

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 that indicator. Rankings are provided for the most recent year data are available for each indicator. In the event of a tie, rank numbers are repeated. 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 using whichever name is appropriate.

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 (2008, 2009)

Geography: City, Borough

Years Reported: 2000, 2008, 2009

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), New York State Department of Health Statewide Planning and Research Cooperative System (2008,2009), United States Census (2000), American Community Survey (2008, 2009), New York City Department of City Planning
Geography: City, Borough, Sub-borough Area
Years Reported: 2000, 2008, 2009

Five Highest

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

Five Lowest

51. (3 tied) Flushing/Whitestone (QN), South Shore (SI), Stuyvesant Town/Turtle Bay (MN)
54. Greenwich Village/Financial District (MN)
55. Upper East Side (MN)

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 (2008, 2009)

Geography: City

Years Reported: 2000, 2008, 2009

Five Highest

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

Five Lowest

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

Disabled Population

This indicator measures the percentage of the population aged 16 through 64 that 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: 2008, 2009

Five Highest

1. Mott Haven/Hunts Point (BX)
2. Morrisania/Belmont (BX)
3. University Heights/Fordham (BX)
4. East Harlem (MN)
5. Bedford Stuyvesant (BK)

Five Lowest

51. Upper West Side (MN)
52. Bayside/Little Neck (QN)
53. Park Slope/Carroll Gardens (BK)
54. Upper East Side (MN)
55. Greenwich Village/
Financial District (MN)

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 (2008, 2009)

Geography: City

Years Reported: 2000, 2008, 2009

Educational Attainment: No High School Diploma

Five Highest

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

Five Lowest

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

Educational Attainment: Bachelor's Degree and Higher

Five Highest

1. Upper East Side (MN)
2. Stuyvesant Town/Turtle Bay (MN)
3. Greenwich Village/
Financial District (MN)
4. Upper West Side (MN)
5. Park Slope/Carroll Gardens (BK)

Five Lowest

51. Highbridge/South Concourse (BX)
52. University Heights/Fordham (BX)
53. East New York/Starrett City (BK)
54. Morrisania/Belmont (BX)
55. Mott Haven/Hunts Point (BX)

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 a blood level of 10 micrograms per deciliter or above. Calculated rates by community district may be higher than actual rates because a significant number of negative test records were missing community district identifiers and accordingly, could not be assigned to a community district. For 2000, nine percent of test records were not assigned. In both 2008 and 2009, 12 percent of test records were not assigned.

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

Geography: City, Borough, Community District

Years Reported: 2000, 2008, 2009

Five Highest

1. Greenpoint/Williamsburg (BK)
2. Midtown (MN)
3. Coney Island (BK)
4. Borough Park (BK)
5. Flatbush/Midwood (BK)

Five Lowest

54. (2 tied) Rego Park/Forest Hills (QN),
Throgs Neck/Co-op City (BX)
56. (2 tied) Bay Ridge/Dyker Heights (BK),
Morris Park/Bronxdale (BX)
58. Tottenville/Great Kills (SI)
59. Brownsville (BK)

Increased Federal Activity in the Mortgage Market

The Federal Housing Administration (FHA) and the U.S. Department of Veteran's Affairs (VA) insure or guarantee mortgage loans, typically issued to homebuyers who lack the resources for a down-payment or the credit ratings required to obtain conventional prime mortgages. As recently as 2007, when sub-prime loans were still widely available, there were only about 300 FHA/VA-backed home purchase loans issued in all of New York City, less than one percent of the market. In 2008, nearly 2,000 FHA/VA-backed home purchase loans were originated in New York City; by 2009, this number jumped to almost 4,000, or 16 percent of all home purchase originations in the city.

An astute reader of the *State of the City* will notice a slight change in the historical lending indicators compared to those reported in previous editions. These changes are because we now include FHA-insured and VA-backed loans as a part of the total volume of loans when calculating the home purchase and refinance loan rates and the share of loans that are high cost.

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: 2008, 2009

Five Highest

1. University Heights/Fordham (BX)
2. East Flatbush (BK)
3. Jamaica (QN)
4. Williamsbridge/Baychester (BX)
5. Soundview/Parkchester (BX)

Five Lowest

51. Greenwich Village/
Financial District (MN)
52. (4 tied)
Chelsea/Clinton/Midtown (MN),
Lower East Side/Chinatown (MN),
Stuyvesant Town/Turtle Bay (MN),
Upper West Side (MN)

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 (2008, 2009)*
Geography: City, Borough, Sub-borough Area
Years Reported: 2000, 2008, 2009

Five Highest

1. Elmhurst/Corona (QN)
2. Jackson Heights (QN)
3. Sunnyside/Woodside (QN)
4. Flushing/Whitestone (QN)
5. Bensonhurst (BK)

Five Lowest

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

High 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 high cost under HMDA. In 2009, the rules defining which loans had to be reported as high cost changed slightly. See the box *Changes in High Cost Reporting Rules* for a discussion of the changes. In this report, all home purchase loans with Annual Percentage Rates (APRs) above the given threshold at the time of origination are referred to as high cost loans.

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
Years Reported: 2008, 2009*

Five Highest

1. Bushwick (BK)
2. Morrisania/Belmont (BX)
3. East New York/Starrett City (BK)
4. Bedford Stuyvesant (BK)
5. Mott Haven/Hunts Point (BX)

Five Lowest

51. (2 tied) Astoria (QN),
Bensonhurst (BK)
53. Stuyvesant Town/Turtle Bay (MN)
54. Elmhurst/Corona (QN)
55. University Heights/Fordham (BX)

High Cost Refinance Loans (% of refinance loans)

This indicator measures the percentage of owner-occupied, 1–4 family refinance loan originations that were reported as high cost under HMDA. In 2009, the rules defining which loans had to be reported as high cost changed slightly. See the box *Changes in High Cost Reporting Rules* for a discussion of the changes. In this report, all home purchase loans with APRs above the given threshold at the time of origination are referred to as high cost loans.

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
Years Reported: 2008, 2009*

Five Highest

1. Highbridge/South Concourse (BX)
2. Mott Haven/Hunts Point (BX)
3. Bushwick (BK)
4. (2 tied) Morrisania/Belmont (BX),
Brownsville/Ocean Hill (BK)

Five Lowest

50. (3 tied)
Chelsea/Clinton/Midtown (MN),
Rego Park/Forest Hills (QN),
Upper East Side (MN)
53. Sunnyside/Woodside (QN)
54. (2 tied)
Stuyvesant Town/Turtle Bay (MN),
Upper West Side (MN)

Changes in High Cost Reporting Rules

As of October 1, 2009, HMDA required mortgage originators to use a new standard for determining high cost status. Previously, lenders were required to compare the annual percentage rate (APR) on a loan to the yield on a Treasury security with a comparable term to maturity. If the difference was greater than three percentage points for first-lien loans or five percentage points for junior-lien loans, the loan was reported as high cost. The new rules require lenders to compare the APR on a loan with the 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 3.5 percentage points for junior-lien loans, the loan is reported as high cost.

In the three quarters prior to the reporting change, 3.1 percent of home purchase and 2.3 percent of refinance originations were reported to be high cost compared with 0.9 percent and 2.8 percent in the quarter following the change. However, these all represented historically low levels and we do not disaggregate based on the different standards in this report.

Home Purchase Loan Rate (per 1,000 properties)

This indicator measures the home purchase loan rate by dividing the number of first-lien, owner-occupied home purchase loan originations for 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: 2008, 2009*

Five Highest

1. Sunnyside/Woodside (QN)
2. Park Slope/Carroll Gardens (BK)
3. Bensonhurst (BK)
4. Sunset Park (BK)
5. Rego Park/Forest Hills (QN)

Five Lowest

51. South Crown Heights (BK)
52. East Flatbush (BK)
53. (2 tied)
Highbridge/South Concourse (BX),
Lower East Side/Chinatown (MN)
55. University Heights/Fordham (BX)

Homeownership Rate

This indicator measures the number of owner-occupied units divided by the total number of occupied housing units. This indicator does not distinguish between types of owner-occupied housing (single-family homes, condominiums, or cooperatively owned apartments) because this distinction is not recorded in the U.S. Census Bureau data.

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

*Source: United States Census (2000),
American Community Survey (2008, 2009)*

*Geography: City, Borough, Sub-borough Area
Years Reported: 2000, 2008, 2009*

Five Highest

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

Five Lowest

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

Households with Children under 18 Years Old

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

*Source: United States Census (2000),
American Community Survey (2008, 2009)
Geography: City, Borough, Sub-borough Area
Years Reported: 2000, 2008, 2009*

Five Highest

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

Five Lowest

51. Upper East Side (MN)
52. Astoria (QN)
53. Greenwich Village/
Financial District (MN)
54. Stuyvesant Town/Turtle Bay (MN)
55. Chelsea/Clinton/Midtown (MN)

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

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. The Furman Center reports two indicators based on this data. Serious Housing Code Violations are class C (immediately hazardous). Total Housing Code Violations include class A and class B violations as well. 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: 2008, 2009, 2010

Housing Code Violations, Serious

Five Highest

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

Five Lowest

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

Housing Code Violations, Total

Five Highest

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

Five Lowest

55. Fort Greene/Brooklyn Heights (BK)
56. Tottenville/Great Kills (SI)
57. Midtown (MN)
58. Stuyvesant Town/Turtle Bay (MN)
59. Financial District (MN)

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)

Geography: City, Borough
Years Reported: 2000, 2010

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 five.

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% because of rounding.

*Source: United States Census (2000), American Community Survey (2008, 2009), Furman Center
Geography: City, Borough, Sub-borough Area
Years Reported: 2000, 2008, 2009*

Five Highest

1. Brooklyn Heights/Fort Greene (BK)
2. Lower East Side/Chinatown (MN)
3. Greenwich Village/
Financial District (MN)
4. Central Harlem (MN)
5. (3 tied) Brownsville/Ocean Hill (BK),
Upper West Side (MN),
Williamsburg/Greenpoint (BK)

Five Lowest

51. Sunnyside/Woodside (QN)
52. (2 tied) Jackson Heights (QN),
Ozone Park/Woodhaven (QN)
54. (2 tied) Queens Village (QN),
South Ozone Park/
Howard Beach (QN)

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: single-family homes, 2–4 family buildings, five-or-more-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 most sales) in that community district. On the borough pages, we present the index for the two most predominant housing types.

Sales data for 2010 only include sales recorded as of the end of 2010. This encompasses the vast majority of sales in 2010, but due to recording delays this number may be revised slightly when complete data are available.

Rankings for 2010 are relative to other community districts with the same predominant housing type and compare appreciation since 2000. Since the index is set to 100 in 2000, rankings for that year are omitted.

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, 2008, 2009, 2010*

Single family (Out of 14 CDs)

Three Highest

1. Riverdale/Fieldston (BX)
2. Rego Park/Forest Hills (QN)
3. Flushing/Whitestone (QN)

Three Lowest

12. Sheepshead Bay (BK)
13. South Ozone Park/
Howard Beach (QN)
14. Jamaica/Hollis (QN)

2–4 family (Out of 33 CDs)

Three Highest

1. Bensonhurst (BK)
2. Coney Island (BK)
3. Woodside/Sunnyside (QN)

Three Lowest

31. Belmont/East Tremont (BX)
32. Rockaway/Broad Channel (QN)
33. Morrisania/Crotona (BX)

5+ family (Out of 5 CDs)

Three Highest

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

Two Lowest

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

Condominium (Out of 7 CDs)

Three Highest

1. Upper West Side (MN)
2. Clinton/Chelsea (MN)
3. Stuyvesant Town/Turtle Bay (MN)

Three Lowest

5. Greenwich Village/Soho (MN)
6. Financial District (MN)
7. Upper East Side (MN)

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 2007, the index was 185.0 in for single-family homes in Bayside/Little Neck. In 2009 it was 185.0 – 167.5 = 17.5 which means that the index in 2009 was 17.5 points higher than it was in 2007. But this does not mean that the value went up by 17.5% during that period, because the index score is calculated in relation to the 2000 base year. Using the formula above we see that the home appreciated by 10.4% between 2007 and 2009.

$$\frac{185 - 167.5}{167.5} = 10.4\%$$

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. At the borough and the community district level, the data are available only as the average rate from 2007 to 2009.

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, 2008, 2009

Five Highest

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

Five Lowest

55. (2 tied) Upper East Side (MN), Upper West Side (MN)
57. Financial District (MN)
58. Rego Park/Forest Hills (QN)
59. South Beach/Willowbrook (SI)

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, 2008, 2009

Five Highest

1. Brownsville (BK)
2. East Flatbush (BK)
3. East New York/Starrett City (BK)
4. South Ozone Park/Howard Beach (QN)
5. East Harlem (MN)

Five Lowest

54. (2 tied) Jackson Heights (QN), Woodside/Sunnyside (QN)
56. Borough Park (BK)
57. Sunset Park (BK)
58. Bayside/Little Neck (QN)
59. Flushing/Whitestone (QN)

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. Commuting data were not reported in Brownsville/Ocean Hill so we present rankings out of the remaining 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 (2008, 2009)

Geography: City, Borough

Years Reported: 2000, 2008, 2009

Five Highest

1. Rockaways (QN)
2. Jamaica (QN)
3. East Flatbush (BK)
4. (2 tied) Morrisania/Belmont (BX), Queens Village (QN)

Five Lowest

50. Upper East Side (MN)
51. Upper West Side (MN)
52. Stuyvesant Town/Turtle Bay (MN)
53. Chelsea/Clinton/Midtown (MN)
54. Greenwich Village/Financial District (MN)

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 2009. The median household income for the boroughs and the city are presented for all years, and all figures have been adjusted to 2010 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 (2008, 2009)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2008, 2009

Five Highest

1. Upper West Side (MN)
2. Greenwich Village/Financial District (MN)
3. Upper East Side (MN)
4. Stuyvesant Town/Turtle Bay (MN)
5. Park Slope/Carroll Gardens (BK)

Five Lowest

51. East Harlem (MN)
52. Brownsville/Ocean Hill (BK)
53. University Heights/Fordham (BX)
54. Morrisania/Belmont (BX)
55. Mott Haven/Hunts Point (BX)

Median Life Span by Gender (years)

This indicator measures the median age at death of men and women in New York City. This includes all deaths occurring in New York City, regardless of the 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: 2008, 2009

Median Monthly Contract Rent

The monthly contract rent is the amount agreed to or specified in the lease regardless of whether furnishings, utilities, or services are included. Rent is expressed in constant 2010 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: 2008, 2009

Five Highest

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

Five Lowest

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

Why the Median Monthly Contract Rent Seems Low

Many readers of the *State of the City* look at the median monthly contract rent and compare it to asking rents of currently available units and, finding the numbers to be very different, suppose that the median monthly contract rent is somehow flawed.

In fact, this is not a valid comparison. The indicator includes units where tenants may benefit from a reduced rent after a long-term tenancy, as well as units that are subject to rent regulation and thus are not available to incoming residents. The indicator should therefore be seen as reflecting a value to current residents while not necessarily indicating an attraction to new residents.

See page 16 for a detailed discussion of rental trends based on the length of tenancy.

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: 2008, 2009

Five Highest

1. University Heights/Fordham (BX)
2. Borough Park (BK)
3. (2 tied) Mid-Island (SI),
Morrisania/Belmont (BX)
5. Brownsville/Ocean Hill (BK)

Five Lowest

51. Greenwich Village/
Financial District (MN)
52. (3 tied) Brooklyn Heights/Fort Greene (BK), Park Slope/Carroll Gardens (BK),
Stuyvesant Town/Turtle Bay (MN)
55. Upper West Side (MN)

Median Sales Price per Unit (Housing Type)

For single-family homes, 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 2010 dollars. In this report we provide the median price per unit for the predominant housing type at the community district level. For each housing type, community districts are ranked against all community districts with the same predominant housing type. Changes in the median price shouldn't be used to compare sales prices across years. The index of housing price appreciation is a better measure of housing price changes over time. Caution should also be used in comparing median sales prices across geographic area, as the size and characteristics of properties sold may differ.

Sales data for 2010 only include sales recorded as of the end of 2010. This encompasses the vast majority of sales in 2010, 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, 2008, 2009, 2010

Single family (Out of 14 CDs)

Three Highest

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

Three Lowest

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

2-4 family (Out of 33 CDs)

Three Highest

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

Three Lowest

31. Rockaway/Broad Channel (QN)
32. Mott Haven/Melrose (BX)
33. Hunts Point/Longwood (BX)

5+ family (Out of 5 CDs)

Three Highest

1. Lower East Side/Chinatown (MN)
2. East Harlem (MN)
3. Washington Heights/Inwood (MN)

Two Lowest

4. Central Harlem (MN)
5. Morningside Heights/Hamilton (MN)

Condominium (Out of 7 CDs)

Three Highest

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

Three Lowest

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

Notices of Foreclosure (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. 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, 2008, 2009, 2010

Five Highest

1. Jamaica/Hollis (QN)
2. Queens Village (QN)
3. East New York/Starrett City (BK)
4. Flatlands/Canarsie (BK)
5. Bedford Stuyvesant (BK)

Five Lowest

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

Notices of Foreclosure 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 and the Upper West Side 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, 2008, 2009, 2010

Five Highest

1. Brownsville (BK)
2. Bedford Stuyvesant (BK)
3. East New York/Starrett City (BK)
4. Bushwick (BK)
5. Morrisania/Crotona (BX)

Five Lowest

54. (4 tied)
 Lower East Side/Chinatown (MN),
 Clinton/Chelsea (MN),
 Midtown (MN)
 Stuyvesant Town/Turtle Bay (MN)

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 and only report 2009 figures.

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 (2009)
Geography: City, Borough, Sub-borough Area
Years Reported: 2000, 2009, 2010

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.

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

Source: United States Census (2000), American Community Survey (2008, 2009)
Geography: City, Borough, Sub-borough Area
Years Reported: 2000, 2008, 2009

Population Under 18

Five Highest

1. Borough Park (BK)
2. Brownsville/Ocean Hill (BK)
3. Kingsbridge Heights/Moshulu (BX)
4. Morrisania/Belmont (BX)
5. Mott Haven/Hunts Point (BX)

Five Lowest

51. Lower East Side/Chinatown (MN)
52. Astoria (QN)
53. Greenwich Village/
Financial District (MN)
54. Stuyvesant Town/Turtle Bay (MN)
55. Chelsea/Clinton/Midtown (MN)

Population 65 and Older

Five Highest

1. Coney Island (BK)
2. Bensonhurst (BK)
3. Throgs Neck/Co-op City (BX)
4. Rego Park/Forest Hills (QN)
5. Bayside/Little Neck (QN)

Five Lowest

51. (2 tied)
 Kingsbridge Heights/Moshulu (BX),
 Morrisania/Belmont (BX)
53. (2 tied) Bushwick (BK),
 Mott Haven/Hunts Point (BX)
55. University Heights/Fordham (BX)

Population Density (1,000 persons per square mile)

Population density is calculated by dividing a geographic area's population by its land area and is reported in thousands of persons 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 2009 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 (2009), New York City Department of City Planning

*Geography: City, Borough, Sub-borough Area
Years Reported: 2000, 2009, 2010*

Five Highest

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

Five Lowest

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

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.

Due to concerns about comparability, at the sub-borough area level we only report the poverty rate for 2009. At the borough and city level, we report the poverty rate for 2000, 2008, and 2009. 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 (2008, 2009)

*Geography: City, Borough, Sub-borough Area
Years Reported: 2000, 2008, 2009*

Five Highest

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

Five Lowest

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

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 (2008, 2009)

Geography: City

Years Reported: 2000, 2008, 2009

Poverty Rate: Population Under 18 Five Highest

1. Williamsburg/Greenpoint (BK)
2. Mott Haven/Hunts Point (BX)
3. University Heights/Fordham (BX)
4. Kingsbridge Heights/Moshulu (BX)
5. Bedford Stuyvesant (BK)

Five Lowest

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

Poverty Rate: Population 65 and Older Five Highest

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

Five Lowest

51. South Shore (SI)
52. Stuyvesant Town/Turtle Bay (MN)
53. Upper East Side (MN)
54. South Ozone Park/Howard Beach (QN)
55. Queens Village (QN)

Properties that Entered REO

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

WHAT IS AN REO?

When a foreclosed property fails to sell at auction because there are no bids that meet the foreclosing lender’s minimum price, the foreclosing lender will acquire the property itself. Once a home is owned by a lender, the property is an REO property. “REO” stands for “Other Real Estate Owned,” a category of assets that appears on the financial statements of mortgage lenders. A

The 2010 figure only includes transfers into REO recorded as of the end of 2010. Because of a sometimes lengthy delay in recording REO transfers, we expect these numbers to increase when more data have been recorded.

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 21 community districts that had no properties entering REO in 2010.

Source: Public Data Corporation, New York City Department of Finance, Furman Center
Geography: City, Borough
Years Reported: 2000, 2008, 2009, 2010

Five Highest

1. Jamaica/Hollis (QN)
2. St. George/Stapleton (SI)
3. Queens Village (QN)
4. Kew Gardens/Woodhaven (QN)
5. South Ozone Park/Howard Beach (QN)

property that sells out of REO may be bought by a new homeowner who will occupy the house, or by investors who will rent the building, warehouse it for future sale, or resell it. In New York City, the median time that REO properties have spent in bank ownership in recent years is nine months. REO properties are a subset of the properties left vacant as a result of the foreclosure crisis; many properties likely become vacant well

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. This designation includes bus, subway, railroad, and ferry boat. Taxi cabs are not included. Commuting data were not reported in Brownsville/Ocean Hill so we present rankings out of the remaining 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 (2008, 2009)
Geography: City, Borough, Sub-borough Area
Years Reported: 2000, 2008, 2009

Five Highest

1. North Crown Heights/Prospect Heights (BK)
2. Brooklyn Heights/Fort Greene (BK)
3. Central Harlem (MN)
4. (3 tied) Highbridge/South Concourse (BX), Mott Haven/Hunts Point (BX), Sunnyside/Woodside (QN)

Five Lowest

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

before they become bank owned because the owners or tenants have moved out.

In 2009, Congress passed the Protecting Tenants at Foreclosure Act which extended protections for households living in rental properties that had been foreclosed on. Most tenants now have a right to stay in a foreclosed property for 90 days or till the end of their lease, whichever is longer.

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% of New York City's population. The RDI is calculated using the following formula:

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

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.

Race data were not reported in Highbridge/South Concourse, University Heights/Fordham, Sheepshead Bay/Gravesend, and Middle Village/Ridgewood in 2009. Thus only 51 sub-borough areas are ranked.

Source: United States Census (2000, 2010), American Community Survey (2008, 2009)

*Geography: City, Borough, Sub-borough Area
Years Reported: 2000, 2008, 2009, 2010*

Five Highest

1. South Ozone Park/Howard Beach (QN)
2. Hillcrest/Fresh Meadows (QN)
3. Ozone Park/Woodhaven (QN)
4. (2 tied) Lower East Side/Chinatown (MN), Pelham Parkway (BX)

Five Lowest

47. Stuyvesant Town/Turtle Bay (MN)
48. Brownsville/Ocean Hill (BK)
49. Upper East Side (MN)
50. South Shore (SI)
51. East Flatbush (BK)

Racial/Ethnic Share (white, black, Hispanic, Asian)

This indicator measures the percentage of the total population made up of each of the following racial/ethnic groups: 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 (2009)

*Geography: City, Borough, Sub-borough Area
Years Reported: 2000, 2009, 2010*

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, Department of Finance, Furman Center
Geography: City, Borough, Sub-borough Area
Years Reported: 2008, 2009

Five Highest

1. Park Slope/Carroll Gardens (BK)
2. Upper West Side (MN)
3. Stuyvesant Town/Turtle Bay (MN)
4. Brooklyn Heights/Fort Greene (BK)
5. Greenwich Village/
Financial District (MN)

Five Lowest

51. Throgs Neck/Co-op City (BX)
52. Kingsbridge Heights/Moshulu (BX)
53. Soundview/Parkchester (BX)
54. Morrisania/Belmont (BX)
55. Highbridge/South Concourse (BX)

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 2007–2009 rather than separate values for each year because of limitations in the data. 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 (2008, 2009)
Geography: City, Borough, Sub-borough Area
Years Reported: 2000, 2008, 2009

Five Highest

1. South Shore (SI)
2. North Shore (SI)
3. Mid-Island (SI)
4. Rockaways (QN)
5. Brownsville/Ocean Hill (BK)

Five Lowest

51. Sunnyside/Woodside (QN)
52. Astoria (QN)
53. Jackson Heights (QN)
54. Throgs Neck/Co-op City (BX)
55. Washington Heights/Inwood (MN)

Which Vacancy Rate?

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 control. 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 with the next survey scheduled for 2011.

For these reasons, the Furman Center uses ACS data, which are available every year and has a larger sample size.

In 2008, the citywide rental vacancy rate reported by the HVS was 2.91 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, rent-stabilized, or loft board-regulated. 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: 2008*

Five Highest

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

Five Lowest

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

Residential Units in a Historic District

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

We only present the five highest ranked community districts here. There are 28 community districts that have no units located within historic districts.

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

*Geography: City, Borough, Community District
Year Reported: 2009*

Five Highest

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

Residential Units within 1/4 Mile of a Park

This indicator measures the share of residential units in a given geographic area that are within a quarter mile of a park. We require that a park be at least one quarter of an acre in size, which excludes some small parks but includes many in the “Greenstreets” program. As part of PlaNYC 2030, the City has a goal of having 99% of residents within a half mile of a park and 85% of residents within a quarter mile of a park by 2030. For a more detailed description of how this indicator is calculated, please refer to the Methods chapter of this report.

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

*Geography: City, Borough, Community District
Years Reported: 2009*

Five Highest

1. (2 tied)
Highbridge/Concourse (BX),
Upper West Side (MN)
3. (2 tied)
Morningside Heights/Hamilton (MN),
Mott Haven/Melrose (BX),
5. Belmont/East Tremont (BX)

Five Lowest

55. Tottenville/Great Kills (SI)
56. Flatbush/Midwood (BK)
57. Astoria (QN)
58. East Flatbush (BK)
59. South Ozone Park/
Howard Beach (QN)

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

This indicator measures the percentage of residential units in a given geographic area that are within a half-mile walk of a station entrance for the New York City Subway system, 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
Year Reported: 2009

Five Highest

1. (2 tied) Central Harlem (MN), Midtown (MN)
3. (2 tied) Greenwich Village/Soho (MN), Mott Haven/Melrose (BX)
5. Washington Heights/Inwood (MN)

Five Lowest

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

Sales Volume

This indicator represents the number of arm's length transactions of residential properties. To qualify as arm's length, a transaction must have a non-trivial price, the names of the transacting parties must be distinct, 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 type for each borough.

Sales data for 2010 only include sales recorded as of the end of 2010. This should include the vast majority of sales in 2010, 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, 2008, 2009, 2010

Five Highest

1. Jamaica/Hollis (QN)
2. Tottenville/Great Kills (SI)
3. Flushing/Whitestone (QN)
4. Queens Village (QN)
5. Upper West Side (MN)

Five Lowest

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

Serious Crime Rate (per 1,000 residents)

The New York 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.

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

Geography: City, Borough
Years Reported: 2000, 2008, 2009

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 report the rate of severely crowded renter households as a percentage of all renter households. Because severe crowding data were not reported or were deemed unreliable in Williamsburg/Greenpoint, Mid-Island, and South Shore, rankings only include 52 sub-borough areas.

*Source: United States Census (2000),
American Community Survey (2008, 2009)
Geography: City, Borough, Sub-borough Area
Years Reported: 2000, 2008, 2009*

Five Highest

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

Five Lowest

48. (3 tied)
Brownsville/Ocean Hill (BK),
Flatlands/Canarsie (BK),
Upper West Side (MN)
51. South Ozone Park/
Howard Beach (QN)
52. Bayside/Little Neck (QN)

Students Performing at Grade Level in Reading and Math

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

For more information on our population-weighting method, please refer to the Methods chapter of this report. For this indicator, the year 2010 refers to the 2009–2010 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*

Math

Five Highest

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

Five Lowest

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

Reading

Five Highest

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

Five Lowest

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

A Change in Proficiency Standards

In 2008, researchers at the City's Department of Education discovered that only 50 percent of students that had been graded as proficient in math while in eighth grade went on to graduate from high school four years later. This was confirmed in a study by the New York State Department of Education which found that exam scores had been inflated over time due to a number of factors including short, predictable exams. In 2010, the exams were changed and the threshold for proficiency raised. For this reason, the 2010 indicator cannot be compared to previous years and we report 2000 and 2010. The New York State Department of Education maintains that these rates are comparable.

Public and Subsidized Rental Housing Units (% of rental units)

This indicator measures the share of rental units that are either in New York City Housing Authority public housing developments or subsidized through the Low-Income Housing Tax Credits (LIHTC), U.S. Department of Housing and Urban Development (HUD) Project-Based Rental Assistance, HUD 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.

Source: Furman Center Subsidized Housing Information Project, New York City Housing Authority
Geography: City, Borough, Community District
Year Reported: 2009

Five Highest

1. East Harlem (MN)
2. East New York/Starrett City (BK)
3. Mott Haven/Melrose (BX)
4. Rockaway/Broad Channel (QN)
5. Morrisania/Crotona (BX)

Five Lowest

55. South Ozone Park/Howard Beach (QN)
56. Bensonhurst (BK)
57. (3 tied) Bayside/Little Neck (QN), Kew Gardens/Woodhaven (QN), Ridgewood/Maspeth (QN)

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, 2008, 2009

Five Highest

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

Five Lowest

54. (2 tied) Bayside/Little Neck (QN), Rego Park/Forest Hills (QN)
56. Upper West Side (MN)
57. Lower East Side/Chinatown (MN)
58. Greenwich Village/Soho (MN)
59. Midtown (MN)

Unemployment Rate

This indicator measures the number of people aged 16 years and older in the civilian labor force who are unemployed, divided by the total number of people aged 16 years and older in the civilian labor force. People are considered to be unemployed if they meet the following criteria: they have not worked during the week of the survey; they have been looking for a job during the previous four weeks; and they were available to begin work. The 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 (2008, 2009)
Geography: City, Borough, Sub-borough Area
Years Reported: 2000, 2008, 2009

Five Highest

1. University Heights/Fordham (BX)
2. Mott Haven/Hunts Point (BX)
3. East Harlem (MN)
4. Washington Heights/Inwood (MN)
5. (2 tied)
Highbridge/South Concourse (BX),
Jamaica (QN)

Five Lowest

51. Upper West Side (MN)
52. Upper East Side (MN)
52. Sunnyside/Woodside (QN)
54. Williamsburg/Greenpoint (BK)
55. South Shore (SI)

Measures of Unemployment

The most commonly discussed unemployment figures in the media come from the Local Area Unemployment Statistics program. At the city and borough level, the unemployment rates reported by the ACS may differ from these rates because of differences in the job search questions, the timing and mode of data collection and the population controls used in each survey. For comparison, for New York City, the Local Area Unemployment Statistics program reported rates of 9.5 percent in 2009, 5.4 percent in 2008, and 5.8 percent in 2000 compared to 10.2 percent, 7.2 percent, and 9.6 percent respectively.

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 a 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.

Source: New York City Department of City Planning
Geography: City, Borough, Community District
Years Reported: 2000, 2008, 2009, 2010

Five Highest

1. Clinton/Chelsea (MN)
2. Fort Greene/Brooklyn Heights (BK)
3. Greenpoint/Williamsburg (BK)
4. Upper West Side (MN)
5. Flushing/Whitestone (QN)

Five Lowest

55. Highbridge/Concourse (BX)
55. Coney Island (BK)
57. South Ozone Park/
Howard Beach (QN)
58. Morningside Heights/Hamilton (MN)
59. Bay Ridge/Dyker Heights (BK)

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 2005 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 2010, there were 16 community districts for which there was no new residential construction authorized.

Source: New York City Department of Buildings
Geography: City, Borough, Community District
Years Reported: 2000, 2008, 2009, 2010

Five Highest

1. East Harlem (MN)
2. Flushing/Whitestone (QN)
3. Bedford Stuyvesant (BK)
4. Tottenville/Great Kills (SI)
5. St. George/Stapleton (SI)

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. We calculate a lot's zoning capacity 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: Real Property Assessment Database, Furman Center

Geography: City, Borough, Community District
Years Reported: 2008, 2009

Five Highest

1. Brownsville (BK)
2. Hunts Point/Longwood (BX)
3. Belmont/East Tremont (BX)
4. Kingsbridge Heights/Bedford (BX)
5. Highbridge/Concourse (BX)

Five Lowest

53. Flatbush/Midwood (BK)
54. Ridgewood/Maspeth (QN)
55. Bensonhurst (BK)
56. Bay Ridge/Dyker Heights (BK)
57. Greenwich Village/Soho (MN)

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 142.

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; 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. 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.

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 collects 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 March of 2011, the Census Bureau released numbers from the 2010 decennial census for the five boroughs and for the city as a whole. We use these data to calculate the population, population density, housing units, racial/ethnic share, and racial diversity index at the city and borough levels. Whenever we report data from the 2010 decennial census, we do not report 2008 or 2009 American Community Survey data.

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 Census “long form” covered one out of every six housing unit addresses 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. In this edition of the *State of the City*, we use ACS data to generate the same statistics we obtained from the 2000 decennial census, but for the years 2008 and 2009. 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). We also use the three-year estimate to describe the racial composition in the following sub-borough areas: Highbridge/South Concourse (103) and Sheepshead Bay/Gravesend (215) because 2009 data were not available for those areas.

PUBLIC USE MICRODATA SAMPLE (PUMS)

While most indicators that draw on U.S. Census Bureau data are calculated using values that are already available 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, 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 and several indicators in the State of New Yorkers section.

NEW YORK CITY HOUSING AND VACANCY SURVEY (HVS)

The 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 spon-

sors and supervises the HVS. The primary purpose of the HVS is to satisfy the City's statutory requirement to measure the rental vacancy rate in order to determine if rent regulation will continue. In addition to the housing unit information, a limited set of data are also collected about the household and the individual answering the questionnaire.

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

COMPARISONS BETWEEN CENSUS BUREAU PRODUCTS

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

Sampling

Because both the ACS and HVS are sample surveys, not censuses, all data derived from them are estimates, not exact counts. The ACS sample includes approximately three million housing units nationwide, including about 66,000 in New York City; the HVS samples 18,000 housing units. The sample for the HVS is designed primarily to achieve acceptable reliability in estimating the "vacant available for rent" 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 significantly from the reported estimate. This is especially important when comparing small year-to-year changes in the ACS.

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 (2008 and 2009) 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 2010 dollars.

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, 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 2007–2009. 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, single-family homes, 2–4 family homes, and 5+ unit rental apartment 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 2010. While the ACRIS data are updated daily, the system does not contain data for sales in Staten Island. Therefore, the annual sales file is more complete. 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 (37 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 Shiller¹ (1989) and modified by Quigley and Van Order² (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 first. 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

1 Case, K.E. and R.J. Shiller. 1989. "The Efficiency of the Market for Single Family Homes." *American Economic Review*, 79, p.125-37.

2 Quigley, J.M. and R. Van Order, 1995. "Explicit Tests of Contingent Claims Models of Mortgage Default." *Journal of Real Estate Finance and Economics*, 11(2), p.99-117.

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 a 1–4 family properties 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, except when expressly noted, 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 2009.

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 high 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.

For a detailed look using HMDA data at national lending in 2009, see the Furman Center’s report at http://furmancenter.org/files/HMDA_2009_databrief_FINAL.pdf.

NOTICES OF FORECLOSURE

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 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 districts, 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:

$$rate_{CD1} = rate_A * .5 + rate_B * .3 + rate_C * .2$$

Since school district and community district boundaries are not coterminus, it is possible that the same school would be included in the calculation of two or more community districts. However, it would be weighted accordingly each time.

CALCULATING DISTANCE TO AMENITIES IN GIS

This report presents several indicators that show the percentage of housing units within a given walking distance to amenities.

To determine walking distances to amenities, the Furman Center used the NYC Department of City Planning's LION shapefile to create network buffers of streets with pedestrian rights-of-way within one half mile from a subway entrance and one quarter mile from the perimeters of parks. Using GIS, we then selected the lots that fall within this network buffer.

Subway/Rail Entrances

We use a database of station entrances in the Bronx, Brooklyn, Manhattan, and Queens from the Metropolitan Transit Authority through NYC DataMine. This dataset includes the New York City Subway system, Long Island Rail Road, and Metro-North Railroad. For the Staten Island Railway, we interpolate station entrances using a variety of GIS techniques including current satellite imagery. There are no Amtrak stations that are not colocated with other transportation services.

Parks

We access a database of all parks, playgrounds and greenstreets that are administered by the Department of Parks and Recreation through NYC Data Mine. Because our data on parks do not contain information on their entrances, we calculate walking distances from the nearest point along their perimeter. For parks with an area of 2.5 acres or less, we complete the analysis using only points at the corners of the parks perimeter. For parks larger than 2.5 acres, this would result in perimeter points that are too far apart. Instead, we use the intersections of pedestrian rights-of-way within 150 feet to approximate their perimeters. Parks that are less than one quarter of an acre are not considered.

INFLATION ADJUSTMENTS

When reporting dollar-denominated indicators, we adjust amounts to 2010 dollars using the Consumer Price Index for All Urban Consumers (Current Series) from the Bureau of Labor Statistics for all major expenditure classes for the NY-NJ-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.