

Indicators, Definitions and Rankings

In this section we define each neighborhood data indicator used in this report and provide the source of the indicator, the level of geography for which it is available, the years for which data are reported, and the five neighborhoods with the highest and lowest totals 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. Though community districts and sub-borough areas may share boundaries, they often have slightly different names. In the rankings, we use the name appropriate to the level of geography for which data are available. In addition, because there are 59 community districts and 55 sub-borough areas, indicator ranks fluctuate accordingly. Refer to “Notes on the 2007 Edition” on page 17 for more information on rankings and geographies.

Acres of Open Space (per 1,000 residents)

In 2004, a graduate student in City Planning at Hunter College, Sara Hodges, compiled a database of open space in New York City, using data from the NYC Department of Parks and Recreation, the Council on the Environment of NYC, the NYC Board of Education, and the CARS Lab and Community Cartography. The database includes local, regional, state and national parks, beaches, sitting areas, “Greenstreets” parks, playgrounds, community gardens, as well as outdoor sports facilities maintained by the NYC Department of Parks and Recreation and the NYC Board of Education. For parks that fall across more than one community district, we distribute their acreage among the community districts in which they fall proportional to the relative lengths of the district-park boundaries.

*Source: New York City Open Accessible Space Information System (OASIS)
Geography: Community District, Borough, City
Years Reported: 2004*

Five Highest

1. S. Beach/Willowbrook (SI)
2. 2 tied: Flatlands/Canarsie (BK), Tottenville/Great Kills (SI)
4. Throgs Neck/Co-op City (BX)
5. Bayside/Little Neck (QN)

Five Lowest

53. 3 tied: Bedford Stuyvesant (BK), Borough Park (BK), Brownsville (BK)
56. 3 tied: Bushwick (BK), Stuyvesant Town/Turtle Bay (MN), Woodside/Sunnyside (QN)
59. East Flatbush (BK)

Adult Incarceration Rate (per 100,000 people aged 15 or older)

The adult incarceration rate shows the number of people incarcerated by the New York State Department of Corrections, per 100,000 residents aged 15 years or older. In NYS, people who are 16 years old at the time of their arrest are incarcerated in the adult criminal justice system, so to arrive at the rate of incarceration, we should divide the number incarcerated in the adult system by the total population aged 16 and over. These data are available only for the total population aged 15 or over, however, so we instead must divide the number incarcerated by the total population aged 15 and older. On the New York City page, the adult incarceration rate is presented for 1990, 2000, 2005, and 2006, using population data from the same years. In the State of New Yorkers section, data for the year 2002 is disaggregated by race, and the population data are from Census year 2000.

*Source: New York State Division of Criminal Justice Services, Computerized Criminal History System (1990, 2000, 2002, 2005, 2006); United States Census (1990, 2000); American Community Survey (2005, 2006)
Geography: City
Years Reported: 1990, 2000, 2005, 2006*

These data are not available at the community district level, so rankings are not provided for this indicator.

Age of Housing Stock (median)

This indicator reports the median age of housing units. Age is calculated as the number of years since a building's construction, and each building record is weighted by the number of units in the building to produce the median housing unit age. These data come from the NYC Department of Finance's Real Property Assessment Data (RPAD) file, which contains records on more than 1 million tax lots.

Source: Department of Finance Real Property Assessment Data, Furman Center
Geography: Community District, Borough, City
Years Reported: 2006

Five Highest

1. Greenwich Village/Soho (MN)
2. 5 tied: Park Slope/Carroll Gardens (BK), Sunset Park (BK), Crown Heights (BK), Morningside Heights/Hamilton Heights (MN), Central Harlem (MN)

Five Lowest

54. 3 tied: Throgs Neck/Co-op City (BX), Coney Island (BK), Rockaway/Broad Channel (QN)
57. South Beach/Willowbrook (SI)
58. Financial District (MN)
59. Tottenville/Great Kills (SI)

Asthma Hospitalizations (per 1,000 people)

The indicator measures the number of hospital admissions per 1,000 residents for asthma, and is reported by the zip code of the residence of the admitted patient. We aggregate these data to the sub-borough area using a population weighting formula.

Source: Infoshare, New York State Department of Health, Furman Center
Geography: Sub-borough Area, Borough, City
Years Reported: 1994, 2000, 2005, 2006

Five Highest

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

Five Lowest

51. 2 tied: Bensonhurst (BK), South Shore (SI)
53. Bay Ridge (BK)
54. 2 tied: Greenwich Village/Financial District (MN), Upper East Side (MN)

Blood Lead Levels (newly identified elevated levels per 1,000 children tested)

This indicator measures the rate at which children under the age of 18 were newly identified as having elevated blood lead levels. The Centers for Disease Control and Prevention has defined elevated blood lead levels as a blood level of 10 µg/dL (micrograms per deciliter). Calculated rates by community district may be higher than actual rates due to a significant number of test records for which community district could not be determined. For 2000, 9% of test records were not assigned, and for 2005 and 2006, 16% of test records were not assigned.

Source: NYC Department of Health and Mental Hygiene
Geography: Community District, Borough, City
Years Reported: 1995, 2000, 2005, 2006

Five Highest

1. Midtown (MN)
2. Greenpoint/Williamsburg (BK)
3. Greenwich Village/Soho (MN)
4. Flatbush/Midwood (BK)
5. Bedford Stuyvesant (BK)

Five Lowest

55. Bay Ridge/Dyker Heights (BK)
56. Bayside/Little Neck (QN)
57. Queens Village (QN)
58. Tottenville/Great Kills (SI)
59. South Beach/Willowbrook (SI)

Born in New York State (percentage)

This measure reports the percentage of all residents who were born in New York State.

Source: United States Census (1990 and 2000), American Community Survey (2005 and 2006)

Geography: City

Years Reported: 1990, 2000, 2005, 2006

Five Highest

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

Five Lowest

51. Morningside Heights/Hamilton Heights (MN)
52. Lower East Side/Chinatown (MN)
53. Jackson Heights (QN)
54. Sunnyside/Woodside (QN)
55. Elmherst/Corona (QN)

Certificates of Occupancy

The NYC Department of Buildings requires a certificate of occupancy (C of O) before any newly constructed housing unit can be occupied. Rehabilitated housing units generally do not require a C of O unless the rehabilitation is so significant that the floor plan of the unit is changed. This indicator shows the total number of final C of Os approved by the Department of Buildings each year.

Source: New York City Department of City Planning

Geography: Community District, Borough, City

Years Reported: 1990, 2000, 2005, 2006

Five Highest

1. Clinton/Chelsea (MN)
2. Bedford Stuyvesant (BK)
3. Greenpoint/Williamsburg (BK)
4. Tottenville/Great Kills (SI)
5. Bushwick (BK)

Five Lowest

55. Flatbush/Midwood (BK)
56. Riverdale/Fieldston (BX)
57. 3 tied: Stuyvesant Town/Turtle Bay (MN), Upper West Side (MN), Washington Heights/Inwood (MN)

Disabled Population (percentage)

The disabled population (percentage) shows the percentage of the civilian non-institutionalized population aged 16 through 64 that have disabilities that impair physical mobility, sensory perception, cognitive functioning, ability for self-care or to leave the home, or employment. The numbers in 2005 and 2006 are not comparable because the group quarter population was included in the 2006 ACS but not the 2005 ACS. This indicator is disaggregated by race in the State of New Yorkers section.

Source: American Community Survey (2005 and 2006)

Geography: City

Years Reported: 2005, 2006

Five Highest

1. East Harlem (MN)
2. Mott Haven/Hunts Point (BX)
3. Morrisania/Belmont (BX)
4. Central Harlem (MN)
5. Kingsbridge Heights/Mosholu (BX)

Five Lowest

51. Jackson Heights (QN)
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 (percentage)

This indicator specifies the percentage of the population aged 25 and older with a bachelor's degree or higher, including masters, professional, and doctorate degrees. This indicator is disaggregated by race in the State of New Yorkers section.

Source: United States Census (1990 and 2000), American Community Survey (2005 and 2006)

Geography: City

Years Reported: 1990, 2000, 2005, 2006

Five Highest

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

Five Lowest

51. Kingsbridge Heights/Mosholu (BX)
52. Highbridge/South Concourse (BX)
53. Brownsville/Ocean Hill (BK)
54. Mott Haven/Hunts Point (BX)
55. Morrisania/Belmont (BX)

Educational Attainment: No High School Diploma (percentage)

This measure indicates the percentage of the population aged 25 and older with less than a high school diploma or GED. This indicator is disaggregated by race in the State of New Yorkers section.

Source: United States Census (1990 and 2000), American Community Survey (2005 and 2006)

Geography: City

Years Reported: 1990, 2000, 2005, 2006

Five Highest

1. Mott Haven/Hunts Point (BX)
2. Bushwick (BK)
3. Morrisania/Belmont (BX)
4. Highbridge/South Concourse (BX)
5. Kingsbridge Heights/Mosholu (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)

Felony Crime Rate (per 1,000 residents)

The NYC Police Department collects data on a variety of reported crimes for each of the 76 police precincts in the City. The Felony Crime Rate refers to the seven major felonies that the police track: burglary, larceny, motor vehicle theft, murder, rape, robbery, and assault. Rates are calculated as the number of crimes per 1,000 people residing in the area. The NYC Police Department provides data at the police precinct level. The Furman Center aggregates the data to the community district level using a population weighting formula.

Source: New York City Police Department, Furman Center

Geography: Community District, Borough, City

Years Reported: 1990, 2000, 2005, 2006

Five Highest

1. Midtown (MN)
2. Clinton/Chelsea (MN)
3. Financial District (MN)
4. Greenwich Village/Soho (MN)
5. Fort Greene/Brooklyn Heights (BK)

Five Lowest

55. Flushing/Whitestone (QN)
56. Bayside/Little Neck (QN)
57. South Beach/Willowbrook (QN)
58. Borough Park (BK)
59. Tottenville/Great Kills (SI)

Foreign-Born Population (percentage)

This number indicates the percentage of the total population who were not born in the United States or Puerto Rico. Foreign-born includes all those born outside the U.S. or P.R., regardless of whether they later became U.S. citizens by naturalization or are not currently U.S. citizens.

Source: United States Census (1990 and 2000), American Community Survey (2005 and 2006)

Geography: Sub-borough Area, Borough, City

Years Reported: 1990, 2000, 2005, 2006

Five Highest

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

Five Lowest

51. Bedford Stuyvesant (BK)
52. Brooklyn Heights/Fort Greene (BK)
53. Throgs Neck/Co-op City (BX)
54. Park Slope/Carroll Gardens (BK)
55. South Shore (SI)

Home Purchase Loans (per 1,000 properties)

The extent of mortgage lending provides insight into capital investment in New York City. The Federal Home Mortgage Disclosure Act (HMDA) requires financial institutions with assets totaling \$31 million or more to report information on loan applications and originations. Thus, the HMDA data capture most, but not all, residential mortgage lending activity. The report presents statistics on loan activity for residential properties of 1-4 units which, according to HMDA reporting guidelines, also include condominium and cooperative units, even if those units are located in a structure that houses five or more families. For comparability between years, the City, Borough, and CD pages in this book have used a consistent methodology across the years. Some of the numbers on these pages may not align with those in the “Trends in New York City Mortgage Lending” chapter due to modified methods developed specifically for that analysis. See the appendices of that chapter for details.

Source: Home Mortgage Disclosure Act, Furman Center

Geography: Sub-borough Area, Borough, City

Years Reported: 1996, 2000, 2005, 2006

Five Highest

1. East New York/Starrett City (BK)
2. Bushwick (BK)
3. Bedford Stuyvesant (BK)
4. Brownsville/Ocean Hill (BK)
5. Jamaica (QN)

Five Lowest

51. Morningside Heights/
Hamilton Heights (MN)
52. Upper East Side (MN)
53. Lower East Side/Chinatown (MN)
54. Coney Island (BK)
55. Borough Park (BK)

Homeownership Rate

The homeownership rate is the number of owner-occupied units divided by the total number of currently occupied units. We are not able to distinguish between different types of owner-occupied housing (e.g., single-family homes, condominiums, or cooperatives) using the Census and American Community Survey data.

Source: United States Census (1990 and 2000), American Community Survey (2005 and 2006)

Geography: Sub-borough Area, Borough, City

Years Reported: 1990, 2000, 2005, 2006

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. Morrisania/Belmont (BX)
52. 2 tied: East Harlem (MN),
Mott Haven/Hunts Point (BX)
54. Highbridge/South Concourse (BX)
55. University Heights/Fordham (BX)

Households with Kids under 18 Years Old (percentage)

This measure indicates the percentage of households which 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 (1990 and 2000), American Community Survey (2005 and 2006)

Geography: Sub-borough Area, Borough, City

Years Reported: 1990, 2000, 2005, 2006

Five Highest

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

Five Lowest

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

Housing Units

The Census Bureau defines a housing unit as a house, apartment, mobile home, group of rooms, or single room that is occupied (or, if vacant, is 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. The number of housing units presented in the *State of the City* includes both vacant and occupied units.

Source: United States Census (1990 and 2000), American Community Survey (2005 and 2006)

Geography: Sub-borough Area, Borough, City

Years Reported: 1990, 2000, 2005, 2006

Five Highest

1. Upper East Side (MN)
2. Upper West Side (MN)
3. Stuyvesant Town/Turtle Bay (MN)
4. Flushing/Whitestone (QN)
5. Chelsea/Clinton/Midtown (MN)

Five Lowest

51. Brownsville/Ocean Hill (BK)
52. Rockaways (QN)
53. Bushwick (BK)
54. South Crown Heights (BK)
55. South Ozone Park/Howard Beach (QN)

Income Diversity Ratio

We calculate the income diversity ratio for each 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. A higher ratio indicates a broader range of incomes in a given area. Each page also includes a chart showing the percentage of households in a given geographic area that falls into each of the income quintiles for New York City. The percentages in the charts may not add up to 100% because of rounding.

We use microdata for this indicator. The Census microdata is from: Steve Ruggles, Matthew Sobek, Trent Alexander, Catherine A. Fitch, Ronald Goeken, Patricia Kelly Hall, Miriam King, and Chad Ronnander. Integrated Public Use Microdata Series: Version 3.0 [Machine-readable database]. Minneapolis, MN: Minnesota Population Center [producer and distributor], 2004. <http://usa.ipums.org/usa/>

Source: United States Census iPUMA Micro Data, American Community Survey PUMS Micro Data

Geography: Sub-borough Area, Borough, City

Years Reported: 2006

Five Highest

1. Coney Island (BK)
2. Morningside Heights/Hamilton Heights (MN)
3. Bedford Stuyvesant (BK)
4. Central Harlem (MN)
5. Chelsea/Clinton/Midtown (MN)

Five Lowest

51. 2 tied: Hillcrest/Fresh Meadows (QN),
South Shore (SI)
52. 2 tied: Flatlands/Canarsie (BK)
Sunnyside/Woodside (QN)
55. Queens Village (QN)

Index of Housing Price Appreciation

This index, also called the repeat sales index, 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 composition of the housing sold in each period. Sales prices used in the repeat sales index are adjusted for inflation. The index is available for different types of properties: single family, two to four family buildings, five or more family buildings (including co-op 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. The index is set to 100 in 2000.

The rate of appreciation (or depreciation) between any two years can be calculated as the percentage change in the index between the two years. For example, if the price index for two to four family buildings in 2005 is 150 and the index for 2006 is 165, this suggests that quality-controlled prices rose by 10 percent $(165-150/150)$ between the two years. To compare appreciation between two different areas or housing types, first determine the time range of interest and calculate the percent changes between the start and end years for each. Index values alone should not be used when making such comparisons. Comparisons should only be made between the percent changes in index values between two years.

Rankings for 2006 are relative to other community districts with the same predominant housing type and compare appreciation since 2000. Rankings require comparison to a prior year, so 1990 rankings are omitted. In many cases the index value for 2000 is close to or even lower than the index value for 1990. This seeming lack of change masks the fact that housing prices dropped significantly in the early nineties and were only returning to their 1990 levels by 2000.

*Source: New York City Department of Finance, Furman Center
Geography: Community District, Borough, City
Years Reported: 1990, 2000, 2005, 2006*

2-4 FAMILY (OUT OF 32 CDS)

Three Highest

1. Mott Haven/Melrose (BX)
2. Coney Island (BK)
3. Fort Greene/Brooklyn Heights (BK)

Three Lowest

30. Morrisania/Crotona (BX)
31. Hunts Point/Longwood (BX)
32. Bensonhurst (BK)

5+ FAMILY (OUT OF 5 CDS)

Three Highest

1. Morningside Heights/Hamilton Heights (MN)
2. Washington Heights/Inwood (MN)
3. Central Harlem (MN)

Two Lowest

4. Lower East Side/Chinatown (MN)
5. East Harlem (MN)

CONDOMINIUM (OUT OF 7 CDS)

Three Highest

1. Clinton/Chelsea (MN)
2. Midtown (MN)
3. Upper West Side (MN)

Three Lowest

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

SINGLE FAMILY (OUT OF 15 CDS)

Three Highest

1. Riverdale/Fieldston (BX)
2. S. Ozone Park/Howard Beach (QN)
3. Jamaica/Hollis (QN)

Three Lowest

13. St. George/Stapleton (SI)
14. Bayside/Little Neck (QN)
15. Bay Ridge/Dyker Heights (BK)

These data are not available at the community district level, so rankings are not provided for this indicator.

Infant Mortality Rate (per 1,000 births)

New York City's Department of Vital Statistics collects data on infant mortality. We report the number per 1,000 live births.

*Source: New York City Dept of Health and Mental Hygiene "Summary of Vital Statistics" Report
Geography: Borough, City
Years Reported: 1990, 2000, 2005, 2006*

Live Alone (percentage)

This measure shows the percentage of residents who are living alone.

Source: United States Census (1990 and 2000), American Community Survey (2005 and 2006)

Geography: City

Years Reported: 1990, 2000, 2005, 2006

Five Highest

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

Five Lowest

51. Sunset Park (BK)
52. Jackson Heights (QN)
53. Queens Village (QN)
54. South Shore (SI)
55. South Ozone Park/Howard Beach (QN)

Live in Family Household (percentage)

This measure shows the percentage of residents living in family households. A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption, and may contain people not related to the householder. Not all households contain families because a household may consist of a group of unrelated people or a person living alone.

Source: United States Census (1990 and 2000), American Community Survey (2005 and 2006)

Geography: City

Years Reported: 1990, 2000, 2005, 2006

Five Highest

1. South Ozone Park/Howard Beach (QN)
2. Flatlands/Canarsie (BK)
3. Queens Village (QN)
4. South Shore (SI)
5. East New York/Starrett City (BK)

Five Lowest

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

Live in Group Quarters (percentage)

This measure indicates the percentage of residents living in group quarters such as college and university dormitories, correctional facilities, group homes, and nursing homes.

Source: United States Census (1990 and 2000), American Community Survey (2006)

Geography: City

Years Reported: 1990, 2000, 2006

Five Highest

1. Mott Haven/Hunts Point (BX)
2. Morningside Heights/
Hamilton Heights (MN)
3. Brooklyn Heights/Fort Greene (BK)
4. Greenwich Village/Financial District (MN)
5. Riverdale/Kingsbridge (BX)

Five Lowest

51. Jackson Heights (QN)
52. Astoria (QN)
53. Bayridge (BK)
54. South Ozone Park/Howard Beach (QN)
55. Williamsbridge/Baychester (BX)

Low Birth Weight Rate (per 1,000 live births)

This indicator tracks the number of babies who were born weighing less than 2,500 grams (5.5 pounds). We report the number per 1,000 live births. Due to space limitations, this indicator is omitted from CD pages. Refer to www.nychanis.com for community district level data.

Source: New York City Department of Health and Mental Hygiene

Geography: Borough, City

Years Reported: 1995, 2000, 2005, 2006

Five Highest

1. Brownsville (BK)
2. 2 tied: East Flatbush (BK),
Morrisania/Crotona (BX)
4. 2 tied: Central Harlem (MN),
East New York/Starrett City (BK)

Five Lowest

55. 2 tied: Bensonhurst (BK),
Borough Park (BK)
57. Ridgewood/Maspeth (QN)
58. Sunset Park (BK)
59. Greenpoint/Williamsburg (BK)

Mean Travel Time to Work (minutes)

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

Source: United States Census (1990 and 2000), American Community Survey (2005 and 2006)

Geography: Sub-borough Area, Borough, City

Years Reported: 1990, 2000, 2005, 2006

Five Highest

1. Jamaica (QN)
2. East New York/Starrett City (BK)
3. South Shore (SI)
4. East Flatbush (BK)
5. Queens Village (QN)

Five Lowest

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

Median Household Income

Household income is the income of all members of a household 15 years or older. The Census Bureau advises against comparisons of income data between the Census and the ACS due to differences in question construction and sampling. Because of these comparability concerns, we present median household income only for 2006 at the sub-borough area level. The median household income for the boroughs and the City are presented for all years, and all figures have been adjusted to 2006 dollars. Even at these larger geographic levels, comparisons between Census years (1990 & 2000) and ACS years (2005 & 2006) are discouraged.

Source: United States Census (1990 and 2000), American Community Survey (2005 and 2006)

Geography: Sub-borough Area, Borough, City

Years Reported: 1990, 2000, 2005, 2006

Five Highest

1. Upper East Side (MN)
2. Greenwich Village/
Financial District (MN)
3. Upper West Side (MN)
4. Stuyvesant Town/Turtle Bay (MN)
5. South Shore (SI)

Five Lowest

51. Highbridge/South Concourse (BX)
52. Brownsville/Ocean Hill (BK)
53. University Heights/Fordham (BX)
54. Morrisania/Belmont (BX)
55. Mott Haven/Hunts Point (BX)

Median Housing Price per Unit

For single family homes, price per unit is the sales price of the home. For multifamily buildings, the price per unit is calculated by dividing the sale price of a residential building by the number of units contained within the building. For condominium buildings, the sale price is available for each apartment. Prices are expressed in constant 2006 dollars to ensure comparability across years. In this report we provide the median price per unit for the predominant housing type at the community district level. For each housing type, CDs are ranked against all CDs with the same predominant housing type.

*Source: New York City Department of Finance, Furman Center
Geography: Community District, Borough, City
Years Reported: 1990, 2000, 2005, 2006*

2-4 FAMILY (OUT OF 32 CDS)

Three Highest

1. Fort Greene/Brooklyn Heights (BK)
2. Park Slope/Carroll Gardens (BK)
3. Woodside/Sunnyside (QN)

Three Lowest

30. Highbridge/Concourse (BX)
31. Morrisania/Crotona (BX)
32. Hunts Point/Longwood (BX)

5+ FAMILY (OUT OF 5 CDS)

Three Highest

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

Two Lowest

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

CONDOMINIUM (OUT OF 7 CDS)

Three Highest

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

Three Lowest

5. Stuyvesant Town/Turtle Bay (MN)
6. Clinton/Chelsea (MN)
7. Financial District (MN)

SINGLE FAMILY (OUT OF 15 CDS)

Three Highest

1. Flatbush/Midwood (BK)
2. Bayside/Little Neck (QN)
3. Rego Park/Forest Hills (QN)

Three Lowest

13. Southbeach/Willowbrook (SI)
14. Jamaica/Hollis (QN)
15. St. George/Stapleton (SI)

Median Life Span by Gender

The median life span by gender indicates the median age at death of New Yorkers. This indicator is disaggregated by race in the State of New Yorkers section.

*Source: New York City Dept of Health and Mental Hygiene "Summary of Vital Statistics" Report
Geography: City
Years Reported: 2005, 2006*

These data are not available at the community district level, so rankings are not provided for this indicator.

Median Monthly Rent

The median monthly contract rent is the rent agreed to or specified in the lease, even if furnishings, utilities, or services are included. Rent is expressed in constant 2006 dollars.

Source: United States Census (1990 and 2000), American Community Survey (2005 and 2006)
Geography: Sub-borough Area, Borough, City
Years Reported: 1990, 2000, 2005, 2006

Five Highest

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

Five Lowest

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

Median Rent Burden

This indicator represents the median percentage of income spent on gross rent (rent plus electricity and fuel costs) by New York City renter households. Compilation of this data was different in Census 1990 and 2000 compared to ACS 2006. The Census uses total “specified renter-occupied units” while the ACS uses “total renter-occupied units.” Therefore, for each sub-borough area, we present only the median rent burden for 2006. For each borough, as well as for the City as a whole, we list the rent burden for all four years for all renter-occupied households. Due to limitations in the income data, comparisons between Census data (1990, 2000) and American Community Survey data (2005, 2006) are discouraged.

Source: United States Census (1990 and 2000), American Community Survey (2005 and 2006)
Geography: Sub-borough Area, Borough, City
Years Reported: 1990, 2000, 2005, 2006

Five Highest

1. University Heights/Fordham (BX)
2. Bushwick (BK)
3. Bensonhurst (BK)
4. Kingsbridge Heights/Moshulu (BX)
5. Ozone Park/Woodhaven (QN)

Five Lowest

51. Chelsea/Clinton/Midtown (MN)
52. Upper East Side (MN)
53. Upper West Side (MN)
54. 2 tied: Park Slope/Carroll Gardens (BK),
Throgs Neck/Co-op City (BX)

Notices of Foreclosure (per 1,000 1-4 family properties)

This indicator provides the rate of mortgage foreclosure actions initiated in New York City and its neighborhoods. In order to initiate a mortgage foreclosure, the foreclosing party must file a legal document, called a *lis pendens*, in county court. The Furman Center collects data on *lis pendens* filings from a private vendor, Public Data Corporation. A *lis pendens* may be filed for a host of reasons unrelated to a mortgage foreclosure. The Furman Center uses a variety of screening techniques to identify only those *lis pendens* related to a mortgage. In many cases, the filing of a *lis pendens* does not lead to an actual 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. Data on notices of mortgage foreclosure provide insight into the health of New York City’s housing market and provide a measure of the extent to which New York City borrowers experience mortgage distress and risk losing their homes.

Source: Public Data Corporation and New York City, Department of Finance (Real Property Assessment Data)
Geography: Community District, Borough, City
Years Reported: 1993, 2000, 2005, 2006

Five Highest

1. Bedford Stuyvesant (BK)
2. Brownsville (BK)
3. Highbridge/Concourse (BX)
4. Belmont/East Tremont (BX)
5. Bushwick (BK)

Five Lowest

53. 7 tied: Financial District (MN),
Greenwich Village/Soho (MN),
Lower East Side/Chinatown (MN),
Clinton/Chelsea (MN), Midtown (MN),
Stuyvesant Town/Turtle Bay (MN),
Upper West Side (MN)

Population

The Census defines “population” as all people, both children and adults, living in a given geographic area. In the 2000 Census, population figures included a count of people living in group quarters. (All people not living in housing units are classified by the Census Bureau as living in group quarters. Group quarters include correctional facilities, nursing homes, hospitals, and other types of institutions.) The group quarters population was not surveyed in the 1990 Census or the 2005 ACS, but was surveyed in the 2000 Census and the 2006 ACS. Due to this difference in the sampling frame, we are limited in the comparisons we can make between these years. Therefore, only the population for 2006 is presented at the sub-borough area level. Population figures for the borough and city levels are presented for all four years, but comparisons across years are discouraged.

Source: United States Census (1990 and 2000), American Community Survey (2005 and 2006)

Geography: Sub-borough Area, Borough, City

Years Reported: 1990, 2000, 2005, 2006

Population Aged 65 and Older (percentage)

This indicator shows the percentage of residents who are aged 65 years or older.

Source: United States Census (1990 and 2000), American Community Survey (2005 and 2006)

Geography: Sub-borough Area, Borough, City

Years Reported: 1990, 2000, 2005, 2006

Population Density (1,000 persons per square mile)

Population density is calculated by dividing a geographic unit’s population (as defined above) by its land area and is reported in thousands of persons per square mile. At the sub-borough area level, we present the population density for 2006 only. Population figures are derived from the 1990 and 2000 Census and from the 2005 and 2006 American Community Survey. As discussed in the explanation of the “Population” definition, comparisons across years are discouraged.

Source: United States Census (1990 and 2000), American Community Survey (2005 and 2006)

Geography: Sub-borough Area, Borough, City

Years Reported: 1990, 2000, 2005, 2006

Five Highest

1. Flushing/Whitestone (QN)
2. Upper West Side (MN)
3. Jamaica (QN)
4. Upper East Side (MN)
5. Queens Village (QN)

Five Lowest

51. Brooklyn Heights/Fort Greene (BK)
52. Riverdale/Kingsbridge (BX)
53. South Crown Heights (BK)
54. Park Slope/Carroll Gardens (BK)
55. Coney Island (BK)

Five Highest

1. Coney Island (BK)
2. Throgs Neck/Co-op City (BX)
3. Sheepshead Bay/Gravesend (BK)
4. Bensonhurst (BK)
5. Flushing/Whitestone (QN)

Five Lowest

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

Five Highest

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

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

The poverty rate is defined as the number of households below the poverty threshold divided by the number of households for whom poverty status was determined. With the 2000 Census, the Census Bureau included a count of people living in group quarters. (See the explanation in the “Population” definition above.) The group quarters population was not surveyed in the 1990 Census or the 2005 ACS, but was surveyed in the 2000 Census and the 2006 ACS. The inclusion of the group quarters population has a significant effect on estimates of the poverty rate. Due to concerns about comparability, the poverty rate is only presented for 2006 at the sub-borough area level. At the borough and city level, the poverty rate is presented for 1990 solely as a reference point. Comparisons are discouraged between years.

Source: United States Census (1990 and 2000), American Community Survey (2006)
Geography: Sub-borough Area, Borough, City
Years Reported: 1990, 2000, 2006

Poverty Rate by Age

The poverty rate for the population under 18 years old is the percentage of the population under 18 that is below the poverty line, for whom poverty status was determined. The poverty rate for the population 65 years and older is the percentage of the population 65 years and older that is below the poverty line, for whom poverty status was determined. These indicators are disaggregated by race in the State of New Yorkers section. Comparisons between 1990 and other years are discouraged.

Source: United States Census (1990 and 2000), American Community Survey (2006)
Geography: City
Years Reported: 1990, 2000, 2006

Five Highest

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

Five Lowest

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

POVERTY: UNDER 18

Five Highest

1. Williamsburg/Greenpoint (BK)
2. Mott Haven/Hunts Point (BX)
3. Morrisania/Belmont (BX)
4. Kingsbridge Heights/Mosholu (BX)
5. Bedford Stuyvesant (BK)

Five Lowest

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

POVERTY: 65 AND OVER

Five Highest

1. Highbridge/South Concourse (BX)
2. Kingsbridge Heights/Mosholu (BX)
3. Mott Haven/Hunts Point (BX)
4. Brownsville/Ocean Hill (BK)
5. Lower East Side/Chinatown (MN)

Five Lowest

51. Upper East Side (MN)
52. South Shore (SI)
53. Queens Village (QN)
54. Bayside/Little Neck (QN)
55. Williamsbridge/Baychester (BX)

Public Transportation Rate

This indicator reports 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” include bus, subway, railroad, and ferry boat. Taxi cabs are not included. Due to space limitations, this indicator is only presented on the borough and city pages.

Source: United States Census (1990 and 2000), American Community Survey (2005 and 2006)

Geography: Borough, City

Years Reported: 1990, 2000, 2005, 2006

Five Highest

1. East Harlem (MN)
2. Central Harlem (MN)
3. Mott Haven/Hunts Point (BX)
4. Brooklyn Heights/Fort Greene (BK)
5. South Crown Heights (BK)

Five Lowest

51. Rockaways (QN)
52. Queens Village (QN)
53. Mid-Island (SI)
54. Bayside/Little Neck (QN)
55. South Shore (SI)

Racial Diversity Index

The racial diversity index can be interpreted as the probability that two randomly chosen people in a given neighborhood will be of a different race. Using the categories of Asian/Pacific Islander (non-Hispanic), black (non-Hispanic), Hispanic, and white (non-Hispanic), the raw index varies from 0 (minimum diversity) to 0.75 (maximum diversity). We normalize the index so the maximum value is 1. A higher number indicates a more racially diverse neighborhood. People identifying as American Indian and Alaskan Native or reporting more than one race are excluded from this calculation. The 1990 Census did not allow for the selection of more than one race, making these omissions necessary in order for the estimates to be comparable across years.

$$\text{Racial Diversity Index} = (1 - (\text{Prob}_{\text{Asian}}^2 + \text{Prob}_{\text{Black}}^2 + \text{Prob}_{\text{Hispanic}}^2 + \text{Prob}_{\text{White}}^2)) / .75$$

Source: United States Census (1990 and 2000), American Community Survey (2005 and 2006), Furman Center

Geography: Sub-borough Area, Borough, City

Years Reported: 1990, 2000, 2005, 2006

Five Highest

1. South Ozone Park/Howard Beach (QN)
2. Lower East Side/Chinatown (MN)
3. Hillcrest/Fresh Meadows (QN)
4. Ozone Park/Woodhaven (QN)
5. 2 tied: Brooklyn Heights/Fort Greene (BK), North Shore (SI)

Five Lowest

49. 2 tied: Sheepshead Bay/Gravesend (BK), South Crown Heights (BK)
51. Stuyvesant Town/Turtle Bay (MN)
52. Upper East Side (MN)
53. South Shore (SI)
54. East Flatbush (BK)

Refinance Loan Rate (per 1,000 properties)

The rate of loan refinance originations is measured using Home Mortgage Disclosure Act (HMDA) data. For more information on HMDA data, see the “Home Purchase Loans” definition.

Source: Home Mortgage Disclosure Act, Furman Center

Geography: Borough, City

Years Reported: 1996, 2000, 2005, 2006

Five Highest

1. Bedford Stuyvesant (BK)
2. East New York/Starrett City (BK)
3. Bushwick (BK)
4. Brownsville/Ocean Hill (BK)
5. East Flatbush (BK)

Five Lowest

51. Rego Park/Forest Hills (QN)
52. Upper East Side (MN)
53. Stuyvesant Town/Turtle Bay (MN)
54. Lower East Side/Chinatown (MN)
55. East Harlem (MN)

Rental Units that are Rent-Regulated (percentage)

This indicator shows the percentage of all rental units that are rent stabilized, rent-controlled or loft board regulated. Rent control laws were initially enacted during World War II and now regulate only 2% of the City's rental units. Because rent-controlled apartments generally are converted to rent stabilization or become unregulated upon vacancy, most tenants in the few remaining rent controlled apartments have occupied their apartments since 1974 or earlier. Rent stabilization laws were first enacted in 1969 and provide for a less stringent form of rent regulation than rent control. 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: Sub-borough Area, Borough, City
Years Reported: 2005*

Rental Units that are Subsidized (percentage)

This measure indicates the percentage of the City's total housing units that are in public housing developments (any rental units in structures owned and maintained by the New York City Housing Authority), are owned by the City, or are in developments receiving some form of governmental subsidy to promote affordable housing (for example, Mitchell Lama rental units and HUD regulated units).

*Source: New York City Housing and Vacancy Survey
Geography: Sub-borough Area, Borough, City
Years Reported: 2005*

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.

*Source: United States Census (1990 and 2000), American Community Survey (2005 and 2006)
Geography: Borough, City
Years Reported: 1990, 2000, 2005, 2006*

Five Highest

1. Kingsbridge Heights/Moshulu (BX)
2. Washington Heights/Inwood (MN)
3. South Crown Heights (BK)
4. Rego Park/Forest Hills (QN)
5. University Heights/Fordham (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)

Five Highest

1. East Harlem (MN)
2. Mott Haven/Hunts Point (BX)
3. Coney Island (BK)
4. Brownsville/Ocean Hill (BK)
5. East New York/Starrett City (BK)

Five Lowest

50. 6 tied: Bayside/Little Neck (QN), Bensonhurst (BK), Ozone Park/Woodhaven (QN), Rego Park/Forest Hills (QN), Middle Village/Ridgewood (QN), South Ozone Park/Howard Beach (QN)

Five Highest

1. South Shore (SI)
2. North Shore (SI)
3. Bedford Stuyvesant (BK)
4. Bay Ridge (BK)
5. East Flatbush (BK)

Five Lowest

50. 2 tied: Sunset Park (BK), Hillcrest/Fresh Meadows (QN)
52. Flushing/Whitestone (QN)
53. East Harlem (MN)
54. Washington Heights/Inwood (MN)
55. Rego Park/Forest Hills (QN)

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

The NYC Department of Housing Preservation and Development investigates housing code complaints from tenants and issues code violations if housing inspections reveal problems. Serious code violations are class C (immediately hazardous). Data on housing violations are reported as rates—the number of violations per 1,000 rental units in tax class 1 or tax class 2.

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

Geography: Community District, Borough, City

Years Reported: 1990, 2000, 2005, 2006

Five Highest

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

Five Lowest

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

Severe Crowding Rate (per 1,000 rental units)

A severely crowded household is defined as one in which there are more than 1.5 persons for each room in the unit. For each sub-borough area, borough, and New York City as a whole, this report lists severe crowding for all renter households.

Source: United States Census (1990 and 2000), American Community Survey (2005 and 2006)

Geography: Sub-borough Area, Borough, City

Years Reported: 1990, 2000, 2005, 2006

Five Highest

1. Elmhurst/Corona (QN)
2. Jackson Heights (QN)
3. Sunnyside/Woodside (QN)
4. East Harlem (MN)
5. Rockaways (QN)

Five Lowest

50. 2 tied: Brownsville/Ocean Hill (BK), Flatlands/Canarsie (BK)
52. Middle Village/Ridgewood (QN)
53. Mid-Island (SI)
54. Throgs Neck/Co-op City (BX)

Students Performing at Grade Level in Math and Reading (percent)

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

*Source: New York City Department of Education, Furman Center
Geography: Community District, Borough, City
Years Reported: 1999, 2005, 2006*

MATH

Five Highest

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

Five Lowest

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

READING

Five Highest

1. Bayside/Little Neck (QN)
2. *5 tied*: Financial District (MN), Greenwich Village/Soho (MN), Midtown (MN), Stuyvesant Town/Turtle Bay (MN), Upper East Side (MN)

Five Lowest

55. Central Harlem (MN)
56. Washington Heights/Inwood (MN)
57. Morrisania/Crotona (BX)
58. Highbridge/Concourse (BX)
59. Mott Haven/Melrose (BX)

Subprime Home Purchase Loans (percent)

This measure shows the percentage of all home purchase loans that were issued by lenders identified as subprime lenders by the U.S. Department of Housing and Urban Development (HUD). Some of the numbers on these pages may not align with those in the "Trends in New York City Mortgage Lending" chapter due to modified methods developed specifically for that analysis. See the appendices of that chapter for details.

*Source: Home Mortgage Disclosure Act, U.S. Department of Housing and Urban Development, Furman Center
Geography: Sub-borough Area, Borough, City
Years Reported: 1996, 2000, 2005, 2006*

Five Highest

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

Five Lowest

50. *2 tied*: Greenwich Village/Financial District (MN), Upper West Side (MN)
52. *2 tied*: Upper East Side (MN), Washington Heights/Inwood (MN)
54. Stuyvesant Town/Turtle Bay (MN)
55. Lower East Side/Chinatown (MN)

Subprime Refinance Loans (percent)

This measure shows the percentage of all refinance loans that are issued by lenders identified as subprime lenders by the U.S. Department of Housing and Urban Development (HUD). Some of the numbers on these pages may not align with those in the “Trends in New York City Mortgage Lending” chapter due to modified methods developed specifically for that analysis. See the appendices of that chapter for details.

*Source: Home Mortgage Disclosure Act, U.S. Department of Housing and Urban Development, Furman Center
Geography: Sub-borough Area, Borough, City
Years Reported: 1996, 2000, 2005, 2006*

Five Highest

1. Highbridge/South Concourse (BX)
2. University Heights/Fordham (BX)
3. Jamaica (QN)
4. Bedford Stuyvesant (BK)
5. Brownsville/Ocean Hill (BK)

Five Lowest

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

Tax Delinquencies (percent) (delinquent \geq 1 year)

A property is considered delinquent for one year or more if the tax payment for the property was not received within one year of the due date. This report only includes delinquencies of more than \$500.

*Source: New York City Department of Finance Open Balance File and Real Property Assessment Data
Geography: Community District, Borough, City
Years Reported: 2000, 2005*

Five Highest

1. Washington Heights/Inwood (MN)
2. 2 tied: Fordham/University Heights (BX), Bedford Stuyvesant (BK)
4. Highbridge/Concourse (BX)
5. Crown Heights (BK)

Five Lowest

55. Lower East Side/Chinatown (MN)
56. 2 tied: Greenwich Village/Soho (MN),
Clinton/Chelsea (MN)
58. Upper West Side (MN)
59. Financial District (MN)

Unemployment Rate

The unemployment rate is the number of people 16 years and older who are in the civilian labor force and unemployed, divided by the total number of people in the civilian labor force. Civilians are considered to be “unemployed” if they have not worked during the week of the survey, had been looking for a job in the previous four weeks, and were available to begin working. Civilians on temporary layoff from a job, or who had been informed that they would be recalled to work within the next 6 months or had been given a date to return to work, and were available to return to work during the reference week were counted as “unemployed.” The unemployment rates shown are annual averages and are self-reported figures.

*Source: United States Census (1990 and 2000), American Community Survey (2005 and 2006)
Geography: Sub-borough Area, Borough, City
Years Reported: 1990, 2000, 2005, 2006*

Five Highest

1. University Heights/Fordham (BX)
2. Mott Haven/Hunts Point (BX)
3. Highbridge/South Concourse (BX)
4. Central Harlem (MN)
5. Kingsbridge Heights/Moshulu (BX)

Five Lowest

51. 3 tied: Sunset Park (BK),
Upper West Side (MN),
Bayside/Little Neck (QN)
54. South Shore (SI)
55. Upper East Side (MN)

Units Authorized by New Residential Building Permits

The number of units authorized by new residential building permits is derived from the building permit statistics of the NYC 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 the more recent years should be made with caution due to improvements in the recently available data that facilitates more accurate estimates of the number of new units attached to each building permit. The figures for 1990 and 2000 may be underestimates.

*Source: New York City Department of Buildings
Geography: Community District, Borough, City
Years Reported: 1990, 2000, 2005, 2006*

Vacant Land Area Rate

This indicator shows the percentage of total land area comprised of vacant lots in a given geographic area. These data come from the NYC Department of Finance's Real Property Assessment Data (RPAD) file. Community district level information is not available for 1990.

*Source: Department of Finance Real Property Assessment Data
Geography: Community District, Borough, City
Years Reported: 1990, 2000, 2005, 2006*

Five Highest

1. Morris Park/Bronxdale (BX)
2. Greenpoint/Williamsburg (BK)
3. Fort Greene/Brooklyn Heights (BK)
4. Woodside/Sunnyside (QN)
5. Queens Village (QN)

Five Lowest

55. Brownsville (BK)
56. Bay Ridge/Dyker Heights (BK)
57. Flatlands/Canarsie (BK)
58. Fordham/University Heights (BX)
59. Rego Park/Forest Hills (QN)

Five Highest

1. Tottenville/Great Kills (SI)
2. South Beach/Willowbrook (SI)
3. Rockaway/Broad Channel (QN)
4. East New York/Starrett City (BK)
5. Coney Island (BK)

Five Lowest

54. 2 *tied*: Sunset Park (BK),
Greenwich Village/Soho (MN)
56. Upper East Side (MN)
57. 2 *tied*: Bay Ridge/Dyker Heights (BK),
Stuyvesant Town/Turtle Bay (MN)
59. Financial District (MN)