

Indicator Definitions and Rankings

In this section, we define each data indicator used in this report and provide the source of the data, the level of geography for which it is available, the years for which data are reported, and the five neighborhoods with the highest or 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. Although community districts and sub-borough areas may share some 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 2008 Edition” on page 32 for more information on rankings and geographies.

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

This indicator measures the number of people incarcerated who listed the City or borough as their last address before incarceration per 100,000 residents aged 15 years and older. 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 data about the entire population is 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. Thus, the incarceration rate is somewhat understated.

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

Source: New York State Division of Criminal Justice Services, Computerized Criminal History System (2000, 2005, 2006, 2007); United States Census (2000); American Community Survey (2005, 2006, 2007)

Geography: City, Borough

Years Reported: 2000, 2005, 2006, 2007

Asthma Hospitalizations (per 1,000 people)

This indicator measures the number of asthma-related hospital admissions per 1,000 residents, and is reported by the zip code of the residence of the admitted patient. The Furman Center aggregates these rates 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 book.

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

Source: Infoshare, New York State Department of Health, Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2005, 2006, 2007

Five Highest

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

Five Lowest

51. 3 tied: Bay Ridge (BK), Borough Park (BK), South Shore (SI)
54. 2 tied: Greenwich Village/Financial District (MN), Upper East Side (MN)

Born in New York State (percentage)

This indicator measures the percentage of all residents who were born in New York State.

Refer to www.nychanis.com for borough and sub-borough area level data.

Source: United States Census (2000), American Community Survey (2005, 2006, 2007)

Geography: City

Years Reported: 2000, 2005, 2006, 2007

Five Highest

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

Five Lowest

51. Washington Heights/Inwood (MN)
52. Lower East Side/Chinatown (MN)
53. Sunnyside/Woodside (QN)
54. Jackson Heights (QN)
55. Elmhurst/Corona (QN)

Disabled Population (percentage)

This indicator measures the percentage of the civilian non-institutionalized population aged 16 through 64 that has disabilities that impair physical mobility, sensory perception, cognitive functioning, or ability to exercise self-care, leave the home, or find employment. Only 2006 and 2007 data are comparable, because question construction and sampling was different in 2005. For more information on comparisons across years, please refer to the Methods chapter of this book.

Refer to www.nychanis.com for borough and sub-borough area level data. This indicator is disaggregated by race in the State of New Yorkers section.

Source: American Community Survey (2005, 2006, 2007)

Geography: City

Years Reported: 2005, 2006, 2007

Five Highest

1. East Harlem (MN)
2. Mott Haven/Hunts Point (BX)
3. Morrisania/Belmont (BX)
4. Coney Island (BK)
5. Central Harlem (MN)

Five Lowest

51. 2 tied: Upper West Side (MN), S. Crown Heights (BK)
53. Stuyvesant Town/Turtle Bay (MN)
54. Upper East Side (MN)
55. Greenwich Village/Financial District (MN)

Educational Attainment: Bachelor's Degree and Higher (percentage)

This indicator measures the percentage of the population aged 25 and older with a bachelor's degree or higher, including master's, professional, and doctorate degrees.

Refer to www.nychanis.com for borough and sub-borough area level data. This indicator is disaggregated by race in the State of New Yorkers section.

Source: United States Census (2000), American Community Survey (2005, 2006, 2007)

Geography: City

Years Reported: 2000, 2005, 2006, 2007

Five Highest

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

Five Lowest

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

Educational Attainment: No High School Diploma (percentage)

This indicator measures the percentage of the population aged 25 and older with less than a high school diploma or GED.

Refer to www.nychanis.com for borough and sub-borough area level data. This indicator is disaggregated by race in the State of New Yorkers section.

Source: United States Census (2000), American Community Survey (2005, 2006, 2007)

Geography: City

Years Reported: 2000, 2005, 2006, 2007

Five Highest

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

Five Lowest

51. Rego Park/Forest Hills (QN)
52. Upper West Side (MN)
53. Greenwich Village/Financial District (MN)
54. Stuyvesant Town/Turtle Bay (MN)
55. Upper East Side (MN)

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 elevated blood lead levels as a blood level of 10µg/dL (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 CD. For 2000, 9% of test records were not assigned, and for 2005, 2006 and 2007 16% of test records were not assigned.

We report the share of elevated blood lead levels by race in our State of New Yorkers section.

Source: New York City Department of Health and Mental Hygiene

Geography: City, Borough, Community District

Years Reported: 2000, 2005, 2006, 2007

Five Highest

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

Five Lowest

55. Mott Haven/Melrose (BX)
56. Bayside/Little Neck (QN)
57. Financial District (MN)
58. South Beach/Willowbrook (SI)
59. Tottenville/Great Kills (SI)

Felony Crime Rate (per 1,000 residents)

The New York City Police Department (NYPD) 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: assault, burglary, larceny, motor vehicle theft, murder, rape, and robbery. Rates are calculated as the number of crimes committed in a precinct per 1,000 people residing in the precinct in 2000. Because we use the residential population to calculate rates (as opposed to the number of people living in, working in or visiting an area), the crime rate may be skewed in neighborhoods that have a large number of people passing through them each day (such as Midtown Manhattan). The NYPD provides population data from the Census at the police precinct level. The Furman Center aggregates the rates 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 book.

Source: New York City Police Department, United States Census (2000), Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2005, 2006, 2007

Five Highest

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

Five Lowest

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

Final Certificates of Occupancy Issued

The New York City 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 measures 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: City, Borough, Community District

Years Reported: 2000, 2005, 2006, 2007

Five Highest

1. Midtown (MN)
2. Clinton/Chelsea (MN)
3. Financial District (MN)
4. Bedford Stuyvesant (BK)
5. Greenpoint/Williamsburg (BK)

Five Lowest

55. Fort Greene/Brooklyn Heights (BK)
56. Mott Haven/Melrose (BX)
57. Morris Park/Bronxdale (BX)
58. Flatbush/Midwood (BK)
59. Upper East Side (MN)

Foreign-Born Population (percentage)

This indicator measures the percentage of the total population not born in the United States or Puerto Rico (P.R.). Foreign-born includes all those born outside the U.S. or P.R., regardless of whether they currently are U.S. citizens, with the exception of children born abroad to parents who were then American citizens.

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

Source: United States Census (2000), American Community Survey (2005, 2006, 2007)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2005, 2006, 2007

Five Highest

1. Elmhurst/Corona (QN)
2. Jackson Heights (QN)
3. Sunnyside/Woodside (QN)
4. Flushing/Whitestone (QN)
5. Rego Park/Forest Hills (QN)

Five Lowest

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

High Cost Home Purchase Loans (percentage)

This indicator measures the percentage of all first-lien home purchase loans that were reported as high cost under the Home Mortgage Disclosure Act (HMDA). 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. In this report, all home purchase loans with APRs above this threshold are referred to as high-cost loans. For more information on HMDA data, please refer to the Methods chapter of this book.

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

Source: Home Mortgage Disclosure Act, Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2005, 2006, 2007

Five Highest

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

Five Lowest

51. East Harlem (MN)
52. 2 tied: Upper West Side (MN), Rego Park/Forest Hills (QN)
54. Stuyvesant Town/Turtle Bay (MN)
55. Upper East Side (MN)

High Cost Refinance Loans (percentage)

This indicator measures the percentage of all refinance loans that were reported as high cost under HMDA. 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 refinance loans and five percentage points for junior-lien refinance loans. In this report, all refinance loans with APRs above this threshold are referred to as high-cost loans. For more information on HMDA data, please refer to the Methods chapter of this book.

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

Source: Home Mortgage Disclosure Act, Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2005, 2006, 2007

Five Highest

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

Five Lowest

51. 2 tied: Greenwich Village/Financial District (MN),
Stuyvesant Town/Turtle Bay (MN)
53. Chelsea/Clinton/Midtown (MN)
54. Upper East Side (MN)
55. Upper West Side (MN)

Home Purchase Loan Rate (per 1,000 properties)

The rate of home purchase lending is measured using HMDA data. The Furman Center calculates the home purchase loan rate by dividing the number of first-lien home purchase loans for 1–4 family buildings, condos or co-ops by the total number of 1–4 family buildings, condos or co-ops in the given geography and then multiplying by 1,000 to establish a rate per 1,000 properties. For more information on HMDA data, please refer to the Methods chapter of this book.

We report the share of home purchase loans by race in our State of New Yorkers section.

Source: Home Mortgage Disclosure Act, Department of Finance Real Property Assessment Data, Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2005, 2006, 2007

Five Highest

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

Five Lowest

51. S. Crown Heights (BK)
52. Borough Park (BK)
53. East Harlem (MN)
54. University Heights/Fordham (BX)
55. Coney Island (BX)

Homeownership Rate

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

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

Source: United States Census (2000), American Community Survey (2005, 2006, 2007)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2005, 2006, 2007

Five Highest

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

Five Lowest

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

Households with Children under 18 Years Old (percentage)

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 (2005, 2006, 2007)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2005, 2006, 2007

Five Highest

1. University Heights/Fordham (BX)
2. Mott Haven/Hunts Point (BX)
2. Morrisania/Belmont (BX)
4. Brownsville/Ocean Hill (BK)
5. S. Ozone Park/Howard Beach (QN)

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. They do not include dormitories or other group quarters.

Refer to www.nychanis.com for sub-borough area level data.

Source: United States Census (2000), American Community Survey (2005, 2006, 2007)

Geography: City, Borough

Years Reported: 2000, 2005, 2006, 2007

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. Bushwick (BK)
52. East Harlem (MN)
53. Rockaways (QN)
54. S. Ozone Park/Howard Beach (QN)
55. S. Crown Heights (BK)

Income Diversity Ratio

The Furman Center calculates 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 spread of incomes in a given area, not necessarily a uniform 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 IPUMA Micro Data, American Community Survey PUMS Micro Data, Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2005, 2006, 2007

Five Highest

1. Morningside Heights/Hamilton Heights (MN)
2. Upper West Side (MN)
3. Lower East Side/Chinatown (MN)
4. N. Crown Heights/Prospect Heights (BK)
5. Brooklyn Heights/Fort Greene (BK)

Five Lowest

48. *4 tied:* Williamsbridge/Baychester (BX), Flatlands/Canarsie (BK), Middle Village/Ridgewood (QN), South Shore (SI)
52. Sunnyside/Woodside (QN)
53. S. Ozone Park/Howard Beach (QN)
54. Queens Village (QN)
55. Elmhurst/Corona (QN)

Index of Housing Price Appreciation

This indicator, 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 of the housing sold in each period. Sale prices used in the repeat sales index are adjusted for inflation, thus the index measures the rate of price appreciation above and beyond inflation. The index is available for different types of properties: single-family homes, 2–4 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 2–4 family buildings in 2005 is 150 and the index for 2006 is 165, this suggests that quality-controlled prices rose, on average, 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 2007 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 2000 rankings are omitted. The numbers on these pages may not align with those in the “Trends in New York City Housing Price Appreciation” chapter due to modified methods developed specifically for that analysis. See that chapter for details.

Source: New York City Department of Finance, Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2005, 2006, 2007

Single Family (Out of 14 CDs)**Highest**

1. S. Ozone Park/Howard Beach (QN)
2. Flatbush/Midwood (BK)
3. Queens Village (QN)

Lowest

12. South Beach/Willowbrook (SI)
13. Bayside/Little Neck (QN)
14. Tottenville/Great Kills (SI)

2–4 Family (Out of 33 CDs)**Highest**

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

Lowest

31. Bay Ridge/Dyker Heights (BK)
32. Williamsbridge/Baychester (BX)
33. Bensonhurst (BK)

5+ Family (Out of 5 CDs)**Highest**

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

Lowest

4. Washington Heights/Inwood (MN)
5. Lower East Side/Chinatown (MN)

Condominium (Out of 7 CDs)**Highest**

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

Lowest

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

Infant Mortality Rate (per 1,000 live births)

New York City's Department of Health and Mental Hygiene collects data on infant mortality reported by the community district of residence of the mother. We report the number of infant deaths per 1,000 live births.

Refer to www.nychanis.com for community district level data. This indicator is disaggregated by race in the State of New Yorkers section.

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

Geography: City, Borough

Years Reported: 2000, 2005, 2006, 2007

Five Highest

1. Bedford Stuyvesant (BK)
2. Jamaica/Hollis (QN)
3. Brownsville (BK)
4. Coney Island (BK)
5. East Harlem (MN)

Five Lowest

55. Rego Park/Forest Hills (QN)
56. Stuyvesant Town/Turtle Bay (MN)
57. Clinton/Chelsea (MN)
58. Fort Greene/Brooklyn Heights (BK)
59. Upper East Side (MN)

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 (5.5 pounds) per 1,000 live births. The geography reported refers to the residence of the mother.

Refer to www.nychanis.com for community district level data. This indicator is disaggregated by race in the State of New Yorkers section.

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

Geography: City, Borough

Years Reported: 2000, 2005, 2006, 2007

Five Highest

1. Williamsbridge/Baychester (BX)
2. Brownsville (BK)
3. Jamaica/Hollis (QN)
4. East New York/Starrett City (MN)
5. S. Ozone Park/Howard Beach (QN)

Five Lowest

55. Sunset Park (BK)
56. South Beach/Willowbrook (SI)
57. Borough Park (BK)
58. Elmhurst/Corona (QN)
59. Greenpoint/Williamsburg (BK)

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 do not work from home. The Census Bureau notes that comparisons between 2005 and other years should be made with caution. For more information on comparisons across years, please refer to the Methods chapter of this book.

Refer to www.nychanis.com for sub-borough area level data. This indicator is disaggregated by race in the State of New Yorkers section.

Source: United States Census (2000), American Community Survey (2005, 2006, 2007)

Geography: City, Borough

Years Reported: 2000, 2005, 2006, 2007

Five Highest

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

Five Lowest

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

Median Age of Housing Stock

This indicator measures the median age of all housing units in a geographic area. The age for each housing unit within a building is calculated as the number of years since that building's construction. The median is calculated from the universe of all housing units in a given geographic area.

Source: Department of Finance Real Property Assessment Data, Furman Center

Geography: City, Borough, Community District

Years Reported: 2007

Five Highest

1. Greenwich Village/Soho (MN)
2. 4 tied: Park Slope/Carroll Gardens (BK), Sunset Park (BK), Morningside Heights/Hamilton (MN), Central Harlem (MN)

Five Lowest

54. 2 tied: Throgs Neck/Co-op City (BX), Coney Island (BK)
56. Clinton/Chelsea (MN)
57. South Beach/Willowbrook (SI)
58. Financial District (MN)
59. Tottenville/Great Kills (SI)

Median Household Income

Household income is the income of all members of a household aged 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 2007 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 2007 dollars. Even at these larger geographic levels, comparisons between Census years (2000) and ACS years (2005, 2006, 2007) are discouraged. For more information on comparisons across years, please refer to the Methods chapter of this book.

Refer to www.nychanis.com for historic sub-borough area level data. This indicator is disaggregated by race in the State of New Yorkers section.

Source: United States Census (2000), American Community Survey (2005, 2006, 2007)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2005, 2006, 2007

Five Highest

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

Five Lowest

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

Median Life Span by Gender (Males, Females)

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 residence of the decedent.

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

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

Geography: City

Years Reported: 2005, 2006, 2007

Median Monthly Rent

The monthly contract rent is the rent agreed to or specified in the lease, even if furnishings, utilities, or services are included or if the unit is subject to rent regulation. Rent is expressed in constant 2007 dollars. Compilation of this data was significantly different in Census 2000 compared to ACS years, therefore, we do not include 2000 for this indicator. For more information on comparisons across years, please refer to the Methods chapter of this book.

Source: American Community Survey (2005, 2006, 2007)

Geography: City, Borough, Sub-borough Area

Years Reported: 2005, 2006, 2007

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

Median Price per Unit

For single family homes, price per unit is the sale 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 2007 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, CDs are ranked against all CDs with the same predominant housing type. The median price should be used to compare sale prices for a given year across geographies. The Index of Housing Price Appreciation is a better measure of housing price changes over time.

Source: New York City Department of Finance, Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2005, 2006, 2007

Single Family (Out of 14 CDs)

Highest

1. Flatbush/Midwood (BK)
2. Riverdale/Fieldston (BX)
3. Bayside/Little Neck (QN)

Lowest

12. Tottenville/Great Kills (SI)
13. Jamaica/Hollis (QN)
14. St. George/Stapleton (SI)

2-4 Family (Out of 33 CDs)

Highest

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

Lowest

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

5+ Family (Out of 5 CDs)

Highest

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

Lowest

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

Condominium (Out of 7 CDs)

Highest

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

Lowest

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

Median Rent Burden (renter households)

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 Census 2000 compared to ACS years, therefore, we do not include 2000 for this indicator. For more information on comparisons across years, please refer to the Methods chapter of this book.

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

Source: American Community Survey (2005, 2006, 2007)

Geography: City, Borough, Sub-borough Area

Years Reported: 2005, 2006, 2007

Five Highest

1. University Heights/Fordham (BX)
2. Borough Park (BK)
3. Kingsbridge Heights/Moshulu (BX)
4. Highbridge/South Concourse (BX)
5. Sunset Park (BK)

Five Lowest

51. Brooklyn Heights/Fort Greene (BK)
52. Upper West Side (MN)
53. Stuyvesant Town/Turtle Bay (MN)
54. Throgs Neck/Co-op City (BX)
55. Upper East Side (MN)

Net Waste After Recycling (pounds per capita)

This indicator measures the total pounds of residential waste per person, not including recycled material, that is sent daily to transfer stations for disposal. The Department of Sanitation (DSNY) reports the amount of recycling in tons collected from city residences, public schools, and institutions daily, as well as the percentage of the residential waste stream diverted to recycling (recycling diversion rate), by community district. We apply the recycling diversion rate to the amount of recycling collected daily to derive the tons of total residential waste collected per day. We then subtract the tons of recycled material from the total waste. To calculate the per capita net waste, we use 2007 ACS population estimates for SBAs. We aggregate the total residential waste collected by CDs up to SBAs where necessary and divide by the ACS population estimates to get the per capita figures reported. Waste data is reported by the Department of Sanitation on a fiscal year basis. In this report, data reported for 2007 refers to the fiscal year running from July 1, 2007 – June 30, 2008.

Source: New York City Department of Sanitation, American Community Survey (2007), Furman Center

Geography: City, Borough, Sub-borough Area

Years Reported: 2005, 2006, 2007

Five Highest

1. Bedford Stuyvesant (BK)
2. 3 tied: Morrisania/Belmont (BX), Mid-Island (SI), South Shore (SI)
5. Williamsburg/Greenpoint (BK)

Five Lowest

48. 4 tied: Park Slope/Carroll Gardens (BK), Stuyvesant Town/Turtle Bay (MN), Jackson Heights (QN), Middle Village/Ridgewood (QN)
52. 2 tied: Sunset Park (BK), Sunnyside/Woodside (QN)
54. 2 tied: N. Crown Heights/Prospect Heights (BK), Brownsville/Ocean Hill (BK)

Notices of Foreclosure (all residential properties)

This indicator measures the total number of properties in New York City (single and multi-family buildings and condominium and co-op 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 the same year, that property is only counted once in this indicator. For a more detailed description of our *lis pendens* methodology, please refer to the Methods chapter of this book.

Refer to www.nychanis.com for community district level data.

Source: Public Data Corporation and New York City, Department of Finance Real Property Assessment Data, Furman Center

Geography: City, Borough

Years Reported: 2000, 2005, 2006, 2007

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 had a mortgage-related *lis pendens* filed in the given calendar year per 1,000 1–4 family properties. Condos and co-ops are not included in this rate. If a property received multiple *lis pendens* within the same year, that property is only counted once in this rate. For a more detailed description of our *lis pendens* methodology, please refer to the Methods chapter of this book.

Source: Public Data Corporation and New York City, Department of Finance Real Property Assessment Data, Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2005, 2006, 2007

Five Highest

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

Five Lowest

50. Chelsea/Clinton/Midtown (MN)
51. Bay Ridge (BK)
52. Greenpoint/Williamsburg (BK)
53. Upper East Side (MN)
54. *5 tied:* Greenwich Village/Financial District (MN), Lower East Side/Chinatown (MN), Chelsea/Clinton/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. Population estimates for the City and boroughs for 2000–2007 are obtained from the Census Bureau’s *Annual Estimates of the Population for Counties of New York* released March 20, 2008. Because these official estimates are not available at the sub-borough area level, we use the ACS for this geography and only report 2007. Comparisons of ACS population data across years are discouraged. For more information on comparisons across years, please refer to the Methods chapter of this book.

This indicator is disaggregated by race 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 Annual Estimates of the Population for Counties of New York released March 20, 2008, American Community Survey (2007)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2005, 2006, 2007

Population Aged 65 and Older (percentage)

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

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

Source: United States Census (2000), American Community Survey (2005, 2006, 2007)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2005, 2006, 2007

Five Highest

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

Five Lowest

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

Population Density (1,000 persons per square mile)

Population density is calculated by dividing a geographic area’s population (as defined in this section) 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 2007 only. Population figures are derived from the 2000 Census and from the 2005, 2006 and 2007 ACS. Comparisons of population density estimates across years are discouraged. For more information on comparisons across years, please refer to the Methods chapter of this book.

Source: United States Census Annual Estimates of the Population for Counties of New York released March 20, 2008, United States Census (2000), American Community Survey (2005, 2006, 2007)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2005, 2006, 2007

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

This indicator measures the number of households below the poverty threshold divided by the number of households for whom poverty status was determined. Due to concerns about comparability, the poverty rate is only presented for 2007 at the sub-borough area level. At the borough and City level, the poverty rate is presented for 2000, 2006 and 2007. As with the income data, comparisons are discouraged between years. For more information on comparisons across years, please refer to the Methods chapter of this book.

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

Source: United States Census (2000), American Community Survey (2006, 2007)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2006, 2007

Five Highest

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

Five Lowest

51. Rego Park/Forest Hills (QN)
52. Bayside/Little Neck (QN)
53. Queens Village (QN)
54. Upper East Side (MN)
55. South Shore (SI)

Poverty Rate by Age (Population 65 and Older, Population Under 18)

The poverty rate for the population aged 65 years and older is the number of people aged 65 years and older living below the poverty line divided by the total population 65 years old and older for whom poverty status was determined. The poverty rate for the population under 18 years old is the number of people under 18 living below the poverty line divided by the total population under 18 years old for whom poverty status was determined. Due to limitations in the income data, comparisons between years are discouraged. For more information on comparisons across years, please refer to the Methods chapter of this book.

Refer to www.nychanis.com for borough and sub-borough area level data. These indicators are disaggregated by race in the State of New Yorkers section.

Source: United States Census (2000), American Community Survey (2006, 2007)

Geography: City

Years Reported: 2000, 2006, 2007

Poverty: Under 18

Five Highest

1. Mott Haven/Hunts Point (BX)
2. Bedford Stuyvesant (BK)
3. 2 tied: Morrisania/Belmont (BX),
University Heights/Fordham (BX)
5. Highbridge/South Concourse (BX)

Five Lowest

51. Greenwich Village/Financial District (MN)
52. Queens Village (QN)
53. South Shore (SI)
54. Upper East Side (MN)
55. Rego Park, Forest Hills (QN)

Poverty: Over 65

Five Highest

1. Mott Haven/Hunts Point (BX)
2. Coney Island (BK)
3. Morrisania/Belmont (BX)
4. Highbridge/South Concourse (BX)
5. Sunset Park (BK)

Five Lowest

51. Stuyvesant Town/Turtle Bay (MN)
52. Queens Village (QN)
53. Williamsbridge/Baychester (BX)
54. South Shore (SI)
55. Bayside/Little Neck (QN)

Public Transportation Rate

This indicator measures the percentage of workers over the age of 16 who do not work at home and who commute using public transportation. The types of transportation included as “public transportation” are bus, subway, railroad, and ferry boat. Taxi cabs are not included.

Refer to www.nychanis.com for borough and sub-borough area level data. This indicator is disaggregated by race in the State of New Yorkers section.

Source: United States Census (2000), American Community Survey (2005, 2006, 2007)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2005, 2006, 2007

Five Highest

1. N. Crown Heights/Prospect Heights (BK)
2. Park Slope/Carroll Gardens (BK)
3. Morningside Heights/Hamilton Heights (MN)
4. Sunnyside/Woodside (QN)
5. East Harlem (MN)

Five Lowest

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

Racial Diversity Index

The Racial Diversity Index (RDI) measures the probability that two randomly chosen people in a given neighborhood 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. These groups make up 97.7% of New York City’s population. People identifying as American Indian and Alaskan Native, some other race or reporting more than one race are excluded from this calculation. A higher number indicates a more racially diverse neighborhood. For instance, if a neighborhood is made up entirely of just one racial/ethnic group, the RDI would be 0.0. If the population of a neighborhood is perfectly evenly distributed among the four groups (25% of residents are Asian, 25% black, 25% Hispanic and 25% white), the maximum 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. $RDI = 1 - (P_{ASIAN}^2 + P_{BLACK}^2 + P_{HISPANIC}^2 + P_{WHITE}^2)$ This indicator is ranked out of 54 sub-borough areas because race data were not reported in CD 215 in 2007.

Source: United States Census (2000), American Community Survey (2005, 2006, 2007)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2005, 2006, 2007

Five Highest

1. S. Ozone Park/Howard Beach (QN)
2. Ozone Park/Woodhaven (QN)
3. 3 tied: Pelham Parkway (BX), Morningside Heights/Hamilton Heights (MN), Hillcrest/Fresh Meadows (QN)

Five Lowest

50. 2 tied: S. Crown Heights, Mid-Island (SI)
52. Upper East Side (MN)
53. South Shore (SI)
54. East Flatbush (BK)

Racial/Ethnic Share (Asian, Black, Hispanic, White)

This indicator measures the percentage of the total population made up of each of the following racial/ethnic groups: Asian (non-Hispanic), black (non-Hispanic), Hispanic (of any race) and white (non-Hispanic). On the community district profile pages, you can find this data in the “Racial and Ethnic Composition” charts. The percentages of the four groups may not add up to 100% because people of other races or two or more races are not included.

Source: United States Census (2000), American Community Survey (2005, 2006, 2007)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2005, 2006, 2007

Refinance Loan Rate (per 1,000 properties)

The rate of loan refinance originations is measured using Home Mortgage Disclosure Act (HMDA) data. The Furman Center calculates the refinance loan rate by dividing the number of refinance loans for 1–4 family buildings or condos by the total number of 1–4 family buildings or condos in the given geography and then multiplying by 1,000 to establish a rate per 1,000 properties. For more information on HMDA data, see the Methods chapter of this book.

Refer to www.nychanis.com for sub-borough area level data. We report the share of refinance loans by race in our State of New Yorkers section.

Source: Home Mortgage Disclosure Act, Department of Finance Real Property Assessment Data, Furman Center

Geography: City, Borough

Years Reported: 2005, 2006, 2007

Five Highest

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

Five Lowest

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

Rental Units that are Rent-Regulated (percentage)

This indicator measures 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 but now govern just 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: City, Borough, Sub-borough Area

Years Reported: 2005

Five Highest

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

Five Lowest

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

Rental Units that are Subsidized (percentage)

This indicator measures the percentage of the City's total housing units that are either owned by the City, in public housing developments maintained by the New York City Housing Authority 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: City, Borough, Sub-borough Area

Years Reported: 2005

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:* Bensonhurst (BK), Middle Village/Ridgewood (QN), Rego Park/Forest Hills (QN), Ozone Park/Woodhaven (QN), S. Ozone Park/Howard Beach (QN), Bayside/Little Neck (QN)

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. Because of data limitations, on the community district pages we report an average rental vacancy rate for 2005–2007 rather than separate data for each year. For more information on this three-year average, please refer to the Methods chapter of this book. This indicator is ranked out of 53 sub-borough areas because rental vacancy data were not reported in CDs 105 and 209 for 2005–2007.

Source: United States Census (2000), American Community Survey (2005, 2006, 2007)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2005, 2006, 2007

Five Highest

1. North Shore (SI)
2. South Shore (SI)
3. Brownsville/Ocean Shore (BK)
4. Bayside/Littleneck (QN)
5. Bedford Stuyvesant (BK)

Five Lowest

49. *2 tied:* East Harlem (MN), Hillcrest/Fresh Meadows (QN)
51. Jackson Heights (QN)
52. Rego Park/Forest Hills (QN)
53. Washington Heights/Inwood (MN)

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

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

Source: New York City Department of Housing Preservation and Development, Department of Finance Real Property Assessment Data

Geography: City, Borough, Community District

Years Reported: 2000, 2005, 2006, 2007

Five Highest

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

Five Lowest

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

Severe Crowding Rate (percentage of renter households)

A severely crowded household is defined as one in which there are more than 1.5 persons for each room in the unit. We report the rate of crowded households as a percentage of all renter households.

Source: United States Census (2000), American Community Survey (2005, 2006, 2007)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2005, 2006, 2007

Five Highest

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

Five Lowest

48. 4 tied: Throgs Neck/Co-op City (BX), Middle Village/Ridgewood (QN), Rego Park/Forest Hills (QN), Rockaways (QN)
52. 2 tied: Bay Ridge (BK), Bayside/Little Neck (QN)
54. East New York/Starrett City (BK)
55. South Shore (SI)

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

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 book. For this indicator, the year 2007 refers to the school year 2006–2007.

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

Source: New York City Department of Education, Furman Center

Geography: City, Borough, Community District

Years Reported: 2000, 2005, 2006, 2007

Reading

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)

Lowest

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

Math

Highest

1. Bayside/Little Neck (QN)
2. Flushing/Whitestone (QN)
3. 6 tied: Financial District (MN), Greenwich Village/Soho (MN), Clinton/Chelsea/Clinton (MN), Midtown (MN), Stuyvesant Town/Turtle Bay (MN), Upper East Side (MN)

Lowest

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

Tax Delinquencies (percentage delinquent ≥ 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. The percentage is calculated by dividing the number of delinquent properties by the total number of properties.

Source: New York City Department of Finance Open Balance File and Real Property Assessment Data

Geography: City, Borough, Community District

Years Reported: 2000, 2005, 2006, 2007

Five Highest

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

Five Lowest

53. 4 tied: Upper East Side (MN), Woodside/Sunnyside (QN), Rego Park/Forest Hills (QN), Bayside/Little Neck (QN)
57. Greenwich Village/Soho (MN)
58. 2 tied: Financial District (MN), 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 unemployment rates shown are annual averages and are self-reported figures. At the City and borough level, the unemployment rates reported by the ACS may differ from the rates reported by the Local Area Unemployment Statistics program because of differences in the job search questions, the timing and mode of data collection and the population controls used in each survey. The 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 in the State of New Yorkers section. This indicator is ranked out of 53 sub-borough areas because unemployment data were not reported in CDs 110 or 206 in 2007.

Source: United States Census (2000), American Community Survey (2005, 2006, 2007)

Geography: City, Borough, Sub-borough Area

Years Reported: 2000, 2005, 2006, 2007

Five Highest

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

Five Lowest

49. Flatlands/Canarsie (BK)
50. Mid-Island (SI)
51. Upper East Side (MN)
52. Greenwich Village/Financial District (MN)
53. South Shore (SI)

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 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 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 2000 may be an underestimate.

Source: New York City Department of Buildings

Geography: City, Borough, Community District

Years Reported: 2000, 2005, 2006, 2007

Five Highest

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

Five Lowest

55. Flatlands/Canarsie (BK)
56. Kingsbridge Heights/Bedford (BX)
57. Washington Heights/Inwood (MN)
58. Bay Ridge/Dyker Heights (BK)
59. Morningside Heights/Hamilton Heights (MN)

Units in a Historic District (percentage)

This indicator measures the percentage of residential units in the given geography that are 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.

Refer to www.nychanis.com for community district level data. Only the five highest ranked community districts are presented here. There are 28 community districts that have no units located within historic districts.

Source: New York City Department of City Planning MapPLUTO, ed. 07C, New York City Landmarks Preservation Commission, Furman Center

Geography: City, Borough

Year Reported: 2007

Five Highest

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

Units within 1/2 Mile of a Subway Entrance (percentage)

This indicator measures the percentage of residential units in the given geography that are within a half-mile walk of a subway station entrance. For the average able-bodied adult, a half mile represents about a ten-minute walk. For a more detailed description of how this indicator was calculated, please refer to the Methods chapter of this book.

Source: New York City Department of Transportation, New York City Department of City Planning MapPLUTO, ed. 07C, Furman Center

Geography: City, Borough, Community District

Years Reported: 2007

Five Highest

1. *7 tied:* Financial District (MN), Greenwich Village/Soho (MN), Midtown (MN), Upper West Side (MN), Morningside Heights/Hamilton Heights (MN), Central Harlem (MN), Washington Heights/Inwood (MN)

Five Lowest

55. Flushing/Whitestone (QN)
56. St. George/Stapleton (SI)
57. Flatlands/Canarsie (BK)
58. *2 tied:* Bayside/Little Neck (QN), Queens Village (QN)

Units within 1/4 Mile of a Park (percentage)

This indicator measures the total share of residential units in the given geography that are within a quarter mile of a park that is larger than one quarter of an acre (including parks 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 was calculated, please refer to the Methods chapter of this book.

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

Geography: City, Borough, Community District

Years Reported: 2007

Five Highest

1. *10 tied:* Hunts Point/Longwood (BX), Morrisania/Crotona (BX), Highbridge/Concourse (BX), Fordham/University Heights (BX), Belmont/East Tremont (BX), Upper West Side (MN), Morningside Heights/Hamilton Heights (MN), Central Harlem (MN), East Harlem (MN), Washington Heights/Inwood (MN),

Five Lowest

55. Bay Ridge/Dyker Heights (BK)
56. Williamsbridge/Baychester (BX)
57. Kew Gardens/Woodhaven (QN)
58. Besonhurst (BK)
59. S. Ozone Park/Howard Beach (QN)

Vacant Land Area Rate

This indicator measures the percentage of total buildable land area in a given geographic area made up of privately owned vacant lots. We calculate the vacant land area rate by dividing the total area of privately owned vacant lots by the total area of all residential, commercial, and manufacturing zoned lots in a given geographic area.

Source: Department of Finance Real Property Assessment Data, Furman Center

Geography: City, Borough, Community District.

Years Reported: 2000, 2005, 2006, 2007

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

55. Sunset Park (BK)
56. Stuyvesant Town/Turtle Bay (MN)
57. Greenwich Village/Financial District (MN)
58. Bay Ridge/Dyker Heights (BK)
59. Upper East Side (MN)