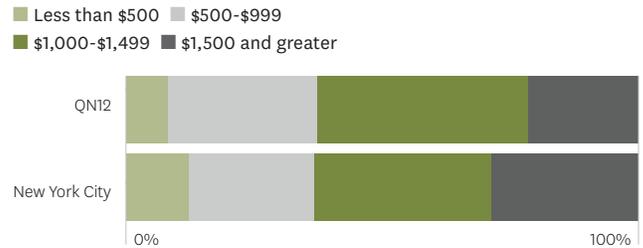


	2011	Rank
Population	231,813	2
Population Density (1,000 persons per square mile)	25.2	40
Median Household Income	\$51,004	23
Income Diversity Ratio	4.3	50
Public Rental Housing Units (% of rental units)	4.7%	30
Subsidized Rental Housing Units (% of rental units) ¹	4.4%	28
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

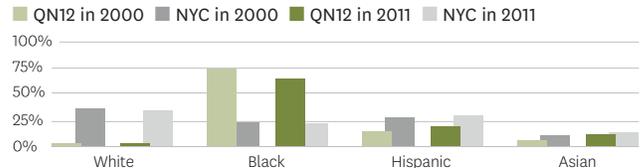


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

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

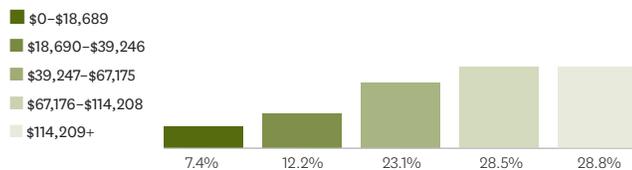
QN13

Queens Village

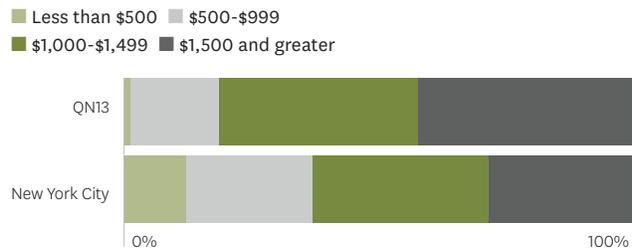


	2011	Rank
Population	200,640	6
Population Density (1,000 persons per square mile)	10.3	52
Median Household Income	\$76,845	9
Income Diversity Ratio	3.3	55
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units) ¹	0.3%	53
Rent-Regulated Units (% of rental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

Household Income Distribution by New York City Income Quintile, 2011

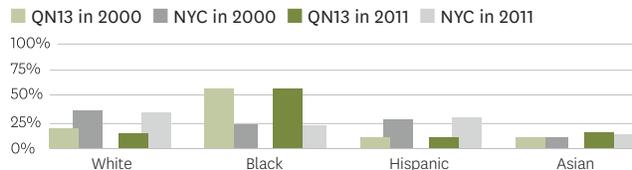


Distribution of Rental Units by Gross Rent, 2011³



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008-2010. 3. Gross rent shares are averages from 2009-2011.

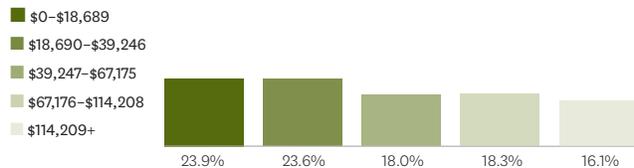
4. Ranked out of 14 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

QN14 Rockaway/ Broad Channel

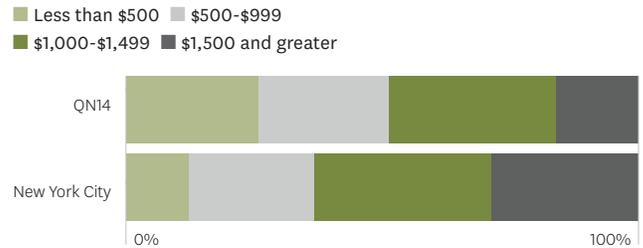


	2011	Rank
Population	107,945	53
Population Density (1,000 persons per square mile)	8.9	53
Median Household Income	\$43,096	34
Income Diversity Ratio	6.5	9
Public Rental Housing Units (% of rental units)	15.8%	11
Subsidized Rental Housing Units (% of rental units) ¹	19.6%	8
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

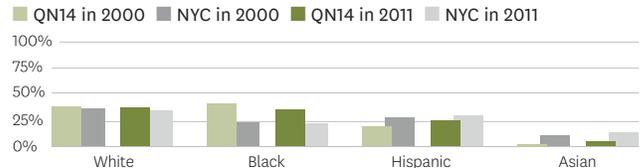


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

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

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

Staten Island



1

SI 01, ST. GEORGE/STAPLETON:

Housing: St. George/Stapleton had the highest rental vacancy rate in the city in 2011; 10.4 percent of all rental units were unoccupied.

2

SI 02, SOUTH BEACH/WILLOWBROOK: Built

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

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

3

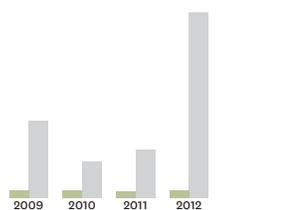
SI 03, TOTTEVILLE/GREAT KILLS: Housing:

Tottenville/Great Kills had the highest homeownership rate in the city, with 81.7 percent of households owning their homes in 2011.

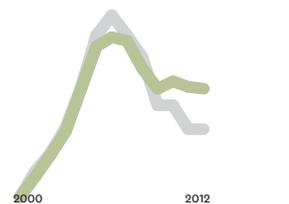
Demographics: Tottenville/Great Kills had the second lowest serious crime rate in the city in 2011, with 11.4 serious crimes per 1,000 residents. The rate declined from 15.2 serious crimes per 1,000 residents in 2000.

Staten Island

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



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



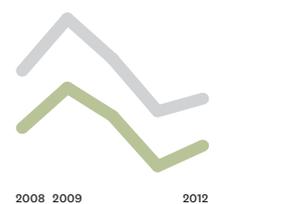
Prices for single-family (■) and two- to four-family (■) homes in Staten Island remained relatively flat from 2011 to 2012. In contrast, prices for the same property types in New York City increased from 2011 to 2012.

249

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

\$71,966

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

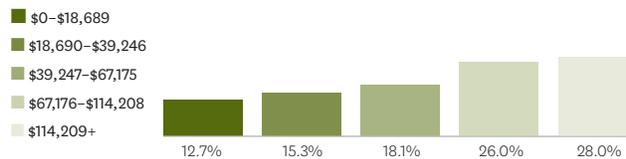


Staten Island's (■) foreclosure start rate for one- to four-family homes increased in 2012 for the first time since 2009, but remained below the citywide (■) foreclosure rate. Staten Island had the second lowest foreclosure start rate for one- to four-family homes behind Manhattan.

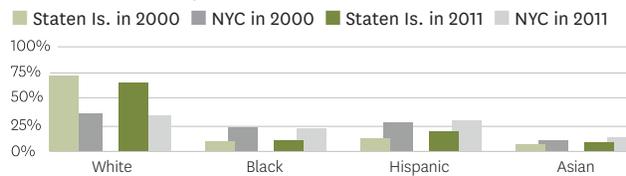
Staten Island was one of two boroughs in the city where the majority of the population was from a single ethnic or racial group. Sixty-three percent of Staten Island residents self-identified as non-Hispanic white in 2011. In 2011, Staten Island had the lowest racial diversity index in the city.

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

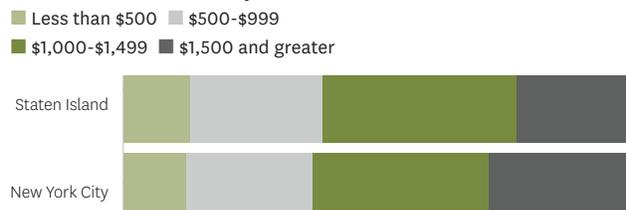
Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



Distribution of Rental Units by Gross Rent, 2011



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

In 2012, Staten Island had the highest percentage of students performing at grade level in reading, and its improvement in student proficiency from 2011 was greater than the city's overall.

The borough also had the second highest percentage performing at grade level in math in 2012, though the improvement from the prior year was modest.



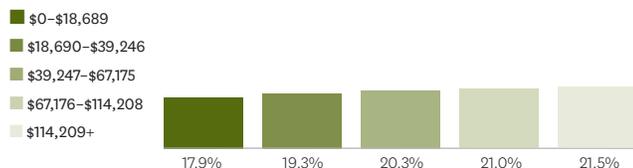
Staten Island (■) had the lowest public transportation rate in the city (■) in 2011; only 29.7 percent of workers used public transportation to travel to work. It is also the only borough where this rate was lower in 2011 than it was in 2006.

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

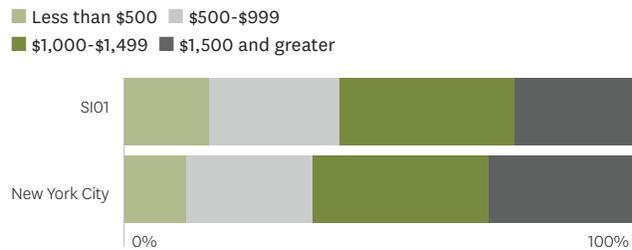


	2011	Rank
Population	173,412	11
Population Density (1,000 persons per square mile)	12.5	51
Median Household Income	\$55,272	18
Income Diversity Ratio	5.6	21
Public Rental Housing Units (% of rental units)	11.2%	18
Subsidized Rental Housing Units (% of rental units) ¹	11.8%	48
Rent-Regulated Units (%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

Household Income Distribution by New York City Income Quintile, 2011

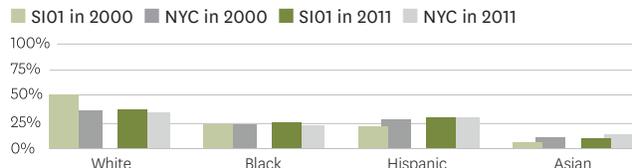


Distribution of Rental Units by Gross Rent, 2011



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

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

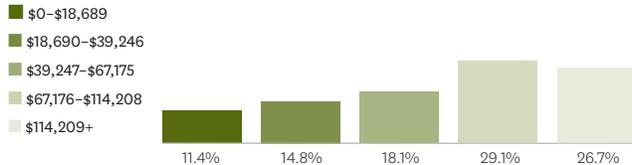
SIO2

South Beach/ Willowbrook

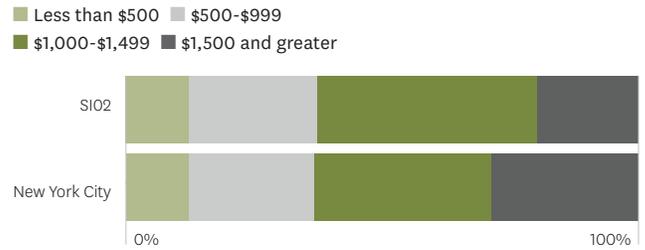


	2011	Rank
Population	125,257	42
Population Density (1,000 persons per square mile)	5.8	55
Median Household Income	\$72,455	10
Income Diversity Ratio	4.4	48
Public Rental Housing Units (% of rental units)	9.6%	20
Subsidized Rental Housing Units (% of rental units) ¹	3.8%	31
Rent-Regulated Units (% of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

Household Income Distribution by New York City Income Quintile, 2011

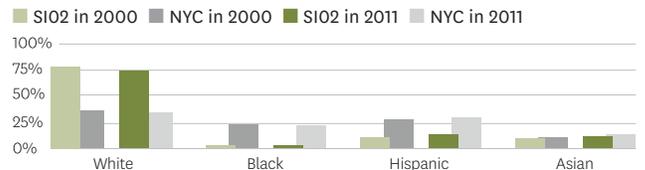


Distribution of Rental Units by Gross Rent, 2011



In SIO2, 37.3 percent of rental housing units cost less than \$1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than \$1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

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

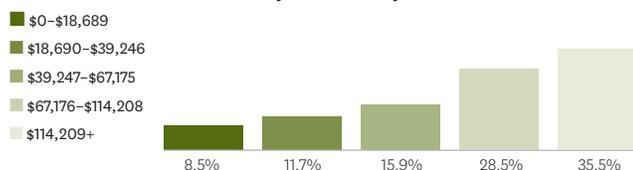
4. Sample size is less than 20 newly identified cases in at least one year presented.

SI03 Tottenville/ Great Kills

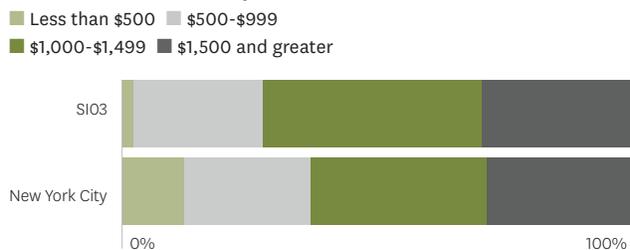


	2011	Rank
Population	171,798	14
Population Density (1,000 persons per square mile)	7.5	54
Median Household Income	\$82,921	7
Income Diversity Ratio	4.1	53
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units) ¹	0.0%	54
Rent-Regulated Units (% of rental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

Household Income Distribution by New York City Income Quintile, 2011

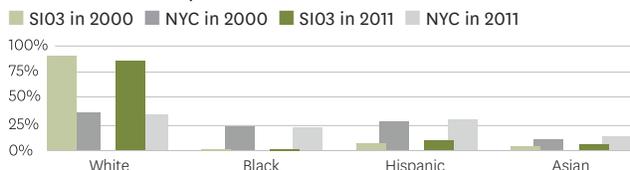


Distribution of Rental Units by Gross Rent, 2011³



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

Racial and Ethnic Composition, 2011



HOUSING

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

POPULATION

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

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008-2010. 3. Gross rent shares are averages from 2007-2011.

4. Ranked out of 14 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.

Indicator Definitions and Rankings

Indicator Definitions and Rankings

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

Adult Incarceration Rate

(per 100,000 people aged 15 or older)

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

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

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

Geography: City, Borough

Years Reported: 2000, 2006, 2010, 2011

Asthma Hospitalizations

(per 1,000 people)

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

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

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

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

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

Five Lowest

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

Born in New York State

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

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

Geography: City

Years Reported: 2000, 2006, 2010, 2011

Children's Obesity Rate

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

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

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

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

Source: New York City Department of Health and Mental Hygiene

Geography: City, Borough, Community District

Years Reported: 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	MN 12	Washington Heights/Inwood	26.3%
2	BK 04	Bushwick	25.7%
3	BK 01	Greenpoint/Williamsburg	24.3%
4	BX 07	Kingsbridge Heights/Bedford	24.1%
4	BX 08	Riverdale/Fieldston	24.1%

Six Lowest

54	MN 01	Financial District	10.9%
54	MN 02	Greenwich Village/Soho	10.9%
54	MN 04	Clinton/Chelsea	10.9%
54	MN 05	Midtown	10.9%
54	MN 06	Stuyvesant Town/Turtle Bay	10.9%
54	MN 08	Upper East Side	10.9%

Disabled Population

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

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

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

Source: American Community Survey

Geography: City

Years Reported: 2010, 2011

Distribution of Rental Units by Gross Rent

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

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

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

Source: American Community Survey

Geography: City, Borough, Community District

Years Reported: 2011

Educational Attainment

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

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

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

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

Geography: City

Years Reported: 2000, 2006, 2010, 2011

Elevated Blood Lead Levels

(incidence per 1,000 children)

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

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

Source: New York City Department of Health and Mental Hygiene

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	BK 01	Greenpoint/Williamsburg	9.7
2	BK 14	Flatbush/Midwood	8.0
3	BK 12	Borough Park	6.4
4	MN 09	Morningside Heights/Hamilton	5.5
4	BK 13	Coney Island	5.5

Five Lowest

55	MN 03	Lower East Side/Chinatown	1.3
56	QN 07	Flushing/Whitestone	1.1
57	BX 03	Morrisania/Crotona	1.0
58	MN 01	Financial District	0.7
59	MN 05	Midtown	0.0

FHA/VA-Backed Home Purchase Loans

(% of home purchase loans)

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

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

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

Source: Home Mortgage Disclosure Act, Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	BK 16	Brownsville/Ocean Hill	84.0%
2	QN 12	Jamaica	82.9%
3	BX 12	Williamsbridge/Baychester	78.4%
4	BX 03, 06	Morrisania/Belmont	76.3%
5	BK 17	East Flatbush	70.6%

Five Lowest

51	MN 05	Chelsea/Clinton/Midtown	0.4%
52	MN 06	Stuyvesant Town/Turtle Bay	0.2%
53	MN 03	Lower East Side/Chinatown	0.0%
53	MN 07	Upper West Side	0.0%
53	MN 08	Upper East Side	0.0%

Foreclosure Starts

(all residential properties)

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

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

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

Geography: City, Borough

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

Foreclosure Start Rate

(per 1,000 1–4 family properties)

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

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

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

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

Geography: City, Borough, Community District

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

Five Highest

Rank	CD#	Name	Value
1	BX 02	Mott Haven/Hunts Point	42.6
2	BX 05	University Heights/Fordham	42.1
3	BX 04	Highbridge/South Concourse	39.7
4	BK 16	Brownsville/Ocean Hill	39.2
5	BK 05	East New York/Starrett City	39.0

Five Lowest

53	BK 10	Bay Ridge/Dyker Heights	3.4
54	MN 07	Upper West Side	3.3
55	BK 11	Bensonhurst	2.8
56	MN 02	Greenwich Village/Soho	2.5
57	MN 04	Clinton/Chelsea	0.0

Foreign-Born Population

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

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

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

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	QN 04	Elmhurst/Corona	70.4%
2	QN 03	Jackson Heights	62.9%
3	QN 02	Woodside/Sunnyside	58.9%
4	QN 07	Flushing/Whitestone	56.7%
5	BK 13	Coney Island	55.5%

Five Lowest

51	BK 02	Fort Greene/Brooklyn Heights	19.6%
52	BK 03	Bedford Stuyvesant	19.0%
54	BK 06	Park Slope/Carroll Gardens	18.5%
54	BX 10	Throgs Neck/Co-op City	18.5%
55	SI 03	Tottenville/Great Kills	15.2%

Higher-Cost Home Purchase Loans

(% of home purchase loans)

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

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

Source: Home Mortgage Disclosure Act, Furman Center

Geography: City, Borough

Years Reported: 2006, 2010, 2011

Higher-Cost Refinance Loans

(% of refinance loans)

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

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

Source: Home Mortgage Disclosure Act, Furman Center

Geography: City, Borough

Years Reported: 2006, 2010, 2011

What is a Higher-Cost Loan?

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

Home Purchase Loan Rate

(per 1,000 properties)

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

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

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

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

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	BK 02	Brooklyn Heights/Fort Greene	45.4
2	BK 01	Williamsburg/Greenpoint	43.0
3	BK 06	Park Slope/Carroll Gardens	42.0
4	MN 10	Central Harlem	32.4
5	BK 08	North Crown Heights/Prospect Heights	31.2

Five Lowest

51	BX 10	Throgs Neck/Co-op City	11.7
51	BX 04	Highbridge/Concourse	11.7
53	BX 03, 06	Morrisania/Belmont	11.2
53	BX 09	Parkchester/Soundview	11.2
55	BK 17	East Flatbush	10.9

Homeownership Rate

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

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

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

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	SI 03	Tottenville/Great Kills	81.7%
2	QN 13	Queens Village	73.6%
3	SI 02	South Beach/Willowbrook	71.3%
4	QN 11	Bayside/Little Neck	68.7%
5	QN 10	South Ozone Park/Howard Beach	64.7%

Five Lowest

51	BX 07	Kingsbridge Heights/Moshulu	7.6%
52	BX 03, 06	Morrisania/Belmont	7.4%
53	BX 01, 02	Mott Haven/Hunts Point	6.2%
54	MN 11	East Harlem	5.9%
55	BX 05	University Heights/Fordham	4.1%

Households with Children under 18 Years Old

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

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

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	BX 03, 06	Morrisania/Belmont	49.9%
2	BX 01, 02	Mott Haven/Hunts Point	47.9%
3	BK 16	Brownsville/Ocean Hill	45.9%
4	BX 04	Highbridge/South Concourse	45.2%
5	BK 05	East New York/Starrett City	44.6%

Five Lowest

51	MN 07	Upper West Side	18.3%
52	MN 08	Upper East Side	15.7%
53	MN 01, 02	Greenwich Village/Financial District	13.6%
54	MN 04, 05	Chelsea/Clinton/Midtown	8.9%
55	MN 06	Stuyvesant Town/Turtle Bay	7.6%

Housing Units

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

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

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

Geography: City, Borough

Years Reported: 2000, 2010, 2011

Income Diversity Ratio

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

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

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

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

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	MN 04, 05	Chelsea/Clinton/Midtown	9.1
2	MN 07	Upper West Side	8.4
3	BK 13	Coney Island	7.5
4	MN 09	Morningside Heights/Hamilton Heights	7.2
5	MN 03	Lower East Side/Chinatown	7.1

Six Lowest

50	QN 02	Sunnyside/Woodside	4.3
50	QN 12	Jamaica	4.3
52	BK 18	Flatlands/Canarsie	4.2
53	SI 03	South Shore	4.1
54	QN 06	Rego Park/Forest Hills	4.0
55	QN 13	Queens Village	3.3

Index of Housing Price Appreciation

(Housing Type)

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

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

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

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

Source: New York City Department of Finance, Furman Center

Geography: City, Borough, Community District

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

1 family buildings

Three Highest

Rank	CD#	Name	Value
1	BK 14	Flatbush/Midwood	198.4
2	QN 06	Rego Park/Forest Hills	191.2
3	QN 07	Flushing/Whitestone	176.3

Three Lowest

Rank	CD#	Name	Value
12	BX 10	Throgs Neck/Co-op City	152.2
13	QN 10	South Ozone Park/Howard Beach	137.4
14	QN 12	Jamaica/Hollis	117.2

2–4 family buildings

Three Highest

1	BK 06	Park Slope/Carroll Gardens	292.1
2	BK 02	Brooklyn Heights/Fort Greene	264.1
3	BK 07	Sunset Park	263.3

Three Lowest

31	BK 16	Brownsville	104.0
32	BX 02	Hunts Point/Longwood	90.9
33	BX 06	Belmont/East Tremont	85.6

5+ family buildings

Two Highest

1	MN 03	Lower East Side/Chinatown	462.3
2	MN 11	East Harlem	439.3

Two Lowest

4	MN 10	Central Harlem	325.1
5	MN 12	Washington Heights/Inwood	265.9

Condominiums

Three Highest

1	MN 02	Greenwich Village/Soho	246.7
2	MN 07	Upper West Side	241.6
3	MN 04	Clinton/Chelsea	239.2

Three Lowest

5	MN 01	Financial District	212.8
6	MN 06	Stuyvesant Town/Turtle Bay	205.6
7	MN 08	Upper East Side	185.9

Interpreting Changes in the Index of Housing Price Appreciation

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

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

For example:

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

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

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

Infant Mortality Rate

(per 1,000 live births)

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

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

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

Geography: City

Years Reported: 2000, 2006, 2010, 2011-

Low Birth Weight Rate

(per 1,000 live births)

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

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

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

Geography: City, Borough

Years Reported: 2000, 2006, 2010, 2011

Mean Travel Time to Work

(minutes)

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

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

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

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

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	QN 14	Rockaway/Broad Channel	48.2
2	QN 12	Jamaica/Hollis	47.4
3	QN 09	Kew Gardens/Woodhaven	47.1
4	BK 18	Flatlands/Canarsie	46.1
5	QN 10	South Ozone Park/Howard Beach	45.7

Five Lowest

50	MN 08	Upper East Side	31.0
51	MN 07	Upper West Side	29.8
52	MN 06	Stuyvesant Town/Turtle Bay	25.3
53	MN 04, 05	Chelsea/Clinton/Midtown	24.7
54	MN 01, 02	Greenwich Village/Financial District	24.5

Median Household Income

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

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

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

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

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$122,222
2	MN 08	Upper East Side	\$107,286
3	MN 06	Stuyvesant Town/Turtle Bay	\$103,544
4	MN 07	Upper West Side	\$93,972
5	BK 06	Park Slope/Carroll Gardens	\$89,009

Five Lowest

51	BX 01, 02	Highbridge/South Concourse	\$26,461
52	BX 03, 06	Brownsville/Ocean Hill	\$26,273
53	BX 05	University Heights/Fordham	\$23,298
54	BK 16	Morrisania/Belmont	\$22,810
55	BX 04	Mott Haven/Hunts Point	\$21,562

Median Life Span by Gender

(years)

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

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

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

Geography: City

Years Reported: 2006, 2010, 2011

Median Monthly Rent

(All Renters, Recent Movers)

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

Rent is expressed in constant 2012 dollars.

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

Source: American Community Survey

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2011

Median Monthly Rent (all renters)

Five Highest

Rank	CD#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$2,040
1	MN 06	Stuyvesant Town/Turtle Bay	\$2,040
3	MN 08	Upper East Side	\$1,884
4	MN 07	Upper West Side	\$1,853
5	MN 04, 05	Chelsea/Clinton/Midtown	\$1,848

Five Lowest

51	BX 03, 06	Morrisania/Belmont	\$890
52	MN 10	Central Harlem	\$874
53	BK 16	Brownsville/Ocean Hill	\$849
54	MN 11	East Harlem	\$820
55	BX 01, 02	Mott Haven/Hunts Point	\$740

Median Monthly Rent (recent movers)

Five Highest

Rank	CD#	Name	Value
1	MN 01, 02	Greenwich Village/Financial District	\$2,896
2	MN 04, 05	Chelsea/Clinton/Midtown	\$2,508
3	MN 06	Stuyvesant Town/Turtle Bay	\$2,447
4	MN 07	Upper West Side	\$2,294
5	BK 06	Park Slope/Carroll Gardens	\$2,019

Five Lowest

51	BX 04	Highbridge/South Concourse	\$1,071
52	BK 16	Brownsville/Ocean Hill	\$1,030
53	BX 03, 06	Morrisania/Belmont	\$1,009
54	BK 13	Coney Island	\$989
55	BX 01, 02	Mott Haven/Hunts Point	\$857

Median Rent Burden

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

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

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

Source: American Community Survey

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	BK 12	Borough Park	50.0%
2	BX 04	Highbridge/Concourse	43.5%
3	BX 07	Kingsbridge Heights/Bedford	39.9%
4	QN 07	Flushing/Whitestone	38.8%
5	BX 12	Williamsbridge/Baychester	38.0%

Five Lowest

51	MN 06	Stuyvesant Town/Turtle Bay	26.7%
51	MN 08	Upper East Side	26.7%
53	BK 06	Park Slope/Carroll Gardens	26.4%
54	MN 01, 02	Greenwich Village/Financial District	24.4%
54	SI 03	South Shore	24.4%

Median Rent Burden

(low-income renters)

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

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

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

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

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	MN 07	Upper West Side	69.5%
2	MN 06	Stuyvesant Town/Turtle Bay	66.7%
3	MN 08	Upper East Side	62.6%
4	BK 12	Borough Park	60.0%
4	MN 01, 02	Greenwich Village/Financial District	60.0%

Six Lowest

50	QN 14	Rockaways	38.6%
51	BK 18	Flatlands/Canarsie	38.5%
52	BX 01, BX 02	Mott Haven/Hunts Point	37.3%
53	MN 03	Lower East Side/Chinatown	36.9%
54	MN 11	East Harlem	34.7%

Median Sales Price per Unit

(Housing Type)

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

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

Source: New York City Department of Finance, Furman Center

Geography: City, Borough, Community District

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

1 family buildings

Three Highest

Rank	CD#	Name	Value
1	BK 14	Flatbush/Midwood	\$760,000
2	QN 06	Rego Park/Forest Hills	\$672,500
3	BX 08	Riverdale/Fieldston	\$665,000

Three Lowest

12	QN 10	South Ozone Park/Howard Beach	\$350,000
13	SI 01	St. George/Stapleton	\$326,428
14	QN 12	Jamaica/Hollis	\$277,300

2-4 family buildings

Three Highest

1	BK 06	Park Slope/Carroll Gardens	\$614,750
2	BK 02	Fort Greene/Brooklyn Heights	\$568,542
3	BK 07	Sunset Park	\$353,750

Three Lowest

31	BX 04	Highbridge/Concourse	\$125,672
32	BX 01	Mott Haven/Melrose	\$125,000
33	BX 02	Hunts Point/Longwood	\$108,978

5+ family buildings

Two Highest

1	MN 03	Lower East Side/Chinatown	\$259,692
2	MN 11	East Harlem	\$143,000

Two Lowest

4	MN 12	Washington Heights/Inwood	\$113,897
5	MN 10	Central Harlem	\$100,000

Condominiums

Three Highest

1	MN 02	Greenwich Village/Soho	\$1,825,000
2	MN 05	Midtown	\$1,360,000
3	MN 07	Upper West Side	\$1,260,000

Three Lowest

5	MN 04	Upper East Side	\$1,050,000
6	MN 08	Financial District	\$1,009,146
7	MN 01	Stuyvesant Town/Turtle Bay	\$849,000

Population

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

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

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

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

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2011

Population by Age

(population under 18, population 65 and older)

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

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

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

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Population Aged 65 and Older

Five Highest

Rank	CD#	Name	Value
1	BK 13	Coney Island	24.2%
2	MN 08	Upper East Side	19.8%
3	BX 10	Throgs Neck/Co-op City	18.4%
4	QN 06	Rego Park/Forest Hills	17.9%
5	QN 07	Flushing/Whitestone	17.5%

Six Lowest

51	BK 16	Brownsville/Ocean Hill	7.8%
51	BK 01	Williamsburg/Greenpoint	7.8%
52	BK 07	Sunset Park	7.6%
52	BK 04	Bushwick	7.6%
54	BX 05	University Heights/Fordham	7.1%
55	BX 03, 06	Morrisania/Belmont	7.0%

Population Density

(1,000 persons per square mile)

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

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

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

Geography: City, Borough, Sub-borough

Years Reported: 2000, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	MN 08	Upper East Side	103.8
2	MN 09	Morningside Heights/Hamilton	103.5
3	MN 03	Lower East Side/Chinatown	95.1
4	MN 06	Stuyvesant Town/Turtle Bay	90.1
5	MN 10	Central Harlem	84.6

Five Lowest

51	SI 01	North Shore	12.5
52	QN 13	Queens Village	10.3
53	QN 14	Rockaways	8.9
54	SI 03	South Shore	7.5
55	SI 02	Mid-Island	5.8

Poverty Rate

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

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

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

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

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	BX 03, 06	Morrisania/Belmont	42.9%
2	BX 04	Highbridge/South Concourse	41.1%
3	BX 01, 02	Mott Haven/Hunts Point	40.6%
4	BX 05	University Heights/Fordham	40.3%
5	BK 16	Brownsville/Ocean Hill	38.2%

Five Lowest

51	SI 02	Mid-Island	7.7%
52	MN 01, 02	Greenwich Village/Financial District	7.5%
53	QN 06	Rego Park/Forest Hills	7.1%
54	MN 08	Upper East Side	6.6%
55	SI 03	South Shore	5.3%

Supplemental Poverty Measure

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

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

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

Poverty Rate by Age

(population under 18, population 65 and older)

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

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

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

Geography: City

Years Reported: 2000, 2006, 2010, 2011

Pre-Foreclosure Notice Rate

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

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

Source: New York State Department of Financial Services

Geography: City, Borough, Community District

Years Reported: 2011, 2012

Five Highest

Rank	CD#	Name	Value
1	QN 12	Jamaica/Hollis	186.0
2	BX 04	Highbridge/Concourse	182.7
3	BK 16	Brownsville	180.4
4	BX 07	Kingsbridge Heights/Bedford	173.6
5	BK 05	East New York/Starrett City	171.7

Five Lowest

55	MN 02	Greenwich Village/Soho	23.4
56	MN 04	Clinton/Chelsea	23.0
57	MN 08	Upper East Side	20.5
58	MN 05	Midtown	18.3
58	MN 07	Upper West Side	18.3

Private Sector Employment

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

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

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

Geography: City, Borough

Years Reported: 2006, 2010, 2011

Properties that Entered REO

(1–4 Family)

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

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

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

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

Geography: City, Borough

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

Five Highest

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

Property Tax Liability

(\$ millions)

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

Source: New York City Department of Finance

Geography: City, Borough, Community District

Years Reported: 2006, 2010, 2011, 2012

Five Highest

Rank	CD#	Name	Value
1	MN 05	Midtown	\$3,730.0
2	MN 08	Upper East Side	\$1,645.9
3	MN 06	Stuyvesant Town/Turtle Bay	\$1,321.7
4	MN 07	Upper West Side	\$976.3
5	MN 01	Financial District	\$837.5

Five Lowest

55	BX 01	Mott Haven/Melrose	\$51.6
56	BX 06	Belmont/East Tremont	\$47.0
57	BX 02	Hunts Point/Longwood	\$41.8
58	BK 16	Brownsville	\$36.3
59	BX 03	Morrisania/Crotona	\$30.3

Public Rental Housing Units

(% of rental units)

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

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

Source: New York City Housing Authority

Geography: City, Borough, Community District

Years Reported: 2011

Five Highest

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

Public Transportation Rate

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

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

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

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

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	MN 11	East Harlem	77.9%
2	BK 02	Fort Greene/Brooklyn Heights	77.4%
3	MN 10	Central Harlem	77.3%
4	MN 09	Morningside Heights/Hamilton	75.2%
5	BK 08	Crown Heights/Prospect Heights	74.9%

Five Lowest

50	SI 01	St. George/Stapleton	36.0%
51	QN 13	Queens Village	35.0%
52	QN 11	Bayside/Little Neck	31.4%
53	SI 02	South Beach/Willowbrook	28.2%
54	SI 03	Tottenville/Great Kills	25.0%

Racial Diversity Index

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

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

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

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

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2011

Seven Highest

Rank	CD#	Name	Value
1	QN 10	South Ozone Park/Howard Beach	0.82
2	QN 08	Hillcrest/Fresh Meadows	0.74
3	MN 09	Morningside Heights/Hamilton	0.73
4	BX 11	Pelham Parkway	0.72
4	MN 03	Lower East Side/Chinatown	0.72
4	QN 09	Ozone Park/Woodhaven	0.72
4	SI 01	North Shore	0.72

Five Lowest

51	MN 01, MN 02	Greenwich Village/Soho	0.41
52	BK 16	Brownsville	0.38
53	MN 08	Upper East Side	0.33
54	SI 03	Tottenville/Great Kills	0.28
55	BK 17	East Flatbush	0.17

Racial/Ethnic Share

(white, black, Hispanic, Asian)

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

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

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2011

Refinance Loan Rate

(per 1,000 properties)

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

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

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

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

Geography: City, Borough, Sub-borough Area

Years Reported: 2006, 2010, 2011

Six Highest

Rank	CD#	Name	Value
1	MN 07	Upper West Side	44.2
2	BK 06	Park Slope/Carroll Gardens	42.7
3	MN 01, 02	Greenwich Village/Financial District	40.3
4	MN 04, 05	Chelsea/Clinton/Midtown	31.1
5	MN 06	Stuyvesant Town/Turtle Bay	30.8
5	MN 08	Upper East Side	30.8

Five Lowest

51	BX 01, 02	Mott Haven/Hunts Point	7.4
52	BX 05	University Heights/Fordham	6.0
52	BX 03, 06	Morrisania/Belmont	6.0
54	BX 09	Parkchester/Soundview	5.2
55	BX 04	Highbridge/Concourse	4.0

Rental Vacancy Rate

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

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

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

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

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

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	SI 01	St. George/Stapleton	10.4%
2	BK 05	East New York/Starrett City	7.8%
3	SI 02	South Beach/Willowbrook	7.7%
4	BK 03	Bedford Stuyvesant	6.8%
5	BK 04	Bushwick	6.1%

Five Lowest

49	MN 06	Stuyvesant Town/Turtle Bay	2.7%
50	QN 04	Elmhurst/Corona	2.0%
51	BX 09	Parkchester/Soundview	1.7%
52	MN 12	Washington Heights/Inwood	1.5%
52	BX 10	Throgs Neck/Co-op City	1.5%

Which Vacancy Rate?

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

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

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

Rent-Regulated Units

(% of rental units)

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

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

Source: New York City Housing and Vacancy Survey

Geography: City, Borough, Sub-borough Area

Years Reported: 2011

Five Highest

Rank	CD#	Name	Value
1	BX 07	Kingsbridge Heights/Bedford	91.5%
2	MN 12	Washington Heights/Inwood	86.7%
3	BX 04	Highbridge/Concourse	83.0%
4	BK 09	South Crown Heights/Lefferts Gardens	80.8%
5	BX 05	Fordham/University Heights	75.7%

Five Lowest

51	SI 03	Tottenville/Great Kills	12.8%
52	BK 18	Flatlands/Canarsie	11.8%
53	QN 13	Queens Village	10.6%
54	SI 02	South Beach/Willowbrook	6.6%
55	QN 10	South Ozone Park/Howard Beach	3.8%

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

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

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

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

Geography: City, Borough, Community District

Years Reported: 2011

Five Highest

Rank	CD#	Name	Value
1	MN 05	Midtown	100.0%
1	MN 09	Morningside Heights/Hamilton	100.0%
1	MN 12	Washington Heights/Inwood	100.0%
4	MN 02	Greenwich Village/Soho	99.9%
5	MN 01	Financial District	99.4%

Five Lowest

55	SI 02	South Beach/Willowbrook	22.9%
56	QN 11	Bayside/Little Neck	21.7%
57	BK 18	Flatlands/Canarsie	11.1%
58	QN 13	Queens Village	10.1%
59	SI 01	St. George/Stapleton	9.5%

Residential Units within a Hurricane Evacuation Zone

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

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

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

Geography: City, Borough, Community District

Years Reported: 2011

Five Highest

Rank	CD#	Name	Value
1	BK 13	Coney Island	100.0%
1	BK 18	Flatlands/Canarsie	100.0%
1	MN 01	Financial District	100.0%
1	QN 14	Rockaway/Broad Channel	100.0%
5	BK 15	Sheepshead Bay	99.5%

Five Lowest

55	BX 02	Hunts Point/Longwood	0.1%
56	BX 03	Morrisania/Crotona	0.0%
56	BX 07	Kingsbridge Heights/Bedford	0.0%
56	BK 08	Crown Heights/Prospect Heights	0.0%
56	BK 09	South Crown Heights/Lefferts Gardens	0.0%

Residential Units within Sandy Surge Area

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

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

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

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

Geography: City, Borough, Community District

Years Reported: 2012

Five Highest

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

Sales Volume

(Housing Type)

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

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

Source: New York City Department of Finance, Furman Center

Geography: City, Borough, Community District

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

Five Highest

Rank	CD#	Name	Value
1	QN 12	Jamaica/Hollis	1,319
2	QN 07	Flushing/Whitestone	1,318
3	SI 03	Tottenville/Great Kills	1,177
4	MN 07	Upper West Side	1,104
5	QN 13	Queens Village	1,076

Five Lowest

55	BX 04	Highbridge/Concourse	95
56	BX 07	Kingsbridge Heights/Bedford	91
57	BX 03	Morrisania/Crotona	74
58	BX 01	Mott Haven/Melrose	62
59	BX 02	Hunts Point/Longwood	30

Serious Crime Rate

(per 1,000 residents)

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

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

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	MN 05	Midtown	128.9
2	MN 04	Clinton/Chelsea	74.8
3	BK 02	Fort Greene/Brooklyn Heights	49.2
4	MN 01	Financial District	48.5
5	MN 02	Greenwich Village/Soho	45.3

Five Lowest

55	SI 02	South Beach/Willowbrook	13.2
56	BK 11	Bensonhurst	11.9
57	BK 12	Borough Park	11.4
58	SI 03	Tottenville/Great Kills	11.2
59	QN 11	Bayside/Little Neck	10.2

Serious Housing Code Violations

(per 1,000 rental units)

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

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

Geography: City, Borough, Community District

Years Reported: 2006, 2010, 2011, 2012

Five Highest

Rank	CD#	Name	Value
1	MN 12	Washington Heights/Inwood	130.0
2	BX 04	Highbridge/Concourse	128.9
3	BK 04	Bushwick	121.2
4	MN 09	Morningside Heights/Hamilton	116.1
5	BK 17	East Flatbush	101.1

Five Lowest

55	MN 05	Midtown	6.4
56	MN 06	Stuyvesant Town/Turtle Bay	5.7
57	SI 03	Tottenville/Great Kills	4.5
58	QN 11	Bayside/Little Neck	4.1
59	MN 01	Financial District	2.9

Severe Crowding Rate

(% of renter households)

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

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

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

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

Geography: City, Borough, Sub-borough Area

Years Reported: 2010, 2011

Six Highest

Rank	CD#	Name	Value
1	QN 03	Jackson Heights	11.3%
2	BK 07	Sunset Park	9.3%
3	BK 18	Flatlands/Canarsie	8.5%
4	BK 12	Borough Park	7.8%
5	BX 09	Soundview/Parkchester	7.7%
5	BK 14	Flatbush	7.7%

Five Lowest

50	MN 06	Stuyvesant Town/Turtle Bay	1.6%
50	MN 07	Upper West Side	1.6%
52	QN 10	South Ozone Park/Howard Beach	1.3%
53	BK 15	Sheepshead Bay/Gravesend	0.9%
54	BX 10	Throgs Neck/Co-op City	0.0%

Share of Population Living in Integrated Tracts

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

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

Source: United States Census (2000, 2010)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2010

Five Highest

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

Share of Revenue from Property Taxes

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

Source: City of New York Comprehensive Annual Financial Report

Geography: City

Years Reported: 2006, 2010, 2011, 2012

Students Performing at Grade Level

(reading, math)

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

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

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

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

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

Geography: City, Borough, Community District

Years Reported: 2000, 2010, 2011

Students Performing at Grade Level in Math Seven Highest

Rank	CD#	Name	Value
1	QN 11	Bayside/Little Neck	88.5%
2	MN 01	Financial District	80.4%
2	MN 02	Greenwich Village/Soho	80.4%
2	MN 04	Clinton/Chelsea	80.4%
2	MN 05	Midtown	80.4%
2	MN 06	Stuyvesant Town/Turtle Bay	80.4%
2	MN 08	Upper East Side	80.4%

Five Lowest

55	BK 05	East New York/Starrett City	43.7%
56	BX 03	Morrisania/Crotona	42.9%
57	BX 04	Highbridge/Concourse	41.4%
58	BK 16	Brownsville	38.9%
59	BX 01	Mott Haven/Melrose	38.8%

Students Performing at Grade Level in Reading Seven Highest

Rank	CD#	Name	Value
1	QN 11	Bayside/Little Neck	76.0%
2	MN 01	Greenwich Village/Financial District	69.4%
2	MN 02	Greenwich Village/Financial District	69.4%
2	MN 04	Chelsea/Clinton/Midtown	69.4%
2	MN 05	Chelsea/Clinton/Midtown	69.4%
2	MN 06	Stuyvesant Town/Turtle Bay	69.4%
2	MN 08	Upper East Side	69.4%

Five Lowest

55	BK 16	Brownsville	31.2%
56	BX 05	Fordham/University Heights	30.7%
57	BX 03	Morrisania/Crotona	29.2%
58	BX 04	Highbridge/Concourse	27.4%
59	BX 01	Mott Haven/Melrose	25.4%

Subsidized Rental Housing Units (% of rental units)

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

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

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

Source: Furman Center Subsidized Housing Information Project

Geography: City, Borough, Community District

Years Reported: 2011

Five Highest

Rank	CD#	Name	Value
1	BX 02	Hunts Point/Longwood	30.0%
2	BK 05	East New York/Starrett City	25.5%
3	MN 10	Central Harlem	24.6%
4	BX 03	Morrisania/Crotona	23.8%
5	BX 06	Belmont/East Tremont	23.3%

Six Lowest

54	QN 05	Ridgewood/Maspeth	0.0%
54	QN 06	Rego Park/Forest Hills	0.0%
54	QN 09	Kew Gardens/Woodhaven	0.0%
54	QN 10	South Ozone Park/Howard Beach	0.0%
54	QN 11	Bayside/Little Neck	0.0%
54	SI 03	Tottenville/Great Kills	0.0%

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

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

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

Source: Furman Center Subsidized Housing Information Project

Geography: City, Borough

Tax Delinquencies

(% of residential properties delinquent ≥ 1 year)

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

Source: New York City Department of Finance

Geography: City, Borough, Community District

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	BX 04	Highbridge/Concourse	9.2%
2	BX 05	Fordham/University Heights	8.3%
3	MN 12	Washington Heights/Inwood	7.7%
4	BX 06	Belmont/East Tremont	7.4%
4	BK 03	Bedford Stuyvesant	7.4%

Five Lowest

55	QN 06	Rego Park/Forest Hills	0.9%
55	QN 11	Bayside/Little Neck	0.9%
57	BK 11	Bensonhurst	0.7%
57	MN 02	Greenwich Village/Soho	0.7%
59	MN 03	Lower East Side/Chinatown	0.4%

Unemployment Rate

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

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

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

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2010, 2011

Five Highest

Rank	CD#	Name	Value
1	BX 03, 06	Morrisania/Belmont	21.0%
2	BX 05	University Heights/Fordham	20.2%
3	BX 01, 02	Mott Haven/Hunts Point	20.0%
4	BX 04	Highbridge/South Concourse	19.2%
5	BK 16	Brownsville/Ocean Hill	18.8%

Five Lowest

51	MN 07	Upper West Side	6.4%
52	QN 06	Rego Park/Forest Hills	6.2%
53	MN 08	Upper East Side	5.8%
54	MN 01, MN 02	Greenwich Village/Financial District	4.8%
55	QN 04	Elmhurst/Corona	4.7%

Units Authorized by New Residential Building Permits

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

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

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

Geography: City, Borough, Community District

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

Five Highest

Rank	CD#	Name	Value
1	MN 04	Clinton/Chelsea	1,248
2	BK 01	Greenpoint/Williamsburg	908
3	MN 11	East Harlem	492
4	BX 12	Williamsbridge/Baychester	437
5	BK 03	Bedford Stuyvesant	389

Five Lowest

55	MN 07	Upper West Side	6
56	BK 17	East Flatbush	5
57	BX 08	Riverdale/Fieldston	2
57	MN 09	Morningside Heights/Hamilton	2
59	MN 06	Stuyvesant Town/Turtle Bay	0

Units Issued New Certificates of Occupancy

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

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

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

Geography: City, Borough, Community District

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

Five Highest

Rank	CD#	Name	Value
1	BK 01	Greenpoint/Williamsburg	1,136
2	QN 02	Woodside/Sunnyside	807
3	BX 01	East Harlem	497
3	BX 02	Mott Haven/Melrose	481
5	BK 03	Bedford Stuyvesant	436

Five Lowest

55	BK 14	Midtown	7
56	MN 07	Upper East Side	3
57	MN 10	Stuyvesant Town/Turtle Bay	0
57	MN 08	Upper West Side	0
57	MN 09	Washington Heights/Inwood	0

Unused Capacity Rate

(% of land area)

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

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

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

Geography: City, Borough, Community District

Years Reported: 2011

Five Highest

Rank	CD#	Name	Value
1	QN 14	Rockaway/Broad Channel	58.8%
1	BX 06	Belmont/East Tremont	58.8%
3	BX 02	Hunts Point/Longwood	56.7%
4	SI 02	South Beach/Willowbrook	49.7%
5	BX 03	Morrisania/Crotona	49.2%

Five Lowest

53	BK 14	Flatbush	16.0%
54	QN 05	Middle Village/Ridgewood	14.7%
55	BK 11	Bensonhurst	13.1%
56	BK 10	Bay Ridge/Dyker Heights	11.1%
57	MN 02	Greenwich Village/Soho	6.2%

Methods

Geographic Definitions

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

Borough

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

Community District (CD)

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

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

Sub-Borough Area (SBA)

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

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

Rankings

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

Comparison Cities

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

Visualization in Geographic Information Systems

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

United States Census Sources

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

Decennial Census (Census)

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

In 2010, the decennial census only included the "short form" since most of the data that have previously been included in the "long form" has now been reported in the American Community Survey. While much of the "short form" data are also found in the American Community Survey, the numbers

often differ because of statistical and methodological reasons. Whenever possible, we report data from the decennial census.

American Community Survey (ACS)

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

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

Public Use Microdata Sample (PUMS)

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

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

New York City Housing and Vacancy Survey (HVS)

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

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

Comparisons Between Census Bureau Products

The U.S. Census Bureau makes continual adjustments to the decennial census and the ACS to improve the coverage of the surveys and accuracy of the results. These adjustments often make cross-year comparisons difficult. Below is a discussion of the key areas where changes in sampling, question construc-

tion, or other methodology might affect the comparability of indicators that we report in the State of the City over time. More information about comparability between U.S. Census Bureau data sources is available at: http://www.census.gov/acs/www/guidance_for_data_users/comparing_data/.

Sampling

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

Income

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

income, poverty rate, and poverty rate by age. Note that for comparison purposes, we adjust all dollar amounts reported in this report to 2012 dollars (see below for more details).

Rental Vacancy Rate

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

Indicator Notes

Index of Housing Price Appreciation

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

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

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

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

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

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

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

Mortgage Lending Indicators

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

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

Beginning in 2004, HMDA requires lenders to report when the spread between the annual percentage rate (APR) of a loan and the rate of Treasury securities of comparable maturity is greater than three percentage points for first-lien loans and five percentage points for junior-lien loans. In this report, all loans with an APR above this threshold are referred to as higher-cost loans.

Loan applicants were assigned to a racial/ethnic group for purposes of our research based on the first reported race of the primary applicant. However, if the applicant reported his or her ethnicity as “Hispanic” the applicant was classified as Hispanic, regardless of the applicant’s reported race. When an applicant provided information to the lender via mail, internet or telephone and did not provide information on their race, we assigned those loans to the “not reported” racial category. These loans were included in our city and

borough level analyses, but were omitted when calculating racial shares for our State of New Yorkers section.

Foreclosure Starts

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

Properties That Entered REO

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

Population Weighting Formula

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

For instance, when aggregating the student proficiency rates from the 32 school districts to the 59 community districts, we first calculate the rate for each of the 32 school

districts. If a community district only contains one school district then that rate is directly used for the community district. If multiple community districts fall within the same school district, we assign the same proficiency rate to each. If a community district contains more than one school district, we weight each school district based on the number of housing units within the community district that are in that school district.

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

Calculating Distances to Amenities

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

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

Property Tax Liability

In order to generate estimates of property tax liabilities, the Furman Center used the New York City Department of Finance's final property tax assessment roll files. The assessment rolls include DOF's determination of the market value

of each property in the city, as well as its assessed value and exempt value. The taxable assessed value (assessed value minus exempt value) of each property was multiplied by the nominal class-specific tax rate for the relevant fiscal year. These rates are available on DOF's website.¹

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

Inflation Adjustments

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

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

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The Bronx

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BX 04	103	Highbridge/Concourse	61
BX 05	104	Fordham/University Heights	62
BX 06	102	Belmont/East Tremont	63
BX 07	105	Kingsbridge Hgths/Bedford	64
BX 08	106	Riverdale/Fieldston	65
BX 09	107	Parkchester/Soundview	66
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Brooklyn

CD	SBA	Community District	Page
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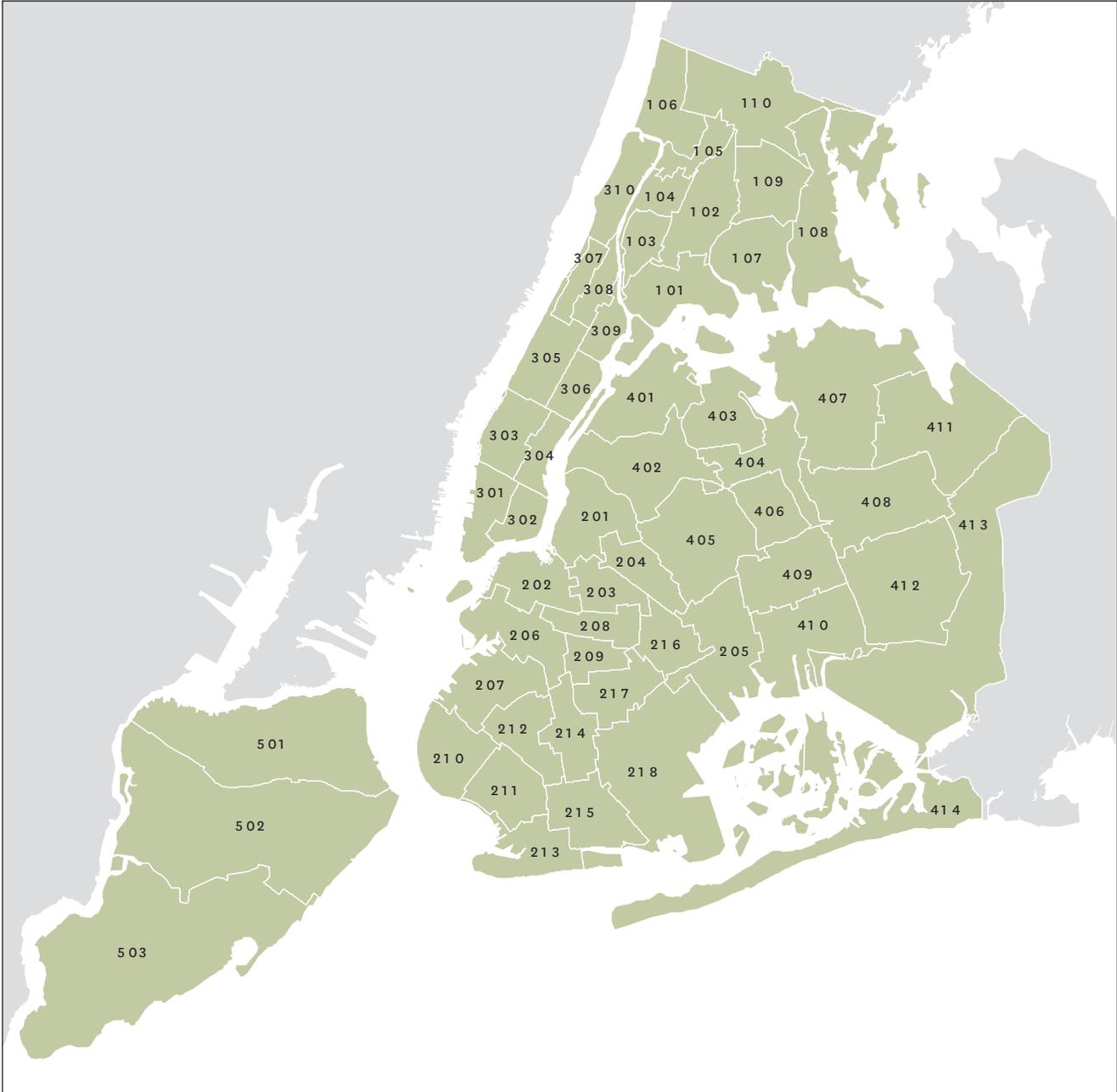
New York City Community Districts



Source: New York City Department of City Planning

New York City Sub-Borough Areas

COMMUNITY DISTRICT AND SUB-BOROUGH AREAS



Source: U.S. Census Bureau

About the Furman Center

The Furman Center is a joint research center of the New York University School of Law and the New York University Robert F. Wagner School of Public Service. Since its founding in 1995, the Furman Center for Real Estate and Urban Policy has become a leading academic research center dedicated to providing 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, with a particular focus on New York City

The Center is dedicated to the following three missions:

1. Providing 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, with a particular focus on New York City;

2. Promoting 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;

3. Presenting essential data and analysis

about the state of New York City's housing and neighborhoods to all those involved in land use, real estate development, community economic development, housing, urban economics and urban policy. The Furman Center has created several innovative tools that help disseminate information on New York City's housing and neighborhoods to the public.

The Furman Center launched the **Moelis Institute for Affordable Housing Policy** in 2010 to improve the effectiveness of affordable housing policies and programs, and increase the knowledge base of housing practitioners and policymakers. The Institute is not partisan or ideologically predictable. The Institute harnesses the incredible talent of the New York University community and the experts that make up the Furman Center to help affordable housing thought leaders arrive at effective solutions to housing issues that are based on research, data, and rigorous evaluation of innovative practices.

In 2012, the Furman Center received the prestigious MacArthur Award for Creative and Effective Institutions. This distinguished award was given in recognition of the Furman Center's excellence in providing objective, policy-relevant research to address the challenges facing neighborhoods in New York City and across the nation.

The Center is named in honor of NYU Law alumnus Jay Furman, class of '71, who is a member of both the NYU School of Law Foundation Board of Trustees and the NYU Board of Trustees. Mr. Furman, an international real estate investor and developer, provided generous financial support to endow the Center, and is a constant source of support, ideas, and inspiration.

Vicki Been, the Boxer Family Professor of Law, is the Center's faculty director. Ingrid Gould Ellen, Professor of Public Policy and Urban Planning, is the co-director. The Center regularly collaborates with faculty from the Law School, the Wagner School, and NYU's Faculty of Arts and Sciences.

Furman Center for Real Estate and Urban Policy

New York University
139 MacDougal Street, 2nd Floor
New York, NY 10012
T: 212-998-6713
F: 212-995-4341
furmancenter@nyu.edu
@FurmanCenterNYU
www.furmancenter.org

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John Sexton

President
New York University

Sherry A. Glied

Dean
Robert F. Wagner Graduate
School of Public Service
New York University

Trevor Morrison

Dean
New York University
School of Law

Richard L. Revesz

Former Dean
New York University
School of Law

Ellen Schall

Former Dean
Robert F. Wagner Graduate
School of Public Service
New York University

Board of Advisors

Leonard Boxer '63

Partner; Chair,
Real Estate Department
Stroock & Stroock & Lavan

Sheri Chromow '71

Partner
Katten Muchin Rosenman LLP

Bernard Falk '75

Senior Vice President;
General Counsel
Loeb Partners Realty, LLC

Jay Furman '71

Principal
RD Management LLC

Adam Glick

President
The Jack Parker Corporation

Bernell Grier

Chief Executive Officer
Neighborhood Housing Services
of New York City

Fred Harris

Executive Vice President
for Development
New York City Housing Authority

Jonathan Mechanic '77

Partner; Chair,
Real Estate Department
Fried, Frank, Harris, Shriver &
Jacobson

Ronald Moelis '82

Chief Executive Officer; Chairman
L + M Development Partners, Inc.

Jason Muss '96

Principal
Muss Development LLC

Melissa Epstein Pianko

Vice President for Development
Gotham Organization

Herbert Podell '58

Senior Partner
Podell, Schwartz, Schechter &
Banfield

Alan J. Pomerantz '68

Senior Counsel
Pillsbury, Winthrop, Shaw,
Pittman LLP

Stephen Ross '66 LL.M.

Chairman; Founder
The Related Companies

Mitchell Rutter '80

Chief Executive Officer;
Founding Partner
Essex Capital Partners, Ltd.

Jesse Sharf '86

Partner; Co-Chair, Real Estate
Department
Gibson, Dunn & Crutcher LLP

Larry Silverstein

President; Chief Executive Officer
Silverstein Properties

Elise Wagner '81

Partner
Kramer Levin Naftalis & Frankel LLP

Carl Weisbrod '68

Partner
HR&A Advisors



FURMAN CENTER

FOR REAL ESTATE & URBAN POLICY

NEW YORK UNIVERSITY

SCHOOL OF LAW • WAGNER SCHOOL OF PUBLIC SERVICE

Furman Center for Real Estate and Urban Policy

New York University

139 MacDougal Street, 2nd Floor

New York, NY 10012

Telephone: 212-998-6713

Fax: 212-995-4313

Email: furmancenter@nyu.edu

www.furmancenter.org