

# **State of New York City's Housing and Neighborhoods 2002**

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## Preface

*The State of New York City's Housing and Neighborhoods, 2002*, is the second edition of a report begun last year by the Furman Center For Real Estate and Urban Policy. The purpose of the report was to allow a wide variety of New Yorkers to gain access to previously unavailable data on housing and neighborhood conditions in the city. Our expectation that there would be a demand for such a publication was quickly confirmed by the reaction to the 2001 report; the report rapidly went out-of-print. Over the past year, data from the report has been cited repeatedly at conferences and in the media. Stakeholders from a variety of organizations have told us how useful the book has been to them in their planning and advocacy efforts.

This second edition of *The State of New York City's Housing and Neighborhoods* follows the same format as the first volume. We have updated most of the tables and maps to include, wherever possible, newly available information. In particular, many of the chapters have been extensively changed to reflect the release of the 2000 decennial Census.

We are pleased to report that the Furman Center has just received a grant from the Technology Opportunities Program of the U.S. Department of Commerce. These funds, along with funding from our existing sponsors, should allow us to continue producing *The State of New York City's Housing and Neighborhoods* for two additional years. In addition, the grant will enable us to fold the report into a much-expanded project called the New York City Housing and Neighborhood Information System (NYCHANIS). The goal of this project is to create an online information system based upon the data presented in all of these annual reports. The main product of NYCHANIS is an interactive website. This website will make the online data access searchable, and provide choices for how to receive the data, such as pre-formatted tables or downloadable spreadsheet files. It will also provide an online mapping function that will allow users to create printable, thematic maps of any of the variables available in the system.

We also plan to create an online Housing and Neighborhood Information Exchange, which will consist of two components. The first component will be a series of discussion forums where users can post questions or comments and receive answers and feedback from other users and housing experts. The second component will be a series of scheduled, real-time "chat" sessions which will allow users to communicate with housing officials from the city's housing agency.

For those interested in learning more about NYCHANIS, we will be providing training workshops starting in 2003. These workshops will teach users how to use the website, where to find relevant sources of data, how to properly interpret and present the data, and how to use the data strategically for program planning.

As part of our effort to develop an information system that meets the needs of all New Yorkers, anyone with a comment or suggestion on this report is invited to send it to us at:

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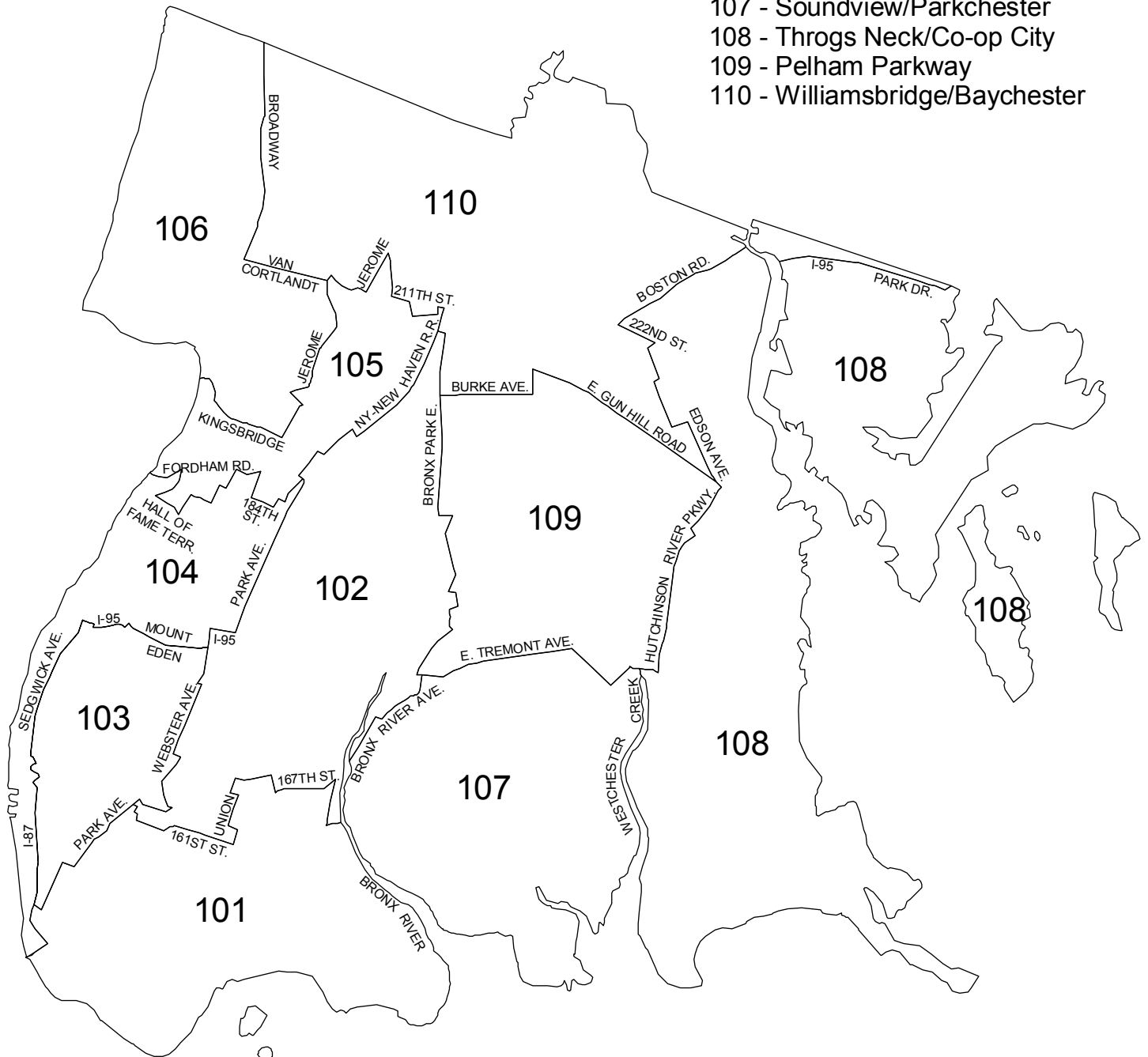
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# Sub-Borough Areas in the Bronx

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- 102 - Morrisania/Belmont
- 103 - Highbridge/South Concourse
- 104 - University Heights/Fordham
- 105 - Kingsbridge Heights/Mosholu
- 106 - Riverdale/Kingsbridge
- 107 - Soundview/Parkchester
- 108 - Throgs Neck/Co-op City
- 109 - Pelham Parkway
- 110 - Williamsbridge/Baychester

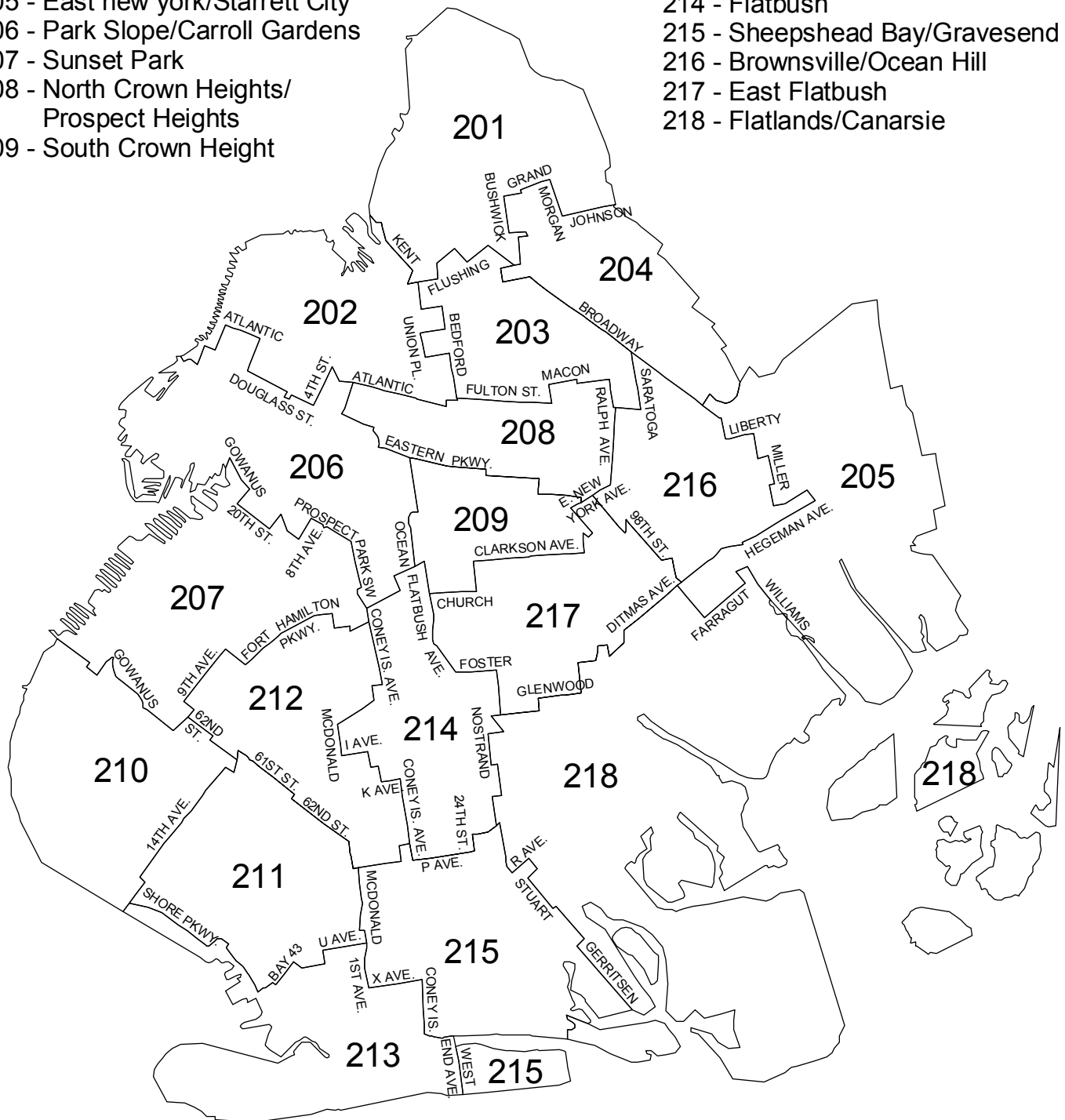




# Sub-Borough Areas in Brooklyn

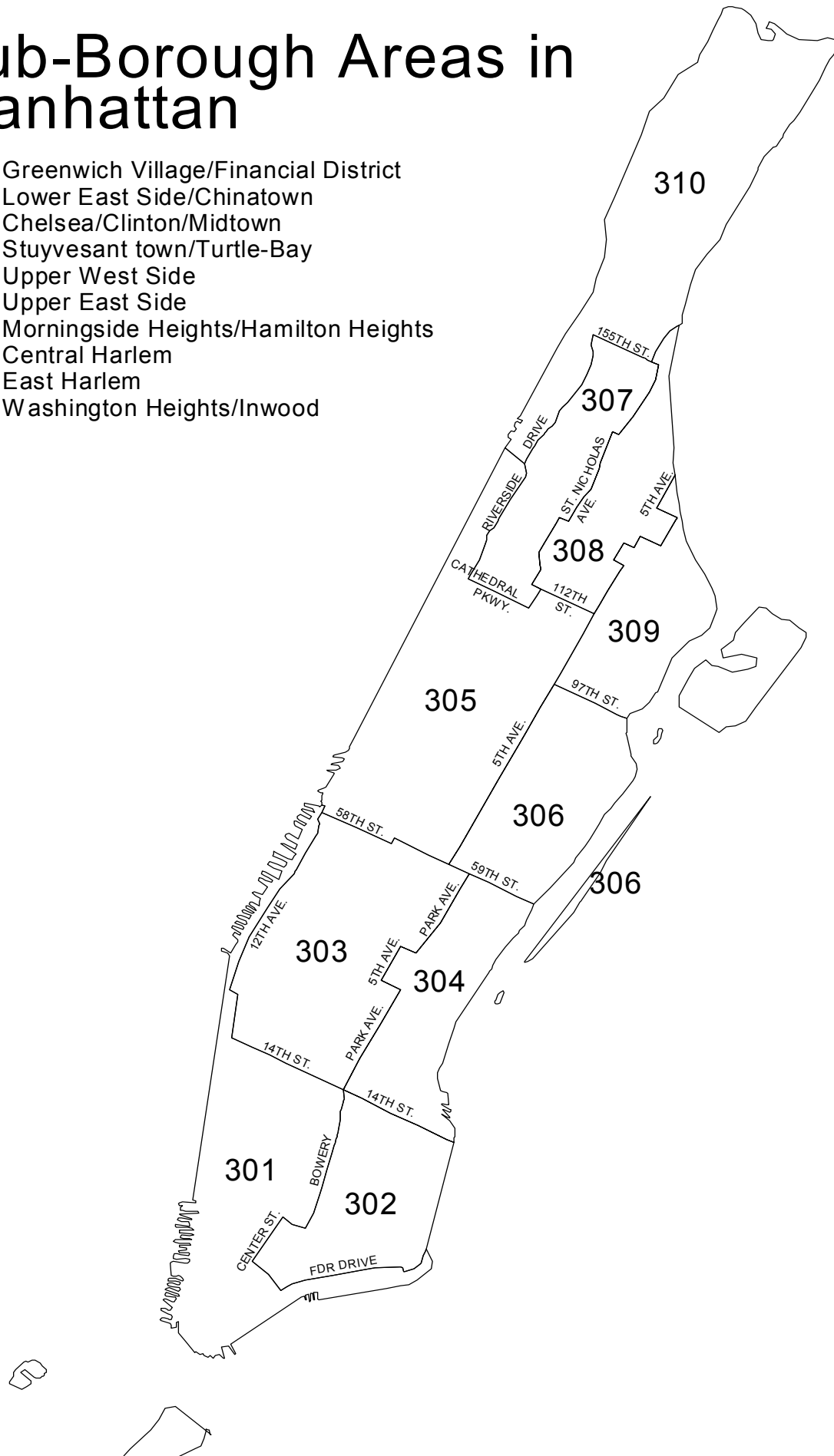
201 - Williamsburg/Greenpoint  
 202 - Brooklyn Heights/Fort Greene  
 203 - Bedford Stuyvesant  
 204 - Bushwick  
 205 - East new york/Starrett City  
 206 - Park Slope/Carroll Gardens  
 207 - Sunset Park  
 208 - North Crown Heights/  
 Prospect Heights  
 209 - South Crown Height

210 - Bay Ridge  
 211 - Bensonhurst  
 212 - Borough Park  
 213 - Coney Island  
 214 - Flatbush  
 215 - Sheepshead Bay/Gravesend  
 216 - Brownsville/Ocean Hill  
 217 - East Flatbush  
 218 - Flatlands/Canarsie

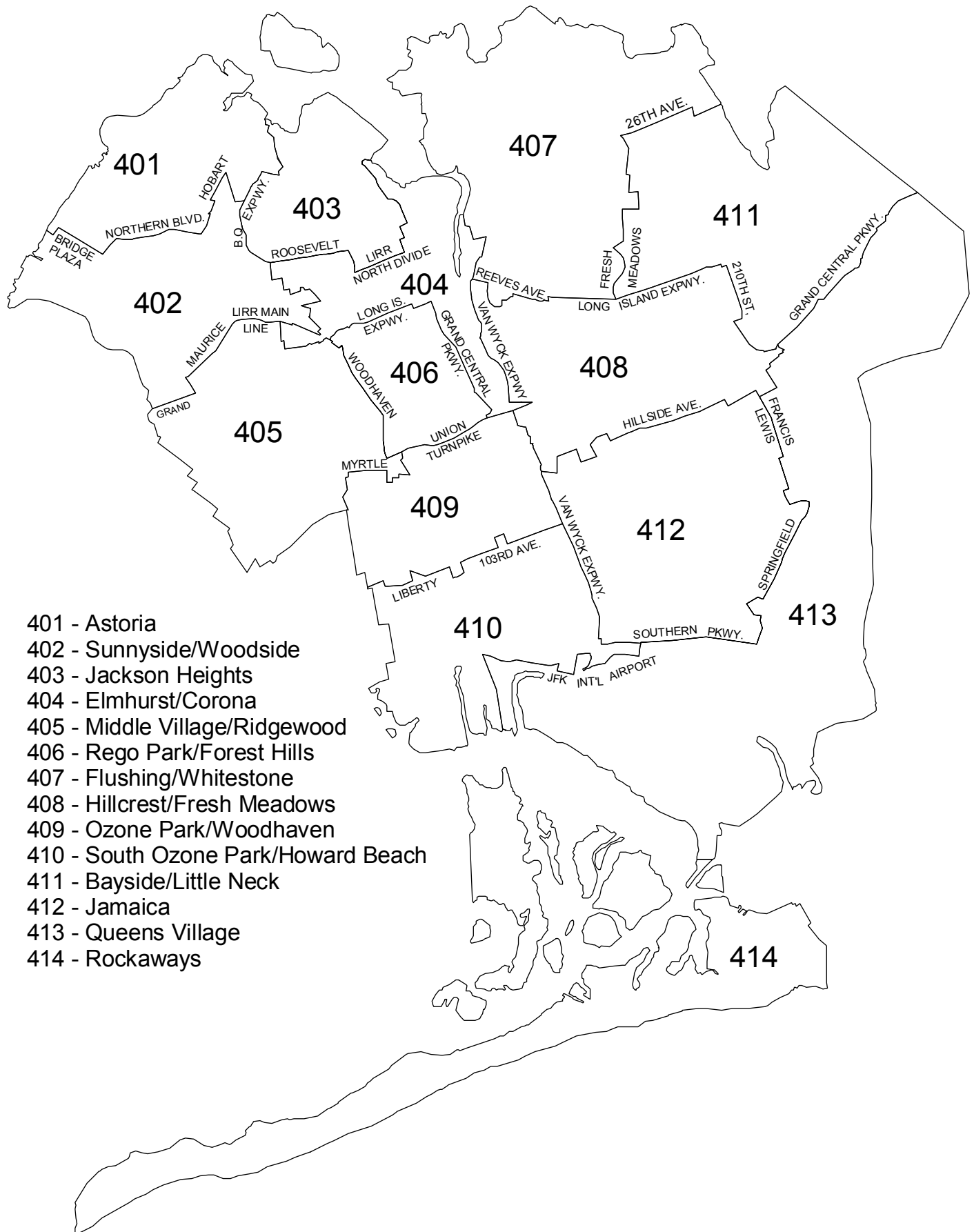


# Sub-Borough Areas in Manhattan

- 301 - Greenwich Village/Financial District
- 302 - Lower East Side/Chinatown
- 303 - Chelsea/Clinton/Midtown
- 304 - Stuyvesant town/Turtle-Bay
- 305 - Upper West Side
- 306 - Upper East Side
- 307 - Morningside Heights/Hamilton Heights
- 308 - Central Harlem
- 309 - East Harlem
- 310 - Washington Heights/Inwood

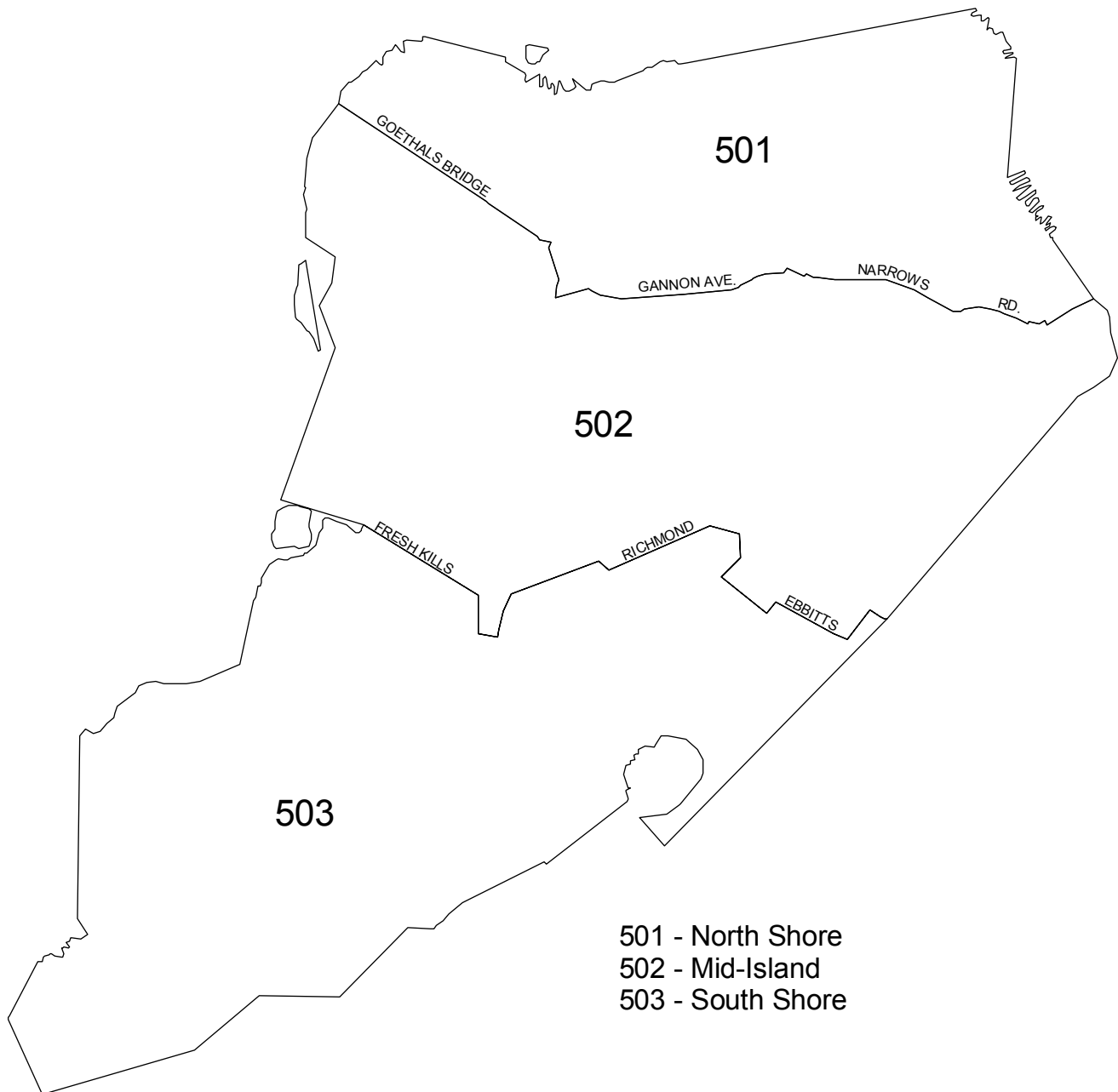


# Sub-Borough Areas in Queens



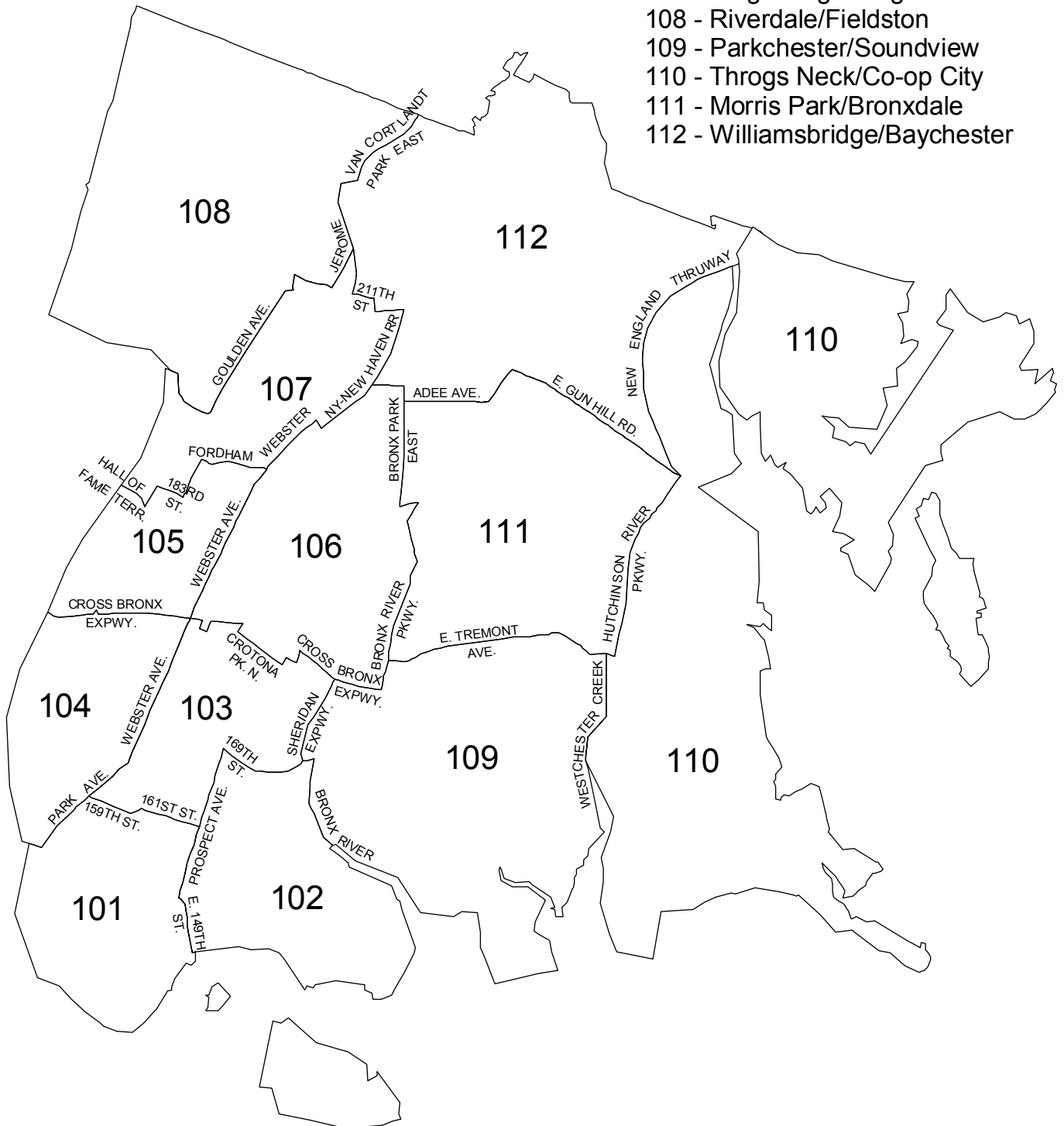
- 401 - Astoria
- 402 - Sunnyside/Woodside
- 403 - Jackson Heights
- 404 - Elmhurst/Corona
- 405 - Middle Village/Ridgewood
- 406 - Rego Park/Forest Hills
- 407 - Flushing/Whitestone
- 408 - Hillcrest/Fresh Meadows
- 409 - Ozone Park/Woodhaven
- 410 - South Ozone Park/Howard Beach
- 411 - Bayside/Little Neck
- 412 - Jamaica
- 413 - Queens Village
- 414 - Rockaways

# Sub-Borough Areas in Staten Island



# Community Districts in the Bronx

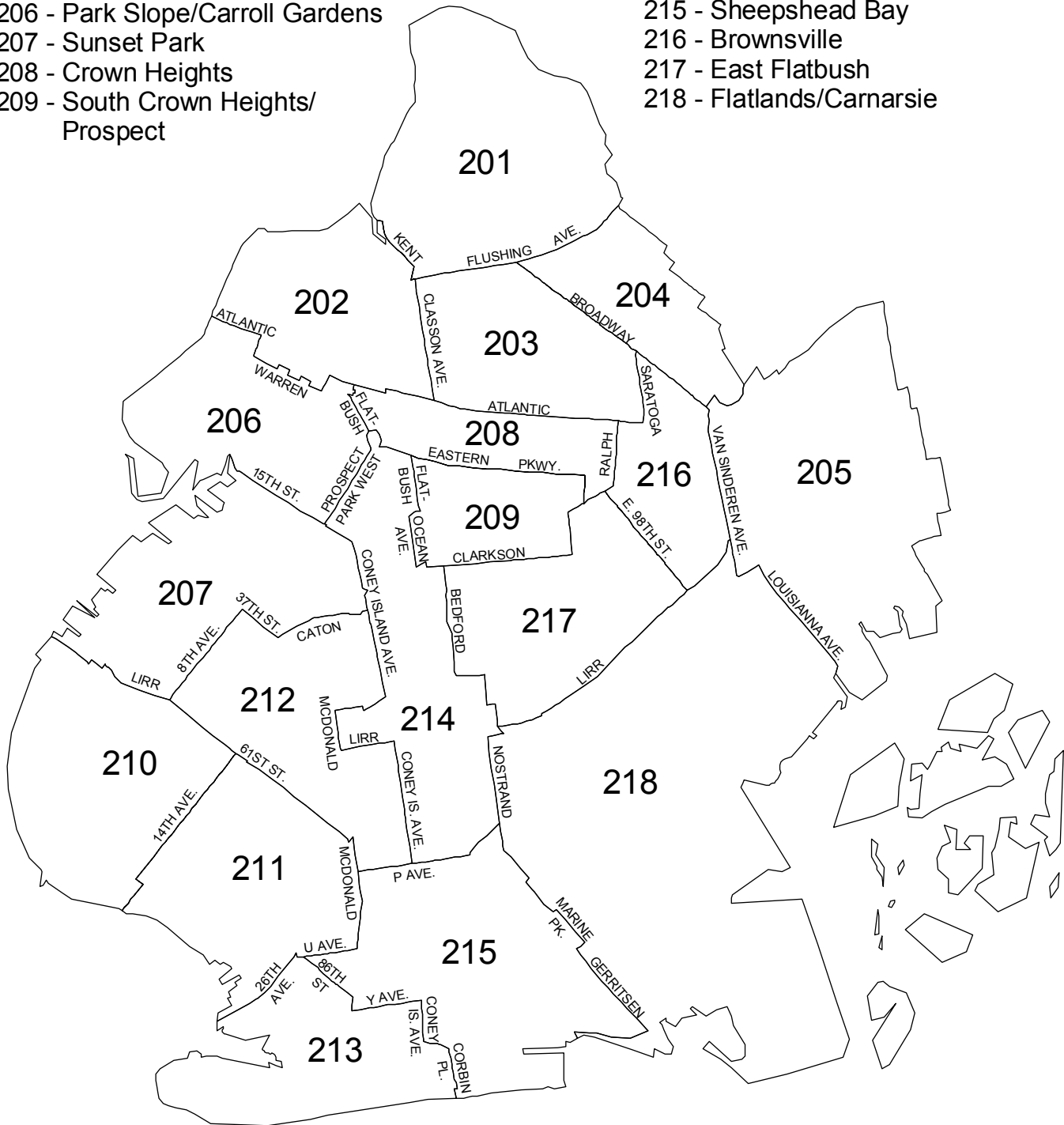
- 101 - Mott Haven/Melrose
- 102 - Hunts Point/Longwood
- 103 - Morrisianna/Crotona
- 104 - Highbridge/Concourse
- 105 - Fordham/University Heights
- 106 - Belmont/East Tremont
- 107 - Kingsbridge Heights/Bedford Park
- 108 - Riverdale/Fieldston
- 109 - Parkchester/Soundview
- 110 - Throgs Neck/Co-op City
- 111 - Morris Park/Bronxdale
- 112 - Williamsbridge/Baychester



# Community Districts in Brooklyn

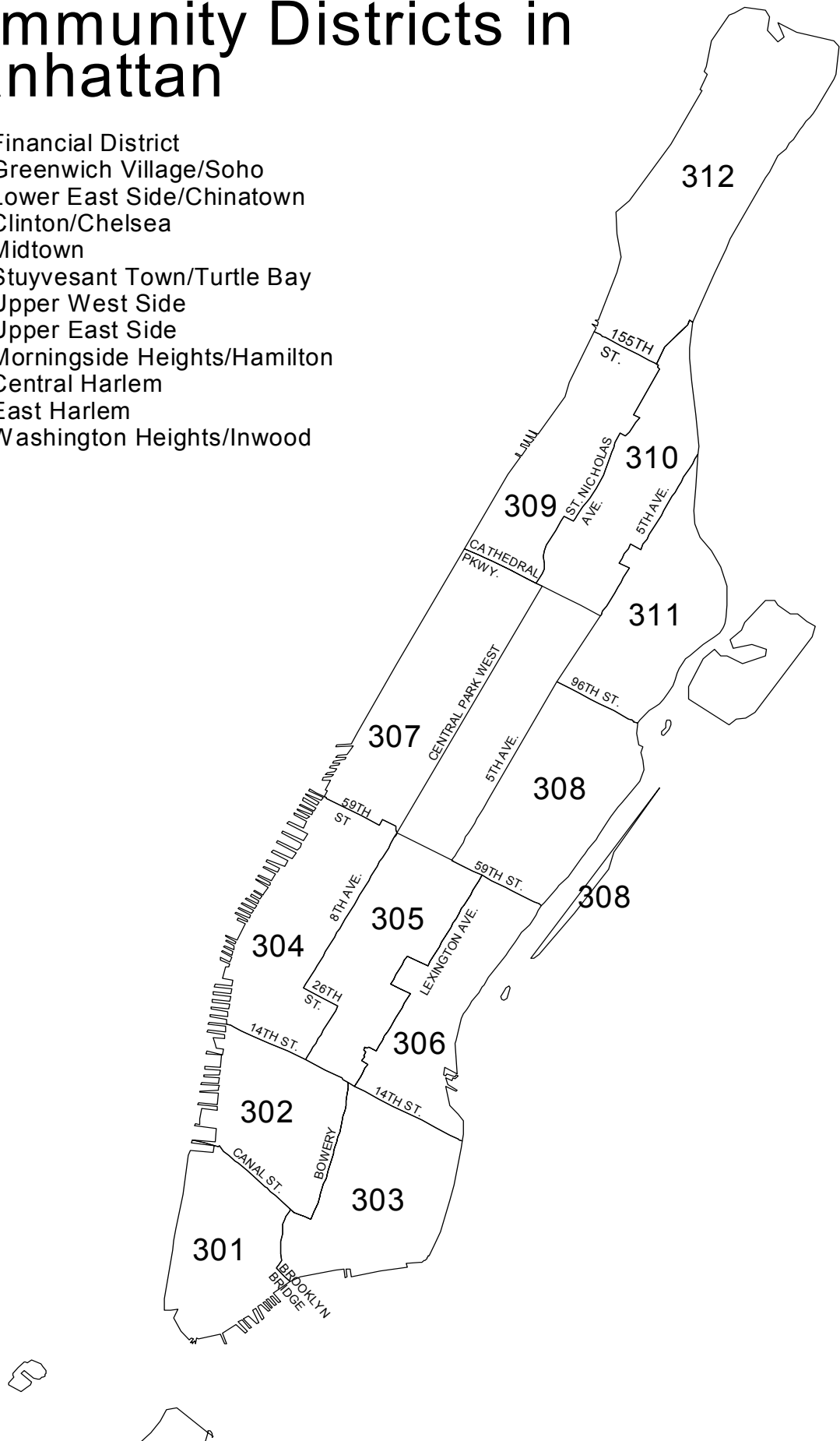
201 - Greenpoint/Williamsburg  
 202 - Fort Greene/Brooklyn Heights  
 203 - Bedford Stuyvesant  
 204 - Bushwick  
 205 - East New York/Starrett City  
 206 - Park Slope/Carroll Gardens  
 207 - Sunset Park  
 208 - Crown Heights  
 209 - South Crown Heights/  
 Prospect

210 - Bay Ridge/Dyker Heights  
 211 - Bensonhurst  
 212 - Borough Park  
 213 - Coney Island  
 214 - Flatbush/Midwood  
 215 - Sheepshead Bay  
 216 - Brownsville  
 217 - East Flatbush  
 218 - Flatlands/Carnarsie

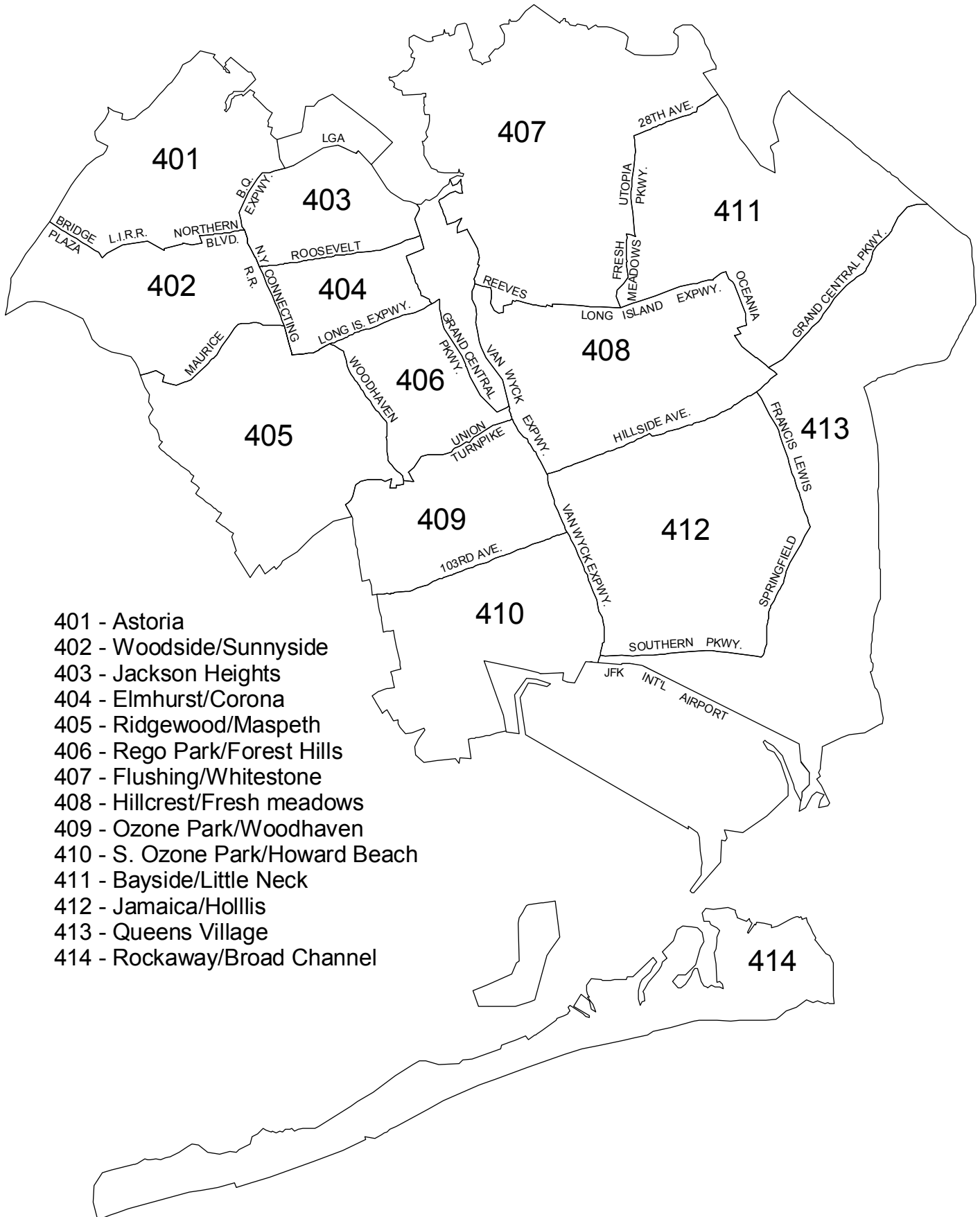


# Community Districts in Manhattan

- 301 - Financial District
- 302 - Greenwich Village/Soho
- 303 - Lower East Side/Chinatown
- 304 - Clinton/Chelsea
- 305 - Midtown
- 306 - Stuyvesant Town/Turtle Bay
- 307 - Upper West Side
- 308 - Upper East Side
- 309 - Morningside Heights/Hamilton
- 310 - Central Harlem
- 311 - East Harlem
- 312 - Washington Heights/Inwood



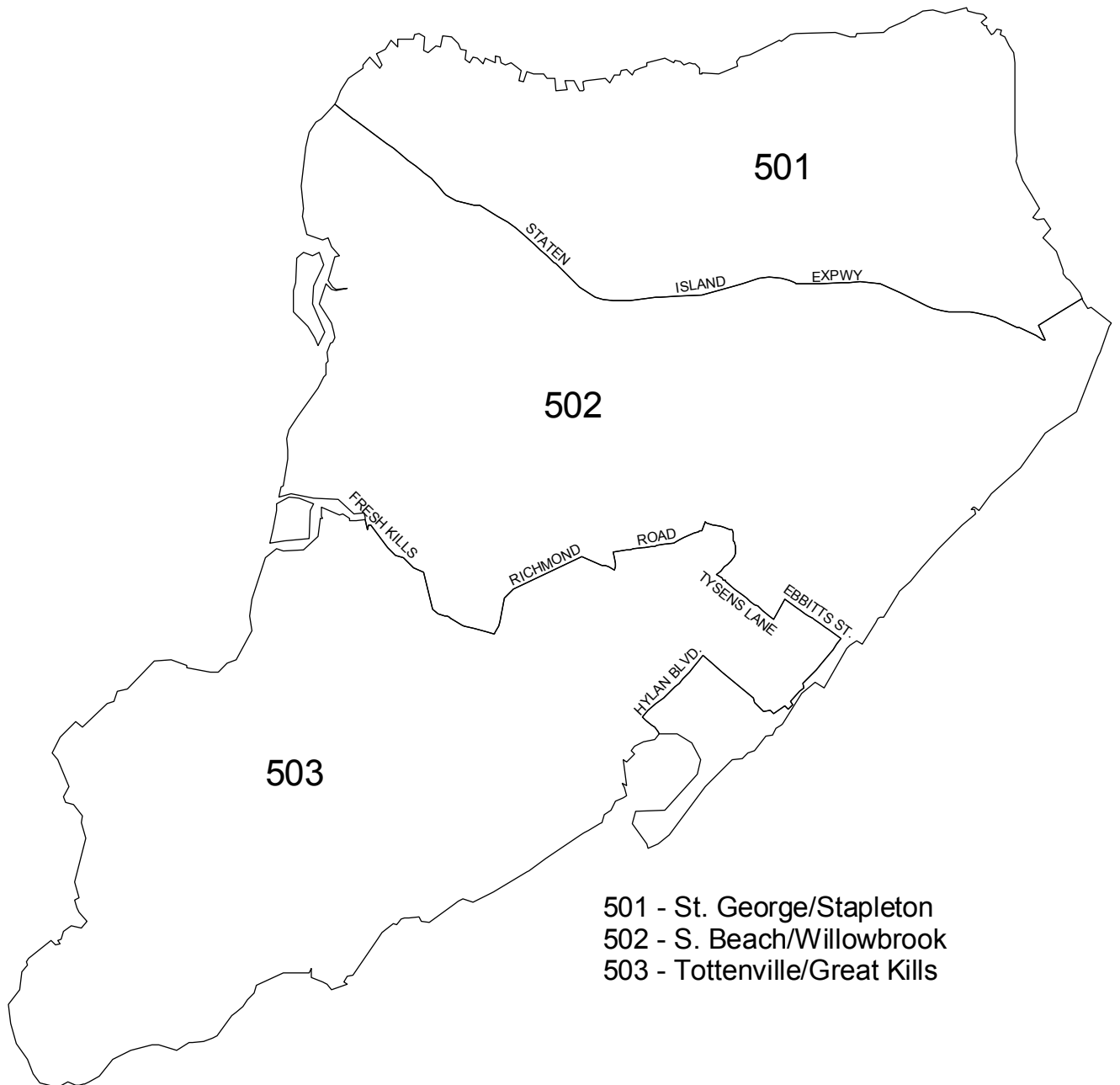
# Community Districts in Queens



- 401 - Astoria
- 402 - Woodside/Sunnyside
- 403 - Jackson Heights
- 404 - Elmhurst/Corona
- 405 - Ridgewood/Maspeth
- 406 - Rego Park/Forest Hills
- 407 - Flushing/Whitestone
- 408 - Hillcrest/Fresh meadows
- 409 - Ozone Park/Woodhaven
- 410 - S. Ozone Park/Howard Beach
- 411 - Bayside/Little Neck
- 412 - Jamaica/Hollis
- 413 - Queens Village
- 414 - Rockaway/Broad Channel



# Community Districts in Staten Island



## Introduction

Housing remains an issue that weighs on the minds of most New Yorkers. The attack on the World Trade Center last year made all of us acutely aware of the need to make this city economically competitive with other cities in the region and the nation. Certainly, one element of this is the ability of New York's housing market to provide decent, affordable housing to its residents. In addition, the economic slowdown that has affected New York has not avoided our housing and neighborhoods. Unemployment is up and so is homelessness.

This report documents many of the changes that affected New York over the past decade. Since the recession and 9/11 occurred after the Census data was collected, for the most part the report reflects a city of growing prosperity. Pumped up by enormous waves of immigration, the city's population increased substantially, reaching eight million for the first time. The number of housing units also increased. Over 13,000 units of housing received certificates of occupancy in 2001, the highest number in over a decade. The homeownership rate also increased to 30.2%, a 1.5 percentage point rise.

The last half of the 1990s were robust years for housing prices. Sales prices for all types of housing rose significantly between 2000 and 2001. Indeed, in 2001, prices, in real terms, exceeded the peaks they had reached prior to the recession of the late 1980s. Rents also increased over the decade, rising by almost 11%. The median rent burden of New Yorkers edged up from 26.6% to 27.4%. Close to one-quarter of all renters had severe rent burdens, paying more than half their incomes in rent.

Housing quality, for the most part, also increased over the decade, spurred in part by enormous investments made by the City of New York in rehabilitation. Property tax delinquencies also declined substantially. Severe crowding, however, increased, no doubt spurred by the large growth in immigration over the decade.

Despite the apparent affluence of the 1990s, median income actually declined slightly. At the same time, spurred by welfare reform, the number of people receiving public assistance declined by over 40%. New York's neighborhoods also benefited from huge declines in crime and an increased sense of public safety.

The 2000 Census also demonstrates the incredible diversity of New York City. More than one-quarter of the residents are black and one-quarter are Hispanic. Well over a third were born in a foreign country.

*The State of New York City's Housing and Neighborhoods 2002* contains three major sections. The first section documents housing and social conditions citywide, in each of the city's 5 boroughs, and in 59 community districts or 55 sub-borough areas. This section contains 16 chapters with a wide-ranging selection of the latest data available regarding New York City's housing and residents. Chapter 1, *Housing Stock*, provides information on the number of housing units, homeownership rates, forms of ownership, rental vacancies, and rent regulation. Chapter 2, *Housing Creation*, covers new units issued certificates of occupancy and the rehabilitation and construction of housing under New York City's Capital Programs. Chapter 3, *Housing Values*, presents data on monthly rents and exclusive price indexes that describe the price fluctuations of 4 types of housing—condominiums, single family homes, 2-4 family homes, and 5+ unit apartment buildings.

*Housing Affordability* is the focus of Chapter 4, which provides data on the share of household income that renters and owners spend for housing as well as data on public housing and Section 8 voucher units. Chapter 5, *Mortgage Lending*, provides a picture of lending activity both for home purchases and housing refinance in the City, including measures of subprime lending. Chapter 6, *Mortgage Foreclosures*, and Chapter 7, *Property Tax Delinquencies*, present indicators of economic troubles that may ultimately lead to foreclosure and abandonment of New York's housing stock.

Measures of *Housing Quality* are presented in Chapter 8. These include maintenance deficiencies, housing code complaints and violations, and severe crowding. *Land Use* of New York's lot areas is addressed in Chapter 9. Chapter 10, *Population*, presents newly released population

counts from the 2000 United States Census as well as data on household size and length of tenure. Chapter 11, *Race and Ethnicity*, also presents data from the 2000 Census, as well as other information on Puerto Rican households. Chapter 12 focuses on *Immigration*, with data on foreign-born people, and the use of foreign languages. Information on *Income and Public Assistance* is presented in Chapter 13, including median incomes, poverty rates, and public assistance rates. Chapter 14, *Business and Employment*, presents information on business establishments by sector, labor force participation, and unemployment rates. In Chapter 15, *Education*, data on teachers' credentials and student performance are presented, as well as educational levels of New York City's adults. Finally, Chapter 16, *Crime*, presents a snapshot of property and violent crime rates throughout New York City.

New York City's housing community is the largest, most sophisticated, diverse and vibrant in the nation. The second section of the report describes some of the accomplishments of the City's housing agencies and a small number of its vibrant set of nonprofit and profit-motivated housing providers, financial institutions, and intermediaries in creating and rehabilitating housing in the year 2001. The focus is on affordable housing. The information presented in this chapter was compiled through conversations with major housing organizations operating in New York City.

Finally, the third section of this report summarizes recent published research on subjects related to New York City's housing and neighborhoods. Topics covered include: homelessness and housing stability; housing attainment, choice, and quality; community development and gentrification; and housing policy and regulation.

# I. Data on New York City's Housing and Neighborhoods

## Chapter 1. Housing Stock

In 2000, New York City's housing stock grew to an estimated 3,200,912 units, according to the United States Census. The largest number of housing units are in Brooklyn, followed by Queens, Manhattan, the Bronx and Staten Island (Borough Table 1-1).

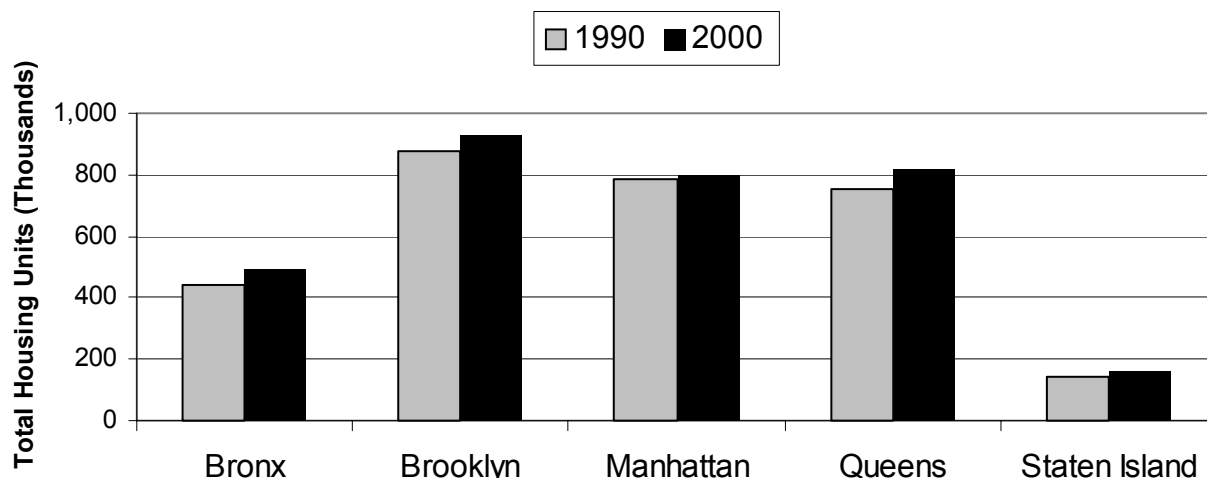
According to the Census, from 1990 to 2000, the number of housing units in the city increased by 7% or 208,743 new units. This growth in housing stock occurred as a result of new construction (see Chapter 2), rehabilitation of empty buildings, and conversion of nonresidential buildings to housing. In addition, a large portion of the growth in housing is attributable to the identification of housing units by the Census Bureau in 2000 that were unaccounted for in the 1990 Census (see a discussion of this issue in Chapter 10). The largest increase in number of units occurred in Queens, where 64,560 units were added (an 8.6% increase). However, the largest increase in percentage of units occurred in Staten Island, where an additional 24,267 units made up a 17.4% increase in housing stock. While Brooklyn added more housing units than the Bronx (57,195 compared to 49,704), the Bronx had a higher percentage increase of 11.3% more units, while Brooklyn's percentage increase was more modest at 6.5%. Manhattan demonstrated the smallest increases in both number and percentage of units, with 13,017 units added, constituting only a 1.7% increase in housing stock (Borough Table 1-1).

**Borough Table 1-1 Housing Units in the Five Boroughs, 1990 and 2000**

|                                  | Bronx   | Brooklyn | Manhattan | Queens  | Staten Island | Total     |
|----------------------------------|---------|----------|-----------|---------|---------------|-----------|
| <b>Total Housing Units, 1990</b> | 440,955 | 873,671  | 785,127   | 752,690 | 139,726       | 2,992,169 |
| <b>Total Housing Units, 2000</b> | 490,659 | 930,866  | 798,144   | 817,250 | 163,993       | 3,200,912 |
| <b>Change (Number)</b>           | 49,704  | 57,195   | 13,017    | 64,560  | 24,267        | 208,743   |
| <b>Change (Percent)</b>          | 11.3%   | 6.5%     | 1.7%      | 8.6%    | 17.4%         | 7.0%      |

Source: US Census

**Chart 1-1  
Total Housing Units in the Five Boroughs**



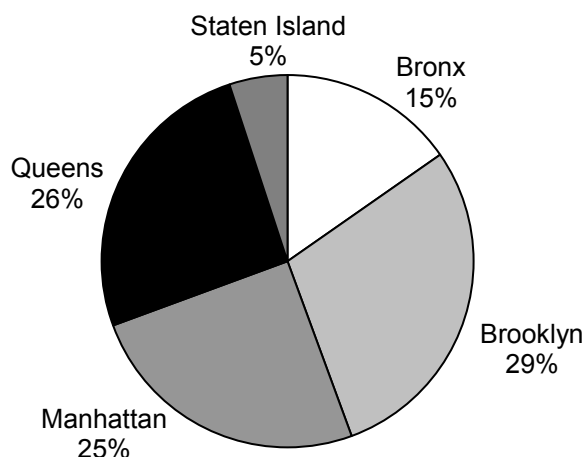
Source: US Census

Several sub-borough areas experienced especially large changes in their housing stock. Exhibit 1-1 illustrates that Staten Island's South Shore added 11,973 units, an increase of nearly 28%. Jamaica in Queens added 10,377 units, an increase of over 16%. Exhibit 1-1 also depicts which sub-borough areas lost the most housing units. The greatest losses occurred in Manhattan's Upper West Side and Stuyvesant Town/Turtle-Bay, with losses of 3,971 and 1,403, respectively. In fact, the only sub-borough areas to lose housing stock between 1990 and 2000 were in Manhattan, with the Upper East Side and Morningside Heights/Hamilton also losing modest numbers of units (736 and 507, respectively).

The rate of home ownership in New York City increased from 28.7% to 30.2% from 1990 to 2000, as shown by Borough Table 1-2. Despite this modest increase, the home ownership rate in New York is still far below that for the United States as a whole, which was 67.4% in 2000, according to the US Census.

The highest home ownership rates are found in Staten Island and Queens; the lowest are in the Bronx

**Chart 1-2 Distribution of Housing Units, 2000**



Source: US Census

**Exhibit 1-1 Largest Changes in Housing Stock, 1990 to 2000**

Increases:

|               |                    |        |
|---------------|--------------------|--------|
| Staten Island | South Shore        | 11,973 |
| Queens        | Jamaica            | 10,377 |
| Bronx         | Morrisania/Belmont | 9,017  |
| Queens        | Queens Village     | 8,152  |
| Brooklyn      | Flatlands/Canarsie | 8,115  |

Decreases:

|           |                              |        |
|-----------|------------------------------|--------|
| Manhattan | Upper West Side              | -3,971 |
| Manhattan | Stuyvesant Town/Turtle-Bay   | -1,403 |
| Manhattan | Upper East Side              | -736   |
| Manhattan | Morningside Heights/Hamilton | -507   |
| Brooklyn  | Coney Island                 | 298    |

Source: US Census

**Borough Table 1-2 Home Ownership in the Five Boroughs, 1990 and 2000**

|                                 | Bronx | Brooklyn | Manhattan | Queens | Staten Island | Total |
|---------------------------------|-------|----------|-----------|--------|---------------|-------|
| <b>Homeownership Rate, 1990</b> | 17.9% | 26.1%    | 17.9%     | 42.5%  | 63.7%         | 28.7% |
| <b>Homeownership Rate, 2000</b> | 19.5% | 27.1%    | 20.1%     | 42.8%  | 63.8%         | 30.2% |
| <b>Change</b>                   | 1.6%  | 1.0%     | 2.3%      | 0.3%   | 0.1%          | 1.5%  |

Source: US Census

**Chart 1-3**  
**Home Ownership Rates in the Five Boroughs**

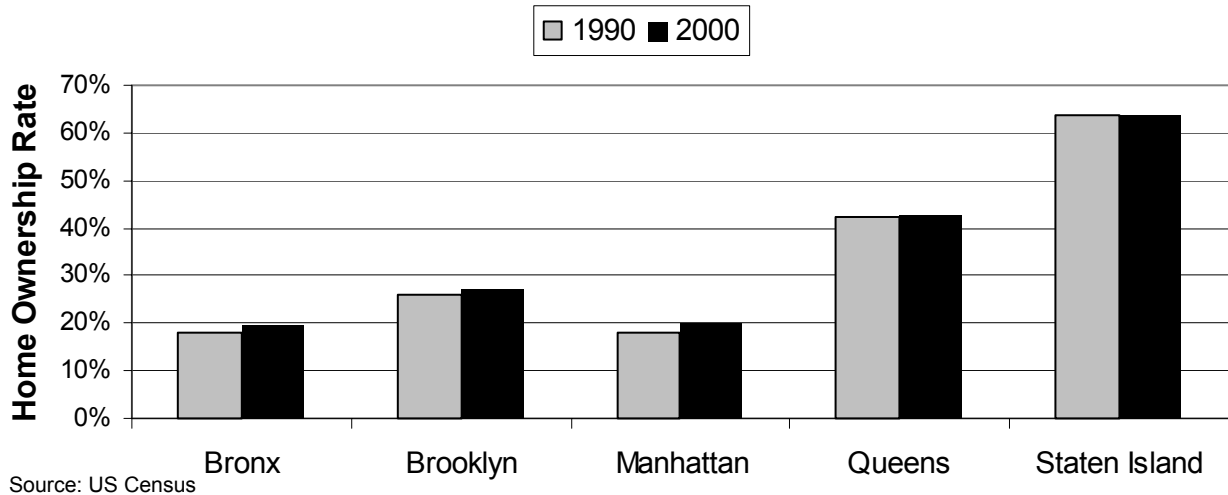


**Exhibit 1-2 Highest and Lowest Homeownership Rates, 2000**

|                 |                               |       |
|-----------------|-------------------------------|-------|
| <u>Highest:</u> |                               |       |
| Staten Island   | South Shore                   | 75.9% |
| Queens          | Queens Village                | 72.3% |
| Queens          | Bayside/Little Neck           | 67.3% |
| Staten Island   | Mid-Island                    | 64.5% |
| Queens          | South Ozone Park/Howard Beach | 63.0% |
| <u>Lowest:</u>  |                               |       |
| Bronx           | University Heights/Fordham    | 4.8%  |
| Manhattan       | East Harlem                   | 6.3%  |
| Manhattan       | Washington Heights/Inwood     | 6.5%  |
| Manhattan       | Central Harlem                | 6.6%  |
| Bronx           | Highbridge/South Concourse    | 6.9%  |

Source: US Census

and Manhattan. Homeownership increased in all five boroughs from 1990 to 2000, but increased the most in Manhattan and the Bronx.

Among Community Districts, the highest homeownership rates are found in South- and Mid-Staten Island, and in three neighborhoods in Queens: Queens Village, Bayside/Little Neck, and South Ozone Park/Howard Beach. The lowest homeownership rates are found in two neighborhoods in the Bronx - University Heights/Fordham and Highbridge/South Concourse - and three neighborhoods in Manhattan - East Harlem, Washington

Heights/Inwood, and Central Harlem (Exhibit 1-2).

Borough Table 1-3 demonstrates that most homeowners (62.7%) in New York City reside in conventional owner units. With conventional ownership, the owner(s) hold title to the entire structure, although they may rent out part of the property to tenants.

The second most common form of home ownership is the cooperative apartment building (25.7%). In cooperatives, homeowners do not own their individual unit, but instead own shares in a corporation that holds title to the entire building. The 'homeowner' is technically a tenant of the corporation.

In most U.S. cities, condominiums are the second most common form of home ownership. But in New York only 6.1% of owner-occupied housing units are condominiums. Condominium owners hold title to their individual unit and generally share ownership of common areas of the building.

Mitchell-Lama cooperatives are unique to New York City and comprise 5.5% of the owner-occupied units. These buildings were constructed with subsidies from the State and City of New

**Borough Table 1-3 Forms of Home Ownership in the Five Boroughs, 1999**

|                                   | Bronx | Brooklyn | Manhattan | Queens | Staten Island | Total |
|-----------------------------------|-------|----------|-----------|--------|---------------|-------|
| <b>Conventional Homes</b>         | 60.9% | 77.4%    | 4.4%      | 73.2%  | 94.8%         | 62.7% |
| <b>Cooperative Apartments</b>     | 14.7% | 15.3%    | 72.2%     | 19.9%  | 0.2%          | 25.7% |
| <b>Mitchell-Lama Cooperatives</b> | 22.7% | 5.5%     | 7.7%      | 2.7%   | 0.0%          | 6.1%  |
| <b>Condominiums</b>               | 1.7%  | 1.8%     | 15.7%     | 4.3%   | 5.0%          | 5.5%  |

Source: NYC Housing and Vacancy Survey

York. Owners must meet income requirements designed to ensure occupancy by middle-income households.

The distribution of these forms of home ownership vary across the five boroughs. The majority (60.9%) of homeowners in the Bronx live in conventional homes, but a substantial portion (22.7%) live in Mitchell-Lama coops. More than three-quarters of Brooklyn homeowners live in conventional homes, and another 15% live in traditional coops. In Man-

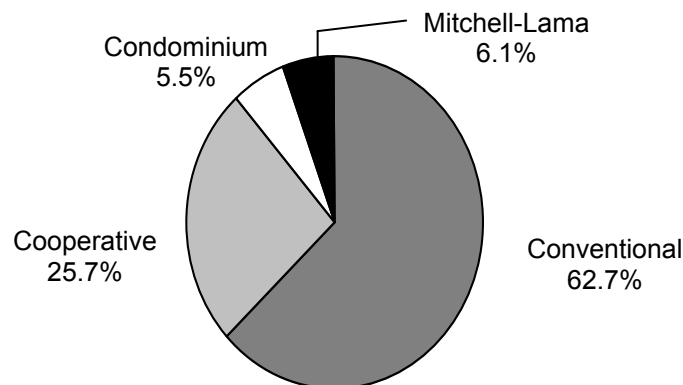
hattan, coops comprise the majority (72.2%) of owner-occupied units; condominiums make up another 15.7%; and conventional homes are relatively rare (4.4%). Queens, similar to Brooklyn, is dominated by conventional homes (73.2%), with 19.9% of homeowners living in coops. In Staten Island, the vast majority (94.8%) of homeowners live in conventional owner units.

The rental vacancy rate decreased slightly in New York City from 1991 to 1999, according to the HVS. While Staten Island and the Bronx experienced modest increases in vacancy rates (1.6% and 1.2%, respectively), Brooklyn had only a slight increase (0.2%), and the vacancy rates in Manhattan and Queens decreased (-1.9% and -1.6%, respectively) (Borough Table 1-4). Overall, the vacancy rate remained well below the 5% level that statutorily constitutes an official housing emergency in New York City.

Exhibit 1-3 shows that the highest rental vacancy rates are found in Brooklyn's Bedford Stuyvesant (8.9%); two neighborhoods in the Bronx — Kingsbridge Heights/Mosholu (7.3%) and Morrisania/Belmont (6.4%) — and in the North and South Shores of Staten Island (6.7% and 7.7%). The lowest rental vacancy rates are found in four neighborhoods in Queens — Elmhurst/Corona (0.0%), Hillcrest/Fresh Meadows (0.0%), Bayside/Little Neck (0.0%), and Astoria (0.9%) — and in Brooklyn's South Crown Heights (0.7%).

Many rental units in New York City fall under one or another form of rent regulation. Rent control laws were initially enacted during World War II but have since been modified. Once ubiquitous, rent controlled apartments have dwindled to comprise only 3.5% of the City's rental units. Because vacant rent-controlled apartments generally are converted to rent stabilization or become unregulated, most tenants in the few remaining rent-controlled apartments have occupied their apartments since 1974 or earlier.

**Chart 1-4**  
**Forms of Ownership in New York City, 1999**



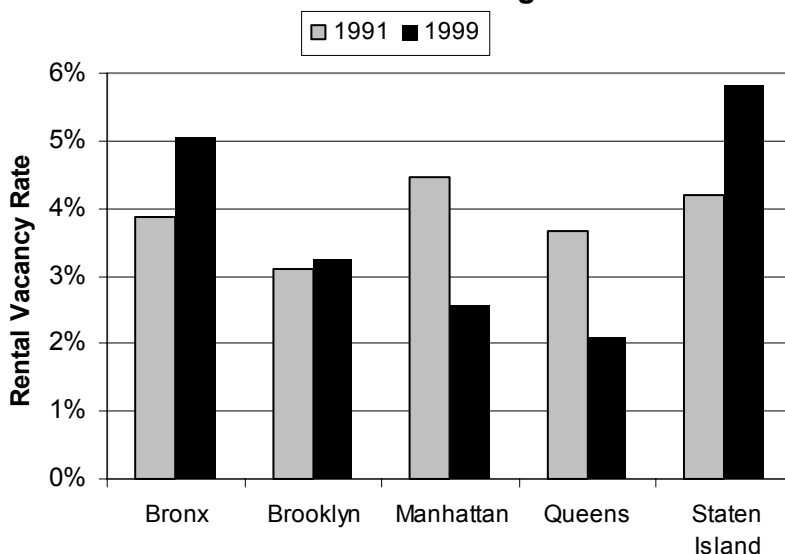
Source: NYC Housing and Vacancy Survey

## Borough Table 1-4 Rental Vacancy Rates in the Five Boroughs, 1991 and 1999

|                                  | Bronx | Brooklyn | Manhattan | Queens | Staten Island | Total |
|----------------------------------|-------|----------|-----------|--------|---------------|-------|
| <b>Rental Vacancy Rate, 1991</b> | 3.9%  | 3.1%     | 4.5%      | 3.7%   | 4.2%          | 3.8%  |
| <b>Rental Vacancy Rate, 1999</b> | 5.0%  | 3.3%     | 2.6%      | 2.1%   | 5.8%          | 3.2%  |
| <b>Change</b>                    | 1.2%  | 0.2%     | -1.9%     | -1.6%  | 1.6%          | -0.6% |

Source: NYC Housing and Vacancy Survey

**Chart 1-5 Rental Vacancy Rate in the Five Boroughs**



Source: NYC Housing and Vacancy Survey

As of 1999, slightly more than half (51.9%) of the rental units in New York are rent-stabilized. Rent stabilization laws were first enacted in 1969 and provide for a less stringent form of rent regulation than rent control. Many formerly rent-controlled units are now governed by rent stabilization.

About 16.2% of the rental units in New York fall under some other type of regulatory scheme. These include public housing, city-owned buildings, Section 8 units, Loft Board-regulated units, and housing units constructed under various tax abatement programs.

As of 1999, slightly more than one-quarter (29.9%) of the rental units in New York were not subject to any form of rent regulation. The prevalence of rent regulation varies somewhat from borough to borough, primarily because the law typically exempts smaller buildings which tend to be located in certain boroughs. Staten Island is unique in that most of its rental units (66.8%) are unregulated. Queens also has a substantial percentage (43.9%) of unregulated rental housing, although the largest share of Queens' units are rent-stabilized. Most units in Manhattan (62.4%) and the

## Exhibit 1-3 Highest and Lowest Rental Vacancy Rates, 1999

### Highest:

|               |                             |      |
|---------------|-----------------------------|------|
| Brooklyn      | Bedford Stuyvesant          | 8.9% |
| Staten Island | South Shore                 | 7.7% |
| Bronx         | Kingsbridge Heights/Mosholu | 7.3% |
| Staten Island | North Shore                 | 6.7% |
| Bronx         | Morrisania/Belmont          | 6.4% |

### Lowest:

|          |                         |      |
|----------|-------------------------|------|
| Queens   | Bayside/Little Neck     | 0.0% |
| Queens   | Elmhurst/Corona         | 0.0% |
| Queens   | Hillcrest/Fresh Meadows | 0.0% |
| Brooklyn | South Crown Heights     | 0.7% |
| Queens   | Astoria                 | 0.9% |

Source: NYC Housing and Vacancy Survey



**Borough Table 1-5 Rent Regulation in the Five Boroughs, 1999**

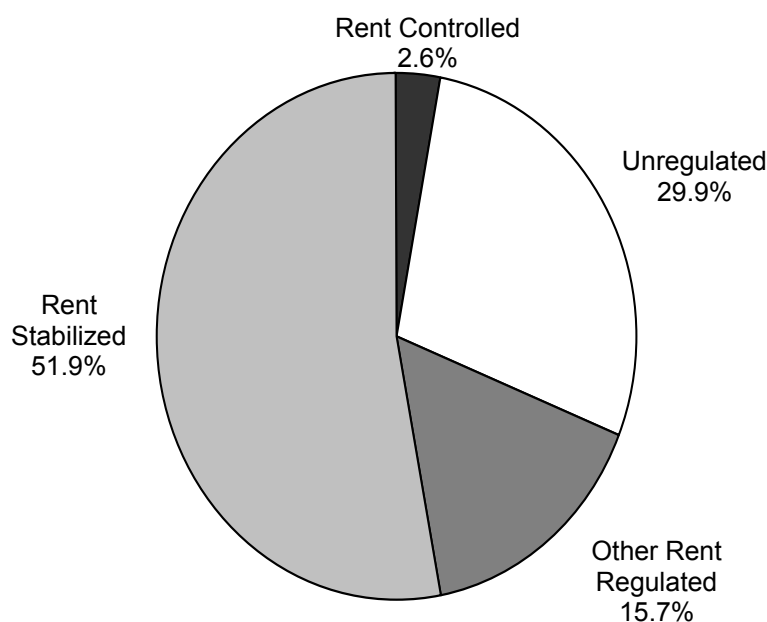
|                               | Bronx | Brooklyn | Manhattan | Queens | Staten Island | Total |
|-------------------------------|-------|----------|-----------|--------|---------------|-------|
| <b>Rent Controlled</b>        | 1.2%  | 2.4%     | 4.2%      | 2.1%   | 0.7%          | 2.6%  |
| <b>Rent Stabilized</b>        | 56.8% | 45.6%    | 62.4%     | 46.7%  | 20.6%         | 51.9% |
| <b>Rent Regulated (Other)</b> | 21.8% | 15.8%    | 18.5%     | 7.3%   | 11.9%         | 15.7% |
| <b>Unregulated</b>            | 20.2% | 36.2%    | 14.9%     | 43.9%  | 66.8%         | 29.9% |

Source: NYC Housing and Vacancy Survey

Bronx (56.8%) are rent-stabilized (Borough Table 1-5).

As might be expected, vacancy rates for rent-regulated apartments are extremely low. Because rent-controlled apartments are either decontrolled or rent stabilized after the existing tenant leaves or dies, there is no vacancy rate for these apartments. Borough Table 1-6 shows that the vacancy rate for rent-stabilized apartments is only 2.5%, somewhat higher than public housing (1.9%), but only half the vacancy rate in the unregulated market (5.0%). City-owned (*in rem*) buildings have the highest vacancy rates (8.0%) of the rental housing types.

**Chart 1-6 Rent Regulation Status in New York City, 1999**



Source: NYC Housing and Vacancy Survey

**Borough Table 1-6 Rental Vacancy Rate (%) by Rent Regulation Status, 1999**

|                                   | Bronx | Brooklyn | Manhattan | Queens | Staten Island | Total |
|-----------------------------------|-------|----------|-----------|--------|---------------|-------|
| <b>Rent Controlled</b>            | N/A   | N/A      | N/A       | N/A    | N/A           | N/A   |
| <b>Rent Stabilized</b>            | 4.5%  | 2.5%     | 1.5%      | 1.8%   | 9.5%          | 2.5%  |
| <b>Public Housing</b>             | 4.0%  | 1.3%     | 1.1%      | 2.4%   | 0.0%          | 1.9%  |
| <b>City-Owned (<i>In Rem</i>)</b> | 10.9% | 12.8%    | 4.8%      | 0.0%   | N/A           | 8.0%  |
| <b>Rent Regulated (Other)</b>     | 3.9%  | 2.3%     | 2.7%      | 2.3%   | 29.1%         | 3.1%  |
| <b>Unregulated</b>                | 7.6%  | 5.0%     | 8.5%      | 2.5%   | 4.7%          | 5.0%  |

*Numbers in italics should be treated with caution since they are based on a small number of observations.*

Source: NYC Housing and Vacancy Survey

# Neighborhood Table 1-1

## Total Housing Units in New York City

### Sub-borough Areas, 1990 and 2000

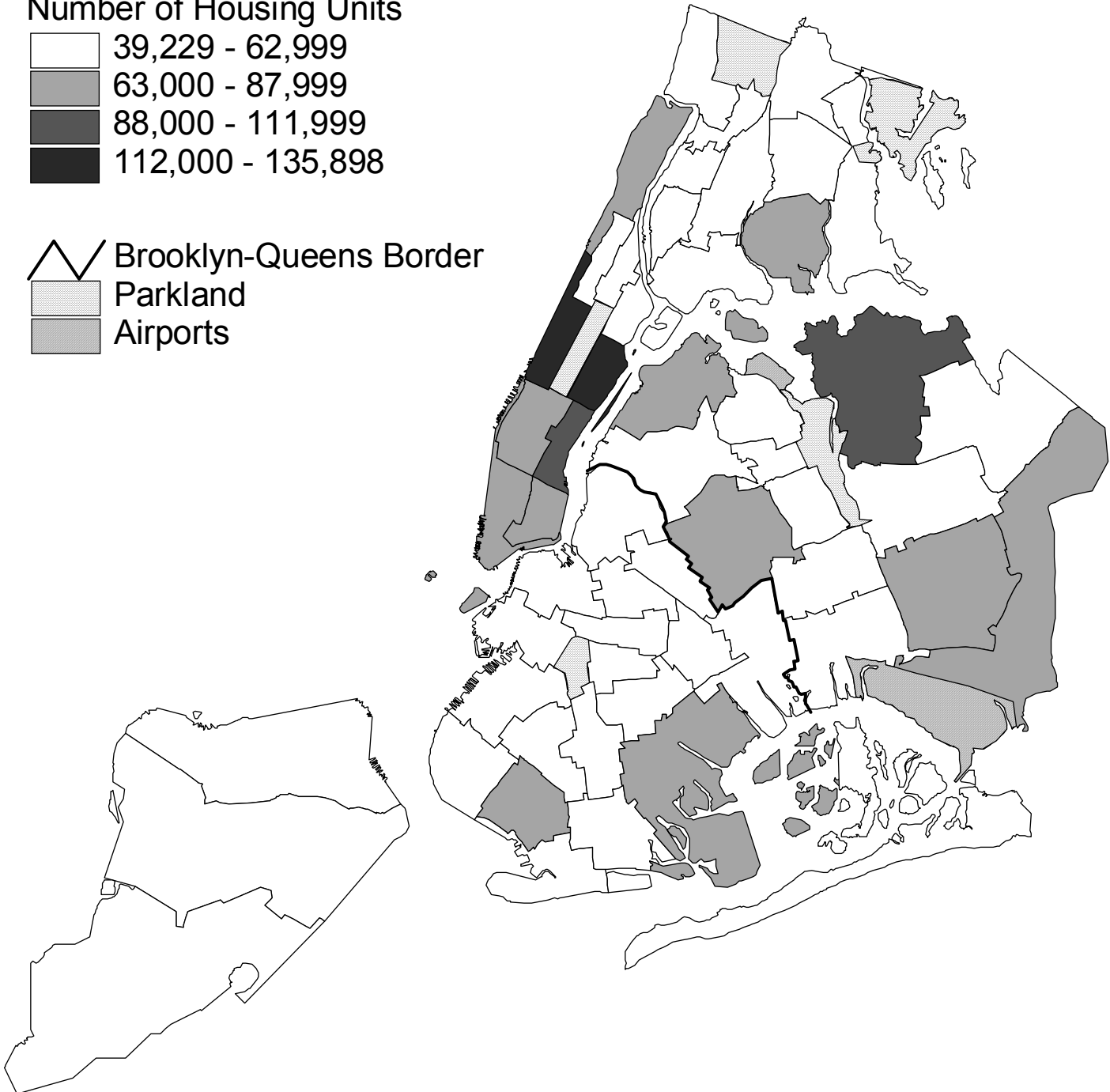
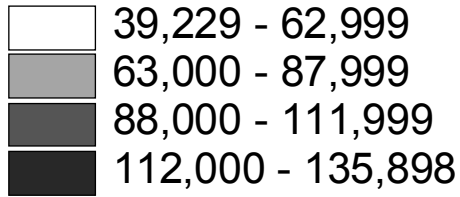
| Borough       | Sub-borough Area                         | 1990             | 2000             | Change         | % Change    |
|---------------|------------------------------------------|------------------|------------------|----------------|-------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 38,535           | 45,437           | 6,902          | 17.9%       |
| Bronx         | 102 Morrisania/Belmont                   | 41,026           | 50,043           | 9,017          | 22.0%       |
| Bronx         | 103 Highbridge/South Concourse           | 39,814           | 45,629           | 5,815          | 14.6%       |
| Bronx         | 104 University Heights/Fordham           | 40,485           | 44,553           | 4,068          | 10.0%       |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 46,281           | 47,457           | 1,176          | 2.5%        |
| Bronx         | 106 Riverdale/Kingsbridge                | 46,172           | 47,136           | 964            | 2.1%        |
| Bronx         | 107 Soundview/Parkchester                | 61,024           | 66,391           | 5,367          | 8.8%        |
| Bronx         | 108 Throgs Neck/Co-op City               | 43,231           | 48,590           | 5,359          | 12.4%       |
| Bronx         | 109 Pelham Parkway                       | 43,926           | 47,085           | 3,159          | 7.2%        |
| Bronx         | 110 Williamsbridge/Baychester            | 43,411           | 51,318           | 7,907          | 18.2%       |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 48,904           | 52,597           | 3,693          | 7.6%        |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 48,989           | 52,212           | 3,223          | 6.6%        |
| Brooklyn      | 203 Bedford Stuyvesant                   | 44,643           | 48,661           | 4,018          | 9.0%        |
| Brooklyn      | 204 Bushwick                             | 37,661           | 39,229           | 1,568          | 4.2%        |
| Brooklyn      | 205 East New York/Starrett City          | 43,947           | 50,431           | 6,484          | 14.8%       |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 47,256           | 49,714           | 2,458          | 5.2%        |
| Brooklyn      | 207 Sunset Park                          | 42,937           | 46,587           | 3,650          | 8.5%        |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 48,785           | 50,892           | 2,107          | 4.3%        |
| Brooklyn      | 209 South Crown Heights                  | 40,924           | 41,793           | 869            | 2.1%        |
| Brooklyn      | 210 Bay Ridge                            | 50,302           | 52,566           | 2,264          | 4.5%        |
| Brooklyn      | 211 Bensonhurst                          | 61,340           | 66,089           | 4,749          | 7.7%        |
| Brooklyn      | 212 Borough Park                         | 49,126           | 51,165           | 2,039          | 4.2%        |
| Brooklyn      | 213 Coney Island                         | 47,914           | 48,212           | 298            | 0.6%        |
| Brooklyn      | 214 Flatbush                             | 57,942           | 58,751           | 809            | 1.4%        |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 57,858           | 59,661           | 1,803          | 3.1%        |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 37,748           | 41,852           | 4,104          | 10.9%       |
| Brooklyn      | 217 East Flatbush                        | 46,227           | 51,171           | 4,944          | 10.7%       |
| Brooklyn      | 218 Flatlands/Canarsie                   | 61,168           | 69,283           | 8,115          | 13.3%       |
| Manhattan     | 301 Greenwich Village/Financial District | 69,018           | 73,936           | 4,918          | 7.1%        |
| Manhattan     | 302 Lower East Side/Chinatown            | 68,978           | 72,771           | 3,793          | 5.5%        |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 78,795           | 79,287           | 492            | 0.6%        |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 97,632           | 96,229           | -1,403         | -1.4%       |
| Manhattan     | 305 Upper West Side                      | 117,657          | 113,686          | -3,971         | -3.4%       |
| Manhattan     | 306 Upper East Side                      | 136,634          | 135,898          | -736           | -0.5%       |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 51,647           | 51,140           | -507           | -1.0%       |
| Manhattan     | 308 Central Harlem                       | 47,852           | 54,240           | 6,388          | 13.3%       |
| Manhattan     | 309 East Harlem                          | 41,435           | 44,747           | 3,312          | 8.0%        |
| Manhattan     | 310 Washington Heights/Inwood            | 72,529           | 73,230           | 701            | 1.0%        |
| Queens        | 401 Astoria                              | 72,925           | 78,092           | 5,167          | 7.1%        |
| Queens        | 402 Sunnyside/Woodside                   | 46,848           | 50,519           | 3,671          | 7.8%        |
| Queens        | 403 Jackson Heights                      | 51,385           | 57,653           | 6,268          | 12.2%       |
| Queens        | 404 Elmhurst/Corona                      | 41,250           | 44,809           | 3,559          | 8.6%        |
| Queens        | 405 Middle Village/Ridgewood             | 63,061           | 65,256           | 2,195          | 3.5%        |
| Queens        | 406 Rego Park/Forest Hills               | 53,757           | 54,294           | 537            | 1.0%        |
| Queens        | 407 Flushing/Whitestone                  | 86,920           | 92,278           | 5,358          | 6.2%        |
| Queens        | 408 Hillcrest/Fresh Meadows              | 54,563           | 56,501           | 1,938          | 3.6%        |
| Queens        | 409 Ozone Park/Woodhaven                 | 43,011           | 48,381           | 5,370          | 12.5%       |
| Queens        | 410 South Ozone Park/Howard Beach        | 36,906           | 42,973           | 6,067          | 16.4%       |
| Queens        | 411 Bayside/Little Neck                  | 43,384           | 46,029           | 2,645          | 6.1%        |
| Queens        | 412 Jamaica                              | 63,493           | 73,870           | 10,377         | 16.3%       |
| Queens        | 413 Queens Village                       | 56,803           | 64,955           | 8,152          | 14.4%       |
| Queens        | 414 Rockaways                            | 38,384           | 41,640           | 3,256          | 8.5%        |
| Staten Island | 501 North Shore                          | 54,303           | 60,986           | 6,683          | 12.3%       |
| Staten Island | 502 Mid-Island                           | 42,094           | 47,705           | 5,611          | 13.3%       |
| Staten Island | 503 South Shore                          | 43,329           | 55,302           | 11,973         | 27.6%       |
| <b>Total</b>  | <b>New York City</b>                     | <b>2,992,169</b> | <b>3,200,912</b> | <b>208,743</b> | <b>7.0%</b> |

Source: US Census

# Map 1-1

## Total Housing Units in New York City Sub-borough Areas, 2000

Number of Housing Units

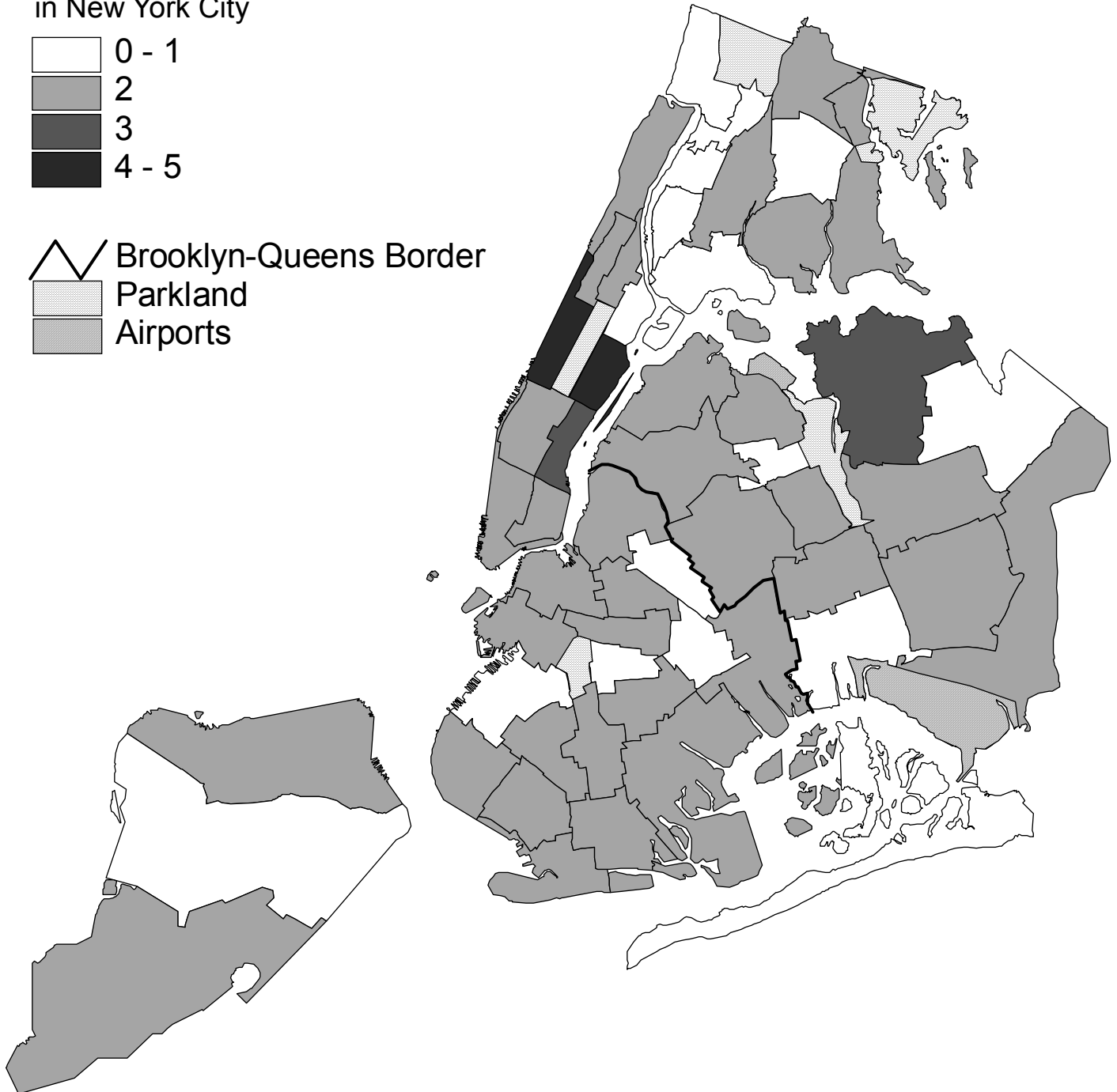
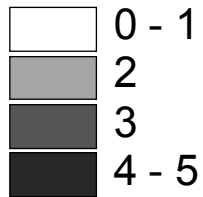


Source: US Census

# Map 1-2

## Percent of Total Housing Units in New York City Sub-borough Areas, 2000

Percent of All Housing Units  
in New York City



Source: US Census

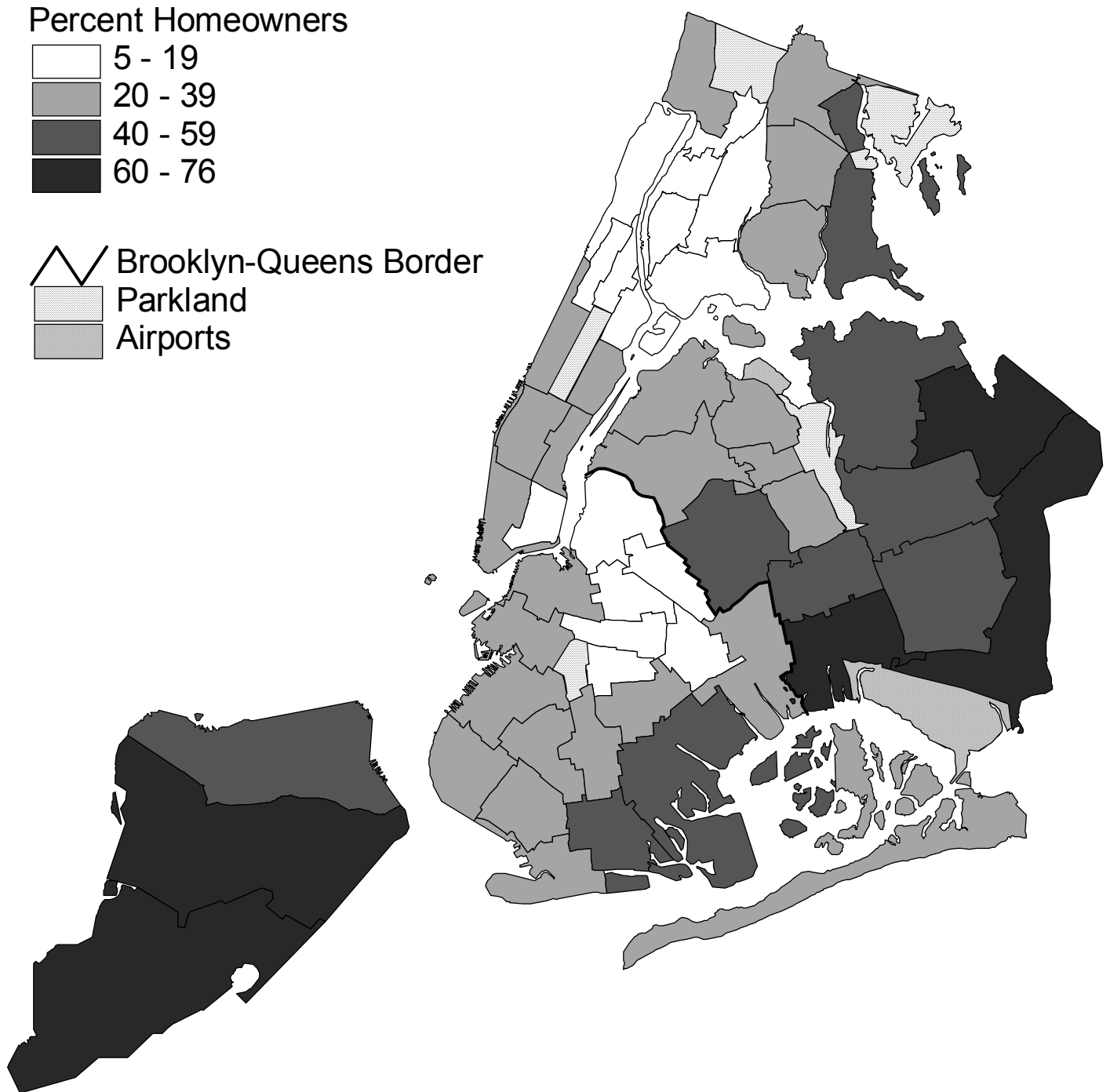
# **Neighborhood Table 1-2** **Home Ownership Rates, New York City** **Sub-borough Areas, 1990 and 2000**

| Borough       | Sub-borough Area                         | 1990         | 2000         | Change      |
|---------------|------------------------------------------|--------------|--------------|-------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 3.7%         | 7.5%         | 3.8%        |
| Bronx         | 102 Morrisania/Belmont                   | 5.9%         | 8.3%         | 2.4%        |
| Bronx         | 103 Highbridge/South Concourse           | 6.2%         | 6.7%         | 0.6%        |
| Bronx         | 104 University Heights/Fordham           | 3.4%         | 4.8%         | 1.4%        |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 6.0%         | 7.2%         | 1.1%        |
| Bronx         | 106 Riverdale/Kingsbridge                | 23.4%        | 26.3%        | 2.9%        |
| Bronx         | 107 Soundview/Parkchester                | 20.2%        | 20.2%        | 0.0%        |
| Bronx         | 108 Throgs Neck/Co-op City               | 39.3%        | 45.6%        | 6.3%        |
| Bronx         | 109 Pelham Parkway                       | 28.0%        | 27.9%        | -0.2%       |
| Bronx         | 110 Williamsbridge/Baychester            | 36.3%        | 36.1%        | -0.2%       |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 15.6%        | 14.6%        | -1.0%       |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 24.6%        | 27.0%        | 2.4%        |
| Brooklyn      | 203 Bedford Stuyvesant                   | 18.5%        | 19.1%        | 0.6%        |
| Brooklyn      | 204 Bushwick                             | 13.3%        | 13.9%        | 0.6%        |
| Brooklyn      | 205 East New York/Starrett City          | 21.3%        | 23.3%        | 2.0%        |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 27.7%        | 28.9%        | 1.2%        |
| Brooklyn      | 207 Sunset Park                          | 27.2%        | 25.3%        | -1.9%       |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 15.2%        | 16.1%        | 0.9%        |
| Brooklyn      | 209 South Crown Heights                  | 14.0%        | 15.2%        | 1.2%        |
| Brooklyn      | 210 Bay Ridge                            | 33.0%        | 32.8%        | -0.2%       |
| Brooklyn      | 211 Bensonhurst                          | 30.9%        | 31.3%        | 0.5%        |
| Brooklyn      | 212 Borough Park                         | 30.5%        | 29.3%        | -1.3%       |
| Brooklyn      | 213 Coney Island                         | 18.8%        | 23.1%        | 4.3%        |
| Brooklyn      | 214 Flatbush                             | 19.9%        | 20.5%        | 0.6%        |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 38.9%        | 41.3%        | 2.3%        |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 14.6%        | 16.9%        | 2.3%        |
| Brooklyn      | 217 East Flatbush                        | 31.5%        | 32.0%        | 0.5%        |
| Brooklyn      | 218 Flatlands/Canarsie                   | 54.3%        | 54.7%        | 0.4%        |
| Manhattan     | 301 Greenwich Village/Financial District | 23.6%        | 25.8%        | 2.2%        |
| Manhattan     | 302 Lower East Side/Chinatown            | 8.0%         | 12.1%        | 4.1%        |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 17.4%        | 20.3%        | 2.9%        |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 24.6%        | 26.3%        | 1.7%        |
| Manhattan     | 305 Upper West Side                      | 24.3%        | 29.3%        | 5.1%        |
| Manhattan     | 306 Upper East Side                      | 29.6%        | 30.6%        | 1.0%        |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 8.9%         | 11.0%        | 2.1%        |
| Manhattan     | 308 Central Harlem                       | 4.5%         | 6.6%         | 2.1%        |
| Manhattan     | 309 East Harlem                          | 5.2%         | 6.3%         | 1.1%        |
| Manhattan     | 310 Washington Heights/Inwood            | 5.5%         | 6.4%         | 0.9%        |
| Queens        | 401 Astoria                              | 19.5%        | 20.0%        | 0.5%        |
| Queens        | 402 Sunnyside/Woodside                   | 24.5%        | 25.2%        | 0.7%        |
| Queens        | 403 Jackson Heights                      | 33.4%        | 33.0%        | -0.4%       |
| Queens        | 404 Elmhurst/Corona                      | 22.5%        | 21.9%        | -0.6%       |
| Queens        | 405 Middle Village/Ridgewood             | 41.0%        | 40.4%        | -0.6%       |
| Queens        | 406 Rego Park/Forest Hills               | 35.8%        | 38.2%        | 2.4%        |
| Queens        | 407 Flushing/Whitestone                  | 46.4%        | 47.3%        | 0.9%        |
| Queens        | 408 Hillcrest/Fresh Meadows              | 43.3%        | 43.8%        | 0.5%        |
| Queens        | 409 Ozone Park/Woodhaven                 | 43.1%        | 41.9%        | -1.2%       |
| Queens        | 410 South Ozone Park/Howard Beach        | 65.2%        | 63.1%        | -2.1%       |
| Queens        | 411 Bayside/Little Neck                  | 68.0%        | 67.3%        | -0.7%       |
| Queens        | 412 Jamaica                              | 50.4%        | 50.6%        | 0.3%        |
| Queens        | 413 Queens Village                       | 73.6%        | 72.6%        | -1.0%       |
| Queens        | 414 Rockaways                            | 32.2%        | 35.0%        | 2.8%        |
| Staten Island | 501 North Shore                          | 52.7%        | 51.8%        | -0.9%       |
| Staten Island | 502 Mid-Island                           | 64.8%        | 64.7%        | -0.1%       |
| Staten Island | 503 South Shore                          | 76.1%        | 75.9%        | -0.2%       |
| <b>Total</b>  | <b>New York City</b>                     | <b>28.7%</b> | <b>30.2%</b> | <b>1.5%</b> |

Source: US Census

# Map 1-3

## Home Ownership Rates, New York City Sub-borough Areas, 2000



Source: US Census

# Neighborhood Table 1-3

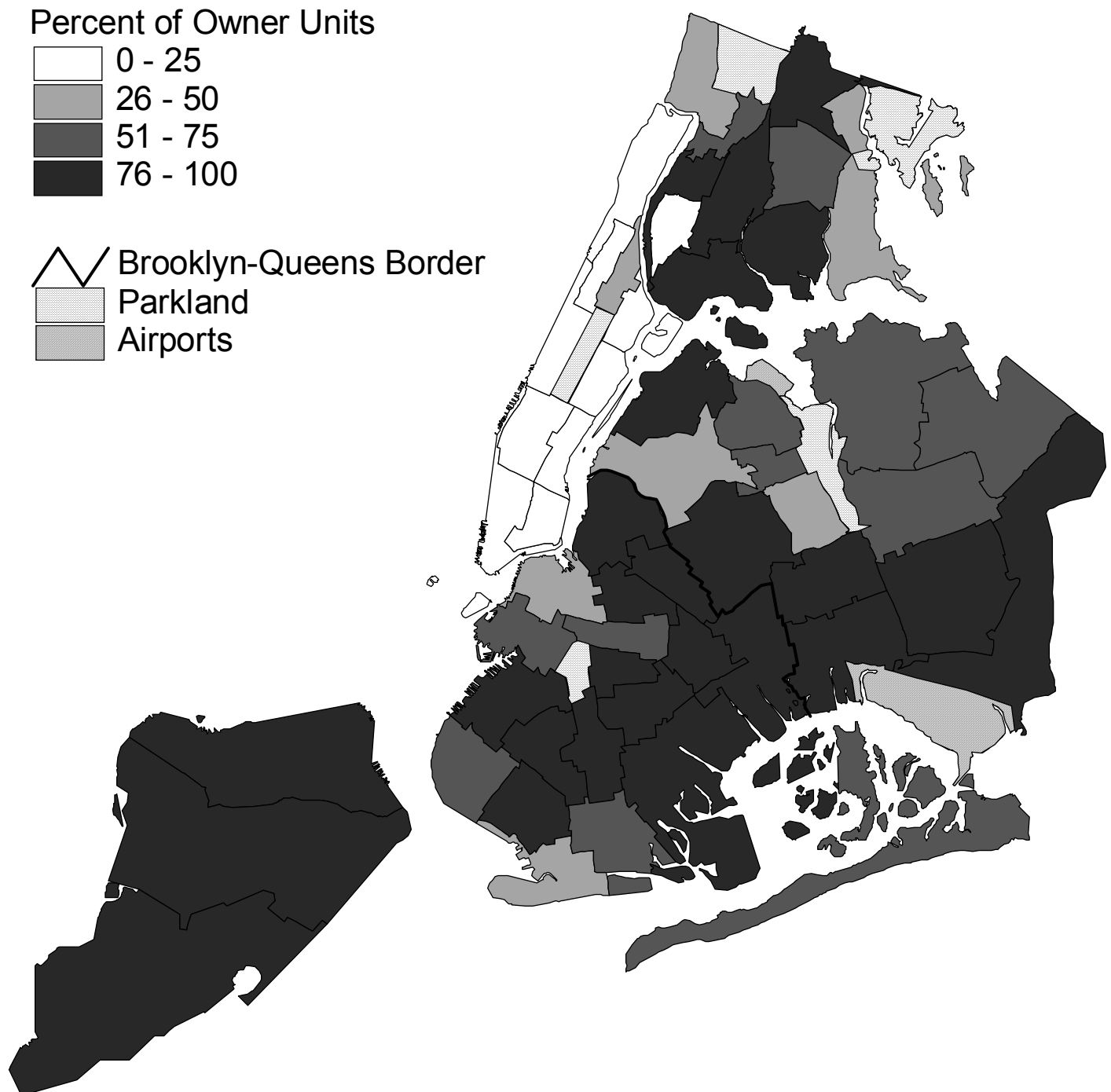
## Forms of Home Ownership in New York City Sub-borough Areas, 1999

| Borough       | Sub-borough Area                         | Percent of Owner Units |                           |                         |                   |
|---------------|------------------------------------------|------------------------|---------------------------|-------------------------|-------------------|
|               |                                          | Conven-<br>tional      | Cooperative<br>Apartments | Mitchell-<br>Lama Coops | Condo-<br>miniums |
| Bronx         | 101 Mott Haven/Hunts Point               | 84.0                   | 3.0                       | 13.0                    | 0.0               |
| Bronx         | 102 Morrisania/Belmont                   | 80.9                   | 19.1                      | 0.0                     | 0.0               |
| Bronx         | 103 Highbridge/South Concourse           | 18.2                   | 9.5                       | 72.3                    | 0.0               |
| Bronx         | 104 University Heights/Fordham           | 88.7                   | 11.3                      | 0.0                     | 0.0               |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 66.2                   | 33.8                      | 0.0                     | 0.0               |
| Bronx         | 106 Riverdale/Kingsbridge                | 32.1                   | 67.9                      | 0.0                     | 0.0               |
| Bronx         | 107 Soundview/Parkchester                | 76.2                   | 0.0                       | 10.8                    | 13.0              |
| Bronx         | 108 Throgs Neck/Co-op City               | 41.0                   | 0.0                       | 59.0                    | 0.0               |
| Bronx         | 109 Pelham Parkway                       | 73.4                   | 21.8                      | 2.9                     | 1.8               |
| Bronx         | 110 Williamsbridge/Baychester            | 87.3                   | 2.4                       | 10.2                    | 0.0               |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 75.9                   | 0.0                       | 17.2                    | 6.8               |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 34.8                   | 41.3                      | 22.5                    | 1.4               |
| Brooklyn      | 203 Bedford Stuyvesant                   | 100.0                  | 0.0                       | 0.0                     | 0.0               |
| Brooklyn      | 204 Bushwick                             | 100.0                  | 0.0                       | 0.0                     | 0.0               |
| Brooklyn      | 205 East New York/Starrett City          | 97.3                   | 0.0                       | 0.0                     | 2.7               |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 69.7                   | 20.0                      | 0.0                     | 10.3              |
| Brooklyn      | 207 Sunset Park                          | 78.8                   | 13.9                      | 7.3                     | 0.0               |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 63.1                   | 31.9                      | 0.0                     | 5.1               |
| Brooklyn      | 209 South Crown Heights                  | 84.9                   | 3.8                       | 11.3                    | 0.0               |
| Brooklyn      | 210 Bay Ridge                            | 68.1                   | 31.9                      | 0.0                     | 0.0               |
| Brooklyn      | 211 Bensonhurst                          | 92.0                   | 4.7                       | 0.0                     | 3.3               |
| Brooklyn      | 212 Borough Park                         | 79.1                   | 20.9                      | 0.0                     | 0.0               |
| Brooklyn      | 213 Coney Island                         | 36.1                   | 16.6                      | 44.2                    | 3.1               |
| Brooklyn      | 214 Flatbush                             | 78.9                   | 21.1                      | 0.0                     | 0.0               |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 72.7                   | 24.1                      | 0.0                     | 3.2               |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 88.5                   | 0.0                       | 11.5                    | 0.0               |
| Brooklyn      | 217 East Flatbush                        | 98.6                   | 1.4                       | 0.0                     | 0.0               |
| Brooklyn      | 218 Flatlands/Canarsie                   | 91.5                   | 7.2                       | 0.0                     | 1.3               |
| Manhattan     | 301 Greenwich Village/Financial District | 13.8                   | 60.0                      | 2.3                     | 24.0              |
| Manhattan     | 302 Lower East Side/Chinatown            | 0.0                    | 69.6                      | 25.2                    | 5.2               |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 7.4                    | 74.9                      | 0.0                     | 17.8              |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 1.7                    | 72.1                      | 4.4                     | 21.8              |
| Manhattan     | 305 Upper West Side                      | 2.7                    | 73.9                      | 6.9                     | 16.5              |
| Manhattan     | 306 Upper East Side                      | 0.5                    | 84.2                      | 1.7                     | 13.6              |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 11.0                   | 74.1                      | 0.0                     | 14.9              |
| Manhattan     | 308 Central Harlem                       | 36.3                   | 38.0                      | 25.7                    | 0.0               |
| Manhattan     | 309 East Harlem                          | 10.7                   | 11.9                      | 70.8                    | 6.6               |
| Manhattan     | 310 Washington Heights/Inwood            | 0.0                    | 68.9                      | 23.2                    | 7.9               |
| Queens        | 401 Astoria                              | 85.0                   | 6.0                       | 0.0                     | 9.0               |
| Queens        | 402 Sunnyside/Woodside                   | 47.1                   | 42.7                      | 4.8                     | 5.3               |
| Queens        | 403 Jackson Heights                      | 63.9                   | 30.3                      | 0.0                     | 5.9               |
| Queens        | 404 Elmhurst/Corona                      | 70.0                   | 28.1                      | 0.0                     | 1.9               |
| Queens        | 405 Middle Village/Ridgewood             | 97.2                   | 2.8                       | 0.0                     | 0.0               |
| Queens        | 406 Rego Park/Forest Hills               | 25.5                   | 59.7                      | 0.0                     | 14.8              |
| Queens        | 407 Flushing/Whitestone                  | 58.1                   | 29.2                      | 0.0                     | 12.7              |
| Queens        | 408 Hillcrest/Fresh Meadows              | 67.8                   | 29.9                      | 0.0                     | 2.3               |
| Queens        | 409 Ozone Park/Woodhaven                 | 89.1                   | 6.5                       | 0.0                     | 4.4               |
| Queens        | 410 South Ozone Park/Howard Beach        | 85.4                   | 11.4                      | 0.0                     | 3.2               |
| Queens        | 411 Bayside/Little Neck                  | 72.3                   | 25.7                      | 0.0                     | 2.0               |
| Queens        | 412 Jamaica                              | 84.3                   | 1.1                       | 14.6                    | 0.0               |
| Queens        | 413 Queens Village                       | 91.7                   | 8.3                       | 0.0                     | 0.0               |
| Queens        | 414 Rockaways                            | 56.6                   | 26.6                      | 16.8                    | 0.0               |
| Staten Island | 501 North Shore                          | 95.6                   | 0.7                       | 0.0                     | 3.7               |
| Staten Island | 502 Mid-Island                           | 95.1                   | 0.0                       | 0.0                     | 4.9               |
| Staten Island | 503 South Shore                          | 94.0                   | 0.0                       | 0.0                     | 6.0               |
| <b>Total</b>  | <b>New York City</b>                     | <b>62.7</b>            | <b>25.7</b>               | <b>6.1</b>              | <b>5.5</b>        |

Source: NYC Housing and Vacancy Survey

*Numbers in italics should be treated with caution since they are based on a small number of observations.*

# Map 1-4 Owner-Occupied Conventional Housing in New York City Sub-borough Areas, 1999



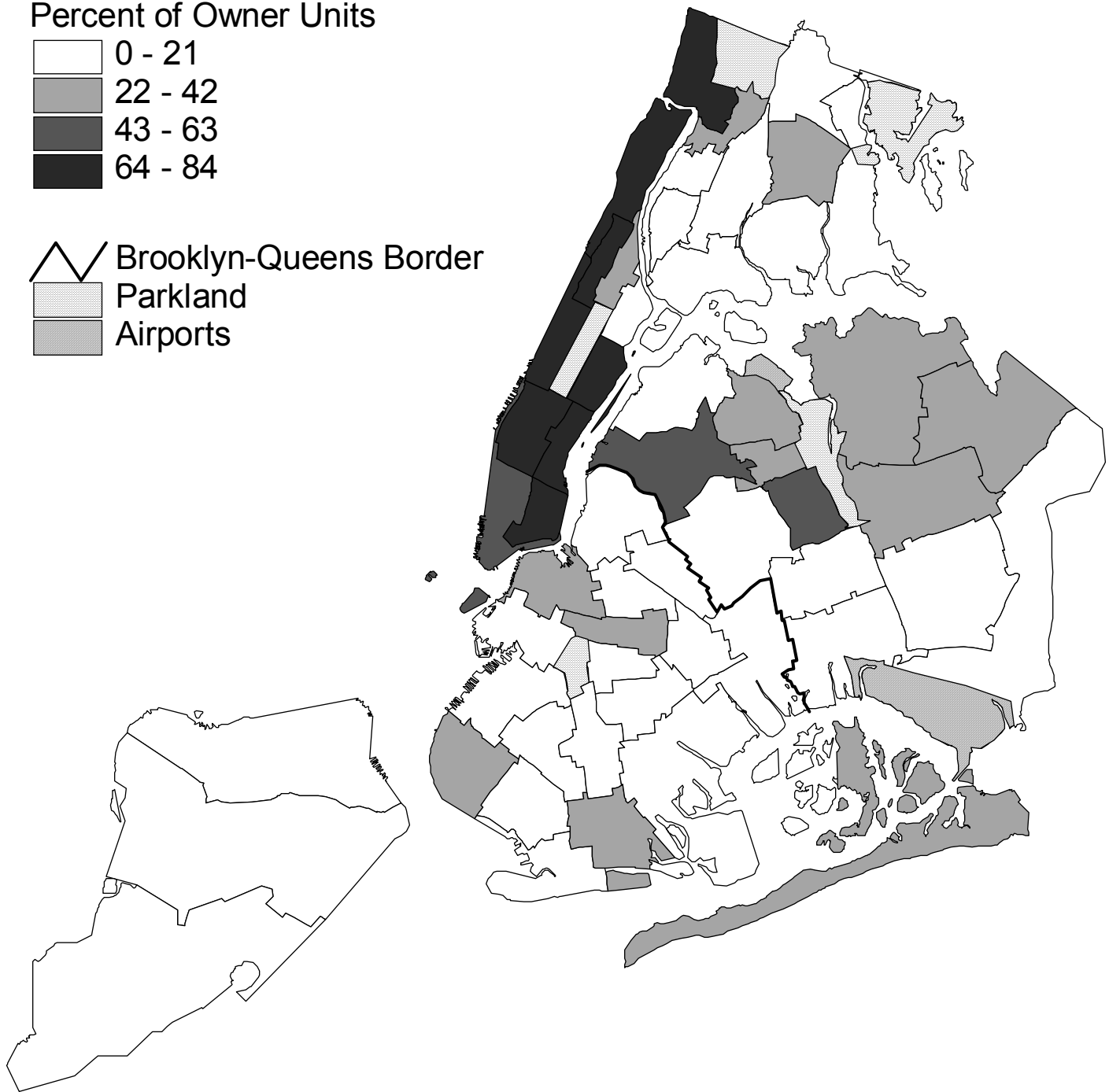
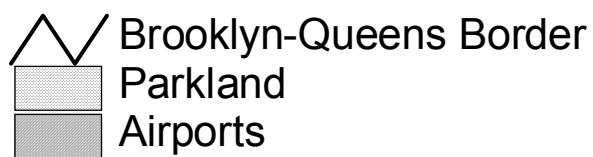
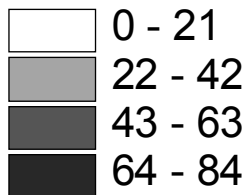
Source: NYC Housing and Vacancy Survey



# Map 1-5

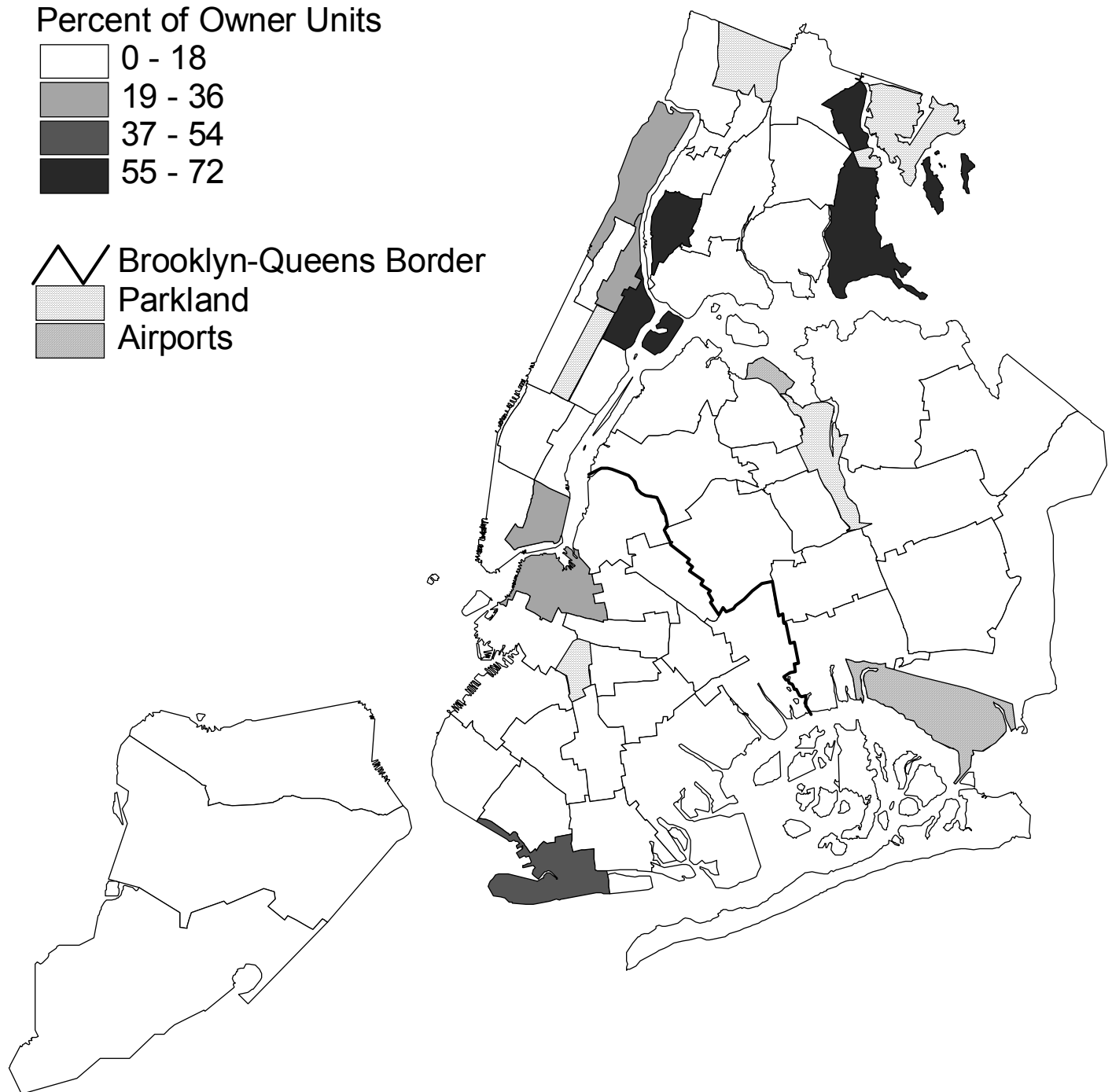
## Owner-Occupied Cooperative Apartments in New York City Sub-borough Areas, 1999

Percent of Owner Units



Source: NYC Housing and Vacancy Survey

# Map 1-6 Owner-Occupied Mitchell-Lama Cooperative Apartments in New York City Sub-borough Areas, 1999

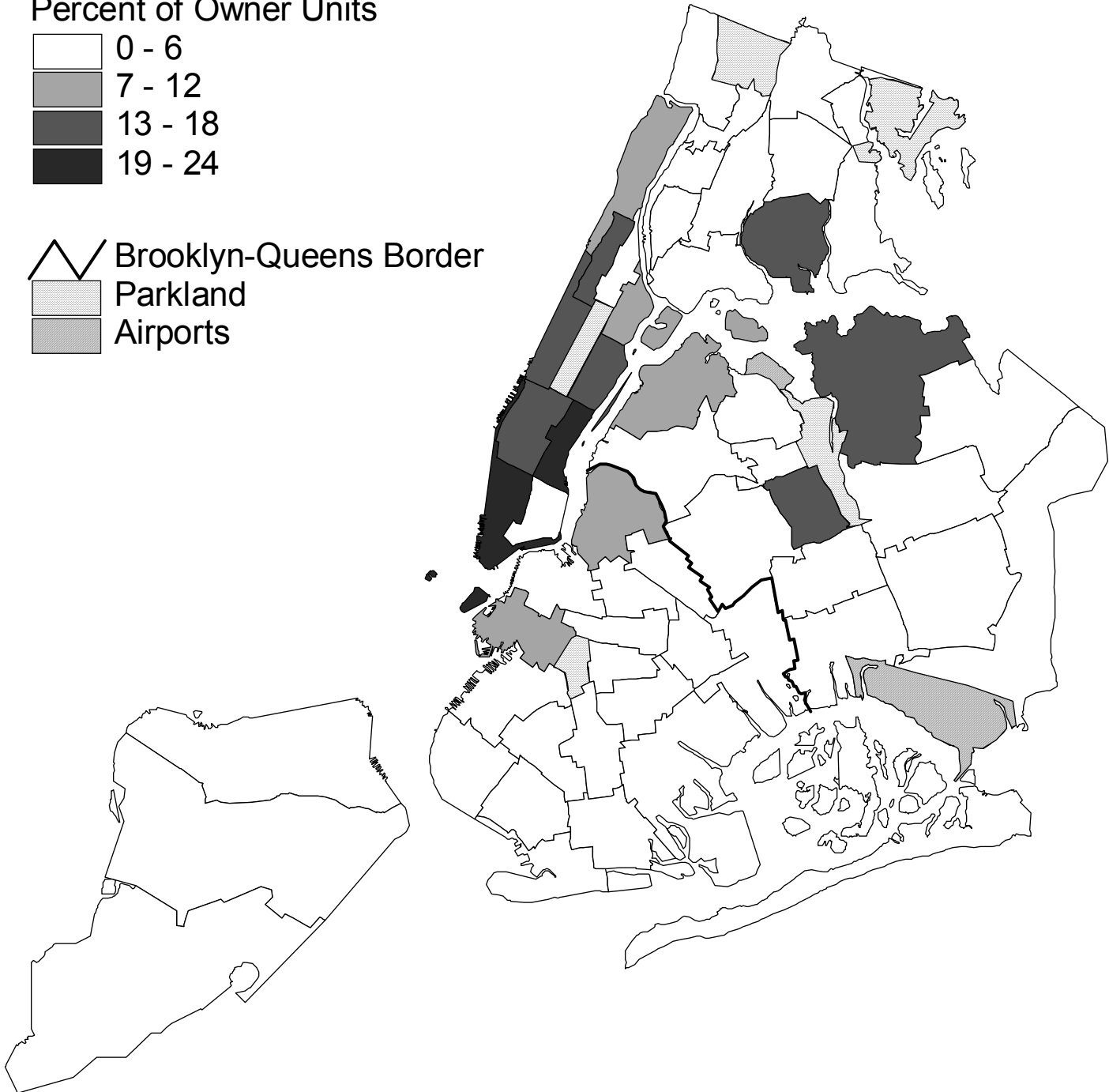


Source: NYC Housing and Vacancy Survey

# Map 1-7

## Owner-Occupied Condominium Apartments in New York City Sub-borough Areas, 1999

Percent of Owner Units



Source: NYC Housing and Vacancy Survey

# Neighborhood Table 1-4

## Rental Vacancy Rate, New York City

### Sub-borough Areas, 1991 and 1999

| Borough       | Sub-borough Area                         | 1991        | 1999        | Change       |
|---------------|------------------------------------------|-------------|-------------|--------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 7.0%        | 5.3%        | -1.8%        |
| Bronx         | 102 Morrisania/Belmont                   | 3.7%        | 6.4%        | 2.7%         |
| Bronx         | 103 Highbridge/South Concourse           | 3.2%        | 5.6%        | 2.5%         |
| Bronx         | 104 University Heights/Fordham           | 5.9%        | 4.5%        | -1.3%        |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 4.5%        | 7.3%        | 2.8%         |
| Bronx         | 106 Riverdale/Kingsbridge                | 2.4%        | 1.6%        | -0.8%        |
| Bronx         | 107 Soundview/Parkchester                | 2.5%        | 6.1%        | 3.6%         |
| Bronx         | 108 Throgs Neck/Co-op City               | 2.1%        | 4.2%        | 2.1%         |
| Bronx         | 109 Pelham Parkway                       | 3.2%        | 5.0%        | 1.8%         |
| Bronx         | 110 Williamsbridge/Baychester            | 4.0%        | 2.2%        | -1.8%        |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 2.6%        | 2.8%        | 0.3%         |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 5.4%        | 5.8%        | 0.4%         |
| Brooklyn      | 203 Bedford Stuyvesant                   | 3.5%        | 8.9%        | 5.4%         |
| Brooklyn      | 204 Bushwick                             | 4.0%        | 1.6%        | -2.4%        |
| Brooklyn      | 205 East New York/Starrett City          | 2.3%        | 3.6%        | 1.3%         |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 3.4%        | 2.2%        | -1.2%        |
| Brooklyn      | 207 Sunset Park                          | 2.0%        | 1.7%        | -0.2%        |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 3.4%        | 6.1%        | 2.7%         |
| Brooklyn      | 209 South Crown Heights                  | 3.9%        | 0.7%        | -3.3%        |
| Brooklyn      | 210 Bay Ridge                            | 3.3%        | 2.7%        | -0.6%        |
| Brooklyn      | 211 Bensonhurst                          | 3.2%        | 2.8%        | -0.4%        |
| Brooklyn      | 212 Borough Park                         | 2.2%        | 3.5%        | 1.2%         |
| Brooklyn      | 213 Coney Island                         | 3.4%        | 1.3%        | -2.1%        |
| Brooklyn      | 214 Flatbush                             | 3.0%        | 2.3%        | -0.7%        |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 1.0%        | 2.3%        | 1.4%         |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 3.8%        | 4.8%        | 1.0%         |
| Brooklyn      | 217 East Flatbush                        | 3.8%        | 3.1%        | -0.7%        |
| Brooklyn      | 218 Flatlands/Canarsie                   | 1.4%        | 2.6%        | 1.2%         |
| Manhattan     | 301 Greenwich Village/Financial District | 3.9%        | 3.6%        | -0.3%        |
| Manhattan     | 302 Lower East Side/Chinatown            | 3.6%        | 1.4%        | -2.2%        |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 8.6%        | 4.0%        | -4.6%        |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 3.8%        | 3.2%        | -0.6%        |
| Manhattan     | 305 Upper West Side                      | 4.9%        | 1.4%        | -3.4%        |
| Manhattan     | 306 Upper East Side                      | 4.7%        | 2.5%        | -2.2%        |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 3.2%        | 1.1%        | -2.1%        |
| Manhattan     | 308 Central Harlem                       | 3.5%        | 6.3%        | 2.8%         |
| Manhattan     | 309 East Harlem                          | 4.8%        | 3.0%        | -1.8%        |
| Manhattan     | 310 Washington Heights/Inwood            | 3.2%        | 1.0%        | -2.2%        |
| Queens        | 401 Astoria                              | 2.5%        | 0.9%        | -1.6%        |
| Queens        | 402 Sunnyside/Woodside                   | 2.8%        | 1.2%        | -1.6%        |
| Queens        | 403 Jackson Heights                      | 5.2%        | 1.2%        | -4.0%        |
| Queens        | 404 Elmhurst/Corona                      | 8.4%        | 0.0%        | -8.4%        |
| Queens        | 405 Middle Village/Ridgewood             | 0.0%        | 2.1%        | 2.1%         |
| Queens        | 406 Rego Park/Forest Hills               | 2.6%        | 2.5%        | -0.1%        |
| Queens        | 407 Flushing/Whitestone                  | 4.3%        | 3.1%        | -1.2%        |
| Queens        | 408 Hillcrest/Fresh Meadows              | 4.9%        | 0.0%        | -4.9%        |
| Queens        | 409 Ozone Park/Woodhaven                 | 4.0%        | 5.7%        | 1.7%         |
| Queens        | 410 South Ozone Park/Howard Beach        | 1.5%        | 3.4%        | 1.9%         |
| Queens        | 411 Bayside/Little Neck                  | 3.8%        | 0.0%        | -3.8%        |
| Queens        | 412 Jamaica                              | 1.5%        | 5.4%        | 3.9%         |
| Queens        | 413 Queens Village                       | 4.9%        | 1.1%        | -3.8%        |
| Queens        | 414 Rockaways                            | 5.4%        | 4.7%        | -0.7%        |
| Staten Island | 501 North Shore                          | 2.8%        | 6.7%        | 3.8%         |
| Staten Island | 502 Mid-Island                           | 4.8%        | 2.4%        | -2.5%        |
| Staten Island | 503 South Shore                          | 6.6%        | 7.7%        | 1.2%         |
| <b>Total</b>  | <b>New York City</b>                     | <b>3.8%</b> | <b>3.2%</b> | <b>-0.6%</b> |

Source: NYC Housing and Vacancy Survey

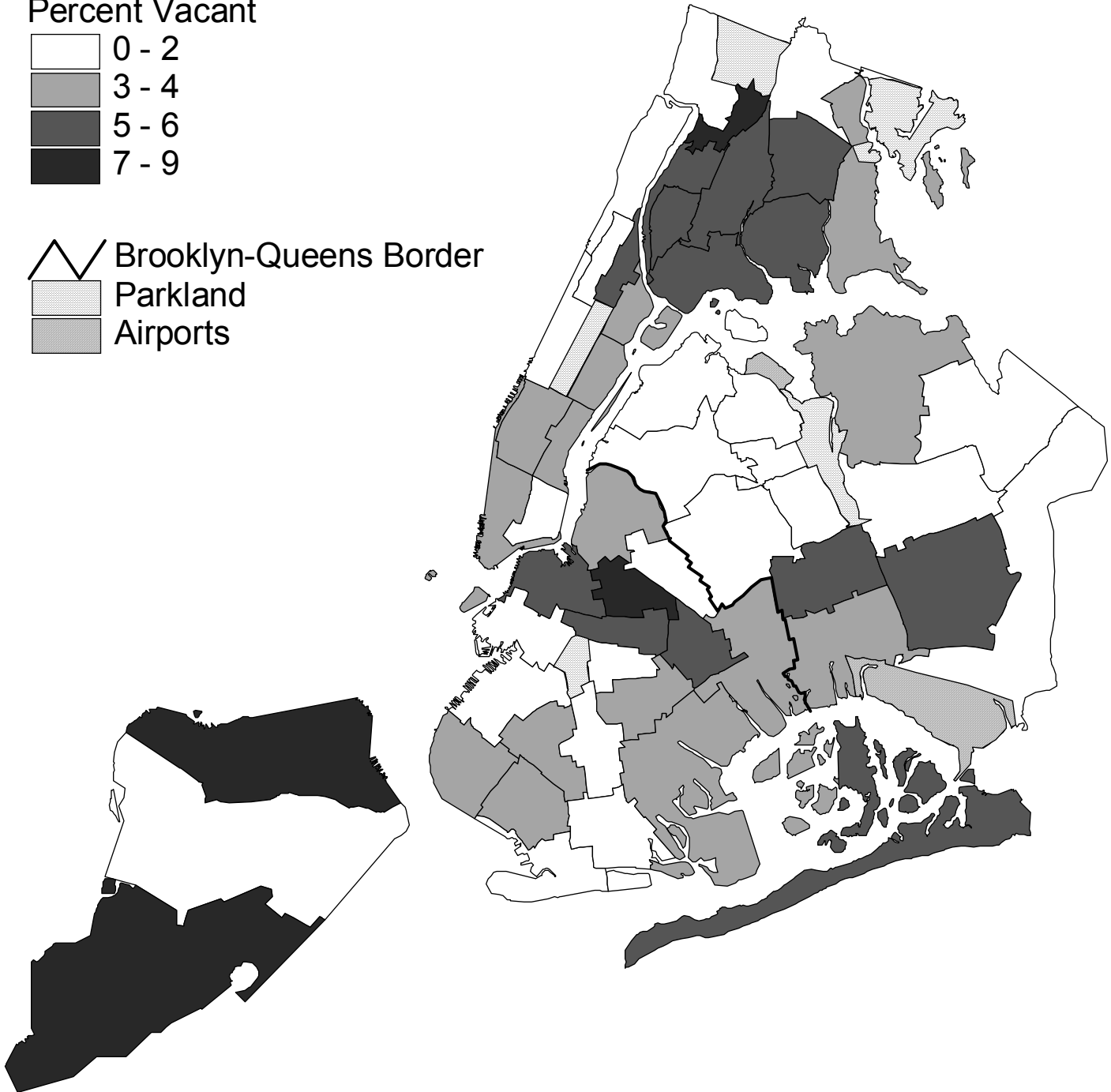
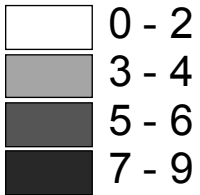
*Numbers in italics should be treated with caution since they are based on a small number of observations.*

# Map 1-8

## Rental Vacancy Rate, New York City

### Sub-borough Areas, 1999

Percent Vacant



Source: NYC Housing and Vacancy Survey

## Neighborhood Table 1-5

### Rent Regulation Status in New York City Sub-borough Areas, 1999

| Borough       | Sub-borough Area                         | Percent of Rental Units |             |                  |             |
|---------------|------------------------------------------|-------------------------|-------------|------------------|-------------|
|               |                                          | Controlled              | Stabilized  | Other Regulated* | Unregulated |
| Bronx         | 101 Mott Haven/Hunts Point               | 0.5                     | 35.5        | 49.2             | 14.8        |
| Bronx         | 102 Morrisania/Belmont                   | 0.0                     | 47.0        | 42.8             | 10.1        |
| Bronx         | 103 Highbridge/South Concourse           | 1.6                     | 78.8        | 14.2             | 5.4         |
| Bronx         | 104 University Heights/Fordham           | 0.0                     | 62.6        | 23.2             | 14.2        |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 1.3                     | 87.3        | 1.1              | 10.3        |
| Bronx         | 106 Riverdale/Kingsbridge                | 4.6                     | 77.3        | 5.4              | 12.7        |
| Bronx         | 107 Soundview/Parkchester                | 0.8                     | 40.9        | 26.4             | 31.9        |
| Bronx         | 108 Throgs Neck/Co-op City               | 1.2                     | 27.1        | 20.1             | 51.6        |
| Bronx         | 109 Pelham Parkway                       | 1.7                     | 55.2        | 14.5             | 28.6        |
| Bronx         | 110 Williamsbridge/Baychester            | 1.4                     | 38.2        | 16.1             | 44.3        |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 3.6                     | 55.1        | 11.7             | 29.7        |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 3.5                     | 35.4        | 31.0             | 30.1        |
| Brooklyn      | 203 Bedford Stuyvesant                   | 2.7                     | 22.1        | 35.3             | 39.9        |
| Brooklyn      | 204 Bushwick                             | 3.9                     | 54.9        | 17.3             | 23.8        |
| Brooklyn      | 205 East New York/Starrett City          | 0.0                     | 11.7        | 43.4             | 44.9        |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 5.5                     | 54.7        | 12.0             | 27.9        |
| Brooklyn      | 207 Sunset Park                          | 3.2                     | 48.5        | 5.5              | 42.8        |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 2.8                     | 52.6        | 22.6             | 21.9        |
| Brooklyn      | 209 South Crown Heights                  | 3.9                     | 69.1        | 6.8              | 20.2        |
| Brooklyn      | 210 Bay Ridge                            | 3.3                     | 45.4        | 5.5              | 45.7        |
| Brooklyn      | 211 Bensonhurst                          | 2.8                     | 47.9        | 2.3              | 47.0        |
| Brooklyn      | 212 Borough Park                         | 0.6                     | 31.5        | 0.0              | 67.9        |
| Brooklyn      | 213 Coney Island                         | 0.6                     | 41.6        | 33.1             | 24.7        |
| Brooklyn      | 214 Flatbush                             | 0.0                     | 81.9        | 0.0              | 18.1        |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 2.8                     | 52.6        | 6.7              | 37.9        |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 0.6                     | 27.3        | 36.3             | 35.7        |
| Brooklyn      | 217 East Flatbush                        | 1.8                     | 48.7        | 8.3              | 41.2        |
| Brooklyn      | 218 Flatlands/Canarsie                   | 0.6                     | 16.9        | 15.3             | 67.1        |
| Manhattan     | 301 Greenwich Village/Financial District | 4.2                     | 59.1        | 9.1              | 27.6        |
| Manhattan     | 302 Lower East Side/Chinatown            | 3.0                     | 52.3        | 40.2             | 4.5         |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 5.0                     | 62.7        | 13.2             | 19.2        |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 2.7                     | 70.0        | 5.0              | 22.4        |
| Manhattan     | 305 Upper West Side                      | 7.4                     | 63.0        | 15.2             | 14.5        |
| Manhattan     | 306 Upper East Side                      | 4.7                     | 65.1        | 6.1              | 24.1        |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 6.4                     | 56.6        | 25.1             | 12.0        |
| Manhattan     | 308 Central Harlem                       | 0.9                     | 55.9        | 39.1             | 4.2         |
| Manhattan     | 309 East Harlem                          | 0.4                     | 32.0        | 64.5             | 3.0         |
| Manhattan     | 310 Washington Heights/Inwood            | 3.9                     | 83.8        | 6.7              | 5.5         |
| Queens        | 401 Astoria                              | 6.6                     | 43.3        | 17.2             | 32.9        |
| Queens        | 402 Sunnyside/Woodside                   | 5.0                     | 61.4        | 0.0              | 33.6        |
| Queens        | 403 Jackson Heights                      | 2.2                     | 46.1        | 0.2              | 51.5        |
| Queens        | 404 Elmhurst/Corona                      | 1.2                     | 56.5        | 0.0              | 42.2        |
| Queens        | 405 Middle Village/Ridgewood             | 4.0                     | 35.0        | 0.5              | 60.6        |
| Queens        | 406 Rego Park/Forest Hills               | 0.4                     | 74.4        | 0.0              | 25.1        |
| Queens        | 407 Flushing/Whitestone                  | 0.3                     | 58.9        | 1.3              | 39.4        |
| Queens        | 408 Hillcrest/Fresh Meadows              | 0.0                     | 49.1        | 16.5             | 34.4        |
| Queens        | 409 Ozone Park/Woodhaven                 | 3.6                     | 38.9        | 0.0              | 57.5        |
| Queens        | 410 South Ozone Park/Howard Beach        | 0.0                     | 6.2         | 0.0              | 93.8        |
| Queens        | 411 Bayside/Little Neck                  | 0.0                     | 34.0        | 0.0              | 66.0        |
| Queens        | 412 Jamaica                              | 0.6                     | 34.7        | 12.4             | 52.3        |
| Queens        | 413 Queens Village                       | 0.0                     | 20.4        | 0.0              | 79.6        |
| Queens        | 414 Rockaways                            | 0.0                     | 32.3        | 46.7             | 20.9        |
| Staten Island | 501 North Shore                          | 1.4                     | 27.0        | 13.3             | 58.4        |
| Staten Island | 502 Mid-Island                           | 0.0                     | 17.1        | 10.3             | 72.6        |
| Staten Island | 503 South Shore                          | 0.0                     | 10.0        | 10.6             | 79.4        |
| <b>Total</b>  | <b>New York City</b>                     | <b>2.6</b>              | <b>51.9</b> | <b>15.7</b>      | <b>29.9</b> |

Source: NYC Housing and Vacancy Survey

\*Other regulated units includes Public Housing, City-owned Housing, Section 8 Units, loft board regulated unit, etc.

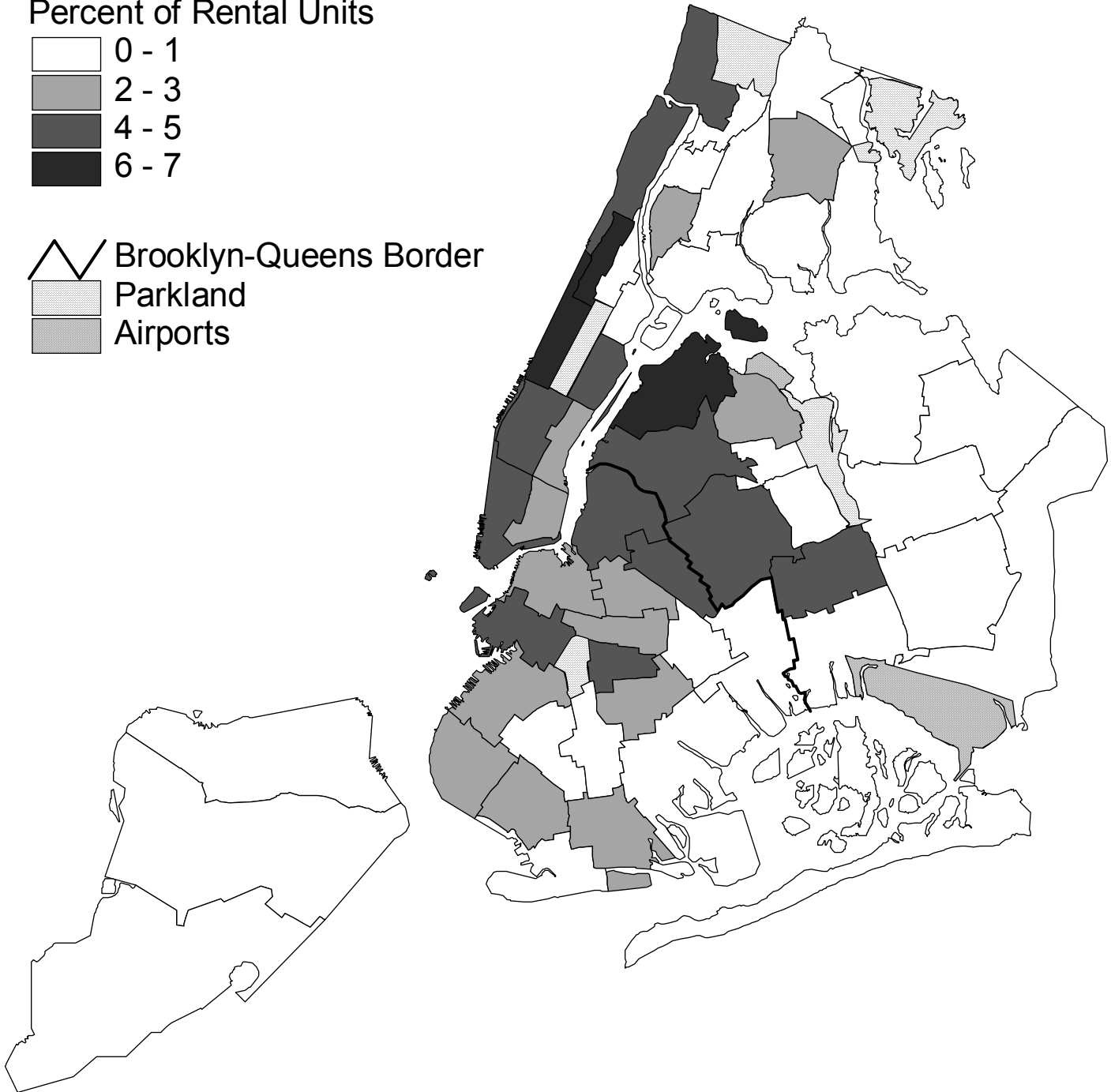
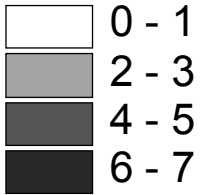
*Numbers in italics should be treated with caution since they are based on a small number of observations.*

# Map 1-9

## Rent-Controlled Housing Units in New York City

### Sub-borough Areas, 1999

Percent of Rental Units

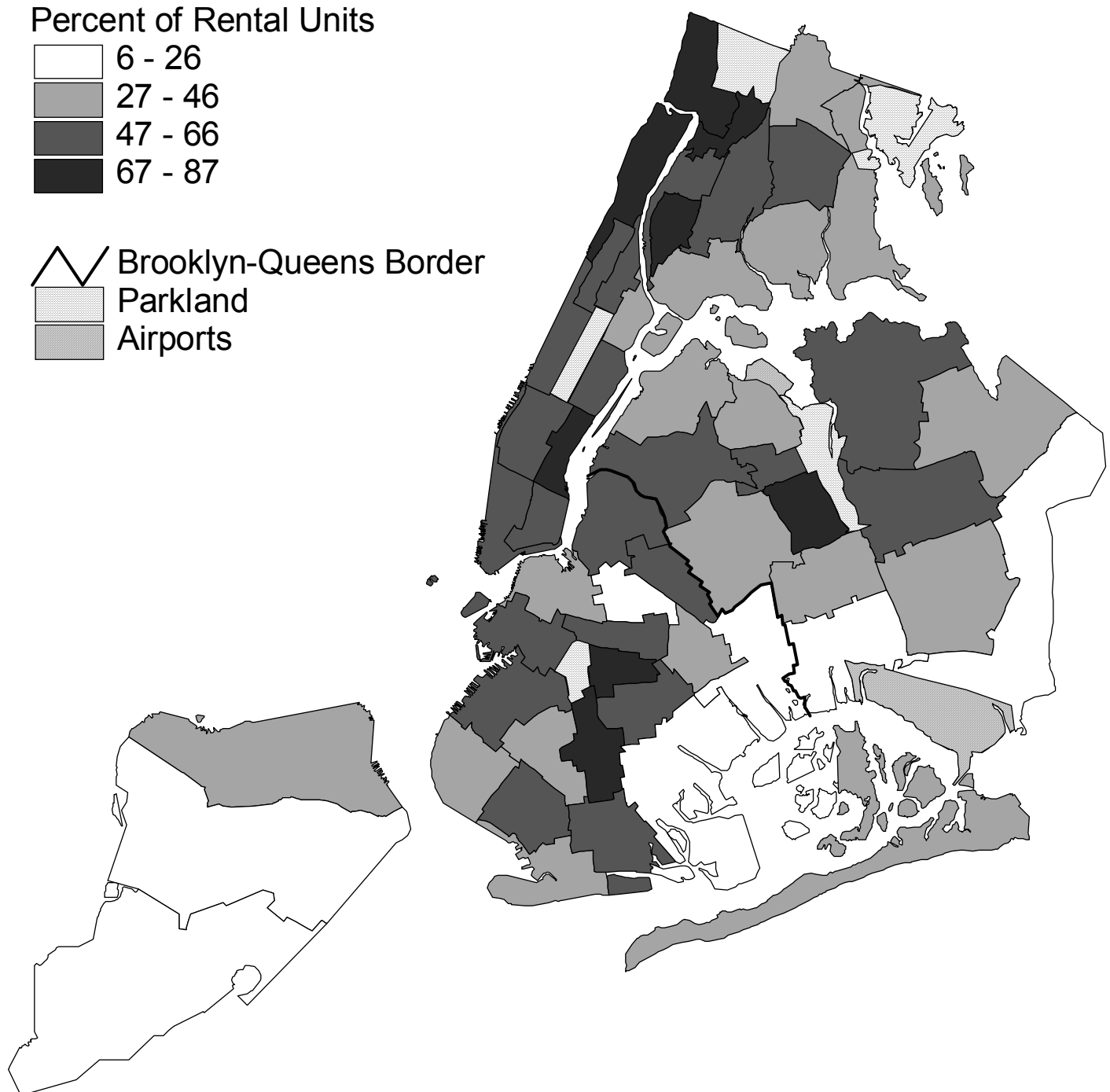


Source: NYC Housing and Vacancy Survey

# Map 1-10

## Rent-Stabilized Housing Units in New York City

### Sub-borough Areas, 1999



Source: NYC Housing and Vacancy Survey

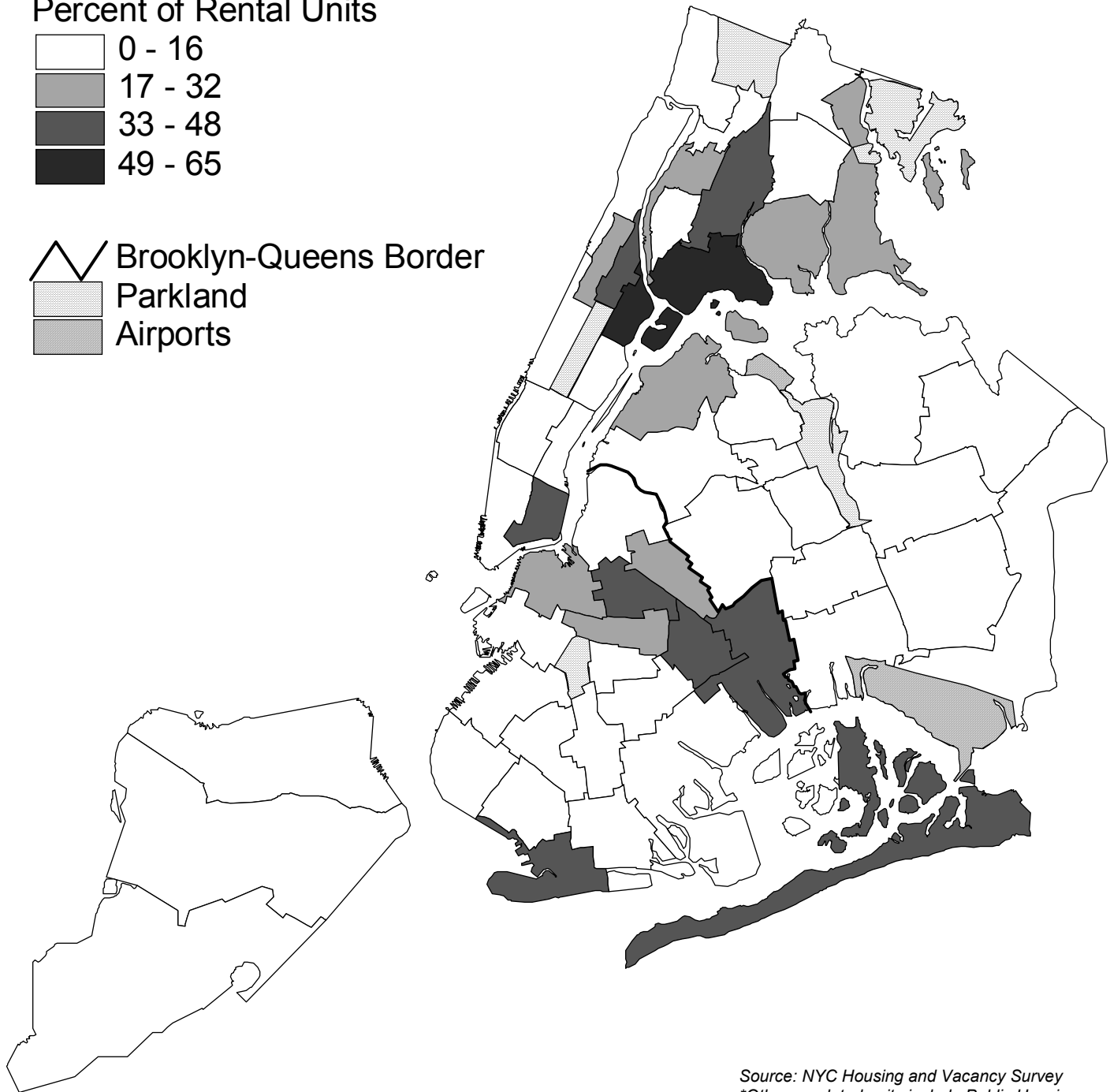
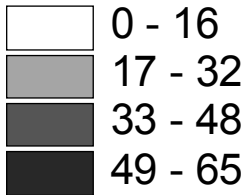


# Map 1-11

## Other Rent-Regulated\* Housing Units in New York City

### Sub-borough Areas, 1999

Percent of Rental Units

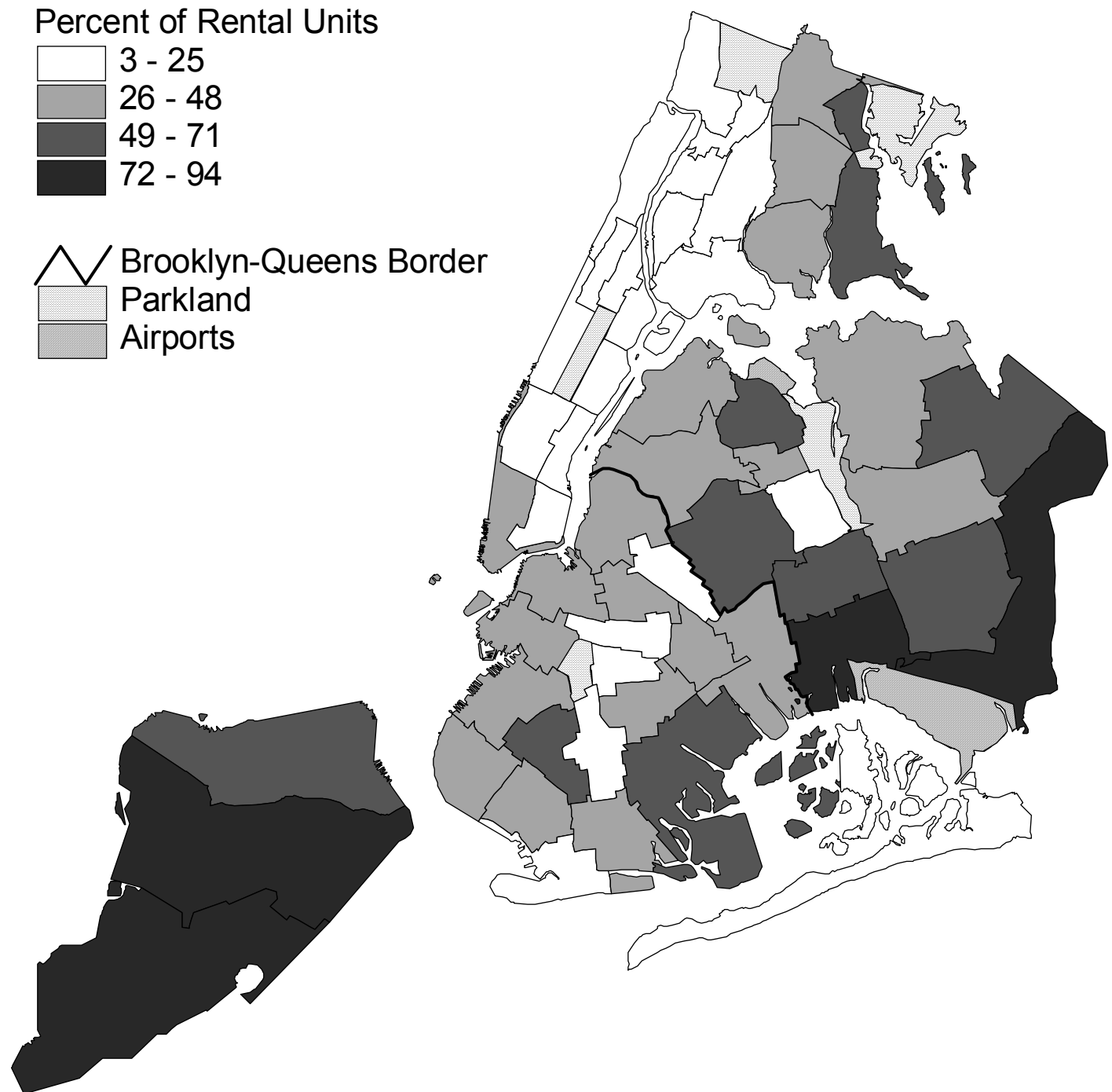


Source: NYC Housing and Vacancy Survey  
 \*Other regulated units include Public Housing,  
 City-owned Housing, Section 8, Loft Board  
 regulated Units, etc.

# Map 1-12

## Unregulated Rental Housing Units in New York City

### Sub-borough Areas, 1999



Source: NYC Housing and Vacancy Survey

## Chapter 2. Housing Creation

### Exhibit 2-1 Most and Least New Housing Units Issued Certificates of Occupancy, 1991 to 2001

#### Most:

|               |                         |       |
|---------------|-------------------------|-------|
| Staten Island | Tottenville/Great Kills | 9,478 |
| Manhattan     | Upper West Side         | 7,113 |
| Manhattan     | Upper East Side         | 6,023 |
| Manhattan     | Clinton/Chelsea         | 5,734 |
| Staten Island | St. George/Stapleton    | 4,145 |

#### Least:

|           |                              |     |
|-----------|------------------------------|-----|
| Bronx     | Kingsbridge Heights/Bedford  | 32  |
| Brooklyn  | South Crown Heights/Prospect | 79  |
| Brooklyn  | Crown Heights                | 102 |
| Brooklyn  | East Flatbush                | 187 |
| Manhattan | Morningside Heights/Hamilton | 195 |

Source: NYC Department of City Planning

According to data from the New York City Department of City Planning, 94,275 new housing units received final certificates of occupancy over the eleven year period, 1991-2001 (Borough Table 2-1). The largest share of these certificates of occupancy, 36%, were issued for units in Manhattan. Nineteen percent of the total housing units were built in Staten Island, 17% in Queens, 15% in Brooklyn, and 12% in the Bronx.

As Exhibit 2-1 illustrates, from the years 1991 to 2001, two community districts in Staten Island — Tottenville/Great Kills (9,478 units) and St. George/Stapleton (4,145)

### Borough Table 2-1 New Certificates of Occupancy, 1991 to 2001

|                                      | Bronx  | Brooklyn | Manhattan | Queens | Staten Island | Total  |
|--------------------------------------|--------|----------|-----------|--------|---------------|--------|
| <b>Certificates of Occupancy:</b>    |        |          |           |        |               |        |
| <b>1991</b>                          | 656    | 764      | 2,608     | 1,956  | 1,627         | 7,611  |
| <b>1992</b>                          | 802    | 1,337    | 3,750     | 1,498  | 1,136         | 8,523  |
| <b>1993</b>                          | 886    | 616      | 1,810     | 801    | 1,466         | 5,579  |
| <b>1994</b>                          | 891    | 1,035    | 1,927     | 1,523  | 1,572         | 6,948  |
| <b>1995</b>                          | 1,166  | 1,647    | 2,798     | 1,013  | 1,268         | 7,892  |
| <b>1996</b>                          | 1,075  | 1,583    | 1,582     | 1,152  | 1,726         | 7,118  |
| <b>1997</b>                          | 1,391  | 1,369    | 816       | 1,578  | 1,791         | 6,945  |
| <b>1998</b>                          | 575    | 1,333    | 5,175     | 1,263  | 1,751         | 10,097 |
| <b>1999</b>                          | 1,228  | 1,025    | 2,341     | 2,119  | 2,236         | 8,949  |
| <b>2000</b>                          | 1,385  | 1,380    | 5,641     | 1,998  | 978           | 11,382 |
| <b>2001</b>                          | 1,617  | 2,449    | 5,693     | 1,274  | 2,198         | 13,231 |
| <b>Total</b>                         | 11,672 | 14,538   | 34,141    | 16,175 | 17,749        | 94,275 |
| <b>Percent of Total</b>              | 12%    | 15%      | 36%       | 17%    | 19%           | 100%   |
| <b>Percent Increase (since 1990)</b> | 2.6%   | 1.7%     | 4.9%      | 2.3%   | 14.9%         | 3.3%   |

Source: NYC Department of Planning

— were among the top five in the City in terms of new certificates of occupancy, as were three neighborhoods in Manhattan: the Upper West Side (7,113), Upper East Side (6,023), and Chelsea/Clinton (5,734). The smallest numbers of new units were built in Brooklyn's South Crown Heights/Prospect (79), Crown Heights (102), and East Flatbush (187) as well as Kingsbridge Heights/Bedford in the Bronx (32) and Morningside Heights/Hamilton in Manhattan (195).

While Exhibit 2-1 shows cumulative numbers of housing units between 1991 and 2001, Exhibit 2-2 displays the same data for only 2001. The community districts with the highest numbers of housing units issued certificates of occupancy in 2001 are mostly in Manhattan: Clinton/Chelsea (1,628), the Upper West Side

## Exhibit 2-2 Most and Least New Housing Units Issued Certificates of Occupancy, 2001

### Most:

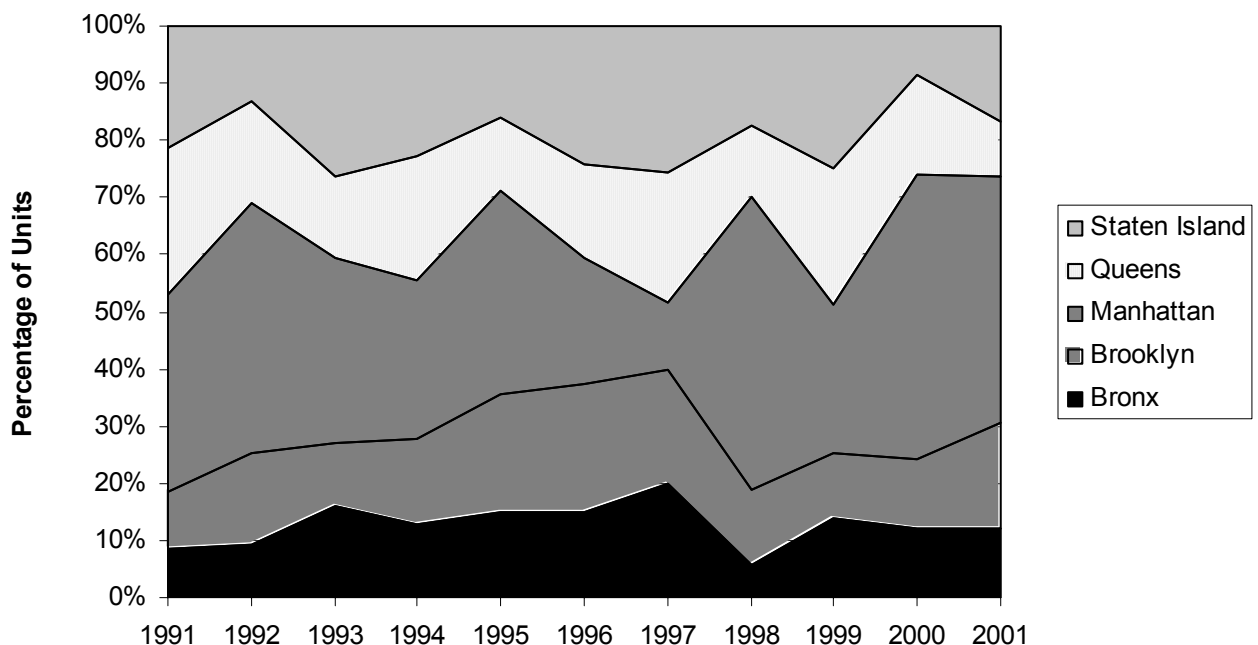
|               |                            |       |
|---------------|----------------------------|-------|
| Manhattan     | Clinton/Chelsea            | 1,628 |
| Manhattan     | Upper West Side            | 963   |
| Staten Island | Tottenville/Great Kills    | 958   |
| Manhattan     | Stuyvesant Town/Turtle Bay | 955   |
| Manhattan     | Upper East Side            | 751   |

### Least:

|           |                              |   |
|-----------|------------------------------|---|
| Bronx     | Hunts Point/Longwood         | 0 |
| Bronx     | Fordham/University Heights   | 0 |
| Manhattan | Morningside Heights/Hamilton | 0 |
| Manhattan | Washington Heights/Inwood    | 0 |
| Bronx     | Kingsbridge Heights/Bedford  | 2 |

Source: NYC Department of City Planning

**Chart 2-1 Borough Share of New Housing Units Issued Certificates of Occupancy, 1991-2001**



Source: NYC Department of City Planning

(963), Stuyvesant Town/Turtle Bay (955), and the Upper East Side (751). Staten Island's Tottenville/Great Kills also had a relatively high number of certificates issued, at 958. Community districts with the lowest number of certificates include the Bronx's Hunts Point/Longwood and Fordham/University Heights, and Manhattan's Morningside Heights/Hamilton and Washington Heights/Inwood. All four neighborhoods had zero certificates of occupancy issued during 2001. The Bronx's Kingsbridge Heights/Bedford also had a low number of certificates for 2001 (2).

Although certificates of occupancy provide a good indication of the number of new housing units built in New York City, they do not capture all of the housing-related construction activity that has occurred. For example, certificates of occupancy are typically not issued for housing rehabilitation projects, even those where vacant buildings are converted to occupied homes. Since the late 1980s, New York City, through its housing agency, the Department of Housing Preservation and Development (HPD), has supported the construction and rehabilitation of more than 180,000 housing units. Over 100 separate programs have been created, many of which used combinations of City capital funds, Federal rent subsidies, Low Income Housing Tax Credits and City-owned land.

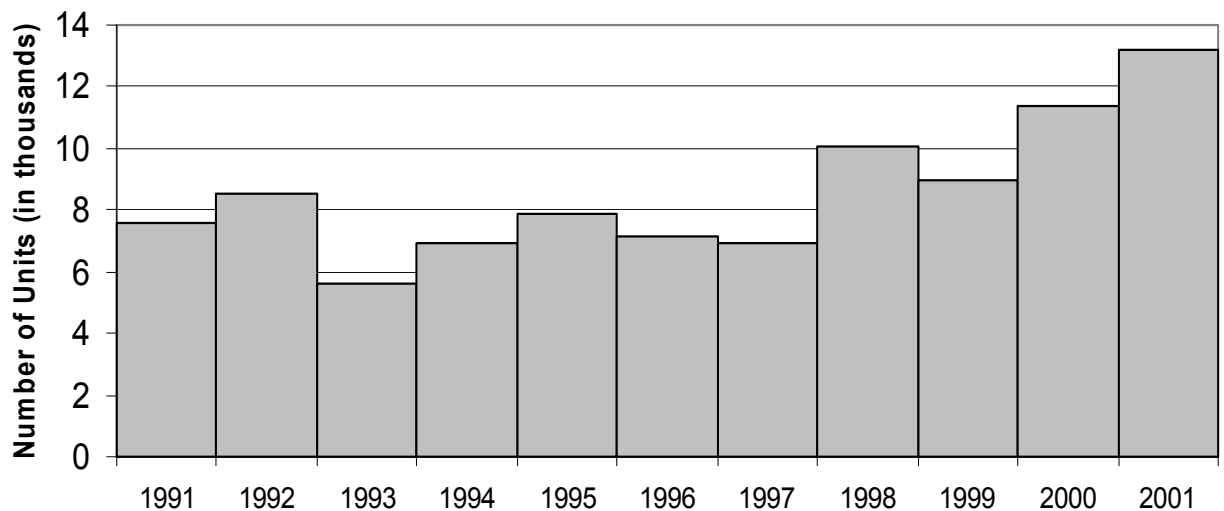
| <b>Borough Table 2-2 Housing Rehabilitation and Creation Through New York City Capital Programs, 1987-2001</b> (continued on next table) |                                          |               |                |               |                                        |              |               |               |
|------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|---------------|----------------|---------------|----------------------------------------|--------------|---------------|---------------|
|                                                                                                                                          | Rehabilitation of Occupied Housing Units |               |                |               | Rehabilitation of Vacant Housing Units |              |               |               |
|                                                                                                                                          | In Rem                                   | Private       | Total          | % Total       | In Rem                                 | Private      | Total         | % Total       |
| <b>Bronx</b>                                                                                                                             | 17,179                                   | 25,715        | 42,894         | 37.2%         | 16,215                                 | 1,090        | 17,305        | 36.2%         |
| <b>Brooklyn</b>                                                                                                                          | 7,636                                    | 21,240        | 28,876         | 25.0%         | 9,522                                  | 2,010        | 11,532        | 24.1%         |
| <b>Manhattan</b>                                                                                                                         | 13,071                                   | 24,012        | 37,083         | 32.1%         | 13,884                                 | 4,787        | 18,671        | 39.1%         |
| <b>Queens</b>                                                                                                                            | 196                                      | 5,361         | 5,557          | 4.8%          | 167                                    | 1            | 168           | 0.4%          |
| <b>Staten Island</b>                                                                                                                     | 30                                       | 941           | 971            | 0.8%          | 51                                     | 37           | 88            | 0.2%          |
| <b>Total</b>                                                                                                                             | <b>38,112</b>                            | <b>77,269</b> | <b>115,381</b> | <b>100.0%</b> | <b>39,839</b>                          | <b>7,925</b> | <b>47,764</b> | <b>100.0%</b> |
| Source: New York City Department of Housing Preservation and Development                                                                 |                                          |               |                |               |                                        |              |               |               |

| <b>Borough Table 2-2 Housing Rehabilitation and Creation Through New York City Capital Programs, 1987-2001</b> (continued) |                                   |               |               |               |                                                                |                                   |
|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------|---------------|---------------|---------------|----------------------------------------------------------------|-----------------------------------|
|                                                                                                                            | New Construction of Housing Units |               |               |               | Total Housing Units Assisted by New York City Capital Programs |                                   |
|                                                                                                                            | Owner                             | Rental        | Total         | % Total       | Total Housing Units Assisted                                   | Percent of Units Existing in 2001 |
| <b>Bronx</b>                                                                                                               | 6,781                             | 3,477         | 10,258        | 33.4%         | 70,457                                                         | 15.0%                             |
| <b>Brooklyn</b>                                                                                                            | 7,511                             | 3,443         | 10,954        | 35.7%         | 51,362                                                         | 5.7%                              |
| <b>Manhattan</b>                                                                                                           | 1,918                             | 4,169         | 6,087         | 19.8%         | 61,841                                                         | 7.7%                              |
| <b>Queens</b>                                                                                                              | 1,282                             | 703           | 1,985         | 6.5%          | 7,710                                                          | 1.0%                              |
| <b>Staten Island</b>                                                                                                       | 940                               | 498           | 1,438         | 4.7%          | 2,497                                                          | 1.6%                              |
| <b>Total</b>                                                                                                               | <b>18,432</b>                     | <b>12,290</b> | <b>30,722</b> | <b>100.0%</b> | <b>193,867</b>                                                 | <b>6.3%</b>                       |
| Source: New York City Department of Housing Preservation and Development                                                   |                                   |               |               |               |                                                                |                                   |

These programs have had a significant impact on the City's housing stock. As of the year 2001, 6.3% of the City's existing housing units had been assisted by New York City capital programs since 1987 (Borough Table 2-2). The greatest impact has been in the Bronx, where 15.0% of housing units existing in 2001 had been assisted by these programs over the period 1987 to 2001.

The single largest category of programs (in terms of units assisted) were those that rehabilitated occupied, privately owned units (115,381 units from 1987 to 2001). These rehabilitation programs typically involved relatively modest capital subsidies, frequently under the Article 8-A loan program and the Participation Loan Program. Of these rehabilitated units, 37.2% are in the Bronx, another one quarter (25.0%) are in Brooklyn, 32.1% are in Manhattan, 4.8% in Queens, and 0.8% are in Staten Island (Borough Table 2-2).

**Chart 2-2 Total Number of New Housing Units Issued Certificates of Occupancy in New York City, 1991-2001**



Source: NYC Department of City Planning

The community districts in which the largest numbers of occupied, privately-owned buildings were rehabilitated were Central Harlem (5,732) and Washington Heights/Inwood in Manhattan (4,247), Greenpoint/Williamsburg in Brooklyn (4,240), and Highbridge/Concourse (4,094) and Fordham/University Heights in the Bronx (3,772) (Exhibit 2-3).

The second largest group of programs depicted in Borough Table 2-2 were those that rehabilitated units in vacant buildings, with a total of 47,764 units. Some of these vacant units were

**Exhibit 2-3 Largest Number of Occupied, Privately-Owned Buildings Rehabilitated Through New York City Capital Programs, 1987-2001**

Largest:

|           |                            |       |
|-----------|----------------------------|-------|
| Manhattan | Central Harlem             | 5,732 |
| Manhattan | Washington Heights/Inwood  | 4,247 |
| Brooklyn  | Greenpoint/Williamsburg    | 4,240 |
| Bronx     | Highbridge/Concourse       | 4,094 |
| Bronx     | Fordham/University Heights | 3,772 |

Source: New York City Department of Housing Preservation and Development

owned by private individuals or companies (7,925), but much higher numbers were owned by the city as a result of *in rem* tax foreclosures (39,839). The majority of the vacant units were in Manhattan (60.4%), Brooklyn (25.4%), and the Bronx (13.8%).

Unlike the privately-owned vacant buildings, *in rem* (city-owned) buildings experienced much greater rehabilitation, with 47,764 units rehabilitated through more than 40 different programs from 1987 to 2001. These buildings were owned by the city as a result of *in rem* actions to vest title on account of tax delinquency. Because the buildings were frequently abandoned and in extremely poor condition, the capital subsidies were typically large. The rehabilitation process typically involved transfer to nonprofit organizations, profit-motivated developers, or tenant cooperatives. The largest share of these units, 39.1% are located in Manhattan, another 36.2% are in the Bronx, 24.1% in Brooklyn, and finally Queens and Staten Island house 0.4% and 0.2%, respectively.

The community district with the largest number of the rehabilitated, formerly vacant units is Central Harlem in Manhattan (6,915 units), followed by Highbridge/Concourse (4,920), Morrisania/Crotona (3,315), and Fordham/University Heights (2,882) in the Bronx, and East Harlem (2,425) in Manhattan (Exhibit 2-4). The community districts with the greatest number of units rehabilitated under these programs were also those that experienced the greatest levels of housing abandonment in the 1960s and 1970s (percentages not displayed in table).

A large number of occupied *in rem* units, 38,112, were also rehabilitated and transferred to private ownership over the period 1987 to 2001 (Borough Table 2-2). The largest share of these units are in the Bronx (45.1%), Manhattan (34.3%), and Brooklyn (20.0%).

With respect to new construction, the City's two largest programs were implemented in conjunction with the New York City Housing Partnership (the New Homes Program), South Bronx Churches and East Brooklyn Congregations (the Nehemiah Plan). These homeownership programs provided land and subsidies for the creation of homeownership opportunities for moderate- and middle-income homeowners. Like the program that rehabilitated *in rem* housing, these programs were also concentrated in areas where the city owned substantial vacant land including

community districts in the South Bronx, Central and Eastern Brooklyn and Central Harlem. Altogether, New York City capital programs created 18,432 new housing units slated for owner-occupancy in the period 1987-2001. Another 12,290 units intended for rental were also created during this period (Borough Table 2-2).

At the community district level, the largest numbers of total housing units assisted by New York City capital programs occurred in neighborhoods in Manhattan and the Bronx. Manhattan's Central Harlem had the largest number of assisted units (20,031), followed by the Bronx's Highbridge/Concourse (14,094), Fordham/University Heights (11,425), and Morrisania/Crotona (8,761), and by Manhattan's Morningside Heights/Hamilton (8,406) (Exhibit 2-5).

#### Exhibit 2-4 Largest Number of Vacant, *in Rem* Buildings Rehabilitated Through New York City Capital Programs, 1987-2001

|                 |                            |       |
|-----------------|----------------------------|-------|
| <u>Largest:</u> |                            |       |
| Manhattan       | Central Harlem             | 6,915 |
| Bronx           | Highbridge/Concourse       | 4,920 |
| Bronx           | Morrisania/Crotona         | 3,315 |
| Bronx           | Fordham/University Heights | 2,882 |
| Manhattan       | East Harlem                | 2,425 |

Source: New York City Department of Housing Preservation and Development

#### Exhibit 2-5 Largest Number of Total Housing Units Assisted by New York City Capital Programs, 1987-2001

|              |                              |        |
|--------------|------------------------------|--------|
| <u>Most:</u> |                              |        |
| Manhattan    | Central Harlem               | 20,031 |
| Bronx        | Highbridge/Concourse         | 14,094 |
| Bronx        | Fordham/University Heights   | 11,425 |
| Bronx        | Morrisania/Crotona           | 8,761  |
| Manhattan    | Morningside Heights/Hamilton | 8,406  |

Source: NYC Department of City Planning

# Neighborhood Table 2-1 New Housing Units Issued Certificates of Occupancy in New York City Community Districts, Annual 1991-2001

(Continued on next page)

| Borough       | Community District               | 1991         | 1992         | 1993         | 1994         | 1995         | 1996         |
|---------------|----------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Bronx         | 101 Mott Haven/Melrose           | 0            | 94           | 102          | 118          | 33           | 104          |
| Bronx         | 102 Hunts Point/Longwood         | 0            | 276          | 225          | 152          | 154          | 114          |
| Bronx         | 103 Morrisania/Crotona           | 145          | 122          | 163          | 222          | 208          | 146          |
| Bronx         | 104 Highbridge/Concourse         | 130          | 0            | 0            | 75           | 150          | 0            |
| Bronx         | 105 Fordham/University Heights   | 17           | 48           | 156          | 72           | 155          | 159          |
| Bronx         | 106 Belmont/East Tremont         | 12           | 10           | 16           | 104          | 248          | 259          |
| Bronx         | 107 Kingsbridge Hgts/Bedford     | 21           | 9            | 0            | 0            | 0            | 0            |
| Bronx         | 108 Riverdale/Fieldston          | 5            | 10           | 15           | 6            | 14           | 0            |
| Bronx         | 109 Parkchester/Soundview        | 18           | 85           | 9            | 94           | 102          | 64           |
| Bronx         | 110 Throgs Neck/Co-op City       | 48           | 67           | 152          | 12           | 66           | 149          |
| Bronx         | 111 Morris Park/Bronxdale        | 63           | 7            | 17           | 20           | 9            | 6            |
| Bronx         | 112 Williamsbridge/Baychester    | 197          | 74           | 31           | 16           | 27           | 74           |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 169          | 233          | 6            | 13           | 99           | 301          |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 2            | 6            | 26           | 0            | 165          | 0            |
| Brooklyn      | 203 Bedford Stuyvesant           | 42           | 304          | 136          | 182          | 152          | 62           |
| Brooklyn      | 204 Bushwick                     | 36           | 228          | 6            | 96           | 154          | 0            |
| Brooklyn      | 205 East New York/Starrett City  | 11           | 1            | 120          | 376          | 406          | 199          |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 75           | 0            | 4            | 28           | 17           | 39           |
| Brooklyn      | 207 Sunset Park                  | 78           | 37           | 19           | 3            | 2            | 93           |
| Brooklyn      | 208 Crown Heights                | 1            | 0            | 0            | 0            | 1            | 0            |
| Brooklyn      | 209 South Crown Heights/Prospect | 0            | 0            | 6            | 0            | 11           | 1            |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 64           | 75           | 17           | 10           | 22           | 32           |
| Brooklyn      | 211 Bensonhurst                  | 58           | 49           | 35           | 55           | 120          | 73           |
| Brooklyn      | 212 Borough Park                 | 113          | 85           | 132          | 84           | 82           | 64           |
| Brooklyn      | 213 Coney Island                 | 26           | 196          | 9            | 6            | 189          | 81           |
| Brooklyn      | 214 Flatbush/Midwood             | 7            | 16           | 7            | 78           | 21           | 6            |
| Brooklyn      | 215 Sheepshead Bay               | 38           | 29           | 29           | 12           | 38           | 96           |
| Brooklyn      | 216 Brownsville                  | 0            | 1            | 2            | 2            | 100          | 262          |
| Brooklyn      | 217 East Flatbush                | 8            | 8            | 3            | 0            | 9            | 3            |
| Brooklyn      | 218 Flatlands/Canarsie           | 36           | 69           | 59           | 90           | 59           | 271          |
| Manhattan     | 301 Financial District           | 345          | 440          | 453          | 0            | 4            | 0            |
| Manhattan     | 302 Greenwich Village/Soho       | 36           | 0            | 0            | 168          | 332          | 349          |
| Manhattan     | 303 Lower East Side/Chinatown    | 98           | 104          | 179          | 0            | 94           | 58           |
| Manhattan     | 304 Clinton/Chelsea              | 106          | 94           | 0            | 0            | 848          | 175          |
| Manhattan     | 305 Midtown                      | 185          | 256          | 0            | 1,007        | 0            | 0            |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 5            | 517          | 0            | 118          | 0            | 4            |
| Manhattan     | 307 Upper West Side              | 353          | 606          | 801          | 466          | 1,204        | 289          |
| Manhattan     | 308 Upper East Side              | 1,135        | 1,065        | 337          | 86           | 272          | 707          |
| Manhattan     | 309 Morningside Heights/Hamilton | 0            | 99           | 0            | 0            | 0            | 0            |
| Manhattan     | 310 Central Harlem               | 180          | 0            | 0            | 82           | 44           | 0            |
| Manhattan     | 311 East Harlem                  | 2            | 522          | 40           | 0            | 0            | 0            |
| Manhattan     | 312 Washington Heights/Inwood    | 163          | 47           | 0            | 0            | 0            | 0            |
| Queens        | 401 Astoria                      | 581          | 82           | 34           | 39           | 30           | 122          |
| Queens        | 402 Woodside/Sunnyside           | 18           | 123          | 76           | 59           | 81           | 37           |
| Queens        | 403 Jackson Heights              | 164          | 387          | 45           | 75           | 25           | 29           |
| Queens        | 404 Elmhurst/Corona              | 347          | 167          | 83           | 68           | 94           | 58           |
| Queens        | 405 Ridgewood/Maspeth            | 103          | 46           | 24           | 61           | 51           | 37           |
| Queens        | 406 Rego Park/Forest Hills       | 74           | 80           | 3            | 85           | 16           | 42           |
| Queens        | 407 Flushing/Whitestone          | 226          | 131          | 107          | 157          | 81           | 64           |
| Queens        | 408 Hillcrest/Fresh Meadows      | 106          | 34           | 80           | 194          | 21           | 24           |
| Queens        | 409 Ozone Park/Woodhaven         | 30           | 11           | 30           | 26           | 39           | 10           |
| Queens        | 410 S. Ozone Park/Howard Beach   | 19           | 26           | 46           | 52           | 22           | 44           |
| Queens        | 411 Bayside/Little Neck          | 70           | 34           | 67           | 185          | 22           | 77           |
| Queens        | 412 Jamaica/Hollis               | 154          | 277          | 108          | 311          | 299          | 408          |
| Queens        | 413 Queens Village               | 52           | 70           | 86           | 148          | 189          | 119          |
| Queens        | 414 Rockaway/Broad Channel       | 12           | 30           | 12           | 63           | 43           | 81           |
| Staten Island | 501 St. George/Stapleton         | 320          | 187          | 484          | 463          | 231          | 457          |
| Staten Island | 502 S. Beach/Willowbrook         | 554          | 296          | 340          | 370          | 263          | 311          |
| Staten Island | 503 Tottenville/Great Kills      | 753          | 653          | 642          | 739          | 774          | 958          |
| <b>Total</b>  | <b>New York City</b>             | <b>7,611</b> | <b>8,523</b> | <b>5,579</b> | <b>6,948</b> | <b>7,892</b> | <b>7,118</b> |

Source: NYC Department of City Planning



# Neighborhood Table 2-1 New Housing Units Issued Certificates of Occupancy in New York City Community Districts, Annual 1991-2001

(Continued)

| Borough       | Community District               | 1997         | 1998          | 1999         | 2000          | 2001          | Total<br>1991-2001 |
|---------------|----------------------------------|--------------|---------------|--------------|---------------|---------------|--------------------|
| Bronx         | 101 Mott Haven/Melrose           | 249          | 68            | 94           | 154           | 316           | 1,332              |
| Bronx         | 102 Hunts Point/Longwood         | 0            | 16            | 0            | 68            | 0             | 1,005              |
| Bronx         | 103 Morrisania/Crotona           | 229          | 56            | 74           | 90            | 385           | 1,840              |
| Bronx         | 104 Highbridge/Concourse         | 179          | 0             | 78           | 331           | 201           | 1,144              |
| Bronx         | 105 Fordham/University Heights   | 90           | 28            | 77           | 57            | 0             | 859                |
| Bronx         | 106 Belmont/East Tremont         | 176          | 228           | 387          | 202           | 112           | 1,754              |
| Bronx         | 107 Kingsbridge Hgts/Bedford     | 0            | 0             | 0            | 0             | 2             | 32                 |
| Bronx         | 108 Riverdale/Fieldston          | 11           | 2             | 67           | 73            | 8             | 211                |
| Bronx         | 109 Parkchester/Soundview        | 169          | 24            | 88           | 25            | 129           | 807                |
| Bronx         | 110 Throgs Neck/Co-op City       | 108          | 79            | 116          | 77            | 171           | 1,045              |
| Bronx         | 111 Morris Park/Bronxdale        | 9            | 14            | 93           | 165           | 87            | 490                |
| Bronx         | 112 Williamsbridge/Baychester    | 171          | 60            | 154          | 143           | 206           | 1,153              |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 268          | 302           | 29           | 100           | 380           | 1,900              |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 174          | 34            | 3            | 82            | 282           | 774                |
| Brooklyn      | 203 Bedford Stuyvesant           | 139          | 146           | 0            | 92            | 155           | 1,410              |
| Brooklyn      | 204 Bushwick                     | 205          | 46            | 172          | 6             | 143           | 1,092              |
| Brooklyn      | 205 East New York/Starrett City  | 157          | 380           | 287          | 401           | 321           | 2,659              |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 2            | 18            | 4            | 34            | 62            | 283                |
| Brooklyn      | 207 Sunset Park                  | 0            | 0             | 17           | 39            | 104           | 392                |
| Brooklyn      | 208 Crown Heights                | 2            | 0             | 7            | 2             | 89            | 102                |
| Brooklyn      | 209 South Crown Heights/Prospect | 9            | 0             | 0            | 38            | 14            | 79                 |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 12           | 44            | 23           | 90            | 102           | 491                |
| Brooklyn      | 211 Bensonhurst                  | 64           | 72            | 89           | 78            | 74            | 767                |
| Brooklyn      | 212 Borough Park                 | 83           | 95            | 63           | 47            | 115           | 963                |
| Brooklyn      | 213 Coney Island                 | 1            | 6             | 50           | 35            | 135           | 734                |
| Brooklyn      | 214 Flatbush/Midwood             | 25           | 41            | 17           | 21            | 61            | 300                |
| Brooklyn      | 215 Sheepshead Bay               | 26           | 24            | 85           | 86            | 207           | 670                |
| Brooklyn      | 216 Brownsville                  | 66           | 88            | 48           | 76            | 11            | 656                |
| Brooklyn      | 217 East Flatbush                | 0            | 4             | 17           | 82            | 53            | 187                |
| Brooklyn      | 218 Flatlands/Canarsie           | 136          | 33            | 114          | 71            | 141           | 1,079              |
| Manhattan     | 301 Financial District           | 0            | 282           | 549          | 702           | 330           | 3,105              |
| Manhattan     | 302 Greenwich Village/Soho       | 0            | 395           | 64           | 47            | 81            | 1,472              |
| Manhattan     | 303 Lower East Side/Chinatown    | 170          | 105           | 115          | 802           | 138           | 1,863              |
| Manhattan     | 304 Clinton/Chelsea              | 96           | 1,967         | 249          | 571           | 1,628         | 5,734              |
| Manhattan     | 305 Midtown                      | 0            | 550           | 403          | 594           | 607           | 3,602              |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 183          | 761           | 19           | 697           | 955           | 3,259              |
| Manhattan     | 307 Upper West Side              | 0            | 955           | 555          | 921           | 963           | 7,113              |
| Manhattan     | 308 Upper East Side              | 307          | 133           | 291          | 939           | 751           | 6,023              |
| Manhattan     | 309 Morningside Heights/Hamilton | 0            | 0             | 25           | 71            | 0             | 195                |
| Manhattan     | 310 Central Harlem               | 0            | 0             | 0            | 87            | 24            | 417                |
| Manhattan     | 311 East Harlem                  | 60           | 27            | 71           | 210           | 216           | 1,148              |
| Manhattan     | 312 Washington Heights/Inwood    | 0            | 0             | 0            | 0             | 0             | 210                |
| Queens        | 401 Astoria                      | 128          | 70            | 81           | 203           | 143           | 1,513              |
| Queens        | 402 Woodside/Sunnyside           | 457          | 29            | 259          | 67            | 79            | 1,285              |
| Queens        | 403 Jackson Heights              | 132          | 33            | 69           | 62            | 68            | 1,089              |
| Queens        | 404 Elmhurst/Corona              | 38           | 126           | 155          | 135           | 99            | 1,370              |
| Queens        | 405 Ridgewood/Maspeth            | 35           | 60            | 68           | 113           | 61            | 659                |
| Queens        | 406 Rego Park/Forest Hills       | 23           | 58            | 11           | 163           | 10            | 565                |
| Queens        | 407 Flushing/Whitestone          | 219          | 174           | 268          | 529           | 252           | 2,208              |
| Queens        | 408 Hillcrest/Fresh Meadows      | 23           | 71            | 196          | 71            | 52            | 872                |
| Queens        | 409 Ozone Park/Woodhaven         | 24           | 35            | 168          | 53            | 27            | 453                |
| Queens        | 410 S. Ozone Park/Howard Beach   | 39           | 154           | 71           | 40            | 31            | 544                |
| Queens        | 411 Bayside/Little Neck          | 107          | 128           | 121          | 51            | 62            | 924                |
| Queens        | 412 Jamaica/Hollis               | 199          | 159           | 206          | 226           | 132           | 2,479              |
| Queens        | 413 Queens Village               | 80           | 91            | 219          | 55            | 94            | 1,203              |
| Queens        | 414 Rockaway/Broad Channel       | 74           | 75            | 227          | 230           | 164           | 1,011              |
| Staten Island | 501 St. George/Stapleton         | 341          | 281           | 542          | 236           | 603           | 4,145              |
| Staten Island | 502 S. Beach/Willowbrook         | 299          | 476           | 369          | 211           | 637           | 4,126              |
| Staten Island | 503 Tottenville/Great Kills      | 1,151        | 994           | 1,325        | 531           | 958           | 9,478              |
| <b>Total</b>  | <b>New York City</b>             | <b>6,945</b> | <b>10,097</b> | <b>8,949</b> | <b>11,382</b> | <b>13,231</b> | <b>94,275</b>      |

Source: NYC Department of City Planning

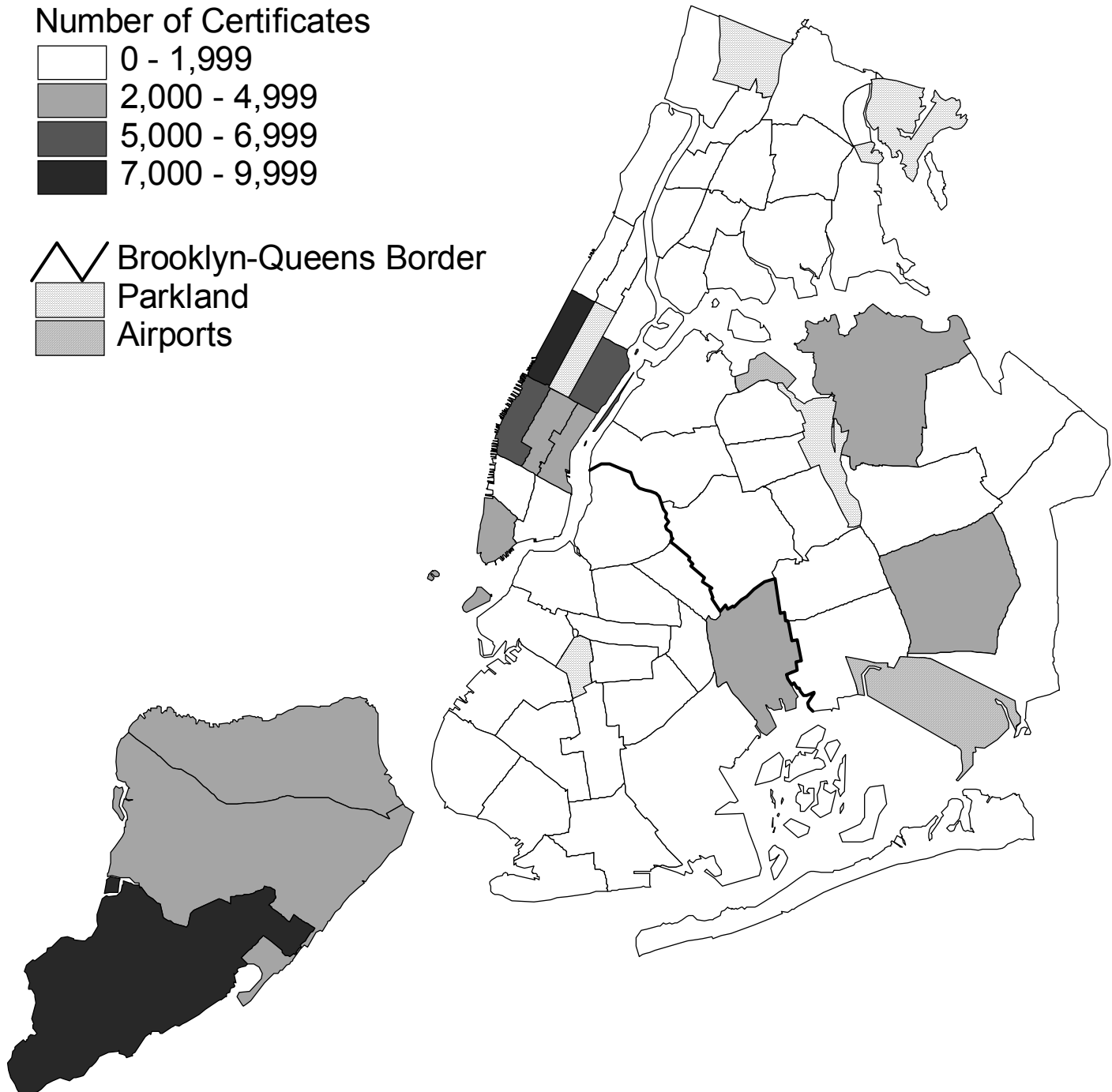
## Neighborhood Table 2-2 New Housing Units Issued Certificates of Occupancy in New York City Community Districts, 1991-2001

| Borough       | Community District               | Number of New Units | Percent of All Units | Percent Increase in Units (1991-2001) |
|---------------|----------------------------------|---------------------|----------------------|---------------------------------------|
| Bronx         | 101 Mott Haven/Melrose           | 1,332               | 1.4%                 | 4.7%                                  |
| Bronx         | 102 Hunts Point/Longwood         | 1,005               | 1.1%                 | 6.7%                                  |
| Bronx         | 103 Morrisania/Crotona           | 1,840               | 2.0%                 | 7.7%                                  |
| Bronx         | 104 Highbridge/Concourse         | 1,144               | 1.2%                 | 2.3%                                  |
| Bronx         | 105 Fordham/University Heights   | 859                 | 0.9%                 | 2.1%                                  |
| Bronx         | 106 Belmont/East Tremont         | 1,754               | 1.9%                 | 7.4%                                  |
| Bronx         | 107 Kingsbridge Hghts/Bedford    | 32                  | 0.0%                 | 0.1%                                  |
| Bronx         | 108 Riverdale/Fieldston          | 211                 | 0.2%                 | 0.5%                                  |
| Bronx         | 109 Parkchester/Soundview        | 807                 | 0.9%                 | 1.5%                                  |
| Bronx         | 110 Throgs Neck/Co-op City       | 1,045               | 1.1%                 | 2.6%                                  |
| Bronx         | 111 Morris Park/Bronxdale        | 490                 | 0.5%                 | 1.2%                                  |
| Bronx         | 112 Williamsbridge/Baychester    | 1,153               | 1.2%                 | 2.5%                                  |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 1,900               | 2.0%                 | 3.6%                                  |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 774                 | 0.8%                 | 1.9%                                  |
| Brooklyn      | 203 Bedford Stuyvesant           | 1,410               | 1.5%                 | 2.6%                                  |
| Brooklyn      | 204 Bushwick                     | 1,092               | 1.2%                 | 3.4%                                  |
| Brooklyn      | 205 East New York/Starrett City  | 2,659               | 2.8%                 | 5.1%                                  |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 283                 | 0.3%                 | 0.6%                                  |
| Brooklyn      | 207 Sunset Park                  | 392                 | 0.4%                 | 1.1%                                  |
| Brooklyn      | 208 Crown Heights                | 102                 | 0.1%                 | 0.3%                                  |
| Brooklyn      | 209 South Crown Heights/Prospect | 79                  | 0.1%                 | 0.2%                                  |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 491                 | 0.5%                 | 1.0%                                  |
| Brooklyn      | 211 Bensonhurst                  | 767                 | 0.8%                 | 1.3%                                  |
| Brooklyn      | 212 Borough Park                 | 963                 | 1.0%                 | 1.7%                                  |
| Brooklyn      | 213 Coney Island                 | 734                 | 0.8%                 | 1.8%                                  |
| Brooklyn      | 214 Flatbush/Midwood             | 300                 | 0.3%                 | 0.5%                                  |
| Brooklyn      | 215 Sheepshead Bay               | 670                 | 0.7%                 | 1.1%                                  |
| Brooklyn      | 216 Brownsville                  | 656                 | 0.7%                 | 2.3%                                  |
| Brooklyn      | 217 East Flatbush                | 187                 | 0.2%                 | 0.3%                                  |
| Brooklyn      | 218 Flatlands/Canarsie           | 1,079               | 1.1%                 | 1.8%                                  |
| Manhattan     | 301 Financial District           | 3,105               | 3.3%                 | 37.3%                                 |
| Manhattan     | 302 Greenwich Village/Soho       | 1,472               | 1.6%                 | 3.1%                                  |
| Manhattan     | 303 Lower East Side/Chinatown    | 1,863               | 2.0%                 | 3.1%                                  |
| Manhattan     | 304 Clinton/Chelsea              | 5,734               | 6.1%                 | 12.5%                                 |
| Manhattan     | 305 Midtown                      | 3,602               | 3.8%                 | 16.0%                                 |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 3,259               | 3.5%                 | 4.3%                                  |
| Manhattan     | 307 Upper West Side              | 7,113               | 7.5%                 | 7.2%                                  |
| Manhattan     | 308 Upper East Side              | 6,023               | 6.4%                 | 4.8%                                  |
| Manhattan     | 309 Morningside Heights/Hamilton | 195                 | 0.2%                 | 0.4%                                  |
| Manhattan     | 310 Central Harlem               | 417                 | 0.4%                 | 0.7%                                  |
| Manhattan     | 311 East Harlem                  | 1,148               | 1.2%                 | 2.6%                                  |
| Manhattan     | 312 Washington Heights/Inwood    | 210                 | 0.2%                 | 0.3%                                  |
| Queens        | 401 Astoria                      | 1,513               | 1.6%                 | 2.1%                                  |
| Queens        | 402 Woodside/Sunnyside           | 1,285               | 1.4%                 | 3.4%                                  |
| Queens        | 403 Jackson Heights              | 1,089               | 1.2%                 | 2.4%                                  |
| Queens        | 404 Elmhurst/Corona              | 1,370               | 1.5%                 | 3.2%                                  |
| Queens        | 405 Ridgewood/Maspeth            | 659                 | 0.7%                 | 1.1%                                  |
| Queens        | 406 Rego Park/Forest Hills       | 565                 | 0.6%                 | 1.1%                                  |
| Queens        | 407 Flushing/Whitestone          | 2,208               | 2.3%                 | 2.8%                                  |
| Queens        | 408 Hillcrest/Fresh Meadows      | 872                 | 0.9%                 | 1.7%                                  |
| Queens        | 409 Ozone Park/Woodhaven         | 453                 | 0.5%                 | 1.1%                                  |
| Queens        | 410 S. Ozone Park/Howard Beach   | 544                 | 0.6%                 | 1.5%                                  |
| Queens        | 411 Bayside/Little Neck          | 924                 | 1.0%                 | 2.3%                                  |
| Queens        | 412 Jamaica/Hollis               | 2,479               | 2.6%                 | 3.9%                                  |
| Queens        | 413 Queens Village               | 1,203               | 1.3%                 | 2.2%                                  |
| Queens        | 414 Rockaway/Broad Channel       | 1,011               | 1.1%                 | 2.8%                                  |
| Staten Island | 501 St. George/Stapleton         | 4,145               | 4.4%                 | 8.5%                                  |
| Staten Island | 502 S. Beach/Willowbrook         | 4,126               | 4.4%                 | 11.8%                                 |
| Staten Island | 503 Tottenville/Great Kills      | 9,478               | 10.1%                | 26.6%                                 |
| <b>Total</b>  | <b>New York City</b>             | <b>94,275</b>       | <b>100.0%</b>        | <b>3.3%</b>                           |

Source: NYC Department of City Planning

## Map 2-1

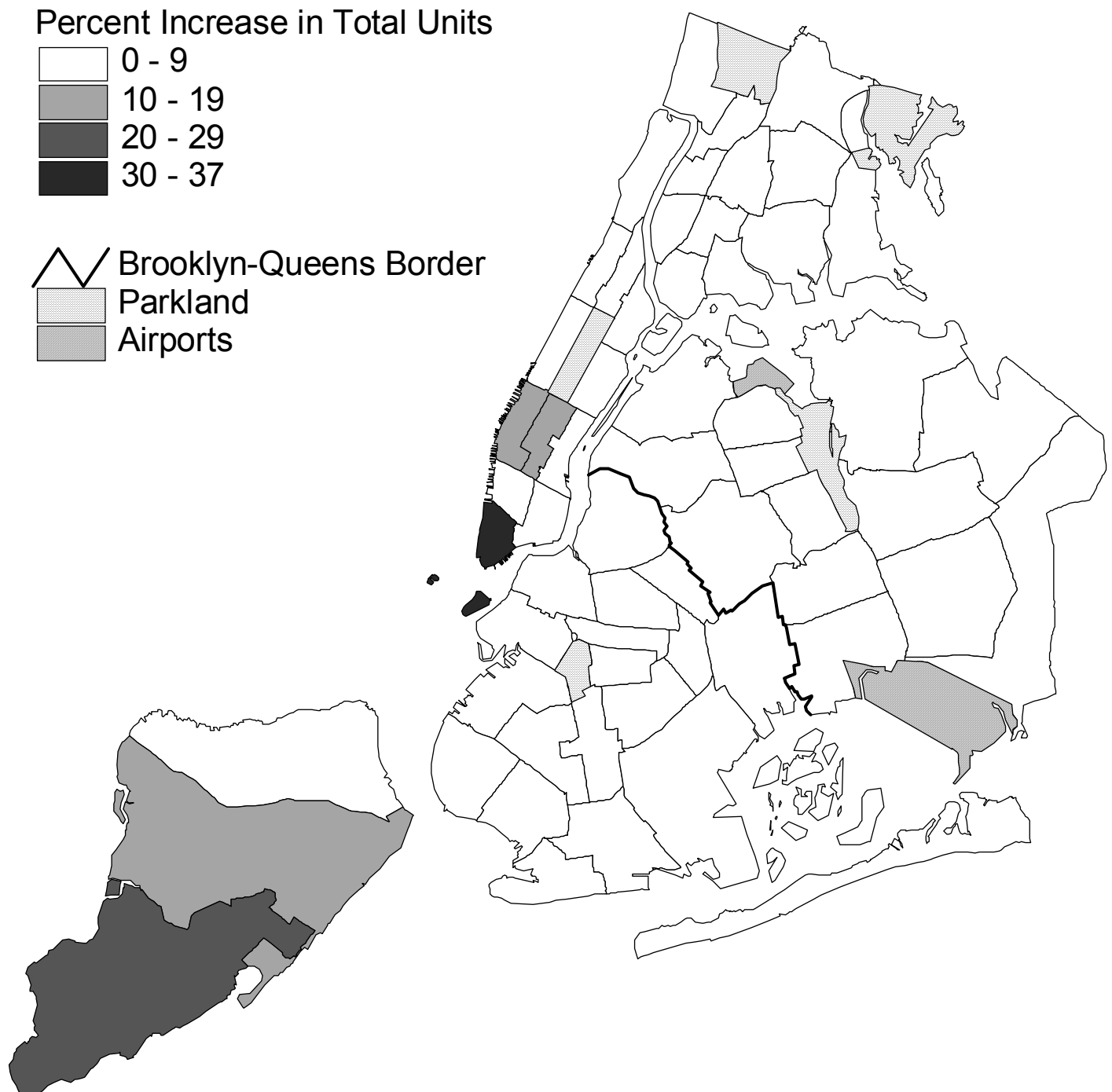
### New Housing Units Issued Certificates of Occupancy in New York City Community Districts, 1991-2001



Source: NYC Department of City Planning

## Map 2-2

### Percent Increase in Housing Units from Certificates of Occupancy Issued in New York City Community Districts, 1991-2001



Source: NYC Department of Housing Preservation and Development

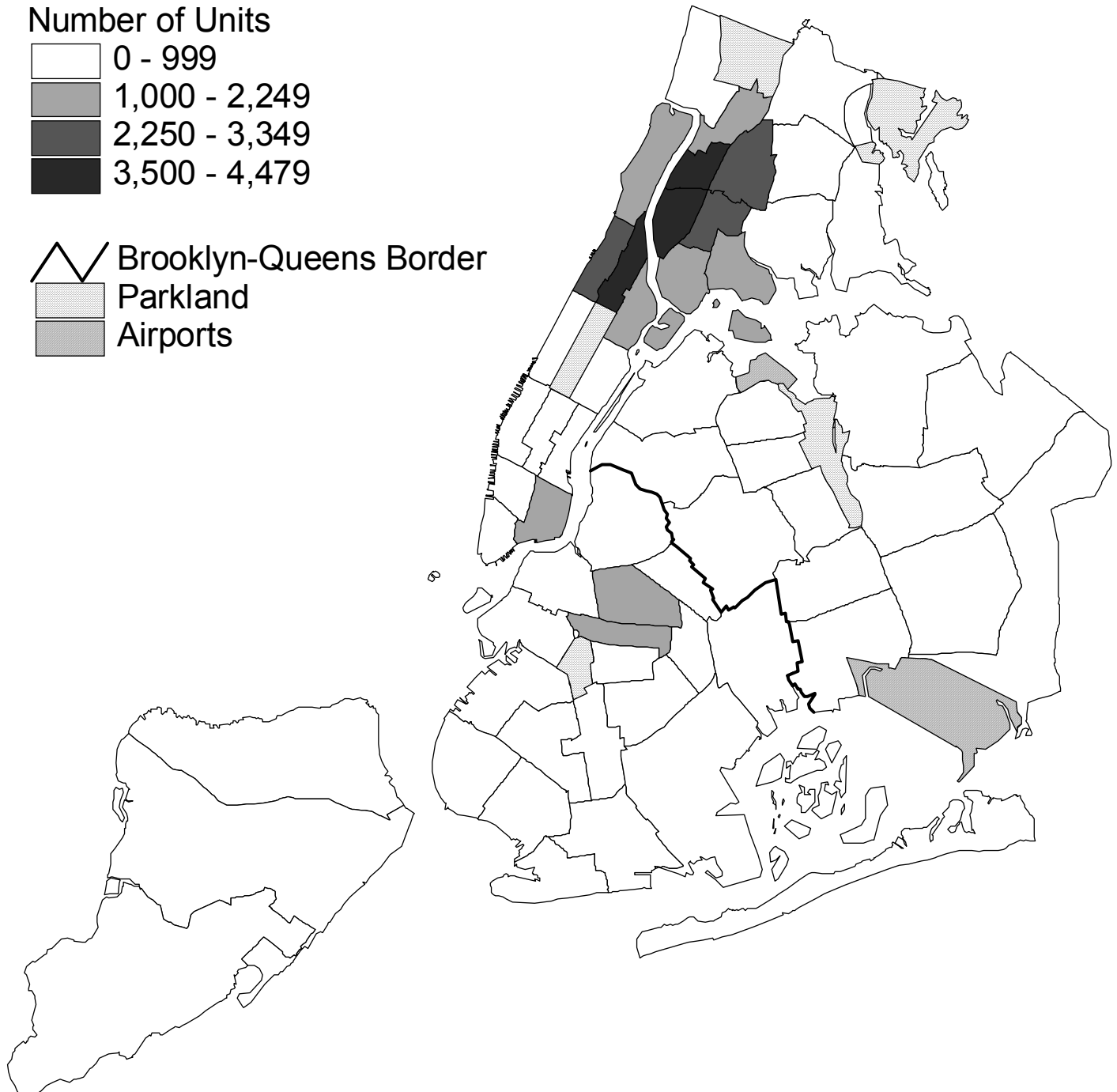
**Neighborhood Table 2-3 Rehabilitation of Occupied  
In Rem Housing Units Through New York City Capital Programs,  
Community Districts, 1987-2001**

| <b>Borough</b> | <b>Community District</b>        | <b>Number of Units</b> | <b>Percent of Existing<br/>Units, 2000</b> |
|----------------|----------------------------------|------------------------|--------------------------------------------|
| Bronx          | 101 Mott Haven/Melrose           | 1,381                  | 4.50%                                      |
| Bronx          | 102 Hunts Point/Longwood         | 1,641                  | 10.43%                                     |
| Bronx          | 103 Morrisania/Crotona           | 2,383                  | 9.83%                                      |
| Bronx          | 104 Highbridge/Concourse         | 3,884                  | 8.08%                                      |
| Bronx          | 105 Fordham/University Heights   | 3,599                  | 8.65%                                      |
| Bronx          | 106 Belmont/East Tremont         | 2,662                  | 10.47%                                     |
| Bronx          | 107 Kingsbridge Hgts/Bedford     | 1,016                  | 2.12%                                      |
| Bronx          | 108 Riverdale/Fieldston          | 16                     | 0.04%                                      |
| Bronx          | 109 Parkchester/Soundview        | 486                    | 0.80%                                      |
| Bronx          | 110 Throgs Neck/Co-op City       | 0                      | 0.00%                                      |
| Bronx          | 111 Morris Park/Bronxdale        | 0                      | 0.00%                                      |
| Bronx          | 112 Williamsbridge/Baychester    | 111                    | 0.23%                                      |
| Brooklyn       | 201 Greenpoint/Williamsburg      | 941                    | 1.60%                                      |
| Brooklyn       | 202 Fort Greene/Brooklyn Heights | 405                    | 0.90%                                      |
| Brooklyn       | 203 Bedford Stuyvesant           | 1,448                  | 2.55%                                      |
| Brooklyn       | 204 Bushwick                     | 576                    | 1.73%                                      |
| Brooklyn       | 205 East New York/Starrett City  | 584                    | 1.04%                                      |
| Brooklyn       | 206 Park Slope/Carroll Gardens   | 176                    | 0.37%                                      |
| Brooklyn       | 207 Sunset Park                  | 212                    | 0.56%                                      |
| Brooklyn       | 208 Crown Heights                | 1,582                  | 3.94%                                      |
| Brooklyn       | 209 South Crown Heights/Prospect | 393                    | 1.07%                                      |
| Brooklyn       | 210 Bay Ridge/Dyker Heights      | 0                      | 0.00%                                      |
| Brooklyn       | 211 Bensonhurst                  | 62                     | 0.10%                                      |
| Brooklyn       | 212 Borough Park                 | 24                     | 0.04%                                      |
| Brooklyn       | 213 Coney Island                 | 76                     | 0.18%                                      |
| Brooklyn       | 214 Flatbush/Midwood             | 137                    | 0.24%                                      |
| Brooklyn       | 215 Sheepshead Bay               | 0                      | 0.00%                                      |
| Brooklyn       | 216 Brownsville                  | 891                    | 2.91%                                      |
| Brooklyn       | 217 East Flatbush                | 117                    | 0.21%                                      |
| Brooklyn       | 218 Flatlands/Canarsie           | 12                     | 0.02%                                      |
| Manhattan      | 301 Financial District           | 0                      | 0.00%                                      |
| Manhattan      | 302 Greenwich Village/Soho       | 93                     | 0.17%                                      |
| Manhattan      | 303 Lower East Side/Chinatown    | 1,227                  | 1.73%                                      |
| Manhattan      | 304 Clinton/Chelsea              | 500                    | 0.91%                                      |
| Manhattan      | 305 Midtown                      | 0                      | 0.00%                                      |
| Manhattan      | 306 Stuyvesant Town/Turtle Bay   | 0                      | 0.00%                                      |
| Manhattan      | 307 Upper West Side              | 623                    | 0.54%                                      |
| Manhattan      | 308 Upper East Side              | 29                     | 0.02%                                      |
| Manhattan      | 309 Morningside Heights/Hamilton | 3,198                  | 6.99%                                      |
| Manhattan      | 310 Central Harlem               | 4,479                  | 7.47%                                      |
| Manhattan      | 311 East Harlem                  | 1,621                  | 3.46%                                      |
| Manhattan      | 312 Washington Heights/Inwood    | 1,301                  | 1.81%                                      |
| Queens         | 401 Astoria                      | 85                     | 0.12%                                      |
| Queens         | 402 Woodside/Sunnyside           | 0                      | 0.00%                                      |
| Queens         | 403 Jackson Heights              | 12                     | 0.02%                                      |
| Queens         | 404 Elmhurst/Corona              | 0                      | 0.00%                                      |
| Queens         | 405 Ridgewood/Maspeth            | 0                      | 0.00%                                      |
| Queens         | 406 Rego Park/Forest Hills       | 0                      | 0.00%                                      |
| Queens         | 407 Flushing/Whitestone          | 0                      | 0.00%                                      |
| Queens         | 408 Hillcrest/Fresh Meadows      | 0                      | 0.00%                                      |
| Queens         | 409 Ozone Park/Woodhaven         | 0                      | 0.00%                                      |
| Queens         | 410 S. Ozone Park/Howard Beach   | 0                      | 0.00%                                      |
| Queens         | 411 Bayside/Little Neck          | 0                      | 0.00%                                      |
| Queens         | 412 Jamaica/Hollis               | 8                      | 0.01%                                      |
| Queens         | 413 Queens Village               | 0                      | 0.00%                                      |
| Queens         | 414 Rockaway/Broad Channel       | 91                     | 0.25%                                      |
| Staten Island  | 501 St. George/Stapleton         | 30                     | 0.05%                                      |
| Staten Island  | 502 S. Beach/Willowbrook         | 0                      | 0.00%                                      |
| Staten Island  | 503 Tottenville/Great Kills      | 0                      | 0.00%                                      |
| <b>Total</b>   | <b>New York City</b>             | <b>38,112</b>          | <b>1.24%</b>                               |

Source: NYC Department of Housing Preservation and Development

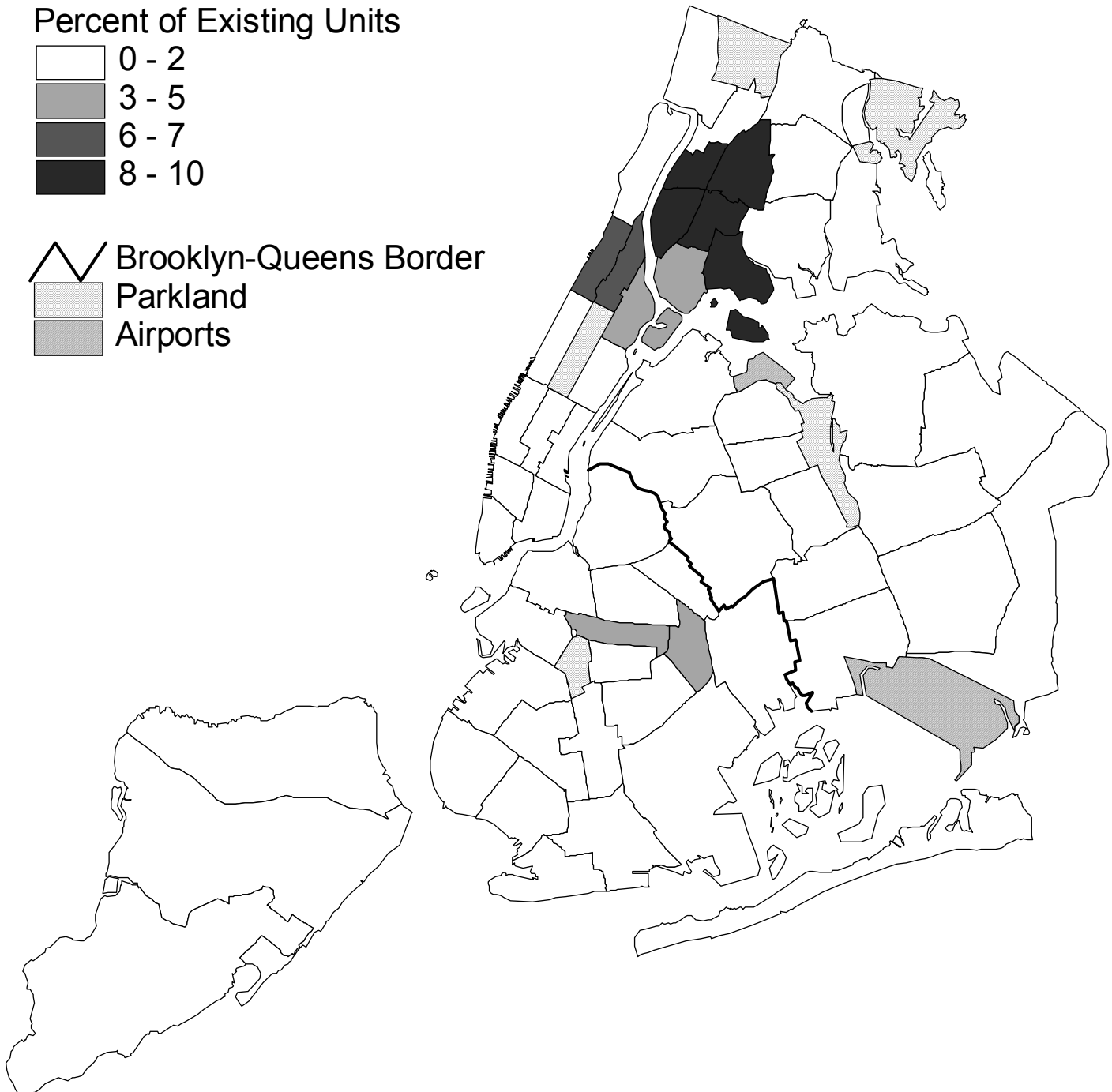
# Map 2-3

## Rehabilitation of Occupied *In Rem* Housing Units Through New York City Capital Programs, Community Districts (Number), 1987-2001



Source: NYC Department of Housing Preservation and Development

# **Map 2-4** **Rehabilitation of Occupied *In Rem* Housing Units** **Through New York City Capital Programs,** **Community Districts (Percent), 1987-2001**



Source: NYC Department of Housing Preservation and Development

# Neighborhood Table 2-4 Rehabilitation of Occupied Privately Owned Housing Units Through New York City Capital Programs, Community Districts, 1987-2001

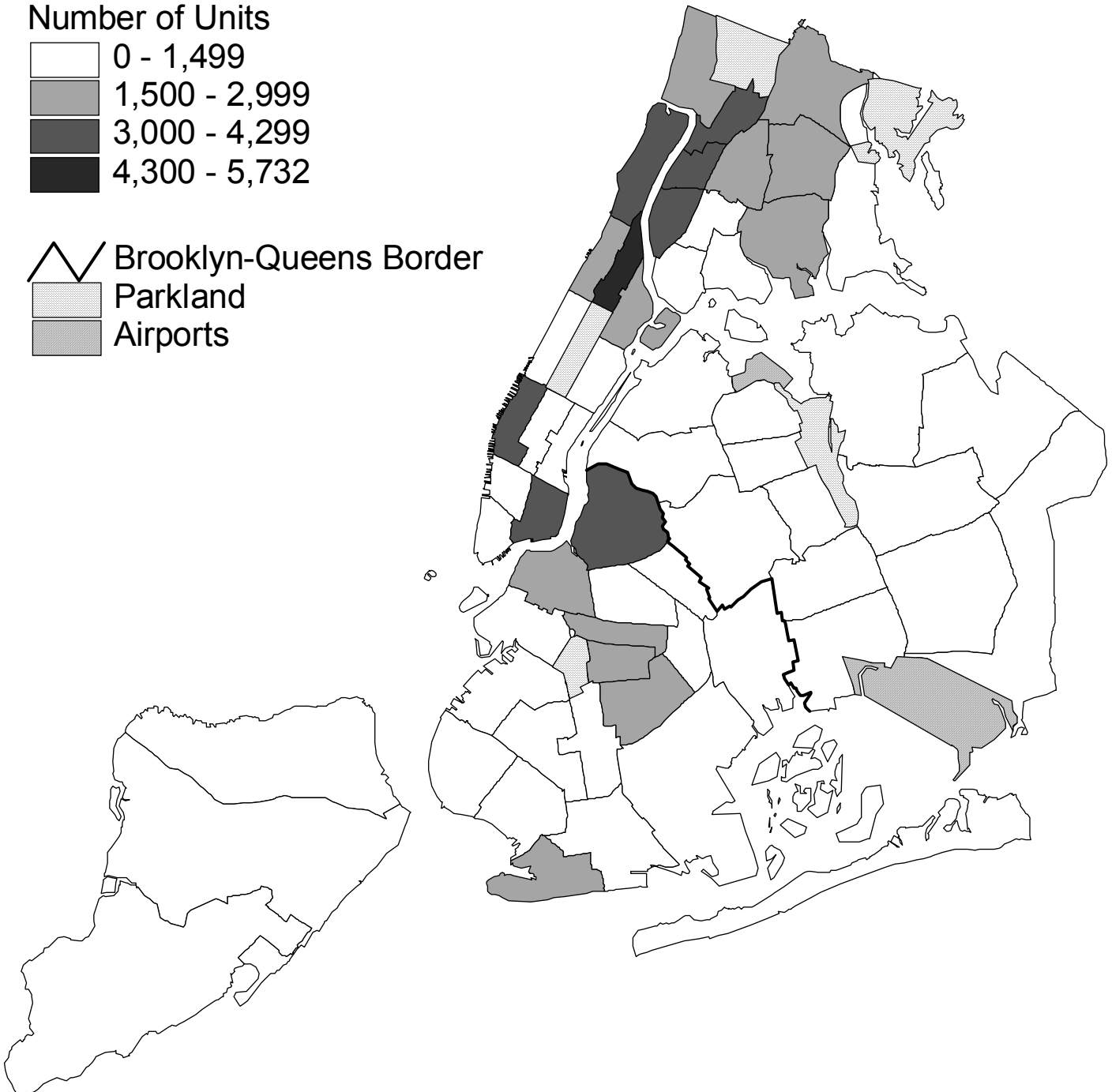
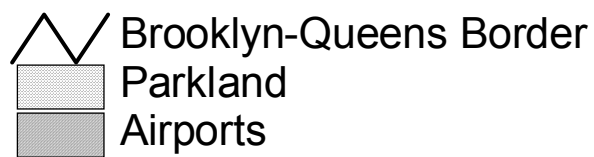
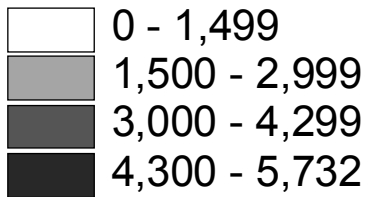
| Borough       | Community District               | Number of Units | Percent of Existing<br>Units, 2000 |
|---------------|----------------------------------|-----------------|------------------------------------|
| Bronx         | 101 Mott Haven/Melrose           | 839             | 2.73%                              |
| Bronx         | 102 Hunts Point/Longwood         | 860             | 5.47%                              |
| Bronx         | 103 Morrisania/Crotona           | 827             | 3.41%                              |
| Bronx         | 104 Highbridge/Concourse         | 4,094           | 8.51%                              |
| Bronx         | 105 Fordham/University Heights   | 3,722           | 8.94%                              |
| Bronx         | 106 Belmont/East Tremont         | 2,216           | 8.72%                              |
| Bronx         | 107 Kingsbridge Hgts/Bedford     | 3,118           | 6.49%                              |
| Bronx         | 108 Riverdale/Fieldston          | 2,604           | 6.65%                              |
| Bronx         | 109 Parkchester/Soundview        | 2,335           | 3.84%                              |
| Bronx         | 110 Throgs Neck/Co-op City       | 755             | 1.61%                              |
| Bronx         | 111 Morris Park/Bronxdale        | 2,332           | 5.83%                              |
| Bronx         | 112 Williamsbridge/Baychester    | 2,013           | 4.09%                              |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 4,240           | 7.19%                              |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 1,606           | 3.59%                              |
| Brooklyn      | 203 Bedford Stuyvesant           | 1,037           | 1.82%                              |
| Brooklyn      | 204 Bushwick                     | 631             | 1.90%                              |
| Brooklyn      | 205 East New York/Starrett City  | 624             | 1.11%                              |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 515             | 1.08%                              |
| Brooklyn      | 207 Sunset Park                  | 577             | 1.52%                              |
| Brooklyn      | 208 Crown Heights                | 1,678           | 4.18%                              |
| Brooklyn      | 209 South Crown Heights/Prospect | 2,168           | 5.91%                              |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 170             | 0.33%                              |
| Brooklyn      | 211 Bensonhurst                  | 504             | 0.79%                              |
| Brooklyn      | 212 Borough Park                 | 969             | 1.65%                              |
| Brooklyn      | 213 Coney Island                 | 2,178           | 5.03%                              |
| Brooklyn      | 214 Flatbush/Midwood             | 1,370           | 2.36%                              |
| Brooklyn      | 215 Sheepshead Bay               | 694             | 1.11%                              |
| Brooklyn      | 216 Brownsville                  | 297             | 0.97%                              |
| Brooklyn      | 217 East Flatbush                | 1,807           | 3.30%                              |
| Brooklyn      | 218 Flatlands/Canarsie           | 175             | 0.28%                              |
| Manhattan     | 301 Financial District           | 9               | 0.06%                              |
| Manhattan     | 302 Greenwich Village/Soho       | 143             | 0.26%                              |
| Manhattan     | 303 Lower East Side/Chinatown    | 3,704           | 5.21%                              |
| Manhattan     | 304 Clinton/Chelsea              | 3,089           | 5.64%                              |
| Manhattan     | 305 Midtown                      | 91              | 0.31%                              |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 345             | 0.38%                              |
| Manhattan     | 307 Upper West Side              | 1,271           | 1.09%                              |
| Manhattan     | 308 Upper East Side              | 308             | 0.21%                              |
| Manhattan     | 309 Morningside Heights/Hamilton | 2,684           | 5.87%                              |
| Manhattan     | 310 Central Harlem               | 5,732           | 9.57%                              |
| Manhattan     | 311 East Harlem                  | 2,389           | 5.10%                              |
| Manhattan     | 312 Washington Heights/Inwood    | 4,247           | 5.91%                              |
| Queens        | 401 Astoria                      | 279             | 0.38%                              |
| Queens        | 402 Woodside/Sunnyside           | 873             | 2.19%                              |
| Queens        | 403 Jackson Heights              | 157             | 0.32%                              |
| Queens        | 404 Elmhurst/Corona              | 326             | 0.68%                              |
| Queens        | 405 Ridgewood/Maspeth            | 172             | 0.27%                              |
| Queens        | 406 Rego Park/Forest Hills       | 447             | 0.82%                              |
| Queens        | 407 Flushing/Whitestone          | 207             | 0.24%                              |
| Queens        | 408 Hillcrest/Fresh Meadows      | 284             | 0.54%                              |
| Queens        | 409 Ozone Park/Woodhaven         | 134             | 0.31%                              |
| Queens        | 410 S. Ozone Park/Howard Beach   | 112             | 0.29%                              |
| Queens        | 411 Bayside/Little Neck          | 66              | 0.15%                              |
| Queens        | 412 Jamaica/Hollis               | 736             | 1.10%                              |
| Queens        | 413 Queens Village               | 190             | 0.32%                              |
| Queens        | 414 Rockaway/Broad Channel       | 1,378           | 3.73%                              |
| Staten Island | 501 St. George/Stapleton         | 742             | 1.30%                              |
| Staten Island | 502 S. Beach/Willowbrook         | 91              | 0.21%                              |
| Staten Island | 503 Tottenville/Great Kills      | 108             | 0.21%                              |
| <b>Total</b>  | <b>New York City</b>             | <b>77,269</b>   | <b>2.51%</b>                       |

Source: NYC Department of Housing Preservation and Development



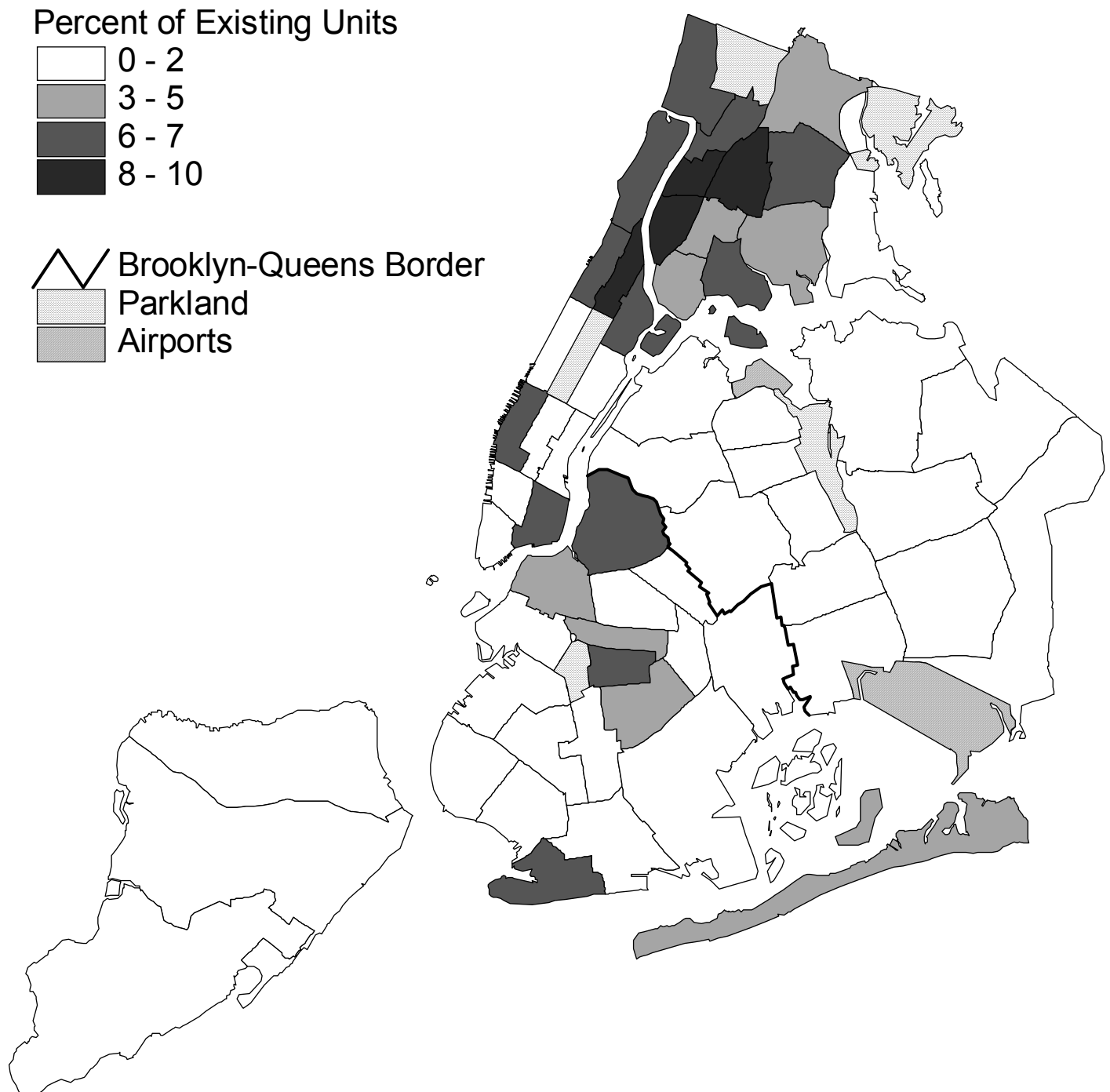
# **Map 2-5** **Rehabilitation of Occupied, Privately Owned Housing** **Units Through New York City Capital Programs,** **Community Districts (Number), 1987-2001**

Number of Units



*Source: NYC Department of Housing Preservation and Development*

## Map 2-6 Rehabilitation of Occupied, Privately Owned Housing Units Through New York City Capital Programs, Community Districts (Percent), 1987-2001



Source: NYC Department of Housing Preservation and Development

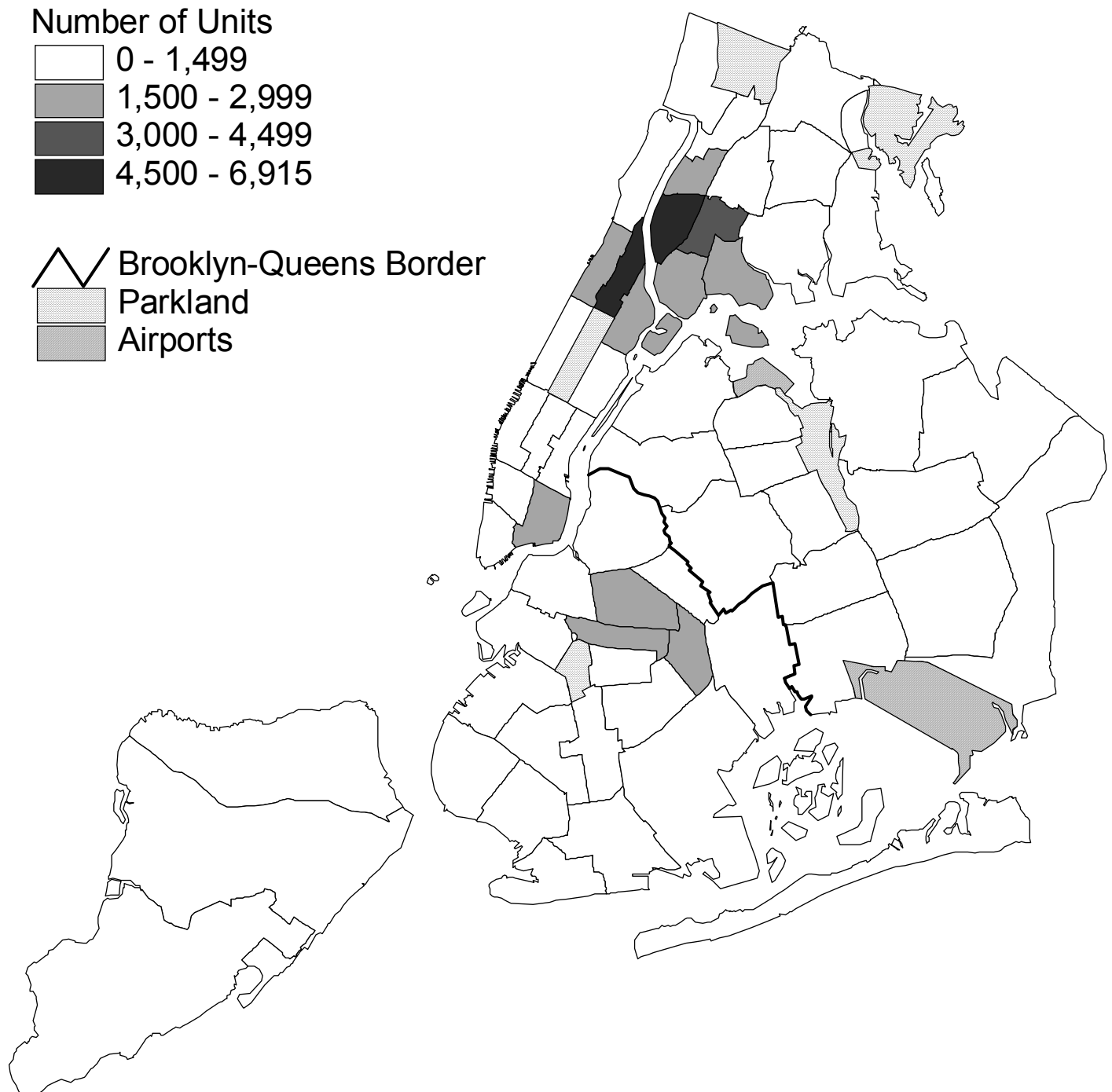
**Neighborhood Table 2-5 Rehabilitation of Vacant  
In Rem Housing Units Through New York City Capital Programs,  
Community Districts, 1987-2001**

| <b>Borough</b> | <b>Community District</b>        | <b>Number of Units</b> | <b>Percent of Existing<br/>Units, 2000</b> |
|----------------|----------------------------------|------------------------|--------------------------------------------|
| Bronx          | 101 Mott Haven/Melrose           | 1,705                  | 5.55%                                      |
| Bronx          | 102 Hunts Point/Longwood         | 1,624                  | 10.32%                                     |
| Bronx          | 103 Morrisania/Crotona           | 3,315                  | 13.68%                                     |
| Bronx          | 104 Highbridge/Concourse         | 4,920                  | 10.23%                                     |
| Bronx          | 105 Fordham/University Heights   | 2,882                  | 6.92%                                      |
| Bronx          | 106 Belmont/East Tremont         | 1,446                  | 5.69%                                      |
| Bronx          | 107 Kingsbridge Hgts/Bedford     | 125                    | 0.26%                                      |
| Bronx          | 108 Riverdale/Fieldston          | 17                     | 0.04%                                      |
| Bronx          | 109 Parkchester/Soundview        | 127                    | 0.21%                                      |
| Bronx          | 110 Throgs Neck/Co-op City       | 0                      | 0.00%                                      |
| Bronx          | 111 Morris Park/Bronxdale        | 6                      | 0.01%                                      |
| Bronx          | 112 Williamsbridge/Baychester    | 48                     | 0.10%                                      |
| Brooklyn       | 201 Greenpoint/Williamsburg      | 731                    | 1.24%                                      |
| Brooklyn       | 202 Fort Greene/Brooklyn Heights | 387                    | 0.86%                                      |
| Brooklyn       | 203 Bedford Stuyvesant           | 2,293                  | 4.04%                                      |
| Brooklyn       | 204 Bushwick                     | 582                    | 1.75%                                      |
| Brooklyn       | 205 East New York/Starrett City  | 1,066                  | 1.90%                                      |
| Brooklyn       | 206 Park Slope/Carroll Gardens   | 138                    | 0.29%                                      |
| Brooklyn       | 207 Sunset Park                  | 111                    | 0.29%                                      |
| Brooklyn       | 208 Crown Heights                | 2,066                  | 5.14%                                      |
| Brooklyn       | 209 South Crown Heights/Prospect | 281                    | 0.77%                                      |
| Brooklyn       | 210 Bay Ridge/Dyker Heights      | 0                      | 0.00%                                      |
| Brooklyn       | 211 Bensonhurst                  | 0                      | 0.00%                                      |
| Brooklyn       | 212 Borough Park                 | 4                      | 0.01%                                      |
| Brooklyn       | 213 Coney Island                 | 6                      | 0.01%                                      |
| Brooklyn       | 214 Flatbush/Midwood             | 40                     | 0.07%                                      |
| Brooklyn       | 215 Sheepshead Bay               | 0                      | 0.00%                                      |
| Brooklyn       | 216 Brownsville                  | 1,518                  | 4.95%                                      |
| Brooklyn       | 217 East Flatbush                | 299                    | 0.55%                                      |
| Brooklyn       | 218 Flatlands/Canarsie           | 0                      | 0.00%                                      |
| Manhattan      | 301 Financial District           | 0                      | 0.00%                                      |
| Manhattan      | 302 Greenwich Village/Soho       | 0                      | 0.00%                                      |
| Manhattan      | 303 Lower East Side/Chinatown    | 1,528                  | 2.15%                                      |
| Manhattan      | 304 Clinton/Chelsea              | 376                    | 0.69%                                      |
| Manhattan      | 305 Midtown                      | 286                    | 0.99%                                      |
| Manhattan      | 306 Stuyvesant Town/Turtle Bay   | 0                      | 0.00%                                      |
| Manhattan      | 307 Upper West Side              | 477                    | 0.41%                                      |
| Manhattan      | 308 Upper East Side              | 52                     | 0.04%                                      |
| Manhattan      | 309 Morningside Heights/Hamilton | 1,627                  | 3.56%                                      |
| Manhattan      | 310 Central Harlem               | 6,915                  | 11.54%                                     |
| Manhattan      | 311 East Harlem                  | 2,425                  | 5.17%                                      |
| Manhattan      | 312 Washington Heights/Inwood    | 198                    | 0.28%                                      |
| Queens         | 401 Astoria                      | 0                      | 0.00%                                      |
| Queens         | 402 Woodside/Sunnyside           | 2                      | 0.01%                                      |
| Queens         | 403 Jackson Heights              | 22                     | 0.05%                                      |
| Queens         | 404 Elmhurst/Corona              | 3                      | 0.01%                                      |
| Queens         | 405 Ridgewood/Maspeth            | 0                      | 0.00%                                      |
| Queens         | 406 Rego Park/Forest Hills       | 1                      | 0.00%                                      |
| Queens         | 407 Flushing/Whitestone          | 0                      | 0.00%                                      |
| Queens         | 408 Hillcrest/Fresh Meadows      | 1                      | 0.00%                                      |
| Queens         | 409 Ozone Park/Woodhaven         | 4                      | 0.01%                                      |
| Queens         | 410 S. Ozone Park/Howard Beach   | 5                      | 0.01%                                      |
| Queens         | 411 Bayside/Little Neck          | 0                      | 0.00%                                      |
| Queens         | 412 Jamaica/Hollis               | 124                    | 0.19%                                      |
| Queens         | 413 Queens Village               | 4                      | 0.01%                                      |
| Queens         | 414 Rockaway/Broad Channel       | 1                      | 0.00%                                      |
| Staten Island  | 501 St. George/Stapleton         | 51                     | 0.09%                                      |
| Staten Island  | 502 S. Beach/Willowbrook         | 0                      | 0.00%                                      |
| Staten Island  | 503 Tottenville/Great Kills      | 0                      | 0.00%                                      |
| <b>Total</b>   | <b>New York City</b>             | <b>39,839</b>          | <b>1.30%</b>                               |

Source: NYC Department of Housing Preservation and Development

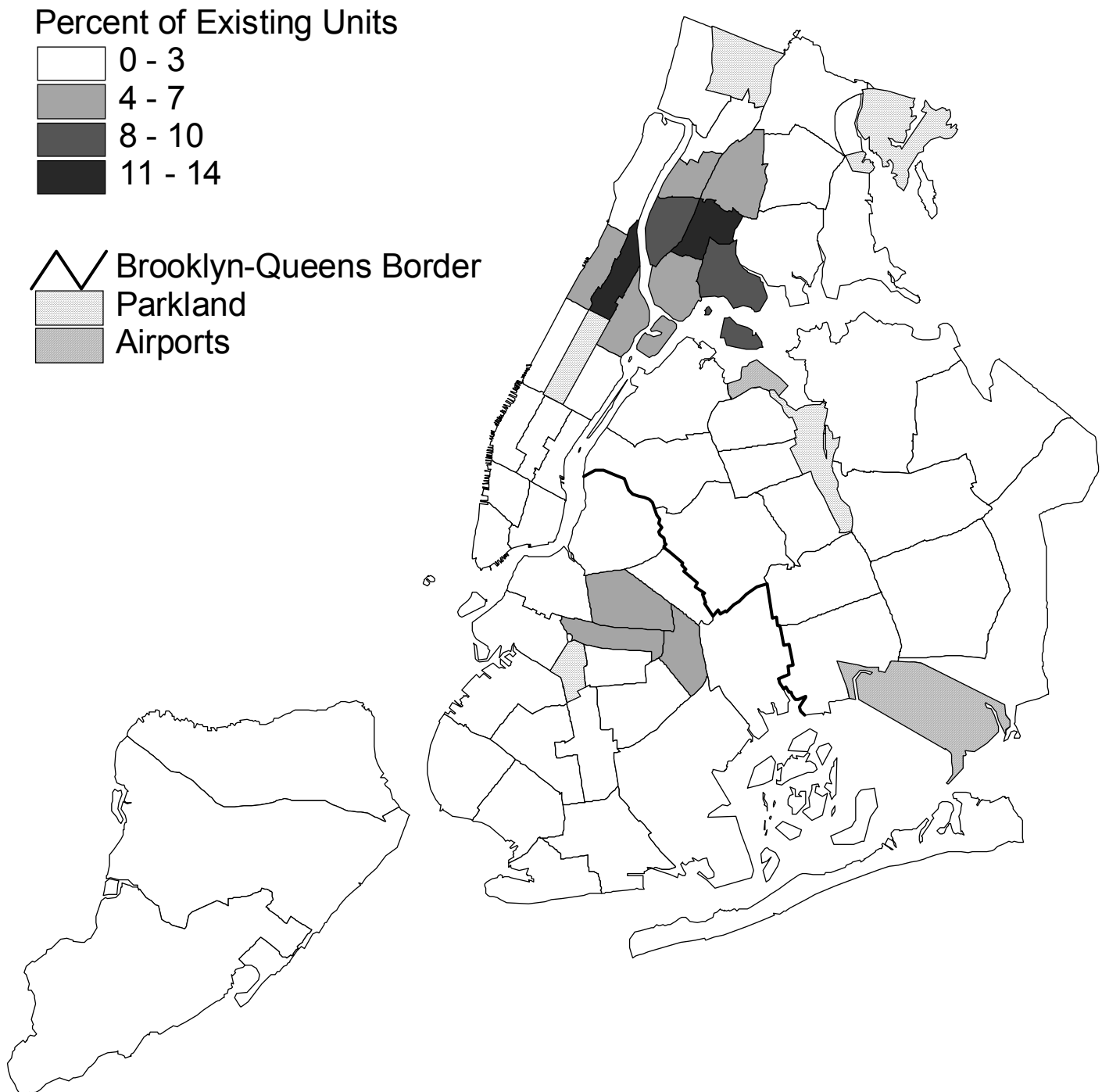
## Map 2-7

### Rehabilitation of Vacant *In Rem* Housing Units Through New York City Capital Programs, Community Districts (Number), 1987-2001



Source: NYC Department of Housing Preservation and Development

# **Map 2-8** **Rehabilitation of Vacant *In Rem* Housing Units Through** **New York City Capital Programs,** **Community Districts (Percent), 1987-2001**



Source: NYC Department of Housing Preservation and Development

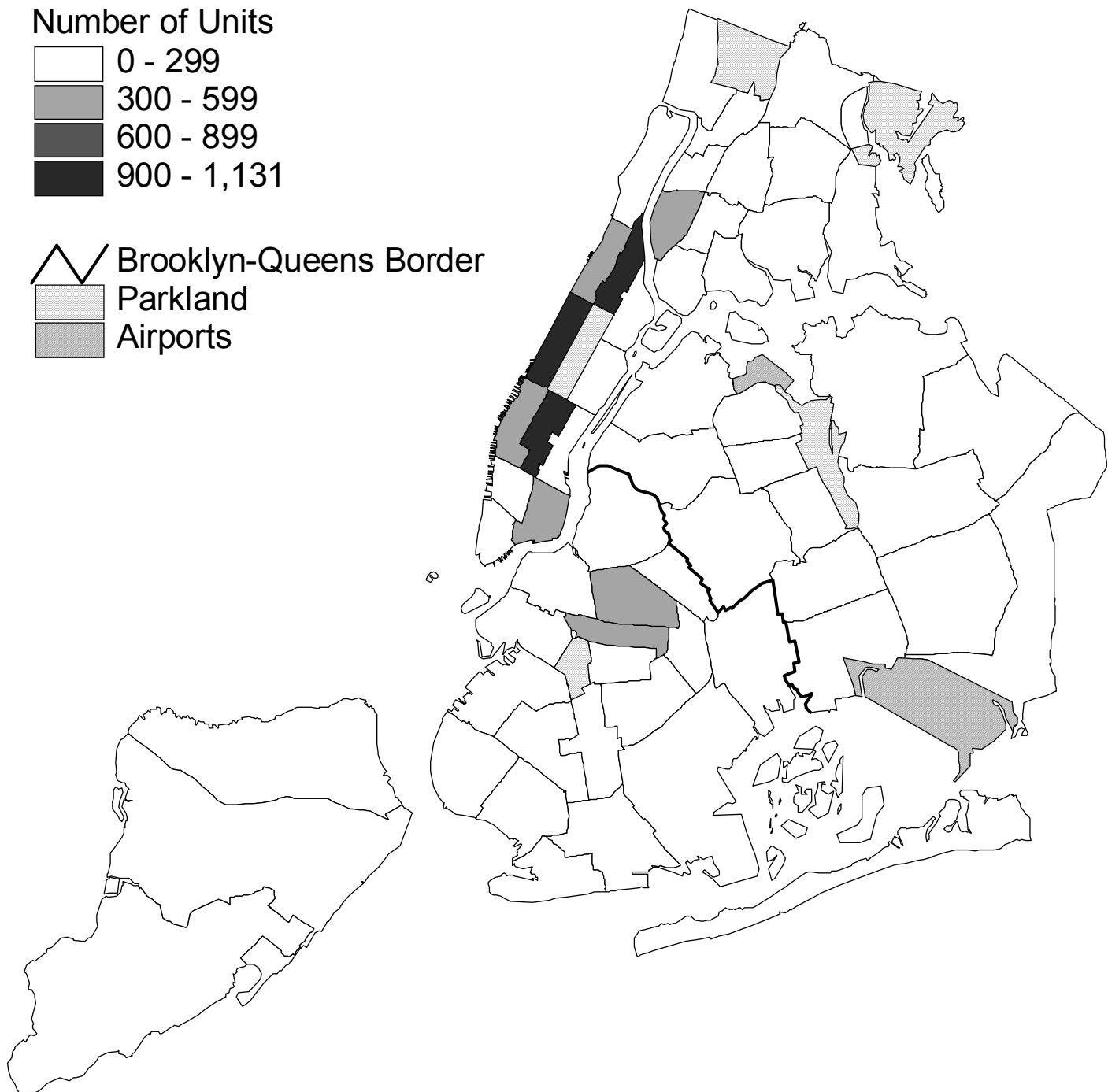
# Neighborhood Table 2-6 Rehabilitation of Vacant, Privately Owned Housing Units Through New York City Capital Programs, Community Districts, 1987-2001

| Borough       | Community District               | Number of Units | Percent of Existing<br>Units, 2000 |
|---------------|----------------------------------|-----------------|------------------------------------|
| Bronx         | 101 Mott Haven/Melrose           | 159             | 0.52%                              |
| Bronx         | 102 Hunts Point/Longwood         | 131             | 0.83%                              |
| Bronx         | 103 Morrisania/Crotona           | 112             | 0.46%                              |
| Bronx         | 104 Highbridge/Concourse         | 312             | 0.65%                              |
| Bronx         | 105 Fordham/University Heights   | 214             | 0.51%                              |
| Bronx         | 106 Belmont/East Tremont         | 49              | 0.19%                              |
| Bronx         | 107 Kingsbridge Hgts/Bedford     | 46              | 0.10%                              |
| Bronx         | 108 Riverdale/Fieldston          | 0               | 0.00%                              |
| Bronx         | 109 Parkchester/Soundview        | 67              | 0.11%                              |
| Bronx         | 110 Throgs Neck/Co-op City       | 0               | 0.00%                              |
| Bronx         | 111 Morris Park/Bronxdale        | 0               | 0.00%                              |
| Bronx         | 112 Williamsbridge/Baychester    | 0               | 0.00%                              |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 25              | 0.04%                              |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 46              | 0.10%                              |
| Brooklyn      | 203 Bedford Stuyvesant           | 406             | 0.71%                              |
| Brooklyn      | 204 Bushwick                     | 102             | 0.31%                              |
| Brooklyn      | 205 East New York/Starrett City  | 112             | 0.20%                              |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 259             | 0.54%                              |
| Brooklyn      | 207 Sunset Park                  | 69              | 0.18%                              |
| Brooklyn      | 208 Crown Heights                | 361             | 0.90%                              |
| Brooklyn      | 209 South Crown Heights/Prospect | 132             | 0.36%                              |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 0               | 0.00%                              |
| Brooklyn      | 211 Bensonhurst                  | 0               | 0.00%                              |
| Brooklyn      | 212 Borough Park                 | 60              | 0.10%                              |
| Brooklyn      | 213 Coney Island                 | 116             | 0.27%                              |
| Brooklyn      | 214 Flatbush/Midwood             | 143             | 0.25%                              |
| Brooklyn      | 215 Sheepshead Bay               | 0               | 0.00%                              |
| Brooklyn      | 216 Brownsville                  | 49              | 0.16%                              |
| Brooklyn      | 217 East Flatbush                | 130             | 0.24%                              |
| Brooklyn      | 218 Flatlands/Canarsie           | 0               | 0.00%                              |
| Manhattan     | 301 Financial District           | 0               | 0.00%                              |
| Manhattan     | 302 Greenwich Village/Soho       | 0               | 0.00%                              |
| Manhattan     | 303 Lower East Side/Chinatown    | 311             | 0.44%                              |
| Manhattan     | 304 Clinton/Chelsea              | 335             | 0.61%                              |
| Manhattan     | 305 Midtown                      | 1,131           | 3.91%                              |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 0               | 0.00%                              |
| Manhattan     | 307 Upper West Side              | 972             | 0.84%                              |
| Manhattan     | 308 Upper East Side              | 98              | 0.07%                              |
| Manhattan     | 309 Morningside Heights/Hamilton | 506             | 1.11%                              |
| Manhattan     | 310 Central Harlem               | 1,016           | 1.70%                              |
| Manhattan     | 311 East Harlem                  | 174             | 0.37%                              |
| Manhattan     | 312 Washington Heights/Inwood    | 244             | 0.34%                              |
| Queens        | 401 Astoria                      | 0               | 0.00%                              |
| Queens        | 402 Woodside/Sunnyside           | 0               | 0.00%                              |
| Queens        | 403 Jackson Heights              | 0               | 0.00%                              |
| Queens        | 404 Elmhurst/Corona              | 0               | 0.00%                              |
| Queens        | 405 Ridgewood/Maspeth            | 0               | 0.00%                              |
| Queens        | 406 Rego Park/Forest Hills       | 0               | 0.00%                              |
| Queens        | 407 Flushing/Whitestone          | 0               | 0.00%                              |
| Queens        | 408 Hillcrest/Fresh Meadows      | 0               | 0.00%                              |
| Queens        | 409 Ozone Park/Woodhaven         | 1               | 0.00%                              |
| Queens        | 410 S. Ozone Park/Howard Beach   | 0               | 0.00%                              |
| Queens        | 411 Bayside/Little Neck          | 0               | 0.00%                              |
| Queens        | 412 Jamaica/Hollis               | 0               | 0.00%                              |
| Queens        | 413 Queens Village               | 0               | 0.00%                              |
| Queens        | 414 Rockaway/Broad Channel       | 0               | 0.00%                              |
| Staten Island | 501 St. George/Stapleton         | 37              | 0.06%                              |
| Staten Island | 502 S. Beach/Willowbrook         | 0               | 0.00%                              |
| Staten Island | 503 Tottenville/Great Kills      | 0               | 0.00%                              |
| <b>Total</b>  | <b>New York City</b>             | <b>7,925</b>    | <b>0.26%</b>                       |

Source: NYC Department of Housing Preservation and Development

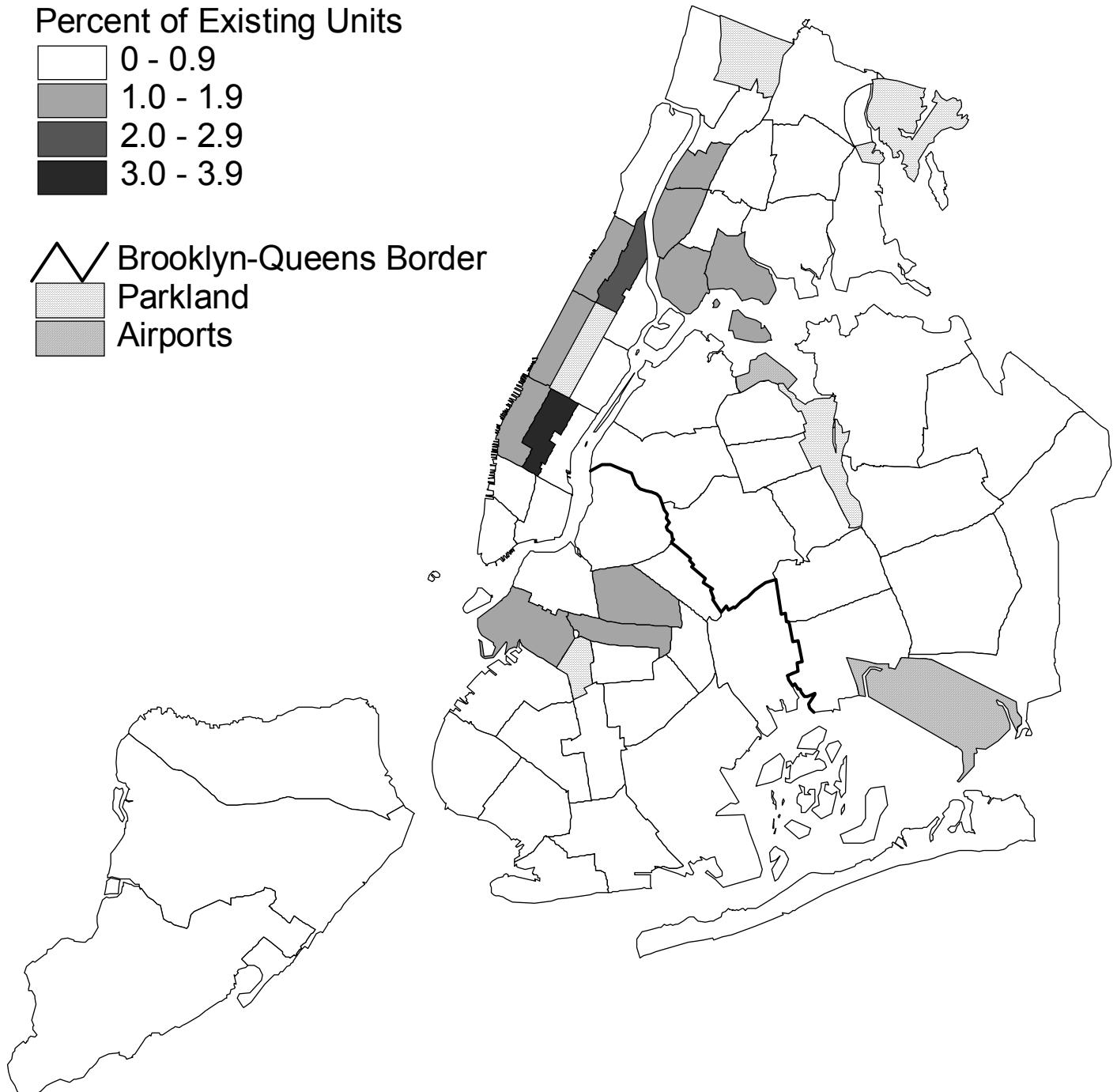
# Map 2-9

## Rehabilitation of Vacant, Privately Owned Housing Units Through New York City Capital Programs, Community Districts (Number), 1987-2001



Source: NYC Department of Housing Preservation and Development

# **Map 2-10** **Rehabilitation of Vacant, Privately Owned Housing Units** **Through New York City Capital Programs,** **Community Districts (Percent), 1987-2001**



*Source: NYC Department of Housing Preservation and Development*



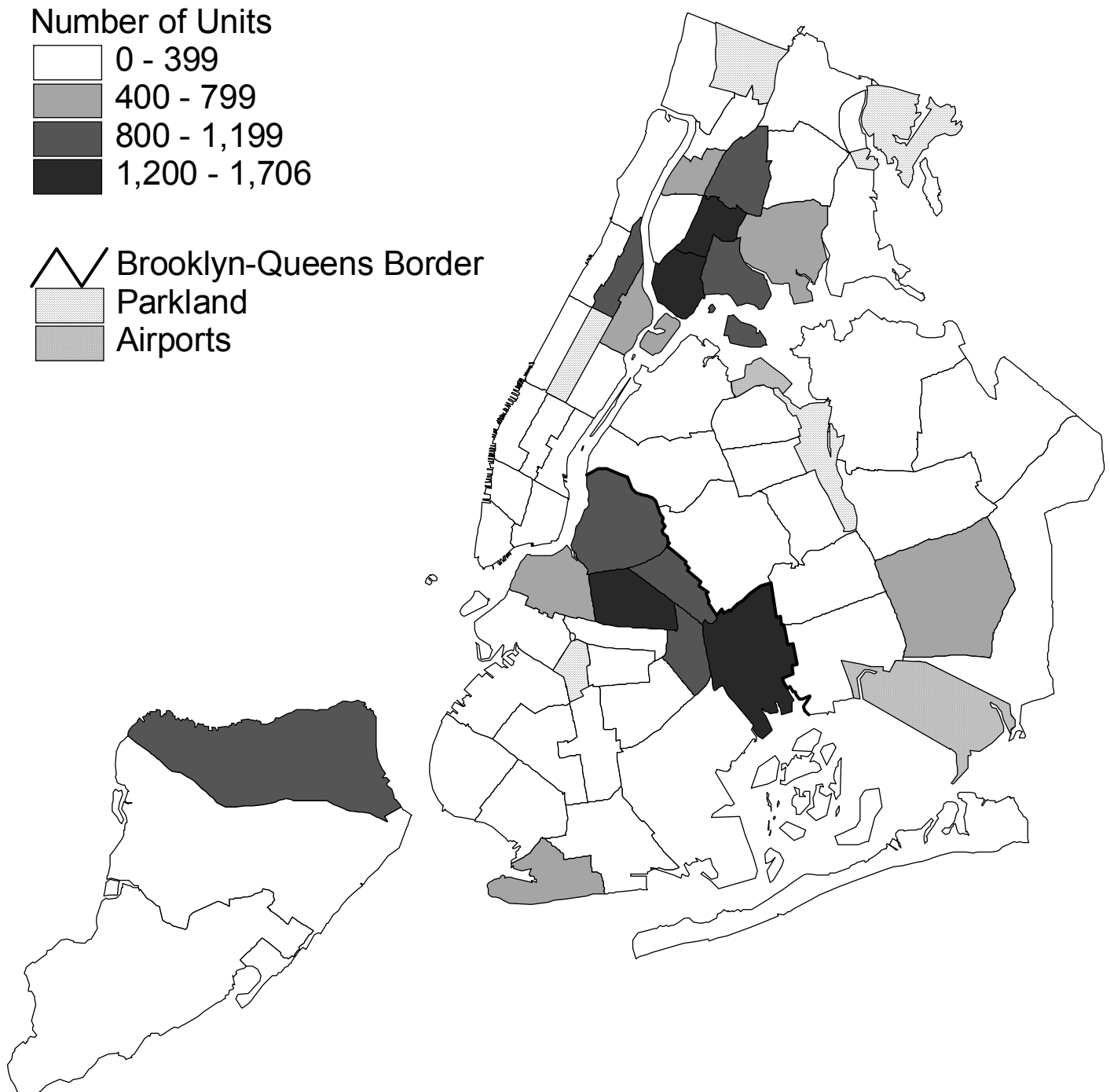
# Neighborhood Table 2-7 New Construction of Owner Housing Units Through New York City Capital Programs, Community Districts, 1987-2001

| Borough       | Community District               | Number of Units | Percent of Existing<br>Units, 2000 |
|---------------|----------------------------------|-----------------|------------------------------------|
| Bronx         | 101 Mott Haven/Melrose           | 1,639           | 5.34%                              |
| Bronx         | 102 Hunts Point/Longwood         | 905             | 5.75%                              |
| Bronx         | 103 Morrisania/Crotona           | 1,602           | 6.61%                              |
| Bronx         | 104 Highbridge/Concourse         | 261             | 0.54%                              |
| Bronx         | 105 Fordham/University Heights   | 630             | 1.51%                              |
| Bronx         | 106 Belmont/East Tremont         | 971             | 3.82%                              |
| Bronx         | 107 Kingsbridge Hgts/Bedford     | 27              | 0.06%                              |
| Bronx         | 108 Riverdale/Fieldston          | 12              | 0.03%                              |
| Bronx         | 109 Parkchester/Soundview        | 734             | 1.21%                              |
| Bronx         | 110 Throgs Neck/Co-op City       | 0               | 0.00%                              |
| Bronx         | 111 Morris Park/Bronxdale        | 0               | 0.00%                              |
| Bronx         | 112 Williamsbridge/Baychester    | 0               | 0.00%                              |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 953             | 1.62%                              |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 547             | 1.22%                              |
| Brooklyn      | 203 Bedford Stuyvesant           | 1,343           | 2.36%                              |
| Brooklyn      | 204 Bushwick                     | 946             | 2.84%                              |
| Brooklyn      | 205 East New York/Starrett City  | 1,706           | 3.04%                              |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 320             | 0.67%                              |
| Brooklyn      | 207 Sunset Park                  | 0               | 0.00%                              |
| Brooklyn      | 208 Crown Heights                | 0               | 0.00%                              |
| Brooklyn      | 209 South Crown Heights/Prospect | 0               | 0.00%                              |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 0               | 0.00%                              |
| Brooklyn      | 211 Bensonhurst                  | 0               | 0.00%                              |
| Brooklyn      | 212 Borough Park                 | 57              | 0.10%                              |
| Brooklyn      | 213 Coney Island                 | 571             | 1.32%                              |
| Brooklyn      | 214 Flatbush/Midwood             | 0               | 0.00%                              |
| Brooklyn      | 215 Sheepshead Bay               | 0               | 0.00%                              |
| Brooklyn      | 216 Brownsville                  | 912             | 2.98%                              |
| Brooklyn      | 217 East Flatbush                | 90              | 0.16%                              |
| Brooklyn      | 218 Flatlands/Canarsie           | 66              | 0.10%                              |
| Manhattan     | 301 Financial District           | 0               | 0.00%                              |
| Manhattan     | 302 Greenwich Village/Soho       | 0               | 0.00%                              |
| Manhattan     | 303 Lower East Side/Chinatown    | 146             | 0.21%                              |
| Manhattan     | 304 Clinton/Chelsea              | 0               | 0.00%                              |
| Manhattan     | 305 Midtown                      | 0               | 0.00%                              |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 0               | 0.00%                              |
| Manhattan     | 307 Upper West Side              | 77              | 0.07%                              |
| Manhattan     | 308 Upper East Side              | 0               | 0.00%                              |
| Manhattan     | 309 Morningside Heights/Hamilton | 0               | 0.00%                              |
| Manhattan     | 310 Central Harlem               | 1,150           | 1.92%                              |
| Manhattan     | 311 East Harlem                  | 512             | 1.09%                              |
| Manhattan     | 312 Washington Heights/Inwood    | 33              | 0.05%                              |
| Queens        | 401 Astoria                      | 214             | 0.29%                              |
| Queens        | 402 Woodside/Sunnyside           | 9               | 0.02%                              |
| Queens        | 403 Jackson Heights              | 54              | 0.11%                              |
| Queens        | 404 Elmhurst/Corona              | 48              | 0.10%                              |
| Queens        | 405 Ridgewood/Maspeth            | 24              | 0.04%                              |
| Queens        | 406 Rego Park/Forest Hills       | 0               | 0.00%                              |
| Queens        | 407 Flushing/Whitestone          | 0               | 0.00%                              |
| Queens        | 408 Hillcrest/Fresh Meadows      | 0               | 0.00%                              |
| Queens        | 409 Ozone Park/Woodhaven         | 20              | 0.05%                              |
| Queens        | 410 S. Ozone Park/Howard Beach   | 0               | 0.00%                              |
| Queens        | 411 Bayside/Little Neck          | 0               | 0.00%                              |
| Queens        | 412 Jamaica/Hollis               | 725             | 1.08%                              |
| Queens        | 413 Queens Village               | 44              | 0.07%                              |
| Queens        | 414 Rockaway/Broad Channel       | 144             | 0.39%                              |
| Staten Island | 501 St. George/Stapleton         | 940             | 1.64%                              |
| Staten Island | 502 S. Beach/Willowbrook         | 0               | 0.00%                              |
| Staten Island | 503 Tottenville/Great Kills      | 0               | 0.00%                              |
| <b>Total</b>  | <b>New York City</b>             | <b>18,432</b>   | <b>0.60%</b>                       |

Source: NYC Department of Housing Preservation and Development

# Map 2-11

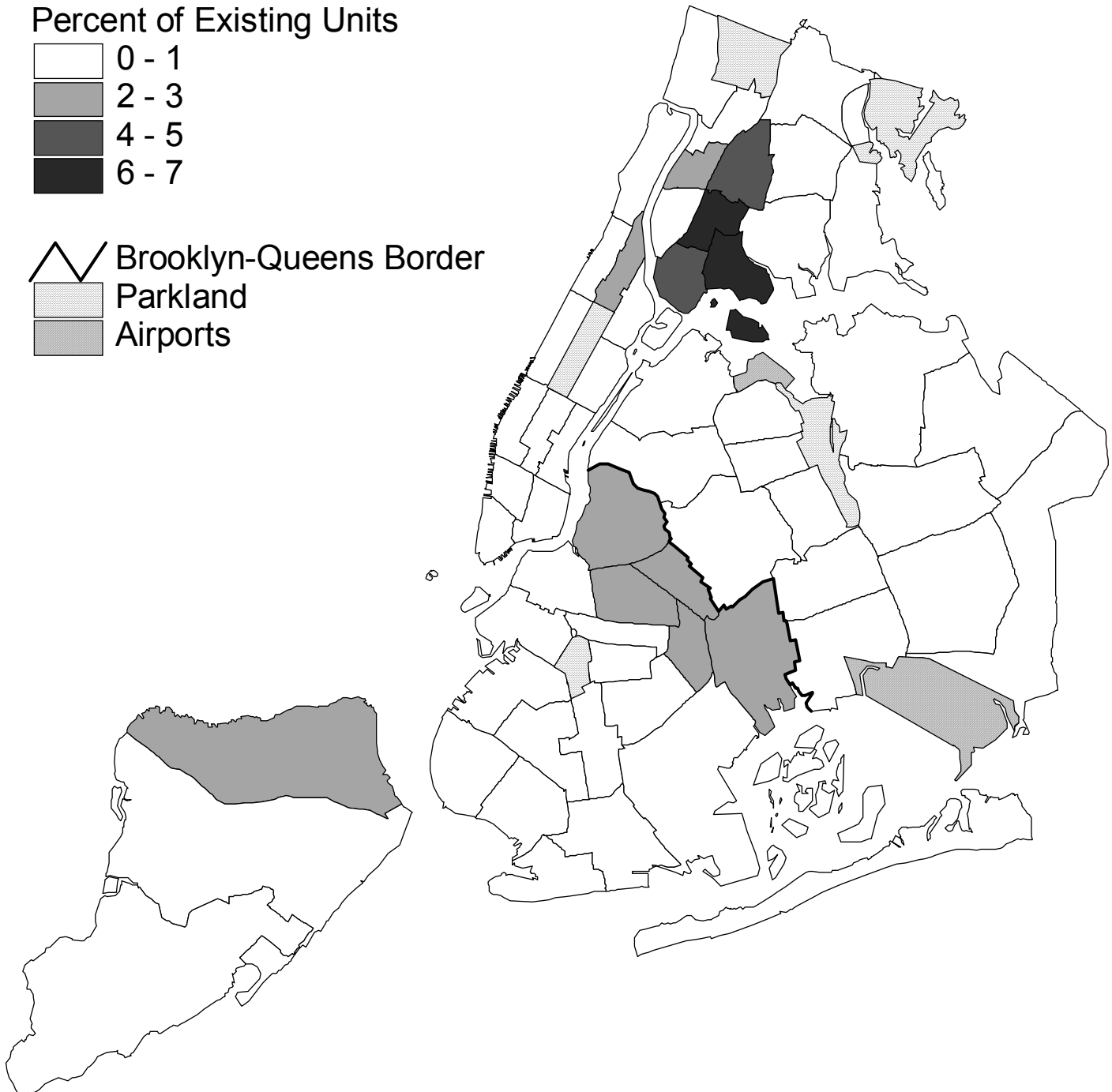
## New Construction of Owner Housing Units Through New York City Capital Programs, Community Districts (Number), 1987-2001



Source: NYC Department of Housing Preservation and Development

# Map 2-12

## New Construction of Owner Housing Units Through New York City Capital Programs, Community Districts (Percent), 1987-2001



Source: NYC Department of Housing Preservation and Development

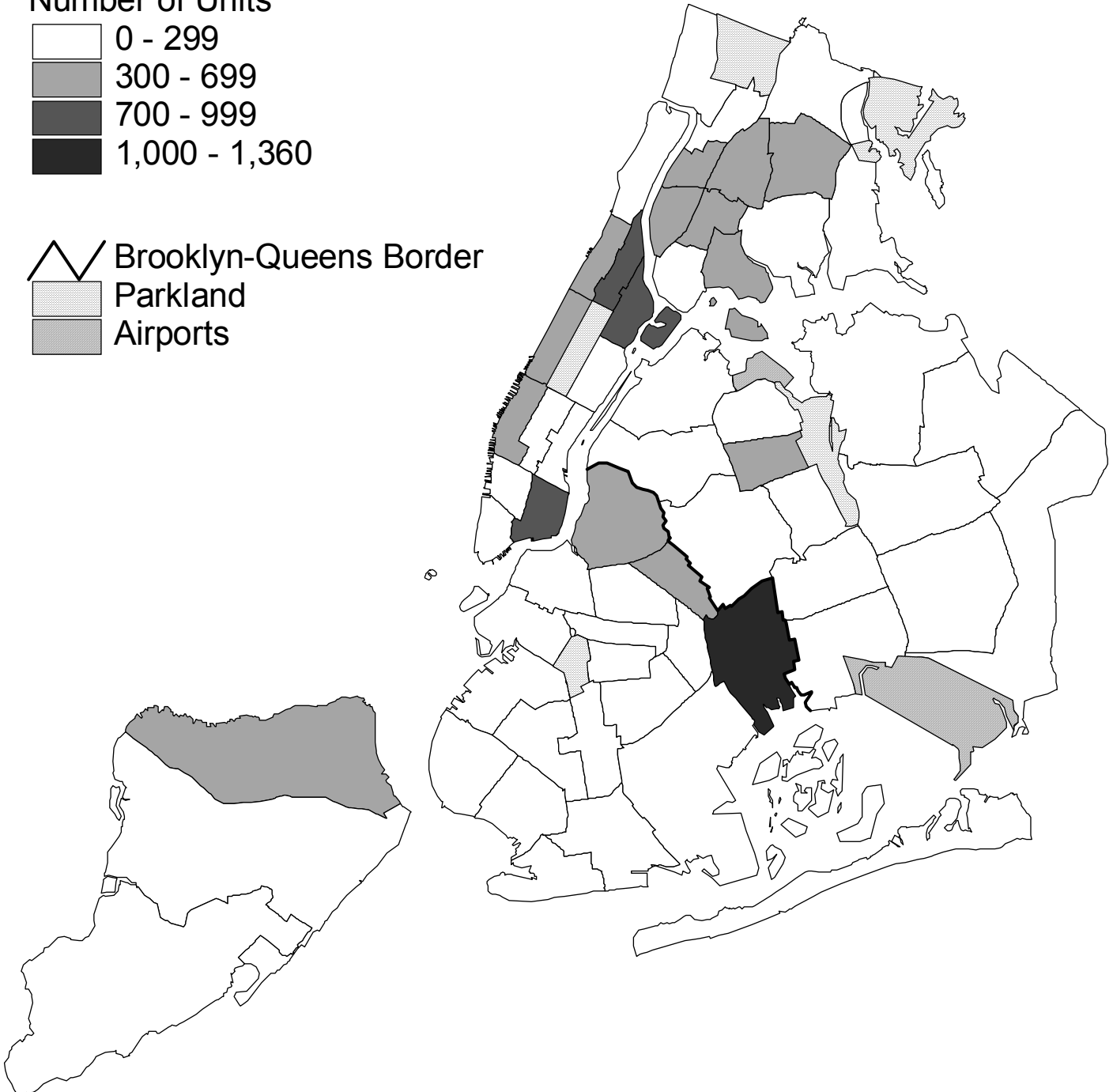
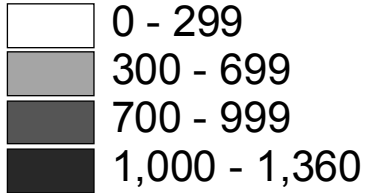
## Neighborhood Table 2-8 New Construction of Rental Housing Units Through New York City Capital Programs, Community Districts, 1987-2001

| Borough       | Community District               | Number of Units | Percent of Existing<br>Units, 2000 |
|---------------|----------------------------------|-----------------|------------------------------------|
| Bronx         | 101 Mott Haven/Melrose           | 237             | 0.77%                              |
| Bronx         | 102 Hunts Point/Longwood         | 327             | 2.08%                              |
| Bronx         | 103 Morrisania/Crotona           | 522             | 2.15%                              |
| Bronx         | 104 Highbridge/Concourse         | 623             | 1.30%                              |
| Bronx         | 105 Fordham/University Heights   | 378             | 0.91%                              |
| Bronx         | 106 Belmont/East Tremont         | 634             | 2.49%                              |
| Bronx         | 107 Kingsbridge Hgts/Bedford     | 70              | 0.15%                              |
| Bronx         | 108 Riverdale/Fieldston          | 118             | 0.30%                              |
| Bronx         | 109 Parkchester/Soundview        | 0               | 0.00%                              |
| Bronx         | 110 Throgs Neck/Co-op City       | 249             | 0.53%                              |
| Bronx         | 111 Morris Park/Bronxdale        | 319             | 0.80%                              |
| Bronx         | 112 Williamsbridge/Baychester    | 0               | 0.00%                              |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 536             | 0.91%                              |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 173             | 0.39%                              |
| Brooklyn      | 203 Bedford Stuyvesant           | 249             | 0.44%                              |
| Brooklyn      | 204 Bushwick                     | 551             | 1.66%                              |
| Brooklyn      | 205 East New York/Starrett City  | 1,360           | 2.42%                              |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 0               | 0.00%                              |
| Brooklyn      | 207 Sunset Park                  | 0               | 0.00%                              |
| Brooklyn      | 208 Crown Heights                | 66              | 0.16%                              |
| Brooklyn      | 209 South Crown Heights/Prospect | 0               | 0.00%                              |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 0               | 0.00%                              |
| Brooklyn      | 211 Bensonhurst                  | 0               | 0.00%                              |
| Brooklyn      | 212 Borough Park                 | 113             | 0.19%                              |
| Brooklyn      | 213 Coney Island                 | 0               | 0.00%                              |
| Brooklyn      | 214 Flatbush/Midwood             | 89              | 0.15%                              |
| Brooklyn      | 215 Sheepshead Bay               | 50              | 0.08%                              |
| Brooklyn      | 216 Brownsville                  | 256             | 0.84%                              |
| Brooklyn      | 217 East Flatbush                | 0               | 0.00%                              |
| Brooklyn      | 218 Flatlands/Canarsie           | 0               | 0.00%                              |
| Manhattan     | 301 Financial District           | 88              | 0.56%                              |
| Manhattan     | 302 Greenwich Village/Soho       | 0               | 0.00%                              |
| Manhattan     | 303 Lower East Side/Chinatown    | 838             | 1.18%                              |
| Manhattan     | 304 Clinton/Chelsea              | 307             | 0.56%                              |
| Manhattan     | 305 Midtown                      | 4               | 0.01%                              |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 50              | 0.05%                              |
| Manhattan     | 307 Upper West Side              | 501             | 0.43%                              |
| Manhattan     | 308 Upper East Side              | 220             | 0.15%                              |
| Manhattan     | 309 Morningside Heights/Hamilton | 391             | 0.86%                              |
| Manhattan     | 310 Central Harlem               | 739             | 1.23%                              |
| Manhattan     | 311 East Harlem                  | 910             | 1.94%                              |
| Manhattan     | 312 Washington Heights/Inwood    | 121             | 0.17%                              |
| Queens        | 401 Astoria                      | 173             | 0.24%                              |
| Queens        | 402 Woodside/Sunnyside           | 0               | 0.00%                              |
| Queens        | 403 Jackson Heights              | 62              | 0.13%                              |
| Queens        | 404 Elmhurst/Corona              | 447             | 0.93%                              |
| Queens        | 405 Ridgewood/Maspeth            | 0               | 0.00%                              |
| Queens        | 406 Rego Park/Forest Hills       | 0               | 0.00%                              |
| Queens        | 407 Flushing/Whitestone          | 0               | 0.00%                              |
| Queens        | 408 Hillcrest/Fresh Meadows      | 0               | 0.00%                              |
| Queens        | 409 Ozone Park/Woodhaven         | 0               | 0.00%                              |
| Queens        | 410 S. Ozone Park/Howard Beach   | 0               | 0.00%                              |
| Queens        | 411 Bayside/Little Neck          | 0               | 0.00%                              |
| Queens        | 412 Jamaica/Hollis               | 0               | 0.00%                              |
| Queens        | 413 Queens Village               | 0               | 0.00%                              |
| Queens        | 414 Rockaway/Broad Channel       | 21              | 0.06%                              |
| Staten Island | 501 St. George/Stapleton         | 418             | 0.73%                              |
| Staten Island | 502 S. Beach/Willowbrook         | 80              | 0.18%                              |
| Staten Island | 503 Tottenville/Great Kills      | 0               | 0.00%                              |
| <b>Total</b>  | <b>New York City</b>             | <b>12,290</b>   | <b>0.40%</b>                       |

Source: NYC Department of Housing Preservation and Development

# **Map 2-13** **New Construction of Rental Housing Units** **Through New York City Capital Programs, Community** **Districts (Number), 1987-2001**

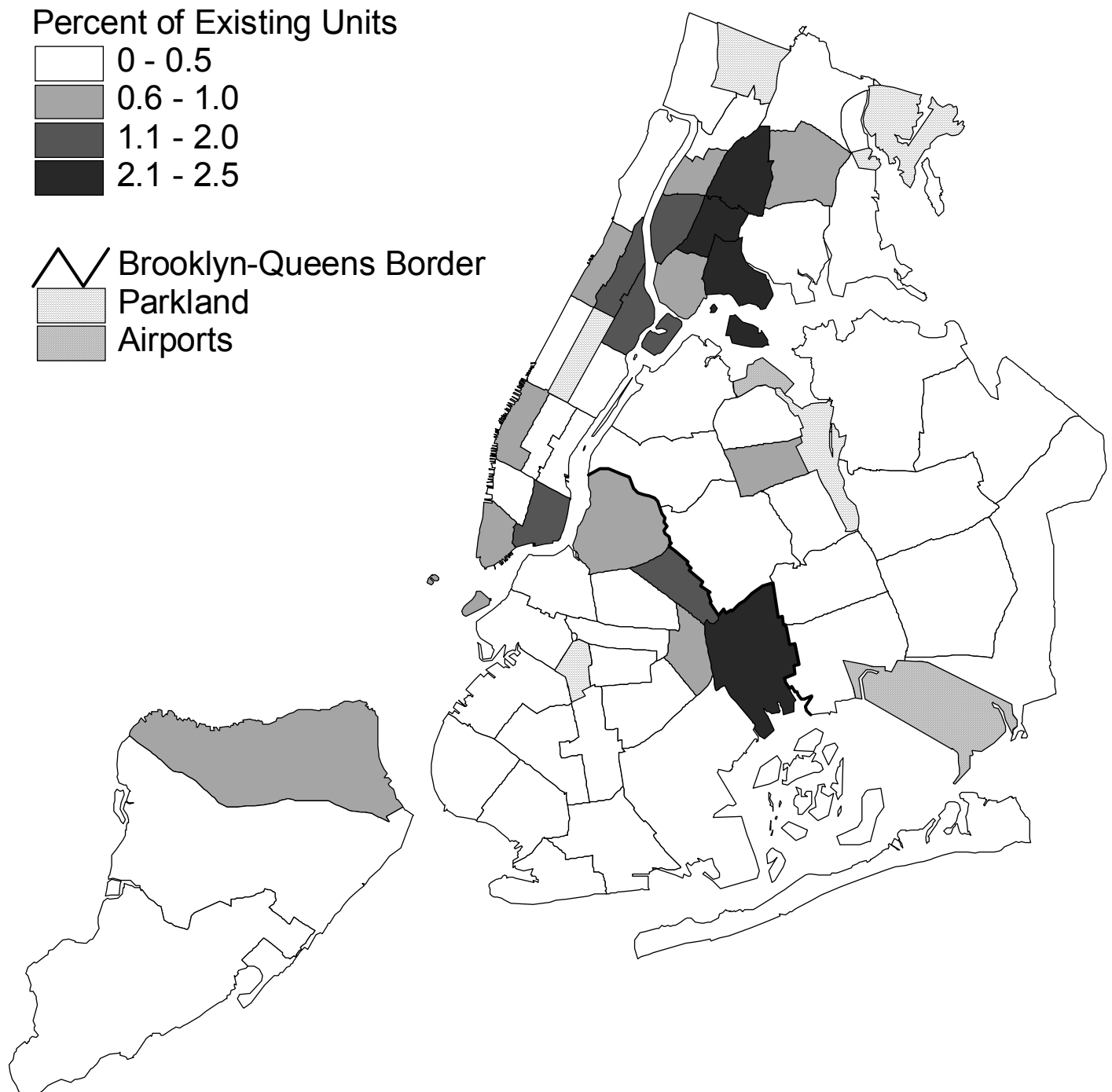
Number of Units



*Source: NYC Department of Housing Preservation and Development*

# Map 2-14

## New Construction of Rental Housing Units Through New York City Capital Programs, Community Districts (Percent), 1987-2001



Source: NYC Department of Housing Preservation and Development

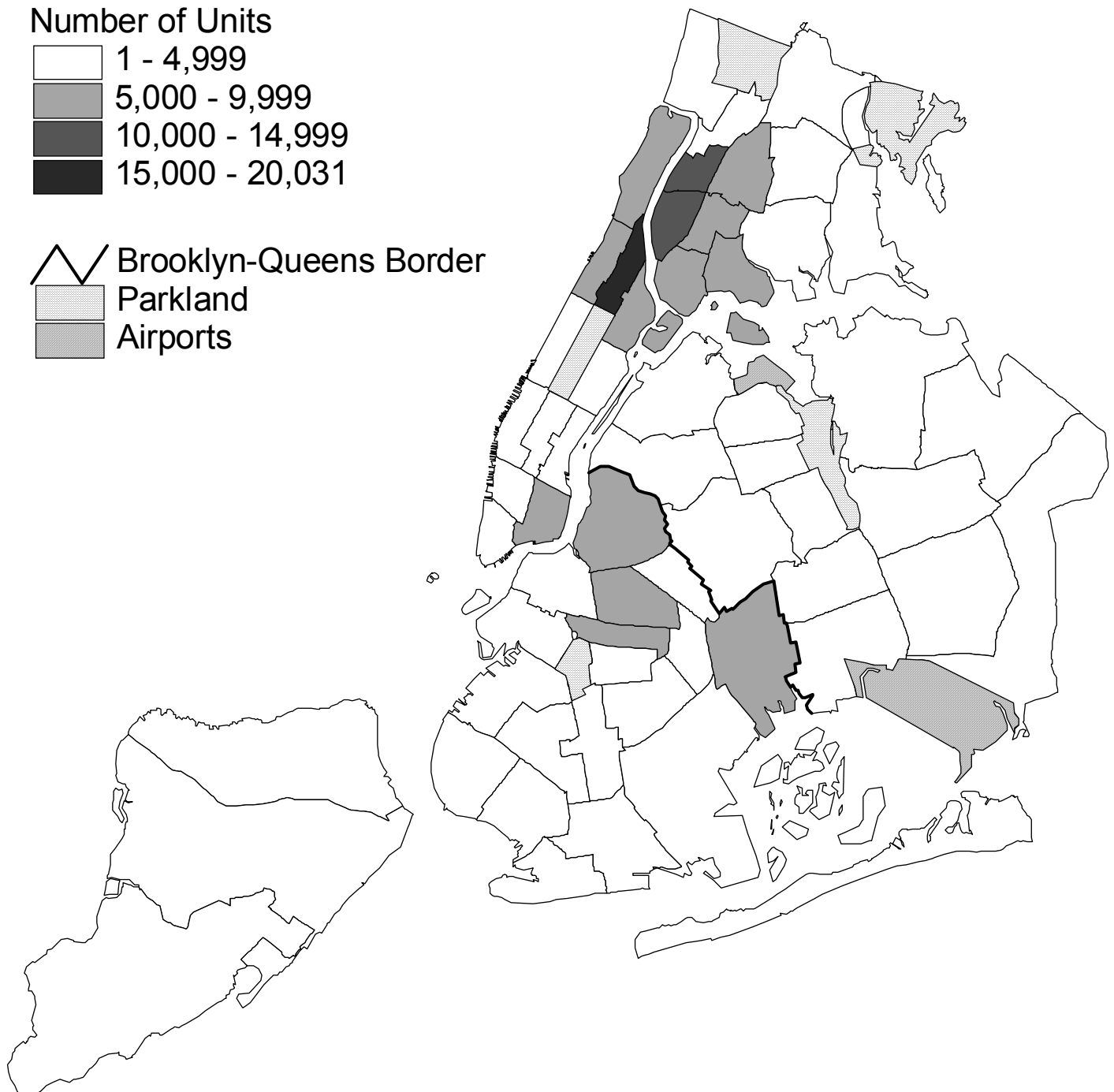
# Neighborhood Table 2-9

## Total Housing Units Assisted Through New York City Capital Programs, Community Districts, 1987-2001

| Borough       | Community District               | Number of Units | Percent of Existing<br>Units, 2000 |
|---------------|----------------------------------|-----------------|------------------------------------|
| Bronx         | 101 Mott Haven/Melrose           | 5,960           | 19.40%                             |
| Bronx         | 102 Hunts Point/Longwood         | 5,488           | 34.89%                             |
| Bronx         | 103 Morrisania/Crotona           | 8,761           | 36.15%                             |
| Bronx         | 104 Highbridge/Concourse         | 14,094          | 29.31%                             |
| Bronx         | 105 Fordham/University Heights   | 11,425          | 27.45%                             |
| Bronx         | 106 Belmont/East Tremont         | 7,978           | 31.39%                             |
| Bronx         | 107 Kingsbridge Hgts/Bedford     | 4,402           | 9.17%                              |
| Bronx         | 108 Riverdale/Fieldston          | 2,767           | 7.06%                              |
| Bronx         | 109 Parkchester/Soundview        | 3,749           | 6.16%                              |
| Bronx         | 110 Throgs Neck/Co-op City       | 1,004           | 2.15%                              |
| Bronx         | 111 Morris Park/Bronxdale        | 2,657           | 6.64%                              |
| Bronx         | 112 Williamsbridge/Baychester    | 2,172           | 4.41%                              |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 7,426           | 12.60%                             |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 3,164           | 7.07%                              |
| Brooklyn      | 203 Bedford Stuyvesant           | 6,776           | 11.92%                             |
| Brooklyn      | 204 Bushwick                     | 3,388           | 10.18%                             |
| Brooklyn      | 205 East New York/Starrett City  | 5,452           | 9.71%                              |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 1,408           | 2.95%                              |
| Brooklyn      | 207 Sunset Park                  | 969             | 2.56%                              |
| Brooklyn      | 208 Crown Heights                | 5,753           | 14.32%                             |
| Brooklyn      | 209 South Crown Heights/Prospect | 2,974           | 8.11%                              |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 170             | 0.33%                              |
| Brooklyn      | 211 Bensonhurst                  | 566             | 0.89%                              |
| Brooklyn      | 212 Borough Park                 | 1,227           | 2.09%                              |
| Brooklyn      | 213 Coney Island                 | 2,947           | 6.81%                              |
| Brooklyn      | 214 Flatbush/Midwood             | 1,779           | 3.06%                              |
| Brooklyn      | 215 Sheepshead Bay               | 744             | 1.19%                              |
| Brooklyn      | 216 Brownsville                  | 3,923           | 12.80%                             |
| Brooklyn      | 217 East Flatbush                | 2,443           | 4.46%                              |
| Brooklyn      | 218 Flatlands/Canarsie           | 253             | 0.40%                              |
| Manhattan     | 301 Financial District           | 97              | 0.62%                              |
| Manhattan     | 302 Greenwich Village/Soho       | 236             | 0.43%                              |
| Manhattan     | 303 Lower East Side/Chinatown    | 7,754           | 10.91%                             |
| Manhattan     | 304 Clinton/Chelsea              | 4,607           | 8.41%                              |
| Manhattan     | 305 Midtown                      | 1,512           | 5.23%                              |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 395             | 0.43%                              |
| Manhattan     | 307 Upper West Side              | 3,921           | 3.37%                              |
| Manhattan     | 308 Upper East Side              | 707             | 0.49%                              |
| Manhattan     | 309 Morningside Heights/Hamilton | 8,406           | 18.38%                             |
| Manhattan     | 310 Central Harlem               | 20,031          | 33.43%                             |
| Manhattan     | 311 East Harlem                  | 8,031           | 17.13%                             |
| Manhattan     | 312 Washington Heights/Inwood    | 6,144           | 8.56%                              |
| Queens        | 401 Astoria                      | 751             | 1.03%                              |
| Queens        | 402 Woodside/Sunnyside           | 884             | 2.21%                              |
| Queens        | 403 Jackson Heights              | 307             | 0.63%                              |
| Queens        | 404 Elmhurst/Corona              | 824             | 1.72%                              |
| Queens        | 405 Ridgewood/Maspeth            | 196             | 0.31%                              |
| Queens        | 406 Rego Park/Forest Hills       | 448             | 0.83%                              |
| Queens        | 407 Flushing/Whitestone          | 207             | 0.24%                              |
| Queens        | 408 Hillcrest/Fresh Meadows      | 285             | 0.54%                              |
| Queens        | 409 Ozone Park/Woodhaven         | 159             | 0.37%                              |
| Queens        | 410 S. Ozone Park/Howard Beach   | 117             | 0.31%                              |
| Queens        | 411 Bayside/Little Neck          | 66              | 0.15%                              |
| Queens        | 412 Jamaica/Hollis               | 1,593           | 2.38%                              |
| Queens        | 413 Queens Village               | 238             | 0.41%                              |
| Queens        | 414 Rockaway/Broad Channel       | 1,635           | 4.42%                              |
| Staten Island | 501 St. George/Stapleton         | 2,218           | 3.88%                              |
| Staten Island | 502 S. Beach/Willowbrook         | 171             | 0.39%                              |
| Staten Island | 503 Tottenville/Great Kills      | 108             | 0.21%                              |
| <b>Total</b>  | <b>New York City</b>             | <b>193,867</b>  | <b>6.30%</b>                       |

Source: NYC Department of Housing Preservation and Development

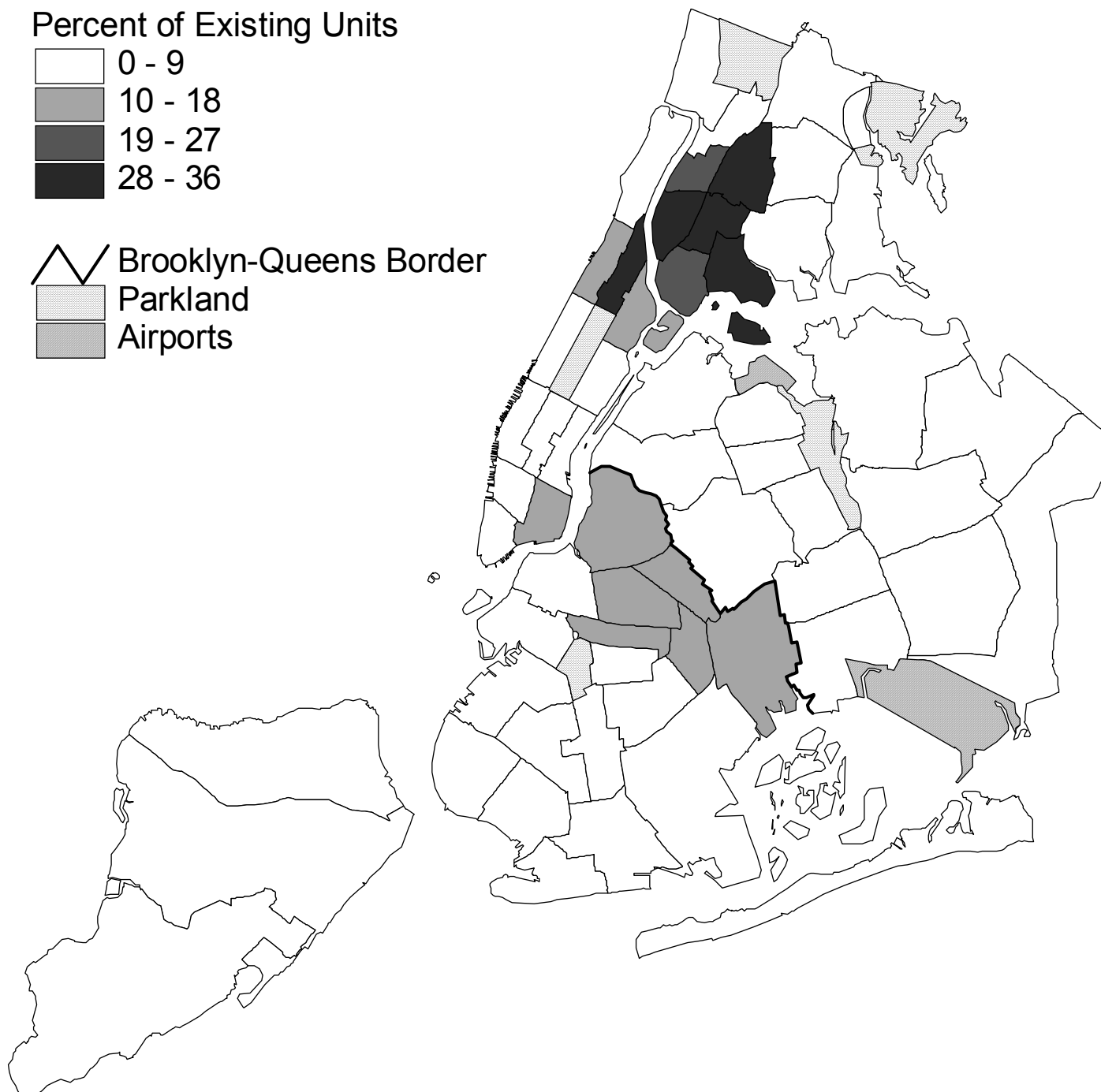
# **Map 2-15** **Total Housing Units Assisted** **Through New York City Capital Programs, Community** **Districts (Number), 1987-2001**



Source: NYC Department of Housing Preservation and Development



# **Map 2-16** **Total Housing Units Assisted** **Through New York City Capital Programs, Community** **Districts (Percent), 1987-2001**



*Source: NYC Department of Housing Preservation and Development*

## Chapter 3. Housing Values

Information on New York City housing values in this section comes from repeat sales price indices created with data from actual sales transactions. Data on monthly rents are derived from the New York City Housing and Vacancy Survey (HVS). Note that all data from the HVS are estimates based on a sample and are subject to potential sampling errors, particularly for small areas and for changes over time. See the Data and Methods section for more detailed information on both repeat sales price indexes and the HVS. This chapter first presents the repeat sales indexes for New York City and the five boroughs, followed by median rent data for New York City and the five boroughs, and finally neighborhood-level sales price indexes and rent data.

Repeat sales indices are constructed by applying statistical modeling techniques to data on properties that have sold more than once during the observation period. The repeat sales method is superior to other methods of calculating average changes in housing prices since it eliminates possible bias resulting from the sales of properties of different quality at different points in time. A repeat sales price index is a relative measure of the market value of properties over time (i.e., housing value is expressed relative to a baseline point in time). Sales prices are adjusted for inflation and thus reflect constant dollars. In the indices presented here, market values are expressed relative to 1986, so a 2001 price index of 96 indicates that, on average, properties in 2001 were worth 96% of the value they had in 1986, indicating a decline in average value. A 2001 price index of 212 indicates that, on average, properties in 2001 were worth 212% of the value they had in 1986 (in constant dollars), indicating that market value more than doubled during that period.

The reference year for the repeat sales price indices is 1986, which is the earliest year for which sufficient data exists to estimate the price indices for all 59 community districts in New York City. For many community districts there is sufficient data to estimate the price indices as far back as 1974. Where possible, these earlier price indices are presented, still referenced to 1986.

Because different neighborhoods in the city have varying types of housing stock (e.g., single family homes predominate in parts of Queens; multifamily housing is most common in Manhattan), the price index for each community district represents changes in price levels for the most predominant housing type. Because cooperative apartment prices are not publicly recorded, the housing type selected for several community districts in Manhattan is condominium apartments.

Most of the housing price indices on the following pages show increases in price levels between 1994 and 2001. Consistent with the recent discussion of rapidly rising real estate prices in the city, the housing price indices demonstrate that as of the end of 2001, prices for the most part had regained almost all of the ground they lost since the last peak in values in the late 1980s (at least in inflation-adjusted dollars). For the City as a whole, condominium prices in 2001 were 96.4% of the peak condominium values in 1987. Similarly, on average, single-family homes in 2001 sold for 97.9% of the prices they sold for in 1988, the peak year for single family home sales. Two-to-four family homes reached their 1988 peak value. Finally, for buildings with more than four units, prices were 25.9% higher than their peak in 1989.

As the graphs on the following pages show, most residential properties appreciated in value from 1994 to 2001. Residential properties of all types appreciated in the Bronx over the period 1994

**Borough Table 3-1 Repeat Sales Price Indexes for the Five Boroughs, 2001  
(Reference Year 1986=100)**

|                                      | Bronx | Brooklyn | Manhattan | Queens | Staten Island | Total |
|--------------------------------------|-------|----------|-----------|--------|---------------|-------|
| <b>Condominiums</b>                  | 60.7  | 106.7    | 128.7     | 88.5   | 83.4          | 107.4 |
| <b>Single Family Homes</b>           | 125.2 | 121.3    | 190.8     | 115.2  | 115.9         | 117.7 |
| <b>2-4 Family Homes</b>              | 134.3 | 134.4    | 215.7     | 108.0  | 111.5         | 121.8 |
| <b>5+ Unit Residential Buildings</b> | 200.1 | 171.6    | 188.5     | 109.9  | 144.4         | 164.5 |
| Source: Department of Finance        |       |          |           |        |               |       |

to 2001. In terms of geography, residential properties of all types appreciated most in Manhattan over the period 1994 to 2001. Perhaps surprisingly, properties in the Bronx with 5 units or more had the next highest rate of price appreciation. Single family and 2-4 family properties in the Bronx also increased in value, but condominiums lost value over this period. Prices in Queens and Staten Island had relatively low appreciation rates over the five year period.

Insufficient sales made it difficult to compute precise price indices for every community district in the City. However, especially rapid run-ups in prices appear to have occurred in Morrisania/Crotona and Hunts Point/Longwood in the Bronx (2-4 family properties), Bedford Stuyvesant, Bushwick, and Brownsville in Brooklyn (2-4 family properties), Greenwich Village in Manhattan (condominiums), and Morning-side Heights/Hamilton and Central Harlem in Manhattan (5+ unit buildings).

According to the US Census, median monthly rents in the City rose by \$68, or 10.7%, between 1990 and 2000. (Note that data on median rents has not been adjusted for inflation.) Rent increases were greatest in Manhattan (20.8%), followed by Brooklyn (9.8%), the Bronx (9.2%), and Queens (7.8%). Rents decreased by a fraction in Staten Island (0.1%).

Rents increased in all of the city's 55 sub-borough areas. The areas that experienced the largest proportionate rent increases were Brooklyn's Williamsburg/Greenpoint (66.7%), Queens' Astoria (66.7%), Sunnyside/Woodside (66.7%) and Hillcrest/Fresh Meadows (66.7%). Manhattan's Upper West Side also experienced a large rent increase (60%).

### Box 3-1 Highest and Lowest Percent Change in Median Rent, 1990-2000

#### Highest:

|           |                         |        |
|-----------|-------------------------|--------|
| Brooklyn  | Williamsburg/Greenpoint | 66.7%  |
| Queens    | Astoria                 | 66.7%  |
| Queens    | Sunnyside/Woodside      | 66.7%  |
| Queens    | Hillcrest/Fresh Meadows | 66.7%  |
| Manhattan | Upper West Side         | 60.0%* |

#### Lowest:

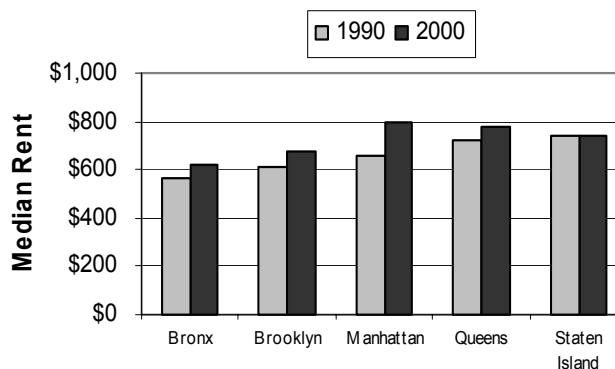
|               |                        |       |
|---------------|------------------------|-------|
| Bronx         | Mott Haven/Hunts Point | 15.4% |
| Bronx         | Throgs Neck/Co-op City | 28.6% |
| Brooklyn      | East Flatbush          | 28.6% |
| Queens        | Jamaica                | 28.6% |
| Staten Island | North Shore            | 28.6% |

Source: US Census

\* Indicates the actual value could be higher, but the exact amount was unable to be determined due to the top coding of rent values

All values are estimates. Median rents were obtained by taking the median rent range (such as \$500—\$600), and taking the middle number of that range to be the rent value.

Chart 3-1 Median Monthly Rent, 1990 and 2000



Source: US Census

Borough Table 3-2 Median Monthly Rent in the Five Boroughs, 1990 and 2000

|                       | Bronx | Brooklyn | Manhattan | Queens | Staten Island | Total |
|-----------------------|-------|----------|-----------|--------|---------------|-------|
| <b>1990</b>           | \$568 | \$612    | \$659     | \$719  | \$743         | \$637 |
| <b>2000</b>           | \$620 | \$672    | \$796     | \$775  | \$742         | \$705 |
| <b>Change</b>         | \$52  | \$60     | \$137     | \$56   | -\$1          | \$68  |
| <b>Percent Change</b> | 9.2%  | 9.8%     | 20.8%     | 7.8%   | -0.1%         | 10.7% |

Source: US Census

## Neighborhood Table 3-2

### Median Monthly Rent in New York City Sub-borough Areas, 1990 and 2000

| Borough       | Sub-borough Area                         | 1990         | 2000         | Change      | % Change     |
|---------------|------------------------------------------|--------------|--------------|-------------|--------------|
| Bronx         | 101 Mott Haven/Hunts Point               | \$325        | \$375        | \$50        | 15.4%        |
| Bronx         | 102 Morrisania/Belmont                   | \$325        | \$475        | \$150       | 46.2%        |
| Bronx         | 103 Highbridge/South Concourse           | \$425        | \$625        | \$200       | 47.1%        |
| Bronx         | 104 University Heights/Fordham           | \$425        | \$625        | \$200       | 47.1%        |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | \$475        | \$675        | \$200       | 42.1%        |
| Bronx         | 106 Riverdale/Kingsbridge                | \$525        | \$725        | \$200       | 38.1%        |
| Bronx         | 107 Soundview/Parkchester                | \$425        | \$625        | \$200       | 47.1%        |
| Bronx         | 108 Throgs Neck/Co-op City               | \$525        | \$675        | \$150       | 28.6%        |
| Bronx         | 109 Pelham Parkway                       | \$475        | \$675        | \$200       | 42.1%        |
| Bronx         | 110 Williamsbridge/Baychester            | \$475        | \$675        | \$200       | 42.1%        |
| Brooklyn      | 201 Williamsburg/Greenpoint              | \$375        | \$625        | \$250       | 66.7%        |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | \$475        | \$675        | \$200       | 42.1%        |
| Brooklyn      | 203 Bedford Stuyvesant                   | \$375        | \$525        | \$150       | 40.0%        |
| Brooklyn      | 204 Bushwick                             | \$425        | \$625        | \$200       | 47.1%        |
| Brooklyn      | 205 East New York/Starrett City          | \$475        | \$625        | \$150       | 31.6%        |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | \$575        | \$875        | \$300       | 52.2%        |
| Brooklyn      | 207 Sunset Park                          | \$525        | \$725        | \$200       | 38.1%        |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | \$425        | \$625        | \$200       | 47.1%        |
| Brooklyn      | 209 South Crown Heights                  | \$475        | \$675        | \$200       | 42.1%        |
| Brooklyn      | 210 Bay Ridge                            | \$525        | \$775        | \$250       | 47.6%        |
| Brooklyn      | 211 Bensonhurst                          | \$525        | \$725        | \$200       | 38.1%        |
| Brooklyn      | 212 Borough Park                         | \$525        | \$725        | \$200       | 38.1%        |
| Brooklyn      | 213 Coney Island                         | \$425        | \$575        | \$150       | 35.3%        |
| Brooklyn      | 214 Flatbush                             | \$525        | \$725        | \$200       | 38.1%        |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | \$525        | \$725        | \$200       | 38.1%        |
| Brooklyn      | 216 Brownsville/Ocean Hill               | \$375        | \$525        | \$150       | 40.0%        |
| Brooklyn      | 217 East Flatbush                        | \$525        | \$675        | \$150       | 28.6%        |
| Brooklyn      | 218 Flatlands/Canarsie                   | \$575        | \$875        | \$300       | 52.2%        |
| Manhattan     | 301 Greenwich Village/Financial District | \$675        | \$1000*      | \$375*      | 55.6%*       |
| Manhattan     | 302 Lower East Side/Chinatown            | \$375        | \$575        | \$200       | 53.3%        |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | \$575        | \$875        | \$300       | 52.2%        |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | \$725        | \$1000*      | \$375*      | 51.7%*       |
| Manhattan     | 305 Upper West Side                      | \$625        | \$1000*      | \$375*      | 60%*         |
| Manhattan     | 306 Upper East Side                      | \$875        | \$1000*      | \$375*      | 42.9%*       |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | \$425        | \$625        | \$200       | 47.1%        |
| Manhattan     | 308 Central Harlem                       | \$325        | \$475        | \$150       | 46.2%        |
| Manhattan     | 309 East Harlem                          | \$325        | \$475        | \$150       | 46.2%        |
| Manhattan     | 310 Washington Heights/Inwood            | \$425        | \$625        | \$200       | 47.1%        |
| Queens        | 401 Astoria                              | \$525        | \$875        | \$350       | 66.7%        |
| Queens        | 402 Sunnyside/Woodside                   | \$525        | \$875        | \$350       | 66.7%        |
| Queens        | 403 Jackson Heights                      | \$575        | \$875        | \$300       | 52.2%        |
| Queens        | 404 Elmhurst/Corona                      | \$625        | \$875        | \$250       | 40.0%        |
| Queens        | 405 Middle Village/Ridgewood             | \$525        | \$725        | \$200       | 38.1%        |
| Queens        | 406 Rego Park/Forest Hills               | \$575        | \$875        | \$300       | 52.2%        |
| Queens        | 407 Flushing/Whitestone                  | \$625        | \$875        | \$250       | 40.0%        |
| Queens        | 408 Hillcrest/Fresh Meadows              | \$525        | \$875        | \$350       | 66.7%        |
| Queens        | 409 Ozone Park/Woodhaven                 | \$575        | \$875        | \$300       | 52.2%        |
| Queens        | 410 South Ozone Park/Howard Beach        | \$625        | \$875        | \$250       | 40.0%        |
| Queens        | 411 Bayside/Little Neck                  | \$675        | \$875        | \$200       | 29.6%        |
| Queens        | 412 Jamaica                              | \$525        | \$675        | \$150       | 28.6%        |
| Queens        | 413 Queens Village                       | \$675        | \$875        | \$200       | 29.6%        |
| Queens        | 414 Rockaways                            | \$425        | \$625        | \$200       | 47.1%        |
| Staten Island | 501 North Shore                          | \$525        | \$675        | \$150       | 28.6%        |
| Staten Island | 502 Mid-Island                           | \$575        | \$875        | \$300       | 52.2%        |
| Staten Island | 503 South Shore                          | \$625        | \$875        | \$250       | 40.0%        |
| <b>Total</b>  | <b>New York City</b>                     | <b>\$637</b> | <b>\$705</b> | <b>\$68</b> | <b>10.7%</b> |

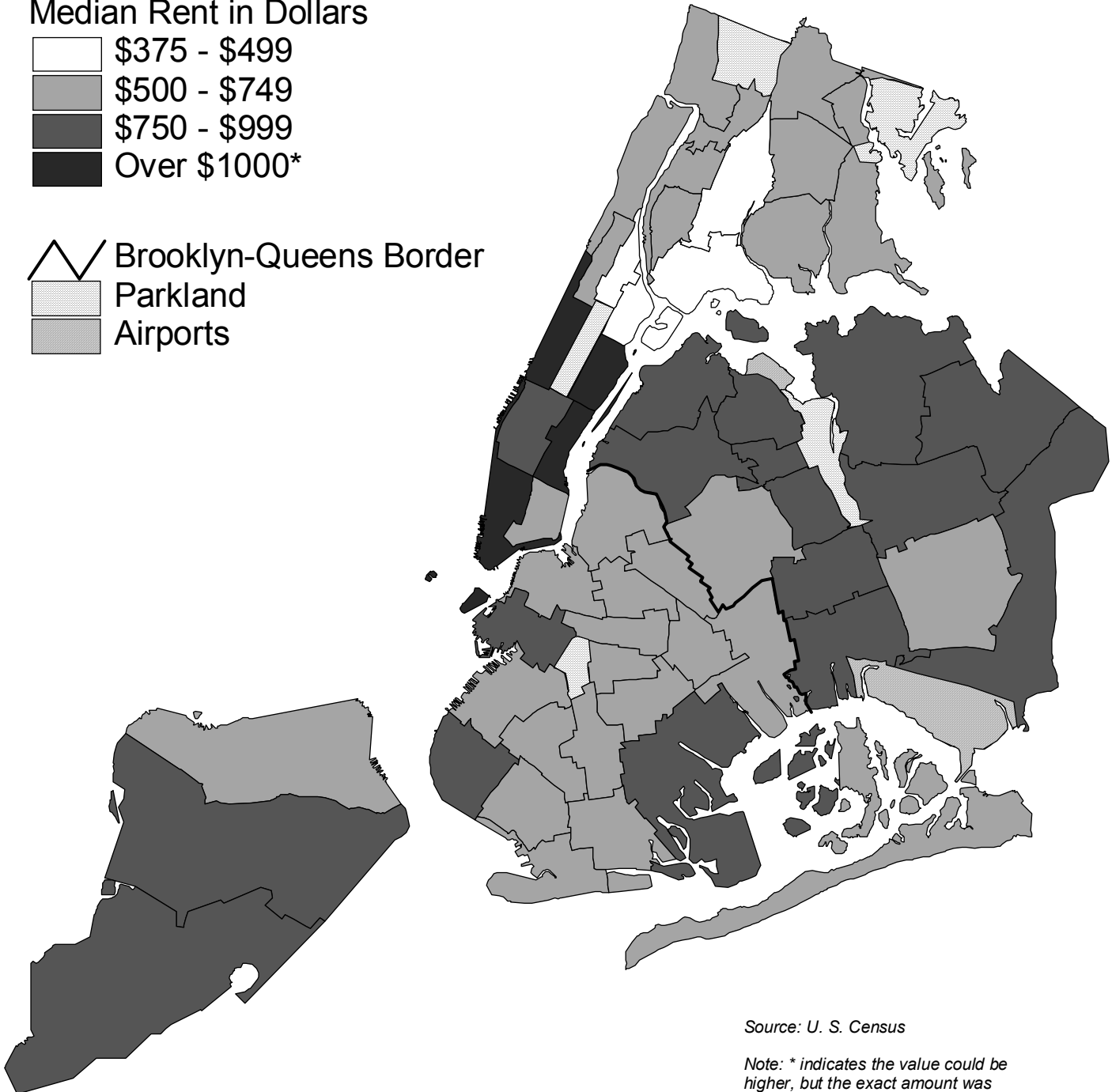
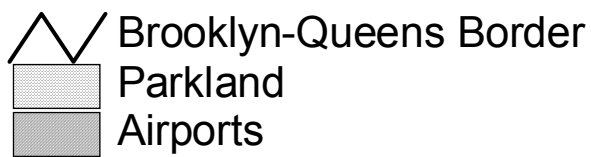
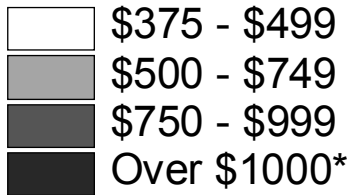
Source: US Census

\* Indicates the actual value could be higher, but the exact amount was unable to be determined due to the top coding of rent values

All values except the New York City totals are estimates. Median rents were obtained by taking the median rent range (such as \$500—\$600), and taking the middle number of that range to be the rent value.

# Map 3-1 Median Monthly Rent in New York City Sub-borough Areas, 2000

Median Rent in Dollars



Source: U. S. Census

Note: \* indicates the value could be higher, but the exact amount was unable to be determined due to the top coding of values.

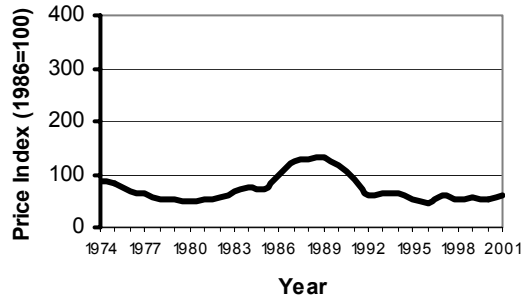
# Neighborhood Table 3-1 Repeat Sales Indexes of Housing Prices, New York City Community Districts, 1986-2001

|               |                                  | Average Price in 2001 Relative to 1986 (1986=100) |                     |                                |                               |
|---------------|----------------------------------|---------------------------------------------------|---------------------|--------------------------------|-------------------------------|
| Borough       | Community District               | Condominium                                       | Single Family Homes | 2-4 Unit Residential Buildings | 5+ Unit Residential Buildings |
| Bronx         | 101 Mott Haven/Melrose           | -                                                 | -                   | -                              | 280.5                         |
| Bronx         | 102 Hunts Point/Longwood         | -                                                 | -                   | 353.7                          | -                             |
| Bronx         | 103 Morrisania/Crotona           | -                                                 | -                   | 358.4                          | -                             |
| Bronx         | 104 Highbridge/Concourse         | -                                                 | -                   | -                              | 257.8                         |
| Bronx         | 105 Fordham/University Heights   | -                                                 | -                   | -                              | 239.4                         |
| Bronx         | 106 Belmont/East Tremont         | -                                                 | -                   | 244.8                          | -                             |
| Bronx         | 107 Kingsbridge Hgts/Bedford     | -                                                 | -                   | 148.4                          | -                             |
| Bronx         | 108 Riverdale/Fieldston          | -                                                 | 113.4               | -                              | -                             |
| Bronx         | 109 Parkchester/Soundview        | -                                                 | -                   | 128.6                          | -                             |
| Bronx         | 110 Throgs Neck/Co-op City       | -                                                 | 111.6               | -                              | -                             |
| Bronx         | 111 Morris Park/Bronxdale        | -                                                 | -                   | 122.6                          | -                             |
| Bronx         | 112 Williamsbridge/Baychester    | -                                                 | -                   | 125.2                          | -                             |
| Brooklyn      | 201 Greenpoint/Williamsburg      | -                                                 | -                   | 193.0                          | -                             |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | -                                                 | -                   | 197.4                          | -                             |
| Brooklyn      | 203 Bedford Stuyvesant           | -                                                 | -                   | 286.4                          | -                             |
| Brooklyn      | 204 Bushwick                     | -                                                 | -                   | 239.9                          | -                             |
| Brooklyn      | 205 East New York/Starrett City  | -                                                 | -                   | 149.4                          | -                             |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | -                                                 | -                   | 165.7                          | -                             |
| Brooklyn      | 207 Sunset Park                  | -                                                 | -                   | 145.6                          | -                             |
| Brooklyn      | 208 Crown Heights                | -                                                 | -                   | 172.7                          | -                             |
| Brooklyn      | 209 South Crown Heights/Prospect | -                                                 | -                   | 145.1                          | -                             |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | -                                                 | -                   | 117.1                          | -                             |
| Brooklyn      | 211 Bensonhurst                  | -                                                 | -                   | 117.7                          | -                             |
| Brooklyn      | 212 Borough Park                 | -                                                 | -                   | 122.6                          | -                             |
| Brooklyn      | 213 Coney Island                 | -                                                 | -                   | 118.2                          | -                             |
| Brooklyn      | 214 Flatbush/Midwood             | -                                                 | 125.9               | -                              | -                             |
| Brooklyn      | 215 Sheepshead Bay               | -                                                 | -                   | 103.8                          | -                             |
| Brooklyn      | 216 Brownsville                  | -                                                 | -                   | 266.5                          | -                             |
| Brooklyn      | 217 East Flatbush                | -                                                 | -                   | 126.2                          | -                             |
| Brooklyn      | 218 Flatlands/Canarsie           | -                                                 | -                   | 93.5                           | -                             |
| Manhattan     | 301 Financial District           | 90.7                                              | -                   | -                              | -                             |
| Manhattan     | 302 Greenwich Village/Soho       | 237.4                                             | -                   | -                              | -                             |
| Manhattan     | 303 Lower East Side/Chinatown    | -                                                 | -                   | -                              | 180.9                         |
| Manhattan     | 304 Clinton/Chelsea              | 110.7                                             | -                   | -                              | -                             |
| Manhattan     | 305 Midtown                      | 134.9                                             | -                   | -                              | -                             |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 107.3                                             | -                   | -                              | -                             |
| Manhattan     | 307 Upper West Side              | 211.7                                             | -                   | -                              | -                             |
| Manhattan     | 308 Upper East Side              | 124.9                                             | -                   | -                              | -                             |
| Manhattan     | 309 Morningside Heights/Hamilton | -                                                 | -                   | -                              | 227.3                         |
| Manhattan     | 310 Central Harlem               | -                                                 | -                   | -                              | 329.9                         |
| Manhattan     | 311 East Harlem                  | -                                                 | -                   | -                              | 222.8                         |
| Manhattan     | 312 Washington Heights/Inwood    | -                                                 | -                   | -                              | 174.0                         |
| Queens        | 401 Astoria                      | -                                                 | -                   | 100.9                          | -                             |
| Queens        | 402 Woodside/Sunnyside           | -                                                 | -                   | 94.3                           | -                             |
| Queens        | 403 Jackson Heights              | -                                                 | -                   | 106.3                          | -                             |
| Queens        | 404 Elmhurst/Corona              | -                                                 | -                   | 96.9                           | -                             |
| Queens        | 405 Ridgewood/Maspeth            | -                                                 | -                   | 100.8                          | -                             |
| Queens        | 406 Rego Park/Forest Hills       | -                                                 | 103.7               | -                              | -                             |
| Queens        | 407 Flushing/Whitestone          | -                                                 | 102.5               | -                              | -                             |
| Queens        | 408 Hillcrest/Fresh Meadows      | -                                                 | 104.7               | -                              | -                             |
| Queens        | 409 Ozone Park/Woodhaven         | -                                                 | -                   | 110.3                          | -                             |
| Queens        | 410 S. Ozone Park/Howard Beach   | -                                                 | 124.6               | -                              | -                             |
| Queens        | 411 Bayside/Little Neck          | -                                                 | 111.5               | -                              | -                             |
| Queens        | 412 Jamaica/Hollis               | -                                                 | 145.5               | -                              | -                             |
| Queens        | 413 Queens Village               | -                                                 | 120.1               | -                              | -                             |
| Queens        | 414 Rockaway/Broad Channel       | -                                                 | -                   | 131.0                          | -                             |
| Staten Island | 501 St. George/Stapleton         | -                                                 | 114.8               | -                              | -                             |
| Staten Island | 502 S. Beach/Willowbrook         | -                                                 | 112.4               | -                              | -                             |
| Staten Island | 503 Tottenville/Great Kills      | -                                                 | 116.5               | -                              | -                             |
| <b>Total</b>  | <b>New York City</b>             | <b>107.4</b>                                      | <b>117.7</b>        | <b>121.8</b>                   | <b>164.5</b>                  |

Source: New York City Department of Finance

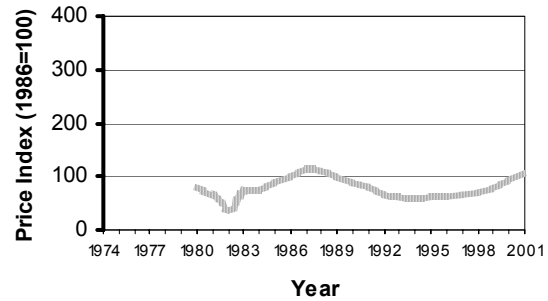
# Repeat Sales Indices for Condominiums The Five Boroughs and New York City

**Chart 3-1a Bronx Condominiums**



Source: Department of Finance

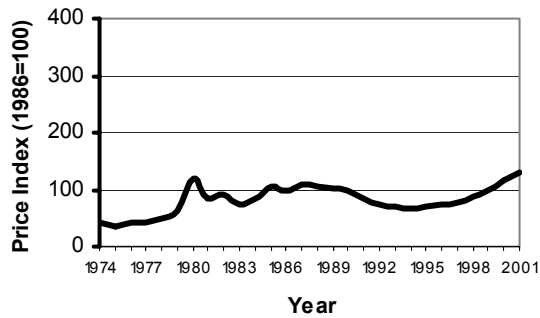
**Chart 3-1b Brooklyn Condominiums**



*Note: Price index should be treated carefully due to low number of observations. There is not enough data to estimate price index prior to 1980.*

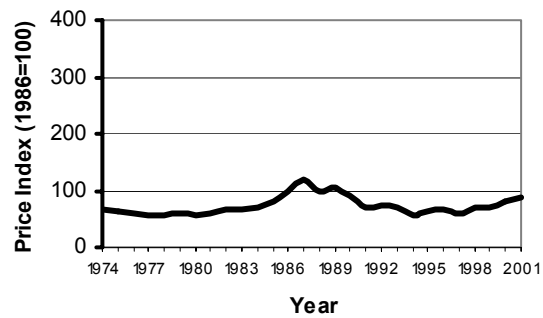
Source: Department of Finance

**Chart 3-1c Manhattan Condominiums**



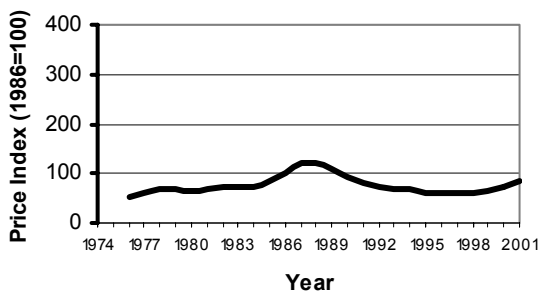
Source: Department of Finance

**Chart 3-1d Queens Condominiums**



Source: Department of Finance

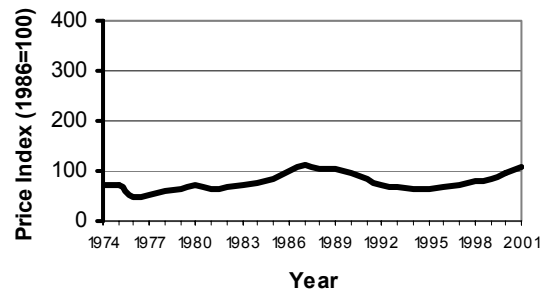
**Chart 3-1e Staten Island Condominiums**



*Note: There is not enough data to estimate price index prior to 1976.*

Source: Department of Finance

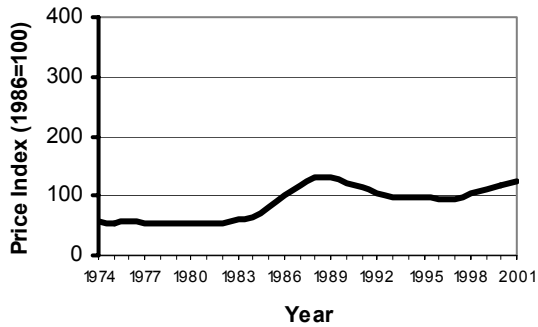
**Chart 3-1f New York City Condominiums**



Source: Department of Finance

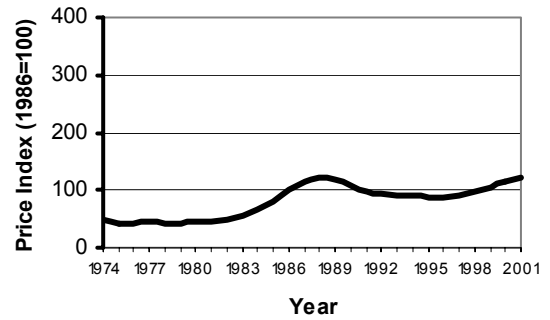
# Repeat Sales Indices for Single Family Homes The Five Boroughs and New York City

**Chart 3-2a Bronx Single Family Homes**



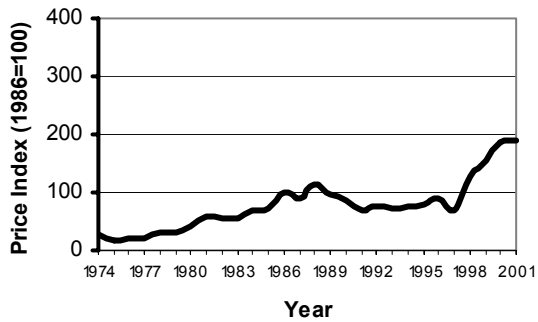
Source: Department of Finance

**Chart 3-2b Brooklyn Single Family Homes**



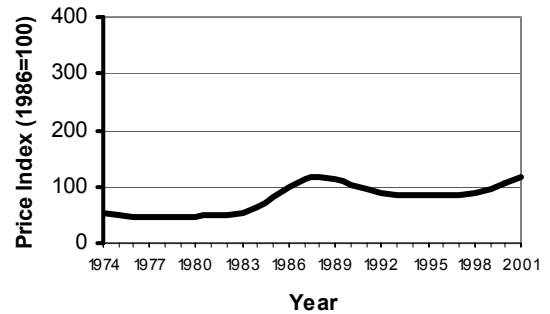
Source: Department of Finance

**Chart 3-2c Manhattan Single Family Homes**



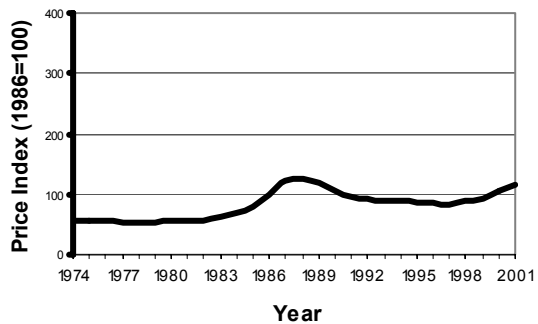
Source: Department of Finance

**Chart 3-2d Queens Single Family Homes**



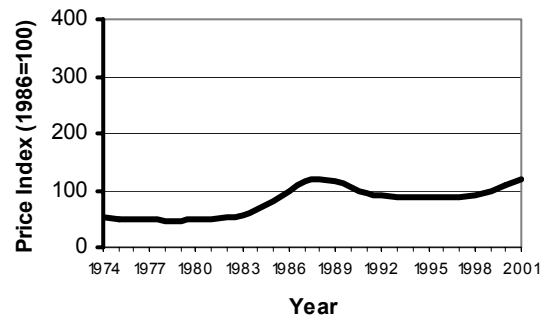
Source: Department of Finance

**Chart 3-2e Staten Island Single Family Home**



Source: Department of Finance

**Chart 3-2f New York City Single Family Homes**

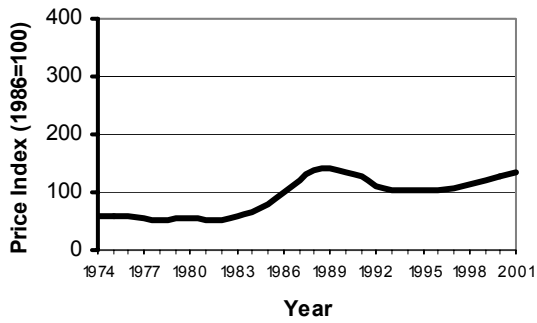


Source: Department of Finance



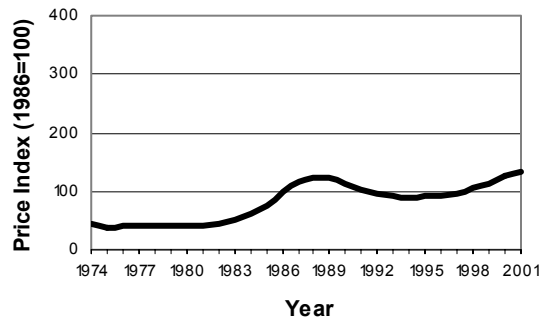
# Repeat Sales Indices for 2-4 Family Homes The Five Boroughs and New York City

**Chart 3-3a Bronx 2-4 Family Homes**



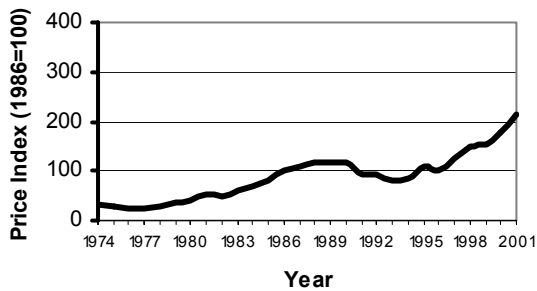
Source: Department of Finance

**Chart 3-3b Brooklyn 2-4 Family Homes**



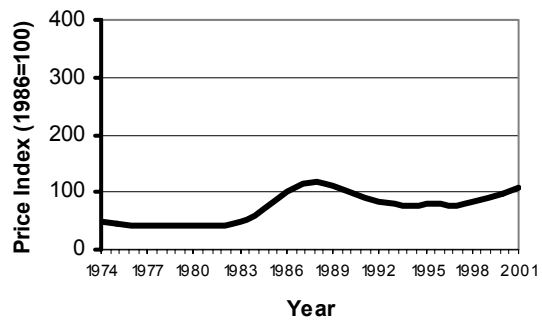
Source: Department of Finance

**Chart 3-3c Manhattan 2-4 Family Homes**



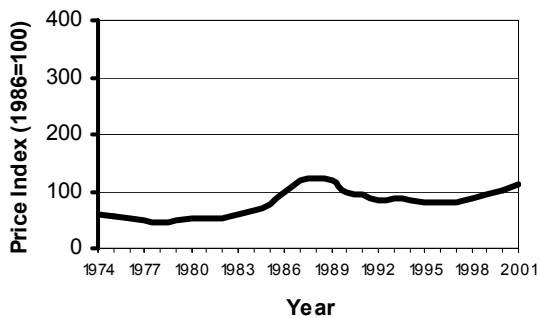
Source: Department of Finance

**Chart 3-3d Queens 2-4 Family Homes**



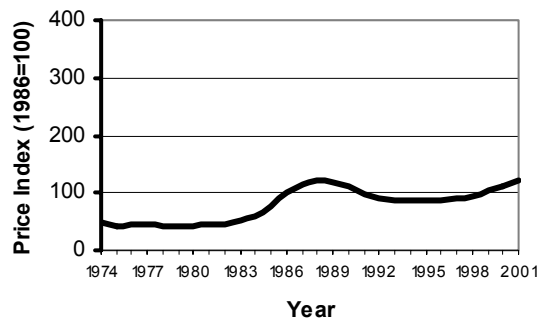
Source: Department of Finance

**Chart 3-3e Staten Island 2-4 Family Homes**



Source: Department of Finance

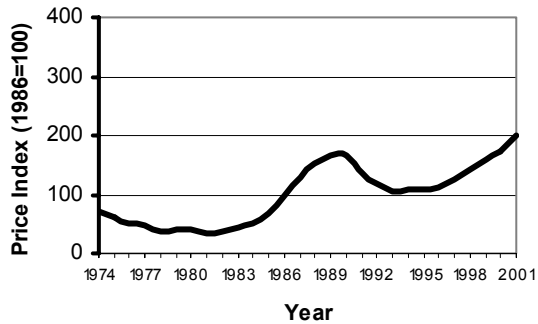
**Chart 3-3f New York City 2-4 Family Homes**



Source: Department of Finance

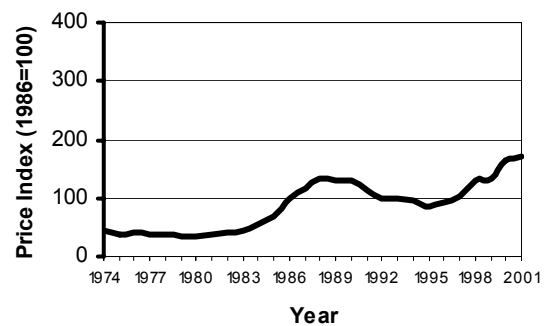
# Repeat Sales Indices for 5+ Unit Residential Buildings The Five Boroughs and New York City

**Chart 3-4a Bronx 5+ Unit Residential Buildings**



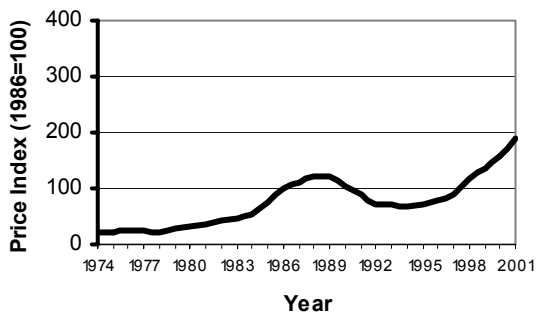
Source: Department of Finance

**Chart 3-4b Brooklyn 5+ Unit Residential Buildings**



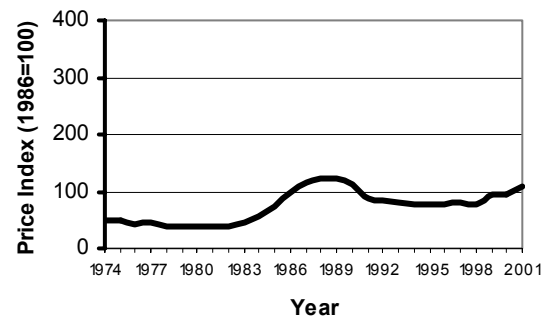
Source: Department of Finance

**Chart 3-4c Manhattan 5+ Unit Residential Buildings**



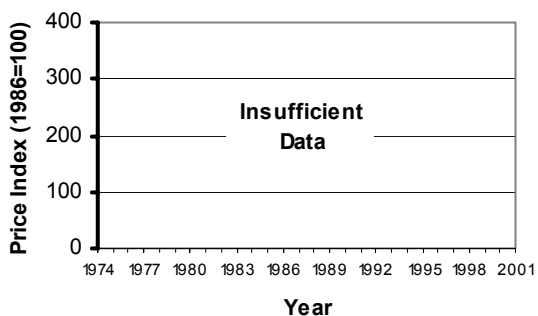
Source: Department of Finance

**Chart 3-4d Queens 5+ Unit Residential Buildings**



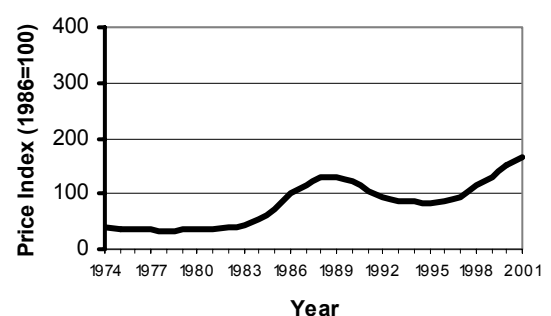
Source: Department of Finance

**Chart 3-4e Staten Island 5+ Unit Residential Buildings**



Source: Department of Finance

**Chart 3-4f New York City 5+ Unit Residential Buildings**



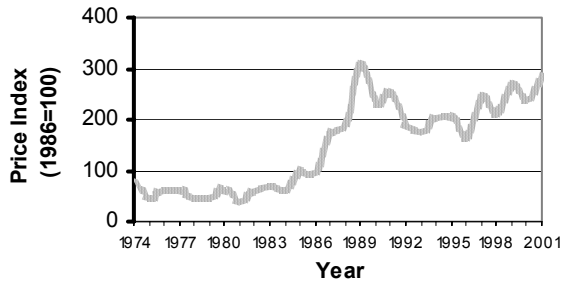
Source: Department of Finance

# Repeat Sales Indices for Bronx Community Districts (continued on next page)

**Chart 3-5a**

**Community District 1  
(Mott Haven/ Melrose)**

**5+ Unit Residential Buildings**



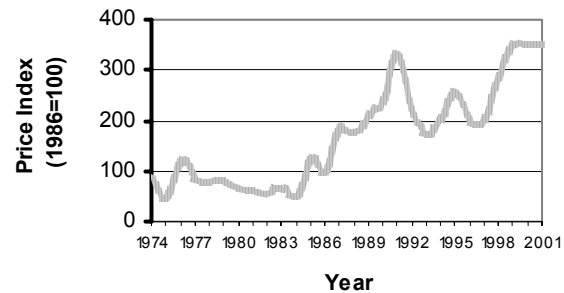
*Note: Price Index should be treated carefully due to low number of observations.  
There is not enough data to estimate.*

Source: Department of Finance

**Chart 3-5b**

**Community District 2  
(Hunts Point/Longwood)**

**2-4 Residential Buildings**



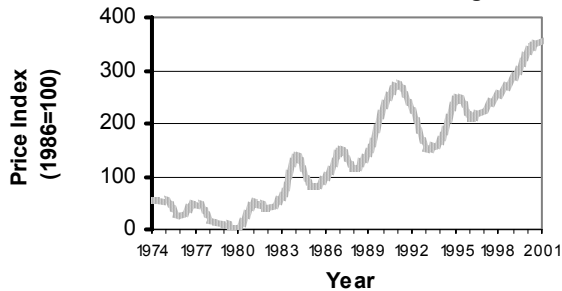
*Note: Price Index should be treated carefully due to low number of observations.*

Source: Department of Finance

**Chart 3-5c**

**Community District 3  
(Morrisania/Crotona)**

**2-4 Unit Residential Buildings**



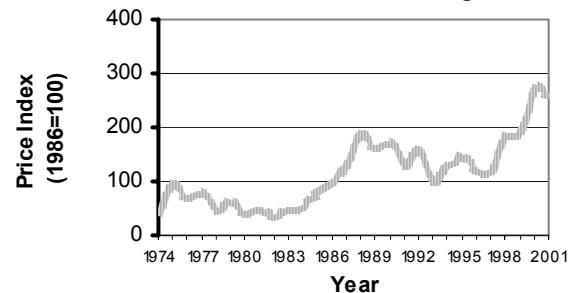
*Note: Price Index should be treated carefully due to low number of observations.  
There is not enough data to estimate.*

Source: Department of Finance

**Chart 3-5d**

**Community District 4  
(Highbridge/Concourse)**

**5+ Unit Residential Buildings**



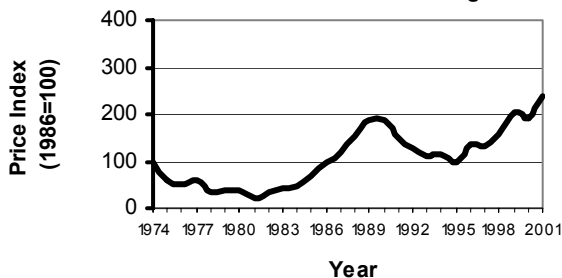
*Price Index should be treated carefully due to low number of observations.  
There is not enough data to estimate.*

Source: Department of Finance

**Chart 3-5e**

**Community District 5  
(Fordham/University Heights)**

**5+ Unit Residential Buildings**

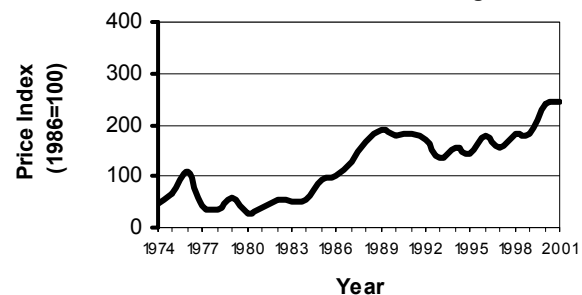


Source: Department of Finance

**Chart 3-5f**

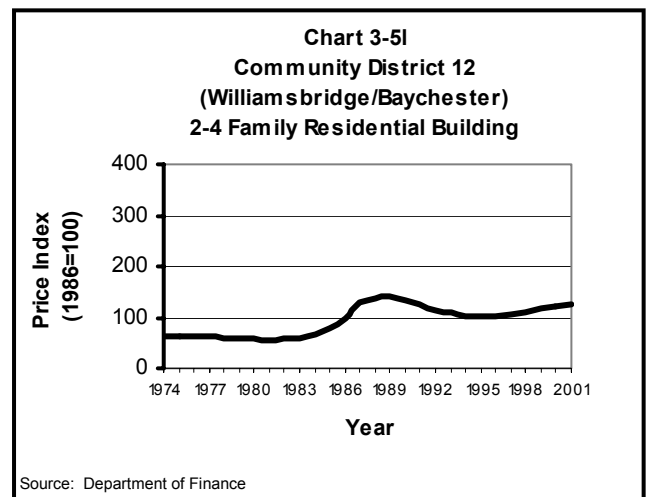
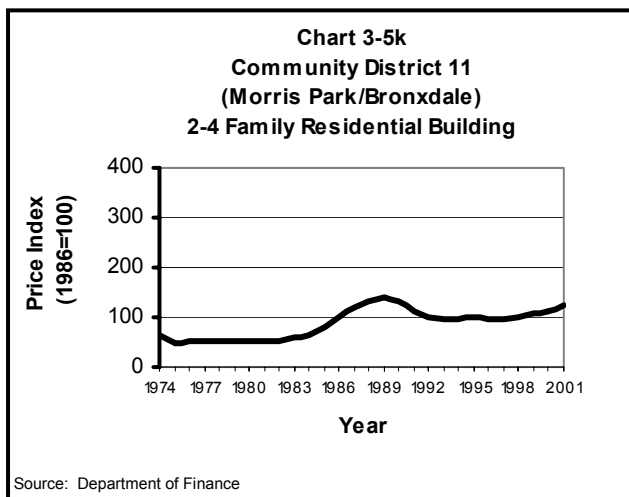
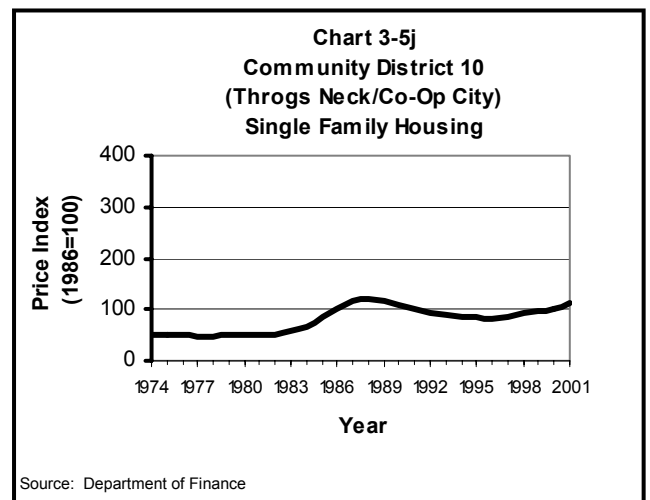
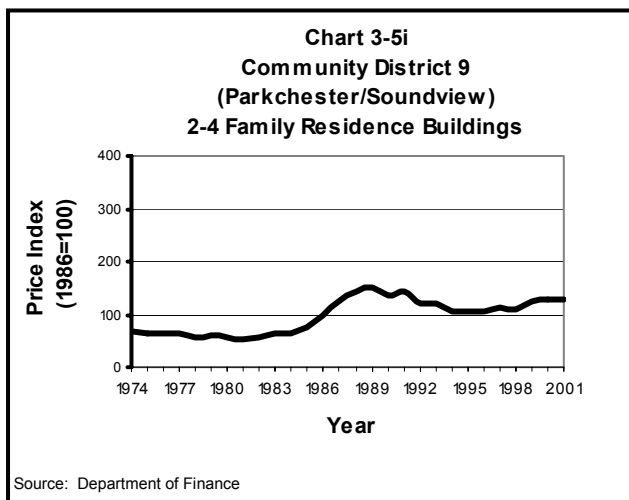
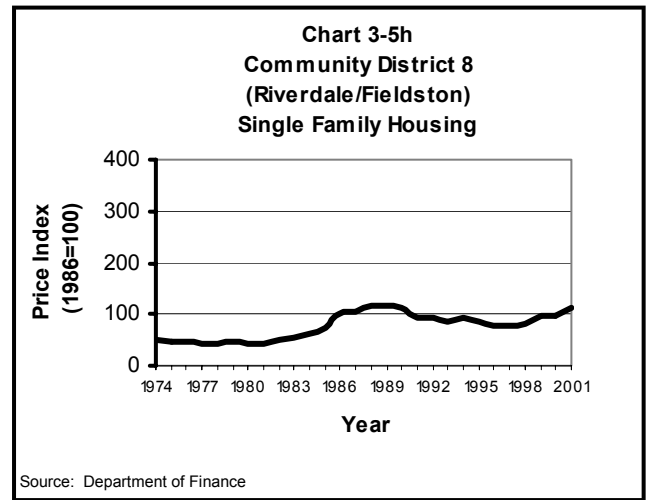
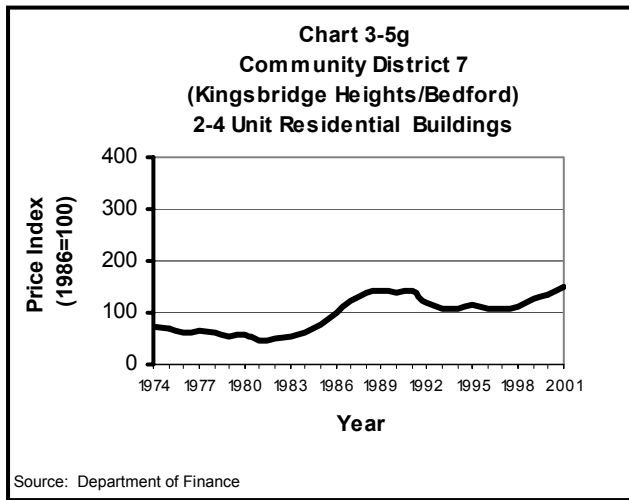
**Community District 6  
(Belmont/East Tremont)**

**2-4 Unit Residential Buildings**



Source: Department of Finance

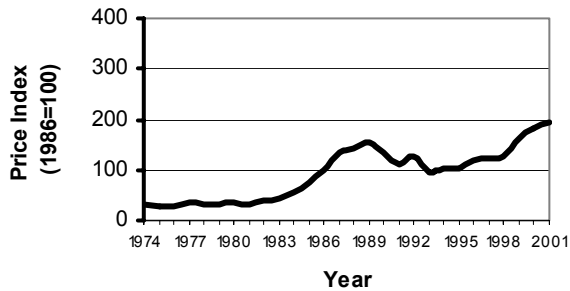
# Repeat Sales Indices for Bronx Community Districts (continued)



# Repeat Sales Indices for Brooklyn Community Districts (continued on next page)

**Chart 3-6a**

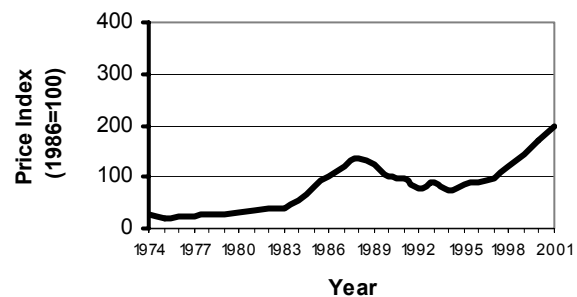
**Community District 1  
(Greenpoint/ Williamsburg)  
2-4 Unit Residential Buildings**



Source: Department of Finance

**Chart 3-6b**

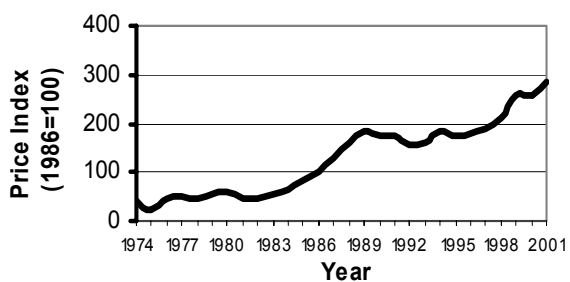
**Community District 2  
(Fort Greene/ Brooklyn Heights)  
2-4 Unit Residential Buildings**



Source: Department of Finance

**Chart 3-6c**

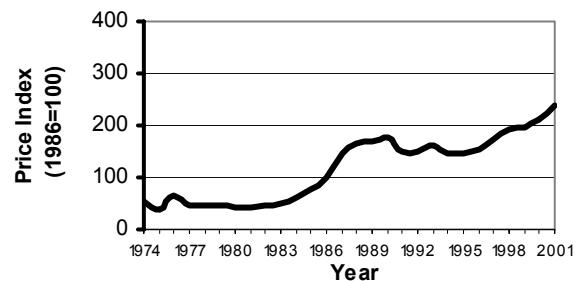
**Community District 3  
(Bedford Stuyvesant)  
2-4 Unit Residential Buildings**



Source: Department of Finance

**Chart 3-6d**

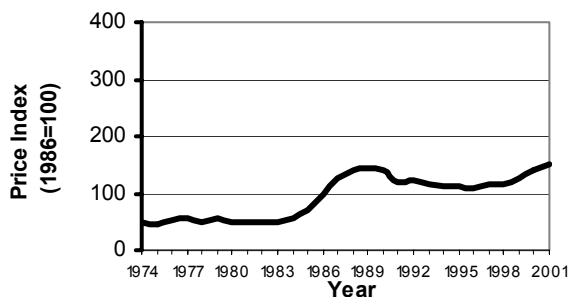
**Community District 4  
(Bushwick)  
2-4 Unit Residential Buildings**



Source: Department of Finance

**Chart 3-6e**

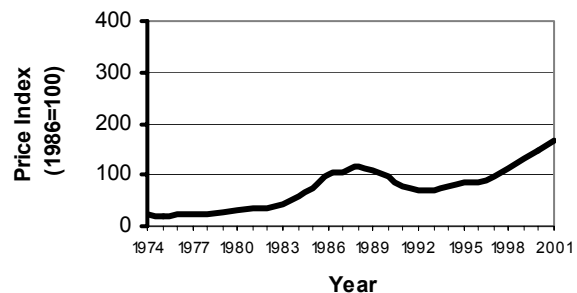
**Community District 5  
(East New York/Starrett City)  
2-4 Unit Residential Buildings**



Source: Department of Finance

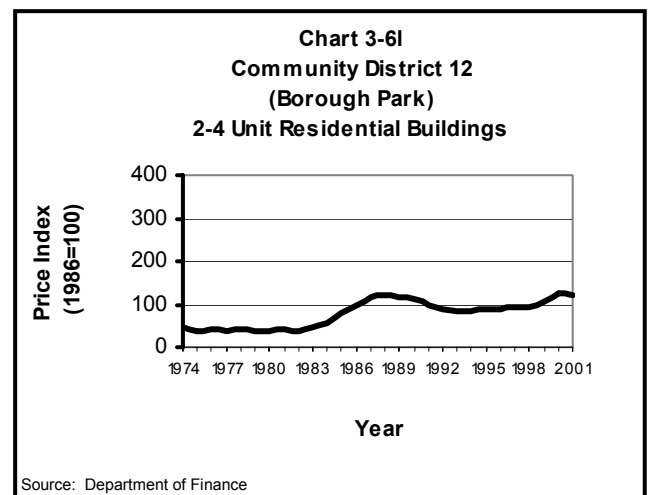
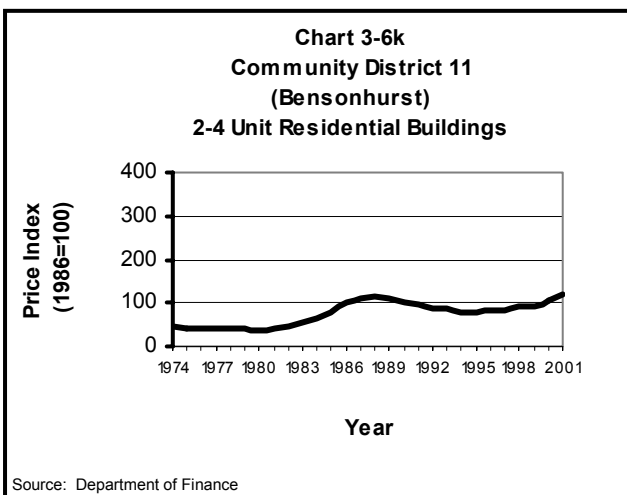
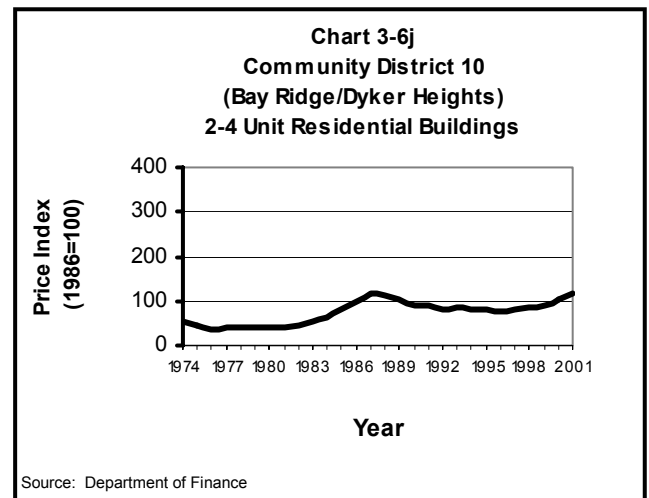
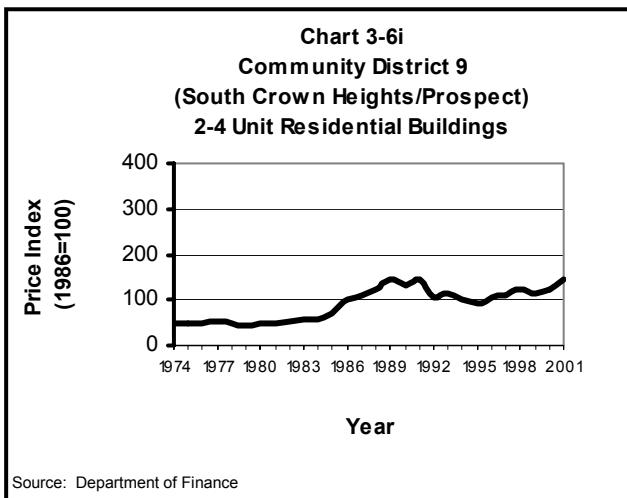
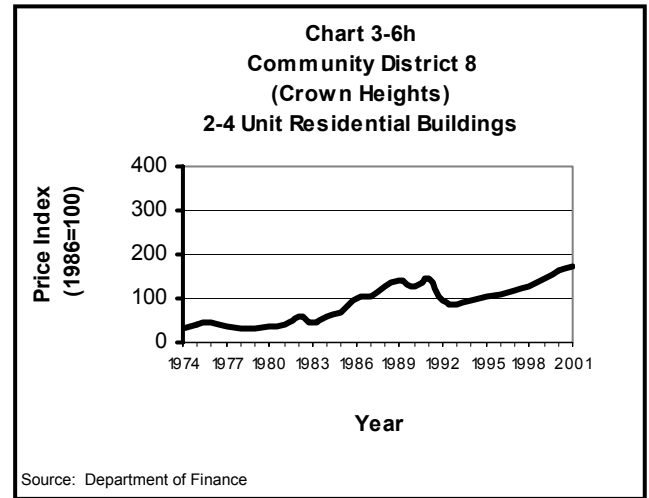
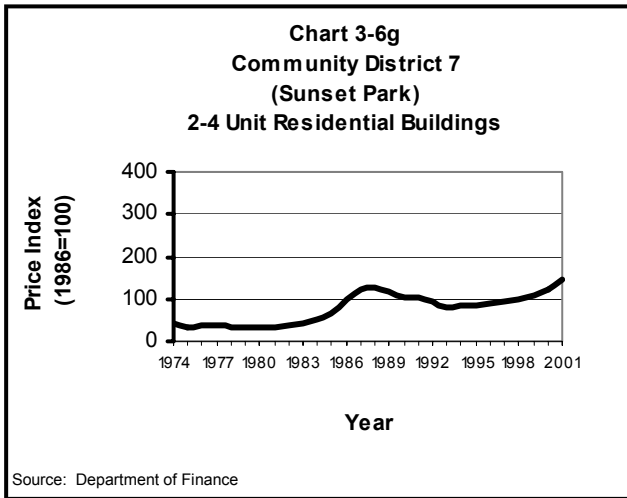
**Chart 3-6f**

**Community District 6  
(Park Slope/Carroll Gardens)  
2-4 Unit Residential Buildings**

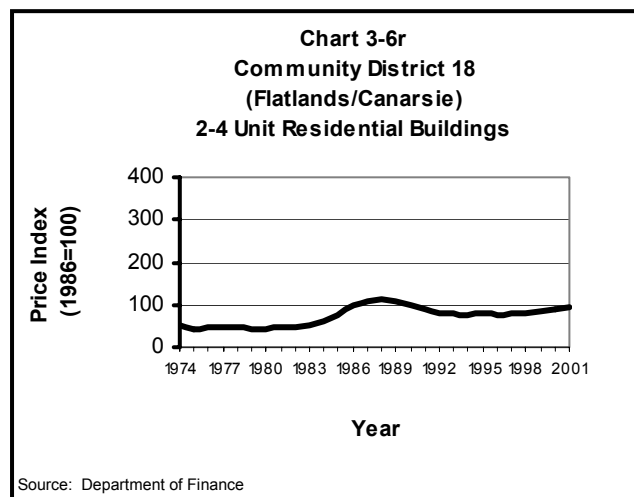
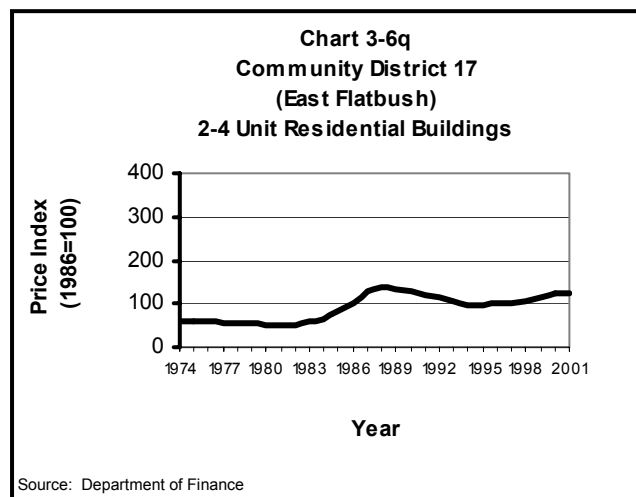
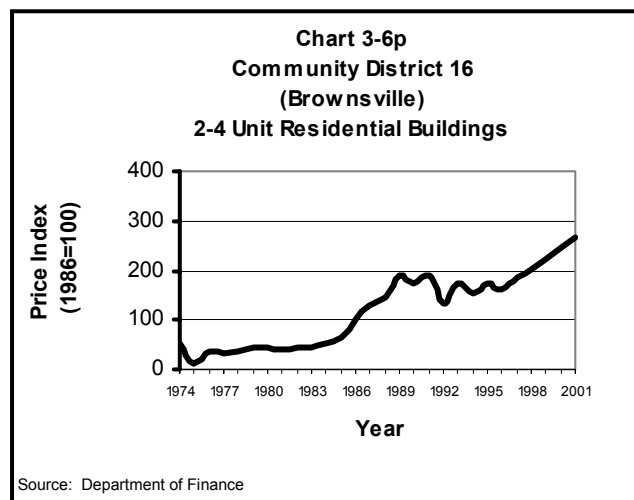
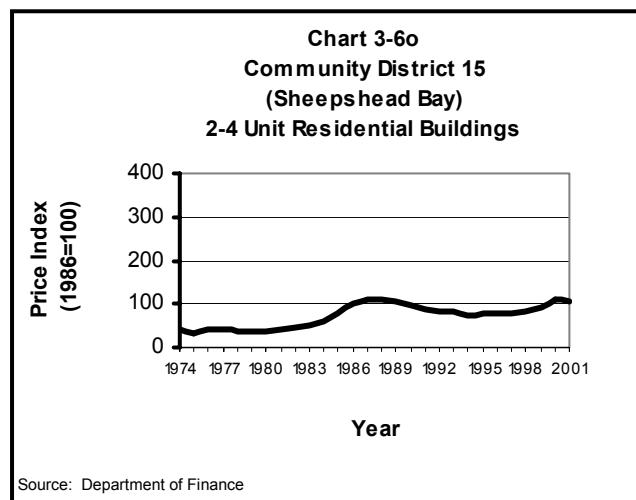
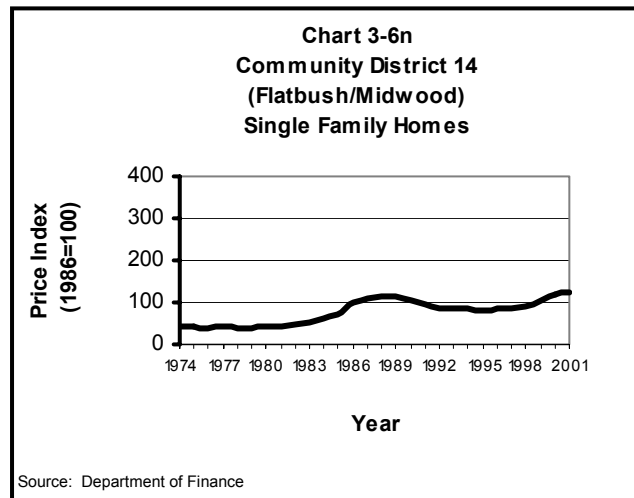
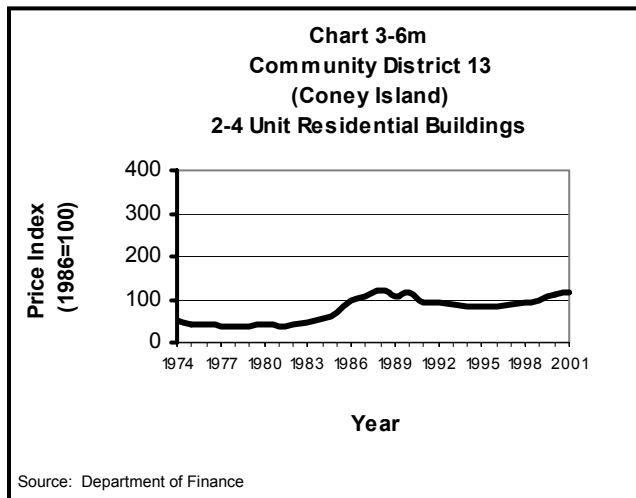


Source: Department of Finance

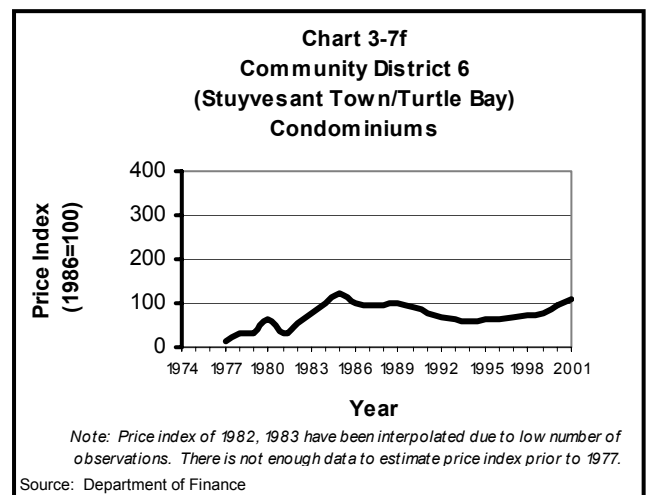
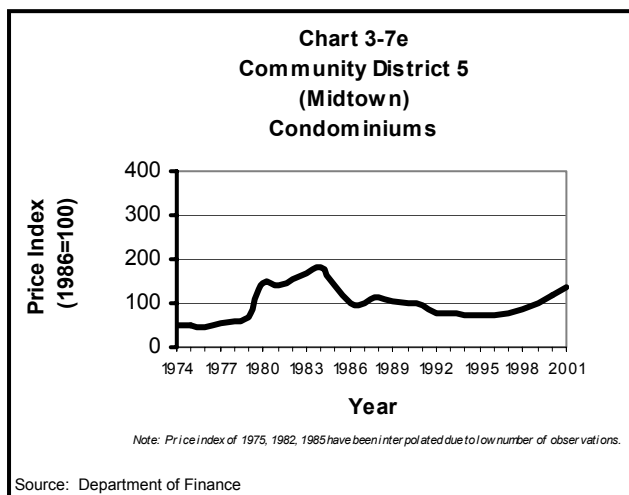
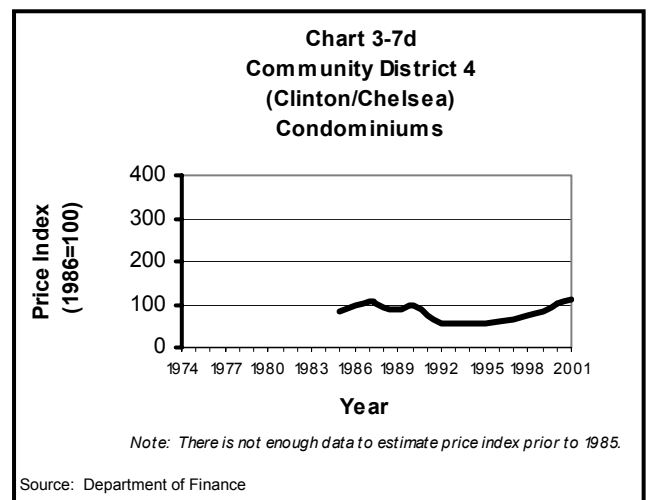
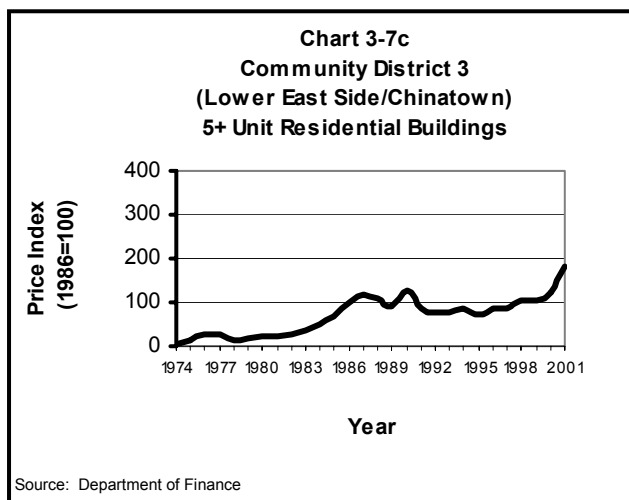
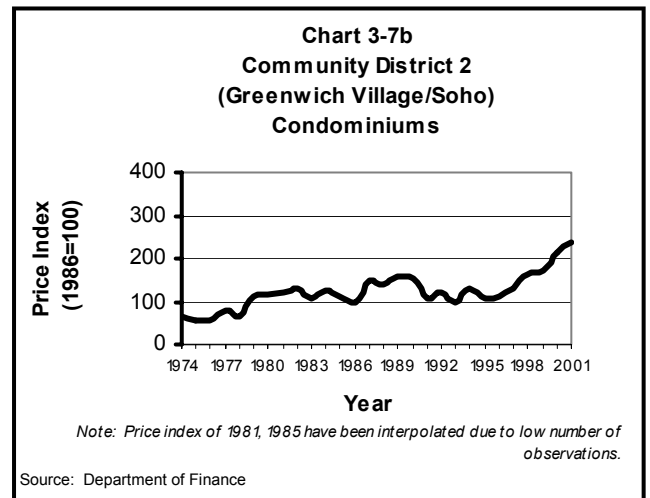
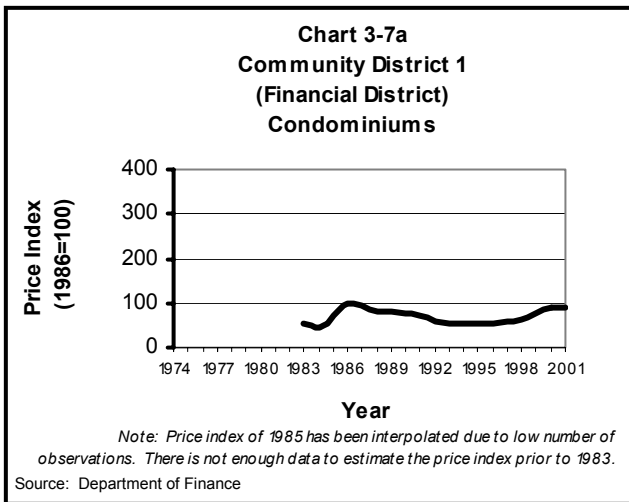
# Repeat Sales Indices for Brooklyn Community Districts (continued on next page)



# Repeat Sales Indices for Brooklyn Community Districts (continued)



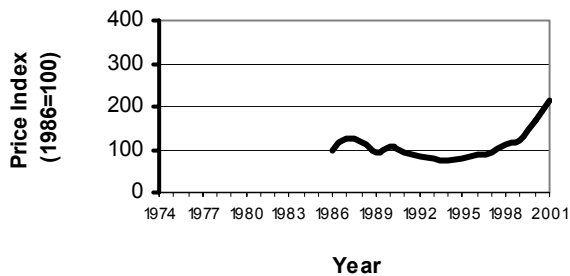
# Repeat Sales Indices for Manhattan Community Districts (continued on next page)





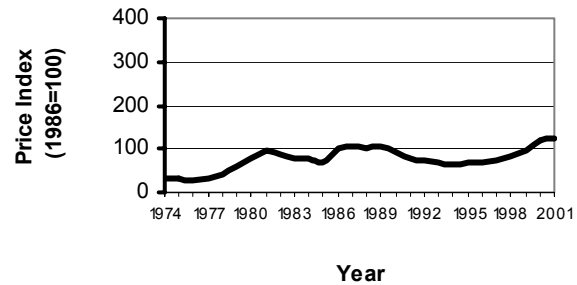
# Repeat Sales Indices for Manhattan Community Districts (continued)

**Chart 3-7g**  
**Community District 7**  
**(Upper West Side)**  
**Condominiums**



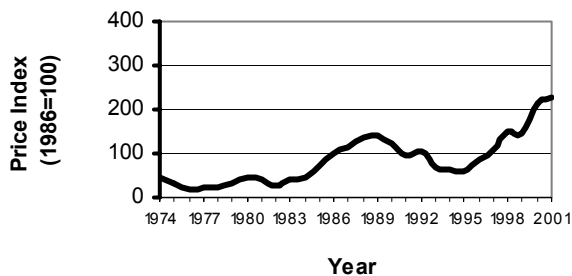
*Note: Price index of 2000 has been interpolated due to low number of observations. There is not enough data to estimate price index prior to 1986.*  
Source: Department of Finance

**Chart 3-7h**  
**Community District 8**  
**(Upper East Side)**  
**Condominiums**



Source: Department of Finance

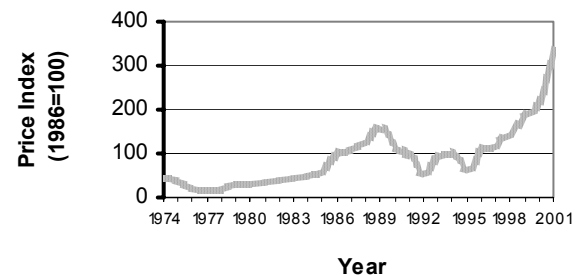
**Chart 3-7i**  
**Community District 9**  
**(Morningside Heights/Hamilton)**  
**5+ Unit Residential Buildings**



*Note: Price index for 1974 has been interpolated due to low number of observations.*

Source: Department of Finance

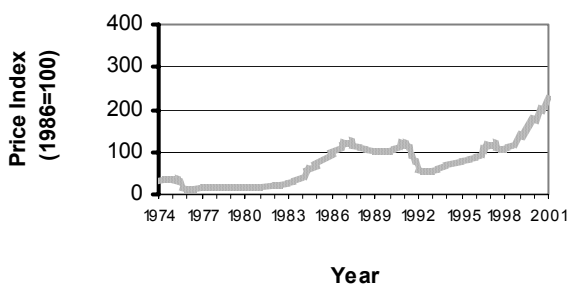
**Chart 3-7j**  
**Community District 10**  
**(Central Harlem)**  
**5+ Unit Residential Buildings**



*Note: Price indexes should be treated with caution due to low number of observations.*

Source: Department of Finance

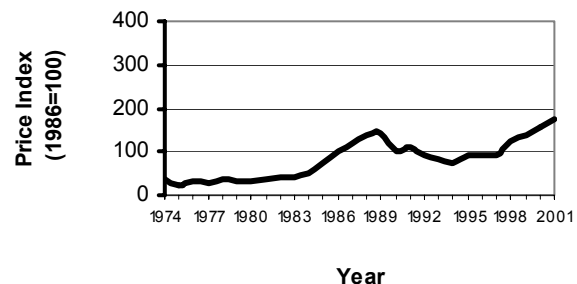
**Chart 3-7k**  
**Community District 11**  
**(East Harlem)**  
**5+ Unit Residential Buildings**



*Note: Price indexes should be treated with caution due to low number of observations.*

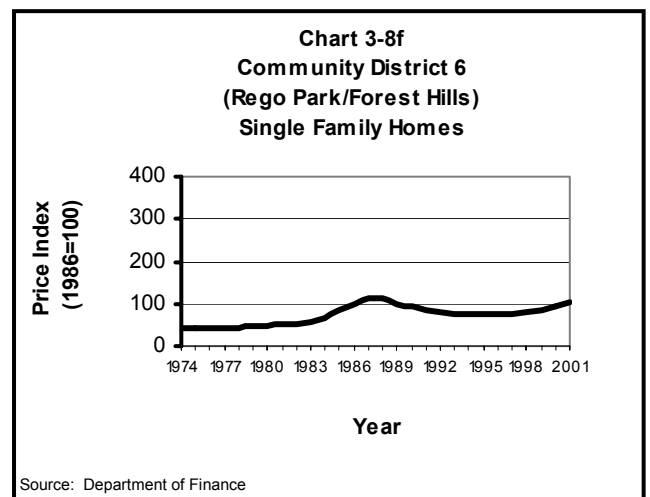
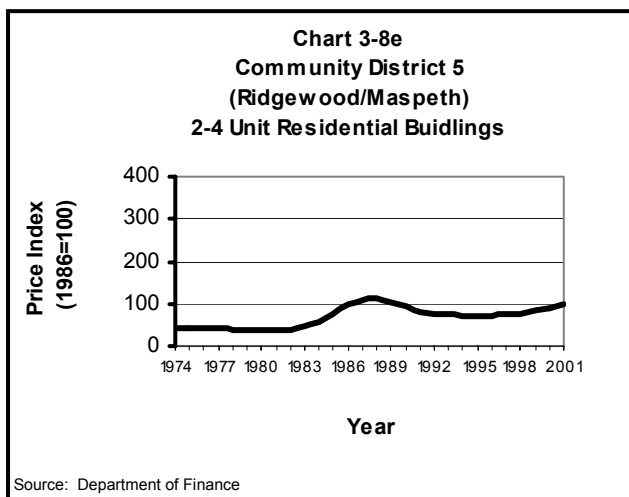
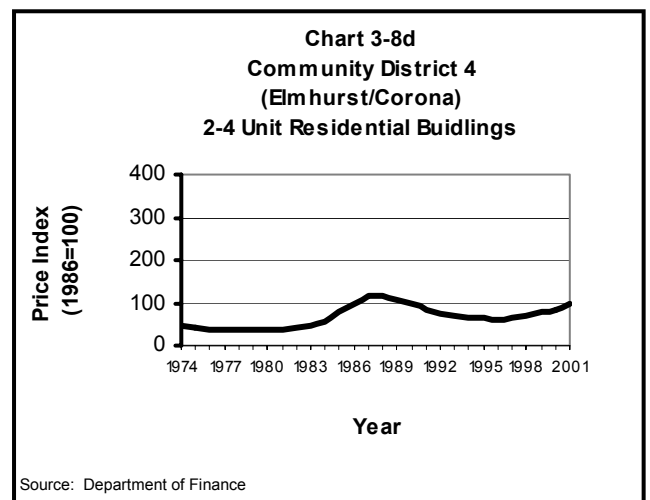
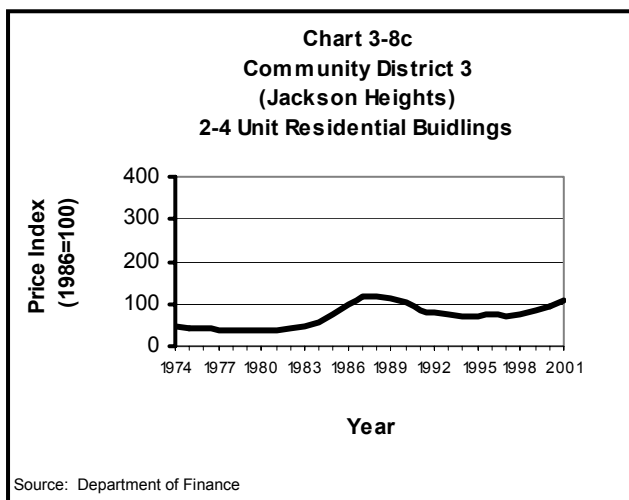
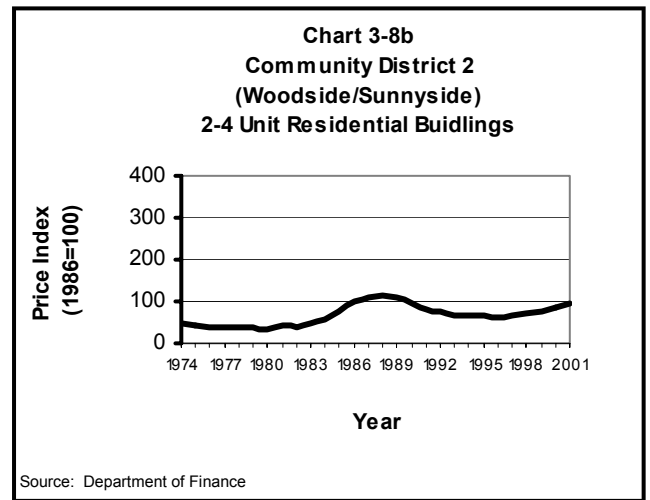
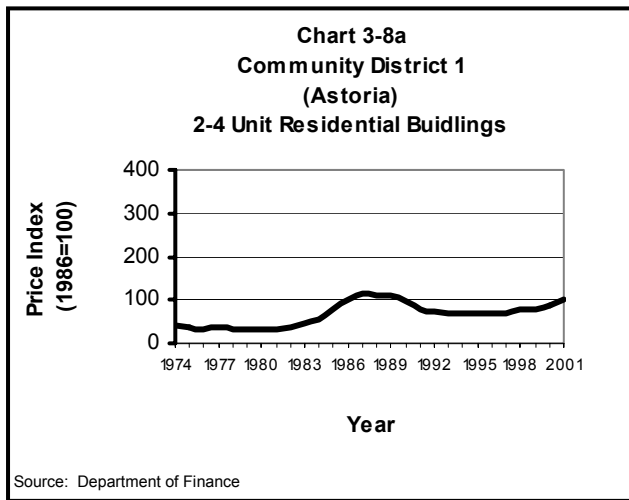
Source: Department of Finance

**Chart 3-7l**  
**Community District 12**  
**(Washington Heights/Inwood)**  
**5+ Unit Residential Buildings**



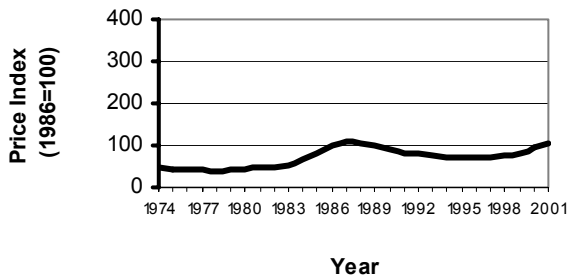
Source: Department of Finance

# Repeat Sales Indices for Queens Community Districts (continued on next page)



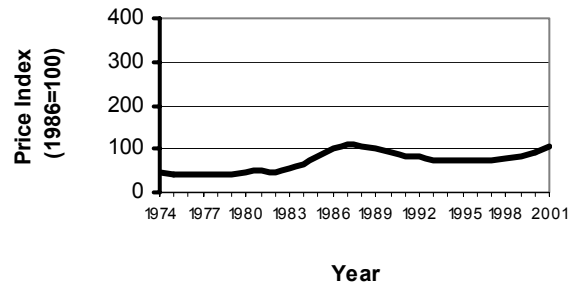
# Repeat Sales Indices for Queens Community Districts (continued on next page)

**Chart 3-8g**  
**Community District 7**  
**(Flushing/Whitestone)**  
**Single Family Homes**



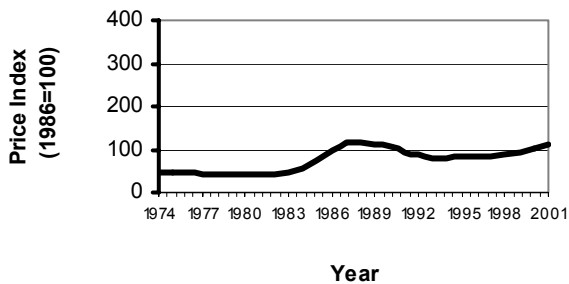
Source: Department of Finance

**Chart 3-8h**  
**Community District 8**  
**(Hillcrest/Fresh Meadows)**  
**Single Family Homes**



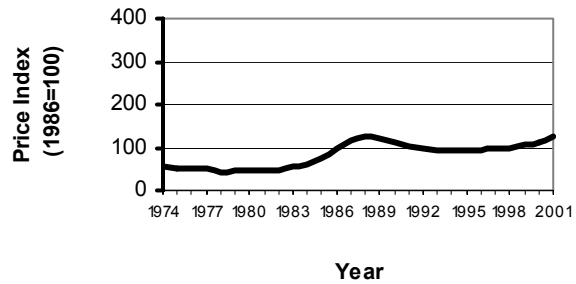
Source: Department of Finance

**Chart 3-8i**  
**Community District 9**  
**(Ozone Park/Woodhaven)**  
**2-4 Unit Residential Buildings**



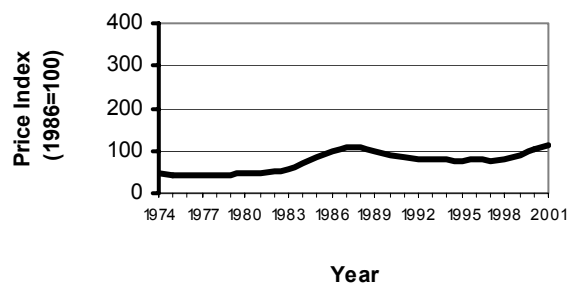
Source: Department of Finance

**Chart 3-8j**  
**Community District 10**  
**(S. Ozone Park/Howard Beach)**  
**Single Family Homes**



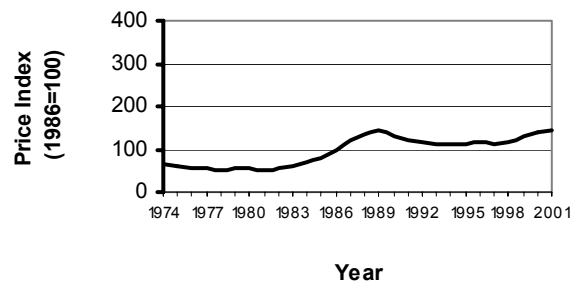
Source: Department of Finance

**Chart 3-8k**  
**Community District 11**  
**(Bayside/Little Neck)**  
**Single Family Homes**



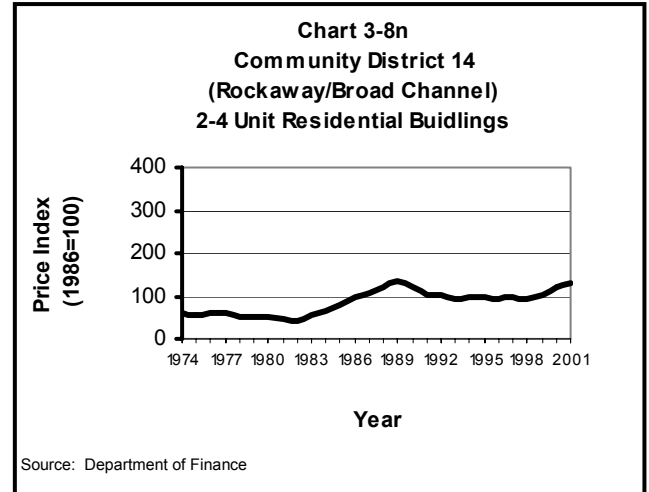
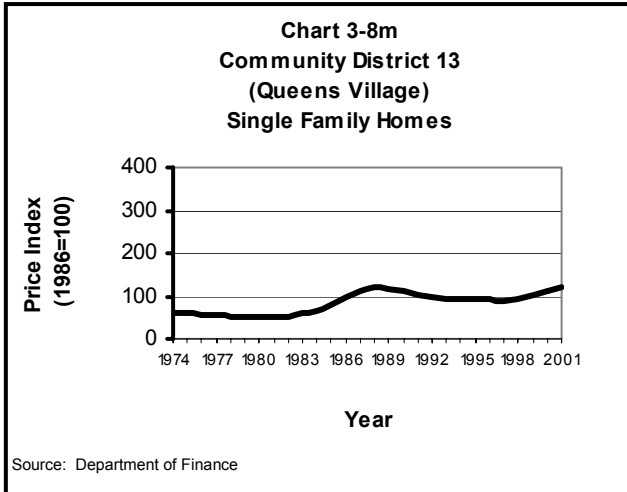
Source: Department of Finance

**Chart 3-8l**  
**Community District 12**  
**(Jamaica/Hollis)**  
**Single Family Homes**

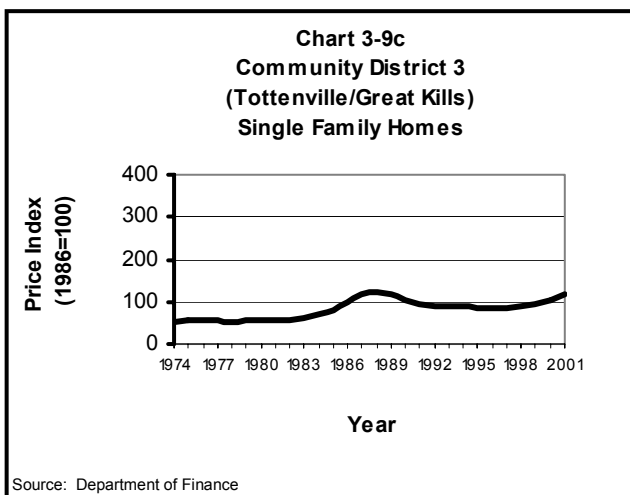
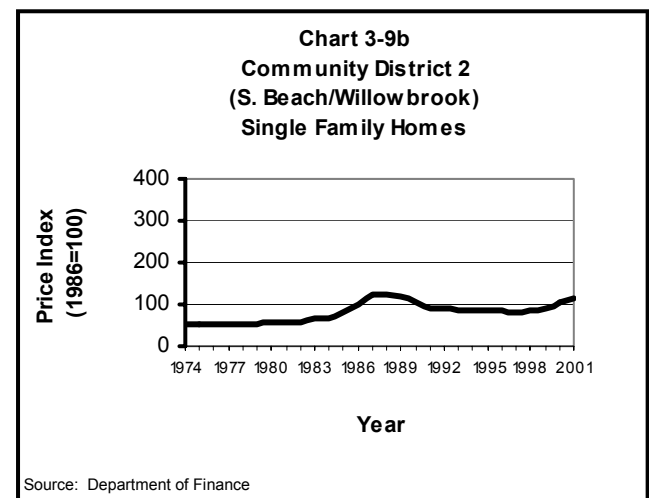
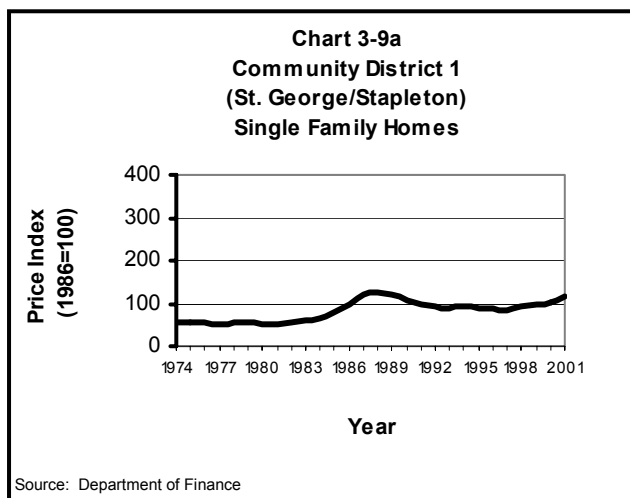


Source: Department of Finance

## Repeat Sales Indices for Queens Community Districts (continued)



## Repeat Sales Indices for Staten Island Community Districts



## Chapter 4. Housing Affordability

Affordability is the major housing problem for most New Yorkers. Several indicators of housing affordability are available from the New York City Housing and Vacancy Survey. (Note that all data from the HVS are estimates based on a sample and are subject to potential sampling errors, particularly for small areas and for changes over time. See Data and Methods Section for details.) On average, New York renters spent 27.4% of their household income on rent in 1999 (Borough Table 4-1). This figure is relatively unchanged since 1996. Renters in the Bronx spent the largest share of their income on rent (30.2%) and renters in Staten Island spent the least (23.0%). Among New York City sub-borough areas, renters spent the most on rent as a percentage of income in

**Borough Table 4-1  
Housing Affordability in the Five Boroughs**

|                                                                                     | Bronx | Brooklyn | Manhattan | Queens | Staten Island | Total |
|-------------------------------------------------------------------------------------|-------|----------|-----------|--------|---------------|-------|
| <b>Median Percent of Household Income Spent for Rent</b>                            |       |          |           |        |               |       |
| <b>1991</b>                                                                         | 27.3% | 27.5%    | 26.0%     | 25.6%  | 20.7%         | 26.6% |
| <b>1999</b>                                                                         | 30.2% | 28.2%    | 26.1%     | 26.2%  | 23.0%         | 27.4% |
| <b>Change</b>                                                                       | 2.9%  | 0.7%     | 0.1%      | 0.6%   | 2.3%          | 0.8%  |
| <b>Percent of Households With Rent Greater Than 50% of Income</b>                   |       |          |           |        |               |       |
| <b>2000</b>                                                                         | 27.2% | 26.5%    | 20.0%     | 22.0%  | 21.5%         | 23.7% |
| <b>Percent of Owner Households With Housing Costs Greater than 60% of Income</b>    |       |          |           |        |               |       |
| <b>1991</b>                                                                         | 1.8%  | 3.4%     | 1.4%      | 5.3%   | 3.7%          | 3.1%  |
| <b>1999</b>                                                                         | 11.3% | 12.9%    | 12.4%     | 11.9%  | 5.6%          | 11.5% |
| <b>Change</b>                                                                       | 9.5%  | 9.4%     | 11.0%     | 6.6%   | 1.8%          | 8.4%  |
| <b>Percent of Households With a Severe Housing Affordability or Quality Problem</b> |       |          |           |        |               |       |
| <b>1991</b>                                                                         | 21.4% | 21.5%    | 16.7%     | 13.8%  | 5.9%          | 17.6% |
| <b>1999</b>                                                                         | 26.5% | 22.1%    | 19.6%     | 16.3%  | 9.9%          | 19.9% |
| <b>Change</b>                                                                       | 5.1%  | 0.6%     | 2.9%      | 2.4%   | 4.0%          | 2.3%  |
| Source: NYC Housing and Vacancy Survey and US Census                                |       |          |           |        |               |       |

Brooklyn's Coney Island, University Heights/Fordham in the Bronx, Bedford Stuyvesant and East New York/Starrett City in Brooklyn, and Soundview/Parkchester in the Bronx (Exhibit 4-1). Renters spent the lowest percentages of their incomes on rent in the Upper West Side of Manhattan, the North Shore of Staten Island, Park Slope/Carroll Gardens in Brooklyn, the Mid-Island area of Staten Island, and in Queens Village.

Nearly one quarter (23.7%) of New York renter households paid more than 50% of their income for rent in 2000 (Borough Table 4-1). The Bronx has the largest percentage of renters with severe rent-to-income burdens (27.2%) while Manhattan has the smallest (20.0%). While it would be interesting to show the change in this variable since 1990, this data was not available from the Census in the 1990 survey.

The sub-borough areas with the highest percentage of renters spending 50% or more of income for rent are Borough Park, Bushwick, and Bensonhurst in Brooklyn, and University Heights/Fordham and High Bridge/South Concourse in the Bronx (Exhibit 4-2). Roughly one third of renters in these areas pay half or more of their income for rent. At the other end of the spectrum, the sub-borough areas with the lowest percent of renters paying 50% of income or more for rent are Manhattan's Upper East Side, Upper West Side, and Stuyvesant Town/Turtle Bay, as well as Queen's Hill Crest/Fresh Meadows, and Brooklyn's Park Slope/Carroll Gardens.

Despite being pro-

#### Exhibit 4-1 Highest and Lowest Median Percent of Income Spent for Rent, 1999

##### Highest:

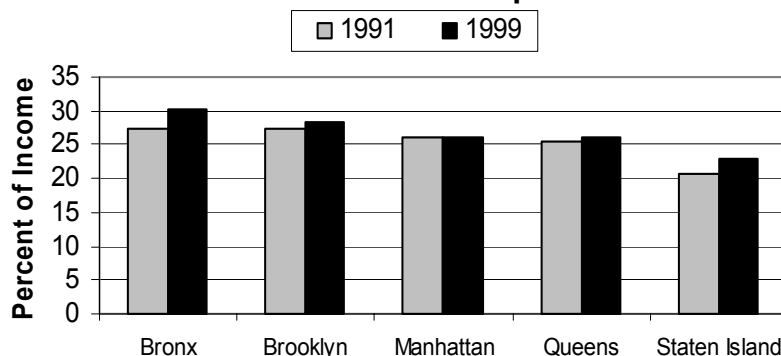
|          |                             |       |
|----------|-----------------------------|-------|
| Brooklyn | Coney Island                | 36.5% |
| Bronx    | University Heights/Fordham  | 34.8% |
| Brooklyn | Bedford Stuyvesant          | 32.9% |
| Brooklyn | East New York/Starrett City | 32.3% |
| Bronx    | Soundview/Parkchester       | 32.3% |

##### Lowest:

|               |                            |       |
|---------------|----------------------------|-------|
| Queens        | Queens Village             | 21.6% |
| Staten Island | Mid-Island                 | 21.9% |
| Brooklyn      | Park Slope/Carroll Gardens | 22.5% |
| Staten Island | North Shore                | 22.6% |
| Manhattan     | Upper West Side            | 22.7% |

Source: NYC Housing and Vacancy Survey

**Chart 4-1**  
Median Percent of Income Spent for Rent



Source: NYC Housing and Vacancy Survey

#### Exhibit 4-2 Highest and Lowest Percent of Households With Rent Greater Than 50% of Income, 2000

##### Highest:

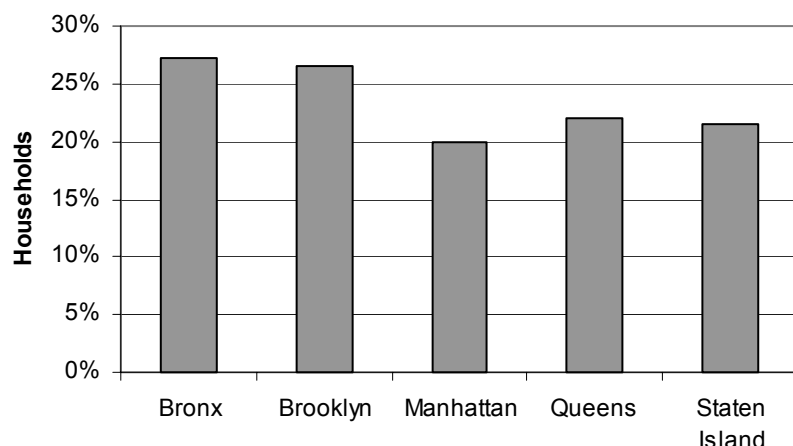
|          |                             |       |
|----------|-----------------------------|-------|
| Brooklyn | Borough Park                | 35.0% |
| Bronx    | University Heights/Fordham  | 33.4% |
| Brooklyn | Bushwick                    | 31.9% |
| Bronx    | High Bridge/South Concourse | 31.9% |
| Brooklyn | Bensonhurst                 | 30.9% |

##### Lowest:

|           |                            |       |
|-----------|----------------------------|-------|
| Manhattan | Upper West Side            | 16.6% |
| Manhattan | Upper East Side            | 17.3% |
| Queens    | Hill Crest/Fresh Meadows   | 17.4% |
| Manhattan | Stuyvesant Town/Turtle Bay | 18.1% |
| Brooklyn  | Park Slope/Carroll Gardens | 18.4% |

Source: US Census

**Chart 4-2 Percent of Households with Rent Greater than 50% of Income, 2000**



Source: US Census

**Exhibit 4-3 Highest and Lowest Percent of Households With a Severe Housing Affordability or Quality Problem, 1999**

Highest:

|           |                            |       |
|-----------|----------------------------|-------|
| Bronx     | Soundview/Parkchester      | 34.4% |
| Bronx     | Highbridge/South Concourse | 32.1% |
| Bronx     | University Heights/Fordham | 32.0% |
| Bronx     | Morrisania/Belmont         | 31.7% |
| Manhattan | East Harlem                | 31.2% |

Lowest:

|               |                     |       |
|---------------|---------------------|-------|
| Staten Island | South Shore         | 7.4%  |
| Queens        | Bayside/Little Neck | 7.9%  |
| Queens        | Queens Village      | 9.1%  |
| Brooklyn      | Flatlands/Canarsie  | 9.8%  |
| Staten Island | Mid-Island          | 10.6% |

Source: NYC Housing and Vacancy Survey

tected by rent regulation, tenants of rent regulated apartments have the greatest rent burdens in the city (Borough Table 4-2). Just over one in four rent stabilized tenants pays more than half her income in rent; the proportions for rent controlled and other regulated tenants (29.3% and 31.1%, respectively) are even higher. The lowest incidence of severe rent burdens are experienced by public housing tenants (15.6%) followed by tenants in the unregulated rental market (20.9%).

In contrast, a smaller percentage of households who own their homes pay more than 60% percent of their income for housing costs, although this figure appears to have increased by 8.4 percentage points from 1991 to 1999. (Housing costs include mortgage payments, condo fees, property taxes, and utilities.) Brooklyn has the largest percentage of such homeowners, 12.9%; and Staten Island has the smallest, 5.6% (Borough Table 4-1).

According to the HVS, in 1999 about one in five New York City households had a severe housing problem of some kind, either housing affordability or housing quality (Borough Table 4-1). For renters, a severe housing affordability problem is defined as

spending 50% or more of household income for rent. For homeowners, a severe housing affordability problem is defined as spending 60% or more of household income on housing costs. A severe housing quality problem is defined either as living in dilapidated housing or living in housing with 5 or more maintenance problems. (The HVS measures 7 possible maintenance problems—heating equipment breakdowns; additional heat required; rodent infestation; cracks/holes in walls, ceilings or floors; broken plaster or peeling paint larger than 8 ½ x 11 inches; toilet breakdowns; or water leaking from outside the unit.) The percentage of all households in the City with a severe housing affordability or quality problem increased slightly from 1991 to 1999, from 17.6% to 19.9%. The Bronx has the highest percentage of households with a severe housing problem, 26.5%, while

**Borough Table 4-2 Households Spending 50%  
or More of Income for Rent by Rent Regulation Status, 1999**

|                                                                                                                  | Bronx | Brooklyn | Manhattan | Queens       | Staten<br>Island | Total |
|------------------------------------------------------------------------------------------------------------------|-------|----------|-----------|--------------|------------------|-------|
| <b>Rent Controlled</b>                                                                                           | 22.9% | 35.8%    | 25.0%     | 32.7%        | <i>100.0%</i>    | 29.3% |
| <b>Rent Stabilized</b>                                                                                           | 32.4% | 29.4%    | 22.8%     | 23.8%        | 23.1%            | 26.5% |
| <b>Public Housing</b>                                                                                            | 12.7% | 14.9%    | 18.8%     | 14.7%        | 11.9%            | 15.6% |
| <b>City-Owned (<i>In Rem</i>)</b>                                                                                | 30.7% | 23.4%    | 17.4%     | <i>49.5%</i> | N/A              | 22.1% |
| <b>Rent Regulated (Other)</b>                                                                                    | 33.4% | 33.2%    | 24.5%     | 41.5%        | <i>42.5%</i>     | 31.1% |
| <b>Unregulated</b>                                                                                               | 26.7% | 21.5%    | 20.1%     | 18.9%        | 18.2%            | 20.9% |
| Source: NYC Housing and Vacancy Survey                                                                           |       |          |           |              |                  |       |
| <i>Numbers in italics should be treated with caution since they are based on a small number of observations.</i> |       |          |           |              |                  |       |

Staten Island has the lowest, 9.9%. While the incidence of severe housing problems increased in each of the City's boroughs, the largest percentage point change occurred in the Bronx (5.1%) and the lowest percentage increase was in Brooklyn (0.6%).

Among sub-borough areas, the highest percentages of severe housing problems are found in four Bronx neighborhoods — Soundview/Parkchester, Highbridge/South Concourse, University Heights/Fordham, and Morrisania/Belmont — and one Manhattan neighborhood, East Harlem. The lowest percentages of severe housing problems are found in Staten Island's South Shore, Bay-side/Little Neck in Queens, Queens Village, Flatlands/Canarsie in Brooklyn, and Mid-Island in Staten Island (Exhibit 4-3).

Compared to renters, a relatively small proportion of homeowners allocate extremely large shares of their income for housing costs (Borough Table 4-3). Reflecting the subsidized nature of the developments, only 5.6% of Mitchell-Lama cooperative owners pay more than 60% of their income for housing. The incidence of severe housing cost burden is more than twice as large for the remaining three sub-tenures.

Housing assistance programs help to ease the housing affordability problem in New York City. Two of the largest assisted housing programs are Public Housing and the Section 8 Voucher Program. According to the New York City Housing Authority, in 2002 there were 181,180 public housing units in the city (Borough Table 4-4). Brooklyn contained the largest number of these units

**Borough Table 4-3 Homeowners Spending 60%  
or More of Income for Housing by Housing Type, 1999**

|                                                                                                                  | Bronx | Brooklyn | Manhattan | Queens | Staten<br>Island | Total |
|------------------------------------------------------------------------------------------------------------------|-------|----------|-----------|--------|------------------|-------|
| <b>Conventional Homes</b>                                                                                        | 13.2% | 13.9%    | 9.0%      | 12.9%  | 5.8%             | 12.2% |
| <b>Cooperative Apartments</b>                                                                                    | 16.5% | 10.4%    | 12.4%     | 9.4%   | N/A              | 11.4% |
| <b>Mitchell-Lama Cooperatives</b>                                                                                | 4.1%  | 6.4%     | 8.9%      | 5.0%   | N/A              | 5.6%  |
| <b>Condominiums</b>                                                                                              | 17.7% | 7.8%     | 14.9%     | 11.1%  | <i>0.0%</i>      | 11.6% |
| Source: NYC Housing and Vacancy Survey                                                                           |       |          |           |        |                  |       |
| <i>Numbers in italics should be treated with caution since they are based on a small number of observations.</i> |       |          |           |        |                  |       |



## Borough Table 4-4 Assisted Housing in the Five Boroughs

|                                      | Bronx  | Brooklyn | Manhattan | Queens | Staten Island | Total   |
|--------------------------------------|--------|----------|-----------|--------|---------------|---------|
| <b>Public Housing Units, 2002</b>    | 45,782 | 59,022   | 54,401    | 17,106 | 4,869         | 181,180 |
| <b>Section 8 Voucher Units, 2001</b> | 31,032 | 27,959   | 9,079     | 6,964  | 1,352         | 76,386  |

Sources: New York City Housing Authority and HUD

### Exhibit 4-4 Largest Number of Assisted Housing Units

#### Public Housing (2002):

|           |                           |        |
|-----------|---------------------------|--------|
| Manhattan | East Harlem               | 15,760 |
| Manhattan | Lower East Side/Chinatown | 14,629 |
| Bronx     | Mott Haven/Melrose        | 12,055 |
| Brooklyn  | Brownsville               | 9,068  |
| Manhattan | Central Harlem            | 8,992  |

#### Section 8 Voucher Units (2001):

|       |                             |       |
|-------|-----------------------------|-------|
| Bronx | Kingsbridge Heights/Mosholu | 5,551 |
| Bronx | University Heights/Fordham  | 5,403 |
| Bronx | Morrisania/Belmont          | 4,462 |
| Bronx | Highbridge/South Concourse  | 4,268 |
| Bronx | Soundview/Parkchester       | 4,064 |

Sources: New York City Housing Authority and HUD

### Exhibit 4-5 Highest Share of Assisted Housing Units as Percent of the Total Housing Stock

#### Public Housing (2002):

|           |                           |       |
|-----------|---------------------------|-------|
| Bronx     | Mott Haven/Melrose        | 39.1% |
| Manhattan | East Harlem               | 34.3% |
| Bronx     | Morrisania/Crotona        | 32.3% |
| Brooklyn  | Brownsville               | 29.6% |
| Manhattan | Lower East Side/Chinatown | 19.9% |

#### Section 8 Voucher Units (2001):

|       |                             |       |
|-------|-----------------------------|-------|
| Bronx | University Heights/Fordham  | 12.8% |
| Bronx | Highbridge/South Concourse  | 9.7%  |
| Bronx | Kingsbridge Heights/Mosholu | 9.4%  |
| Bronx | Morrisania/Belmont          | 6.8%  |
| Bronx | Soundview/Parkchester       | 6.2%  |

Sources: New York City Housing Authority and HUD

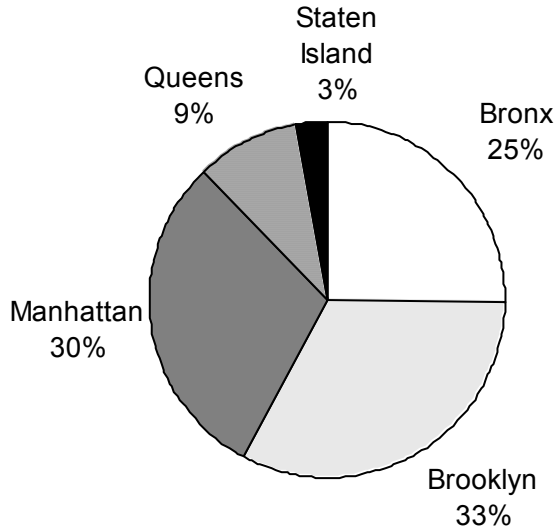
(33%), followed by Manhattan (30%), the Bronx (25%), Queens (9%), and Staten Island (3%).

Public housing units are fairly concentrated in a few Community Districts (Exhibit 4-4). Manhattan's East Harlem contains the most units, 15,760—8.7% of all units in the city. The Lower East Side/Chinatown District contains another 8.1% of all public housing units in the city, followed by Mott Haven/Melrose in the Bronx with 6.7%, Brownsville in Brooklyn with 5.0%, and Central Harlem also with 5.0%.

Public housing comprises a large share of the housing stock in these neighborhoods as well (Exhibit 4-5). (Data on the total number of units in sub-borough areas are derived from the 2000 Census.) Nearly two fifths of all housing units in Mott Haven/Melrose are public housing units. About one third of all housing units in East Harlem and in Morrisania/Crotona in the Bronx are public housing units. And about 30% of the housing units in Brownsville are public housing units.

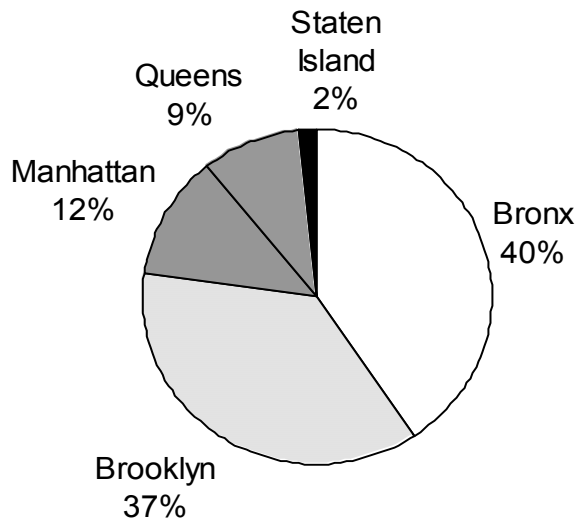
Section 8 Vouchers allow those who qualify to apply government housing assistance to units in the private housing market. These units must be inspected and ap-

**Chart 4-3 Public Housing Units  
in the Five Boroughs, 2002**



Source: New York City Housing Authority

**Chart 4-4 Section 8 Voucher Units  
in the Five Boroughs, 2001**



Source: HUD

proved before the tenant can utilize the voucher. According to data from the U.S. Department of Housing and Urban Development (HUD), in 2001 there were 76,386 Section 8 Voucher units in New York City (Borough Table 4-4). Forty percent of these units were in the Bronx, 37% in Brooklyn, 12% in Manhattan, 9% in Queens, and 2% in Staten Island.

Section 8 Voucher units are not as geographically concentrated as public housing units (Exhibit 4-4). The largest number of Section 8 units are found in the Bronx: Kingsbridge Heights/Moshulu (7.2% of Section 8 units), University Heights/Fordham (7.0%), Morrisania/ Belmont (5.8%), Highbridge/ South Concourse (5.6%), and Soundview/ Parkchester (5.3%).

Similarly, Section 8 Voucher units do not dominate the housing stock of particular neighborhoods to the extent that public housing units do (Exhibit 4-5).

All five neighborhoods with the highest percent Section 8 units relative to the total number of housing units were in the Bronx. Of all the housing units in University Heights/Fordham, 12.8% are Section 8 units. Highbridge/South Concourse has 9.7% Section 8 units and Morrisania/Belmont has 6.8% (Exhibit 4-5).

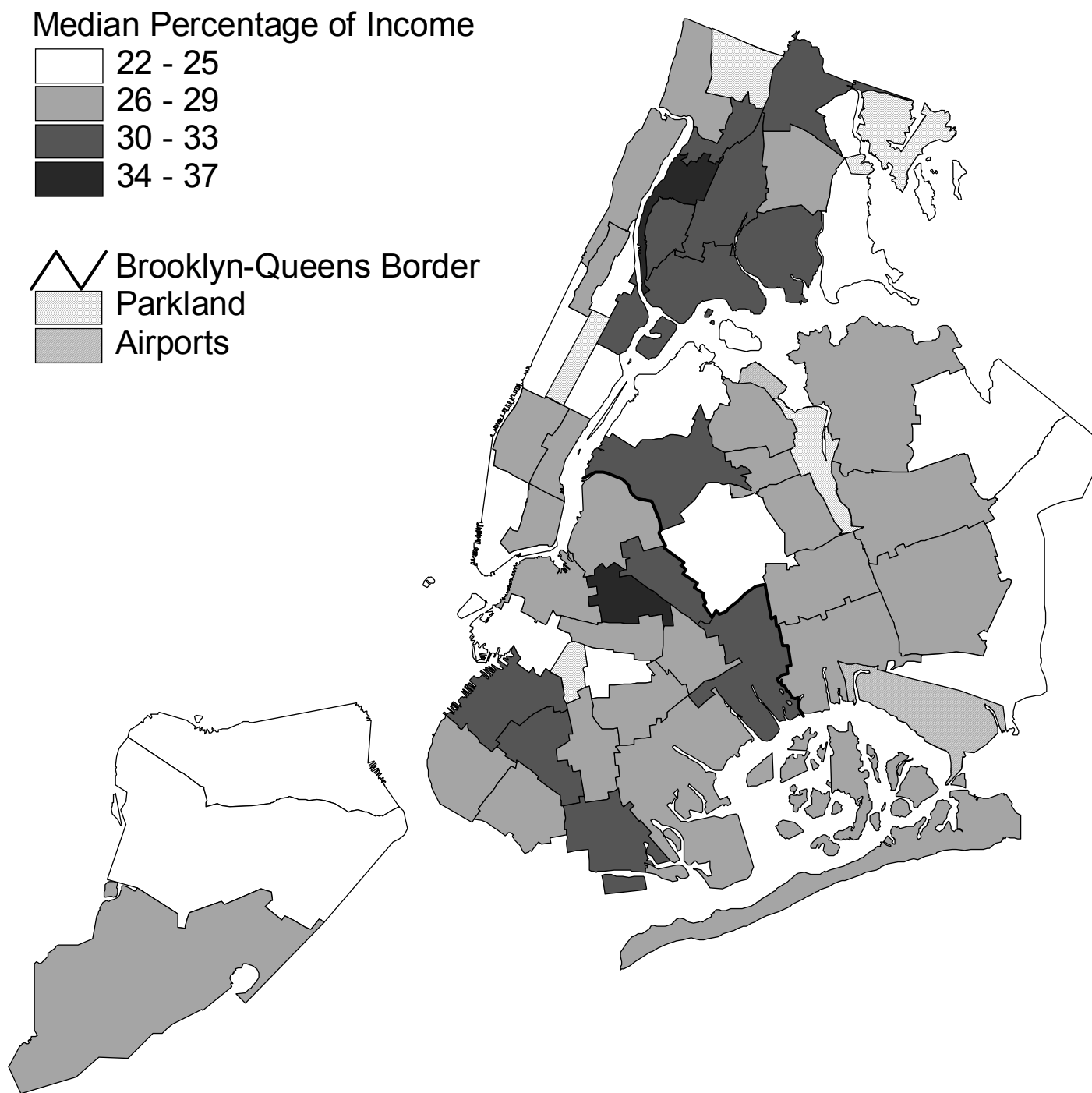
**Neighborhood Table 4-1**  
**Median Percent of Household Income Spent for Rent,**  
**New York City Sub-borough Areas, 1991 and 1999**

| <b>Borough</b> | <b>Sub-borough Area</b>                  | <b>1991</b>  | <b>1999</b>  | <b>Change</b> |
|----------------|------------------------------------------|--------------|--------------|---------------|
| Bronx          | 101 Mott Haven/Hunts Point               | 29.7%        | 31.0%        | 1.3%          |
| Bronx          | 102 Morrisania/Belmont                   | 28.8%        | 30.7%        | 1.9%          |
| Bronx          | 103 Highbridge/South Concourse           | 29.8%        | 32.3%        | 2.5%          |
| Bronx          | 104 University Heights/Fordham           | 26.6%        | 34.8%        | 8.2%          |
| Bronx          | 105 Kingsbridge Heights/Mosholu          | 24.5%        | 29.9%        | 5.4%          |
| Bronx          | 106 Riverdale/Kingsbridge                | 24.8%        | 28.2%        | 3.4%          |
| Bronx          | 107 Soundview/Parkchester                | 27.3%        | 32.3%        | 5.0%          |
| Bronx          | 108 Throgs Neck/Co-op City               | 24.9%        | 23.2%        | -1.7%         |
| Bronx          | 109 Pelham Parkway                       | 26.2%        | 27.3%        | 1.1%          |
| Bronx          | 110 Williamsbridge/Baychester            | 28.8%        | 30.0%        | 1.2%          |
| Brooklyn       | 201 Williamsburg/Greenpoint              | 27.8%        | 28.0%        | 0.2%          |
| Brooklyn       | 202 Brooklyn Heights/Fort Greene         | 24.5%        | 26.6%        | 2.1%          |
| Brooklyn       | 203 Bedford Stuyvesant                   | 30.3%        | 32.9%        | 2.6%          |
| Brooklyn       | 204 Bushwick                             | 26.3%        | 30.9%        | 4.6%          |
| Brooklyn       | 205 East New York/Starrett City          | 31.6%        | 32.3%        | 0.7%          |
| Brooklyn       | 206 Park Slope/Carroll Gardens           | 25.9%        | 22.5%        | -3.4%         |
| Brooklyn       | 207 Sunset Park                          | 25.2%        | 31.2%        | 6.0%          |
| Brooklyn       | 208 North Crown Heights/Prospect Heights | 26.3%        | 28.5%        | 2.2%          |
| Brooklyn       | 209 South Crown Heights                  | 24.0%        | 25.4%        | 1.4%          |
| Brooklyn       | 210 Bay Ridge                            | 29.0%        | 26.1%        | -2.9%         |
| Brooklyn       | 211 Bensonhurst                          | 30.0%        | 27.3%        | -2.7%         |
| Brooklyn       | 212 Borough Park                         | 32.6%        | 29.7%        | -2.9%         |
| Brooklyn       | 213 Coney Island                         | 26.9%        | 36.5%        | 9.6%          |
| Brooklyn       | 214 Flatbush                             | 24.7%        | 28.8%        | 4.1%          |
| Brooklyn       | 215 Sheepshead Bay/Gravesend             | 32.0%        | 32.2%        | 0.2%          |
| Brooklyn       | 216 Brownsville/Ocean Hill               | 36.6%        | 28.0%        | -8.6%         |
| Brooklyn       | 217 East Flatbush                        | 26.4%        | 27.6%        | 1.2%          |
| Brooklyn       | 218 Flatlands/Canarsie                   | 29.3%        | 25.6%        | -3.7%         |
| Manhattan      | 301 Greenwich Village/Financial District | 24.0%        | 23.8%        | -0.2%         |
| Manhattan      | 302 Lower East Side/Chinatown            | 26.7%        | 27.8%        | 1.1%          |
| Manhattan      | 303 Chelsea/Clinton/Midtown              | 25.3%        | 26.1%        | 0.8%          |
| Manhattan      | 304 Stuyvesant Town/Turtle-Bay           | 25.5%        | 27.0%        | 1.5%          |
| Manhattan      | 305 Upper West Side                      | 24.1%        | 22.7%        | -1.4%         |
| Manhattan      | 306 Upper East Side                      | 22.5%        | 25.2%        | 2.7%          |
| Manhattan      | 307 Morningside Heights/Hamilton Heights | 31.8%        | 28.9%        | -2.9%         |
| Manhattan      | 308 Central Harlem                       | 33.8%        | 25.0%        | -8.8%         |
| Manhattan      | 309 East Harlem                          | 29.0%        | 30.0%        | 1.0%          |
| Manhattan      | 310 Washington Heights/Inwood            | 27.1%        | 27.6%        | 0.5%          |
| Queens         | 401 Astoria                              | 23.8%        | 23.7%        | -0.1%         |
| Queens         | 402 Sunnyside/Woodside                   | 27.9%        | 30.5%        | 2.6%          |
| Queens         | 403 Jackson Heights                      | 28.8%        | 29.2%        | 0.4%          |
| Queens         | 404 Elmhurst/Corona                      | 24.7%        | 27.1%        | 2.4%          |
| Queens         | 405 Middle Village/Ridgewood             | 25.7%        | 23.2%        | -2.5%         |
| Queens         | 406 Rego Park/Forest Hills               | 25.2%        | 26.6%        | 1.4%          |
| Queens         | 407 Flushing/Whitestone                  | 27.9%        | 28.0%        | 0.1%          |
| Queens         | 408 Hillcrest/Fresh Meadows              | 23.3%        | 26.4%        | 3.1%          |
| Queens         | 409 Ozone Park/Woodhaven                 | 26.4%        | 29.1%        | 2.7%          |
| Queens         | 410 South Ozone Park/Howard Beach        | 23.7%        | 28.1%        | 4.4%          |
| Queens         | 411 Bayside/Little Neck                  | 18.6%        | 25.0%        | 6.4%          |
| Queens         | 412 Jamaica                              | 27.6%        | 27.1%        | -0.5%         |
| Queens         | 413 Queens Village                       | 30.0%        | 21.6%        | -8.4%         |
| Queens         | 414 Rockaways                            | 27.9%        | 28.3%        | 0.4%          |
| Staten Island  | 501 North Shore                          | 20.9%        | 22.6%        | 1.7%          |
| Staten Island  | 502 Mid-Island                           | 22.3%        | 21.9%        | -0.4%         |
| Staten Island  | 503 South Shore                          | 20.2%        | 25.7%        | 5.5%          |
| <b>Total</b>   | <b>New York City</b>                     | <b>26.6%</b> | <b>27.4%</b> | <b>0.8%</b>   |

Source: NYC Housing and Vacancy Survey

# Map 4-1

## Median Percent of Household Income Spent For Rent in New York City Sub-borough Areas, 1999



Source: NYC Housing and Vacancy Survey

## Neighborhood Table 4-2

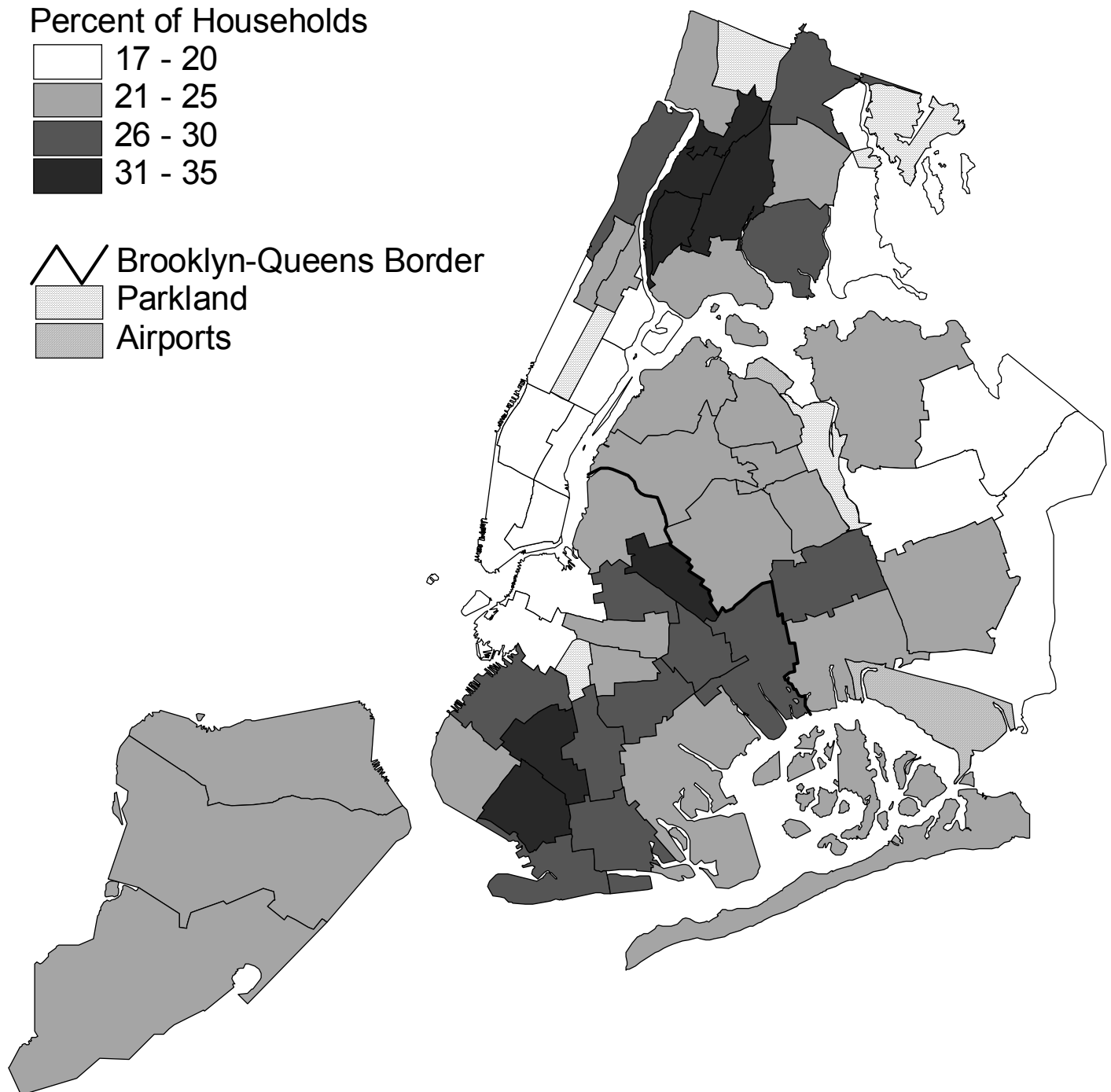
### Households With Rent Greater than 50% of Income, New York City Sub-borough Areas, 2000

| Borough       | Sub-borough Area                         | Number         | Percent      |
|---------------|------------------------------------------|----------------|--------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 9,100          | 24.8%        |
| Bronx         | 102 Morrisania/Belmont                   | 12,065         | 30.5%        |
| Bronx         | 103 Highbridge/South Concourse           | 12,037         | 31.9%        |
| Bronx         | 104 University Heights/Fordham           | 12,561         | 33.4%        |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 11,994         | 30.7%        |
| Bronx         | 106 Riverdale/Kingsbridge                | 6,840          | 21.5%        |
| Bronx         | 107 Soundview/Parkchester                | 11,944         | 25.8%        |
| Bronx         | 108 Throgs Neck/Co-op City               | 4,510          | 18.8%        |
| Bronx         | 109 Pelham Parkway                       | 7,119          | 23.3%        |
| Bronx         | 110 Williamsbridge/Baychester            | 7,469          | 25.9%        |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 9,525          | 23.7%        |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 6,362          | 18.6%        |
| Brooklyn      | 203 Bedford Stuyvesant                   | 9,221          | 28.8%        |
| Brooklyn      | 204 Bushwick                             | 9,297          | 31.9%        |
| Brooklyn      | 205 East New York/Starrett City          | 9,054          | 27.2%        |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 5,941          | 18.4%        |
| Brooklyn      | 207 Sunset Park                          | 8,249          | 26.4%        |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 9,048          | 24.7%        |
| Brooklyn      | 209 South Crown Heights                  | 7,995          | 25.2%        |
| Brooklyn      | 210 Bay Ridge                            | 6,767          | 21.2%        |
| Brooklyn      | 211 Bensonhurst                          | 12,707         | 30.9%        |
| Brooklyn      | 212 Borough Park                         | 11,214         | 35.0%        |
| Brooklyn      | 213 Coney Island                         | 10,026         | 29.6%        |
| Brooklyn      | 214 Flatbush                             | 11,980         | 28.2%        |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 8,879          | 28.3%        |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 8,621          | 29.7%        |
| Brooklyn      | 217 East Flatbush                        | 7,971          | 26.2%        |
| Brooklyn      | 218 Flatlands/Canarsie                   | 6,422          | 23.0%        |
| Manhattan     | 301 Greenwich Village/Financial District | 9,366          | 19.3%        |
| Manhattan     | 302 Lower East Side/Chinatown            | 11,721         | 19.9%        |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 10,056         | 18.4%        |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 11,262         | 18.1%        |
| Manhattan     | 305 Upper West Side                      | 11,927         | 16.6%        |
| Manhattan     | 306 Upper East Side                      | 14,325         | 17.3%        |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 9,495          | 24.0%        |
| Manhattan     | 308 Central Harlem                       | 9,596          | 24.1%        |
| Manhattan     | 309 East Harlem                          | 7,589          | 20.3%        |
| Manhattan     | 310 Washington Heights/Inwood            | 16,111         | 25.8%        |
| Queens        | 401 Astoria                              | 11,910         | 20.7%        |
| Queens        | 402 Sunnyside/Woodside                   | 7,223          | 21.1%        |
| Queens        | 403 Jackson Heights                      | 8,112          | 23.1%        |
| Queens        | 404 Elmhurst/Corona                      | 7,314          | 22.8%        |
| Queens        | 405 Middle Village/Ridgewood             | 7,644          | 22.0%        |
| Queens        | 406 Rego Park/Forest Hills               | 6,732          | 22.0%        |
| Queens        | 407 Flushing/Whitestone                  | 10,405         | 23.7%        |
| Queens        | 408 Hillcrest/Fresh Meadows              | 5,131          | 17.4%        |
| Queens        | 409 Ozone Park/Woodhaven                 | 6,397          | 25.6%        |
| Queens        | 410 South Ozone Park/Howard Beach        | 3,155          | 22.7%        |
| Queens        | 411 Bayside/Little Neck                  | 2,696          | 19.7%        |
| Queens        | 412 Jamaica                              | 7,302          | 23.1%        |
| Queens        | 413 Queens Village                       | 3,071          | 19.0%        |
| Queens        | 414 Rockaways                            | 5,669          | 24.9%        |
| Staten Island | 501 North Shore                          | 5,696          | 22.0%        |
| Staten Island | 502 Mid-Island                           | 3,114          | 21.3%        |
| Staten Island | 503 South Shore                          | 2,434          | 20.9%        |
| <b>Total</b>  | <b>New York City</b>                     | <b>470,371</b> | <b>23.7%</b> |

Source: US Census

## Map 4-2

### Percent of Households With Rent Greater than 50% of Income in New York City Sub-borough Areas, 1999



Source: US Census

### Neighborhood Table 4-3

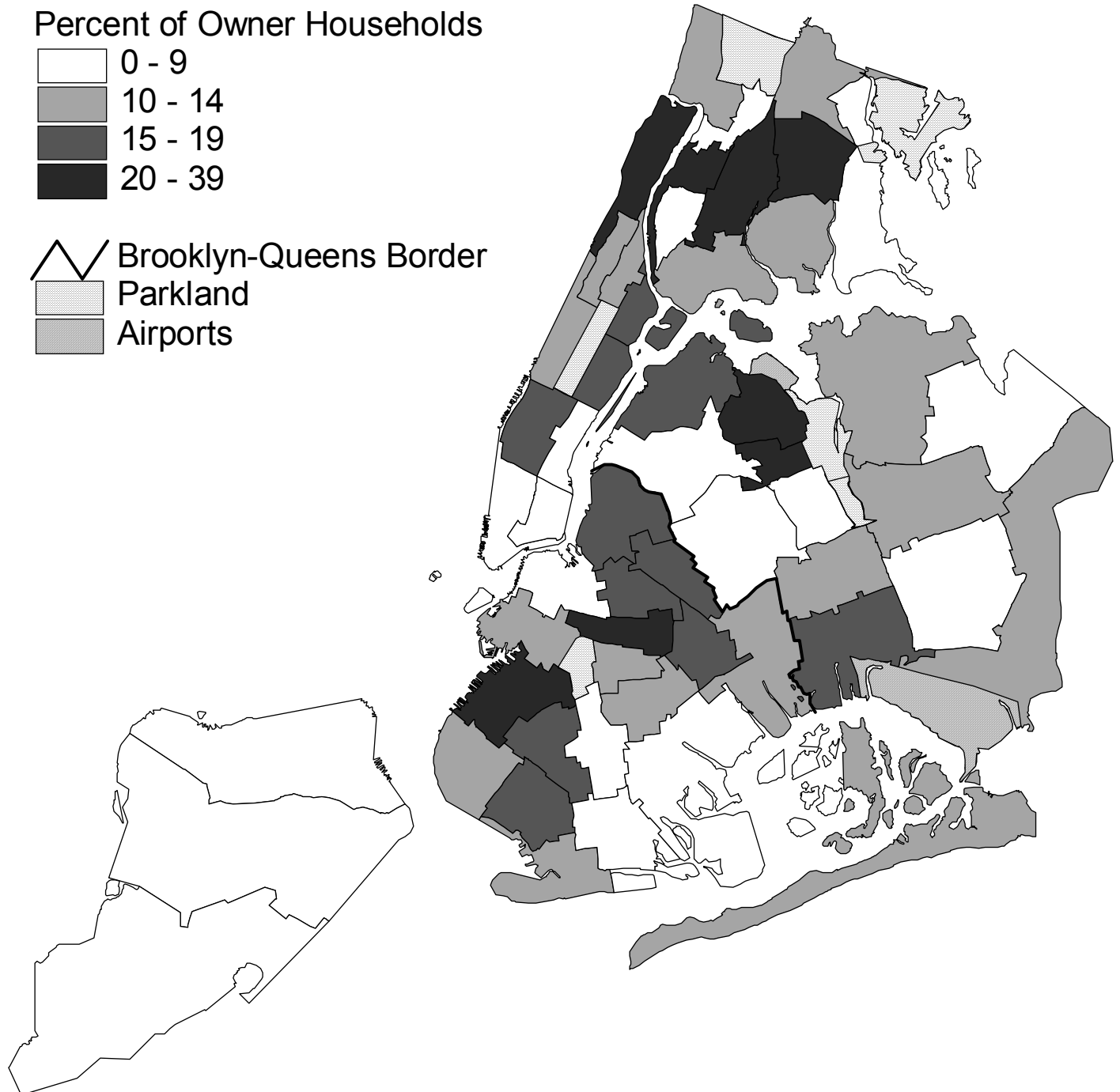
#### Percent of Owner Households With Housing Costs Greater than 60% of Income, New York City Sub-borough Areas, 1991 and 1999

| Borough       | Sub-borough Area                         | 1991  | 1999         | Change |
|---------------|------------------------------------------|-------|--------------|--------|
| Bronx         | 101 Mott Haven/Hunts Point               | 0.5%  | <i>11.3%</i> | 10.8%  |
| Bronx         | 102 Morrisania/Belmont                   | 0.6%  | <i>35.7%</i> | 35.1%  |
| Bronx         | 103 Highbridge/South Concourse           | 1.1%  | <i>7.8%</i>  | 6.7%   |
| Bronx         | 104 University Heights/Fordham           | 0.0%  | <i>26.2%</i> | 26.2%  |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 0.8%  | <i>0.0%</i>  | -0.8%  |
| Bronx         | 106 Riverdale/Kingsbridge                | 2.9%  | <i>14.2%</i> | 11.3%  |
| Bronx         | 107 Soundview/Parkchester                | 1.3%  | <i>10.9%</i> | 9.6%   |
| Bronx         | 108 Throgs Neck/Co-op City               | 3.3%  | <i>6.0%</i>  | 2.6%   |
| Bronx         | 109 Pelham Parkway                       | 4.0%  | <i>21.1%</i> | 17.2%  |
| Bronx         | 110 Williamsbridge/Baychester            | 3.5%  | <i>10.2%</i> | 6.7%   |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 2.2%  | <i>14.9%</i> | 12.7%  |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 1.8%  | <i>9.1%</i>  | 7.3%   |
| Brooklyn      | 203 Bedford Stuyvesant                   | 3.3%  | <i>17.0%</i> | 13.7%  |
| Brooklyn      | 204 Bushwick                             | 1.5%  | <i>17.9%</i> | 16.4%  |
| Brooklyn      | 205 East New York/Starrett City          | 1.7%  | <i>13.0%</i> | 11.4%  |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 2.2%  | <i>13.6%</i> | 11.3%  |
| Brooklyn      | 207 Sunset Park                          | 3.3%  | <i>20.6%</i> | 17.3%  |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 1.4%  | <i>20.3%</i> | 18.9%  |
| Brooklyn      | 209 South Crown Heights                  | 2.5%  | <i>14.4%</i> | 11.8%  |
| Brooklyn      | 210 Bay Ridge                            | 4.3%  | <i>11.8%</i> | 7.5%   |
| Brooklyn      | 211 Bensonhurst                          | 8.1%  | <i>17.1%</i> | 9.0%   |
| Brooklyn      | 212 Borough Park                         | 4.3%  | <i>18.3%</i> | 14.1%  |
| Brooklyn      | 213 Coney Island                         | 2.5%  | <i>13.8%</i> | 11.3%  |
| Brooklyn      | 214 Flatbush                             | 3.0%  | <i>9.4%</i>  | 6.4%   |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 5.2%  | <i>7.3%</i>  | 2.1%   |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 1.6%  | <i>14.6%</i> | 13.0%  |
| Brooklyn      | 217 East Flatbush                        | 3.1%  | <i>9.8%</i>  | 6.7%   |
| Brooklyn      | 218 Flatlands/Canarsie                   | 6.5%  | <i>7.5%</i>  | 1.1%   |
| Manhattan     | 301 Greenwich Village/Financial District | 1.9%  | <i>9.2%</i>  | 7.4%   |
| Manhattan     | 302 Lower East Side/Chinatown            | 0.5%  | <i>3.1%</i>  | 2.6%   |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 0.2%  | <i>16.9%</i> | 16.7%  |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 1.3%  | <i>7.9%</i>  | 6.6%   |
| Manhattan     | 305 Upper West Side                      | 2.5%  | <i>13.1%</i> | 10.6%  |
| Manhattan     | 306 Upper East Side                      | 2.6%  | <i>15.4%</i> | 12.7%  |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 0.4%  | <i>13.8%</i> | 13.4%  |
| Manhattan     | 308 Central Harlem                       | 0.0%  | <i>11.4%</i> | 11.4%  |
| Manhattan     | 309 East Harlem                          | 1.9%  | <i>14.6%</i> | 12.8%  |
| Manhattan     | 310 Washington Heights/Inwood            | 0.4%  | <i>20.8%</i> | 20.4%  |
| Queens        | 401 Astoria                              | 3.9%  | <i>17.2%</i> | 13.3%  |
| Queens        | 402 Sunnyside/Woodside                   | 5.3%  | <i>6.0%</i>  | 0.7%   |
| Queens        | 403 Jackson Heights                      | 3.8%  | <i>22.5%</i> | 18.7%  |
| Queens        | 404 Elmhurst/Corona                      | 4.0%  | <i>26.7%</i> | 22.7%  |
| Queens        | 405 Middle Village/Ridgewood             | 5.0%  | <i>7.8%</i>  | 2.8%   |
| Queens        | 406 Rego Park/Forest Hills               | 1.5%  | <i>8.9%</i>  | 7.4%   |
| Queens        | 407 Flushing/Whitestone                  | 6.0%  | <i>10.9%</i> | 4.9%   |
| Queens        | 408 Hillcrest/Fresh Meadows              | 3.6%  | <i>11.8%</i> | 8.2%   |
| Queens        | 409 Ozone Park/Woodhaven                 | 6.4%  | <i>11.9%</i> | 5.5%   |
| Queens        | 410 South Ozone Park/Howard Beach        | 11.9% | <i>17.5%</i> | 5.6%   |
| Queens        | 411 Bayside/Little Neck                  | 4.0%  | <i>6.0%</i>  | 2.1%   |
| Queens        | 412 Jamaica                              | 8.5%  | <i>8.4%</i>  | -0.1%  |
| Queens        | 413 Queens Village                       | 8.3%  | <i>11.2%</i> | 3.0%   |
| Queens        | 414 Rockaways                            | 4.3%  | <i>13.8%</i> | 9.4%   |
| Staten Island | 501 North Shore                          | 2.6%  | <i>4.9%</i>  | 2.3%   |
| Staten Island | 502 Mid-Island                           | 4.6%  | <i>9.3%</i>  | 4.7%   |
| Staten Island | 503 South Shore                          | 4.7%  | <i>3.6%</i>  | -1.1%  |
| <b>Total</b>  | <b>New York City</b>                     | 3.1%  | 11.5%        | 8.4%   |

Source: NYC Housing and Vacancy Survey

*Numbers in italics should be treated with caution, since they are based on a small number of observations.*

# Map 4-3 Percent of Owner Households with Housing Costs Greater than 60% of Income in New York City Sub-borough Areas, 1999



Source: NYC Housing and Vacancy Survey



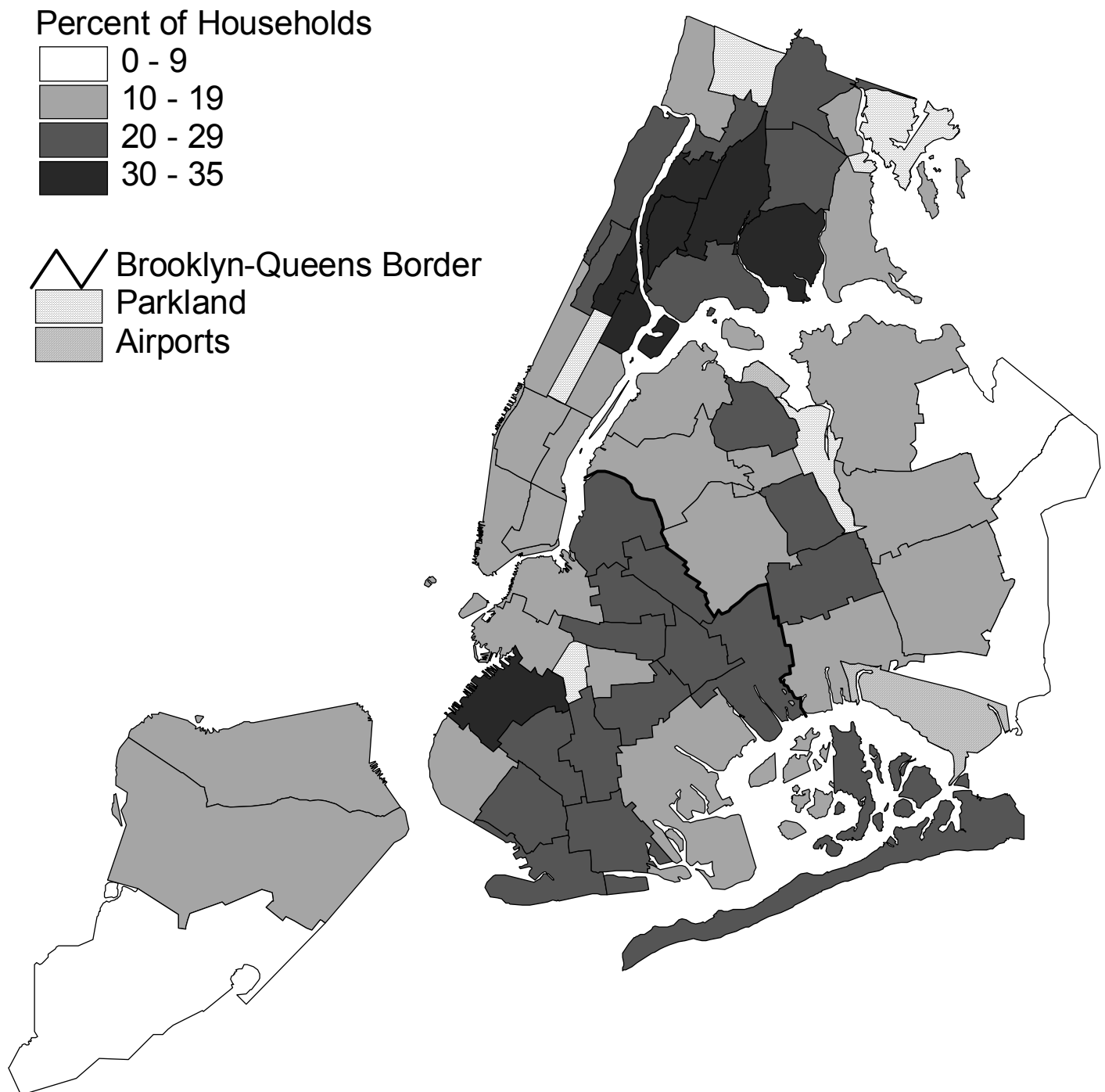
# **Neighborhood Table 4-4** **Percent of Households With a Severe Housing Affordability or** **Quality Problem, New York City Sub-borough Areas, 1991 and 1999**

| <b>Borough</b> | <b>Sub-borough Area</b>                  | <b>1991</b>  | <b>1999</b>  | <b>Change</b> |
|----------------|------------------------------------------|--------------|--------------|---------------|
| Bronx          | 101 Mott Haven/Hunts Point               | 26.7%        | 29.5%        | 2.8%          |
| Bronx          | 102 Morrisania/Belmont                   | 29.4%        | 31.7%        | 2.2%          |
| Bronx          | 103 Highbridge/South Concourse           | 34.3%        | 32.1%        | -2.2%         |
| Bronx          | 104 University Heights/Fordham           | 35.4%        | 32.0%        | -3.4%         |
| Bronx          | 105 Kingsbridge Heights/Mosholu          | 20.6%        | 27.8%        | 7.2%          |
| Bronx          | 106 Riverdale/Kingsbridge                | 15.2%        | 18.4%        | 3.2%          |
| Bronx          | 107 Soundview/Parkchester                | 16.9%        | 34.4%        | 17.5%         |
| Bronx          | 108 Throgs Neck/Co-op City               | 9.5%         | 13.1%        | 3.6%          |
| Bronx          | 109 Pelham Parkway                       | 18.4%        | 22.7%        | 4.3%          |
| Bronx          | 110 Williamsbridge/Baychester            | 16.6%        | 23.7%        | 7.1%          |
| Brooklyn       | 201 Williamsburg/Greenpoint              | 23.7%        | 22.8%        | -0.9%         |
| Brooklyn       | 202 Brooklyn Heights/Fort Greene         | 13.0%        | 18.7%        | 5.6%          |
| Brooklyn       | 203 Bedford Stuyvesant                   | 24.5%        | 28.1%        | 3.6%          |
| Brooklyn       | 204 Bushwick                             | 28.2%        | 27.9%        | -0.3%         |
| Brooklyn       | 205 East New York/Starrett City          | 19.9%        | 25.8%        | 6.0%          |
| Brooklyn       | 206 Park Slope/Carroll Gardens           | 15.9%        | 16.7%        | 0.8%          |
| Brooklyn       | 207 Sunset Park                          | 23.9%        | 29.8%        | 5.9%          |
| Brooklyn       | 208 North Crown Heights/Prospect Heights | 23.2%        | 25.9%        | 2.7%          |
| Brooklyn       | 209 South Crown Heights                  | 31.4%        | 18.6%        | -12.8%        |
| Brooklyn       | 210 Bay Ridge                            | 19.3%        | 16.4%        | -2.9%         |
| Brooklyn       | 211 Bensonhurst                          | 22.4%        | 21.9%        | -0.4%         |
| Brooklyn       | 212 Borough Park                         | 20.3%        | 25.2%        | 4.9%          |
| Brooklyn       | 213 Coney Island                         | 16.3%        | 27.8%        | 11.5%         |
| Brooklyn       | 214 Flatbush                             | 26.6%        | 22.0%        | -4.6%         |
| Brooklyn       | 215 Sheepshead Bay/Gravesend             | 19.7%        | 21.3%        | 1.7%          |
| Brooklyn       | 216 Brownsville/Ocean Hill               | 34.4%        | 28.2%        | -6.3%         |
| Brooklyn       | 217 East Flatbush                        | 20.8%        | 19.6%        | -1.1%         |
| Brooklyn       | 218 Flatlands/Canarsie                   | 11.7%        | 9.8%         | -1.9%         |
| Manhattan      | 301 Greenwich Village/Financial District | 14.1%        | 18.7%        | 4.5%          |
| Manhattan      | 302 Lower East Side/Chinatown            | 18.3%        | 18.4%        | 0.1%          |
| Manhattan      | 303 Chelsea/Clinton/Midtown              | 11.7%        | 19.0%        | 7.3%          |
| Manhattan      | 304 Stuyvesant Town/Turtle-Bay           | 13.4%        | 16.1%        | 2.7%          |
| Manhattan      | 305 Upper West Side                      | 10.8%        | 16.4%        | 5.7%          |
| Manhattan      | 306 Upper East Side                      | 8.4%         | 12.3%        | 3.9%          |
| Manhattan      | 307 Morningside Heights/Hamilton Heights | 27.2%        | 26.2%        | -1.1%         |
| Manhattan      | 308 Central Harlem                       | 37.4%        | 29.8%        | -7.6%         |
| Manhattan      | 309 East Harlem                          | 26.8%        | 31.2%        | 4.4%          |
| Manhattan      | 310 Washington Heights/Inwood            | 25.6%        | 27.9%        | 2.3%          |
| Queens         | 401 Astoria                              | 12.3%        | 17.2%        | 4.9%          |
| Queens         | 402 Sunnyside/Woodside                   | 16.3%        | 19.4%        | 3.2%          |
| Queens         | 403 Jackson Heights                      | 21.1%        | 21.1%        | 0.1%          |
| Queens         | 404 Elmhurst/Corona                      | 19.0%        | 18.0%        | -1.0%         |
| Queens         | 405 Middle Village/Ridgewood             | 13.5%        | 11.6%        | -1.9%         |
| Queens         | 406 Rego Park/Forest Hills               | 8.4%         | 19.7%        | 11.2%         |
| Queens         | 407 Flushing/Whitestone                  | 13.0%        | 16.5%        | 3.5%          |
| Queens         | 408 Hillcrest/Fresh Meadows              | 11.3%        | 15.8%        | 4.5%          |
| Queens         | 409 Ozone Park/Woodhaven                 | 16.1%        | 20.5%        | 4.4%          |
| Queens         | 410 South Ozone Park/Howard Beach        | 13.3%        | 15.7%        | 2.4%          |
| Queens         | 411 Bayside/Little Neck                  | 7.2%         | 7.9%         | 0.7%          |
| Queens         | 412 Jamaica                              | 16.8%        | 13.3%        | -3.6%         |
| Queens         | 413 Queens Village                       | 10.7%        | 9.1%         | -1.6%         |
| Queens         | 414 Rockaways                            | 16.0%        | 26.4%        | 10.3%         |
| Staten Island  | 501 North Shore                          | 7.5%         | 11.4%        | 3.9%          |
| Staten Island  | 502 Mid-Island                           | 5.7%         | 10.6%        | 4.9%          |
| Staten Island  | 503 South Shore                          | 4.0%         | 7.4%         | 3.5%          |
| <b>Total</b>   | <b>New York City</b>                     | <b>17.6%</b> | <b>19.9%</b> | <b>2.3%</b>   |

Source: NYC Housing and Vacancy Survey

# Map 4-4

## Percent of Households With a Severe Housing Affordability or Quality Problem in New York City Sub-borough Areas, 1999



Source: NYC Housing and Vacancy Survey

## Neighborhood Table 4-5

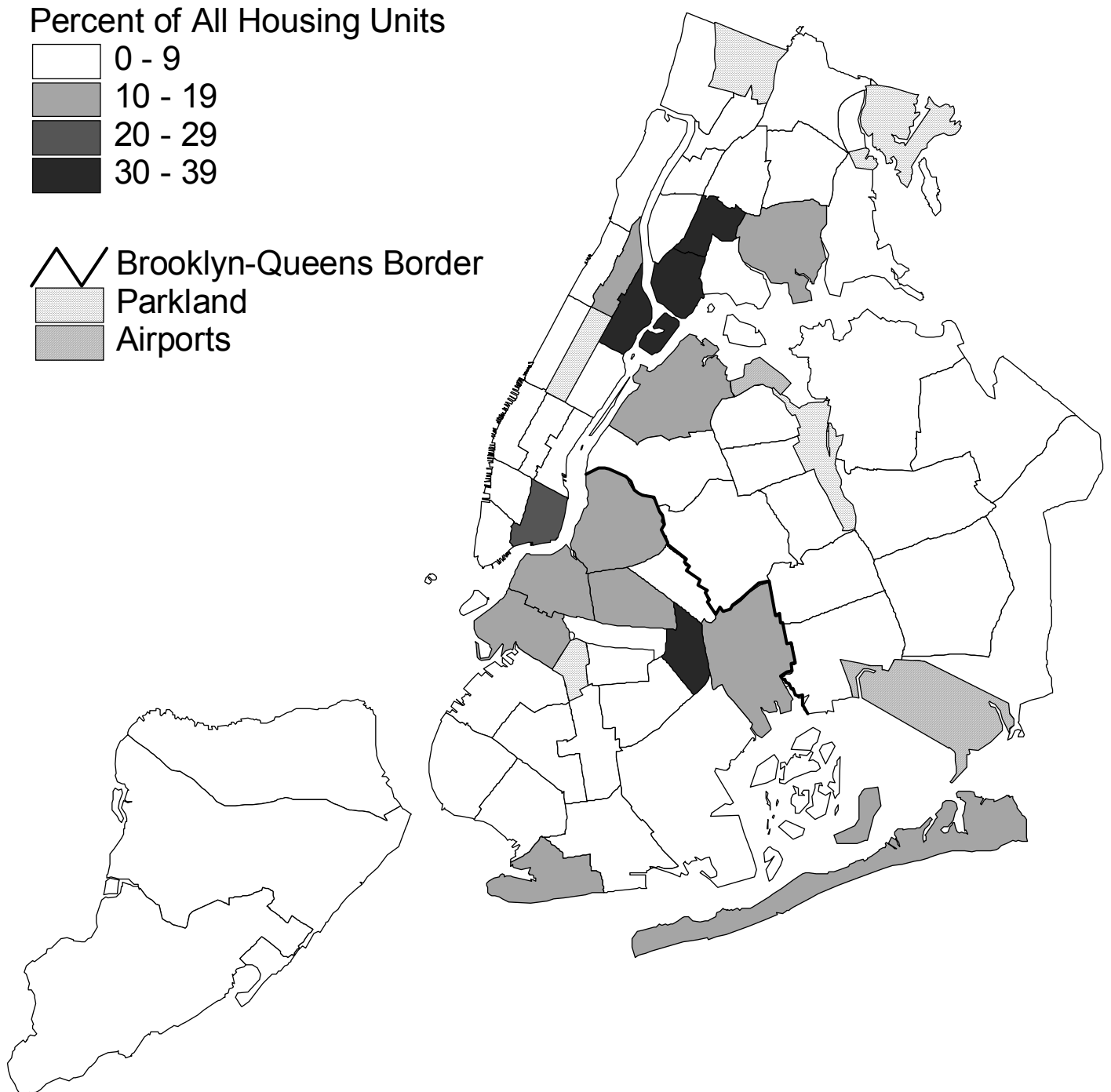
### Public Housing Units in New York City Community Districts, 2002

| Borough       | Community District               | Public Units   | Percent of Public Units | Percent of All Units |
|---------------|----------------------------------|----------------|-------------------------|----------------------|
| Bronx         | 101 Mott Haven/Melrose           | 12,055         | 6.7%                    | 39.1%                |
| Bronx         | 102 Hunts Point/Longwood         | 437            | 0.2%                    | 2.8%                 |
| Bronx         | 103 Morrisania/Crotona           | 8,644          | 4.8%                    | 32.3%                |
| Bronx         | 104 Highbridge/Concourse         | 1,600          | 0.9%                    | 3.3%                 |
| Bronx         | 105 Fordham/University Heights   | 2,413          | 1.3%                    | 5.8%                 |
| Bronx         | 106 Belmont/East Tremont         | 1,002          | 0.6%                    | 3.8%                 |
| Bronx         | 107 Kingsbridge Hgths/Bedford    | 233            | 0.1%                    | 0.5%                 |
| Bronx         | 108 Riverdale/Fieldston          | 2,026          | 1.1%                    | 5.1%                 |
| Bronx         | 109 Parkchester/Soundview        | 8,340          | 4.6%                    | 12.3%                |
| Bronx         | 110 Throgs Neck/Co-op City       | 2,034          | 1.1%                    | 4.4%                 |
| Bronx         | 111 Morris Park/Bronxdale        | 3,252          | 1.8%                    | 7.5%                 |
| Bronx         | 112 Williamsbridge/Baychester    | 3,746          | 2.1%                    | 6.7%                 |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 6,678          | 3.7%                    | 11.4%                |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 5,128          | 2.8%                    | 10.8%                |
| Brooklyn      | 203 Bedford Stuyvesant           | 8,223          | 4.5%                    | 14.3%                |
| Brooklyn      | 204 Bushwick                     | 1,315          | 0.7%                    | 3.9%                 |
| Brooklyn      | 205 East New York/Starrett City  | 7,746          | 4.3%                    | 12.9%                |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 4,735          | 2.6%                    | 9.6%                 |
| Brooklyn      | 207 Sunset Park                  | 0              | 0.0%                    | 0.0%                 |
| Brooklyn      | 208 Crown Heights                | 3,272          | 1.8%                    | 8.1%                 |
| Brooklyn      | 209 South Crown Heights/Prospect | 264            | 0.1%                    | 0.7%                 |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 0              | 0.0%                    | 0.0%                 |
| Brooklyn      | 211 Bensonhurst                  | 0              | 0.0%                    | 0.0%                 |
| Brooklyn      | 212 Borough Park                 | 0              | 0.0%                    | 0.0%                 |
| Brooklyn      | 213 Coney Island                 | 5,862          | 3.2%                    | 13.4%                |
| Brooklyn      | 214 Flatbush/Midwood             | 0              | 0.0%                    | 0.0%                 |
| Brooklyn      | 215 Sheepshead Bay               | 2,204          | 1.2%                    | 3.3%                 |
| Brooklyn      | 216 Brownsville                  | 9,068          | 5.0%                    | 29.6%                |
| Brooklyn      | 217 East Flatbush                | 135            | 0.1%                    | 0.2%                 |
| Brooklyn      | 218 Flatlands/Canarsie           | 4,392          | 2.4%                    | 6.4%                 |
| Manhattan     | 301 Financial District           | 0              | 0.0%                    | 0.0%                 |
| Manhattan     | 302 Greenwich Village/Soho       | 0              | 0.0%                    | 0.0%                 |
| Manhattan     | 303 Lower East Side/Chinatown    | 14,629         | 8.1%                    | 19.9%                |
| Manhattan     | 304 Clinton/Chelsea              | 2,433          | 1.3%                    | 4.4%                 |
| Manhattan     | 305 Midtown                      | 0              | 0.0%                    | 0.0%                 |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 492            | 0.3%                    | 0.5%                 |
| Manhattan     | 307 Upper West Side              | 5,125          | 2.8%                    | 4.2%                 |
| Manhattan     | 308 Upper East Side              | 1,322          | 0.7%                    | 1.0%                 |
| Manhattan     | 309 Morningside Heights/Hamilton | 3,476          | 1.9%                    | 8.1%                 |
| Manhattan     | 310 Central Harlem               | 8,992          | 5.0%                    | 16.9%                |
| Manhattan     | 311 East Harlem                  | 15,760         | 8.7%                    | 34.3%                |
| Manhattan     | 312 Washington Heights/Inwood    | 2,172          | 1.2%                    | 3.0%                 |
| Queens        | 401 Astoria                      | 7,728          | 4.3%                    | 9.6%                 |
| Queens        | 402 Woodside/Sunnyside           | 0              | 0.0%                    | 0.0%                 |
| Queens        | 403 Jackson Heights              | 0              | 0.0%                    | 0.0%                 |
| Queens        | 404 Elmhurst/Corona              | 0              | 0.0%                    | 0.0%                 |
| Queens        | 405 Ridgewood/Maspeth            | 0              | 0.0%                    | 0.0%                 |
| Queens        | 406 Rego Park/Forest Hills       | 430            | 0.2%                    | 0.8%                 |
| Queens        | 407 Flushing/Whitestone          | 920            | 0.5%                    | 1.0%                 |
| Queens        | 408 Hillcrest/Fresh Meadows      | 2,070          | 1.1%                    | 3.8%                 |
| Queens        | 409 Ozone Park/Woodhaven         | 0              | 0.0%                    | 0.0%                 |
| Queens        | 410 S. Ozone Park/Howard Beach   | 0              | 0.0%                    | 0.0%                 |
| Queens        | 411 Bayside/Little Neck          | 0              | 0.0%                    | 0.0%                 |
| Queens        | 412 Jamaica/Hollis               | 1,947          | 1.1%                    | 2.6%                 |
| Queens        | 413 Queens Village               | 0              | 0.0%                    | 0.0%                 |
| Queens        | 414 Rockaway/Broad Channel       | 4,011          | 2.2%                    | 9.6%                 |
| Staten Island | 501 St. George/Stapleton         | 3,439          | 1.9%                    | 5.6%                 |
| Staten Island | 502 S. Beach/Willowbrook         | 1,430          | 0.8%                    | 3.0%                 |
| Staten Island | 503 Tottenville/Great Kills      | 0              | 0.0%                    | 0.0%                 |
| <b>Total</b>  | <b>New York City</b>             | <b>181,180</b> | <b>100.0%</b>           | <b>5.6%</b>          |

Source: New York City Housing Authority

# Map 4-5

## Percent Public Housing Units in New York City Community Districts, 2002



Source: New York City Housing Authority

**Neighborhood Table 4-6**  
**Section 8 Voucher Housing Units in**  
**New York City Sub-borough Areas, 2001**

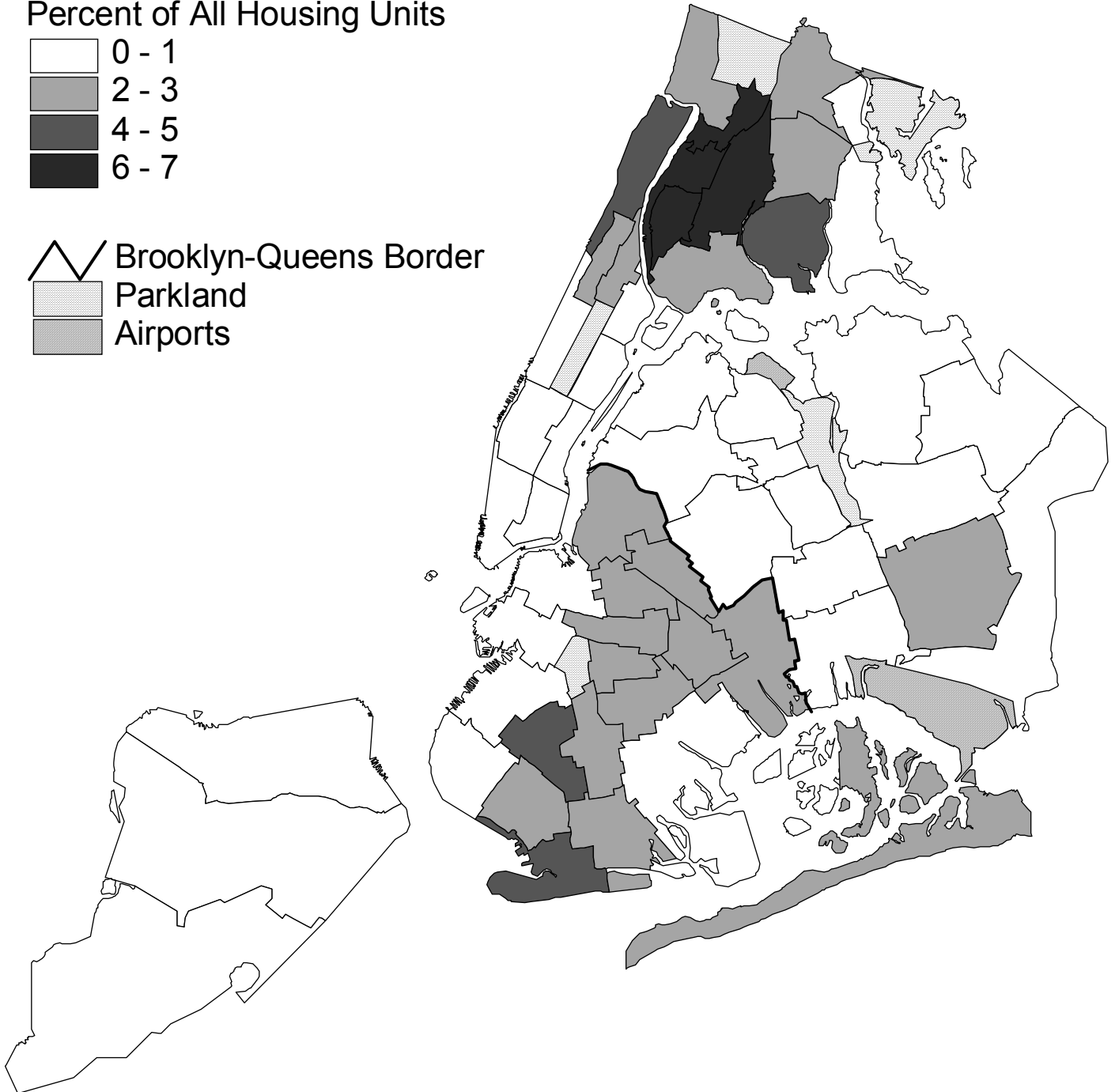
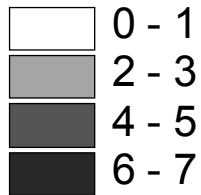
| <b>Borough</b> | <b>Sub-borough Area</b>                  | <b>Number of<br/>Section 8 Units</b> | <b>Percent of<br/>Section 8 Units</b> | <b>Percent of<br/>All Units</b> |
|----------------|------------------------------------------|--------------------------------------|---------------------------------------|---------------------------------|
| Bronx          | 101 Mott Haven/Hunts Point               | 1,785                                | 2.3%                                  | 3.9%                            |
| Bronx          | 102 Morrisania/Belmont                   | 4,462                                | 5.8%                                  | 8.9%                            |
| Bronx          | 103 Highbridge/South Concourse           | 4,268                                | 5.6%                                  | 9.4%                            |
| Bronx          | 104 University Heights/Fordham           | 5,403                                | 7.1%                                  | 12.1%                           |
| Bronx          | 105 Kingsbridge Heights/Mosholu          | 5,551                                | 7.3%                                  | 11.7%                           |
| Bronx          | 106 Riverdale/Kingsbridge                | 1,848                                | 2.4%                                  | 3.9%                            |
| Bronx          | 107 Soundview/Parkchester                | 4,064                                | 5.3%                                  | 6.1%                            |
| Bronx          | 108 Throgs Neck/Co-op City               | 521                                  | 0.7%                                  | 1.1%                            |
| Bronx          | 109 Pelham Parkway                       | 1,619                                | 2.1%                                  | 3.4%                            |
| Bronx          | 110 Williamsbridge/Baychester            | 1,689                                | 2.2%                                  | 3.3%                            |
| Brooklyn       | 201 Williamsburg/Greenpoint              | 1,938                                | 2.5%                                  | 3.7%                            |
| Brooklyn       | 202 Brooklyn Heights/Fort Greene         | 290                                  | 0.4%                                  | 0.6%                            |
| Brooklyn       | 203 Bedford Stuyvesant                   | 2,006                                | 2.6%                                  | 4.1%                            |
| Brooklyn       | 204 Bushwick                             | 1,554                                | 2.0%                                  | 4.0%                            |
| Brooklyn       | 205 East New York/Starrett City          | 2,386                                | 3.1%                                  | 4.7%                            |
| Brooklyn       | 206 Park Slope/Carroll Gardens           | 182                                  | 0.2%                                  | 0.4%                            |
| Brooklyn       | 207 Sunset Park                          | 944                                  | 1.2%                                  | 2.0%                            |
| Brooklyn       | 208 North Crown Heights/Prospect Heights | 1,802                                | 2.4%                                  | 3.5%                            |
| Brooklyn       | 209 South Crown Heights                  | 1,313                                | 1.7%                                  | 3.1%                            |
| Brooklyn       | 210 Bay Ridge                            | 358                                  | 0.5%                                  | 0.7%                            |
| Brooklyn       | 211 Bensonhurst                          | 1,728                                | 2.3%                                  | 2.6%                            |
| Brooklyn       | 212 Borough Park                         | 2,815                                | 3.7%                                  | 5.5%                            |
| Brooklyn       | 213 Coney Island                         | 2,917                                | 3.8%                                  | 6.1%                            |
| Brooklyn       | 214 Flatbush                             | 2,474                                | 3.2%                                  | 4.2%                            |
| Brooklyn       | 215 Sheepshead Bay/Gravesend             | 1,251                                | 1.6%                                  | 2.1%                            |
| Brooklyn       | 216 Brownsville/Ocean Hill               | 1,985                                | 2.6%                                  | 4.7%                            |
| Brooklyn       | 217 East Flatbush                        | 1,503                                | 2.0%                                  | 2.9%                            |
| Brooklyn       | 218 Flatlands/Canarsie                   | 513                                  | 0.7%                                  | 0.7%                            |
| Manhattan      | 301 Greenwich Village/Financial District | 29                                   | 0.0%                                  | 0.0%                            |
| Manhattan      | 302 Lower East Side/Chinatown            | 393                                  | 0.5%                                  | 0.5%                            |
| Manhattan      | 303 Chelsea/Clinton/Midtown              | 316                                  | 0.4%                                  | 0.4%                            |
| Manhattan      | 304 Stuyvesant Town/Turtle-Bay           | 30                                   | 0.0%                                  | 0.0%                            |
| Manhattan      | 305 Upper West Side                      | 525                                  | 0.7%                                  | 0.5%                            |
| Manhattan      | 306 Upper East Side                      | 122                                  | 0.2%                                  | 0.1%                            |
| Manhattan      | 307 Morningside Heights/Hamilton Heights | 1,289                                | 1.7%                                  | 2.5%                            |
| Manhattan      | 308 Central Harlem                       | 1,406                                | 1.8%                                  | 2.6%                            |
| Manhattan      | 309 East Harlem                          | 1,060                                | 1.4%                                  | 2.4%                            |
| Manhattan      | 310 Washington Heights/Inwood            | 3,731                                | 4.9%                                  | 5.1%                            |
| Queens         | 401 Astoria                              | 270                                  | 0.4%                                  | 0.3%                            |
| Queens         | 402 Sunnyside/Woodside                   | 158                                  | 0.2%                                  | 0.3%                            |
| Queens         | 403 Jackson Heights                      | 630                                  | 0.8%                                  | 1.1%                            |
| Queens         | 404 Elmhurst/Corona                      | 583                                  | 0.8%                                  | 1.3%                            |
| Queens         | 405 Middle Village/Ridgewood             | 613                                  | 0.8%                                  | 0.9%                            |
| Queens         | 406 Rego Park/Forest Hills               | 287                                  | 0.4%                                  | 0.5%                            |
| Queens         | 407 Flushing/Whitestone                  | 340                                  | 0.4%                                  | 0.4%                            |
| Queens         | 408 Hillcrest/Fresh Meadows              | 230                                  | 0.3%                                  | 0.4%                            |
| Queens         | 409 Ozone Park/Woodhaven                 | 759                                  | 1.0%                                  | 1.6%                            |
| Queens         | 410 South Ozone Park/Howard Beach        | 308                                  | 0.4%                                  | 0.7%                            |
| Queens         | 411 Bayside/Little Neck                  | 39                                   | 0.1%                                  | 0.1%                            |
| Queens         | 412 Jamaica                              | 1,215                                | 1.6%                                  | 1.6%                            |
| Queens         | 413 Queens Village                       | 271                                  | 0.4%                                  | 0.4%                            |
| Queens         | 414 Rockaways                            | 1,261                                | 1.7%                                  | 3.0%                            |
| Staten Island  | 501 North Shore                          | 1,116                                | 1.5%                                  | 1.8%                            |
| Staten Island  | 502 Mid-Island                           | 114                                  | 0.1%                                  | 0.2%                            |
| Staten Island  | 503 South Shore                          | 122                                  | 0.2%                                  | 0.2%                            |
| <b>Total</b>   | <b>New York City</b>                     | <b>76,386</b>                        | <b>100.0%</b>                         | <b>2.4%</b>                     |

Source: HUD Picture of Subsidized Households

# Map 4-6

## Percent Section 8 Voucher Housing Units in New York City Sub-borough Areas, 2001

Percent of All Housing Units



Source: HUD Picture of Subsidized Households

## Chapter 5. Mortgage Lending

The extent of mortgage lending provides insight into capital investment in housing in New York City. The data in this chapter are collected under the Federal Home Mortgage Disclosure Act (HMDA). Financial institutions with assets totaling \$29 million or more are required to report information on loan applications and originations. Thus the HMDA data capture most, but not all, residential mortgage lending activity. Data are reported for residential properties of 1-4 units, including condominium units. Units in cooperative apartment buildings are not included.

Borough Table 5-1 displays the HMDA data on home purchase mortgage loan originations, highlighting the number and dollar amount of loan originations, as well as the approval rate of loan applicants. According to the data, in 2000 46,554 home purchase mortgage loans were originated in New York City. This number represents a decrease of 10.1% compared to the previous year. While all five boroughs experienced some decrease in home purchase loans over this period, the most dramatic decrease in loans occurred in Staten Island with 2,366 fewer loans (-36%), and in Manhattan with 1,546 fewer loans (-12.4%). The Bronx (-2.1%), Brooklyn (-4.3%), and Queens (-4.2%) all exhibited much more modest declines from 1999 to 2000, with numbers decreasing by 82, 528, and 704, respectively.

Exhibit 5-1 highlights that among sub-borough areas, the fewest home purchase loans were made in East Harlem in Manhattan (81), and in the following four Bronx sub-boroughs: University

### Exhibit 5-1 Highest and Lowest Number of Home Purchase Mortgage Loan Originations, 2000

#### Highest:

|           |                            |       |
|-----------|----------------------------|-------|
| Manhattan | Upper East Side            | 2,499 |
| Manhattan | Upper West Side            | 2,264 |
| Brooklyn  | Flatlands/Canarsie         | 1,941 |
| Queens    | Flushing/Whitestone        | 1,844 |
| Manhattan | Stuyvesant Town/Turtle-Bay | 1,780 |

#### Lowest:

|           |                             |     |
|-----------|-----------------------------|-----|
| Manhattan | East Harlem                 | 81  |
| Bronx     | University Heights/Fordham  | 84  |
| Bronx     | Highbridge/South Concourse  | 125 |
| Bronx     | Morrisania/Belmont          | 145 |
| Bronx     | Kingsbridge Heights/Mosholu | 164 |

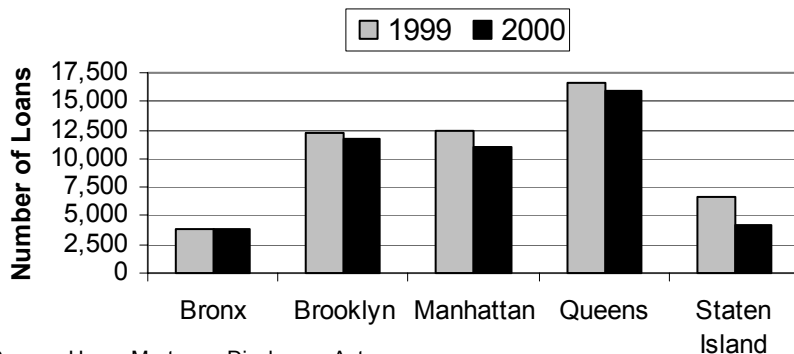
Source: Home Mortgage Disclosure Act

Heights/Fordham (84), Highbridge/South Concourse (125), Morrisania/Belmont (145), and Kingsbridge Heights/Mosholu (164). The most home purchase loans were originated in the Upper East Side (2,499) and the Upper West Side (2,264) of Manhattan, followed by the Flatlands/Canarsie in Brooklyn (1,941), Flushing/Whitestone in Queens (1,844), and Stuyvesant Town/Turtle Bay in Manhattan (1,780).

Although the greatest number of home purchase loans were made in Queens, the highest rate of home purchase loan origination (in terms of loans per 1,000 properties) was in Manhattan (62.3), followed by Staten Island (45.5), then Queens (44.3), Brooklyn (41.2), and the Bronx (35.9) (Borough Table 5-1).

In 2000, the total dollar value of all home purchase loans originated in New York City was over \$10 billion, a 1.1% increase from 1999 levels. The greatest volume of

**Chart 5-1**  
**Home Purchase Loan Originations**



Source: Home Mortgage Disclosure Act

home purchase loans in 2000 were made in Manhattan (\$3.8 billion), followed by Queens (\$2.8 billion), Brooklyn (\$2.4 billion), Staten Island (\$740 million), and the Bronx (\$615 million).

The median home purchase loan amount in New York City also increased from \$172,000 in 1999 to \$190,000 in 2000, an increase of 10.5%. (It should be noted that the median loan amount is not the same as a median purchase price, since down payment percentages can vary widely. Also, costs such as mortgage insurance are sometimes included in mortgage loans.) In 2000, median loan amounts were highest in Manhattan (\$239,000), followed closely by Brooklyn (\$200,000), then by Queens (\$180,000), the Bronx (\$173,000), and Staten Island (\$167,000).

The sub-borough area of Upper West Side in Manhattan had the highest median loan

**Borough Table 5-1**  
**Home Purchase Mortgage Loan Originations, 1999 and 2000**

|                                                                 | Bronx   | Brooklyn  | Manhattan | Queens    | Staten Island | Total     |
|-----------------------------------------------------------------|---------|-----------|-----------|-----------|---------------|-----------|
| <b>Number of Loan Originations</b>                              |         |           |           |           |               |           |
| <b>1999</b>                                                     | 3,895   | 12,216    | 12,486    | 16,616    | 6,567         | 51,780    |
| <b>2000</b>                                                     | 3,813   | 11,688    | 10,940    | 15,912    | 4,201         | 46,554    |
| <b>Change</b>                                                   | -82     | -528      | -1,546    | -704      | -2,366        | -5,226    |
| <b>% Change</b>                                                 | -2.1%   | -4.3%     | -12.4%    | -4.2%     | -36.0%        | -10.1%    |
| <b>Rate of Loan Originations (per 1,000 Owner Units)</b>        |         |           |           |           |               |           |
| <b>1999</b>                                                     | 36.8    | 43.1      | 71.1      | 46.2      | 71.2          | 50.9      |
| <b>2000</b>                                                     | 35.9    | 41.2      | 62.3      | 44.3      | 45.5          | 45.8      |
| <b>Change</b>                                                   | -0.9    | -1.9      | -8.8      | -1.9      | -25.7         | -5.1      |
| <b>% Change</b>                                                 | -2.4%   | -4.4%     | -12.4%    | -4.1%     | -36.1%        | -10.0%    |
| <b>Dollar Amount (in millions) of Loan Originations</b>         |         |           |           |           |               |           |
| <b>1999</b>                                                     | \$620.5 | \$2,309.7 | \$3,450.0 | \$2,754.8 | \$1,055.3     | \$10,190. |
| <b>2000</b>                                                     | \$615.2 | \$2,385.4 | \$3,760.7 | \$2,798.8 | \$740.1       | \$10,300. |
| <b>Change</b>                                                   | -\$5.3  | \$75.7    | \$310.7   | \$43.9    | -\$315.2      | \$109.9   |
| <b>% Change</b>                                                 | -0.9%   | 3.3%      | 9.0%      | 1.6%      | -29.9%        | 1.1%      |
| <b>Median Dollar Amount (in thousands) of Loan Originations</b> |         |           |           |           |               |           |
| <b>1999</b>                                                     | \$168   | \$180     | \$197     | \$170     | \$153         | \$172     |
| <b>2000</b>                                                     | \$173   | \$200     | \$239     | \$180     | \$167         | \$190     |
| <b>Change</b>                                                   | \$5     | \$20      | \$42      | \$10      | \$14          | \$18      |
| <b>% Change</b>                                                 | 3.0%    | 11.1%     | 21.3%     | 5.9%      | 9.2%          | 10.5%     |
| <b>Approval Rate of Loan Applications</b>                       |         |           |           |           |               |           |
| <b>1999</b>                                                     | 74.1%   | 78.3%     | 85.8%     | 81.0%     | 85.5%         | 81.4%     |
| <b>2000</b>                                                     | 71.2%   | 73.4%     | 85.5%     | 77.4%     | 83.3%         | 78.0%     |
| <b>Change</b>                                                   | -2.9%   | -4.9%     | -0.3%     | -3.6%     | -2.2%         | -3.4%     |
| Source: Home Mortgage Disclosure Act                            |         |           |           |           |               |           |



### Exhibit 5-2 Highest and Lowest Median Home Purchase Loan Amounts (thousands), 2000

#### Highest:

|           |                                      |       |
|-----------|--------------------------------------|-------|
| Manhattan | Upper West Side                      | \$288 |
| Manhattan | Greenwich Village/Financial District | \$285 |
| Manhattan | Central Harlem                       | \$265 |
| Manhattan | Chelsea/Clinton/Midtown              | \$260 |
| Manhattan | Upper East Side                      | \$253 |

#### Lowest:

|           |                             |      |
|-----------|-----------------------------|------|
| Bronx     | Kingsbridge Heights/Mosholu | \$54 |
| Bronx     | Highbridge/South Concourse  | \$72 |
| Queens    | Rego Park/Forest Hills      | \$77 |
| Manhattan | Washington Heights/Inwood   | \$85 |
| Bronx     | Riverdale/Kingsbridge       | \$86 |

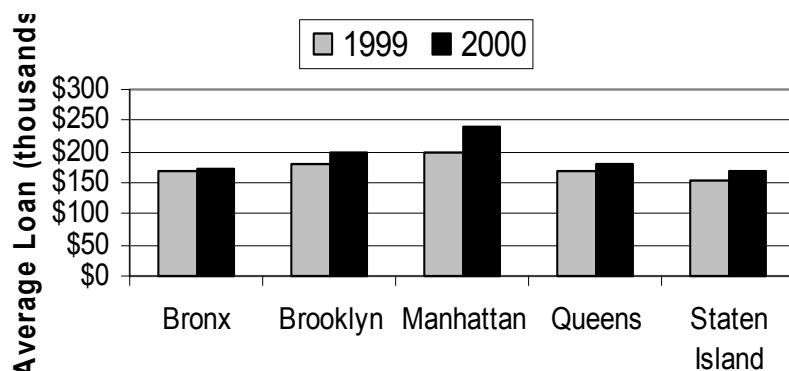
Source: Home Mortgage Disclosure Act

amount (\$288,000), followed by Manhattan's Greenwich Village/ Financial District (\$285,000), Central Harlem (\$265,000), Chelsea/Clinton/ Midtown (\$260,000) and the Upper East Side (\$253,000). On average, the smallest home purchase loans were made in Kingsbridge Heights/ Mosholu in the Bronx (\$54,000), Highbridge/South Concourse in the Bronx (\$72,000), Rego Park/Forest Hills in Queens (\$77,000), Washington Heights/Inwood in Manhattan (\$85,000), and Riverdale/Kingsbridge in the Bronx (\$86,000) (Exhibit 5-2).

The citywide decrease in the number of home purchase loan originations was accompanied by a decline in approval rates. Overall approval rates decreased from 81.4% in 1999 to 78.0% in 2000. Approval rates in 2000 were highest in Manhattan (85.5%), followed by Staten Island (83.3%), then Queens (77.4%), Brooklyn (73.4%), and the Bronx (71.2%) (Borough Table 5-1).

The sub-borough areas with the highest approval rates were Manhattan's Upper East Side (88.1%), and Upper West Side (87.7%), followed by Bayside/Little Neck in Queens (87.0%), Chelsea/Clinton/Midtown in Manhattan (86.7%), and Manhattan's Stuyvesant Town/Turtle-Bay (86.5%). The lowest approval rates were found in Bedford Stuyvesant in Brooklyn (57.9%), University Heights/Fordham (60.0%), Morrisania/Belmont in the Bronx (61.1%), Central Harlem in Manhattan (62.1%), and East Flatbush in Brooklyn (63.1%) (Exhibit 5-3).

**Chart 5-2 Median Dollar Amount of Home Purchase Loans**



Source: Home Mortgage Disclosure Act

### Exhibit 5-3 Highest and Lowest Average Approval Rates for Home Purchase Loans, 2000

#### Highest:

|           |                            |       |
|-----------|----------------------------|-------|
| Manhattan | Upper East Side            | 88.1% |
| Manhattan | Upper West Side            | 87.7% |
| Queens    | Bayside/Little Neck        | 87.0% |
| Manhattan | Chelsea/Clinton/Midtown    | 86.7% |
| Manhattan | Stuyvesant Town/Turtle-Bay | 86.5% |

#### Lowest:

|           |                            |       |
|-----------|----------------------------|-------|
| Brooklyn  | Bedford Stuyvesant         | 57.9% |
| Bronx     | University Heights/Fordham | 60.0% |
| Bronx     | Morrisania/Belmont         | 61.1% |
| Manhattan | Central Harlem             | 62.1% |
| Brooklyn  | East Flatbush              | 63.1% |

Source: Home Mortgage Disclosure Act

Borough Table 5-2 displays information concerning refinance mortgage loan originations, specifically the number and dollar amount of loan originations, and approval rate of loan applications. The number of home mortgage refinance loan originations decreased by half in New York City in the period from 1999 to 2000. In 1999, 38,259 refinance loans were made compared to 18,125 loans in 2000, representing a decrease of 52.6%. The largest number of refinance loans originated in 2000 was in Queens (6,543), followed by Brooklyn (5,811), Manhattan (2,325), the Bronx (1,754) and Staten Island (1,692).

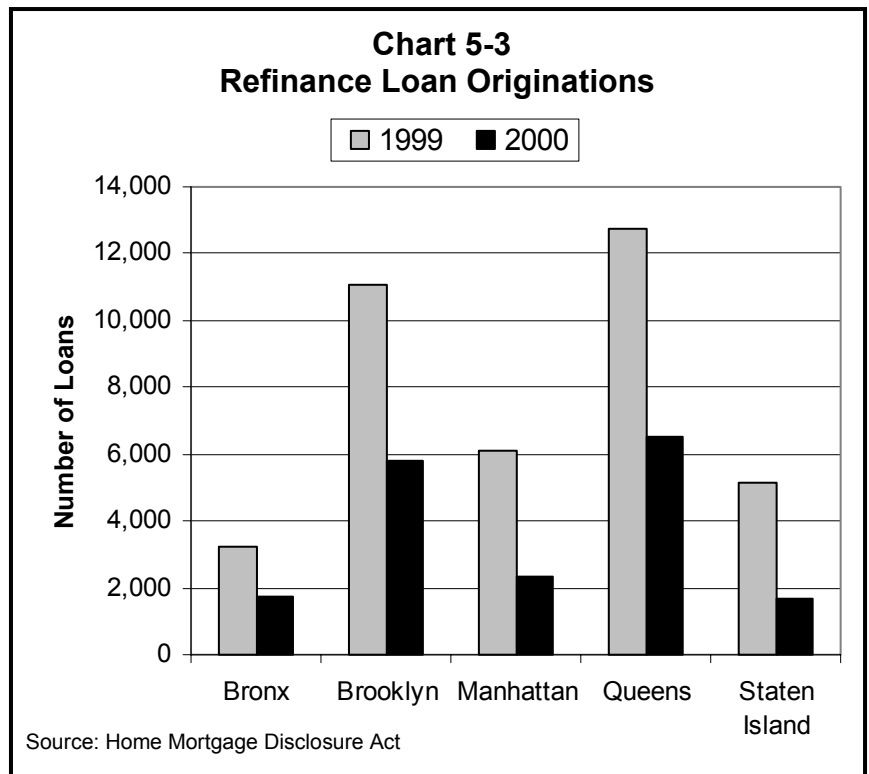


Exhibit 5-4 shows that among sub-borough areas, the largest numbers of refinance loans were originated in Jamaica, Queens (1,293), followed by Queens Village (1,196), Flatlands/Canarsie in Brooklyn (843), North Shore in Staten Island (669) and South Ozone Park/Howard Beach in Queens (613). The smallest number of refinance loans were made in Manhattan's East Harlem (28), followed by the Bronx's Highbridge/South Concourse (32), Kingsbridge Heights/Mosholu (55), Mott Haven/Hunts Point (55), University Heights/Fordham (64), and Manhattan's Morningside Heights/Hamilton Heights (64).

The rate of refinance loan origination (loans per 1,000 units) decreased significantly from 1999 to 2000, by 52.7%. When the rate of this lending is compared across boroughs, Staten Island and Manhattan had the largest decreases in refinance lending in 2000 (-67.0% and -62.2% loans

| Exhibit 5-4 Highest and Lowest<br>Number of Refinance Loan Originations, 2000 |                                      |       |
|-------------------------------------------------------------------------------|--------------------------------------|-------|
| <u>Highest:</u>                                                               |                                      |       |
| Queens                                                                        | Jamaica                              | 1,293 |
| Queens                                                                        | Queens Village                       | 1,196 |
| Brooklyn                                                                      | Flatlands/Canarsie                   | 843   |
| Staten Island                                                                 | North Shore                          | 669   |
| Queens                                                                        | South Ozone Park/Howard Beach        | 613   |
| <u>Lowest:</u>                                                                |                                      |       |
| Manhattan                                                                     | East Harlem                          | 28    |
| Bronx                                                                         | Highbridge/South Concourse           | 32    |
| Bronx                                                                         | Kingsbridge Heights/Mosholu          | 55    |
| Bronx                                                                         | Mott Haven/Hunts Point               | 59    |
| Bronx                                                                         | University Heights/Fordham           | 64    |
| Manhattan                                                                     | Morningside Heights/Hamilton Heights | 64    |
| Source: Home Mortgage Disclosure Act                                          |                                      |       |

per 1,000 properties, respectively). The Bronx, Brooklyn, and Queens also had significant yet smaller decreases, at -45.7%, -47.4%, and -48.6% loans per 1,000 properties, respectively (Borough Table 5-2).

The total dollar value of all refinance loans originated in 2000 was 2.9 billion, a 52% decrease from almost \$6 billion in 1999. The most dollars were lent in Brooklyn (\$874.5 million), followed by Queens (\$819.3 million), Manhattan (\$759.6 million), the Bronx (\$217.8 million) and Staten Island (\$206 million).

The median dollar amount of refinance loans

was \$130,000 in 2000, a 5.1% decrease from 1999. In 2000, the median refinance loan amount was highest in Manhattan (\$205,000), followed by Brooklyn (\$140, 000), the Bronx (\$123,000), Queens (\$117,000), and finally Staten Island (\$108, 000).

Exhibit 5-5 shows that among sub-borough areas, the highest median refinance loan

**Borough Table 5-2  
Refinance Mortgage Loan Originations  
in the Five Boroughs, 1999 and 2000**

|                                                                  | Bronx    | Brooklyn  | Manhattan | Queens    | Staten<br>Island | Total      |
|------------------------------------------------------------------|----------|-----------|-----------|-----------|------------------|------------|
| <b>Number of Loan Originations</b>                               |          |           |           |           |                  |            |
| <b>1999</b>                                                      | 3,217    | 11,049    | 6,125     | 12,748    | 5,120            | 38,259     |
| <b>2000</b>                                                      | 1,754    | 5,811     | 2,325     | 6,543     | 1,692            | 18,125     |
| <b>Change</b>                                                    | -1,463   | -5,238    | -3,800    | -6,205    | -3,428           | -20,134    |
| <b>% Change</b>                                                  | -45.5%   | -47.4%    | -62.0%    | -48.7%    | -67.0%           | -52.6%     |
| <b>Rate of Loan Originations (per 1,000<br/>Owner Units)</b>     |          |           |           |           |                  |            |
| <b>1999</b>                                                      | 30.4     | 39.0      | 34.9      | 35.4      | 55.5             | 37.6       |
| <b>2000</b>                                                      | 16.5     | 20.5      | 13.2      | 18.2      | 18.3             | 17.8       |
| <b>Change</b>                                                    | -13.9    | -18.5     | -21.7     | -17.2     | -37.2            | -19.8      |
| <b>% Change</b>                                                  | -45.7%   | -47.4%    | -62.2%    | -48.6%    | -67.0%           | -52.7%     |
| <b>Dollar Amount (millions) of Loan<br/>Originations</b>         |          |           |           |           |                  |            |
| <b>1999</b>                                                      | \$430.7  | \$1,643.4 | \$1,583.6 | \$1,694.2 | \$638.4          | \$5,990.3  |
| <b>2000</b>                                                      | \$217.8  | \$874.5   | \$759.6   | \$819.3   | \$206.0          | \$2,877.2  |
| <b>Change</b>                                                    | -\$212.9 | -\$768.9  | -\$824.0  | -\$874.9  | -\$432.4         | -\$3,113.1 |
| <b>% Change</b>                                                  | -49.4%   | -46.8%    | -52.0%    | -51.6%    | -67.7%           | -52.0%     |
| <b>Median Dollar Amount (thousands) of<br/>Loan Originations</b> |          |           |           |           |                  |            |
| <b>1999</b>                                                      | \$139    | \$142     | \$175     | \$133     | \$118            | \$137      |
| <b>2000</b>                                                      | \$123    | \$140     | \$205     | \$117     | \$108            | \$130      |
| <b>Change</b>                                                    | -\$16    | -\$2      | \$30      | -\$16     | -\$11            | -\$7       |
| <b>% Change</b>                                                  | -11.5%   | -1.4%     | 17.1%     | -12.0%    | -9.3%            | -5.1%      |
| <b>Approval Rate of Loan Applications</b>                        |          |           |           |           |                  |            |
| <b>1999</b>                                                      | 61.1%    | 64.0%     | 80.0%     | 65.2%     | 69.1%            | 66.4%      |
| <b>2000</b>                                                      | 43.6%    | 47.7%     | 67.6%     | 48.5%     | 55.5%            | 49.9%      |
| <b>Change</b>                                                    | -17.5%   | -16.3%    | -12.4%    | -16.7%    | -13.6%           | -16.5%     |
| Source: Home Mortgage Disclosure Act                             |          |           |           |           |                  |            |

amounts were in Manhattan's Upper East Side (\$257,000), Greenwich Village/ Financial District (\$240,000), Upper West Side (\$220,000), Central Harlem (\$200,000) and Chelsea/ Clinton/ Midtown (\$195,000). The sub-borough areas with the lowest median refinance loan amounts were Washington Heights/Inwood in Manhattan (\$91,000), Mott Haven/Hunts Point in the Bronx (\$97,000), Rego Park/ Forest Hills in Queens, Riverdale/Kingsbridge in the Bronx, the Lower East Side/Chinatown in Manhattan, and Coney Island in Brooklyn, all of which had a median refinance loan amount of \$100,000.

As shown in Borough Table 5-2, approval rates for refinance loans declined by 16.5% from 1999 to 2000, from 66.4% to 49.9%. In 2000, approval rates were highest in Manhattan (67.6%), followed by Staten Island (55.5%), Queens (48.5%), Brooklyn (47.7%), and the Bronx (43.6%). Among neighborhoods, the highest approval rates for refinance loans were found in Manhattan: the Upper East Side (74.7%), the Upper West Side (73.6%), Stuyvesant Town/ Turtle Bay (73.1%), Greenwich Village/Financial District (72.4%), and Chelsea/Clinton/ Midtown (66.8%). The lowest approval rates were concentrated in the Bronx: Kingsbridge Heights/ Mosholu (33.9%), Mott Haven/Hunts Point (35.6%), Highbridge/ South Concourse (35.8%), University Heights/Fordham (37.4%), and Morrisania/ Belmont (38.4%) (Exhibit 5-6).

### Exhibit 5-5 Highest and Lowest Median Refinance Loan Amounts (thousands), 2000

#### Highest:

|           |                                      |       |
|-----------|--------------------------------------|-------|
| Manhattan | Upper East Side                      | \$257 |
| Manhattan | Greenwich Village/Financial District | \$240 |
| Manhattan | Upper West Side                      | \$220 |
| Manhattan | Central Harlem                       | \$200 |
| Manhattan | Chelsea/Clinton/Midtown              | \$195 |

#### Lowest:

|           |                           |       |
|-----------|---------------------------|-------|
| Manhattan | Washington Heights/Inwood | \$91  |
| Bronx     | Mott Haven/Hunts Point    | \$97  |
| Queens    | Rego Park/Forest Hills    | \$100 |
| Bronx     | Riverdale/Kingsbridge     | \$100 |
| Manhattan | Lower East Side/Chinatown | \$100 |
| Brooklyn  | Coney Island              | \$100 |

Source: Home Mortgage Disclosure Act

### Exhibit 5-6 Highest and Lowest Median Approval Rates for Refinance Loans, 2000

#### Highest:

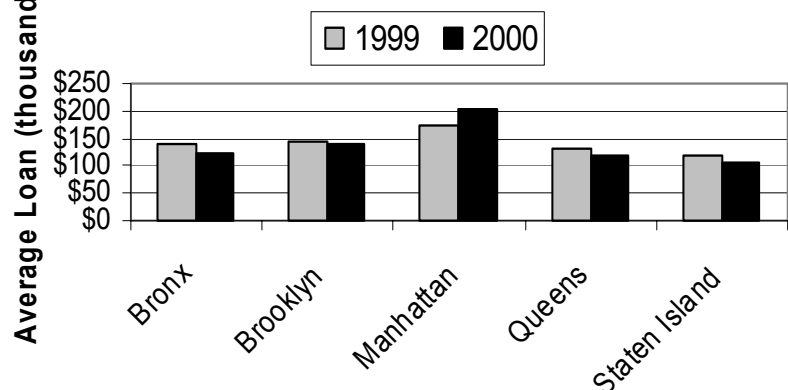
|           |                                      |       |
|-----------|--------------------------------------|-------|
| Manhattan | Upper East Side                      | 74.7% |
| Manhattan | Upper West Side                      | 73.6% |
| Manhattan | Stuyvesant Town/Turtle-Bay           | 73.1% |
| Manhattan | Greenwich Village/Financial District | 72.4% |
| Manhattan | Chelsea/Clinton/Midtown              | 66.8% |

#### Lowest:

|       |                             |       |
|-------|-----------------------------|-------|
| Bronx | Kingsbridge Heights/Mosholu | 33.9% |
| Bronx | Mott Haven/Hunts Point      | 35.6% |
| Bronx | Highbridge/South Concourse  | 35.8% |
| Bronx | University Heights/Fordham  | 37.4% |
| Bronx | Morrisania/Belmont          | 38.4% |

Source: Home Mortgage Disclosure Act

**Chart 5-4**  
**Median Dollar Amount of Refinance Loans**



Source: Home Mortgage Disclosure Act

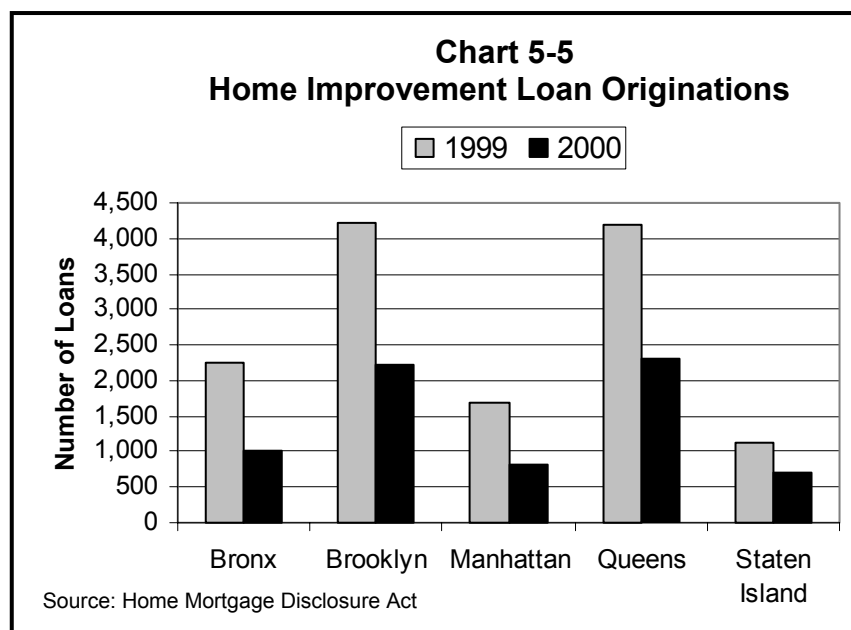
Data on home improvement loan originations, such as the number and dollar amount of the loans, as well as the approval rate of the loan applications, are displayed in Borough Table 5-3. In New York City from 1999 to 2000, the number of home improvement loan originations decreased by 47.5%. In 1999, 13,482 home improvement loans were made compared to 7,081 loans in 2000. The largest number of home improvement loans originated in 2000 was in Queens (2,301), followed by Brooklyn (2,233), the Bronx (1,004), Manhattan (826), and Staten Island (717). Among sub-borough areas, the largest numbers of home improvement loans were originated in Jamaica, Queens (451), followed by Queens Village (406), Flatlands/Canarsie in Brooklyn (315), North Shore in Staten Island (302), and Mid-Island in Staten Island (216). The smallest number of home improvement loans were made in Manhattan's Stuyvesant Town/Turtle Bay and in Queens' Rego Park/Forest Hills (45 for both), followed by Riverdale/Kingsbridge in the Bronx (61), and Manhattan's Greenwich Village/Financial District (65) and East Harlem (68) (Exhibit 5-7).

The rate of home improvement loan origination (loans per 1,000 properties) decreased significantly from

1999 to 2000, by 47.4%. Among boroughs, the Bronx had the highest rate of home improvement lending in 2000 (9.4 loans per 1,000 properties), followed by Brooklyn (7.9), Staten Island (7.8), and Manhattan (4.7).

The total dollar value of all home improvement loans originated in 2000 was 216.5 million, only a 2.1% increase from \$212.0 million in 1999. The most dollars were lent in Queens (66.2 million), followed by Brooklyn (\$62.4 million), Manhattan (\$44.7 million), Staten Island (26.6 million), and the Bronx (16.7 million) (Borough Table 5-3).

Because the number of home improvement loans declined much more rapidly than the dol-



### Exhibit 5-7 Highest and Lowest Number of Home Improvement Loan Originations, 2000

#### Highest:

|               |                    |     |
|---------------|--------------------|-----|
| Queens        | Jamaica            | 451 |
| Queens        | Queens Village     | 406 |
| Brooklyn      | Flatlands/Canarsie | 315 |
| Staten Island | North Shore        | 302 |
| Staten Island | Mid-Island         | 216 |

#### Lowest:

|           |                                      |    |
|-----------|--------------------------------------|----|
| Manhattan | Stuyvesant Town/Turtle-Bay           | 45 |
| Queens    | Rego Park/Forest Hills               | 45 |
| Bronx     | Riverdale/Kingsbridge                | 61 |
| Manhattan | Greenwich Village/Financial District | 65 |
| Manhattan | East Harlem                          | 68 |

Source: Home Mortgage Disclosure Act

**Borough Table 5-3  
Home Improvement Loan Originations  
in the Five Boroughs, 1999 and 2000**

|                                                                  | Bronx  | Brooklyn | Manhattan | Queens | Staten<br>Island | Total   |
|------------------------------------------------------------------|--------|----------|-----------|--------|------------------|---------|
| <b>Number of Loan Originations</b>                               |        |          |           |        |                  |         |
| <b>1999</b>                                                      | 2,254  | 4,223    | 1,688     | 4,188  | 1,129            | 13,482  |
| <b>2000</b>                                                      | 1,004  | 2,233    | 826       | 2,301  | 717              | 7,081   |
| <b>Change</b>                                                    | -1,250 | -1,990   | -862      | -1,887 | -412             | -6,401  |
| <b>% Change</b>                                                  | -55.5% | -47.1%   | -51.1%    | -45.1% | -36.5%           | -47.5%  |
| <b>Rate of Loan Originations (per 1,000<br/>Owner Units)</b>     |        |          |           |        |                  |         |
| <b>1999</b>                                                      | 21.3   | 14.9     | 9.6       | 11.6   | 12.2             | 13.3    |
| <b>2000</b>                                                      | 9.4    | 7.9      | 4.7       | 6.4    | 7.8              | 7.0     |
| <b>Change</b>                                                    | -11.9  | -7.0     | -4.9      | -5.2   | -4.5             | -6.3    |
| <b>% Change</b>                                                  | -55.9% | -47.0%   | -51.0%    | -44.8% | -36.9%           | -47.4%  |
| <b>Dollar Amount (millions) of Loan<br/>Originations</b>         |        |          |           |        |                  |         |
| <b>1999</b>                                                      | \$17.2 | \$58.4   | \$32.8    | \$66.2 | \$37.4           | \$212.0 |
| <b>2000</b>                                                      | \$16.7 | \$62.4   | \$44.7    | \$66.2 | \$26.6           | \$216.5 |
| <b>Change</b>                                                    | -\$0.5 | \$4.0    | \$11.9    | -\$0.1 | -\$10.8          | \$4.5   |
| <b>% Change</b>                                                  | -2.9%  | 6.8%     | 36.3%     | -0.2%  | -28.9%           | 2.1%    |
| <b>Median Dollar Amount (thousands) of<br/>Loan Originations</b> |        |          |           |        |                  |         |
| <b>1999</b>                                                      | \$1    | \$1      | \$1       | \$2    | \$25             | \$1     |
| <b>2000</b>                                                      | \$6    | \$13     | \$1       | \$20   | \$27             | \$15    |
| <b>Change</b>                                                    | \$5    | \$12     | \$0       | \$18   | \$2              | \$14    |
| <b>% Change</b>                                                  | 500%   | 1200%    | 0%        | 900%   | 8%               | 1400%   |
| <b>Approval Rate of Loan Applications</b>                        |        |          |           |        |                  |         |
| <b>1999</b>                                                      | 68.2%  | 63.5%    | 82.0%     | 59.7%  | 61.5%            | 64.3%   |
| <b>2000</b>                                                      | 51.8%  | 50.6%    | 64.1%     | 48.4%  | 57.0%            | 51.5%   |
| <b>Change</b>                                                    | -16.5% | -12.9%   | -17.9%    | -11.3% | -4.5%            | -12.8%  |
| Source: Home Mortgage Disclosure Act                             |        |          |           |        |                  |         |

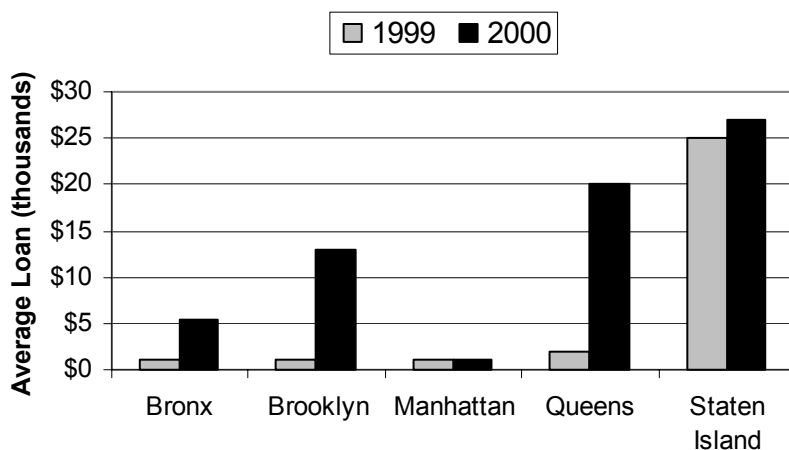
### Exhibit 5-8 Highest Median Home Improvement Loan Amounts (in thousands), 2000

#### Highest:

|           |                                      |      |
|-----------|--------------------------------------|------|
| Manhattan | Greenwich Village/Financial District | \$65 |
| Manhattan | Upper East Side                      | \$51 |
| Manhattan | Stuyvesant Town/Turtle-Bay           | \$50 |
| Manhattan | Upper West Side                      | \$50 |
| Queens    | Rego Park/Forest Hills               | \$44 |

Source: Home Mortgage Disclosure Act

**Chart 5-6 Median Dollar Amount of Home Improvement Loans**



Source: Home Mortgage Disclosure Act

### Exhibit 5-9 Highest and Lowest Average Approval Rates for Home Improvement Loans, 2000

#### Highest:

|               |                              |       |
|---------------|------------------------------|-------|
| Manhattan     | Washington Heights/Inwood    | 74.1% |
| Manhattan     | Lower East Side/Chinatown    | 73.8% |
| Manhattan     | Morningside Heights/Hamilton | 73.7% |
| Brooklyn      | Park Slope/Carroll Gardens   | 66.1% |
| Staten Island | South Shore                  | 65.4% |

#### Lowest:

|          |                             |       |
|----------|-----------------------------|-------|
| Queens   | Jackson Heights             | 41.6% |
| Queens   | Ozone Park/Woodhaven        | 42.3% |
| Brooklyn | East Flatbush               | 43.8% |
| Queens   | Jamaica                     | 44.5% |
| Brooklyn | Flatlands/Canarsie          | 45.5% |
| Brooklyn | East New York/Starrett City | 45.5% |

Source: Home Mortgage Disclosure Act

lar volume, the median dollar amount of home improvement loans was \$15,000 in 2000, a 1400% increase from 1999. In 2000 the median home improvement loan amount was highest in Staten Island (\$27,000), followed by Queens (\$20,000), Brooklyn (\$13,000), the Bronx (\$6,000), and Manhattan (\$1,000).

Exhibit 5-8 illustrates that among sub-borough areas, the highest median loan amounts were in Manhattan's Greenwich Village/Financial District (\$65,000), Upper East Side (\$51,000), Stuyvesant Town/ Turtle-Bay (\$50,000), Upper West Side (\$50,000) and Rego Park/ Forest Hills in Queens (\$44,000).

Approval rates for home improvement loans declined by 12.8% from 1999 to 2000, from 64.3% to 51.5%. In 2000, approval rates were highest in Manhattan (64.1%), followed by Staten Island (57.0%), the Bronx (51.8%), Brooklyn (50.6%) and Queens (48.4%).

Among neighborhoods, the highest approval rates for home improvement loans were found in Manhattan's Washington Heights/ Inwood (74.1%), Lower East Side/Chinatown (73.8%), Morningside Heights/Hamilton (73.7%), Park Slope/Carroll Gardens in Brooklyn (66.1%), and South Shore in Staten Island (65.4%). The lowest approval rates were in Queens' Jackson Heights (41.6%), Ozone Park/Woodhaven (42.3%), East Flatbush in Brooklyn (43.8%), Jamaica in Queens (44.5%), and Brooklyn's Flatlands/Canarsie and East New York/Starrett City (45.5% for both) (Exhibit 5-9).

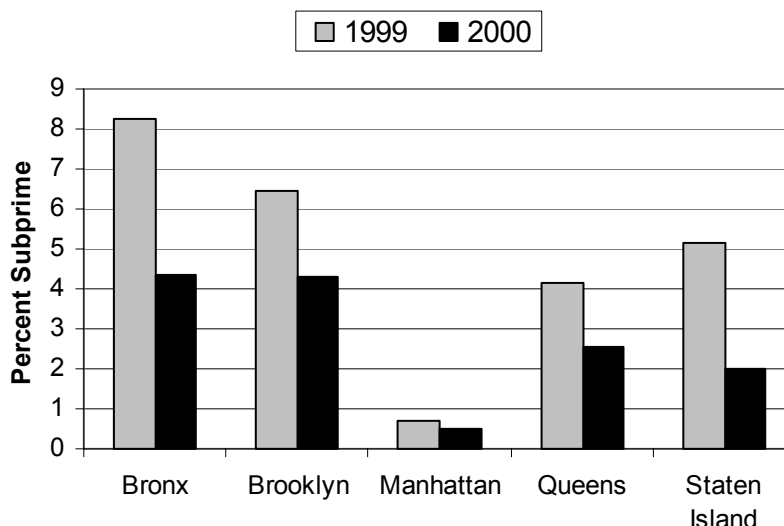
Subprime mortgage lending allows borrowers with less than perfect credit to gain access to financing for home purchase, refinancing, and home improvement capital. Subprime lending also raises concerns because this lending is sometimes predatory. Predatory lending can cause homeowners to pay more than necessary in interest, fees, and mortgage insurance, exposing them to greater risk of foreclosure. The HMDA data does not provide information on which loans are subprime. Instead, the U.S. Department of Housing and Urban Development (HUD) provides a list of lenders that specialize in subprime lending, although they may also originate prime loans as well. The list of subprime lenders is currently the only means of identifying subprime lending activity. Borough Table 5-4 identifies the loan originations and loan volume for both home purchases and refinances made by these lenders.

In 2000, subprime lenders originated 2.6% of all home purchase loans in New York City, a slight decrease from the 4.3% in 1999. Since the total number of home purchase loans decreased over this period (see above), the total number of home purchase loans issued by subprime lenders decreased by

about 40% between 1999 and 2000 (a total drop of 1.7 percentage points). The Bronx and Brooklyn had the highest percentage of home purchase loans originated by subprime lenders in 2000, 4.0%, followed by 2.6% in Queens, 1.8% in Staten Island, and 0.3% in Manhattan (Borough Table 5-4).

Among sub-borough areas, Bushwick in Brooklyn had the highest share of home purchase loans originated by subprime lenders (17.9%), followed by University Heights/Fordham in the Bronx (15.5%), Bedford Stuyvesant in Brooklyn (12.3%), Highbridge/South Concourse in the Bronx (12.0%), and Morrisania/Belmont in the Bronx (11.0%). The sub-borough areas with the lowest share of subprime loans were Manhattan's Greenwich Village/Financial District (0.1%), followed by Riverdale/Kingsbridge in the Bronx, Manhattan's Upper East Side, Rego Park/Forest Hills in Queens,

**Chart 5-7**  
**Percent Subprime Home Purchase Loans**



Source: Home Mortgage Disclosure Act

**Exhibit 5-10 Highest and Lowest Percent of Home Purchase Loans that are Subprime, 2000**

Highest:

|          |                            |       |
|----------|----------------------------|-------|
| Brooklyn | Bushwick                   | 17.9% |
| Bronx    | University Heights/Fordham | 15.5% |
| Brooklyn | Bedford Stuyvesant         | 12.3% |
| Bronx    | Highbridge/South Concourse | 12.0% |
| Bronx    | Morrisania/Belmont         | 11.0% |

Lowest:

|           |                                      |      |
|-----------|--------------------------------------|------|
| Manhattan | Greenwich Village/Financial District | 0.1% |
| Bronx     | Riverdale/Kingsbridge                | 0.2% |
| Manhattan | Upper East Side                      | 0.2% |
| Queens    | Rego Park/Forest Hills               | 0.2% |
| Brooklyn  | Coney Island                         | 0.2% |

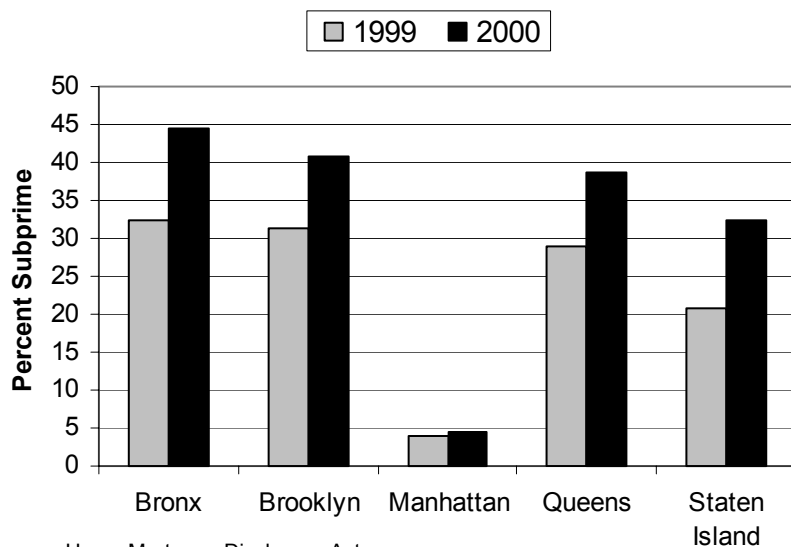
Source: Home Mortgage Disclosure Act



**Borough Table 5-4  
Subprime Mortgage Lending  
in the Five Boroughs, 1999 and 2000**

|                                                       | Bronx | Brooklyn | Manhattan | Queens | Staten<br>Island | Total |
|-------------------------------------------------------|-------|----------|-----------|--------|------------------|-------|
| <b>HOME PURCHASE</b>                                  |       |          |           |        |                  |       |
| <u>Percent of Loan Originations that are Subprime</u> |       |          |           |        |                  |       |
| 1999                                                  | 8.3%  | 6.4%     | 0.7%      | 4.2%   | 5.1%             | 4.3%  |
| 2000                                                  | 4.4%  | 4.3%     | 0.5%      | 2.6%   | 2.0%             | 2.6%  |
| Change                                                | -3.9% | -2.1%    | -0.2%     | -1.6%  | -3.1%            | -1.7% |
| <u>Percent of Loan Dollars that are Subprime</u>      |       |          |           |        |                  |       |
| 1999                                                  | 8.2%  | 6.9%     | 0.4%      | 4.1%   | 4.9%             | 3.8%  |
| 2000                                                  | 4.0%  | 4.0%     | 0.3%      | 2.6%   | 1.8%             | 2.1%  |
| Change                                                | -4.2% | -2.9%    | -0.1%     | -1.5%  | -3.1%            | -1.7% |
| <b>REFINANCE</b>                                      |       |          |           |        |                  |       |
| <u>Percent of Loan Originations that are Subprime</u> |       |          |           |        |                  |       |
| 1999                                                  | 32.3% | 31.4%    | 3.9%      | 28.8%  | 20.7%            | 24.8% |
| 2000                                                  | 44.4% | 40.8%    | 4.6%      | 38.7%  | 32.3%            | 35.0% |
| Change                                                | 12.1% | 9.4%     | 0.7%      | 9.9%   | 11.6%            | 10.2% |
| <u>Percent of Loan Dollars that are Subprime</u>      |       |          |           |        |                  |       |
| 1999                                                  | 30.5% | 27.4%    | 2.3%      | 25.5%  | 18.2%            | 19.5% |
| 2000                                                  | 41.2% | 36.1%    | 2.7%      | 36.3%  | 31.0%            | 27.4% |
| Change                                                | 10.7% | 11.4%    | 0.4%      | 10.8%  | 12.8%            | 7.9%  |
| <b>HOME IMPROVEMENT</b>                               |       |          |           |        |                  |       |
| <u>Percent of Loan Originations that are Subprime</u> |       |          |           |        |                  |       |
| 1999                                                  | 13.4% | 16.8%    | 1.3%      | 23.4%  | 28.1%            | 17.3% |
| 2000                                                  | 27.6% | 23.3%    | 3.1%      | 29.5%  | 27.8%            | 24.0% |
| Change                                                | 14.2% | 6.5%     | 1.8%      | 6.1%   | -0.3%            | 6.7%  |
| Source: Home Mortgage Disclosure Act                  |       |          |           |        |                  |       |

**Chart 5-8**  
**Percent Subprime Refinance Loans**



Source: Home Mortgage Disclosure Act

**Box 5-11 Highest and Lowest Percent of Refinance Loans that are Subprime, 2000**

Highest:

|          |                             |       |
|----------|-----------------------------|-------|
| Bronx    | Kingsbridge Heights/Mosholu | 69.1% |
| Bronx    | University Heights/Fordham  | 62.5% |
| Brooklyn | Bedford Stuyvesant          | 61.0% |
| Brooklyn | East New York/Starrett City | 58.7% |
| Brooklyn | Brownsville/Ocean Hill      | 57.6% |

Lowest:

|           |                                      |      |
|-----------|--------------------------------------|------|
| Manhattan | Greenwich Village/Financial District | 0.3% |
| Manhattan | Upper West Side                      | 1.8% |
| Manhattan | Lower East Side/Chinatown            | 1.9% |
| Manhattan | Upper East Side                      | 2.5% |
| Manhattan | Stuyvesant Town/Turtle-Bay           | 3.3% |

Source: Home Mortgage Disclosure Act

and University Heights/Fordham were subprime (69.1% and 62.5% respectively), followed by Brooklyn's Bedford Stuyvesant (61.0%), East New York/Starrett City (58.7%), and Brownsville/Ocean Hill (57.6%). The neighborhoods with the lowest percentages of refinance loans originated by subprime lenders are all in Manhattan: Greenwich Village/Financial District (0.3%), the Upper West Side (1.8%), the Lower East Side/Chinatown (1.9%), the Upper East Side (2.5%), and Stuyvesant Town/Turtle Bay (3.3%) (Exhibit 5-11).

The share of home improvement loans that were originated by subprime lenders increased by 6.7% from 17.3% in 1999 to 24.0% in 2000. As with home purchase and refinance loans, Manhattan had a very small share of home improvement loans originated by subprime lenders: only 3.1% in 2000. The other boroughs had much higher percentages: 29.5% of home improvement

and Coney Island in Brooklyn, all of which had 0.2% subprime loans (Exhibit 5-10).

The share of total dollars lent for home purchases by subprime lenders was 2.1% in 2000, slightly less than the share of all home purchase loans originated by subprime lenders (2.6%). The largest share of dollars loaned by subprime lenders in 2000 was found in the Bronx and Brooklyn (4.0% of all home purchase loan dollars originated by subprime lenders), followed by Queens (2.6%), Staten Island (1.8%), and Manhattan (0.3%) (Borough Table 5-4).

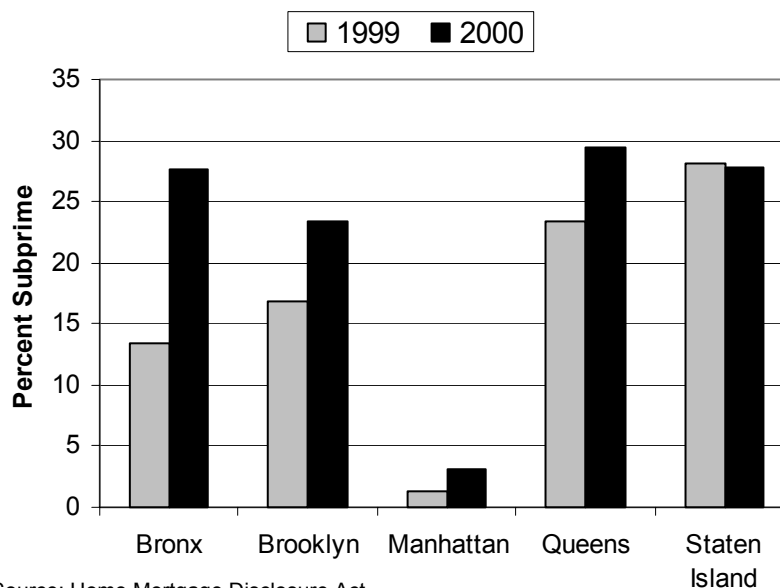
The percentage of refinance loans that were originated by subprime lenders increased from 24.8% in 1999 to 35.0% in 2000. As with home purchase loans, Manhattan had a very small share of home improvement loans originated by subprime lenders: only 4.6% in 2000. The other boroughs had much higher percentages: 32.3% of refinance loans made in Staten Island were subprime, while 38.7% of refinance loans made in Queens, 40.8% of refinance loans in Brooklyn, and 44.4% of refinance loans in the Bronx were subprime (Borough Table 5-4).

Among sub-borough areas, over half of the refinance loans in the Bronx's Kingsbridge Heights/Mosholu

loans made in Queens were subprime, while 27.8% of home improvement loans made in Staten Island, 27.6% of home improvement loans in the Bronx, and 23.3% of home improvement loans in Brooklyn were subprime. Among sub-borough areas, over half of the home improvement loans in the Bronx's Williamsbridge/Baychester were subprime (53.4%), followed by Brooklyn's Flatlands/Canarsie (44.1%), East Flatbush (43.8%), and Queens' Jamaica (42.8%) and Queens Village (42.1%). The neighborhoods with the lowest percentages of home improvement loans originated by subprime lenders were in Manhattan's Washington Heights/Inwood (0.0%), Lower East Side/Chinatown (1.0%), Chelsea/Clinton/Midtown (1.3%), and East Harlem (1.5%), and Queens's Rego Park/Forest Hills (2.2%) (Exhibit 5-12).

The share of total dollars lent for home improvement by subprime lenders was 23.9% in 2000, slightly less than the share of all home improvement loans originated by subprime lenders (24.0%). This represents a 6% decrease from 1999, when 29.9% of the total value of home improvement loans were subprime. The largest share of dollars loaned by subprime lenders in 2000 was found in the Bronx (44.7%), followed by Queens (29.3%), Brooklyn (26.5%), Staten Island (25.4%) and Manhattan (3.6%).

**Chart 5-9**  
**Percent Subprime Home Improvement Loans**



Source: Home Mortgage Disclosure Act

**Exhibit 5-12 Highest and Lowest Percent of Home Improvement Loans that are Subprime, 2000**

Highest:

|          |                           |       |
|----------|---------------------------|-------|
| Bronx    | Williamsbridge/Baychester | 53.4% |
| Brooklyn | Flatlands/Canarsie        | 44.1% |
| Brooklyn | East Flatbush             | 43.8% |
| Queens   | Jamaica                   | 42.8% |
| Queens   | Queens Village            | 42.1% |

Lowest:

|           |                           |      |
|-----------|---------------------------|------|
| Manhattan | Washington Heights/Inwood | 0.0% |
| Manhattan | Lower East Side/Chinatown | 1.0% |
| Manhattan | Chelsea/Clinton/Midtown   | 1.3% |
| Manhattan | East Harlem               | 1.5% |
| Queens    | Rego Park/Forest Hills    | 2.2% |

Source: Home Mortgage Disclosure Act

# Neighborhood Table 5-1

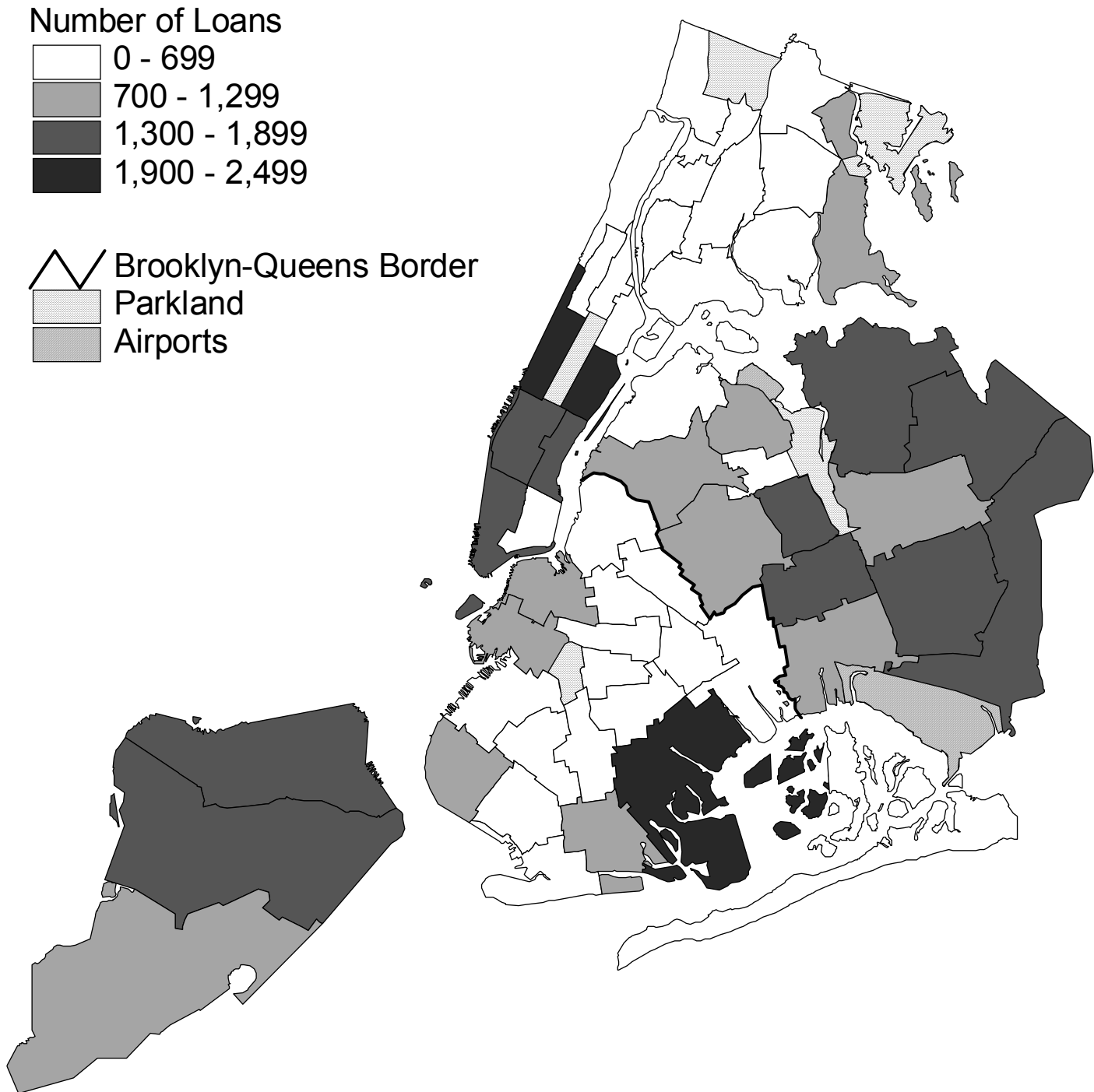
## Number of Home Purchase Mortgage Loan Originations in New York City Sub-borough Areas, 1999 and 2000

| Borough       | Sub-borough Area                         | 1999          | 2000          | Change        | % Change      |
|---------------|------------------------------------------|---------------|---------------|---------------|---------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 107           | 184           | 77            | 72.0%         |
| Bronx         | 102 Morrisania/Belmont                   | 207           | 145           | -62           | -30.0%        |
| Bronx         | 103 Highbridge/South Concourse           | 104           | 125           | 21            | 20.2%         |
| Bronx         | 104 University Heights/Fordham           | 114           | 84            | -30           | -26.3%        |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 170           | 164           | -6            | -3.5%         |
| Bronx         | 106 Riverdale/Kingsbridge                | 575           | 593           | 18            | 3.1%          |
| Bronx         | 107 Soundview/Parkchester                | 549           | 546           | -3            | -0.5%         |
| Bronx         | 108 Throgs Neck/Co-op City               | 682           | 704           | 22            | 3.2%          |
| Bronx         | 109 Pelham Parkway                       | 604           | 579           | -25           | -4.1%         |
| Bronx         | 110 Williamsbridge/Baychester            | 788           | 691           | -97           | -12.3%        |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 229           | 228           | -1            | -0.4%         |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 1,104         | 1,004         | -100          | -9.1%         |
| Brooklyn      | 203 Bedford Stuyvesant                   | 532           | 577           | 45            | 8.5%          |
| Brooklyn      | 204 Bushwick                             | 368           | 385           | 17            | 4.6%          |
| Brooklyn      | 205 East New York/Starrett City          | 650           | 602           | -48           | -7.4%         |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 1,054         | 960           | -94           | -8.9%         |
| Brooklyn      | 207 Sunset Park                          | 577           | 600           | 23            | 4.0%          |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 501           | 468           | -33           | -6.6%         |
| Brooklyn      | 209 South Crown Heights                  | 235           | 218           | -17           | -7.2%         |
| Brooklyn      | 210 Bay Ridge                            | 776           | 778           | 2             | 0.3%          |
| Brooklyn      | 211 Bensonhurst                          | 750           | 672           | -78           | -10.4%        |
| Brooklyn      | 212 Borough Park                         | 501           | 543           | 42            | 8.4%          |
| Brooklyn      | 213 Coney Island                         | 514           | 461           | -53           | -10.3%        |
| Brooklyn      | 214 Flatbush                             | 386           | 408           | 22            | 5.7%          |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 1,031         | 834           | -197          | -19.1%        |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 425           | 488           | 63            | 14.8%         |
| Brooklyn      | 217 East Flatbush                        | 534           | 521           | -13           | -2.4%         |
| Brooklyn      | 218 Flatlands/Canarsie                   | 2,049         | 1,941         | -108          | -5.3%         |
| Manhattan     | 301 Greenwich Village/Financial District | 1,730         | 1,433         | -297          | -17.2%        |
| Manhattan     | 302 Lower East Side/Chinatown            | 368           | 426           | 58            | 15.8%         |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 1,293         | 1,584         | 291           | 22.5%         |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 2,315         | 1,780         | -535          | -23.1%        |
| Manhattan     | 305 Upper West Side                      | 2,733         | 2,264         | -469          | -17.2%        |
| Manhattan     | 306 Upper East Side                      | 2,954         | 2,499         | -455          | -15.4%        |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 321           | 253           | -68           | -21.2%        |
| Manhattan     | 308 Central Harlem                       | 168           | 171           | 3             | 1.8%          |
| Manhattan     | 309 East Harlem                          | 185           | 81            | -104          | -56.2%        |
| Manhattan     | 310 Washington Heights/Inwood            | 414           | 446           | 32            | 7.7%          |
| Queens        | 401 Astoria                              | 491           | 540           | 49            | 10.0%         |
| Queens        | 402 Sunnyside/Woodside                   | 668           | 716           | 48            | 7.2%          |
| Queens        | 403 Jackson Heights                      | 1,121         | 1,030         | -91           | -8.1%         |
| Queens        | 404 Elmhurst/Corona                      | 617           | 637           | 20            | 3.2%          |
| Queens        | 405 Middle Village/Ridgewood             | 1,129         | 1,063         | -66           | -5.8%         |
| Queens        | 406 Rego Park/Forest Hills               | 1,301         | 1,417         | 116           | 8.9%          |
| Queens        | 407 Flushing/Whitestone                  | 1,947         | 1,844         | -103          | -5.3%         |
| Queens        | 408 Hillcrest/Fresh Meadows              | 1,255         | 1,198         | -57           | -4.5%         |
| Queens        | 409 Ozone Park/Woodhaven                 | 1,327         | 1,319         | -8            | -0.6%         |
| Queens        | 410 South Ozone Park/Howard Beach        | 1,308         | 1,155         | -153          | -11.7%        |
| Queens        | 411 Bayside/Little Neck                  | 1,570         | 1,383         | -187          | -11.9%        |
| Queens        | 412 Jamaica                              | 1,482         | 1,609         | 127           | 8.6%          |
| Queens        | 413 Queens Village                       | 1,921         | 1,628         | -293          | -15.3%        |
| Queens        | 414 Rockaways                            | 479           | 374           | -105          | -21.9%        |
| Staten Island | 501 North Shore                          | 2,139         | 1,655         | -484          | -22.6%        |
| Staten Island | 502 Mid-Island                           | 1,723         | 1,503         | -220          | -12.8%        |
| Staten Island | 503 South Shore                          | 2,705         | 1,043         | -1,662        | -61.4%        |
| <b>Total</b>  | <b>New York City</b>                     | <b>51,780</b> | <b>46,554</b> | <b>-5,226</b> | <b>-10.1%</b> |

Source: Home Mortgage Disclosure Act

# Map 5-1

## Number of Home Purchase Mortgage Loan Originations in New York City Sub-borough Areas, 2000



Source: Home Mortgage Disclosure Act

## Neighborhood Table 5-2

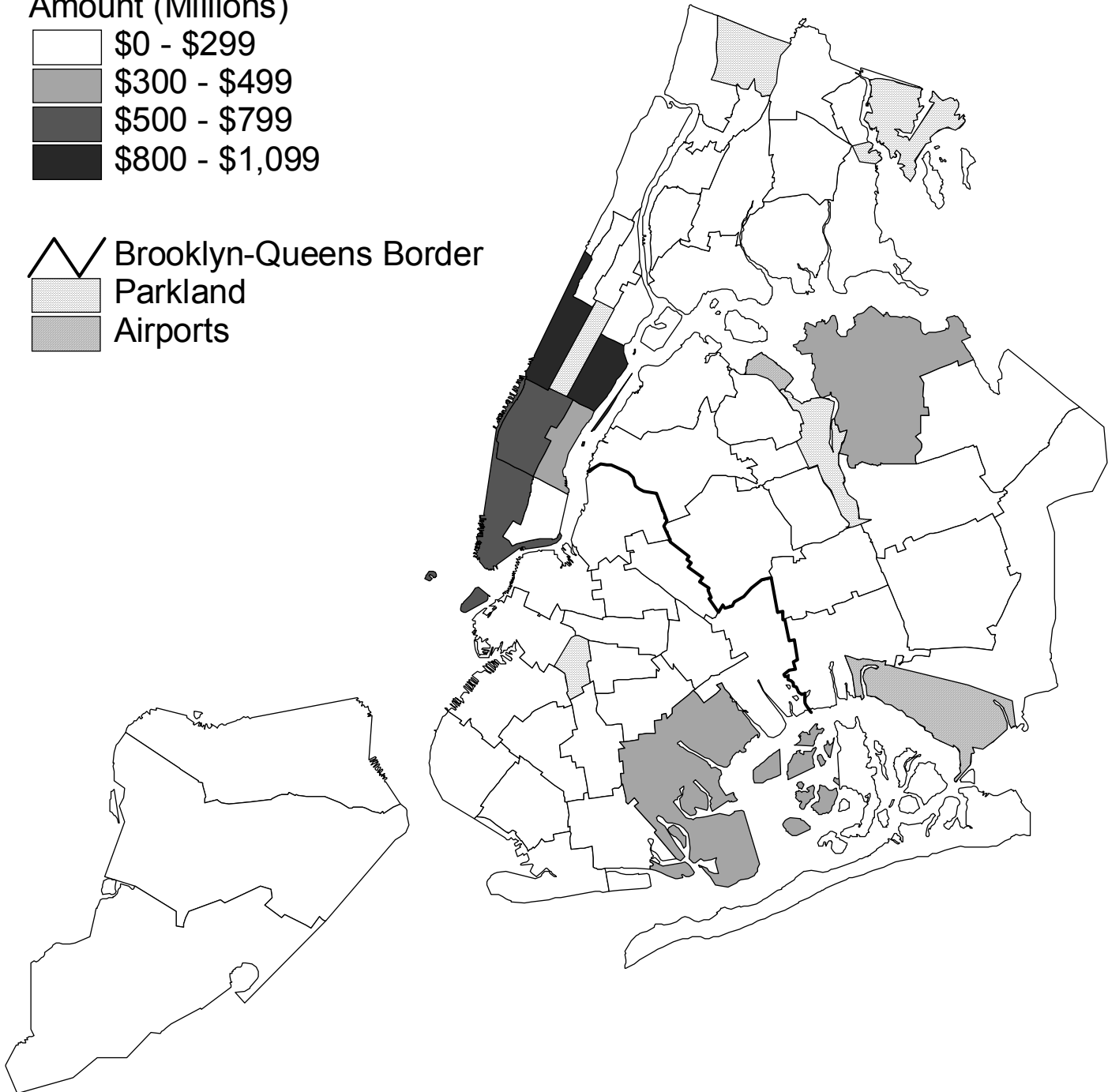
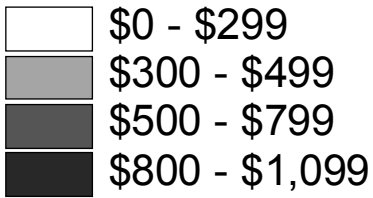
### Total Dollar Amount (millions) of Home Purchase Mortgage Loans in New York City Sub-borough Areas, 1999 and 2000

| Borough       | Sub-borough Area                         | 1999              | 2000              | Change         | % Change    |
|---------------|------------------------------------------|-------------------|-------------------|----------------|-------------|
| Bronx         | 101 Mott Haven/Hunts Point               | \$14.7            | \$28.7            | \$14.1         | 95.8%       |
| Bronx         | 102 Morrisania/Belmont                   | \$34.0            | \$28.4            | -\$5.7         | -16.7%      |
| Bronx         | 103 Highbridge/South Concourse           | \$11.6            | \$14.1            | \$2.5          | 21.7%       |
| Bronx         | 104 University Heights/Fordham           | \$20.0            | \$15.1            | -\$4.9         | -24.4%      |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | \$18.7            | \$18.2            | -\$0.5         | -2.5%       |
| Bronx         | 106 Riverdale/Kingsbridge                | \$72.0            | \$80.3            | \$8.2          | 11.5%       |
| Bronx         | 107 Soundview/Parkchester                | \$90.8            | \$91.0            | \$0.1          | 0.1%        |
| Bronx         | 108 Throgs Neck/Co-op City               | \$109.0           | \$96.5            | -\$12.5        | -11.5%      |
| Bronx         | 109 Pelham Parkway                       | \$107.3           | \$111.2           | \$3.9          | 3.6%        |
| Bronx         | 110 Williamsbridge/Baychester            | \$143.0           | \$132.3           | -\$10.7        | -7.5%       |
| Brooklyn      | 201 Williamsburg/Greenpoint              | \$42.4            | \$47.5            | \$5.1          | 12.1%       |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | \$218.5           | \$218.7           | \$0.1          | 0.1%        |
| Brooklyn      | 203 Bedford Stuyvesant                   | \$105.8           | \$127.1           | \$21.3         | 20.1%       |
| Brooklyn      | 204 Bushwick                             | \$67.0            | \$75.8            | \$8.8          | 13.2%       |
| Brooklyn      | 205 East New York/Starrett City          | \$109.5           | \$111.2           | \$1.7          | 1.5%        |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | \$243.5           | \$245.1           | \$1.7          | 0.7%        |
| Brooklyn      | 207 Sunset Park                          | \$100.7           | \$116.9           | \$16.2         | 16.0%       |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | \$85.9            | \$97.0            | \$11.1         | 12.9%       |
| Brooklyn      | 209 South Crown Heights                  | \$44.9            | \$45.0            | \$0.1          | 0.1%        |
| Brooklyn      | 210 Bay Ridge                            | \$141.8           | \$142.7           | \$1.0          | 0.7%        |
| Brooklyn      | 211 Bensonhurst                          | \$141.8           | \$135.0           | -\$6.8         | -4.8%       |
| Brooklyn      | 212 Borough Park                         | \$99.8            | \$119.2           | \$19.4         | 19.4%       |
| Brooklyn      | 213 Coney Island                         | \$72.8            | \$70.4            | -\$2.4         | -3.3%       |
| Brooklyn      | 214 Flatbush                             | \$77.7            | \$85.6            | \$7.9          | 10.2%       |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | \$175.6           | \$163.2           | -\$12.4        | -7.1%       |
| Brooklyn      | 216 Brownsville/Ocean Hill               | \$65.7            | \$77.5            | \$11.8         | 18.0%       |
| Brooklyn      | 217 East Flatbush                        | \$97.1            | \$105.1           | \$7.9          | 8.2%        |
| Brooklyn      | 218 Flatlands/Canarsie                   | \$419.2           | \$402.6           | -\$16.7        | -4.0%       |
| Manhattan     | 301 Greenwich Village/Financial District | \$609.8           | \$580.7           | -\$29.1        | -4.8%       |
| Manhattan     | 302 Lower East Side/Chinatown            | \$59.2            | \$73.3            | \$14.1         | 23.8%       |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | \$312.1           | \$560.0           | \$247.9        | 79.4%       |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | \$474.7           | \$464.3           | -\$10.4        | -2.2%       |
| Manhattan     | 305 Upper West Side                      | \$888.6           | \$878.8           | -\$9.8         | -1.1%       |
| Manhattan     | 306 Upper East Side                      | \$911.9           | \$1,037.1         | \$125.2        | 13.7%       |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | \$62.6            | \$51.2            | -\$11.4        | -18.2%      |
| Manhattan     | 308 Central Harlem                       | \$47.9            | \$42.7            | -\$5.2         | -10.9%      |
| Manhattan     | 309 East Harlem                          | \$38.4            | \$24.3            | -\$14.1        | -36.7%      |
| Manhattan     | 310 Washington Heights/Inwood            | \$44.1            | \$47.5            | \$3.4          | 7.7%        |
| Queens        | 401 Astoria                              | \$87.1            | \$109.3           | \$22.2         | 25.4%       |
| Queens        | 402 Sunnyside/Woodside                   | \$101.7           | \$117.2           | \$15.5         | 15.3%       |
| Queens        | 403 Jackson Heights                      | \$204.1           | \$187.3           | -\$16.7        | -8.2%       |
| Queens        | 404 Elmhurst/Corona                      | \$113.7           | \$129.4           | \$15.7         | 13.8%       |
| Queens        | 405 Middle Village/Ridgewood             | \$207.5           | \$214.4           | \$7.0          | 3.4%        |
| Queens        | 406 Rego Park/Forest Hills               | \$151.4           | \$179.6           | \$28.2         | 18.6%       |
| Queens        | 407 Flushing/Whitestone                  | \$333.0           | \$343.1           | \$10.1         | 3.0%        |
| Queens        | 408 Hillcrest/Fresh Meadows              | \$197.5           | \$184.4           | -\$13.1        | -6.6%       |
| Queens        | 409 Ozone Park/Woodhaven                 | \$229.9           | \$236.3           | \$6.4          | 2.8%        |
| Queens        | 410 South Ozone Park/Howard Beach        | \$222.0           | \$211.9           | -\$10.2        | -4.6%       |
| Queens        | 411 Bayside/Little Neck                  | \$270.3           | \$242.4           | -\$28.0        | -10.4%      |
| Queens        | 412 Jamaica                              | \$240.8           | \$281.8           | \$41.1         | 17.1%       |
| Queens        | 413 Queens Village                       | \$315.3           | \$291.0           | -\$24.3        | -7.7%       |
| Queens        | 414 Rockaways                            | \$80.5            | \$70.7            | -\$9.8         | -12.2%      |
| Staten Island | 501 North Shore                          | \$305.8           | \$266.5           | -\$39.4        | -12.9%      |
| Staten Island | 502 Mid-Island                           | \$280.3           | \$263.5           | -\$16.8        | -6.0%       |
| Staten Island | 503 South Shore                          | \$469.1           | \$210.1           | -\$259.0       | -55.2%      |
| <b>Total</b>  | <b>New York City</b>                     | <b>\$10,190.2</b> | <b>\$10,300.1</b> | <b>\$109.9</b> | <b>1.1%</b> |

Source: Home Mortgage Disclosure Act

# **Map 5-2** **Total Dollar Amount of Home Purchase Mortgage Loans** **in New York City Sub-borough Areas, 2000**

Amount (Millions)



*Source: Home Mortgage Disclosure Act*

**Neighborhood Table 5-3**  
**Number of Home Purchase Mortgage Loan Originations**  
**per 1,000 Owner Units in New York City Sub-borough Areas,**  
**1999 and 2000**

| <b>Borough</b> | <b>Sub-borough Area</b>                  | <b>1999</b> | <b>2000</b> | <b>Change</b> | <b>% Change</b> |
|----------------|------------------------------------------|-------------|-------------|---------------|-----------------|
| Bronx          | 101 Mott Haven/Hunts Point               | 29.8        | 50.2        | 20.4          | 68.3%           |
| Bronx          | 102 Morrisania/Belmont                   | 39.6        | 26.8        | -12.8         | -32.3%          |
| Bronx          | 103 Highbridge/South Concourse           | 24.4        | 29.3        | 5.0           | 20.3%           |
| Bronx          | 104 University Heights/Fordham           | 39.0        | 28.7        | -10.3         | -26.4%          |
| Bronx          | 105 Kingsbridge Heights/Mosholu          | 40.5        | 39.2        | -1.3          | -3.2%           |
| Bronx          | 106 Riverdale/Kingsbridge                | 29.4        | 30.4        | 1.0           | 3.5%            |
| Bronx          | 107 Soundview/Parkchester                | 54.4        | 54.1        | -0.3          | -0.5%           |
| Bronx          | 108 Throgs Neck/Co-op City               | 28.4        | 29.3        | 0.9           | 3.1%            |
| Bronx          | 109 Pelham Parkway                       | 42.0        | 39.3        | -2.6          | -6.3%           |
| Bronx          | 110 Williamsbridge/Baychester            | 44.9        | 39.4        | -5.5          | -12.3%          |
| Brooklyn       | 201 Williamsburg/Greenpoint              | 23.7        | 23.5        | -0.2          | -0.8%           |
| Brooklyn       | 202 Brooklyn Heights/Fort Greene         | 62.7        | 56.9        | -5.7          | -9.2%           |
| Brooklyn       | 203 Bedford Stuyvesant                   | 53.7        | 57.5        | 3.8           | 7.1%            |
| Brooklyn       | 204 Bushwick                             | 54.8        | 57.1        | 2.3           | 4.2%            |
| Brooklyn       | 205 East New York/Starrett City          | 52.1        | 48.1        | -4.0          | -7.7%           |
| Brooklyn       | 206 Park Slope/Carroll Gardens           | 68.3        | 62.2        | -6.1          | -9.0%           |
| Brooklyn       | 207 Sunset Park                          | 41.7        | 43.5        | 1.8           | 4.4%            |
| Brooklyn       | 208 North Crown Heights/Prospect Heights | 50.6        | 47.2        | -3.4          | -6.8%           |
| Brooklyn       | 209 South Crown Heights                  | 30.8        | 28.5        | -2.2          | -7.3%           |
| Brooklyn       | 210 Bay Ridge                            | 36.0        | 36.2        | 0.2           | 0.6%            |
| Brooklyn       | 211 Bensonhurst                          | 34.9        | 31.3        | -3.6          | -10.4%          |
| Brooklyn       | 212 Borough Park                         | 26.2        | 28.3        | 2.1           | 7.9%            |
| Brooklyn       | 213 Coney Island                         | 37.8        | 33.8        | -3.9          | -10.3%          |
| Brooklyn       | 214 Flatbush                             | 22.3        | 23.6        | 1.3           | 5.7%            |
| Brooklyn       | 215 Sheepshead Bay/Gravesend             | 36.1        | 29.3        | -6.9          | -19.0%          |
| Brooklyn       | 216 Brownsville/Ocean Hill               | 53.5        | 61.7        | 8.2           | 15.2%           |
| Brooklyn       | 217 East Flatbush                        | 33.6        | 32.8        | -0.8          | -2.5%           |
| Brooklyn       | 218 Flatlands/Canarsie                   | 58.9        | 55.8        | -3.1          | -5.3%           |
| Manhattan      | 301 Greenwich Village/Financial District | 98.9        | 82.4        | -16.5         | -16.7%          |
| Manhattan      | 302 Lower East Side/Chinatown            | 35.0        | 40.5        | 5.5           | 15.7%           |
| Manhattan      | 303 Chelsea/Clinton/Midtown              | 87.8        | 106.1       | 18.4          | 20.9%           |
| Manhattan      | 304 Stuyvesant Town/Turtle-Bay           | 79.0        | 60.6        | -18.4         | -23.2%          |
| Manhattan      | 305 Upper West Side                      | 87.1        | 72.1        | -14.9         | -17.1%          |
| Manhattan      | 306 Upper East Side                      | 62.0        | 52.6        | -9.5          | -15.2%          |
| Manhattan      | 307 Morningside Heights/Hamilton Heights | 39.5        | 31.1        | -8.4          | -21.2%          |
| Manhattan      | 308 Central Harlem                       | 39.2        | 38.8        | -0.4          | -1.1%           |
| Manhattan      | 309 East Harlem                          | 59.0        | 27.2        | -31.8         | -53.9%          |
| Manhattan      | 310 Washington Heights/Inwood            | 45.6        | 50.1        | 4.5           | 10.0%           |
| Queens         | 401 Astoria                              | 34.9        | 38.4        | 3.5           | 10.1%           |
| Queens         | 402 Sunnyside/Woodside                   | 46.9        | 50.3        | 3.4           | 7.3%            |
| Queens         | 403 Jackson Heights                      | 47.5        | 43.6        | -3.8          | -8.1%           |
| Queens         | 404 Elmhurst/Corona                      | 48.6        | 50.2        | 1.6           | 3.3%            |
| Queens         | 405 Middle Village/Ridgewood             | 40.8        | 38.4        | -2.4          | -5.9%           |
| Queens         | 406 Rego Park/Forest Hills               | 43.2        | 47.7        | 4.5           | 10.5%           |
| Queens         | 407 Flushing/Whitestone                  | 45.0        | 42.7        | -2.4          | -5.3%           |
| Queens         | 408 Hillcrest/Fresh Meadows              | 48.2        | 46.0        | -2.2          | -4.5%           |
| Queens         | 409 Ozone Park/Woodhaven                 | 59.2        | 58.9        | -0.2          | -0.4%           |
| Queens         | 410 South Ozone Park/Howard Beach        | 55.0        | 48.5        | -6.4          | -11.7%          |
| Queens         | 411 Bayside/Little Neck                  | 52.1        | 45.9        | -6.2          | -11.9%          |
| Queens         | 412 Jamaica                              | 41.0        | 44.5        | 3.5           | 8.5%            |
| Queens         | 413 Queens Village                       | 44.1        | 37.4        | -6.7          | -15.2%          |
| Queens         | 414 Rockaways                            | 39.7        | 31.0        | -8.8          | -22.0%          |
| Staten Island  | 501 North Shore                          | 69.7        | 53.9        | -15.8         | -22.7%          |
| Staten Island  | 502 Mid-Island                           | 65.1        | 56.7        | -8.4          | -12.9%          |
| Staten Island  | 503 South Shore                          | 77.1        | 29.8        | -47.4         | -61.4%          |
| <b>Total</b>   | <b>New York City</b>                     | <b>50.9</b> | <b>45.8</b> | <b>-5.1</b>   | <b>-10.1%</b>   |

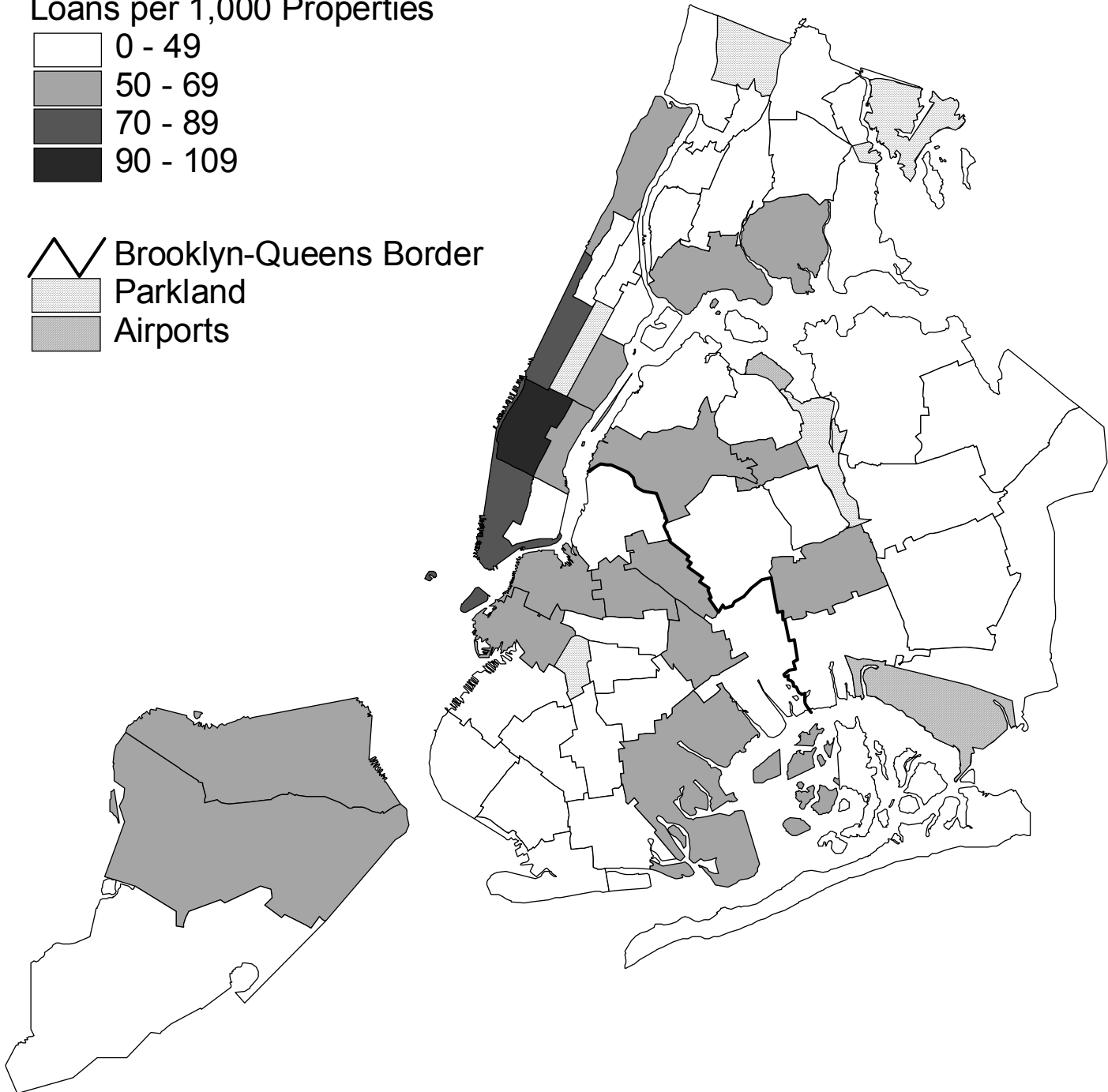
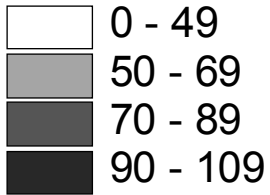
Source: Home Mortgage Disclosure Act



# Map 5-3

## Number of Home Purchase Mortgage Loan Originations per 1,000 Properties in New York City Sub-borough Areas, 2000

Loans per 1,000 Properties



Source: Home Mortgage Disclosure Act

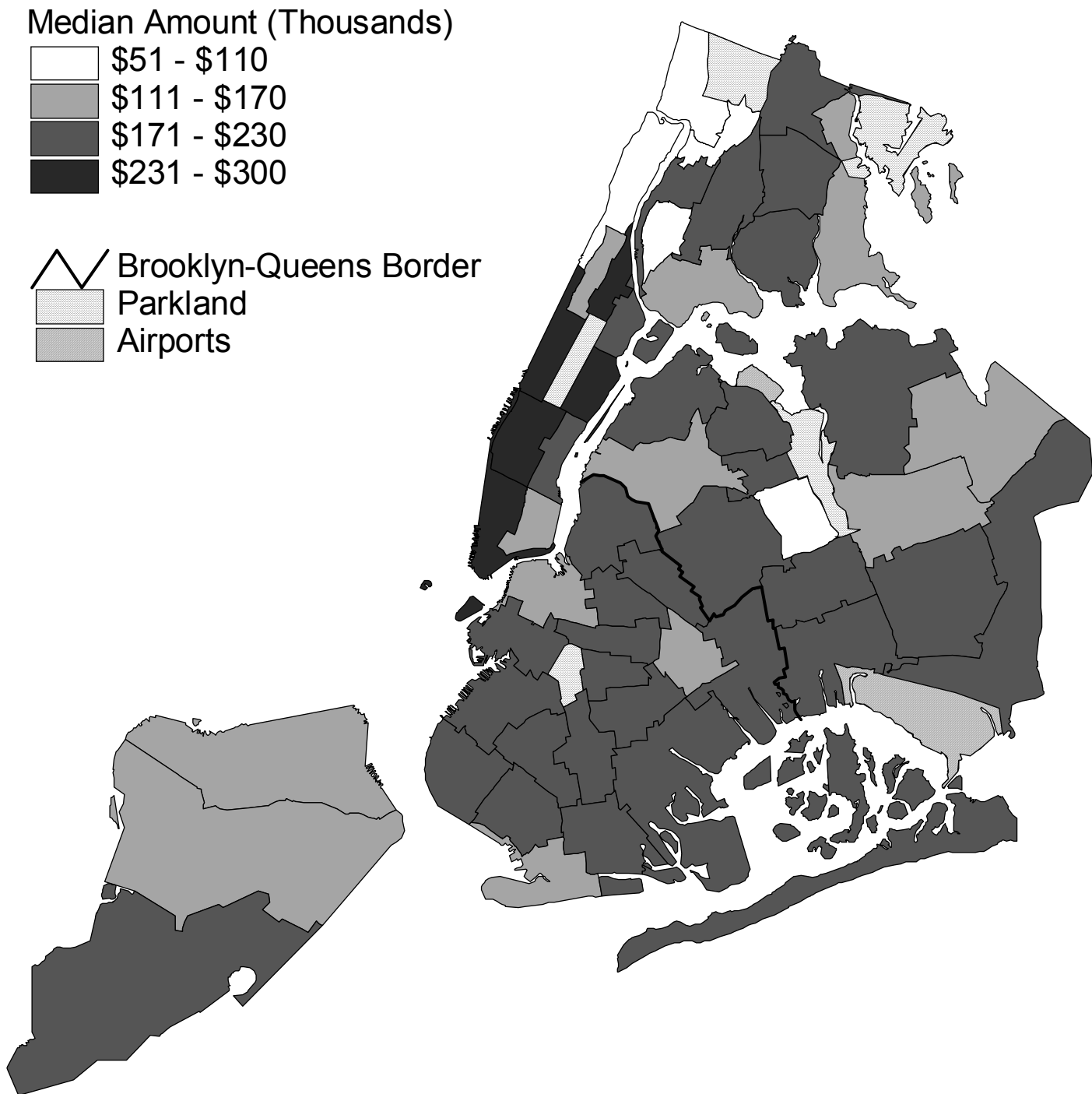
**Neighborhood Table 5-4**  
**Median Dollar Amount (thousands) of**  
**Home Purchase Mortgage Loans**  
**In New York City Sub-borough Areas, 1999 and 2000**

| <b>Borough</b> | <b>Sub-borough Area</b>                  | <b>1999</b>  | <b>2000</b>  | <b>Change</b> | <b>% Change</b> |
|----------------|------------------------------------------|--------------|--------------|---------------|-----------------|
| Bronx          | 101 Mott Haven/Hunts Point               | \$146        | \$160        | \$14          | 9.6%            |
| Bronx          | 102 Morrisania/Belmont                   | \$171        | \$194        | \$23          | 13.5%           |
| Bronx          | 103 Highbridge/South Concourse           | \$119        | \$72         | -\$47         | -39.2%          |
| Bronx          | 104 University Heights/Fordham           | \$192        | \$195        | \$3           | 1.3%            |
| Bronx          | 105 Kingsbridge Heights/Mosholu          | \$107        | \$54         | -\$53         | -49.8%          |
| Bronx          | 106 Riverdale/Kingsbridge                | \$88         | \$86         | -\$2          | -2.3%           |
| Bronx          | 107 Soundview/Parkchester                | \$179        | \$180        | \$1           | 0.6%            |
| Bronx          | 108 Throgs Neck/Co-op City               | \$165        | \$157        | -\$8          | -4.8%           |
| Bronx          | 109 Pelham Parkway                       | \$182        | \$200        | \$18          | 9.9%            |
| Bronx          | 110 Williamsbridge/Baychester            | \$183        | \$196        | \$13          | 7.1%            |
| Brooklyn       | 201 Williamsburg/Greenpoint              | \$179        | \$209        | \$30          | 16.8%           |
| Brooklyn       | 202 Brooklyn Heights/Fort Greene         | \$132        | \$151        | \$19          | 14.4%           |
| Brooklyn       | 203 Bedford Stuyvesant                   | \$196        | \$223        | \$27          | 13.8%           |
| Brooklyn       | 204 Bushwick                             | \$186        | \$207        | \$21          | 11.3%           |
| Brooklyn       | 205 East New York/Starrett City          | \$168        | \$193        | \$25          | 14.9%           |
| Brooklyn       | 206 Park Slope/Carroll Gardens           | \$181        | \$213        | \$32          | 17.7%           |
| Brooklyn       | 207 Sunset Park                          | \$176        | \$200        | \$24          | 13.6%           |
| Brooklyn       | 208 North Crown Heights/Prospect Heights | \$164        | \$198        | \$34          | 20.7%           |
| Brooklyn       | 209 South Crown Heights                  | \$195        | \$216        | \$21          | 10.5%           |
| Brooklyn       | 210 Bay Ridge                            | \$180        | \$178        | -\$3          | -1.4%           |
| Brooklyn       | 211 Bensonhurst                          | \$190        | \$204        | \$14          | 7.4%            |
| Brooklyn       | 212 Borough Park                         | \$200        | \$216        | \$16          | 8.0%            |
| Brooklyn       | 213 Coney Island                         | \$132        | \$137        | \$5           | 3.8%            |
| Brooklyn       | 214 Flatbush                             | \$200        | \$218        | \$18          | 9.0%            |
| Brooklyn       | 215 Sheepshead Bay/Gravesend             | \$171        | \$198        | \$27          | 15.8%           |
| Brooklyn       | 216 Brownsville/Ocean Hill               | \$163        | \$167        | \$4           | 2.1%            |
| Brooklyn       | 217 East Flatbush                        | \$179        | \$197        | \$18          | 10.1%           |
| Brooklyn       | 218 Flatlands/Canarsie                   | \$193        | \$210        | \$17          | 8.8%            |
| Manhattan      | 301 Greenwich Village/Financial District | \$240        | \$285        | \$45          | 18.8%           |
| Manhattan      | 302 Lower East Side/Chinatown            | \$118        | \$120        | \$3           | 2.1%            |
| Manhattan      | 303 Chelsea/Clinton/Midtown              | \$180        | \$260        | \$80          | 44.4%           |
| Manhattan      | 304 Stuyvesant Town/Turtle-Bay           | \$160        | \$200        | \$40          | 25.0%           |
| Manhattan      | 305 Upper West Side                      | \$240        | \$288        | \$48          | 20.0%           |
| Manhattan      | 306 Upper East Side                      | \$203        | \$253        | \$50          | 24.6%           |
| Manhattan      | 307 Morningside Heights/Hamilton Heights | \$140        | \$162        | \$22          | 15.7%           |
| Manhattan      | 308 Central Harlem                       | \$348        | \$265        | -\$83         | -23.9%          |
| Manhattan      | 309 East Harlem                          | \$140        | \$221        | \$81          | 57.9%           |
| Manhattan      | 310 Washington Heights/Inwood            | \$75         | \$85         | \$10          | 13.3%           |
| Queens         | 401 Astoria                              | \$186        | \$208        | \$22          | 11.6%           |
| Queens         | 402 Sunnyside/Woodside                   | \$160        | \$150        | -\$10         | -6.3%           |
| Queens         | 403 Jackson Heights                      | \$198        | \$203        | \$5           | 2.5%            |
| Queens         | 404 Elmhurst/Corona                      | \$195        | \$215        | \$20          | 10.3%           |
| Queens         | 405 Middle Village/Ridgewood             | \$185        | \$207        | \$22          | 11.9%           |
| Queens         | 406 Rego Park/Forest Hills               | \$74         | \$77         | \$3           | 4.1%            |
| Queens         | 407 Flushing/Whitestone                  | \$170        | \$183        | \$13          | 7.6%            |
| Queens         | 408 Hillcrest/Fresh Meadows              | \$163        | \$150        | -\$13         | -8.0%           |
| Queens         | 409 Ozone Park/Woodhaven                 | \$175        | \$187        | \$12          | 6.9%            |
| Queens         | 410 South Ozone Park/Howard Beach        | \$170        | \$183        | \$13          | 7.6%            |
| Queens         | 411 Bayside/Little Neck                  | \$180        | \$170        | -\$10         | -5.6%           |
| Queens         | 412 Jamaica                              | \$162        | \$178        | \$16          | 9.9%            |
| Queens         | 413 Queens Village                       | \$170        | \$186        | \$16          | 9.1%            |
| Queens         | 414 Rockaways                            | \$164        | \$180        | \$16          | 9.5%            |
| Staten Island  | 501 North Shore                          | \$143        | \$160        | \$17          | 11.9%           |
| Staten Island  | 502 Mid-Island                           | \$153        | \$166        | \$13          | 8.5%            |
| Staten Island  | 503 South Shore                          | \$165        | \$195        | \$30          | 18.2%           |
| <b>Total</b>   | <b>New York City</b>                     | <b>\$172</b> | <b>\$190</b> | <b>\$18</b>   | <b>10.5%</b>    |

Source: Home Mortgage Disclosure Act

# Map 5-4

## Median Dollar Amount of Home Purchase Mortgage Loans in New York City Sub-borough Areas, 2000



Source: Home Mortgage Disclosure Act

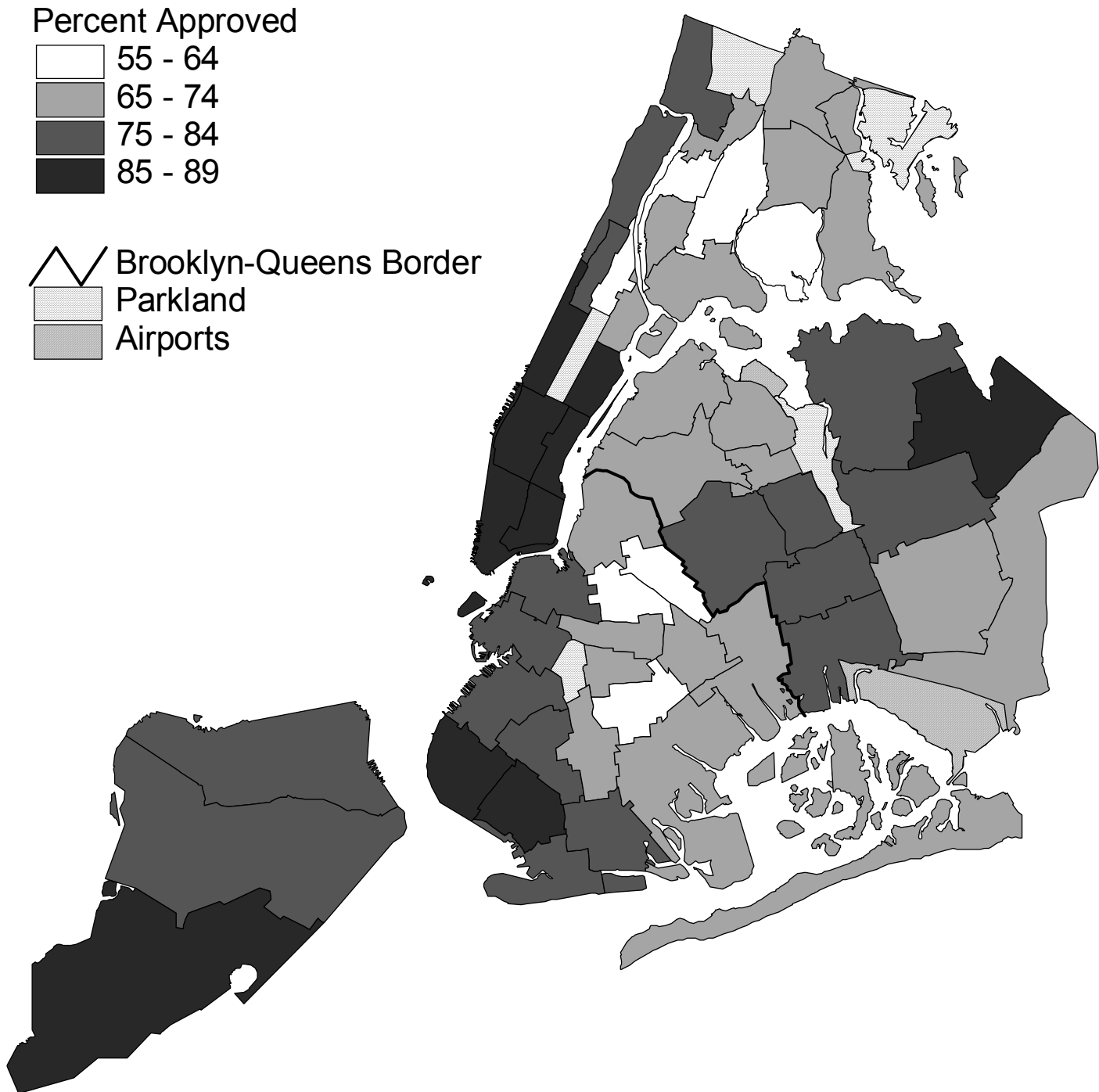
# **Neighborhood Table 5-5** **Approval Rate for Home Purchase Mortgage Loan Applications** **in New York City Sub-borough Areas, 1999 and 2000**

| <b>Borough</b> | <b>Sub-borough Area</b>                  | <b>1999</b>  | <b>2000</b>  | <b>Change</b> | <b>% Change</b> |
|----------------|------------------------------------------|--------------|--------------|---------------|-----------------|
| Bronx          | 101 Mott Haven/Hunts Point               | 62.2%        | 69.9%        | 7.7%          | 12.3%           |
| Bronx          | 102 Morrisania/Belmont                   | 71.5%        | 61.1%        | -10.4%        | -14.6%          |
| Bronx          | 103 Highbridge/South Concourse           | 67.8%        | 68.9%        | 1.1%          | 1.7%            |
| Bronx          | 104 University Heights/Fordham           | 69.0%        | 60.0%        | -9.0%         | -13.0%          |
| Bronx          | 105 Kingsbridge Heights/Mosholu          | 68.6%        | 70.9%        | 2.3%          | 3.3%            |
| Bronx          | 106 Riverdale/Kingsbridge                | 81.8%        | 80.1%        | -1.8%         | -2.2%           |
| Bronx          | 107 Soundview/Parkchester                | 69.0%        | 64.2%        | -4.8%         | -6.9%           |
| Bronx          | 108 Throgs Neck/Co-op City               | 80.1%        | 74.4%        | -5.8%         | -7.2%           |
| Bronx          | 109 Pelham Parkway                       | 76.2%        | 74.2%        | -2.0%         | -2.7%           |
| Bronx          | 110 Williamsbridge/Baychester            | 72.8%        | 71.1%        | -1.7%         | -2.4%           |
| Brooklyn       | 201 Williamsburg/Greenpoint              | 76.6%        | 67.3%        | -9.3%         | -12.1%          |
| Brooklyn       | 202 Brooklyn Heights/Fort Greene         | 78.2%        | 74.5%        | -3.7%         | -4.7%           |
| Brooklyn       | 203 Bedford Stuyvesant                   | 67.5%        | 57.9%        | -9.6%         | -14.3%          |
| Brooklyn       | 204 Bushwick                             | 74.4%        | 64.0%        | -10.5%        | -14.1%          |
| Brooklyn       | 205 East New York/Starrett City          | 73.1%        | 67.0%        | -6.2%         | -8.4%           |
| Brooklyn       | 206 Park Slope/Carroll Gardens           | 82.2%        | 81.2%        | -1.0%         | -1.2%           |
| Brooklyn       | 207 Sunset Park                          | 83.2%        | 79.9%        | -3.3%         | -4.0%           |
| Brooklyn       | 208 North Crown Heights/Prospect Heights | 68.9%        | 66.3%        | -2.7%         | -3.8%           |
| Brooklyn       | 209 South Crown Heights                  | 73.8%        | 66.8%        | -7.1%         | -9.6%           |
| Brooklyn       | 210 Bay Ridge                            | 86.0%        | 84.8%        | -1.2%         | -1.4%           |
| Brooklyn       | 211 Bensonhurst                          | 88.3%        | 86.4%        | -1.9%         | -2.1%           |
| Brooklyn       | 212 Borough Park                         | 78.5%        | 77.6%        | -0.9%         | -1.1%           |
| Brooklyn       | 213 Coney Island                         | 81.4%        | 78.2%        | -3.2%         | -3.9%           |
| Brooklyn       | 214 Flatbush                             | 75.2%        | 69.6%        | -5.6%         | -7.4%           |
| Brooklyn       | 215 Sheepshead Bay/Gravesend             | 83.7%        | 82.9%        | -0.8%         | -0.9%           |
| Brooklyn       | 216 Brownsville/Ocean Hill               | 75.4%        | 68.3%        | -7.1%         | -9.5%           |
| Brooklyn       | 217 East Flatbush                        | 73.7%        | 63.1%        | -10.5%        | -14.3%          |
| Brooklyn       | 218 Flatlands/Canarsie                   | 79.0%        | 73.7%        | -5.3%         | -6.7%           |
| Manhattan      | 301 Greenwich Village/Financial District | 85.7%        | 84.6%        | -1.1%         | -1.2%           |
| Manhattan      | 302 Lower East Side/Chinatown            | 82.1%        | 85.4%        | 3.4%          | 4.1%            |
| Manhattan      | 303 Chelsea/Clinton/Midtown              | 84.2%        | 86.7%        | 2.5%          | 3.0%            |
| Manhattan      | 304 Stuyvesant Town/Turtle-Bay           | 86.6%        | 86.5%        | -0.1%         | -0.2%           |
| Manhattan      | 305 Upper West Side                      | 87.5%        | 87.7%        | 0.2%          | 0.3%            |
| Manhattan      | 306 Upper East Side                      | 88.1%        | 88.1%        | -0.1%         | -0.1%           |
| Manhattan      | 307 Morningside Heights/Hamilton Heights | 81.4%        | 74.8%        | -6.6%         | -8.1%           |
| Manhattan      | 308 Central Harlem                       | 69.7%        | 62.1%        | -7.6%         | -10.8%          |
| Manhattan      | 309 East Harlem                          | 73.2%        | 66.9%        | -6.3%         | -8.6%           |
| Manhattan      | 310 Washington Heights/Inwood            | 83.7%        | 80.7%        | -3.1%         | -3.6%           |
| Queens         | 401 Astoria                              | 75.0%        | 73.7%        | -1.3%         | -1.8%           |
| Queens         | 402 Sunnyside/Woodside                   | 81.6%        | 73.8%        | -7.8%         | -9.6%           |
| Queens         | 403 Jackson Heights                      | 78.8%        | 68.6%        | -10.2%        | -12.9%          |
| Queens         | 404 Elmhurst/Corona                      | 77.1%        | 69.8%        | -7.3%         | -9.5%           |
| Queens         | 405 Middle Village/Ridgewood             | 82.4%        | 81.7%        | -0.7%         | -0.9%           |
| Queens         | 406 Rego Park/Forest Hills               | 82.4%        | 82.0%        | -0.4%         | -0.5%           |
| Queens         | 407 Flushing/Whitestone                  | 84.9%        | 83.8%        | -1.1%         | -1.2%           |
| Queens         | 408 Hillcrest/Fresh Meadows              | 80.4%        | 78.9%        | -1.5%         | -1.9%           |
| Queens         | 409 Ozone Park/Woodhaven                 | 80.5%        | 79.8%        | -0.7%         | -0.9%           |
| Queens         | 410 South Ozone Park/Howard Beach        | 81.5%        | 76.6%        | -5.0%         | -6.1%           |
| Queens         | 411 Bayside/Little Neck                  | 88.4%        | 87.0%        | -1.5%         | -1.7%           |
| Queens         | 412 Jamaica                              | 76.4%        | 72.0%        | -4.4%         | -5.7%           |
| Queens         | 413 Queens Village                       | 79.5%        | 74.4%        | -5.1%         | -6.4%           |
| Queens         | 414 Rockaways                            | 78.7%        | 72.9%        | -5.8%         | -7.3%           |
| Staten Island  | 501 North Shore                          | 83.2%        | 81.8%        | -1.4%         | -1.7%           |
| Staten Island  | 502 Mid-Island                           | 84.0%        | 83.3%        | -0.8%         | -0.9%           |
| Staten Island  | 503 South Shore                          | 88.6%        | 86.0%        | -2.5%         | -2.9%           |
| <b>Total</b>   | <b>New York City</b>                     | <b>81.4%</b> | <b>78.0%</b> | <b>-3.4%</b>  | <b>-4.2%</b>    |

Source: Home Mortgage Disclosure Act

# Map 5-5

## Approval Rate for Home Purchase Mortgage Loan Applications in New York City Sub-borough Areas, 2000



Source: Home Mortgage Disclosure Act

# **Neighborhood Table 5-6** **Percent Subprime Home Purchase Mortgage Loan Originations in** **New York City Sub-borough Areas, 1999 and 2000**

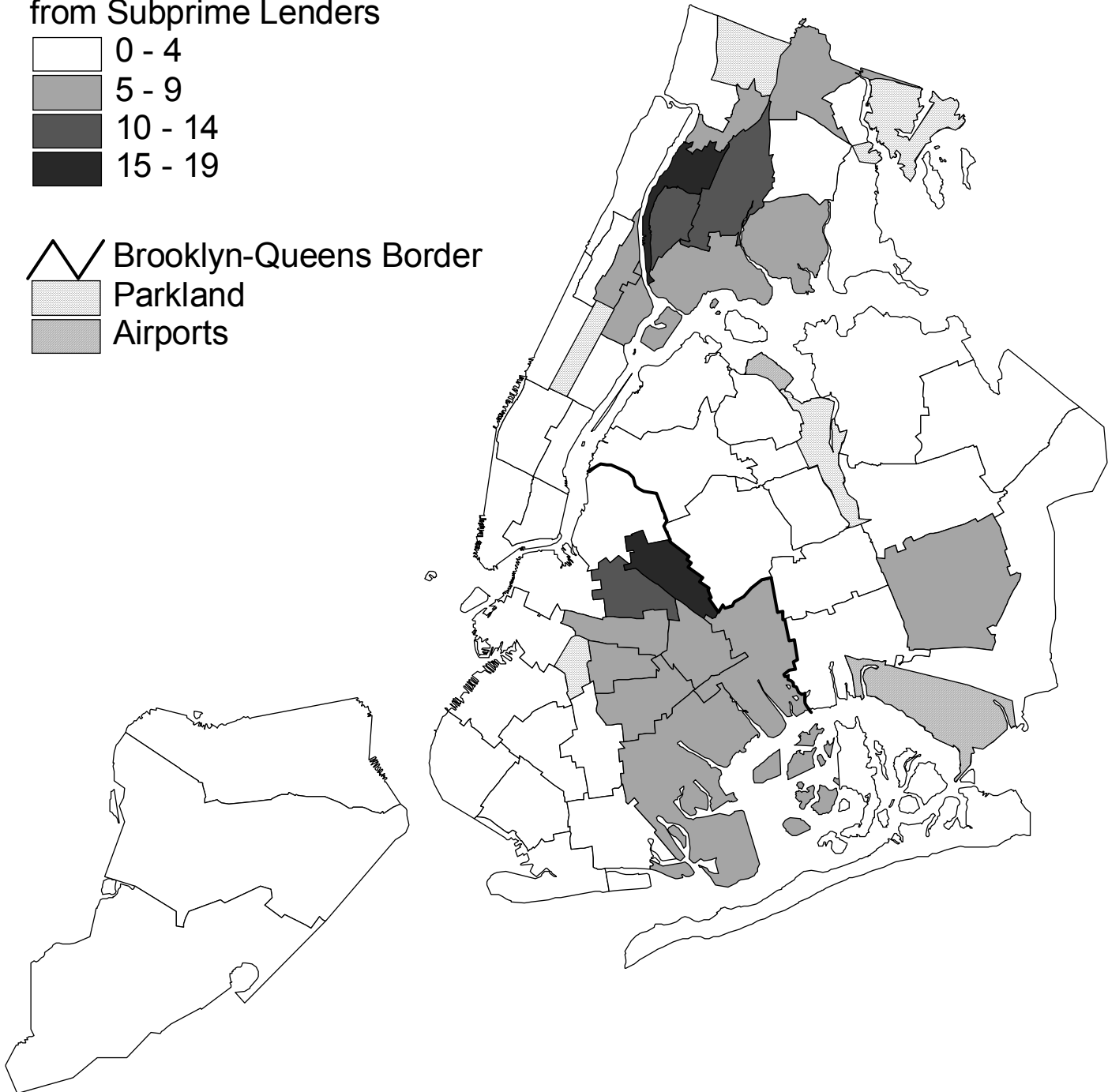
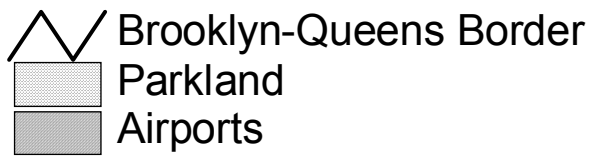
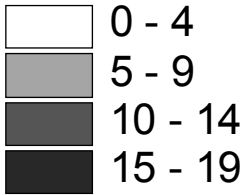
| <b>Borough</b> | <b>Sub-borough Area</b>                  | <b>1999</b> | <b>2000</b> | <b>Change</b> | <b>% Change</b> |
|----------------|------------------------------------------|-------------|-------------|---------------|-----------------|
| Bronx          | 101 Mott Haven/Hunts Point               | 7.5%        | 4.9%        | -2.6%         | -34.6%          |
| Bronx          | 102 Morrisania/Belmont                   | 12.1%       | 11.0%       | -1.0%         | -8.6%           |
| Bronx          | 103 Highbridge/South Concourse           | 21.2%       | 12.0%       | -9.2%         | -43.3%          |
| Bronx          | 104 University Heights/Fordham           | 13.2%       | 15.5%       | 2.3%          | 17.6%           |
| Bronx          | 105 Kingsbridge Heights/Mosholu          | 10.6%       | 5.5%        | -5.1%         | -48.2%          |
| Bronx          | 106 Riverdale/Kingsbridge                | 2.6%        | 0.2%        | -2.4%         | -93.5%          |
| Bronx          | 107 Soundview/Parkchester                | 11.1%       | 5.1%        | -6.0%         | -53.8%          |
| Bronx          | 108 Throgs Neck/Co-op City               | 4.7%        | 2.1%        | -2.6%         | -54.6%          |
| Bronx          | 109 Pelham Parkway                       | 6.5%        | 3.3%        | -3.2%         | -49.2%          |
| Bronx          | 110 Williamsbridge/Baychester            | 11.0%       | 5.9%        | -5.1%         | -46.3%          |
| Brooklyn       | 201 Williamsburg/Greenpoint              | 4.8%        | 2.6%        | -2.2%         | -45.2%          |
| Brooklyn       | 202 Brooklyn Heights/Fort Greene         | 4.7%        | 1.8%        | -2.9%         | -61.9%          |
| Brooklyn       | 203 Bedford Stuyvesant                   | 19.4%       | 12.3%       | -7.1%         | -36.4%          |
| Brooklyn       | 204 Bushwick                             | 27.4%       | 17.9%       | -9.5%         | -34.7%          |
| Brooklyn       | 205 East New York/Starrett City          | 13.4%       | 7.0%        | -6.4%         | -47.9%          |
| Brooklyn       | 206 Park Slope/Carroll Gardens           | 2.3%        | 1.0%        | -1.2%         | -54.3%          |
| Brooklyn       | 207 Sunset Park                          | 3.5%        | 1.7%        | -1.8%         | -51.9%          |
| Brooklyn       | 208 North Crown Heights/Prospect Heights | 13.8%       | 9.4%        | -4.4%         | -31.7%          |
| Brooklyn       | 209 South Crown Heights                  | 12.3%       | 6.4%        | -5.9%         | -48.0%          |
| Brooklyn       | 210 Bay Ridge                            | 1.9%        | 1.4%        | -0.5%         | -26.9%          |
| Brooklyn       | 211 Bensonhurst                          | 0.9%        | 0.9%        | 0.0%          | -4.3%           |
| Brooklyn       | 212 Borough Park                         | 1.8%        | 1.1%        | -0.7%         | -38.5%          |
| Brooklyn       | 213 Coney Island                         | 2.9%        | 0.2%        | -2.7%         | -92.6%          |
| Brooklyn       | 214 Flatbush                             | 2.1%        | 2.5%        | 0.4%          | 18.3%           |
| Brooklyn       | 215 Sheepshead Bay/Gravesend             | 1.5%        | 1.3%        | -0.1%         | -9.3%           |
| Brooklyn       | 216 Brownsville/Ocean Hill               | 12.5%       | 9.0%        | -3.5%         | -27.7%          |
| Brooklyn       | 217 East Flatbush                        | 11.2%       | 6.9%        | -4.3%         | -38.5%          |
| Brooklyn       | 218 Flatlands/Canarsie                   | 5.2%        | 4.9%        | -0.3%         | -5.3%           |
| Manhattan      | 301 Greenwich Village/Financial District | 0.5%        | 0.1%        | -0.5%         | -86.6%          |
| Manhattan      | 302 Lower East Side/Chinatown            | 0.3%        | 0.2%        | 0.0%          | -13.6%          |
| Manhattan      | 303 Chelsea/Clinton/Midtown              | 1.2%        | 0.5%        | -0.7%         | -59.2%          |
| Manhattan      | 304 Stuyvesant Town/Turtle-Bay           | 0.4%        | 0.5%        | 0.1%          | 17.1%           |
| Manhattan      | 305 Upper West Side                      | 0.2%        | 0.2%        | 0.0%          | 20.7%           |
| Manhattan      | 306 Upper East Side                      | 0.2%        | 0.2%        | 0.0%          | -15.6%          |
| Manhattan      | 307 Morningside Heights/Hamilton Heights | 1.2%        | 1.6%        | 0.3%          | 26.9%           |
| Manhattan      | 308 Central Harlem                       | 6.5%        | 7.6%        | 1.1%          | 16.1%           |
| Manhattan      | 309 East Harlem                          | 9.7%        | 4.9%        | -4.8%         | -49.2%          |
| Manhattan      | 310 Washington Heights/Inwood            | 2.2%        | 0.4%        | -1.7%         | -79.4%          |
| Queens         | 401 Astoria                              | 5.5%        | 2.6%        | -2.9%         | -52.9%          |
| Queens         | 402 Sunnyside/Woodside                   | 2.2%        | 2.4%        | 0.1%          | 5.7%            |
| Queens         | 403 Jackson Heights                      | 4.5%        | 4.1%        | -0.4%         | -8.6%           |
| Queens         | 404 Elmhurst/Corona                      | 4.4%        | 2.7%        | -1.7%         | -39.0%          |
| Queens         | 405 Middle Village/Ridgewood             | 3.0%        | 2.4%        | -0.7%         | -21.9%          |
| Queens         | 406 Rego Park/Forest Hills               | 0.7%        | 0.2%        | -0.5%         | -69.4%          |
| Queens         | 407 Flushing/Whitestone                  | 1.8%        | 1.1%        | -0.7%         | -39.7%          |
| Queens         | 408 Hillcrest/Fresh Meadows              | 2.2%        | 1.1%        | -1.1%         | -51.4%          |
| Queens         | 409 Ozone Park/Woodhaven                 | 2.9%        | 2.1%        | -0.8%         | -27.8%          |
| Queens         | 410 South Ozone Park/Howard Beach        | 4.2%        | 2.9%        | -1.3%         | -30.0%          |
| Queens         | 411 Bayside/Little Neck                  | 0.8%        | 0.8%        | 0.0%          | -3.9%           |
| Queens         | 412 Jamaica                              | 11.6%       | 6.2%        | -5.4%         | -46.4%          |
| Queens         | 413 Queens Village                       | 5.8%        | 4.2%        | -1.5%         | -26.7%          |
| Queens         | 414 Rockaways                            | 15.7%       | 4.0%        | -11.6%        | -74.4%          |
| Staten Island  | 501 North Shore                          | 8.7%        | 2.7%        | -6.0%         | -69.4%          |
| Staten Island  | 502 Mid-Island                           | 3.7%        | 1.6%        | -2.1%         | -57.0%          |
| Staten Island  | 503 South Shore                          | 3.3%        | 1.4%        | -1.8%         | -55.8%          |
| <b>Total</b>   | <b>New York City</b>                     | <b>4.3%</b> | <b>2.6%</b> | <b>-1.7%</b>  | <b>-39.3%</b>   |

Source: Home Mortgage Disclosure Act

# Map 5-6

## Percent Subprime Home Purchase Mortgage Loan Originations in New York City Sub-borough Areas, 2000

Percent of Loans  
from Subprime Lenders



Source: Home Mortgage Disclosure Act

# **Neighborhood Table 5-7** **Number of Refinance Mortgage Loan Originations** **in New York City Sub-borough Areas, 1999 and 2000**

| <b>Borough</b> | <b>Sub-borough Area</b>                  | <b>1999</b>   | <b>2000</b>   | <b>Change</b>  | <b>% Change</b> |
|----------------|------------------------------------------|---------------|---------------|----------------|-----------------|
| Bronx          | 101 Mott Haven/Hunts Point               | 102           | 59            | -43            | -42.2%          |
| Bronx          | 102 Morrisania/Belmont                   | 158           | 102           | -56            | -35.4%          |
| Bronx          | 103 Highbridge/South Concourse           | 54            | 32            | -22            | -40.7%          |
| Bronx          | 104 University Heights/Fordham           | 105           | 64            | -41            | -39.0%          |
| Bronx          | 105 Kingsbridge Heights/Mosholu          | 81            | 55            | -26            | -32.1%          |
| Bronx          | 106 Riverdale/Kingsbridge                | 268           | 118           | -150           | -56.0%          |
| Bronx          | 107 Soundview/Parkchester                | 489           | 283           | -206           | -42.1%          |
| Bronx          | 108 Throgs Neck/Co-op City               | 511           | 292           | -219           | -42.9%          |
| Bronx          | 109 Pelham Parkway                       | 491           | 246           | -245           | -49.9%          |
| Bronx          | 110 Williamsbridge/Baychester            | 964           | 505           | -459           | -47.6%          |
| Brooklyn       | 201 Williamsburg/Greenpoint              | 310           | 181           | -129           | -41.6%          |
| Brooklyn       | 202 Brooklyn Heights/Fort Greene         | 563           | 323           | -240           | -42.6%          |
| Brooklyn       | 203 Bedford Stuyvesant                   | 628           | 426           | -202           | -32.2%          |
| Brooklyn       | 204 Bushwick                             | 355           | 248           | -107           | -30.1%          |
| Brooklyn       | 205 East New York/Starrett City          | 716           | 416           | -300           | -41.9%          |
| Brooklyn       | 206 Park Slope/Carroll Gardens           | 767           | 388           | -379           | -49.4%          |
| Brooklyn       | 207 Sunset Park                          | 461           | 265           | -196           | -42.5%          |
| Brooklyn       | 208 North Crown Heights/Prospect Heights | 492           | 307           | -185           | -37.6%          |
| Brooklyn       | 209 South Crown Heights                  | 353           | 211           | -142           | -40.2%          |
| Brooklyn       | 210 Bay Ridge                            | 538           | 233           | -305           | -56.7%          |
| Brooklyn       | 211 Bensonhurst                          | 583           | 274           | -309           | -53.0%          |
| Brooklyn       | 212 Borough Park                         | 534           | 221           | -313           | -58.6%          |
| Brooklyn       | 213 Coney Island                         | 262           | 138           | -124           | -47.3%          |
| Brooklyn       | 214 Flatbush                             | 446           | 208           | -238           | -53.4%          |
| Brooklyn       | 215 Sheepshead Bay/Gravesend             | 746           | 271           | -475           | -63.7%          |
| Brooklyn       | 216 Brownsville/Ocean Hill               | 490           | 283           | -207           | -42.2%          |
| Brooklyn       | 217 East Flatbush                        | 1,030         | 575           | -455           | -44.2%          |
| Brooklyn       | 218 Flatlands/Canarsie                   | 1,775         | 843           | -932           | -52.5%          |
| Manhattan      | 301 Greenwich Village/Financial District | 885           | 360           | -525           | -59.3%          |
| Manhattan      | 302 Lower East Side/Chinatown            | 157           | 103           | -54            | -34.4%          |
| Manhattan      | 303 Chelsea/Clinton/Midtown              | 650           | 278           | -372           | -57.2%          |
| Manhattan      | 304 Stuyvesant Town/Turtle-Bay           | 854           | 299           | -555           | -65.0%          |
| Manhattan      | 305 Upper West Side                      | 1,570         | 493           | -1,077         | -68.6%          |
| Manhattan      | 306 Upper East Side                      | 1,475         | 529           | -946           | -64.1%          |
| Manhattan      | 307 Morningside Heights/Hamilton Heights | 179           | 64            | -115           | -64.2%          |
| Manhattan      | 308 Central Harlem                       | 118           | 95            | -23            | -19.5%          |
| Manhattan      | 309 East Harlem                          | 143           | 28            | -115           | -80.4%          |
| Manhattan      | 310 Washington Heights/Inwood            | 88            | 74            | -14            | -15.9%          |
| Queens         | 401 Astoria                              | 482           | 260           | -222           | -46.1%          |
| Queens         | 402 Sunnyside/Woodside                   | 320           | 168           | -152           | -47.5%          |
| Queens         | 403 Jackson Heights                      | 656           | 334           | -322           | -49.1%          |
| Queens         | 404 Elmhurst/Corona                      | 288           | 149           | -139           | -48.3%          |
| Queens         | 405 Middle Village/Ridgewood             | 821           | 457           | -364           | -44.3%          |
| Queens         | 406 Rego Park/Forest Hills               | 450           | 211           | -239           | -53.1%          |
| Queens         | 407 Flushing/Whitestone                  | 1,234         | 540           | -694           | -56.2%          |
| Queens         | 408 Hillcrest/Fresh Meadows              | 723           | 292           | -431           | -59.6%          |
| Queens         | 409 Ozone Park/Woodhaven                 | 878           | 430           | -448           | -51.0%          |
| Queens         | 410 South Ozone Park/Howard Beach        | 1,144         | 613           | -531           | -46.4%          |
| Queens         | 411 Bayside/Little Neck                  | 918           | 369           | -549           | -59.8%          |
| Queens         | 412 Jamaica                              | 2,032         | 1,293         | -739           | -36.4%          |
| Queens         | 413 Queens Village                       | 2,266         | 1,196         | -1,070         | -47.2%          |
| Queens         | 414 Rockaways                            | 536           | 231           | -305           | -56.9%          |
| Staten Island  | 501 North Shore                          | 1,497         | 669           | -828           | -55.3%          |
| Staten Island  | 502 Mid-Island                           | 1,466         | 582           | -884           | -60.3%          |
| Staten Island  | 503 South Shore                          | 2,157         | 441           | -1,716         | -79.6%          |
| <b>Total</b>   | <b>New York City</b>                     | <b>38,259</b> | <b>18,125</b> | <b>-20,134</b> | <b>-52.6%</b>   |

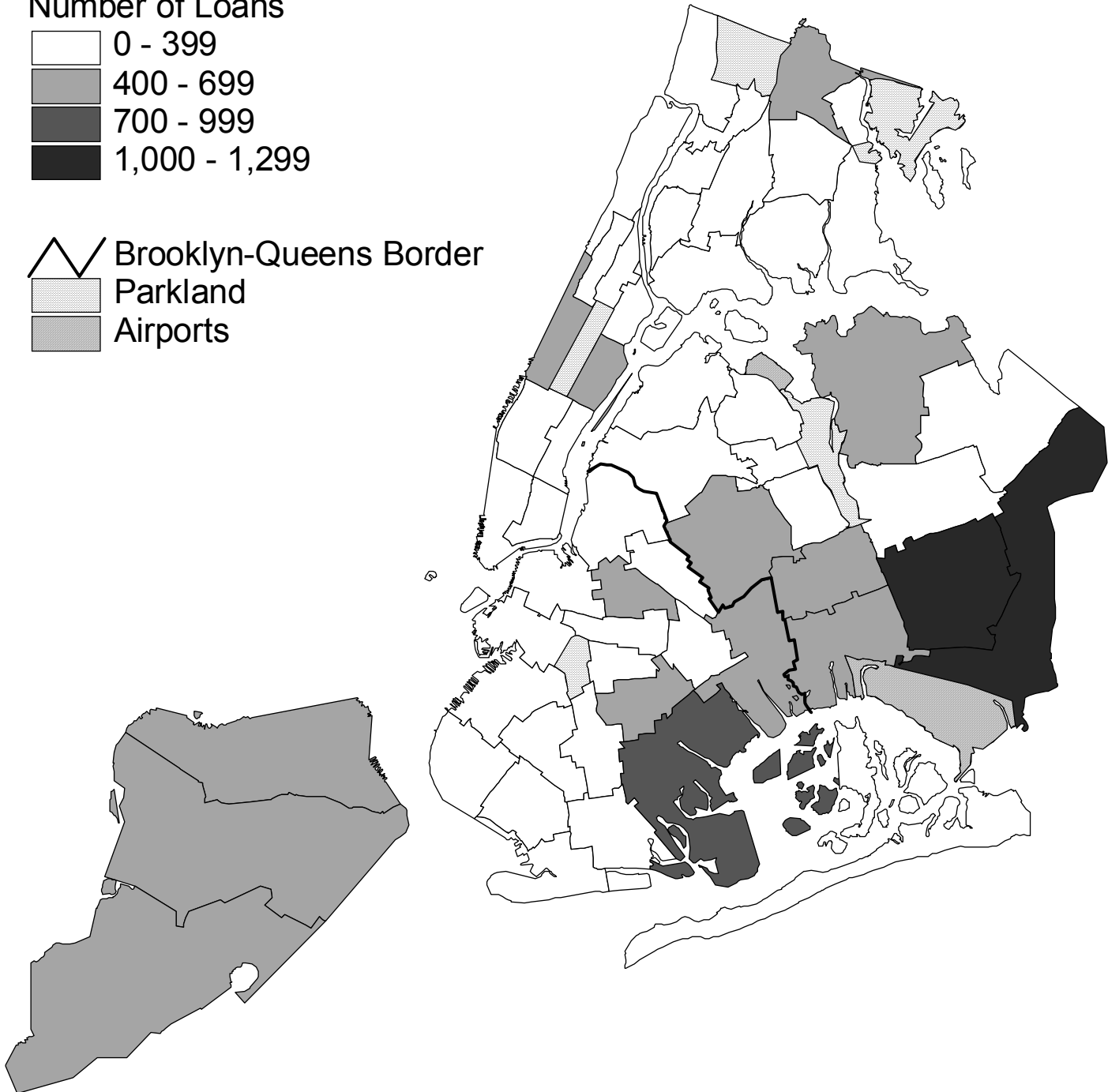
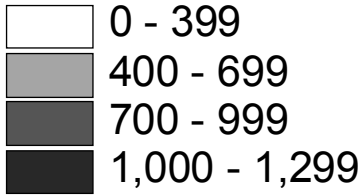
Source: Home Mortgage Disclosure Act



# Map 5-7

## Number of Refinance Mortgage Loan Originations in New York City Sub-borough Areas, 2000

Number of Loans



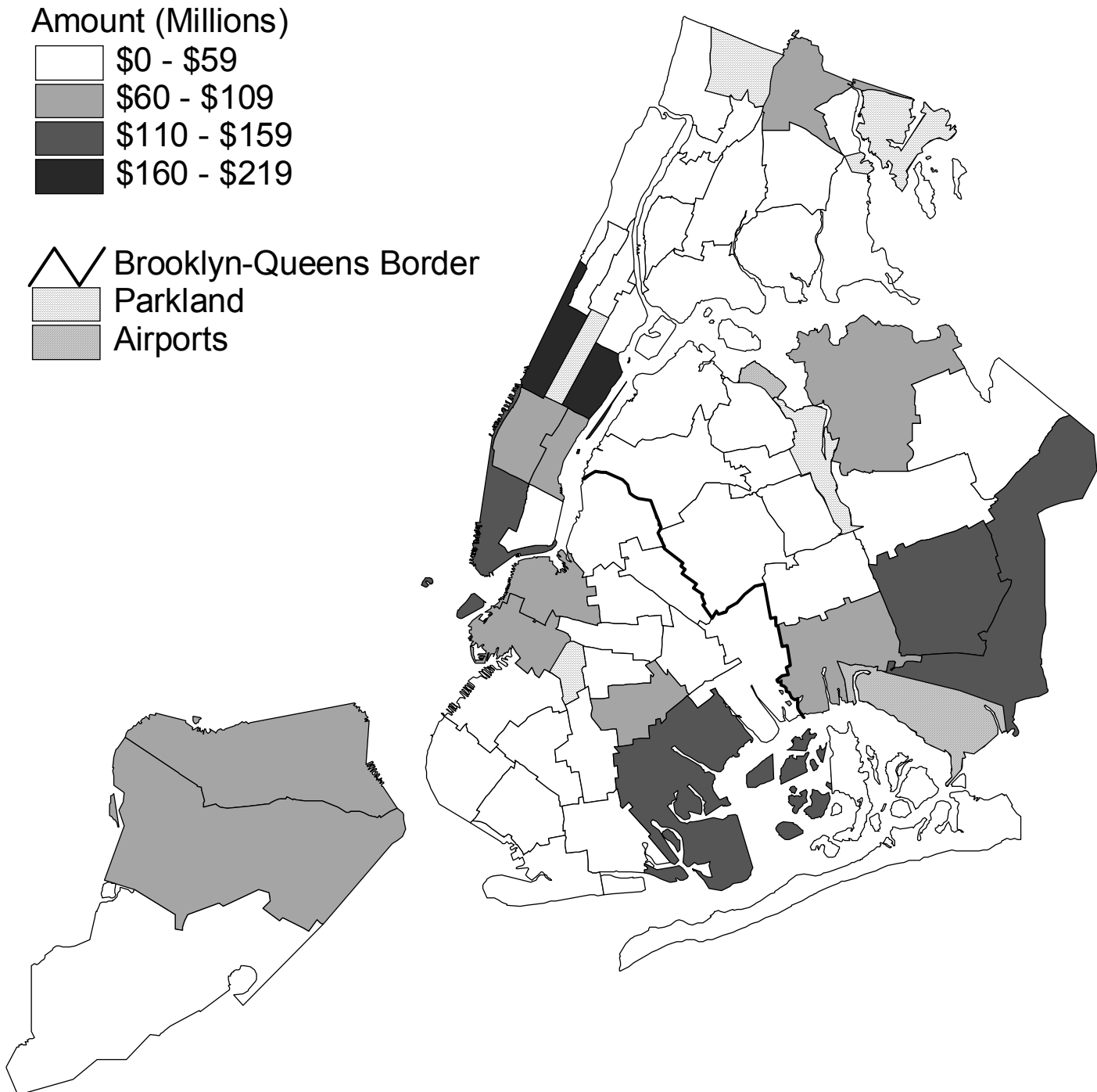
Source: Home Mortgage Disclosure Act

# **Neighborhood Table 5-8** **Total Dollar Amount (millions) of Refinance Mortgage Loans** **in New York City Sub-borough Areas, 1999 and 2000**

| <b>Borough</b> | <b>Sub-borough Area</b>                  | <b>1999</b>      | <b>2000</b>      | <b>Change</b>     | <b>% Change</b> |
|----------------|------------------------------------------|------------------|------------------|-------------------|-----------------|
| Bronx          | 101 Mott Haven/Hunts Point               | \$12.4           | \$6.2            | -\$6.2            | -50.1%          |
| Bronx          | 102 Morrisania/Belmont                   | \$18.6           | \$11.9           | -\$6.7            | -35.9%          |
| Bronx          | 103 Highbridge/South Concourse           | \$6.2            | \$4.3            | -\$2.0            | -31.8%          |
| Bronx          | 104 University Heights/Fordham           | \$12.5           | \$7.7            | -\$4.8            | -38.4%          |
| Bronx          | 105 Kingsbridge Heights/Mosholu          | \$9.8            | \$7.6            | -\$2.1            | -21.8%          |
| Bronx          | 106 Riverdale/Kingsbridge                | \$36.9           | \$15.6           | -\$21.2           | -57.6%          |
| Bronx          | 107 Soundview/Parkchester                | \$63.5           | \$33.3           | -\$30.3           | -47.6%          |
| Bronx          | 108 Throgs Neck/Co-op City               | \$68.4           | \$35.5           | -\$32.9           | -48.1%          |
| Bronx          | 109 Pelham Parkway                       | \$65.6           | \$30.2           | -\$35.4           | -53.9%          |
| Bronx          | 110 Williamsbridge/Baychester            | \$137.5          | \$65.4           | -\$72.1           | -52.4%          |
| Brooklyn       | 201 Williamsburg/Greenpoint              | \$46.9           | \$30.0           | -\$16.9           | -36.0%          |
| Brooklyn       | 202 Brooklyn Heights/Fort Greene         | \$107.0          | \$65.2           | -\$41.9           | -39.1%          |
| Brooklyn       | 203 Bedford Stuyvesant                   | \$80.4           | \$58.4           | -\$22.0           | -27.4%          |
| Brooklyn       | 204 Bushwick                             | \$45.7           | \$31.9           | -\$13.8           | -30.3%          |
| Brooklyn       | 205 East New York/Starrett City          | \$86.7           | \$50.5           | -\$36.2           | -41.7%          |
| Brooklyn       | 206 Park Slope/Carroll Gardens           | \$145.3          | \$83.5           | -\$61.8           | -42.5%          |
| Brooklyn       | 207 Sunset Park                          | \$61.9           | \$34.6           | -\$27.3           | -44.1%          |
| Brooklyn       | 208 North Crown Heights/Prospect Heights | \$70.3           | \$49.1           | -\$21.2           | -30.1%          |
| Brooklyn       | 209 South Crown Heights                  | \$48.3           | \$29.4           | -\$18.8           | -39.0%          |
| Brooklyn       | 210 Bay Ridge                            | \$82.1           | \$36.8           | -\$45.2           | -55.1%          |
| Brooklyn       | 211 Bensonhurst                          | \$85.2           | \$39.9           | -\$45.2           | -53.1%          |
| Brooklyn       | 212 Borough Park                         | \$100.0          | \$42.3           | -\$57.7           | -57.7%          |
| Brooklyn       | 213 Coney Island                         | \$33.0           | \$16.1           | -\$17.0           | -51.4%          |
| Brooklyn       | 214 Flatbush                             | \$82.8           | \$37.4           | -\$45.4           | -54.9%          |
| Brooklyn       | 215 Sheepshead Bay/Gravesend             | \$115.6          | \$47.5           | -\$68.1           | -58.9%          |
| Brooklyn       | 216 Brownsville/Ocean Hill               | \$56.5           | \$33.9           | -\$22.6           | -40.0%          |
| Brooklyn       | 217 East Flatbush                        | \$134.2          | \$74.7           | -\$59.5           | -44.3%          |
| Brooklyn       | 218 Flatlands/Canarsie                   | \$261.4          | \$113.2          | -\$148.2          | -56.7%          |
| Manhattan      | 301 Greenwich Village/Financial District | \$234.5          | \$124.3          | -\$110.3          | -47.0%          |
| Manhattan      | 302 Lower East Side/Chinatown            | \$25.2           | \$15.7           | -\$9.5            | -37.8%          |
| Manhattan      | 303 Chelsea/Clinton/Midtown              | \$157.6          | \$85.6           | -\$72.0           | -45.7%          |
| Manhattan      | 304 Stuyvesant Town/Turtle-Bay           | \$172.0          | \$93.4           | -\$78.6           | -45.7%          |
| Manhattan      | 305 Upper West Side                      | \$420.5          | \$176.9          | -\$243.6          | -57.9%          |
| Manhattan      | 306 Upper East Side                      | \$490.0          | \$216.8          | -\$273.2          | -55.7%          |
| Manhattan      | 307 Morningside Heights/Hamilton Heights | \$31.1           | \$12.5           | -\$18.6           | -59.8%          |
| Manhattan      | 308 Central Harlem                       | \$20.4           | \$19.6           | -\$0.8            | -4.0%           |
| Manhattan      | 309 East Harlem                          | \$22.3           | \$5.5            | -\$16.7           | -75.1%          |
| Manhattan      | 310 Washington Heights/Inwood            | \$9.2            | \$9.2            | -\$0.1            | -0.6%           |
| Queens         | 401 Astoria                              | \$70.7           | \$39.5           | -\$31.3           | -44.2%          |
| Queens         | 402 Sunnyside/Woodside                   | \$47.8           | \$21.7           | -\$26.1           | -54.6%          |
| Queens         | 403 Jackson Heights                      | \$99.6           | \$43.4           | -\$56.2           | -56.4%          |
| Queens         | 404 Elmhurst/Corona                      | \$43.6           | \$23.4           | -\$20.2           | -46.4%          |
| Queens         | 405 Middle Village/Ridgewood             | \$107.0          | \$57.6           | -\$49.4           | -46.2%          |
| Queens         | 406 Rego Park/Forest Hills               | \$60.4           | \$31.9           | -\$28.4           | -47.1%          |
| Queens         | 407 Flushing/Whitestone                  | \$181.3          | \$76.1           | -\$105.2          | -58.0%          |
| Queens         | 408 Hillcrest/Fresh Meadows              | \$102.9          | \$39.8           | -\$63.1           | -61.3%          |
| Queens         | 409 Ozone Park/Woodhaven                 | \$116.1          | \$53.3           | -\$62.9           | -54.1%          |
| Queens         | 410 South Ozone Park/Howard Beach        | \$143.7          | \$74.5           | -\$69.2           | -48.2%          |
| Queens         | 411 Bayside/Little Neck                  | \$141.6          | \$54.9           | -\$86.7           | -61.2%          |
| Queens         | 412 Jamaica                              | \$226.4          | \$142.8          | -\$83.6           | -36.9%          |
| Queens         | 413 Queens Village                       | \$280.3          | \$132.5          | -\$147.8          | -52.7%          |
| Queens         | 414 Rockaways                            | \$72.9           | \$28.2           | -\$44.8           | -61.4%          |
| Staten Island  | 501 North Shore                          | \$169.8          | \$73.5           | -\$96.3           | -56.7%          |
| Staten Island  | 502 Mid-Island                           | \$189.0          | \$74.8           | -\$114.2          | -60.4%          |
| Staten Island  | 503 South Shore                          | \$279.6          | \$57.7           | -\$221.8          | -79.4%          |
| <b>Total</b>   | <b>New York City</b>                     | <b>\$5,990.2</b> | <b>\$2,877.2</b> | <b>-\$3,113.1</b> | <b>-52.0%</b>   |

Source: Home Mortgage Disclosure Act

# **Map 5-8** **Total Dollar Amount of Refinance Mortgage Loans** **in New York City Sub-borough Areas, 2000**



*Source: Home Mortgage Disclosure Act*

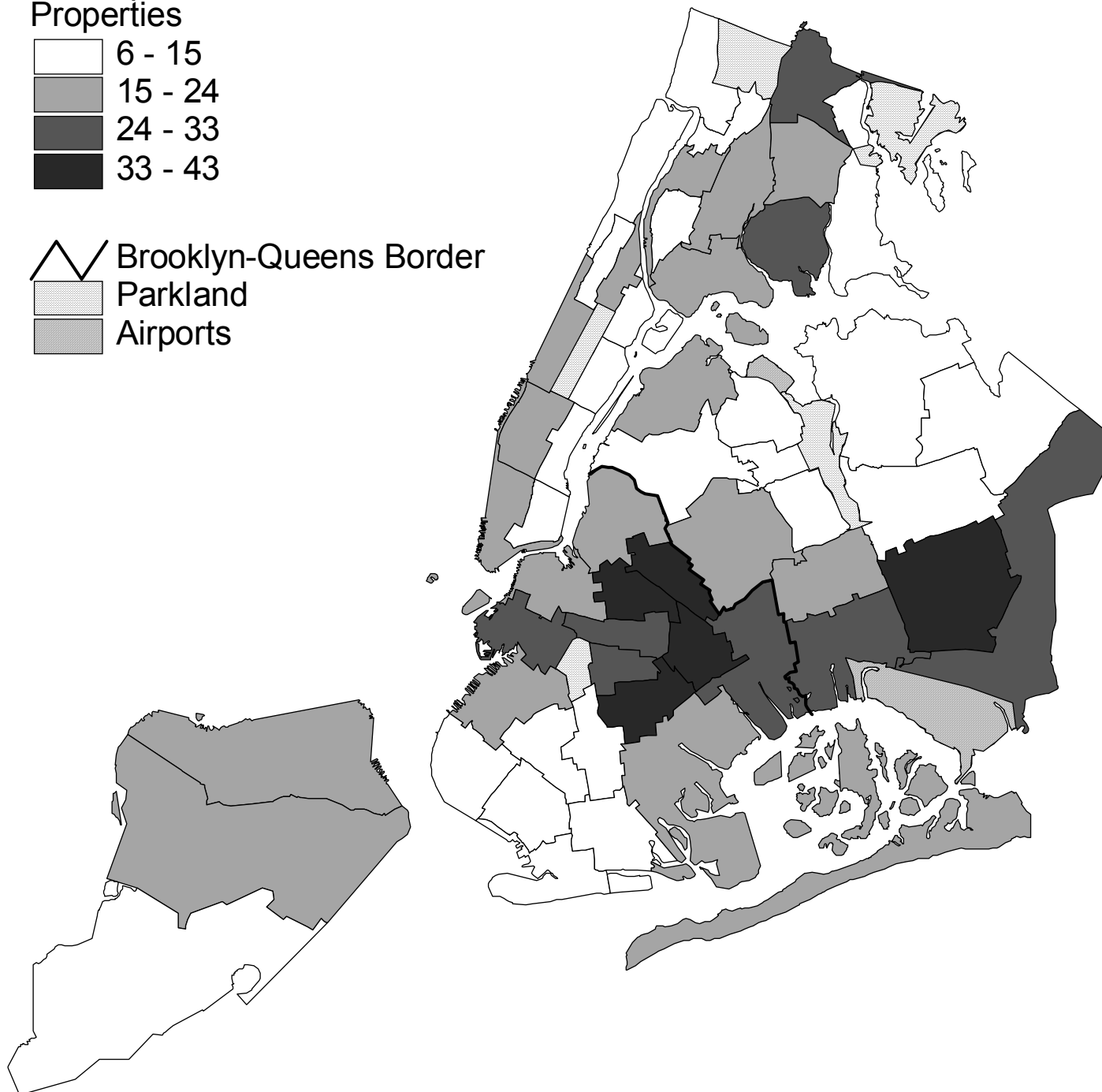
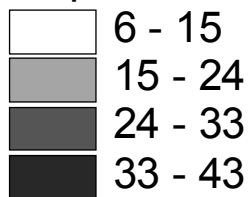
**Neighborhood Table 5-9**  
**Number of Refinance Mortgage Loan Originations**  
**per 1,000 Properties in New York City**  
**Sub-borough Areas, 1999 and 2000**

| <b>Borough</b> | <b>Sub-borough Area</b>                  | <b>1999</b> | <b>2000</b> | <b>Change</b> | <b>% Change</b> |
|----------------|------------------------------------------|-------------|-------------|---------------|-----------------|
| Bronx          | 101 Mott Haven/Hunts Point               | 28.4        | 16.1        | -12.3         | -43.4%          |
| Bronx          | 102 Morrisania/Belmont                   | 30.2        | 18.9        | -11.4         | -37.6%          |
| Bronx          | 103 Highbridge/South Concourse           | 12.7        | 7.5         | -5.2          | -40.7%          |
| Bronx          | 104 University Heights/Fordham           | 35.9        | 21.9        | -14.1         | -39.1%          |
| Bronx          | 105 Kingsbridge Heights/Mosholu          | 19.3        | 13.2        | -6.2          | -31.9%          |
| Bronx          | 106 Riverdale/Kingsbridge                | 13.7        | 6.1         | -7.7          | -55.8%          |
| Bronx          | 107 Soundview/Parkchester                | 48.4        | 28.0        | -20.4         | -42.1%          |
| Bronx          | 108 Throgs Neck/Co-op City               | 21.3        | 12.2        | -9.1          | -42.9%          |
| Bronx          | 109 Pelham Parkway                       | 34.1        | 16.7        | -17.4         | -51.0%          |
| Bronx          | 110 Williamsbridge/Baychester            | 54.9        | 28.8        | -26.2         | -47.6%          |
| Brooklyn       | 201 Williamsburg/Greenpoint              | 32.1        | 18.7        | -13.4         | -41.8%          |
| Brooklyn       | 202 Brooklyn Heights/Fort Greene         | 32.0        | 18.3        | -13.6         | -42.7%          |
| Brooklyn       | 203 Bedford Stuyvesant                   | 63.4        | 42.5        | -21.0         | -33.0%          |
| Brooklyn       | 204 Bushwick                             | 52.9        | 36.8        | -16.1         | -30.4%          |
| Brooklyn       | 205 East New York/Starrett City          | 57.4        | 33.3        | -24.2         | -42.1%          |
| Brooklyn       | 206 Park Slope/Carroll Gardens           | 49.7        | 25.1        | -24.6         | -49.4%          |
| Brooklyn       | 207 Sunset Park                          | 33.3        | 19.2        | -14.1         | -42.3%          |
| Brooklyn       | 208 North Crown Heights/Prospect Heights | 49.7        | 31.0        | -18.8         | -37.7%          |
| Brooklyn       | 209 South Crown Heights                  | 46.2        | 27.6        | -18.6         | -40.3%          |
| Brooklyn       | 210 Bay Ridge                            | 25.0        | 10.9        | -14.1         | -56.5%          |
| Brooklyn       | 211 Bensonhurst                          | 27.2        | 12.8        | -14.4         | -53.0%          |
| Brooklyn       | 212 Borough Park                         | 27.9        | 11.5        | -16.4         | -58.8%          |
| Brooklyn       | 213 Coney Island                         | 19.2        | 10.1        | -9.1          | -47.3%          |
| Brooklyn       | 214 Flatbush                             | 25.7        | 12.0        | -13.7         | -53.4%          |
| Brooklyn       | 215 Sheepshead Bay/Gravesend             | 26.1        | 9.5         | -16.6         | -63.6%          |
| Brooklyn       | 216 Brownsville/Ocean Hill               | 61.7        | 35.8        | -25.9         | -42.0%          |
| Brooklyn       | 217 East Flatbush                        | 64.8        | 36.2        | -28.6         | -44.2%          |
| Brooklyn       | 218 Flatlands/Canarsie                   | 51.0        | 24.2        | -26.8         | -52.5%          |
| Manhattan      | 301 Greenwich Village/Financial District | 50.6        | 20.7        | -29.9         | -59.1%          |
| Manhattan      | 302 Lower East Side/Chinatown            | 14.9        | 9.8         | -5.1          | -34.4%          |
| Manhattan      | 303 Chelsea/Clinton/Midtown              | 44.1        | 18.6        | -25.5         | -57.8%          |
| Manhattan      | 304 Stuyvesant Town/Turtle-Bay           | 29.1        | 10.2        | -19.0         | -65.0%          |
| Manhattan      | 305 Upper West Side                      | 50.0        | 15.7        | -34.3         | -68.6%          |
| Manhattan      | 306 Upper East Side                      | 31.0        | 11.1        | -19.8         | -64.1%          |
| Manhattan      | 307 Morningside Heights/Hamilton Heights | 22.0        | 7.9         | -14.2         | -64.3%          |
| Manhattan      | 308 Central Harlem                       | 27.5        | 21.5        | -6.0          | -21.7%          |
| Manhattan      | 309 East Harlem                          | 45.6        | 9.4         | -36.2         | -79.4%          |
| Manhattan      | 310 Washington Heights/Inwood            | 9.7         | 8.3         | -1.4          | -14.2%          |
| Queens         | 401 Astoria                              | 34.2        | 18.5        | -15.7         | -46.0%          |
| Queens         | 402 Sunnyside/Woodside                   | 22.5        | 11.8        | -10.7         | -47.5%          |
| Queens         | 403 Jackson Heights                      | 27.8        | 14.1        | -13.6         | -49.1%          |
| Queens         | 404 Elmhurst/Corona                      | 22.7        | 11.7        | -10.9         | -48.2%          |
| Queens         | 405 Middle Village/Ridgewood             | 29.7        | 16.5        | -13.2         | -44.4%          |
| Queens         | 406 Rego Park/Forest Hills               | 14.9        | 7.1         | -7.8          | -52.4%          |
| Queens         | 407 Flushing/Whitestone                  | 28.5        | 12.5        | -16.1         | -56.2%          |
| Queens         | 408 Hillcrest/Fresh Meadows              | 27.8        | 11.2        | -16.5         | -59.6%          |
| Queens         | 409 Ozone Park/Woodhaven                 | 39.2        | 19.2        | -19.9         | -50.9%          |
| Queens         | 410 South Ozone Park/Howard Beach        | 48.1        | 25.8        | -22.3         | -46.4%          |
| Queens         | 411 Bayside/Little Neck                  | 30.5        | 12.2        | -18.2         | -59.8%          |
| Queens         | 412 Jamaica                              | 56.2        | 35.8        | -20.5         | -36.4%          |
| Queens         | 413 Queens Village                       | 52.1        | 27.5        | -24.6         | -47.2%          |
| Queens         | 414 Rockaways                            | 44.5        | 19.1        | -25.3         | -57.0%          |
| Staten Island  | 501 North Shore                          | 48.8        | 21.8        | -27.0         | -55.3%          |
| Staten Island  | 502 Mid-Island                           | 55.4        | 22.0        | -33.4         | -60.3%          |
| Staten Island  | 503 South Shore                          | 61.5        | 12.6        | -48.9         | -79.5%          |
| <b>Total</b>   | <b>New York City</b>                     | <b>37.6</b> | <b>17.8</b> | <b>-19.8</b>  | <b>-52.6%</b>   |

Source: Home Mortgage Disclosure Act

# **Map 5-9** **Number of Refinance Mortgage Loan Originations** **per 1,000 Properties in New York City** **Sub-borough Areas, 2000**

Loans per 1,000  
Properties



*Source: Home Mortgage Disclosure Act*

# Neighborhood Table 5-10

## Median Dollar Amount (thousands) of Refinance Mortgage Loans in New York City Sub-borough Areas, 1999 and 2000

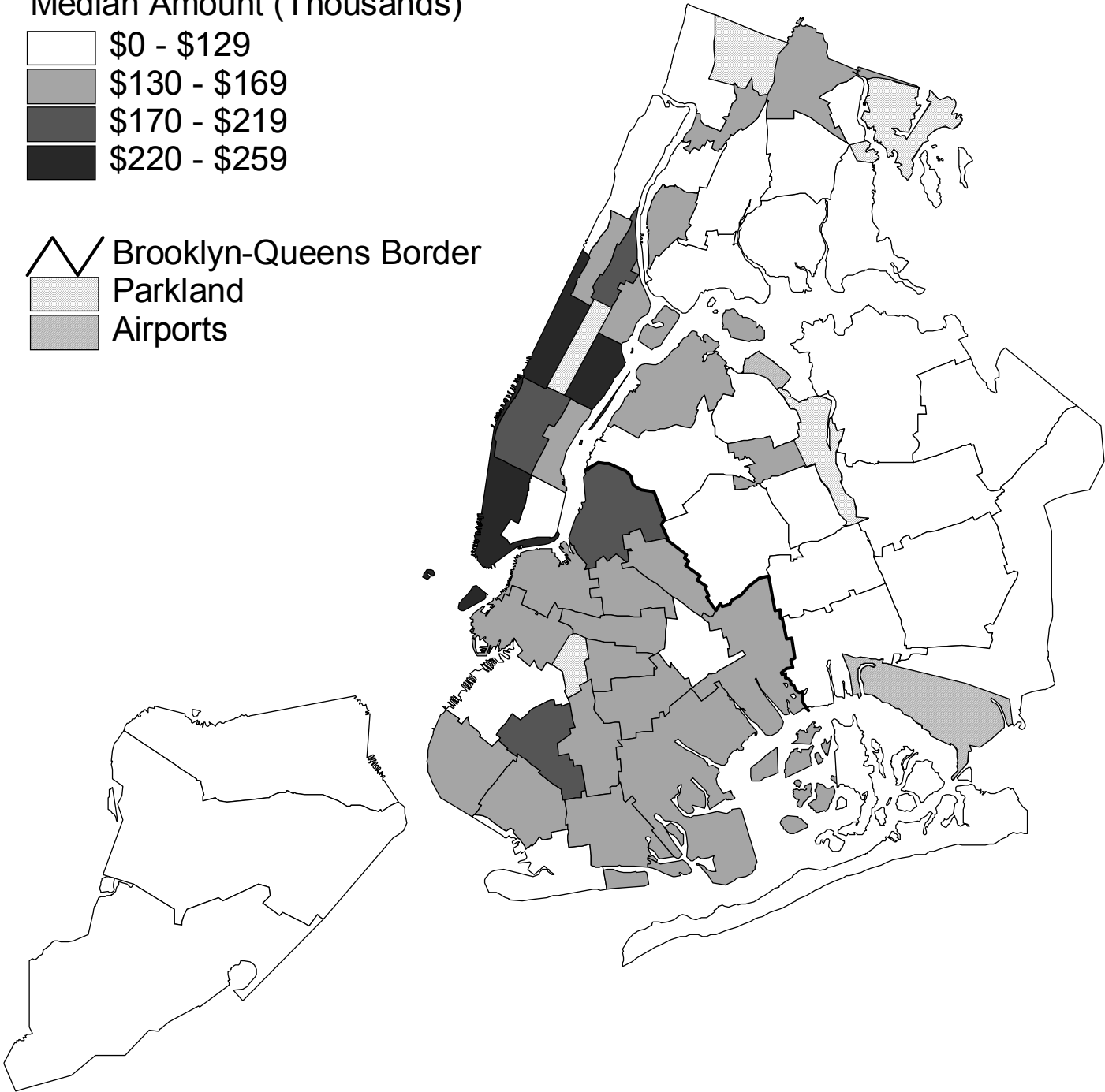
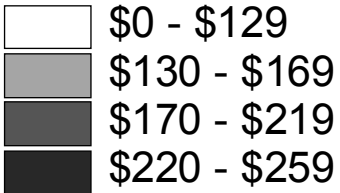
| Borough       | Sub-borough Area                         | 1999         | 2000         | Change      | % Change     |
|---------------|------------------------------------------|--------------|--------------|-------------|--------------|
| Bronx         | 101 Mott Haven/Hunts Point               | \$127        | \$97         | -\$30       | -23.6%       |
| Bronx         | 102 Morrisania/Belmont                   | \$116        | \$118        | \$2         | 1.3%         |
| Bronx         | 103 Highbridge/South Concourse           | \$122        | \$136        | \$14        | 11.5%        |
| Bronx         | 104 University Heights/Fordham           | \$124        | \$118        | -\$6        | -4.8%        |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | \$130        | \$142        | \$12        | 9.2%         |
| Bronx         | 106 Riverdale/Kingsbridge                | \$115        | \$100        | -\$15       | -13.0%       |
| Bronx         | 107 Soundview/Parkchester                | \$142        | \$116        | -\$26       | -18.3%       |
| Bronx         | 108 Throgs Neck/Co-op City               | \$131        | \$109        | -\$22       | -16.8%       |
| Bronx         | 109 Pelham Parkway                       | \$143        | \$127        | -\$17       | -11.5%       |
| Bronx         | 110 Williamsbridge/Baychester            | \$150        | \$135        | -\$15       | -10.0%       |
| Brooklyn      | 201 Williamsburg/Greenpoint              | \$145        | \$170        | \$25        | 17.2%        |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | \$161        | \$153        | -\$8        | -5.0%        |
| Brooklyn      | 203 Bedford Stuyvesant                   | \$133        | \$142        | \$10        | 7.2%         |
| Brooklyn      | 204 Bushwick                             | \$132        | \$130        | -\$2        | -1.5%        |
| Brooklyn      | 205 East New York/Starrett City          | \$125        | \$131        | \$6         | 4.8%         |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | \$160        | \$168        | \$8         | 4.7%         |
| Brooklyn      | 207 Sunset Park                          | \$131        | \$128        | -\$3        | -2.3%        |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | \$137        | \$160        | \$23        | 16.8%        |
| Brooklyn      | 209 South Crown Heights                  | \$140        | \$140        | \$0         | 0.0%         |
| Brooklyn      | 210 Bay Ridge                            | \$150        | \$136        | -\$14       | -9.3%        |
| Brooklyn      | 211 Bensonhurst                          | \$146        | \$145        | -\$2        | -1.0%        |
| Brooklyn      | 212 Borough Park                         | \$170        | \$170        | \$0         | 0.0%         |
| Brooklyn      | 213 Coney Island                         | \$120        | \$100        | -\$20       | -16.3%       |
| Brooklyn      | 214 Flatbush                             | \$168        | \$154        | -\$14       | -8.3%        |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | \$140        | \$130        | -\$10       | -7.1%        |
| Brooklyn      | 216 Brownsville/Ocean Hill               | \$116        | \$119        | \$3         | 2.6%         |
| Brooklyn      | 217 East Flatbush                        | \$137        | \$140        | \$4         | 2.6%         |
| Brooklyn      | 218 Flatlands/Canarsie                   | \$152        | \$130        | -\$22       | -14.5%       |
| Manhattan     | 301 Greenwich Village/Financial District | \$195        | \$240        | \$45        | 23.1%        |
| Manhattan     | 302 Lower East Side/Chinatown            | \$115        | \$100        | -\$15       | -13.0%       |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | \$160        | \$195        | \$35        | 21.9%        |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | \$138        | \$160        | \$22        | 15.9%        |
| Manhattan     | 305 Upper West Side                      | \$195        | \$220        | \$25        | 12.8%        |
| Manhattan     | 306 Upper East Side                      | \$215        | \$257        | \$42        | 19.5%        |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | \$150        | \$150        | \$0         | 0.0%         |
| Manhattan     | 308 Central Harlem                       | \$160        | \$200        | \$40        | 25.0%        |
| Manhattan     | 309 East Harlem                          | \$95         | \$165        | \$70        | 73.2%        |
| Manhattan     | 310 Washington Heights/Inwood            | \$93         | \$91         | -\$3        | -2.7%        |
| Queens        | 401 Astoria                              | \$151        | \$149        | -\$2        | -1.3%        |
| Queens        | 402 Sunnyside/Woodside                   | \$154        | \$101        | -\$54       | -34.7%       |
| Queens        | 403 Jackson Heights                      | \$157        | \$124        | -\$34       | -21.3%       |
| Queens        | 404 Elmhurst/Corona                      | \$162        | \$145        | -\$17       | -10.2%       |
| Queens        | 405 Middle Village/Ridgewood             | \$139        | \$117        | -\$22       | -15.8%       |
| Queens        | 406 Rego Park/Forest Hills               | \$109        | \$100        | -\$9        | -7.8%        |
| Queens        | 407 Flushing/Whitestone                  | \$142        | \$123        | -\$19       | -13.4%       |
| Queens        | 408 Hillcrest/Fresh Meadows              | \$140        | \$106        | -\$34       | -24.3%       |
| Queens        | 409 Ozone Park/Woodhaven                 | \$138        | \$121        | -\$17       | -12.3%       |
| Queens        | 410 South Ozone Park/Howard Beach        | \$128        | \$117        | -\$11       | -8.6%        |
| Queens        | 411 Bayside/Little Neck                  | \$150        | \$120        | -\$30       | -20.0%       |
| Queens        | 412 Jamaica                              | \$116        | \$114        | -\$2        | -1.7%        |
| Queens        | 413 Queens Village                       | \$131        | \$115        | -\$17       | -12.6%       |
| Queens        | 414 Rockaways                            | \$132        | \$110        | -\$22       | -16.7%       |
| Staten Island | 501 North Shore                          | \$111        | \$103        | -\$8        | -7.2%        |
| Staten Island | 502 Mid-Island                           | \$120        | \$113        | -\$7        | -5.8%        |
| Staten Island | 503 South Shore                          | \$122        | \$101        | -\$21       | -17.2%       |
| <b>Total</b>  | <b>New York City</b>                     | <b>\$137</b> | <b>\$130</b> | <b>-\$7</b> | <b>-5.1%</b> |

Source: Home Mortgage Disclosure Act

# Map 5-10

## Median Dollar Amount of Refinance Mortgage Loans in New York City Sub-borough Areas, 2000

Median Amount (Thousands)



Source: Home Mortgage Disclosure Act

# Neighborhood Table 5-11

## Approval Rate for Refinance Mortgage Loan Applications in New York City Sub-borough Areas, 1999 and 2000

| Borough       | Sub-borough Area                         | 1999         | 2000         | Change        | % Change      |
|---------------|------------------------------------------|--------------|--------------|---------------|---------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 49.4%        | 35.6%        | -13.8%        | -27.9%        |
| Bronx         | 102 Morrisania/Belmont                   | 54.5%        | 38.4%        | -16.1%        | -29.6%        |
| Bronx         | 103 Highbridge/South Concourse           | 48.5%        | 35.8%        | -12.7%        | -26.2%        |
| Bronx         | 104 University Heights/Fordham           | 58.4%        | 37.4%        | -21.1%        | -36.0%        |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 55.6%        | 33.9%        | -21.6%        | -38.9%        |
| Bronx         | 106 Riverdale/Kingsbridge                | 73.6%        | 59.6%        | -13.9%        | -18.9%        |
| Bronx         | 107 Soundview/Parkchester                | 59.2%        | 40.3%        | -18.9%        | -31.9%        |
| Bronx         | 108 Throgs Neck/Co-op City               | 65.6%        | 53.3%        | -12.3%        | -18.7%        |
| Bronx         | 109 Pelham Parkway                       | 64.6%        | 45.0%        | -19.6%        | -30.4%        |
| Bronx         | 110 Williamsbridge/Baychester            | 61.7%        | 43.5%        | -18.2%        | -29.5%        |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 68.1%        | 62.4%        | -5.7%         | -8.3%         |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 66.7%        | 55.9%        | -10.8%        | -16.2%        |
| Brooklyn      | 203 Bedford Stuyvesant                   | 58.9%        | 42.8%        | -16.1%        | -27.4%        |
| Brooklyn      | 204 Bushwick                             | 59.6%        | 43.1%        | -16.6%        | -27.8%        |
| Brooklyn      | 205 East New York/Starrett City          | 58.7%        | 40.6%        | -18.2%        | -30.9%        |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 72.9%        | 63.4%        | -9.5%         | -13.0%        |
| Brooklyn      | 207 Sunset Park                          | 66.6%        | 57.5%        | -9.1%         | -13.7%        |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 58.2%        | 44.6%        | -13.6%        | -23.4%        |
| Brooklyn      | 209 South Crown Heights                  | 64.4%        | 48.3%        | -16.1%        | -25.0%        |
| Brooklyn      | 210 Bay Ridge                            | 75.1%        | 63.5%        | -11.6%        | -15.4%        |
| Brooklyn      | 211 Bensonhurst                          | 72.5%        | 61.0%        | -11.5%        | -15.8%        |
| Brooklyn      | 212 Borough Park                         | 68.6%        | 56.5%        | -12.1%        | -17.7%        |
| Brooklyn      | 213 Coney Island                         | 65.0%        | 49.1%        | -16.0%        | -24.6%        |
| Brooklyn      | 214 Flatbush                             | 68.0%        | 47.3%        | -20.7%        | -30.5%        |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 74.6%        | 58.4%        | -16.2%        | -21.7%        |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 59.9%        | 41.7%        | -18.3%        | -30.5%        |
| Brooklyn      | 217 East Flatbush                        | 61.8%        | 42.5%        | -19.3%        | -31.3%        |
| Brooklyn      | 218 Flatlands/Canarsie                   | 60.8%        | 41.5%        | -19.4%        | -31.8%        |
| Manhattan     | 301 Greenwich Village/Financial District | 81.8%        | 72.4%        | -9.3%         | -11.4%        |
| Manhattan     | 302 Lower East Side/Chinatown            | 74.0%        | 65.1%        | -8.9%         | -12.0%        |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 81.2%        | 66.8%        | -14.4%        | -17.7%        |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 79.7%        | 73.1%        | -6.6%         | -8.3%         |
| Manhattan     | 305 Upper West Side                      | 86.2%        | 73.6%        | -12.6%        | -14.6%        |
| Manhattan     | 306 Upper East Side                      | 83.6%        | 74.7%        | -8.9%         | -10.6%        |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 66.0%        | 46.6%        | -19.4%        | -29.4%        |
| Manhattan     | 308 Central Harlem                       | 55.4%        | 41.7%        | -13.7%        | -24.7%        |
| Manhattan     | 309 East Harlem                          | 62.8%        | 52.6%        | -10.2%        | -16.3%        |
| Manhattan     | 310 Washington Heights/Inwood            | 64.5%        | 56.3%        | -8.2%         | -12.7%        |
| Queens        | 401 Astoria                              | 69.1%        | 53.6%        | -15.5%        | -22.4%        |
| Queens        | 402 Sunnyside/Woodside                   | 63.4%        | 47.2%        | -16.1%        | -25.4%        |
| Queens        | 403 Jackson Heights                      | 63.0%        | 44.6%        | -18.4%        | -29.2%        |
| Queens        | 404 Elmhurst/Corona                      | 62.5%        | 41.6%        | -20.9%        | -33.4%        |
| Queens        | 405 Middle Village/Ridgewood             | 69.5%        | 56.6%        | -12.9%        | -18.6%        |
| Queens        | 406 Rego Park/Forest Hills               | 70.5%        | 57.4%        | -13.0%        | -18.5%        |
| Queens        | 407 Flushing/Whitestone                  | 73.5%        | 62.2%        | -11.4%        | -15.5%        |
| Queens        | 408 Hillcrest/Fresh Meadows              | 70.8%        | 48.8%        | -21.9%        | -31.0%        |
| Queens        | 409 Ozone Park/Woodhaven                 | 60.9%        | 41.6%        | -19.3%        | -31.7%        |
| Queens        | 410 South Ozone Park/Howard Beach        | 65.4%        | 47.1%        | -18.2%        | -27.9%        |
| Queens        | 411 Bayside/Little Neck                  | 77.0%        | 65.9%        | -11.1%        | -14.4%        |
| Queens        | 412 Jamaica                              | 59.4%        | 42.2%        | -17.3%        | -29.0%        |
| Queens        | 413 Queens Village                       | 64.4%        | 49.0%        | -15.4%        | -23.9%        |
| Queens        | 414 Rockaways                            | 61.5%        | 46.7%        | -14.8%        | -24.1%        |
| Staten Island | 501 North Shore                          | 64.5%        | 49.9%        | -14.6%        | -22.6%        |
| Staten Island | 502 Mid-Island                           | 69.0%        | 60.3%        | -8.6%         | -12.5%        |
| Staten Island | 503 South Shore                          | 73.2%        | 59.7%        | -13.5%        | -18.5%        |
| <b>Total</b>  | <b>New York City</b>                     | <b>66.4%</b> | <b>49.9%</b> | <b>-16.5%</b> | <b>-24.9%</b> |

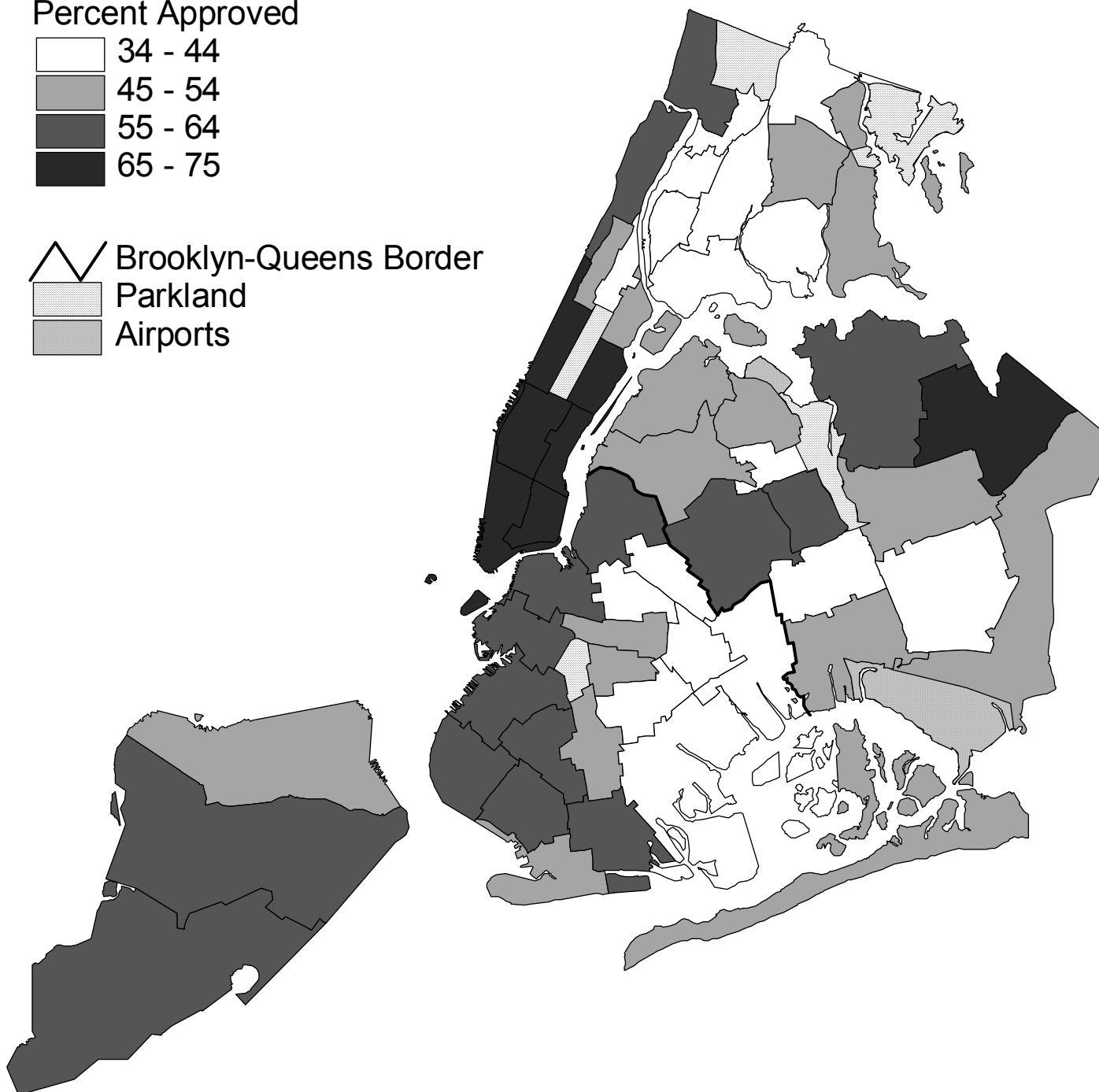
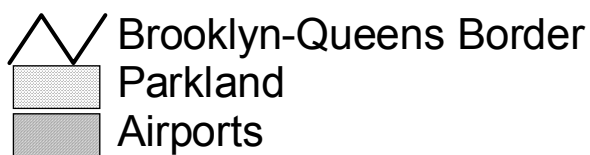
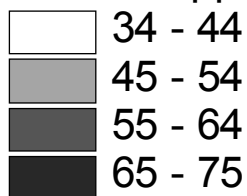
Source: Home Mortgage Disclosure Act



# Map 5-11

## Approval Rate for Refinance Mortgage Loan Applications in New York City Sub-borough Areas, 2000

Percent Approved



Source: Home Mortgage Disclosure Act

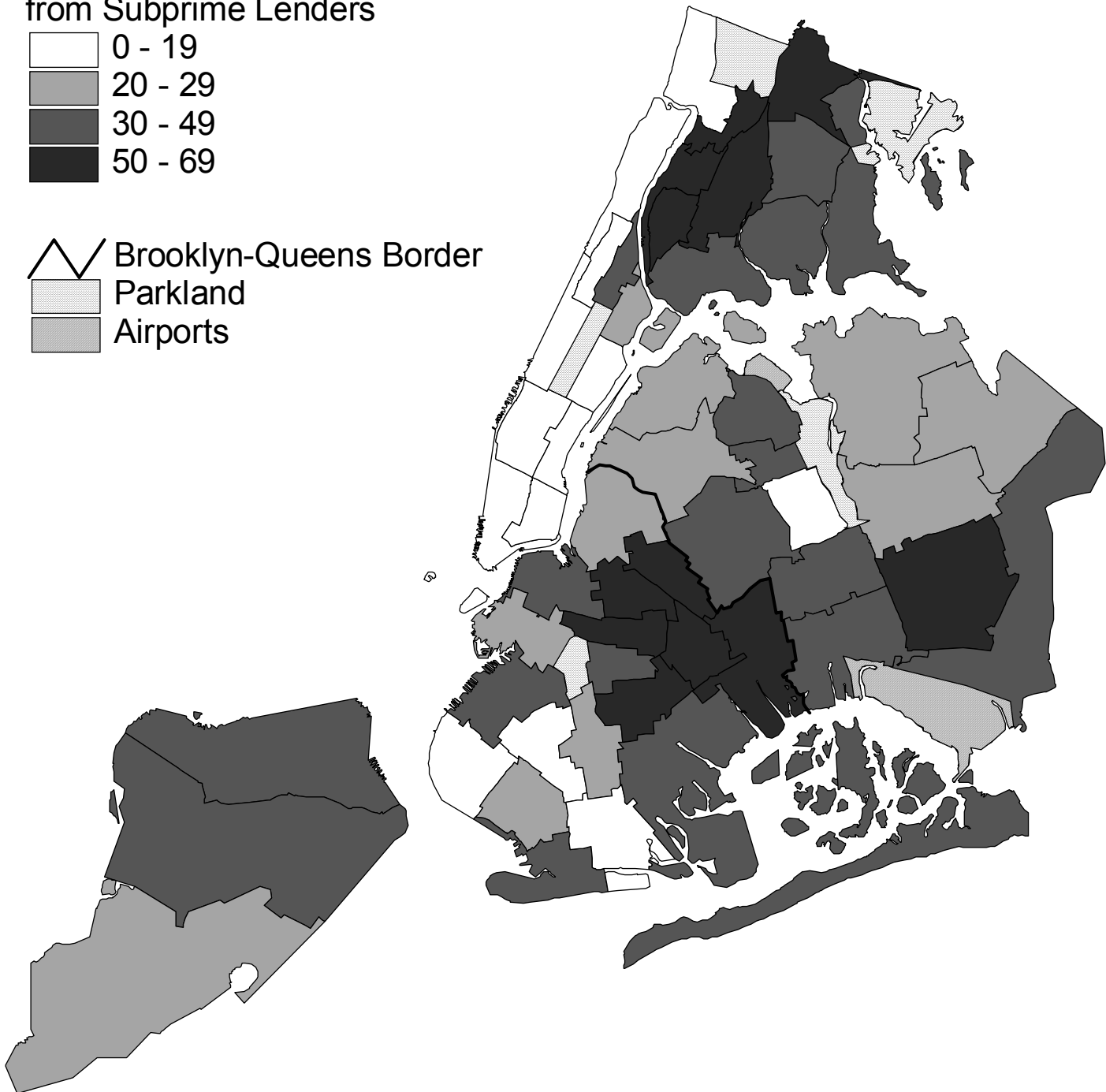
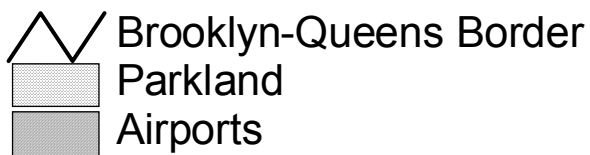
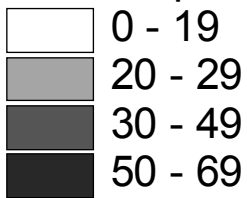
**Neighborhood Table 5-12**  
**Percent Subprime Refinance Loan**  
**Originations in New York City Sub-borough Areas, 1999 and 2000**

| <b>Borough</b> | <b>Sub-borough Area</b>                  | <b>1999</b>  | <b>2000</b>  | <b>Change</b> | <b>% Change</b> |
|----------------|------------------------------------------|--------------|--------------|---------------|-----------------|
| Bronx          | 101 Mott Haven/Hunts Point               | 37.3%        | 47.5%        | 10.2%         | 27.4%           |
| Bronx          | 102 Morrisania/Belmont                   | 48.7%        | 52.0%        | 3.2%          | 6.6%            |
| Bronx          | 103 Highbridge/South Concourse           | 44.4%        | 53.1%        | 8.7%          | 19.5%           |
| Bronx          | 104 University Heights/Fordham           | 49.5%        | 62.5%        | 13.0%         | 26.2%           |
| Bronx          | 105 Kingsbridge Heights/Mosholu          | 40.7%        | 69.1%        | 28.4%         | 69.6%           |
| Bronx          | 106 Riverdale/Kingsbridge                | 11.6%        | 9.3%         | -2.2%         | -19.4%          |
| Bronx          | 107 Soundview/Parkchester                | 38.7%        | 47.7%        | 9.1%          | 23.4%           |
| Bronx          | 108 Throgs Neck/Co-op City               | 21.1%        | 34.2%        | 13.1%         | 62.0%           |
| Bronx          | 109 Pelham Parkway                       | 23.2%        | 43.5%        | 20.3%         | 87.3%           |
| Bronx          | 110 Williamsbridge/Baychester            | 39.0%        | 49.5%        | 10.5%         | 26.9%           |
| Brooklyn       | 201 Williamsburg/Greenpoint              | 21.6%        | 28.7%        | 7.1%          | 32.9%           |
| Brooklyn       | 202 Brooklyn Heights/Fort Greene         | 21.1%        | 30.3%        | 9.2%          | 43.5%           |
| Brooklyn       | 203 Bedford Stuyvesant                   | 59.4%        | 61.0%        | 1.6%          | 2.8%            |
| Brooklyn       | 204 Bushwick                             | 60.0%        | 55.6%        | -4.4%         | -7.3%           |
| Brooklyn       | 205 East New York/Starrett City          | 50.0%        | 58.7%        | 8.7%          | 17.3%           |
| Brooklyn       | 206 Park Slope/Carroll Gardens           | 13.0%        | 22.4%        | 9.4%          | 72.0%           |
| Brooklyn       | 207 Sunset Park                          | 24.7%        | 34.3%        | 9.6%          | 38.9%           |
| Brooklyn       | 208 North Crown Heights/Prospect Heights | 50.0%        | 50.8%        | 0.8%          | 1.6%            |
| Brooklyn       | 209 South Crown Heights                  | 43.1%        | 49.3%        | 6.2%          | 14.5%           |
| Brooklyn       | 210 Bay Ridge                            | 13.0%        | 18.9%        | 5.9%          | 45.1%           |
| Brooklyn       | 211 Bensonhurst                          | 15.3%        | 23.4%        | 8.1%          | 53.0%           |
| Brooklyn       | 212 Borough Park                         | 11.2%        | 16.3%        | 5.1%          | 45.0%           |
| Brooklyn       | 213 Coney Island                         | 20.2%        | 34.1%        | 13.8%         | 68.4%           |
| Brooklyn       | 214 Flatbush                             | 21.7%        | 27.9%        | 6.1%          | 28.2%           |
| Brooklyn       | 215 Sheepshead Bay/Gravesend             | 13.0%        | 15.9%        | 2.9%          | 22.0%           |
| Brooklyn       | 216 Brownsville/Ocean Hill               | 60.4%        | 57.6%        | -2.8%         | -4.7%           |
| Brooklyn       | 217 East Flatbush                        | 48.0%        | 57.0%        | 9.1%          | 18.9%           |
| Brooklyn       | 218 Flatlands/Canarsie                   | 26.3%        | 42.7%        | 16.5%         | 62.7%           |
| Manhattan      | 301 Greenwich Village/Financial District | 2.3%         | 0.3%         | -2.0%         | -87.7%          |
| Manhattan      | 302 Lower East Side/Chinatown            | 5.1%         | 1.9%         | -3.2%         | -61.9%          |
| Manhattan      | 303 Chelsea/Clinton/Midtown              | 2.9%         | 4.0%         | 1.0%          | 35.4%           |
| Manhattan      | 304 Stuyvesant Town/Turtle-Bay           | 1.6%         | 3.3%         | 1.7%          | 104.0%          |
| Manhattan      | 305 Upper West Side                      | 1.3%         | 1.8%         | 0.5%          | 36.5%           |
| Manhattan      | 306 Upper East Side                      | 0.8%         | 2.5%         | 1.6%          | 202.1%          |
| Manhattan      | 307 Morningside Heights/Hamilton Heights | 13.4%        | 12.5%        | -0.9%         | -6.8%           |
| Manhattan      | 308 Central Harlem                       | 50.0%        | 38.9%        | -11.1%        | -22.1%          |
| Manhattan      | 309 East Harlem                          | 34.3%        | 25.0%        | -9.3%         | -27.0%          |
| Manhattan      | 310 Washington Heights/Inwood            | 10.2%        | 12.2%        | 1.9%          | 18.9%           |
| Queens         | 401 Astoria                              | 19.7%        | 23.5%        | 3.8%          | 19.0%           |
| Queens         | 402 Sunnyside/Woodside                   | 15.9%        | 25.0%        | 9.1%          | 56.9%           |
| Queens         | 403 Jackson Heights                      | 29.0%        | 37.7%        | 8.8%          | 30.2%           |
| Queens         | 404 Elmhurst/Corona                      | 23.6%        | 40.3%        | 16.7%         | 70.5%           |
| Queens         | 405 Middle Village/Ridgewood             | 21.3%        | 34.1%        | 12.8%         | 60.1%           |
| Queens         | 406 Rego Park/Forest Hills               | 8.7%         | 15.2%        | 6.5%          | 75.0%           |
| Queens         | 407 Flushing/Whitestone                  | 13.8%        | 23.1%        | 9.4%          | 68.0%           |
| Queens         | 408 Hillcrest/Fresh Meadows              | 19.9%        | 25.0%        | 5.1%          | 25.5%           |
| Queens         | 409 Ozone Park/Woodhaven                 | 24.4%        | 37.7%        | 13.3%         | 54.6%           |
| Queens         | 410 South Ozone Park/Howard Beach        | 29.5%        | 43.2%        | 13.8%         | 46.8%           |
| Queens         | 411 Bayside/Little Neck                  | 13.2%        | 21.4%        | 8.2%          | 62.4%           |
| Queens         | 412 Jamaica                              | 50.8%        | 53.8%        | 3.0%          | 5.9%            |
| Queens         | 413 Queens Village                       | 38.0%        | 46.8%        | 8.8%          | 23.2%           |
| Queens         | 414 Rockaways                            | 33.2%        | 42.4%        | 9.2%          | 27.7%           |
| Staten Island  | 501 North Shore                          | 26.3%        | 36.9%        | 10.7%         | 40.6%           |
| Staten Island  | 502 Mid-Island                           | 20.5%        | 31.3%        | 10.8%         | 52.8%           |
| Staten Island  | 503 South Shore                          | 17.1%        | 26.8%        | 9.7%          | 56.8%           |
| <b>Total</b>   | <b>New York City</b>                     | <b>24.8%</b> | <b>35.0%</b> | <b>10.2%</b>  | <b>41.2%</b>    |

Source: Home Mortgage Disclosure Act

# **Map 5-12** **Percent Subprime Refinance Loan Originations** **in New York City Sub-borough Areas, 2000**

Percent of Loans  
from Subprime Lenders



*Source: Home Mortgage Disclosure Act*

# Neighborhood Table 5-13

## Number of Home Improvement Loan Originations in New York City

### Sub-borough Areas, 1999 and 2000

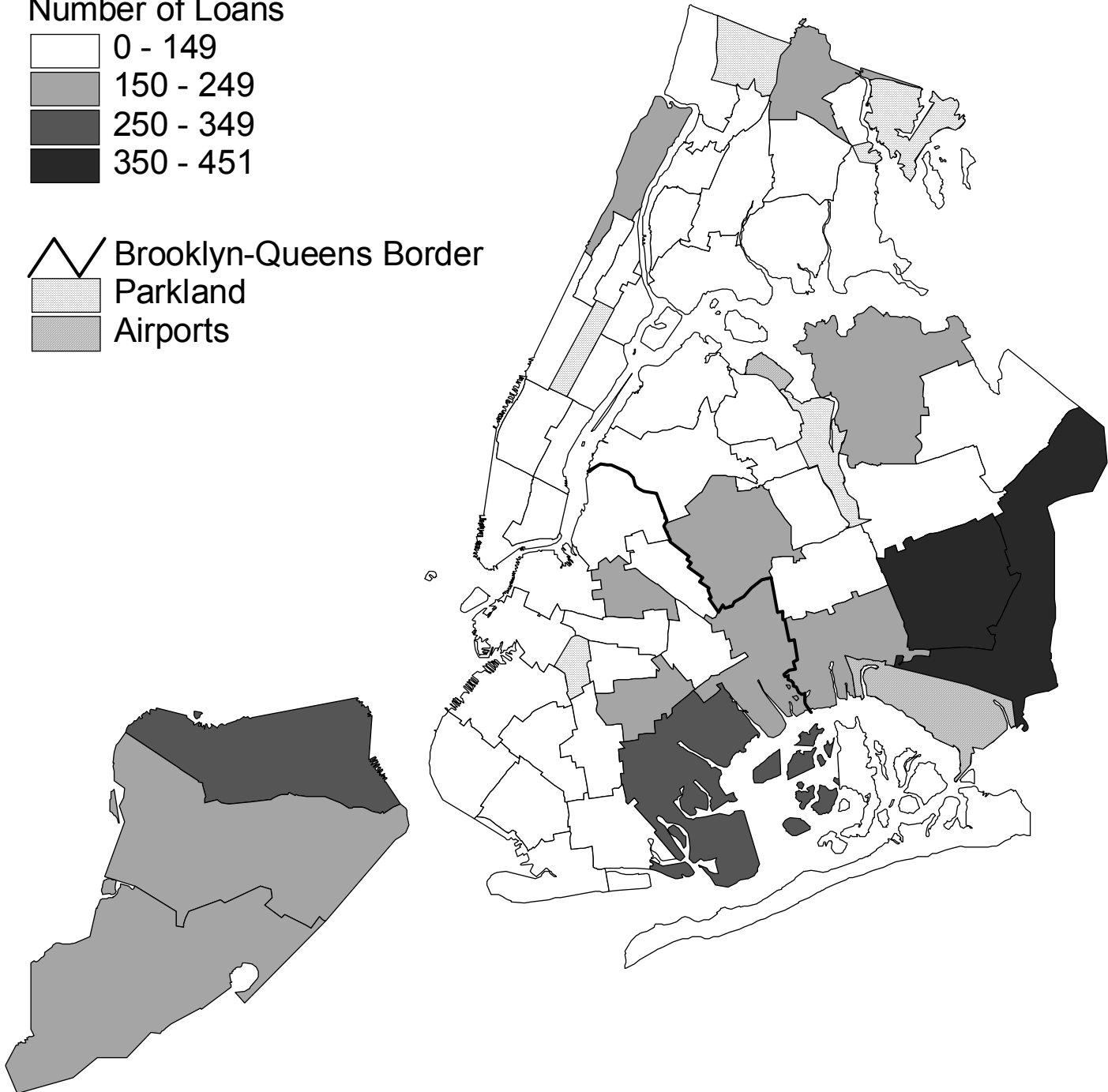
| Borough       | Sub-borough Area                         | 1999          | 2000         | Change        | % Change      |
|---------------|------------------------------------------|---------------|--------------|---------------|---------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 180           | 77           | -103          | -57.2%        |
| Bronx         | 102 Morrisania/Belmont                   | 185           | 100          | -85           | -45.9%        |
| Bronx         | 103 Highbridge/South Concourse           | 197           | 86           | -111          | -56.3%        |
| Bronx         | 104 University Heights/Fordham           | 190           | 92           | -98           | -51.6%        |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 197           | 74           | -123          | -62.4%        |
| Bronx         | 106 Riverdale/Kingsbridge                | 130           | 61           | -69           | -53.1%        |
| Bronx         | 107 Soundview/Parkchester                | 398           | 141          | -257          | -64.6%        |
| Bronx         | 108 Throgs Neck/Co-op City               | 166           | 75           | -91           | -54.8%        |
| Bronx         | 109 Pelham Parkway                       | 229           | 97           | -132          | -57.6%        |
| Bronx         | 110 Williamsbridge/Baychester            | 399           | 206          | -193          | -48.4%        |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 140           | 71           | -69           | -49.3%        |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 178           | 89           | -89           | -50.0%        |
| Brooklyn      | 203 Bedford Stuyvesant                   | 278           | 150          | -128          | -46.0%        |
| Brooklyn      | 204 Bushwick                             | 263           | 122          | -141          | -53.6%        |
| Brooklyn      | 205 East New York/Starrett City          | 377           | 198          | -179          | -47.5%        |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 206           | 117          | -89           | -43.2%        |
| Brooklyn      | 207 Sunset Park                          | 318           | 109          | -209          | -65.7%        |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 261           | 116          | -145          | -55.6%        |
| Brooklyn      | 209 South Crown Heights                  | 273           | 115          | -158          | -57.9%        |
| Brooklyn      | 210 Bay Ridge                            | 168           | 91           | -77           | -45.8%        |
| Brooklyn      | 211 Bensonhurst                          | 121           | 87           | -34           | -28.1%        |
| Brooklyn      | 212 Borough Park                         | 159           | 92           | -67           | -42.1%        |
| Brooklyn      | 213 Coney Island                         | 126           | 76           | -50           | -39.7%        |
| Brooklyn      | 214 Flatbush                             | 255           | 99           | -156          | -61.2%        |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 118           | 97           | -21           | -17.8%        |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 194           | 129          | -65           | -33.5%        |
| Brooklyn      | 217 East Flatbush                        | 378           | 160          | -218          | -57.7%        |
| Brooklyn      | 218 Flatlands/Canarsie                   | 410           | 315          | -95           | -23.2%        |
| Manhattan     | 301 Greenwich Village/Financial District | 69            | 65           | -4            | -5.8%         |
| Manhattan     | 302 Lower East Side/Chinatown            | 266           | 99           | -167          | -62.8%        |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 184           | 76           | -108          | -58.7%        |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 56            | 45           | -11           | -19.6%        |
| Manhattan     | 305 Upper West Side                      | 120           | 84           | -36           | -30.0%        |
| Manhattan     | 306 Upper East Side                      | 95            | 78           | -17           | -17.9%        |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 176           | 69           | -107          | -60.8%        |
| Manhattan     | 308 Central Harlem                       | 140           | 79           | -61           | -43.6%        |
| Manhattan     | 309 East Harlem                          | 171           | 68           | -103          | -60.2%        |
| Manhattan     | 310 Washington Heights/Inwood            | 394           | 158          | -236          | -59.9%        |
| Queens        | 401 Astoria                              | 235           | 113          | -122          | -51.9%        |
| Queens        | 402 Sunnyside/Woodside                   | 178           | 75           | -103          | -57.9%        |
| Queens        | 403 Jackson Heights                      | 316           | 122          | -194          | -61.4%        |
| Queens        | 404 Elmhurst/Corona                      | 245           | 84           | -161          | -65.7%        |
| Queens        | 405 Middle Village/Ridgewood             | 199           | 182          | -17           | -8.5%         |
| Queens        | 406 Rego Park/Forest Hills               | 77            | 45           | -32           | -41.6%        |
| Queens        | 407 Flushing/Whitestone                  | 282           | 194          | -88           | -31.2%        |
| Queens        | 408 Hillcrest/Fresh Meadows              | 170           | 110          | -60           | -35.3%        |
| Queens        | 409 Ozone Park/Woodhaven                 | 248           | 138          | -110          | -44.4%        |
| Queens        | 410 South Ozone Park/Howard Beach        | 311           | 192          | -119          | -38.3%        |
| Queens        | 411 Bayside/Little Neck                  | 142           | 120          | -22           | -15.5%        |
| Queens        | 412 Jamaica                              | 871           | 451          | -420          | -48.2%        |
| Queens        | 413 Queens Village                       | 742           | 406          | -336          | -45.3%        |
| Queens        | 414 Rockaways                            | 172           | 69           | -103          | -59.9%        |
| Staten Island | 501 North Shore                          | 369           | 302          | -67           | -18.2%        |
| Staten Island | 502 Mid-Island                           | 287           | 216          | -71           | -24.7%        |
| Staten Island | 503 South Shore                          | 473           | 199          | -274          | -57.9%        |
| <b>Total</b>  | <b>New York City</b>                     | <b>13,482</b> | <b>7,081</b> | <b>-6,401</b> | <b>-47.5%</b> |

Source: Home Mortgage Disclosure Act

# Map 5-13

## Number of Home Improvement Loan Originations in New York City Sub-borough Areas, 2000

Number of Loans



Source: Home Mortgage Disclosure Act

# **Neighborhood Table 5-14** **Total Dollar Amount (millions) of Home Improvement Loans** **in New York City Sub-borough Areas, 1999 and 2000**

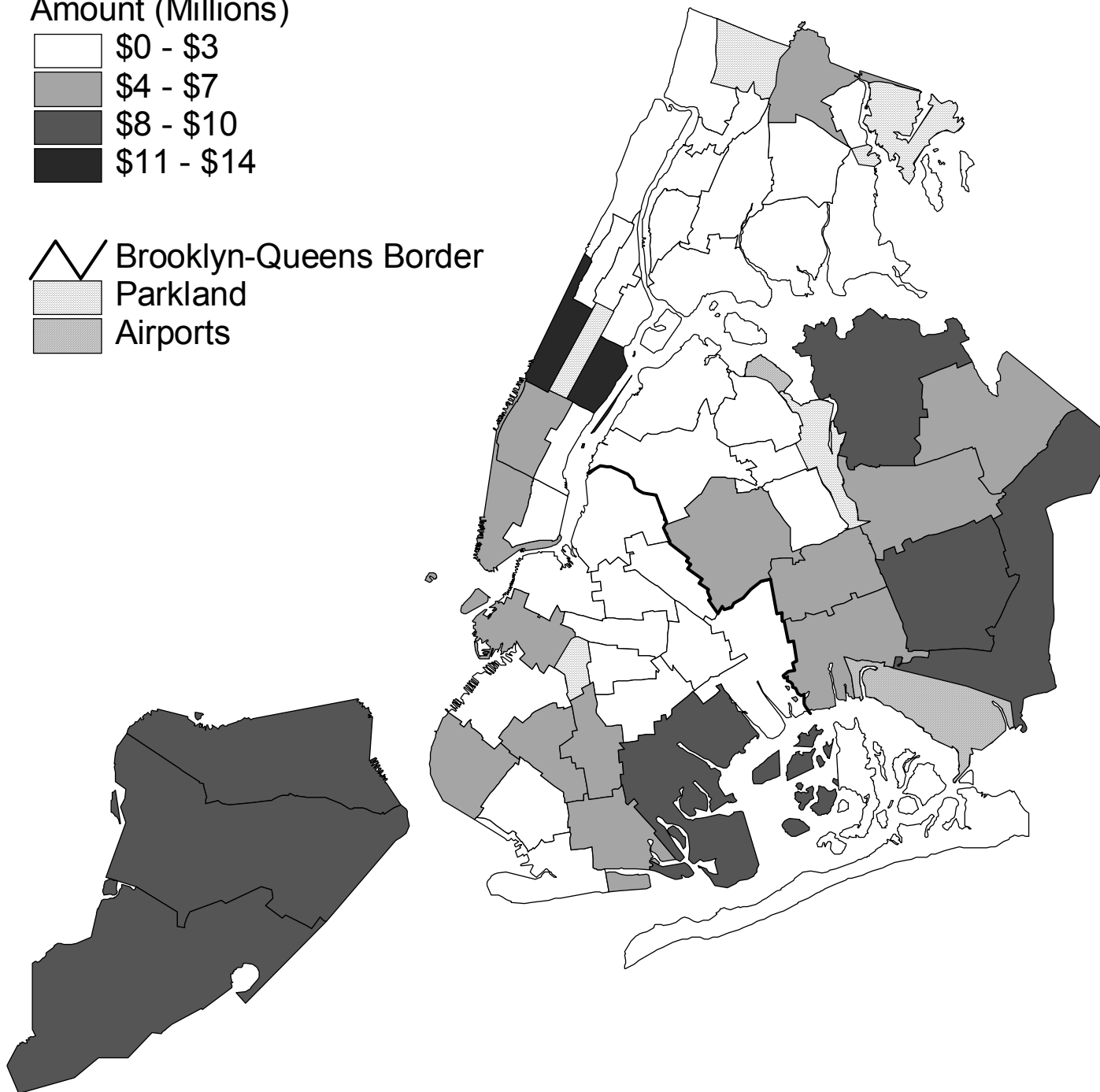
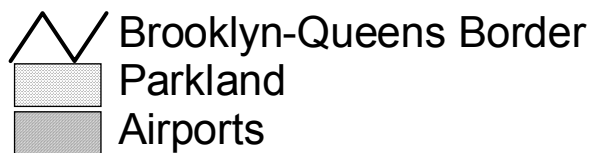
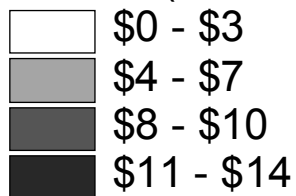
| Borough       | Sub-borough Area                         | 1999           | 2000           | Change       | % Change    |
|---------------|------------------------------------------|----------------|----------------|--------------|-------------|
| Bronx         | 101 Mott Haven/Hunts Point               | \$0.5          | \$0.6          | \$0.1        | -57.2%      |
| Bronx         | 102 Morrisania/Belmont                   | \$1.0          | \$1.2          | \$0.1        | -45.9%      |
| Bronx         | 103 Highbridge/South Concourse           | \$0.3          | \$0.6          | \$0.3        | -56.3%      |
| Bronx         | 104 University Heights/Fordham           | \$0.4          | \$0.6          | \$0.2        | -51.6%      |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | \$0.6          | \$0.5          | -\$0.1       | -62.4%      |
| Bronx         | 106 Riverdale/Kingsbridge                | \$0.9          | \$1.5          | \$0.5        | -53.1%      |
| Bronx         | 107 Soundview/Parkchester                | \$2.6          | \$2.6          | \$0.0        | -64.6%      |
| Bronx         | 108 Throgs Neck/Co-op City               | \$2.5          | \$2.2          | -\$0.3       | -54.8%      |
| Bronx         | 109 Pelham Parkway                       | \$3.9          | \$2.2          | -\$1.6       | -57.6%      |
| Bronx         | 110 Williamsbridge/Baychester            | \$4.5          | \$4.7          | \$0.2        | -48.4%      |
| Brooklyn      | 201 Williamsburg/Greenpoint              | \$1.7          | \$1.7          | -\$0.1       | -49.3%      |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | \$2.6          | \$3.0          | \$0.4        | -50.0%      |
| Brooklyn      | 203 Bedford Stuyvesant                   | \$3.4          | \$3.1          | -\$0.3       | -46.0%      |
| Brooklyn      | 204 Bushwick                             | \$1.8          | \$1.6          | -\$0.2       | -53.6%      |
| Brooklyn      | 205 East New York/Starrett City          | \$2.6          | \$2.9          | \$0.3        | -47.5%      |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | \$5.1          | \$6.8          | \$1.7        | -43.2%      |
| Brooklyn      | 207 Sunset Park                          | \$2.0          | \$2.5          | \$0.4        | -65.7%      |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | \$2.2          | \$1.8          | -\$0.4       | -55.6%      |
| Brooklyn      | 209 South Crown Heights                  | \$2.2          | \$1.8          | -\$0.4       | -57.9%      |
| Brooklyn      | 210 Bay Ridge                            | \$4.4          | \$3.9          | -\$0.5       | -45.8%      |
| Brooklyn      | 211 Bensonhurst                          | \$2.5          | \$3.3          | \$0.8        | -28.1%      |
| Brooklyn      | 212 Borough Park                         | \$4.7          | \$4.7          | \$0.0        | -42.1%      |
| Brooklyn      | 213 Coney Island                         | \$1.4          | \$1.5          | \$0.1        | -39.7%      |
| Brooklyn      | 214 Flatbush                             | \$3.3          | \$3.7          | \$0.5        | -61.2%      |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | \$4.4          | \$4.9          | \$0.5        | -17.8%      |
| Brooklyn      | 216 Brownsville/Ocean Hill               | \$1.5          | \$2.8          | \$1.3        | -33.5%      |
| Brooklyn      | 217 East Flatbush                        | \$4.1          | \$3.4          | -\$0.8       | -57.7%      |
| Brooklyn      | 218 Flatlands/Canarsie                   | \$8.4          | \$9.0          | \$0.6        | -23.2%      |
| Manhattan     | 301 Greenwich Village/Financial District | \$5.0          | \$6.3          | \$1.3        | -5.8%       |
| Manhattan     | 302 Lower East Side/Chinatown            | \$0.8          | \$0.6          | -\$0.2       | -62.8%      |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | \$4.5          | \$6.3          | \$1.7        | -58.7%      |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | \$2.1          | \$3.0          | \$0.9        | -19.6%      |
| Manhattan     | 305 Upper West Side                      | \$5.8          | \$13.7         | \$8.0        | -30.0%      |
| Manhattan     | 306 Upper East Side                      | \$12.1         | \$11.0         | -\$1.1       | -17.9%      |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | \$1.2          | \$0.9          | -\$0.2       | -60.8%      |
| Manhattan     | 308 Central Harlem                       | \$0.6          | \$1.0          | \$0.4        | -43.6%      |
| Manhattan     | 309 East Harlem                          | \$0.3          | \$1.6          | \$1.3        | -60.2%      |
| Manhattan     | 310 Washington Heights/Inwood            | \$0.5          | \$0.4          | -\$0.1       | -59.9%      |
| Queens        | 401 Astoria                              | \$2.7          | \$1.7          | -\$1.0       | -51.9%      |
| Queens        | 402 Sunnyside/Woodside                   | \$2.4          | \$2.0          | -\$0.4       | -57.9%      |
| Queens        | 403 Jackson Heights                      | \$2.2          | \$2.5          | \$0.3        | -61.4%      |
| Queens        | 404 Elmhurst/Corona                      | \$1.6          | \$1.7          | \$0.2        | -65.7%      |
| Queens        | 405 Middle Village/Ridgewood             | \$3.7          | \$5.0          | \$1.3        | -8.5%       |
| Queens        | 406 Rego Park/Forest Hills               | \$2.0          | \$2.3          | \$0.3        | -41.6%      |
| Queens        | 407 Flushing/Whitestone                  | \$6.7          | \$7.9          | \$1.2        | -31.2%      |
| Queens        | 408 Hillcrest/Fresh Meadows              | \$5.6          | \$4.8          | -\$0.8       | -35.3%      |
| Queens        | 409 Ozone Park/Woodhaven                 | \$3.4          | \$4.0          | \$0.6        | -44.4%      |
| Queens        | 410 South Ozone Park/Howard Beach        | \$5.3          | \$5.9          | \$0.5        | -38.3%      |
| Queens        | 411 Bayside/Little Neck                  | \$6.8          | \$6.4          | -\$0.3       | -15.5%      |
| Queens        | 412 Jamaica                              | \$9.3          | \$8.9          | -\$0.3       | -48.2%      |
| Queens        | 413 Queens Village                       | \$12.1         | \$10.4         | -\$1.7       | -45.3%      |
| Queens        | 414 Rockaways                            | \$2.4          | \$2.5          | \$0.1        | -59.9%      |
| Staten Island | 501 North Shore                          | \$9.1          | \$8.9          | -\$0.2       | -18.2%      |
| Staten Island | 502 Mid-Island                           | \$11.5         | \$9.2          | -\$2.4       | -24.7%      |
| Staten Island | 503 South Shore                          | \$16.8         | \$8.6          | -\$8.2       | -57.9%      |
| <b>Total</b>  | <b>New York City</b>                     | <b>\$212.0</b> | <b>\$216.5</b> | <b>\$4.5</b> | <b>2.1%</b> |

Source: Home Mortgage Disclosure Act

# Map 5-14

## Total Dollar Amount of Home Improvement Loans in New York City Sub-borough Areas, 2000

Amount (Millions)



Source: Home Mortgage Disclosure Act

**Neighborhood Table 5-15**  
**Number of Home Improvement Loan Originations**  
**per 1,000 Properties in New York City Sub-borough Areas,**  
**1999 and 2000**

| <b>Borough</b> | <b>Sub-borough Area</b>                  | <b>1999</b> | <b>2000</b> | <b>Change</b> | <b>% Change</b> |
|----------------|------------------------------------------|-------------|-------------|---------------|-----------------|
| Bronx          | 101 Mott Haven/Hunts Point               | 50.2        | 21.0        | -29.2         | -58.1%          |
| Bronx          | 102 Morrisania/Belmont                   | 35.4        | 18.5        | -16.9         | -47.7%          |
| Bronx          | 103 Highbridge/South Concourse           | 46.2        | 20.2        | -26.0         | -56.3%          |
| Bronx          | 104 University Heights/Fordham           | 65.0        | 31.5        | -33.6         | -51.6%          |
| Bronx          | 105 Kingsbridge Heights/Mosholu          | 47.0        | 17.7        | -29.3         | -62.3%          |
| Bronx          | 106 Riverdale/Kingsbridge                | 6.7         | 3.1         | -3.5          | -52.9%          |
| Bronx          | 107 Soundview/Parkchester                | 39.4        | 14.0        | -25.5         | -64.6%          |
| Bronx          | 108 Throgs Neck/Co-op City               | 6.9         | 3.1         | -3.8          | -54.9%          |
| Bronx          | 109 Pelham Parkway                       | 15.9        | 6.6         | -9.3          | -58.6%          |
| Bronx          | 110 Williamsbridge/Baychester            | 22.7        | 11.7        | -11.0         | -48.4%          |
| Brooklyn       | 201 Williamsburg/Greenpoint              | 14.5        | 7.3         | -7.2          | -49.5%          |
| Brooklyn       | 202 Brooklyn Heights/Fort Greene         | 10.1        | 5.0         | -5.1          | -50.1%          |
| Brooklyn       | 203 Bedford Stuyvesant                   | 28.1        | 14.9        | -13.1         | -46.7%          |
| Brooklyn       | 204 Bushwick                             | 39.2        | 18.1        | -21.1         | -53.8%          |
| Brooklyn       | 205 East New York/Starrett City          | 30.2        | 15.8        | -14.4         | -47.6%          |
| Brooklyn       | 206 Park Slope/Carroll Gardens           | 13.3        | 7.6         | -5.8          | -43.2%          |
| Brooklyn       | 207 Sunset Park                          | 23.0        | 7.9         | -15.1         | -65.6%          |
| Brooklyn       | 208 North Crown Heights/Prospect Heights | 26.4        | 11.7        | -14.7         | -55.7%          |
| Brooklyn       | 209 South Crown Heights                  | 35.8        | 15.1        | -20.7         | -57.9%          |
| Brooklyn       | 210 Bay Ridge                            | 7.8         | 4.2         | -3.6          | -45.6%          |
| Brooklyn       | 211 Bensonhurst                          | 5.6         | 4.1         | -1.6          | -28.1%          |
| Brooklyn       | 212 Borough Park                         | 8.3         | 4.8         | -3.5          | -42.4%          |
| Brooklyn       | 213 Coney Island                         | 9.3         | 5.6         | -3.7          | -39.7%          |
| Brooklyn       | 214 Flatbush                             | 14.7        | 5.7         | -9.0          | -61.2%          |
| Brooklyn       | 215 Sheepshead Bay/Gravesend             | 4.1         | 3.4         | -0.7          | -17.7%          |
| Brooklyn       | 216 Brownsville/Ocean Hill               | 24.4        | 16.3        | -8.1          | -33.3%          |
| Brooklyn       | 217 East Flatbush                        | 23.8        | 10.1        | -13.7         | -57.7%          |
| Brooklyn       | 218 Flatlands/Canarsie                   | 11.8        | 9.1         | -2.7          | -23.2%          |
| Manhattan      | 301 Greenwich Village/Financial District | 3.9         | 3.7         | -0.2          | -5.3%           |
| Manhattan      | 302 Lower East Side/Chinatown            | 25.3        | 9.4         | -15.9         | -62.8%          |
| Manhattan      | 303 Chelsea/Clinton/Midtown              | 12.5        | 5.1         | -7.4          | -59.2%          |
| Manhattan      | 304 Stuyvesant Town/Turtle-Bay           | 1.9         | 1.5         | -0.4          | -19.8%          |
| Manhattan      | 305 Upper West Side                      | 3.8         | 2.7         | -1.1          | -30.0%          |
| Manhattan      | 306 Upper East Side                      | 2.0         | 1.6         | -0.4          | -17.7%          |
| Manhattan      | 307 Morningside Heights/Hamilton Heights | 21.7        | 8.5         | -13.2         | -60.8%          |
| Manhattan      | 308 Central Harlem                       | 32.6        | 17.9        | -14.7         | -45.1%          |
| Manhattan      | 309 East Harlem                          | 54.6        | 22.8        | -31.7         | -58.1%          |
| Manhattan      | 310 Washington Heights/Inwood            | 43.4        | 17.8        | -25.6         | -59.1%          |
| Queens         | 401 Astoria                              | 16.7        | 8.0         | -8.7          | -51.8%          |
| Queens         | 402 Sunnyside/Woodside                   | 12.5        | 5.3         | -7.2          | -57.8%          |
| Queens         | 403 Jackson Heights                      | 13.4        | 5.2         | -8.2          | -61.4%          |
| Queens         | 404 Elmhurst/Corona                      | 19.3        | 6.6         | -12.7         | -65.7%          |
| Queens         | 405 Middle Village/Ridgewood             | 7.2         | 6.6         | -0.6          | -8.6%           |
| Queens         | 406 Rego Park/Forest Hills               | 2.6         | 1.5         | -1.0          | -40.7%          |
| Queens         | 407 Flushing/Whitestone                  | 6.5         | 4.5         | -2.0          | -31.2%          |
| Queens         | 408 Hillcrest/Fresh Meadows              | 6.5         | 4.2         | -2.3          | -35.3%          |
| Queens         | 409 Ozone Park/Woodhaven                 | 11.1        | 6.2         | -4.9          | -44.2%          |
| Queens         | 410 South Ozone Park/Howard Beach        | 13.1        | 8.1         | -5.0          | -38.3%          |
| Queens         | 411 Bayside/Little Neck                  | 4.7         | 4.0         | -0.7          | -15.5%          |
| Queens         | 412 Jamaica                              | 24.1        | 12.5        | -11.6         | -48.2%          |
| Queens         | 413 Queens Village                       | 17.1        | 9.3         | -7.7          | -45.3%          |
| Queens         | 414 Rockaways                            | 14.3        | 5.7         | -8.6          | -59.9%          |
| Staten Island  | 501 North Shore                          | 12.0        | 9.8         | -2.2          | -18.2%          |
| Staten Island  | 502 Mid-Island                           | 10.8        | 8.2         | -2.7          | -24.8%          |
| Staten Island  | 503 South Shore                          | 13.5        | 5.7         | -7.8          | -57.9%          |
| <b>Total</b>   | <b>New York City</b>                     | <b>13.3</b> | <b>7.0</b>  | <b>-6.3</b>   | <b>-47.5%</b>   |

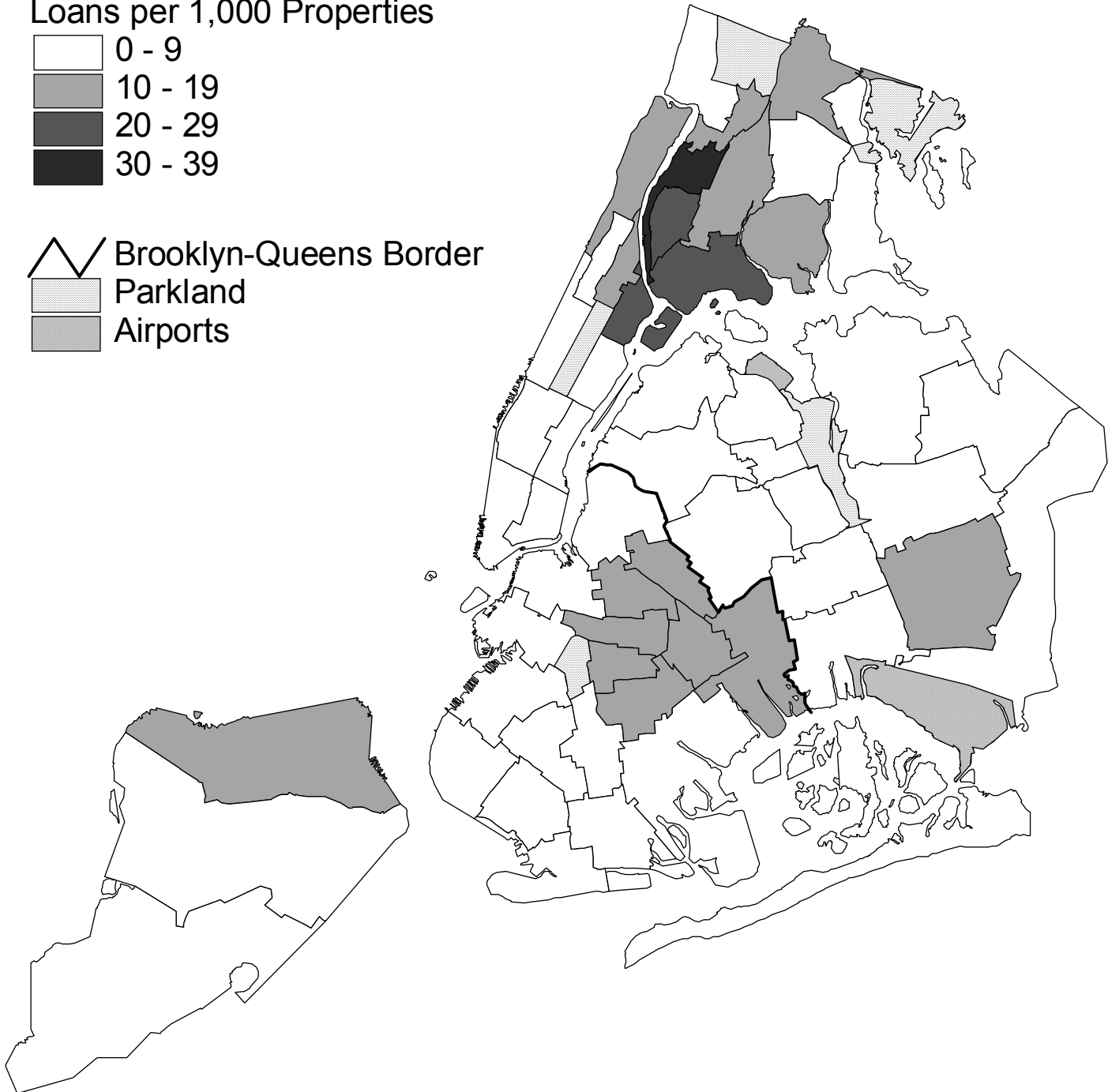
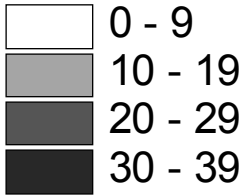
Source: Home Mortgage Disclosure Act



# Map 5-15

## Number of Home Improvement Loan Originations per 1,000 Properties in New York City Sub-borough Areas, 2000

Loans per 1,000 Properties



Source: Home Mortgage Disclosure Act

# Neighborhood Table 5-16

## Median Dollar Amount (thousands) of Home Improvement Loans in New York City Sub-borough Areas, 1999 and 2000

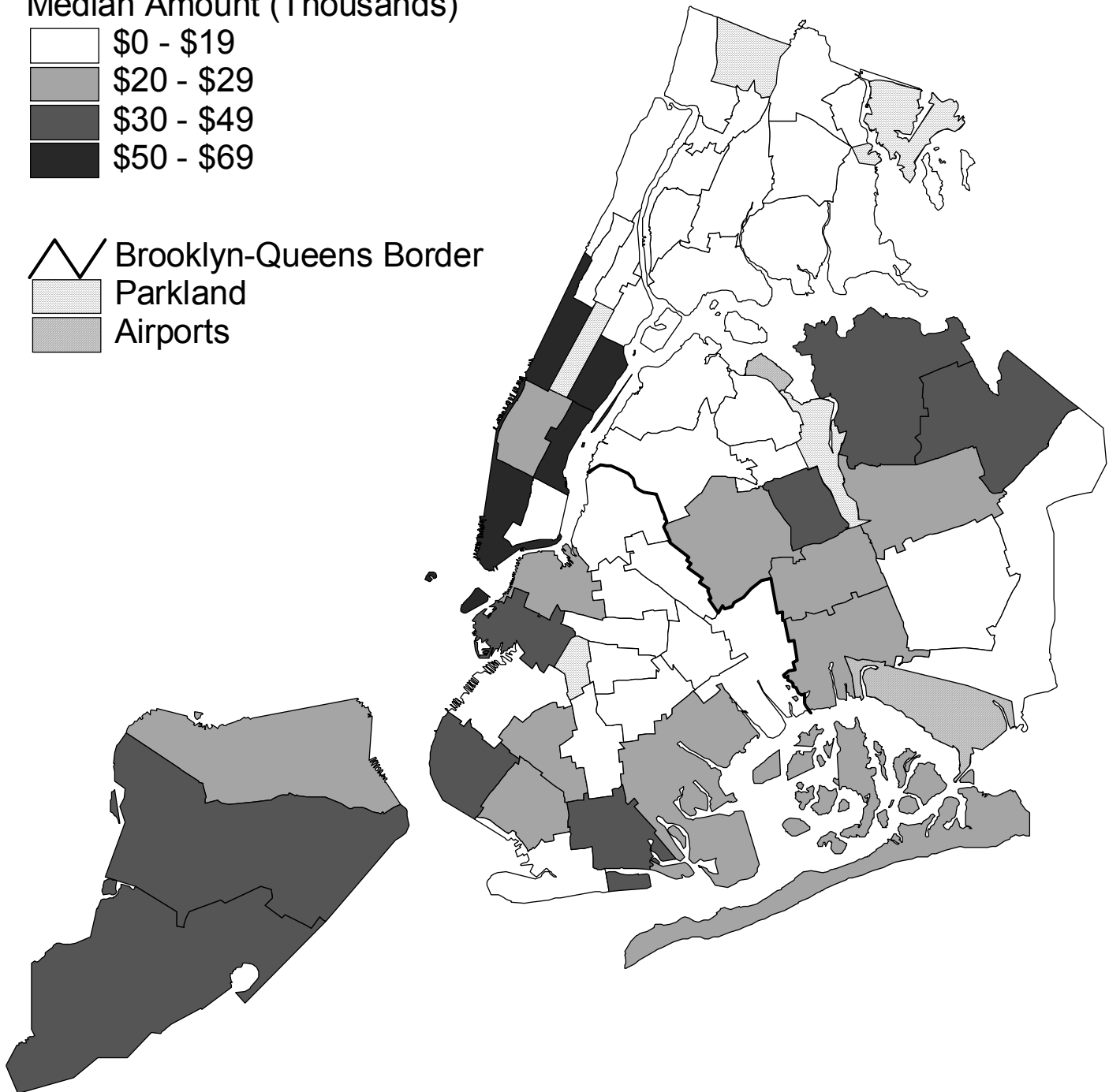
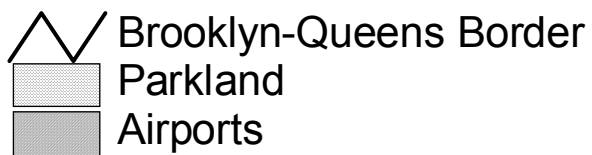
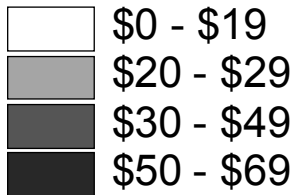
| Borough       | Sub-borough Area                         | 1999       | 2000        | Change      |
|---------------|------------------------------------------|------------|-------------|-------------|
| Bronx         | 101 Mott Haven/Hunts Point               | \$1        | \$1         | \$0         |
| Bronx         | 102 Morrisania/Belmont                   | \$1        | \$1         | \$0         |
| Bronx         | 103 Highbridge/South Concourse           | \$1        | \$1         | \$0         |
| Bronx         | 104 University Heights/Fordham           | \$1        | \$1         | \$0         |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | \$1        | \$1         | \$0         |
| Bronx         | 106 Riverdale/Kingsbridge                | \$1        | \$6         | \$5         |
| Bronx         | 107 Soundview/Parkchester                | \$1        | \$10        | \$9         |
| Bronx         | 108 Throgs Neck/Co-op City               | \$2        | \$17        | \$15        |
| Bronx         | 109 Pelham Parkway                       | \$2        | \$19        | \$17        |
| Bronx         | 110 Williamsbridge/Baychester            | \$1        | \$13        | \$12        |
| Brooklyn      | 201 Williamsburg/Greenpoint              | \$1        | \$7         | \$6         |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | \$1        | \$20        | \$19        |
| Brooklyn      | 203 Bedford Stuyvesant                   | \$1        | \$1         | \$0         |
| Brooklyn      | 204 Bushwick                             | \$1        | \$1         | \$0         |
| Brooklyn      | 205 East New York/Starrett City          | \$1        | \$5         | \$4         |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | \$1        | \$35        | \$34        |
| Brooklyn      | 207 Sunset Park                          | \$1        | \$5         | \$4         |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | \$1        | \$1         | \$0         |
| Brooklyn      | 209 South Crown Heights                  | \$1        | \$1         | \$0         |
| Brooklyn      | 210 Bay Ridge                            | \$9        | \$30        | \$21        |
| Brooklyn      | 211 Bensonhurst                          | \$10       | \$25        | \$15        |
| Brooklyn      | 212 Borough Park                         | \$1        | \$25        | \$24        |
| Brooklyn      | 213 Coney Island                         | \$1        | \$4         | \$3         |
| Brooklyn      | 214 Flatbush                             | \$1        | \$13        | \$12        |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | \$25       | \$35        | \$10        |
| Brooklyn      | 216 Brownsville/Ocean Hill               | \$1        | \$8         | \$7         |
| Brooklyn      | 217 East Flatbush                        | \$2        | \$10        | \$8         |
| Brooklyn      | 218 Flatlands/Canarsie                   | \$13       | \$22        | \$9         |
| Manhattan     | 301 Greenwich Village/Financial District | \$13       | \$65        | \$52        |
| Manhattan     | 302 Lower East Side/Chinatown            | \$1        | \$1         | \$0         |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | \$1        | \$25        | \$24        |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | \$14       | \$50        | \$37        |
| Manhattan     | 305 Upper West Side                      | \$1        | \$50        | \$49        |
| Manhattan     | 306 Upper East Side                      | \$35       | \$51        | \$16        |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | \$1        | \$1         | \$0         |
| Manhattan     | 308 Central Harlem                       | \$1        | \$1         | \$0         |
| Manhattan     | 309 East Harlem                          | \$1        | \$1         | \$0         |
| Manhattan     | 310 Washington Heights/Inwood            | \$1        | \$1         | \$0         |
| Queens        | 401 Astoria                              | \$1        | \$2         | \$1         |
| Queens        | 402 Sunnyside/Woodside                   | \$1        | \$12        | \$11        |
| Queens        | 403 Jackson Heights                      | \$1        | \$10        | \$9         |
| Queens        | 404 Elmhurst/Corona                      | \$1        | \$6         | \$5         |
| Queens        | 405 Middle Village/Ridgewood             | \$11       | \$21        | \$10        |
| Queens        | 406 Rego Park/Forest Hills               | \$10       | \$44        | \$34        |
| Queens        | 407 Flushing/Whitestone                  | \$3        | \$30        | \$28        |
| Queens        | 408 Hillcrest/Fresh Meadows              | \$11       | \$25        | \$15        |
| Queens        | 409 Ozone Park/Woodhaven                 | \$4        | \$20        | \$16        |
| Queens        | 410 South Ozone Park/Howard Beach        | \$6        | \$24        | \$18        |
| Queens        | 411 Bayside/Little Neck                  | \$25       | \$40        | \$15        |
| Queens        | 412 Jamaica                              | \$2        | \$11        | \$9         |
| Queens        | 413 Queens Village                       | \$8        | \$18        | \$10        |
| Queens        | 414 Rockaways                            | \$2        | \$25        | \$23        |
| Staten Island | 501 North Shore                          | \$20       | \$25        | \$5         |
| Staten Island | 502 Mid-Island                           | \$26       | \$30        | \$4         |
| Staten Island | 503 South Shore                          | \$28       | \$31        | \$3         |
| <b>Total</b>  | <b>New York City</b>                     | <b>\$1</b> | <b>\$15</b> | <b>\$14</b> |

Source: Home Mortgage Disclosure Act

## Map 5-16

### Median Dollar Amount of Home Improvement Loans Loans in New York City Sub-borough Areas, 2000

Median Amount (Thousands)



Source: Home Mortgage Disclosure Act

# Neighborhood Table 5-17

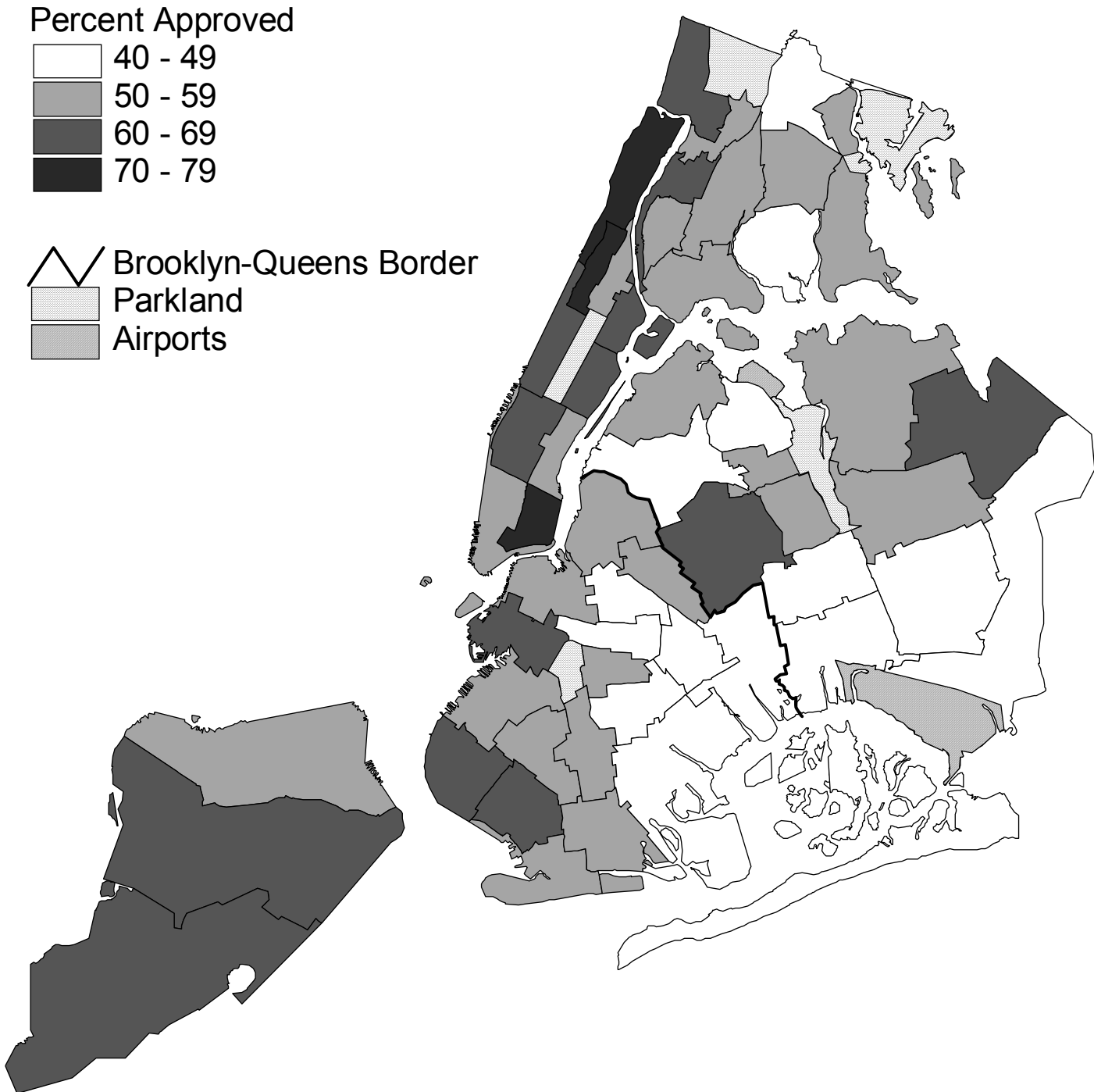
## Approval Rate for Home Improvement Loan Applications in New York City Sub-borough Areas, 1999 and 2000

| Borough       | Sub-borough Area                         | 1999         | 2000         | Change        | % Change      |
|---------------|------------------------------------------|--------------|--------------|---------------|---------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 70.2%        | 52.7%        | -17.5%        | -24.9%        |
| Bronx         | 102 Morrisania/Belmont                   | 67.0%        | 51.8%        | -15.2%        | -22.7%        |
| Bronx         | 103 Highbridge/South Concourse           | 86.4%        | 57.4%        | -28.9%        | -33.5%        |
| Bronx         | 104 University Heights/Fordham           | 78.2%        | 61.2%        | -17.0%        | -21.8%        |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 76.5%        | 59.4%        | -17.2%        | -22.4%        |
| Bronx         | 106 Riverdale/Kingsbridge                | 78.1%        | 65.2%        | -13.0%        | -16.6%        |
| Bronx         | 107 Soundview/Parkchester                | 68.1%        | 46.0%        | -22.1%        | -32.5%        |
| Bronx         | 108 Throgs Neck/Co-op City               | 64.3%        | 50.8%        | -13.5%        | -21.0%        |
| Bronx         | 109 Pelham Parkway                       | 64.6%        | 50.9%        | -13.7%        | -21.2%        |
| Bronx         | 110 Williamsbridge/Baychester            | 59.2%        | 49.0%        | -10.1%        | -17.1%        |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 78.8%        | 59.1%        | -19.7%        | -25.0%        |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 71.8%        | 49.8%        | -22.0%        | -30.7%        |
| Brooklyn      | 203 Bedford Stuyvesant                   | 57.7%        | 47.7%        | -10.0%        | -17.4%        |
| Brooklyn      | 204 Bushwick                             | 69.8%        | 53.1%        | -16.8%        | -24.0%        |
| Brooklyn      | 205 East New York/Starrett City          | 62.7%        | 45.5%        | -17.2%        | -27.4%        |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 74.3%        | 66.1%        | -8.2%         | -11.0%        |
| Brooklyn      | 207 Sunset Park                          | 77.9%        | 54.2%        | -23.6%        | -30.3%        |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 66.6%        | 48.6%        | -18.0%        | -27.1%        |
| Brooklyn      | 209 South Crown Heights                  | 71.0%        | 58.7%        | -12.3%        | -17.3%        |
| Brooklyn      | 210 Bay Ridge                            | 74.0%        | 61.8%        | -12.2%        | -16.5%        |
| Brooklyn      | 211 Bensonhurst                          | 63.2%        | 59.6%        | -3.6%         | -5.7%         |
| Brooklyn      | 212 Borough Park                         | 68.9%        | 53.9%        | -14.9%        | -21.7%        |
| Brooklyn      | 213 Coney Island                         | 63.4%        | 52.5%        | -11.0%        | -17.3%        |
| Brooklyn      | 214 Flatbush                             | 74.4%        | 59.1%        | -15.3%        | -20.6%        |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 59.3%        | 56.1%        | -3.2%         | -5.5%         |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 55.3%        | 49.0%        | -6.3%         | -11.4%        |
| Brooklyn      | 217 East Flatbush                        | 56.7%        | 43.8%        | -12.9%        | -22.8%        |
| Brooklyn      | 218 Flatlands/Canarsie                   | 49.6%        | 45.5%        | -4.2%         | -8.4%         |
| Manhattan     | 301 Greenwich Village/Financial District | 60.3%        | 56.0%        | -4.3%         | -7.1%         |
| Manhattan     | 302 Lower East Side/Chinatown            | 90.4%        | 73.8%        | -16.6%        | -18.4%        |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 83.8%        | 63.3%        | -20.6%        | -24.5%        |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 67.6%        | 52.3%        | -15.3%        | -22.6%        |
| Manhattan     | 305 Upper West Side                      | 72.9%        | 62.3%        | -10.7%        | -14.6%        |
| Manhattan     | 306 Upper East Side                      | 77.7%        | 62.2%        | -15.5%        | -20.0%        |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 83.4%        | 73.7%        | -9.7%         | -11.7%        |
| Manhattan     | 308 Central Harlem                       | 73.4%        | 55.6%        | -17.8%        | -24.2%        |
| Manhattan     | 309 East Harlem                          | 84.5%        | 62.2%        | -22.3%        | -26.4%        |
| Manhattan     | 310 Washington Heights/Inwood            | 93.2%        | 74.1%        | -19.1%        | -20.5%        |
| Queens        | 401 Astoria                              | 70.6%        | 52.2%        | -18.5%        | -26.1%        |
| Queens        | 402 Sunnyside/Woodside                   | 75.8%        | 48.0%        | -27.8%        | -36.7%        |
| Queens        | 403 Jackson Heights                      | 68.6%        | 41.6%        | -27.0%        | -39.3%        |
| Queens        | 404 Elmhurst/Corona                      | 76.5%        | 49.6%        | -26.9%        | -35.2%        |
| Queens        | 405 Middle Village/Ridgewood             | 62.2%        | 60.6%        | -1.5%         | -2.5%         |
| Queens        | 406 Rego Park/Forest Hills               | 64.3%        | 55.1%        | -9.1%         | -14.2%        |
| Queens        | 407 Flushing/Whitestone                  | 68.4%        | 58.4%        | -10.0%        | -14.6%        |
| Queens        | 408 Hillcrest/Fresh Meadows              | 58.5%        | 53.0%        | -5.5%         | -9.3%         |
| Queens        | 409 Ozone Park/Woodhaven                 | 54.5%        | 42.3%        | -12.3%        | -22.5%        |
| Queens        | 410 South Ozone Park/Howard Beach        | 54.8%        | 47.0%        | -7.9%         | -14.4%        |
| Queens        | 411 Bayside/Little Neck                  | 68.5%        | 60.6%        | -7.9%         | -11.6%        |
| Queens        | 412 Jamaica                              | 53.4%        | 44.5%        | -8.9%         | -16.6%        |
| Queens        | 413 Queens Village                       | 57.1%        | 46.8%        | -10.3%        | -18.1%        |
| Queens        | 414 Rockaways                            | 55.3%        | 47.6%        | -7.7%         | -14.0%        |
| Staten Island | 501 North Shore                          | 55.0%        | 50.9%        | -4.1%         | -7.4%         |
| Staten Island | 502 Mid-Island                           | 63.8%        | 60.9%        | -2.9%         | -4.5%         |
| Staten Island | 503 South Shore                          | 66.5%        | 65.4%        | -1.2%         | -1.7%         |
| <b>Total</b>  | <b>New York City</b>                     | <b>64.3%</b> | <b>51.5%</b> | <b>-12.8%</b> | <b>-19.9%</b> |

Source: Home Mortgage Disclosure Act

# Map 5-17

## Approval Rate for Home Improvement Loan Applications in New York City Sub-borough Areas, 2000



Source: Home Mortgage Disclosure Act

# **Neighborhood Table 5-18** **Percent Subprime Home Improvement Loan Originations in** **New York City Sub-borough Areas, 1999 and 2000**

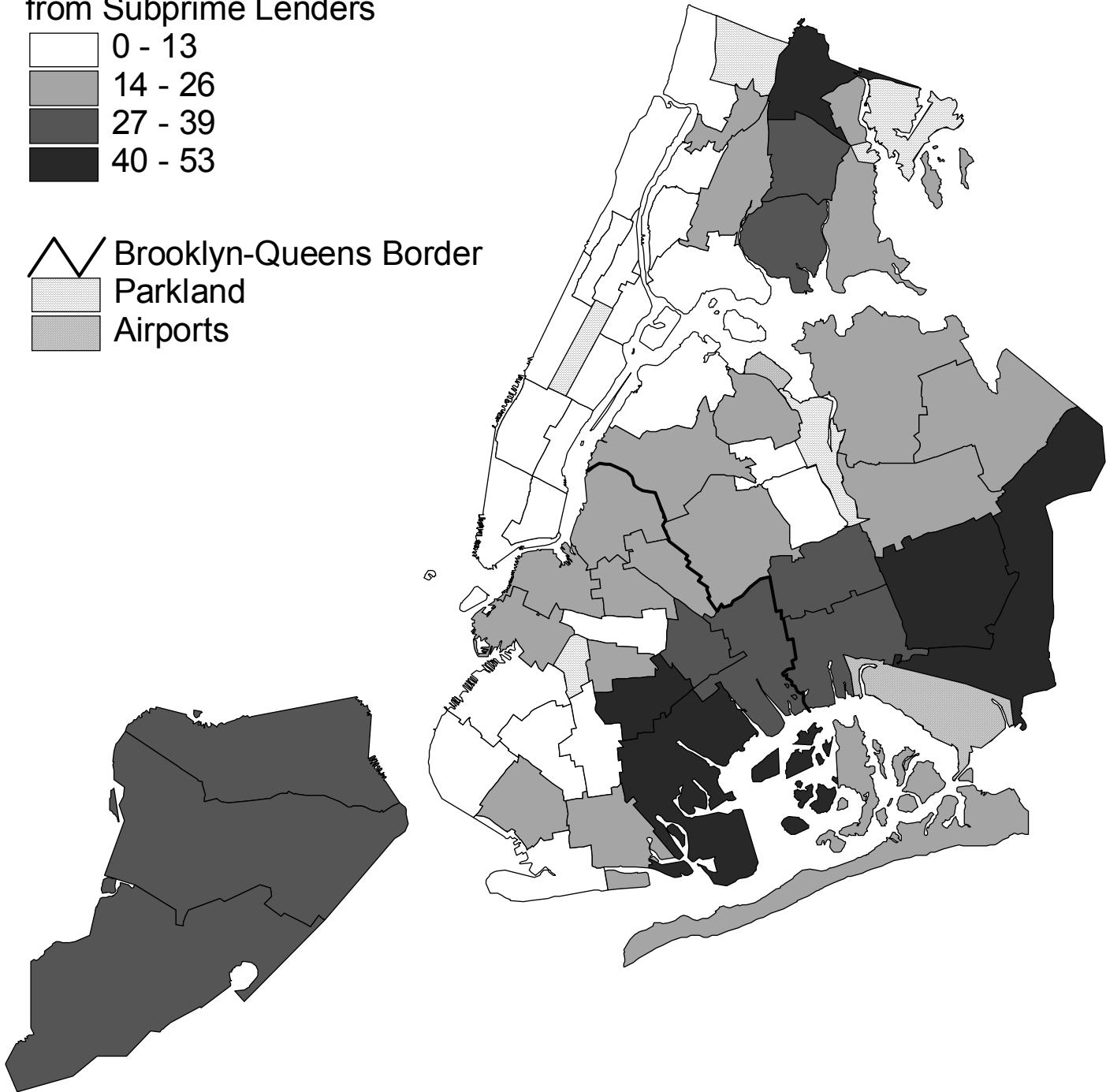
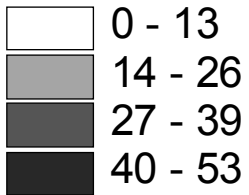
| <b>Borough</b> | <b>Sub-borough Area</b>                  | <b>1999</b>  | <b>2000</b>  | <b>Change</b> | <b>% Change</b> |
|----------------|------------------------------------------|--------------|--------------|---------------|-----------------|
| Bronx          | 101 Mott Haven/Hunts Point               | 2.2%         | 9.1%         | 6.9%          | 309.1%          |
| Bronx          | 102 Morrisania/Belmont                   | 11.9%        | 18.0%        | 6.1%          | 51.4%           |
| Bronx          | 103 Highbridge/South Concourse           | 1.5%         | 11.6%        | 10.1%         | 663.6%          |
| Bronx          | 104 University Heights/Fordham           | 3.2%         | 10.9%        | 7.7%          | 244.2%          |
| Bronx          | 105 Kingsbridge Heights/Mosholu          | 7.1%         | 18.9%        | 11.8%         | 166.2%          |
| Bronx          | 106 Riverdale/Kingsbridge                | 10.0%        | 13.1%        | 3.1%          | 31.1%           |
| Bronx          | 107 Soundview/Parkchester                | 12.3%        | 37.6%        | 25.3%         | 205.3%          |
| Bronx          | 108 Throgs Neck/Co-op City               | 20.5%        | 24.0%        | 3.5%          | 17.2%           |
| Bronx          | 109 Pelham Parkway                       | 21.8%        | 29.9%        | 8.1%          | 36.9%           |
| Bronx          | 110 Williamsbridge/Baychester            | 27.1%        | 53.4%        | 26.3%         | 97.3%           |
| Brooklyn       | 201 Williamsburg/Greenpoint              | 10.0%        | 15.5%        | 5.5%          | 54.9%           |
| Brooklyn       | 202 Brooklyn Heights/Fort Greene         | 12.9%        | 19.1%        | 6.2%          | 47.8%           |
| Brooklyn       | 203 Bedford Stuyvesant                   | 21.9%        | 25.3%        | 3.4%          | 15.5%           |
| Brooklyn       | 204 Bushwick                             | 14.8%        | 15.6%        | 0.7%          | 5.0%            |
| Brooklyn       | 205 East New York/Starrett City          | 18.6%        | 27.3%        | 8.7%          | 46.9%           |
| Brooklyn       | 206 Park Slope/Carroll Gardens           | 10.2%        | 13.7%        | 3.5%          | 34.1%           |
| Brooklyn       | 207 Sunset Park                          | 6.6%         | 12.8%        | 6.2%          | 94.5%           |
| Brooklyn       | 208 North Crown Heights/Prospect Heights | 15.7%        | 12.1%        | -3.6%         | -23.2%          |
| Brooklyn       | 209 South Crown Heights                  | 8.4%         | 20.9%        | 12.4%         | 147.7%          |
| Brooklyn       | 210 Bay Ridge                            | 6.5%         | 7.7%         | 1.1%          | 17.5%           |
| Brooklyn       | 211 Bensonhurst                          | 9.9%         | 17.2%        | 7.3%          | 73.9%           |
| Brooklyn       | 212 Borough Park                         | 6.3%         | 8.7%         | 2.4%          | 38.3%           |
| Brooklyn       | 213 Coney Island                         | 10.3%        | 9.2%         | -1.1%         | -10.7%          |
| Brooklyn       | 214 Flatbush                             | 5.9%         | 7.1%         | 1.2%          | 20.2%           |
| Brooklyn       | 215 Sheepshead Bay/Gravesend             | 18.6%        | 15.5%        | -3.2%         | -17.1%          |
| Brooklyn       | 216 Brownsville/Ocean Hill               | 17.5%        | 35.7%        | 18.1%         | 103.5%          |
| Brooklyn       | 217 East Flatbush                        | 26.7%        | 43.8%        | 17.0%         | 63.7%           |
| Brooklyn       | 218 Flatlands/Canarsie                   | 43.2%        | 44.1%        | 1.0%          | 2.2%            |
| Manhattan      | 301 Greenwich Village/Financial District | 4.3%         | 7.7%         | 3.3%          | 76.9%           |
| Manhattan      | 302 Lower East Side/Chinatown            | 0.4%         | 1.0%         | 0.6%          | 168.7%          |
| Manhattan      | 303 Chelsea/Clinton/Midtown              | 1.6%         | 1.3%         | -0.3%         | -19.3%          |
| Manhattan      | 304 Stuyvesant Town/Turtle-Bay           | 1.8%         | 4.4%         | 2.7%          | 148.9%          |
| Manhattan      | 305 Upper West Side                      | 0.0%         | 4.8%         | 4.8%          | 480%            |
| Manhattan      | 306 Upper East Side                      | 1.1%         | 3.8%         | 2.8%          | 265.4%          |
| Manhattan      | 307 Morningside Heights/Hamilton Heights | 2.3%         | 2.9%         | 0.6%          | 27.5%           |
| Manhattan      | 308 Central Harlem                       | 4.3%         | 8.9%         | 4.6%          | 106.8%          |
| Manhattan      | 309 East Harlem                          | 1.2%         | 1.5%         | 0.3%          | 25.7%           |
| Manhattan      | 310 Washington Heights/Inwood            | 0.3%         | 0.0%         | -0.3%         | -100.0%         |
| Queens         | 401 Astoria                              | 7.7%         | 6.2%         | -1.5%         | -19.1%          |
| Queens         | 402 Sunnyside/Woodside                   | 7.3%         | 16.0%        | 8.7%          | 119.1%          |
| Queens         | 403 Jackson Heights                      | 14.6%        | 26.2%        | 11.7%         | 80.2%           |
| Queens         | 404 Elmhurst/Corona                      | 4.9%         | 13.1%        | 8.2%          | 167.4%          |
| Queens         | 405 Middle Village/Ridgewood             | 18.6%        | 22.0%        | 3.4%          | 18.2%           |
| Queens         | 406 Rego Park/Forest Hills               | 2.6%         | 2.2%         | -0.4%         | -14.4%          |
| Queens         | 407 Flushing/Whitestone                  | 9.6%         | 16.0%        | 6.4%          | 66.9%           |
| Queens         | 408 Hillcrest/Fresh Meadows              | 14.7%        | 20.9%        | 6.2%          | 42.2%           |
| Queens         | 409 Ozone Park/Woodhaven                 | 29.4%        | 36.2%        | 6.8%          | 23.1%           |
| Queens         | 410 South Ozone Park/Howard Beach        | 35.7%        | 35.9%        | 0.2%          | 0.7%            |
| Queens         | 411 Bayside/Little Neck                  | 20.4%        | 17.5%        | -2.9%         | -14.3%          |
| Queens         | 412 Jamaica                              | 33.6%        | 42.8%        | 9.2%          | 27.2%           |
| Queens         | 413 Queens Village                       | 35.0%        | 42.1%        | 7.1%          | 20.2%           |
| Queens         | 414 Rockaways                            | 20.3%        | 24.6%        | 4.3%          | 21.1%           |
| Staten Island  | 501 North Shore                          | 29.8%        | 27.2%        | -2.7%         | -8.9%           |
| Staten Island  | 502 Mid-Island                           | 28.2%        | 28.7%        | 0.5%          | 1.7%            |
| Staten Island  | 503 South Shore                          | 26.6%        | 27.6%        | 1.0%          | 3.8%            |
| <b>Total</b>   | <b>New York City</b>                     | <b>17.3%</b> | <b>24.0%</b> | <b>6.7%</b>   | <b>38.9%</b>    |

Source: Home Mortgage Disclosure Act

# Map 5-18

## Percent Subprime Home Improvement Loan Originations in New York City Sub-borough Areas, 2000

Percent of Loans  
from Subprime Lenders



Source: Home Mortgage Disclosure Act

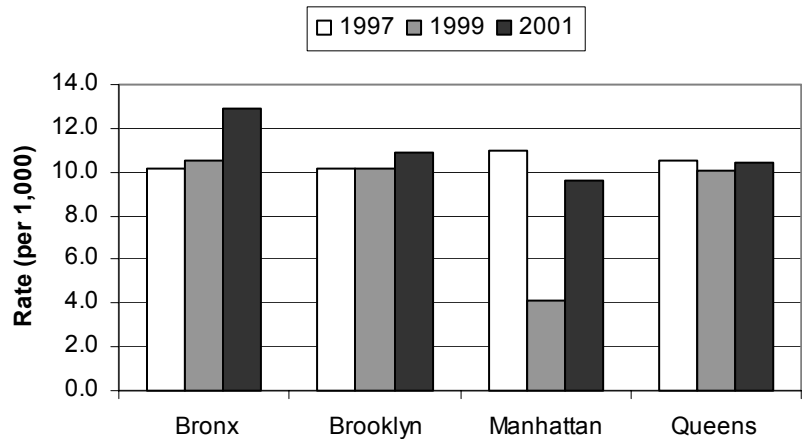
## Chapter 6. Mortgage Foreclosures

Data on mortgage foreclosure activity provides insight into the economic vitality of New York City's housing stock. The statistics in this chapter are derived from data on legal filings provided by Public Data Corporation, a private firm serving New York City's real estate industry. Data on these legal filings are not available for Staten Island and so only four boroughs are covered in this chapter.

A *lis pendens* is a legal notice filed to provide property owners with notice that title to the property is being contested. Typically, a mortgagee will file a *lis pendens* before commencing a mortgage foreclosure. In most cases, the filing of a *lis pendens* does not lead to an actual mortgage foreclosure. More often, the property owner either makes the required mortgage payments, transfers the property to the mortgagee in lieu of foreclosure, or else sells the property. *Lis Pendens* filings thus provide a measure of property owners' failure to make their mortgage payments, though lenders may vary in their policies regarding the filing of *lis pendens*.

Over 2,600 *lis pendens* concerning mortgage foreclosure were filed against single family homes in the year 2001. This represents a rate of 10.8 *lis pendens* per 1,000 single family homes. This figure has modestly increased since 1997 and 1999, when the numbers of *lis pendens* filings were approximately 2,500, and the rates

**Chart 6-1 Notices of Foreclosure Actions (*Lis Pendens*) Against Single Family Homes**



Source: Public Data Corporation

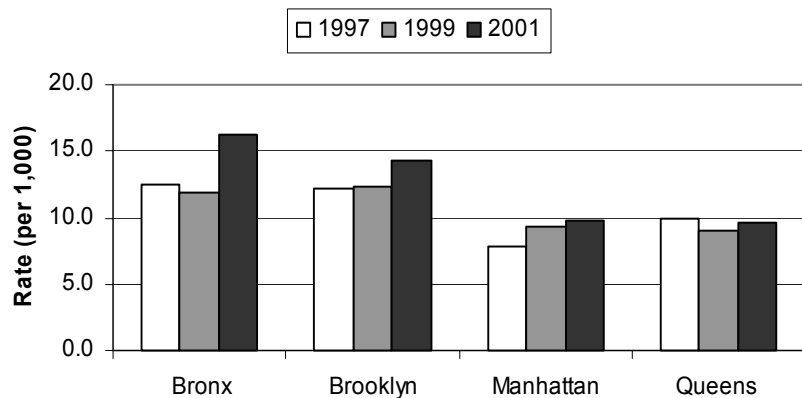
**Exhibit 6-1 Highest Rates of *Lis Pendens* Filing Against Single Family Homes (per 1,000 properties), 2001**

Highest:

|           |                              |      |
|-----------|------------------------------|------|
| Bronx     | High Bridge/Concourse        | 58.8 |
| Manhattan | Financial District           | 55.6 |
| Brooklyn  | Bushwick                     | 53.3 |
| Manhattan | Morningside Heights/Hamilton | 49.0 |
| Brooklyn  | Bedford Stuyvesant           | 39.9 |

Source: Public Data Corporation

**Chart 6-2 Notice of Foreclosure Action (*Lis Pendens*) Against 2-4 Family Homes**



Source: Public Data Corporation



were slightly over 10 per 1,000 single family homes. In 2001, the highest rate of *lis pendens* filings against single family homes was in the Bronx (12.9), followed by Brooklyn (10.9), Queens (10.4), and Manhattan (9.6) (Borough Table 6-1).

Among Community Districts, in 2001 the highest rates of *lis pendens* filing against single family homes were found in the Bronx's High Bridge/Concourse (58.8 per 1,000), Manhattan's Fi-

**Borough Table 6-1 Notice of Foreclosure Action (*Lis Pendens*)  
in the Five Boroughs, 1997, 1999, and 2001**

|                                      |             | Bronx | Brooklyn | Manhattan | Queens | Staten Island | Total |
|--------------------------------------|-------------|-------|----------|-----------|--------|---------------|-------|
| <b>Single Family Homes</b>           |             |       |          |           |        |               |       |
| <b>Number:</b>                       | <b>1997</b> | 230   | 614      | 16        | 1681   | N/A           | 2,541 |
|                                      | <b>1999</b> | 239   | 613      | 6         | 1617   | N/A           | 2,475 |
|                                      | <b>2001</b> | 293   | 658      | 14        | 1676   | N/A           | 2,641 |
| <b>Rate (per 1,000):</b>             | <b>1997</b> | 10.2  | 10.1     | 10.9      | 10.5   | N/A           | 10.4  |
|                                      | <b>1999</b> | 10.6  | 10.1     | 4.1       | 10.1   | N/A           | 10.1  |
|                                      | <b>2001</b> | 12.9  | 10.9     | 9.6       | 10.4   | N/A           | 10.8  |
| <b>2-4 Family Homes</b>              |             |       |          |           |        |               |       |
| <b>Number:</b>                       | <b>1997</b> | 481   | 1669     | 32        | 1063   | N/A           | 3,245 |
|                                      | <b>1999</b> | 458   | 1703     | 38        | 976    | N/A           | 3,175 |
|                                      | <b>2001</b> | 622   | 1971     | 40        | 1032   | N/A           | 3,665 |
| <b>Rate (per 1,000):</b>             | <b>1997</b> | 12.5  | 12.1     | 7.8       | 9.9    | N/A           | 11.3  |
|                                      | <b>1999</b> | 11.9  | 12.4     | 9.3       | 9.1    | N/A           | 11.1  |
|                                      | <b>2001</b> | 16.2  | 14.3     | 9.8       | 9.6    | N/A           | 12.8  |
| <b>5+ Unit Apartment Buildings</b>   |             |       |          |           |        |               |       |
| <b>Number:</b>                       | <b>1997</b> | 87    | 252      | 121       | 45     | N/A           | 505   |
|                                      | <b>1999</b> | 39    | 269      | 95        | 40     | N/A           | 443   |
|                                      | <b>2001</b> | 36    | 304      | 90        | 28     | N/A           | 458   |
| <b>Rate (per 1,000):</b>             | <b>1997</b> | 11.7  | 12.4     | 5.9       | 5.0    | N/A           | 8.8   |
|                                      | <b>1999</b> | 5.2   | 13.2     | 4.7       | 4.5    | N/A           | 7.8   |
|                                      | <b>2001</b> | 4.8   | 14.9     | 4.4       | 3.1    | N/A           | 8.0   |
| <b>Mixed Use Apartment Buildings</b> |             |       |          |           |        |               |       |
| <b>Number:</b>                       | <b>1997</b> | 25    | 239      | 11        | 83     | N/A           | 358   |
|                                      | <b>1999</b> | 22    | 250      | 13        | 92     | N/A           | 377   |
|                                      | <b>2001</b> | 33    | 238      | 11        | 88     | N/A           | 370   |
| <b>Rate (per 1,000):</b>             | <b>1997</b> | 12.6  | 12.2     | 3.8       | 8.9    | N/A           | 10.6  |
|                                      | <b>1999</b> | 11.1  | 12.8     | 4.4       | 9.9    | N/A           | 11.2  |
|                                      | <b>2001</b> | 16.6  | 12.2     | 3.8       | 9.5    | N/A           | 11.0  |
| Source: Public Data Corporation      |             |       |          |           |        |               |       |

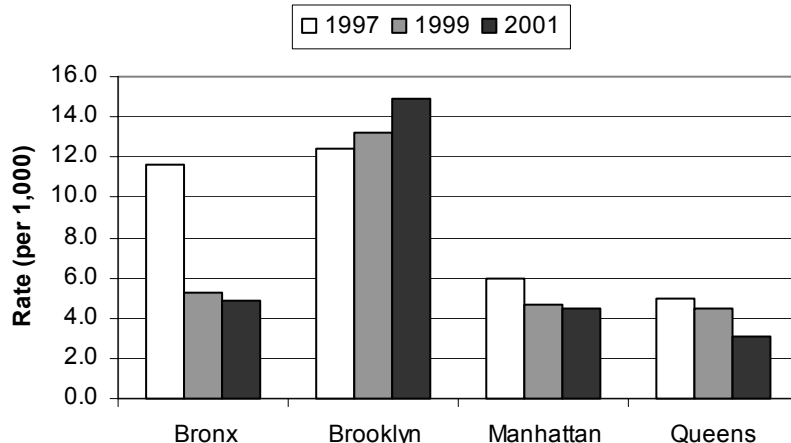
### Exhibit 6-2 Highest Rates of *Lis Pendens* Filing Against 2-4 Family Homes (per 1,000 properties), 2001

#### Highest:

|          |                             |      |
|----------|-----------------------------|------|
| Brooklyn | Brownsville                 | 39.2 |
| Brooklyn | Bedford Stuyvesant          | 37.2 |
| Brooklyn | Bushwick                    | 36.4 |
| Brooklyn | East New York/Starrett City | 32.7 |
| Bronx    | Fordham/University Heights  | 32.5 |

Source: Public Data Corporation

**Chart 6-3 Notice of Foreclosure Action (*Lis Pendens*) Against 5+ Unit Apartment Buildings**



Source: Public Data Corporation

### Exhibit 6-3 Highest Rates of *Lis Pendens* Filing Against 5+ Unit Apartment Buildings (per 1,000 properties), 2001

#### Highest:

|          |                    |      |
|----------|--------------------|------|
| Brooklyn | Brownsville        | 40.6 |
| Brooklyn | Flatbush/Midwood   | 39.1 |
| Brooklyn | Bedford Stuyvesant | 36.2 |
| Brooklyn | East Flatbush      | 26.5 |
| Brooklyn | Crown Heights      | 22.3 |

Source: Public Data Corporation

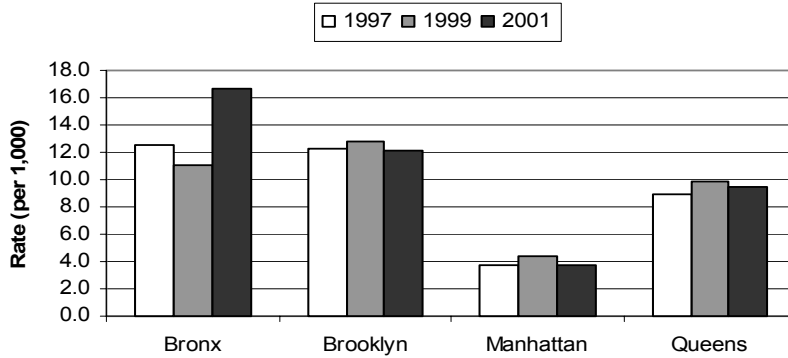
nancial District (55.6), Brooklyn's Bushwick (53.3), Manhattan's Morningside Heights/Hamilton (49.0), and Brooklyn's Bedford Stuyvesant (39.9) (Exhibit 6-1).

For 2-4 family homes, there were 3,665 *lis pendens* filings concerning mortgage foreclosure in the year 2001, representing a rate of 12.8 filings per 1,000 2-4 family homes. The number and rate of *lis pendens* filings have also slightly increased since 1997 and 1999. In 2001, the highest rate of *lis pendens* filings against 2-4 family homes was in the Bronx (16.2 per 1,000), followed by Brooklyn (14.3), Manhattan (9.8), and Queens (9.6) (Borough Table 6-1).

At the Community District level, in 2001 the highest rates of *lis pendens* filings against 2-4 family homes were mainly found in Brooklyn: Brownsville (39.2 per 1,000); Bedford Stuyvesant (37.2); Bushwick (36.4); and East New York/Starrett City (32.7). Fordham/University Heights in the Bronx also had a relatively high rate of *lis pendens* filings against 2-4 family homes (32.5) (Exhibit 6-2).

For 5+ unit apartment buildings, 458 *lis pendens* were filed concerning mortgage foreclosure in 2001—a rate of 8.0 per 1,000 buildings. This rate falls in between the 1997 and 1999 rates of 8.8 and 7.8 (respectively), although the rate varied significantly across the boroughs. The highest rate of *lis pendens* filings was in Brooklyn (14.9), followed by the Bronx (4.8), Manhattan (4.4), and Queens (3.1) (Borough Table 6-1).

**Chart 6-4 Notice of Foreclosure Action (*Lis Pendens*) Against Mixed Use Apartment Buildings**



Source: Public Data Corporation

**Exhibit 6-4 Highest Rates of *Lis Pendens* Filing Against Mixed Use Apartment Buildings (per 1,000 properties), 2001**

Increases:

|           |                              |      |
|-----------|------------------------------|------|
| Bronx     | Hunts Point/Longwood         | 98.0 |
| Bronx     | Fordham/University Heights   | 69.4 |
| Manhattan | Morningside Heights/Hamilton | 58.8 |
| Bronx     | Morrisania/Crotona           | 41.0 |
| Brooklyn  | Brownsville                  | 39.3 |

Source: Public Data Corporation

Among Community Districts in 2001, the highest rates of *lis pendens* filing were all in Brooklyn: Brownsville (40.6 per 1,000); Flatbush/Midwood (39.1); Bedford Stuyvesant (36.2); East Flatbush (26.5); and Crown Heights (22.3) (Exhibit 6-3).

For mixed-use apartment buildings, there were 370 *lis pendens* filings in 2001, a rate of 11.0 per 1,000 buildings. This rate fluctuated only slightly since 1997. The Bronx (16.6) and Brooklyn (12.2) both had high rates relative to Queens (9.5) and Manhattan (3.8) (Borough Table 6-1).

The Community Districts with the highest rate of *lis pendens* filings against mixed-use apartment buildings in 2001 were Hunts Point/Longwood (98.0 per 1,000) and Fordham/University Heights (69.4) in the Bronx, Morningside Heights/Hamilton in Manhattan (58.8), Morrisania/Crotona in the Bronx (41.0), and Brooklyn's Brownsville (39.3) (Exhibit 6-4).

# Neighborhood Table 6-1

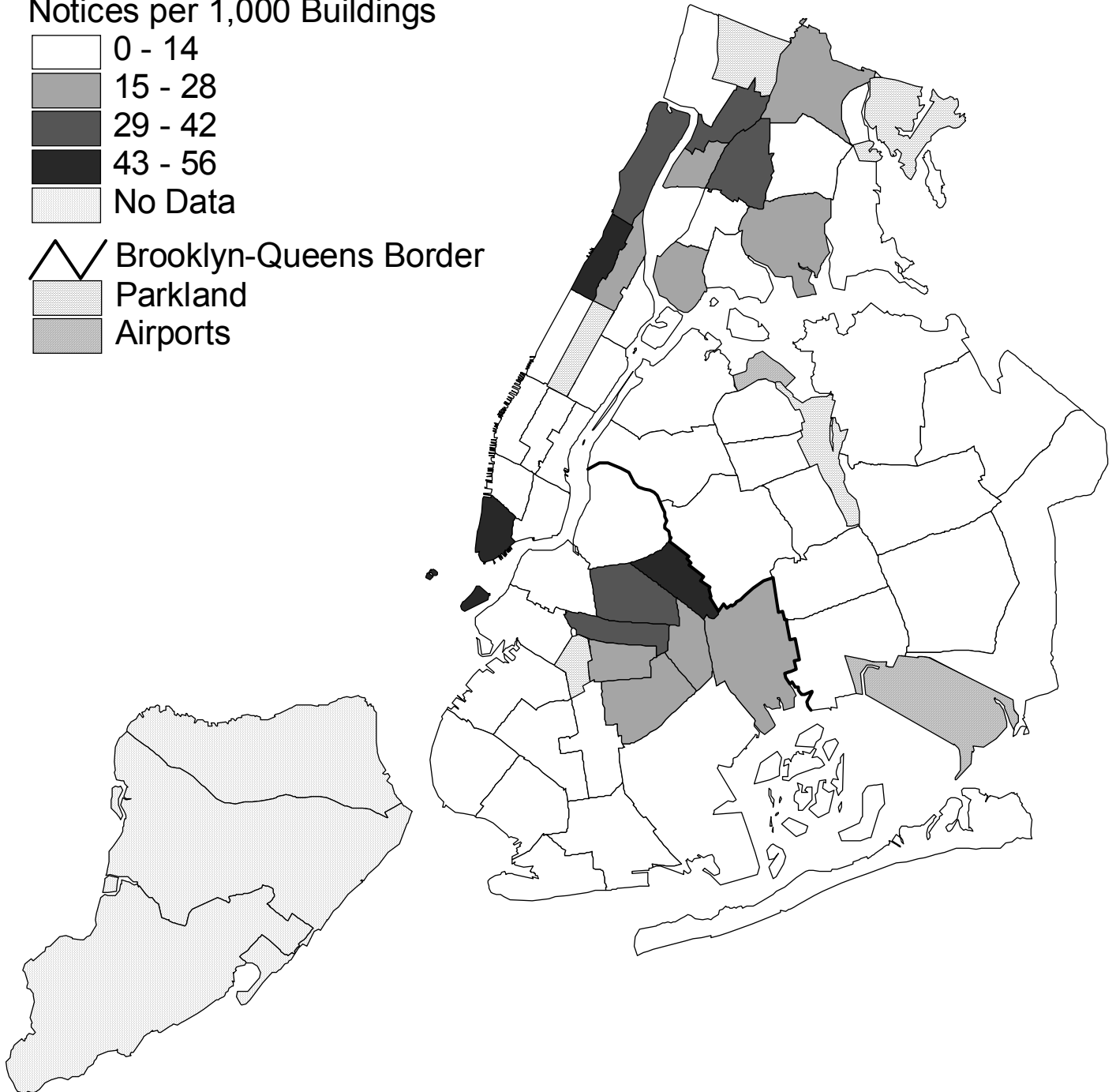
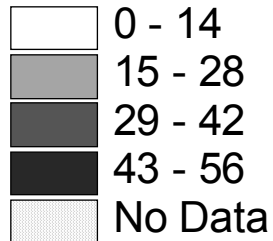
## Notices of Mortgage Foreclosure Action (*Lis Pendens*) Against Single Family Homes in New York City Community Districts, 1997, 1999, and 2001

| Borough       | Community District               | Number       |              |              | Rate per 1,000 |             |             |
|---------------|----------------------------------|--------------|--------------|--------------|----------------|-------------|-------------|
|               |                                  | 1997         | 1999         | 2001         | 1997           | 1999        | 2001        |
| Bronx         | 101 Mott Haven/Melrose           | 3            | 2            | 8            | 5.8            | 3.9         | 15.4        |
| Bronx         | 102 Hunts Point/Longwood         |              | 3            | 2            | 0.0            | 16.7        | 11.1        |
| Bronx         | 103 Morrisania/Crotona           | 7            | 4            | 6            | 16.3           | 9.3         | 14.0        |
| Bronx         | 104 Highbridge/Concourse         | 2            | 6            | 10           | 11.8           | 35.3        | 58.8        |
| Bronx         | 105 Fordham/University Heights   | 5            | 14           | 6            | 17.0           | 47.6        | 20.4        |
| Bronx         | 106 Belmont/East Tremont         | 6            | 5            | 11           | 17.5           | 14.6        | 32.1        |
| Bronx         | 107 Kingsbridge Hgts/Bedford     | 12           | 9            | 17           | 22.8           | 17.1        | 32.3        |
| Bronx         | 108 Riverdale/Fieldston          | 9            | 3            | 9            | 4.7            | 1.6         | 4.7         |
| Bronx         | 109 Parkchester/Soundview        | 35           | 34           | 44           | 17.7           | 17.2        | 22.3        |
| Bronx         | 110 Throgs Neck/Co-op City       | 27           | 37           | 28           | 4.4            | 6.1         | 4.6         |
| Bronx         | 111 Morris Park/Bronxdale        | 25           | 20           | 38           | 6.2            | 5.0         | 9.4         |
| Bronx         | 112 Williamsbridge/Baychester    | 99           | 102          | 114          | 16.1           | 16.6        | 18.6        |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 1            | 1            | 2            | 2.3            | 2.3         | 4.6         |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 3            | 1            | 6            | 6.0            | 2.0         | 11.9        |
| Brooklyn      | 203 Bedford Stuyvesant           | 27           | 32           | 33           | 32.6           | 38.6        | 39.9        |
| Brooklyn      | 204 Bushwick                     | 8            | 9            | 18           | 23.7           | 26.6        | 53.3        |
| Brooklyn      | 205 East New York/Starrett City  | 75           | 79           | 98           | 19.7           | 20.7        | 25.7        |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 3            | 4            | 5            | 4.0            | 5.3         | 6.7         |
| Brooklyn      | 207 Sunset Park                  | 11           | 6            | 4            | 10.8           | 5.9         | 3.9         |
| Brooklyn      | 208 Crown Heights                | 9            | 8            | 15           | 20.4           | 18.1        | 33.9        |
| Brooklyn      | 209 South Crown Heights/Prospect | 35           | 28           | 33           | 18.6           | 14.9        | 17.5        |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 17           | 11           | 16           | 3.1            | 2.0         | 2.9         |
| Brooklyn      | 211 Bensonhurst                  | 11           | 8            | 4            | 3.4            | 2.5         | 1.3         |
| Brooklyn      | 212 Borough Park                 | 19           | 27           | 20           | 5.6            | 8.0         | 5.9         |
| Brooklyn      | 213 Coney Island                 | 21           | 18           | 5            | 11.7           | 10.0        | 2.8         |
| Brooklyn      | 214 Flatbush/Midwood             | 38           | 27           | 30           | 7.3            | 5.2         | 5.8         |
| Brooklyn      | 215 Sheepshead Bay               | 55           | 60           | 38           | 5.9            | 6.4         | 4.0         |
| Brooklyn      | 216 Brownsville                  | 16           | 22           | 33           | 10.7           | 14.8        | 22.1        |
| Brooklyn      | 217 East Flatbush                | 107          | 99           | 130          | 19.8           | 18.3        | 24.0        |
| Brooklyn      | 218 Flatlands/Canarsie           | 158          | 173          | 168          | 10.4           | 11.4        | 11.1        |
| Manhattan     | 301 Financial District           | 0            | 0            | 1            | 0.0            | 0.0         | 55.6        |
| Manhattan     | 302 Greenwich Village/Soho       | 1            | 0            | 0            | 5.7            | 0.0         | 0.0         |
| Manhattan     | 303 Lower East Side/Chinatown    | 0            | 0            | 0            | 0.0            | 0.0         | 0.0         |
| Manhattan     | 304 Clinton/Chelsea              | 0            | 0            | 0            | 0.0            | 0.0         | 0.0         |
| Manhattan     | 305 Midtown                      | 0            | 1            | 0            | 0.0            | 166.7       | 0.0         |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 2            | 0            | 0            | 15.6           | 0.0         | 0.0         |
| Manhattan     | 307 Upper West Side              | 1            | 0            | 1            | 8.5            | 0.0         | 8.5         |
| Manhattan     | 308 Upper East Side              | 3            | 2            | 3            | 4.7            | 3.1         | 4.7         |
| Manhattan     | 309 Morningside Heights/Hamilton | 4            | 2            | 5            | 39.2           | 19.6        | 49.0        |
| Manhattan     | 310 Central Harlem               | 2            | 1            | 2            | 17.2           | 8.6         | 17.2        |
| Manhattan     | 311 East Harlem                  | 1            | 0            | 0            | 23.3           | 0.0         | 0.0         |
| Manhattan     | 312 Washington Heights/Inwood    | 2            | 0            | 2            | 31.7           | 0.0         | 31.7        |
| Queens        | 401 Astoria                      | 10           | 6            | 7            | 3.7            | 2.2         | 2.6         |
| Queens        | 402 Woodside/Sunnyside           | 9            | 5            | 9            | 4.7            | 2.6         | 4.7         |
| Queens        | 403 Jackson Heights              | 76           | 49           | 43           | 18.3           | 11.8        | 10.4        |
| Queens        | 404 Elmhurst/Corona              | 11           | 15           | 16           | 5.1            | 6.9         | 7.4         |
| Queens        | 405 Ridgewood/Maspeth            | 31           | 32           | 33           | 3.2            | 3.3         | 3.4         |
| Queens        | 406 Rego Park/Forest Hills       | 22           | 18           | 13           | 3.3            | 2.7         | 2.0         |
| Queens        | 407 Flushing/Whitestone          | 69           | 59           | 62           | 3.8            | 3.2         | 3.4         |
| Queens        | 408 Hillcrest/Fresh Meadows      | 55           | 49           | 45           | 3.9            | 3.5         | 3.2         |
| Queens        | 409 Ozone Park/Woodhaven         | 83           | 82           | 84           | 11.3           | 11.2        | 11.4        |
| Queens        | 410 S. Ozone Park/Howard Beach   | 176          | 153          | 165          | 13.2           | 11.5        | 12.4        |
| Queens        | 411 Bayside/Little Neck          | 59           | 49           | 49           | 3.1            | 2.6         | 2.6         |
| Queens        | 412 Jamaica/Hollis               | 564          | 592          | 631          | 23.4           | 24.6        | 26.2        |
| Queens        | 413 Queens Village               | 456          | 429          | 451          | 14.3           | 13.5        | 14.2        |
| Queens        | 414 Rockaway/Broad Channel       | 60           | 79           | 68           | 11.4           | 15.0        | 12.9        |
| Staten Island | 501 St. George/Stapleton         | N/A          | N/A          | N/A          | N/A            | N/A         | N/A         |
| Staten Island | 502 S. Beach/Willowbrook         | N/A          | N/A          | N/A          | N/A            | N/A         | N/A         |
| Staten Island | 503 Tottenville/Great Kills      | N/A          | N/A          | N/A          | N/A            | N/A         | N/A         |
| <b>Total</b>  | <b>New York City</b>             | <b>2,541</b> | <b>2,475</b> | <b>2,641</b> | <b>10.4</b>    | <b>10.1</b> | <b>10.8</b> |

Source: Public Data Corporation

# **Map 6-1** **Notice of Mortgage Foreclosure Action** **(Lis Pendens) Against Single Family Homes** **in New York City Community Districts, 2001**

Notices per 1,000 Buildings



Source: Public Data Corporation

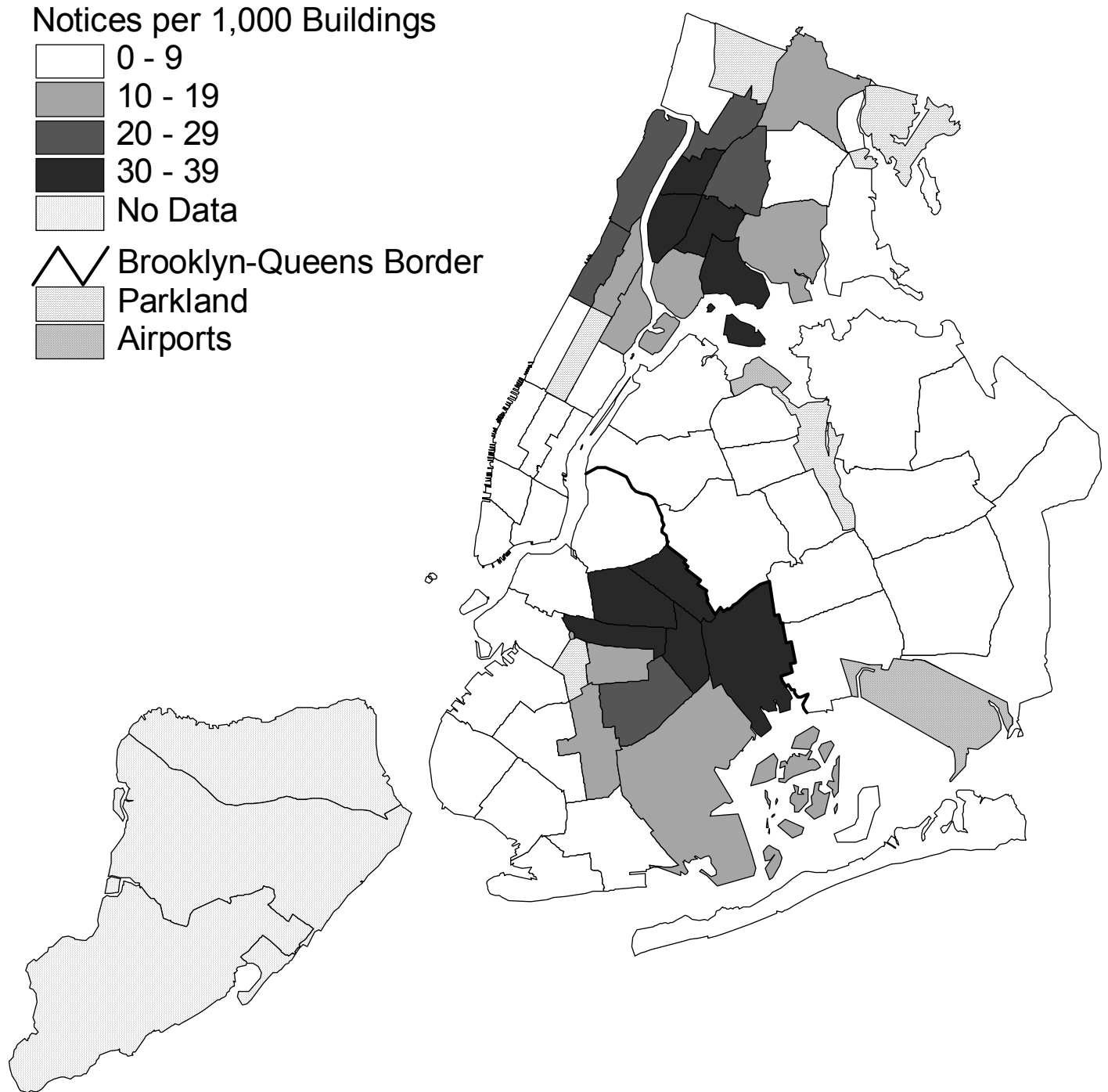
## Neighborhood Table 6-2

### Notices of Mortgage Foreclosure Action (*Lis Pendens*) Against 2-4 Family Homes in New York City Community Districts, 1997, 1999, and 2001

| Borough       | Community District               | Number       |              |              | Rate per 1,000 |             |             |
|---------------|----------------------------------|--------------|--------------|--------------|----------------|-------------|-------------|
|               |                                  | 1997         | 1999         | 2001         | 1997           | 1999        | 2001        |
| Bronx         | 101 Mott Haven/Melrose           | 14           | 12           | 13           | 15.2           | 13.0        | 14.1        |
| Bronx         | 102 Hunts Point/Longwood         | 15           | 9            | 29           | 15.5           | 9.3         | 30.0        |
| Bronx         | 103 Morrisania/Crotona           | 14           | 18           | 35           | 12.0           | 15.4        | 30.0        |
| Bronx         | 104 Highbridge/Concourse         | 19           | 21           | 31           | 18.5           | 20.4        | 30.1        |
| Bronx         | 105 Fordham/University Heights   | 28           | 30           | 41           | 22.2           | 23.8        | 32.5        |
| Bronx         | 106 Belmont/East Tremont         | 19           | 37           | 32           | 13.5           | 26.3        | 22.8        |
| Bronx         | 107 Kingsbridge Hghts/Bedford    | 30           | 21           | 32           | 27.1           | 18.9        | 28.9        |
| Bronx         | 108 Riverdale/Fieldston          | 10           | 10           | 8            | 7.7            | 7.7         | 6.2         |
| Bronx         | 109 Parkchester/Soundview        | 90           | 77           | 120          | 14.1           | 12.0        | 18.7        |
| Bronx         | 110 Throgs Neck/Co-op City       | 38           | 29           | 32           | 6.2            | 4.7         | 5.2         |
| Bronx         | 111 Morris Park/Bronxdale        | 59           | 41           | 60           | 9.3            | 6.4         | 9.4         |
| Bronx         | 112 Williamsbridge/Baychester    | 145          | 153          | 189          | 14.1           | 14.9        | 18.3        |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 22           | 30           | 25           | 4.1            | 5.6         | 4.7         |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 41           | 41           | 32           | 11.6           | 11.6        | 9.0         |
| Brooklyn      | 203 Bedford Stuyvesant           | 296          | 321          | 365          | 30.1           | 32.7        | 37.2        |
| Brooklyn      | 204 Bushwick                     | 140          | 161          | 193          | 26.4           | 30.3        | 36.4        |
| Brooklyn      | 205 East New York/Starrett City  | 260          | 255          | 336          | 25.3           | 24.8        | 32.7        |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 22           | 41           | 25           | 2.9            | 5.3         | 3.3         |
| Brooklyn      | 207 Sunset Park                  | 66           | 53           | 59           | 8.2            | 6.5         | 7.3         |
| Brooklyn      | 208 Crown Heights                | 87           | 95           | 110          | 24.3           | 26.6        | 30.8        |
| Brooklyn      | 209 South Crown Heights/Prospect | 54           | 41           | 57           | 17.5           | 13.3        | 18.5        |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 30           | 24           | 19           | 3.7            | 3.0         | 2.4         |
| Brooklyn      | 211 Bensonhurst                  | 37           | 33           | 36           | 2.5            | 2.2         | 2.4         |
| Brooklyn      | 212 Borough Park                 | 49           | 46           | 40           | 4.3            | 4.1         | 3.5         |
| Brooklyn      | 213 Coney Island                 | 25           | 26           | 24           | 8.3            | 8.6         | 8.0         |
| Brooklyn      | 214 Flatbush/Midwood             | 31           | 29           | 42           | 8.8            | 8.2         | 11.9        |
| Brooklyn      | 215 Sheepshead Bay               | 39           | 24           | 35           | 3.7            | 2.3         | 3.3         |
| Brooklyn      | 216 Brownsville                  | 88           | 92           | 130          | 26.6           | 27.8        | 39.2        |
| Brooklyn      | 217 East Flatbush                | 200          | 172          | 193          | 21.4           | 18.4        | 20.6        |
| Brooklyn      | 218 Flatlands/Canarsie           | 182          | 219          | 250          | 10.8           | 13.0        | 14.8        |
| Manhattan     | 301 Financial District           | 0            | 0            | 0            | 0.0            | 0.0         | 0.0         |
| Manhattan     | 302 Greenwich Village/Soho       | 1            | 1            | 1            | 1.6            | 1.6         | 1.6         |
| Manhattan     | 303 Lower East Side/Chinatown    | 0            | 0            | 1            | 0.0            | 0.0         | 7.1         |
| Manhattan     | 304 Clinton/Chelsea              | 0            | 0            | 0            | 0.0            | 0.0         | 0.0         |
| Manhattan     | 305 Midtown                      | 0            | 0            | 0            | 0.0            | 0.0         | 0.0         |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 0            | 1            | 0            | 0.0            | 5.0         | 0.0         |
| Manhattan     | 307 Upper West Side              | 1            | 0            | 2            | 2.5            | 0.0         | 5.0         |
| Manhattan     | 308 Upper East Side              | 3            | 1            | 1            | 5.4            | 1.8         | 1.8         |
| Manhattan     | 309 Morningside Heights/Hamilton | 9            | 13           | 8            | 22.4           | 32.3        | 19.9        |
| Manhattan     | 310 Central Harlem               | 11           | 15           | 15           | 13.1           | 17.8        | 17.8        |
| Manhattan     | 311 East Harlem                  | 3            | 4            | 6            | 6.8            | 9.1         | 13.6        |
| Manhattan     | 312 Washington Heights/Inwood    | 4            | 3            | 6            | 17.8           | 13.3        | 26.7        |
| Queens        | 401 Astoria                      | 23           | 26           | 24           | 2.3            | 2.6         | 2.4         |
| Queens        | 402 Woodside/Sunnyside           | 17           | 19           | 20           | 3.8            | 4.2         | 4.5         |
| Queens        | 403 Jackson Heights              | 124          | 88           | 68           | 16.1           | 11.4        | 8.8         |
| Queens        | 404 Elmhurst/Corona              | 70           | 55           | 37           | 10.4           | 8.2         | 5.5         |
| Queens        | 405 Ridgewood/Maspeth            | 67           | 54           | 76           | 4.3            | 3.4         | 4.8         |
| Queens        | 406 Rego Park/Forest Hills       | 7            | 5            | 4            | 3.1            | 2.2         | 1.7         |
| Queens        | 407 Flushing/Whitestone          | 29           | 34           | 36           | 2.7            | 3.2         | 3.3         |
| Queens        | 408 Hillcrest/Fresh Meadows      | 20           | 22           | 23           | 5.3            | 5.8         | 6.0         |
| Queens        | 409 Ozone Park/Woodhaven         | 123          | 113          | 122          | 12.6           | 11.6        | 12.5        |
| Queens        | 410 S. Ozone Park/Howard Beach   | 100          | 96           | 93           | 11.8           | 11.3        | 10.9        |
| Queens        | 411 Bayside/Little Neck          | 20           | 13           | 8            | 4.6            | 3.0         | 1.8         |
| Queens        | 412 Jamaica/Hollis               | 224          | 220          | 281          | 21.5           | 21.1        | 26.9        |
| Queens        | 413 Queens Village               | 150          | 132          | 142          | 18.6           | 16.3        | 17.6        |
| Queens        | 414 Rockaway/Broad Channel       | 89           | 99           | 98           | 19.1           | 21.2        | 21.0        |
| Staten Island | 501 St. George/Stapleton         | N/A          | N/A          | N/A          | N/A            | N/A         | N/A         |
| Staten Island | 502 S. Beach/Willowbrook         | N/A          | N/A          | N/A          | N/A            | N/A         | N/A         |
| Staten Island | 503 Tottenville/Great Kills      | N/A          | N/A          | N/A          | N/A            | N/A         | N/A         |
| <b>Total</b>  | <b>New York City</b>             | <b>3,245</b> | <b>3,175</b> | <b>3,665</b> | <b>11.3</b>    | <b>11.1</b> | <b>12.8</b> |

Source: Public Data Corporation

# **Map 6-2** **Notice of Mortgage Foreclosure Action** **(Lis Pendens) Against 2-4 Family Homes** **in New York City Community Districts, 2001**



Source: Public Data Corporation

### Neighborhood Table 6-3

## Notices of Mortgage Foreclosure Action (*Lis Pendens*) Against 5+ Unit Apt. Buildings in New York City Community Districts, 1997, 1999, and 2001

| Borough       | Community District               | Number     |            |            | Rate per 1,000 |            |            |
|---------------|----------------------------------|------------|------------|------------|----------------|------------|------------|
|               |                                  | 1997       | 1999       | 2001       | 1997           | 1999       | 2001       |
| Bronx         | 101 Mott Haven/Melrose           | 8          | 2          | 1          | 13.2           | 3.3        | 1.6        |
| Bronx         | 102 Hunts Point/Longwood         | 8          | 5          | 3          | 17.5           | 11.0       | 6.6        |
| Bronx         | 103 Morrisania/Crotona           | 4          | 2          | 11         | 7.4            | 3.7        | 20.3       |
| Bronx         | 104 Highbridge/Concourse         | 5          | 2          | 5          | 5.3            | 2.1        | 5.3        |
| Bronx         | 105 Fordham/University Heights   | 12         | 6          | 5          | 13.9           | 7.0        | 5.8        |
| Bronx         | 106 Belmont/East Tremont         | 12         | 5          |            | 16.3           | 6.8        | 0.0        |
| Bronx         | 107 Kingsbridge Hghts/Bedford    | 6          | 7          | 5          | 5.6            | 6.5        | 4.7        |
| Bronx         | 108 Riverdale/Fieldston          | 7          | 0          | 0          | 16.4           | 0.0        | 0.0        |
| Bronx         | 109 Parkchester/Soundview        | 9          | 1          | 2          | 19.0           | 2.1        | 4.2        |
| Bronx         | 110 Throgs Neck/Co-op City       | 2          | 1          | 1          | 6.8            | 3.4        | 3.4        |
| Bronx         | 111 Morris Park/Bronxdale        | 1          | 1          | 1          | 2.4            | 2.4        | 2.4        |
| Bronx         | 112 Williamsbridge/Baychester    | 13         | 7          | 2          | 21.0           | 11.3       | 3.2        |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 18         | 13         | 12         | 6.9            | 5.0        | 4.6        |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 18         | 11         | 11         | 13.6           | 8.3        | 8.3        |
| Brooklyn      | 203 Bedford Stuyvesant           | 39         | 41         | 63         | 22.4           | 23.5       | 36.2       |
| Brooklyn      | 204 Bushwick                     | 38         | 54         | 87         | 17.1           | 24.3       | 39.1       |
| Brooklyn      | 205 East New York/Starrett City  | 14         | 17         | 12         | 19.2           | 23.3       | 16.4       |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 11         | 8          | 5          | 6.7            | 4.9        | 3.0        |
| Brooklyn      | 207 Sunset Park                  | 17         | 8          | 10         | 12.9           | 6.1        | 7.6        |
| Brooklyn      | 208 Crown Heights                | 34         | 48         | 37         | 20.5           | 29.0       | 22.3       |
| Brooklyn      | 209 South Crown Heights/Prospect | 14         | 13         | 4          | 19.3           | 17.9       | 5.5        |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 2          | 3          | 2          | 2.0            | 3.0        | 2.0        |
| Brooklyn      | 211 Bensonhurst                  | 3          | 2          | 0          | 3.1            | 2.1        | 0.0        |
| Brooklyn      | 212 Borough Park                 | 7          | 2          | 5          | 7.7            | 2.2        | 5.5        |
| Brooklyn      | 213 Coney Island                 | 2          | 6          | 2          | 4.9            | 14.8       | 4.9        |
| Brooklyn      | 214 Flatbush/Midwood             | 11         | 12         | 5          | 10.6           | 11.5       | 4.8        |
| Brooklyn      | 215 Sheepshead Bay               | 3          | 0          | 1          | 6.0            | 0.0        | 2.0        |
| Brooklyn      | 216 Brownsville                  | 8          | 15         | 25         | 13.0           | 24.4       | 40.6       |
| Brooklyn      | 217 East Flatbush                | 13         | 16         | 23         | 15.0           | 18.5       | 26.5       |
| Brooklyn      | 218 Flatlands/Canarsie           | 0          | 0          | 0          | 0.0            | 0.0        | 0.0        |
| Manhattan     | 301 Financial District           | 0          | 0          | 0          | 0.0            | 0.0        | 0.0        |
| Manhattan     | 302 Greenwich Village/Soho       | 6          | 1          | 4          | 3.5            | 0.6        | 2.3        |
| Manhattan     | 303 Lower East Side/Chinatown    | 7          | 13         | 1          | 3.1            | 5.8        | 0.4        |
| Manhattan     | 304 Clinton/Chelsea              | 7          | 2          | 3          | 4.6            | 1.3        | 2.0        |
| Manhattan     | 305 Midtown                      | 3          | 1          | 1          | 7.3            | 2.4        | 2.4        |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 3          | 5          | 0          | 2.4            | 4.0        | 0.0        |
| Manhattan     | 307 Upper West Side              | 9          | 8          | 7          | 2.8            | 2.5        | 2.2        |
| Manhattan     | 308 Upper East Side              | 9          | 6          | 1          | 2.9            | 2.0        | 0.3        |
| Manhattan     | 309 Morningside Heights/Hamilton | 18         | 13         | 26         | 12.8           | 9.3        | 18.5       |
| Manhattan     | 310 Central Harlem               | 31         | 27         | 35         | 12.5           | 10.8       | 14.1       |
| Manhattan     | 311 East Harlem                  | 13         | 8          | 6          | 11.4           | 7.0        | 5.2        |
| Manhattan     | 312 Washington Heights/Inwood    | 15         | 11         | 6          | 8.7            | 6.3        | 3.5        |
| Queens        | 401 Astoria                      | 7          | 2          | 6          | 3.0            | 0.8        | 2.5        |
| Queens        | 402 Woodside/Sunnyside           | 1          | 4          | 2          | 0.9            | 3.6        | 1.8        |
| Queens        | 403 Jackson Heights              | 8          | 5          | 0          | 12.5           | 7.8        | 0.0        |
| Queens        | 404 Elmhurst/Corona              | 5          | 6          | 3          | 6.6            | 8.0        | 4.0        |
| Queens        | 405 Ridgewood/Maspeth            | 5          | 8          | 5          | 3.3            | 5.3        | 3.3        |
| Queens        | 406 Rego Park/Forest Hills       | 0          | 0          | 1          | 0.0            | 0.0        | 2.4        |
| Queens        | 407 Flushing/Whitestone          | 5          | 2          | 2          | 8.2            | 3.3        | 3.3        |
| Queens        | 408 Hillcrest/Fresh Meadows      | 1          | 2          | 0          | 3.9            | 7.7        | 0.0        |
| Queens        | 409 Ozone Park/Woodhaven         | 4          | 2          | 3          | 12.6           | 6.3        | 9.5        |
| Queens        | 410 S. Ozone Park/Howard Beach   | 1          | 1          | 0          | 6.3            | 6.3        | 0.0        |
| Queens        | 411 Bayside/Little Neck          | 0          | 0          | 0          | 0.0            | 0.0        | 0.0        |
| Queens        | 412 Jamaica/Hollis               | 2          | 5          | 3          | 7.5            | 18.8       | 11.3       |
| Queens        | 413 Queens Village               | 1          | 0          | 0          | 11.2           | 0.0        | 0.0        |
| Queens        | 414 Rockaway/Broad Channel       | 5          | 3          | 3          | 16.2           | 9.7        | 9.7        |
| Staten Island | 501 St. George/Stapleton         | N/A        | N/A        | N/A        | N/A            | N/A        | N/A        |
| Staten Island | 502 S. Beach/Willowbrook         | N/A        | N/A        | N/A        | N/A            | N/A        | N/A        |
| Staten Island | 503 Tottenville/Great Kills      | N/A        | N/A        | N/A        | N/A            | N/A        | N/A        |
| <b>Total</b>  | <b>New York City</b>             | <b>505</b> | <b>443</b> | <b>458</b> | <b>8.8</b>     | <b>7.8</b> | <b>8.0</b> |

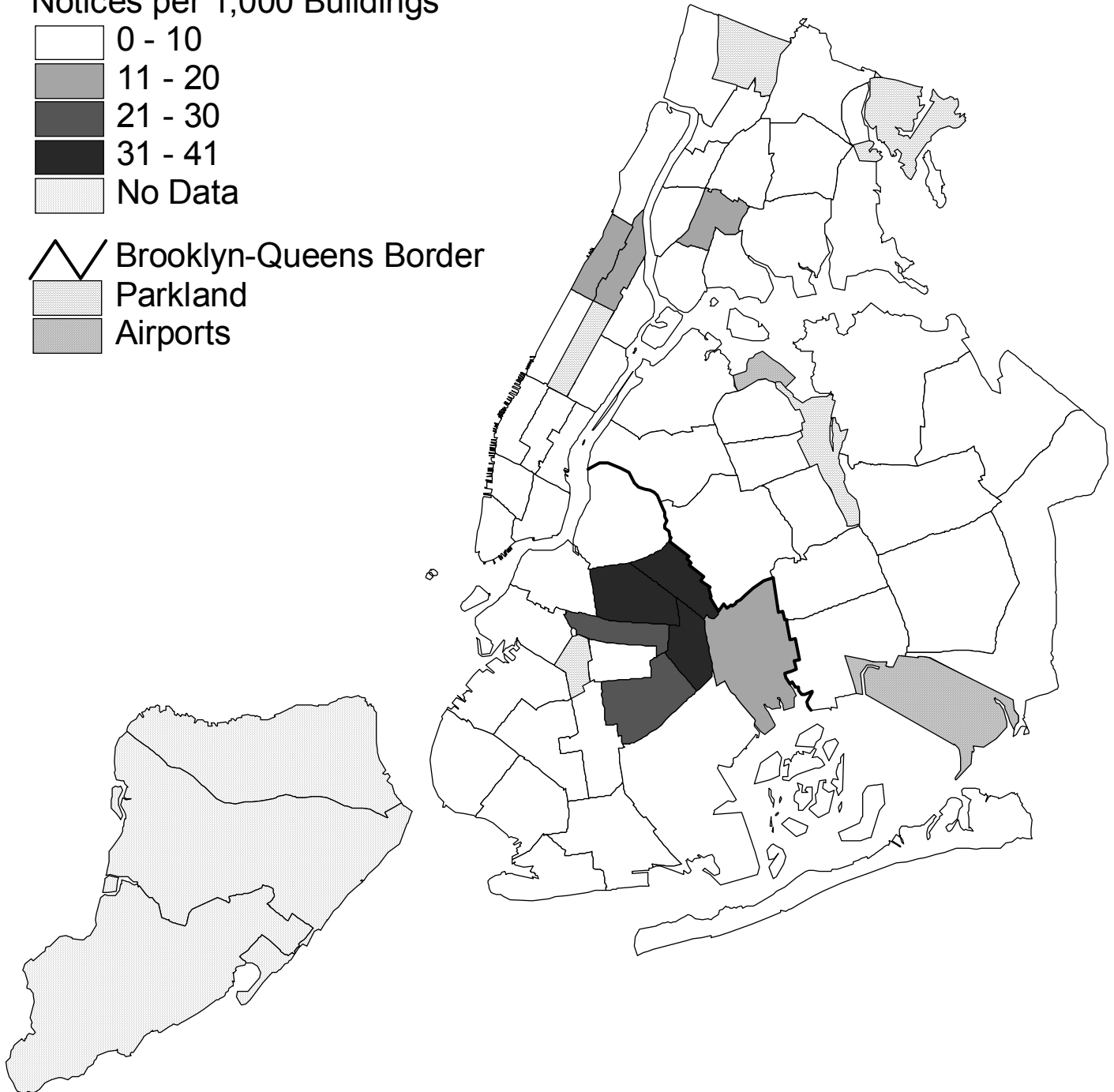
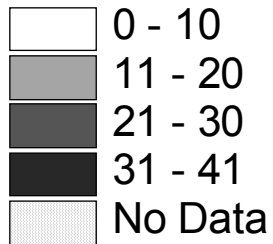
Source: Public Data Corporation



# Map 6-3

## Notice of Mortgage Foreclosure Action (Lis Pendens) Against 5+ Unit Apartment Buildings in New York City Community Districts, 2001

Notices per 1,000 Buildings



Source: Public Data Corporation

## Neighborhood Table 6-4

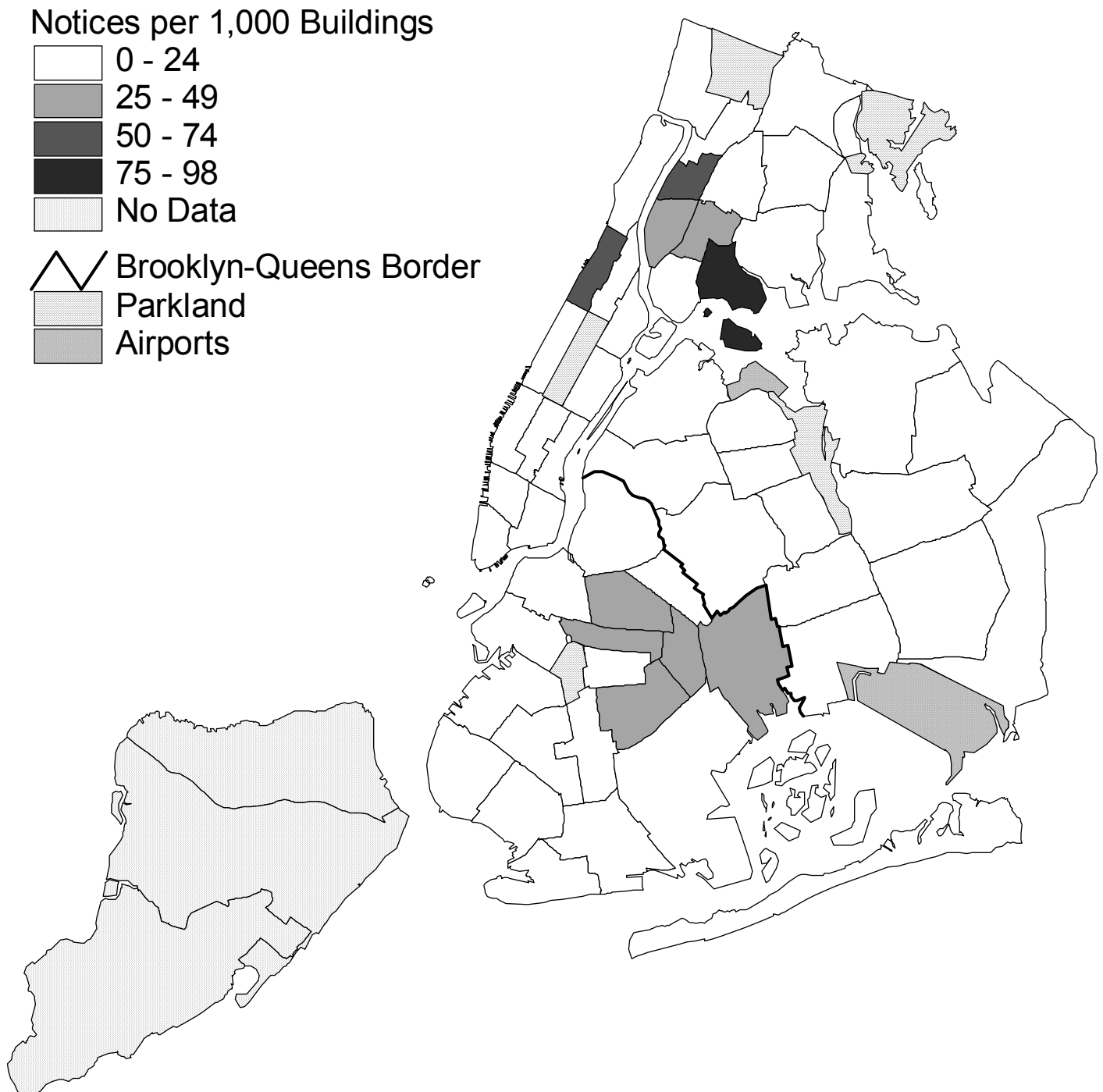
### Notices of Mortgage Foreclosure Action (*Lis Pendens*) Against Mixed Use Apt. Buildings in New York City Community Districts, 1997, 1999, and 2001

| Borough       | Community District               | Number     |            |            | Rate per 1,000 |             |             |
|---------------|----------------------------------|------------|------------|------------|----------------|-------------|-------------|
|               |                                  | 1997       | 1999       | 2001       | 1997           | 1999        | 2001        |
| Bronx         | 101 Mott Haven/Melrose           | 0          | 1          | 0          | 0.0            | 6.5         | 0.0         |
| Bronx         | 102 Hunts Point/Longwood         | 1          | 2          | 5          | 19.6           | 39.2        | 98.0        |
| Bronx         | 103 Morrisania/Crotona           | 4          | 3          | 5          | 32.8           | 24.6        | 41.0        |
| Bronx         | 104 Highbridge/Concourse         | 1          |            | 2          | 14.5           | 0.0         | 29.0        |
| Bronx         | 105 Fordham/University Heights   | 1          | 2          | 5          | 13.9           | 27.8        | 69.4        |
| Bronx         | 106 Belmont/East Tremont         | 3          | 1          | 2          | 18.3           | 6.1         | 12.2        |
| Bronx         | 107 Kingsbridge Hgts/Bedford     | 1          | 0          | 0          | 8.7            | 0.0         | 0.0         |
| Bronx         | 108 Riverdale/Fieldston          | 1          | 1          | 0          | 15.6           | 15.6        | 0.0         |
| Bronx         | 109 Parkchester/Soundview        | 1          | 2          | 4          | 4.7            | 9.4         | 18.9        |
| Bronx         | 110 Throgs Neck/Co-op City       | 5          | 1          | 0          | 17.9           | 3.6         | 0.0         |
| Bronx         | 111 Morris Park/Bronxdale        | 4          | 3          | 3          | 12.9           | 9.7         | 9.7         |
| Bronx         | 112 Williamsbridge/Baychester    | 3          | 6          | 7          | 8.0            | 16.1        | 18.8        |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 11         | 12         | 13         | 5.6            | 6.1         | 6.6         |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 10         | 7          | 7          | 11.9           | 8.3         | 8.3         |
| Brooklyn      | 203 Bedford Stuyvesant           | 38         | 50         | 45         | 27.7           | 36.4        | 32.8        |
| Brooklyn      | 204 Bushwick                     | 9          | 15         | 14         | 9.3            | 15.4        | 14.4        |
| Brooklyn      | 205 East New York/Starrett City  | 16         | 30         | 31         | 15.4           | 28.8        | 29.8        |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 14         | 8          | 6          | 9.8            | 5.6         | 4.2         |
| Brooklyn      | 207 Sunset Park                  | 13         | 9          | 5          | 11.1           | 7.7         | 4.3         |
| Brooklyn      | 208 Crown Heights                | 27         | 24         | 25         | 30.2           | 26.9        | 28.0        |
| Brooklyn      | 209 South Crown Heights/Prospect | 13         | 14         | 12         | 20.2           | 21.8        | 18.7        |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 8          | 8          | 6          | 5.3            | 5.3         | 4.0         |
| Brooklyn      | 211 Bensonhurst                  | 6          | 4          | 3          | 4.0            | 2.7         | 2.0         |
| Brooklyn      | 212 Borough Park                 | 17         | 7          | 7          | 10.3           | 4.2         | 4.2         |
| Brooklyn      | 213 Coney Island                 | 1          | 1          | 1          | 3.5            | 3.5         | 3.5         |
| Brooklyn      | 214 Flatbush/Midwood             | 13         | 12         | 11         | 13.0           | 12.0        | 11.0        |
| Brooklyn      | 215 Sheepshead Bay               | 2          | 2          | 0          | 2.0            | 2.0         | 0.0         |
| Brooklyn      | 216 Brownsville                  | 11         | 15         | 21         | 20.6           | 28.1        | 39.3        |
| Brooklyn      | 217 East Flatbush                | 22         | 26         | 25         | 22.4           | 26.4        | 25.4        |
| Brooklyn      | 218 Flatlands/Canarsie           | 8          | 6          | 6          | 9.8            | 7.4         | 7.4         |
| Manhattan     | 301 Financial District           | 0          | 0          | 0          | 0.0            | 0.0         | 0.0         |
| Manhattan     | 302 Greenwich Village/Soho       | 1          | 2          | 2          | 1.7            | 3.4         | 3.4         |
| Manhattan     | 303 Lower East Side/Chinatown    | 1          | 3          | 0          | 2.8            | 8.3         | 0.0         |
| Manhattan     | 304 Clinton/Chelsea              | 2          | 2          | 0          | 7.3            | 7.3         | 0.0         |
| Manhattan     | 305 Midtown                      | 0          | 0          | 0          | 0.0            | 0.0         | 0.0         |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 4          | 1          | 1          | 11.9           | 3.0         | 3.0         |
| Manhattan     | 307 Upper West Side              | 0          | 0          | 0          | 0.0            | 0.0         | 0.0         |
| Manhattan     | 308 Upper East Side              | 0          | 1          | 0          | 0.0            | 2.0         | 0.0         |
| Manhattan     | 309 Morningside Heights/Hamilton | 1          | 2          | 4          | 14.7           | 29.4        | 58.8        |
| Manhattan     | 310 Central Harlem               | 0          | 1          | 1          | 0.0            | 7.2         | 7.2         |
| Manhattan     | 311 East Harlem                  | 2          | 1          | 3          | 7.1            | 3.5         | 10.6        |
| Manhattan     | 312 Washington Heights/Inwood    | 0          | 0          | 0          | 0.0            | 0.0         | 0.0         |
| Queens        | 401 Astoria                      | 8          | 5          | 1          | 6.6            | 4.1         | 0.8         |
| Queens        | 402 Woodside/Sunnyside           | 3          | 4          | 1          | 6.5            | 8.6         | 2.2         |
| Queens        | 403 Jackson Heights              | 7          | 8          | 3          | 13.3           | 15.2        | 5.7         |
| Queens        | 404 Elmhurst/Corona              | 7          | 1          | 4          | 13.7           | 2.0         | 7.8         |
| Queens        | 405 Ridgewood/Maspeth            | 5          | 7          | 3          | 3.2            | 4.4         | 1.9         |
| Queens        | 406 Rego Park/Forest Hills       | 0          | 1          | 2          | 0.0            | 5.3         | 10.6        |
| Queens        | 407 Flushing/Whitestone          | 6          | 5          | 1          | 8.8            | 7.3         | 1.5         |
| Queens        | 408 Hillcrest/Fresh Meadows      | 1          | 1          | 0          | 4.2            | 4.2         | 0.0         |
| Queens        | 409 Ozone Park/Woodhaven         | 6          | 11         | 12         | 5.7            | 10.5        | 11.4        |
| Queens        | 410 S. Ozone Park/Howard Beach   | 11         | 6          | 16         | 16.2           | 8.8         | 23.6        |
| Queens        | 411 Bayside/Little Neck          | 1          | 1          | 1          | 3.4            | 3.4         | 3.4         |
| Queens        | 412 Jamaica/Hollis               | 23         | 36         | 35         | 19.4           | 30.4        | 29.5        |
| Queens        | 413 Queens Village               | 4          | 5          | 7          | 7.7            | 9.6         | 13.5        |
| Queens        | 414 Rockaway/Broad Channel       | 1          | 1          | 2          | 6.1            | 6.1         | 12.2        |
| Staten Island | 501 St. George/Stapleton         | N/A        | N/A        | N/A        | N/A            | N/A         | N/A         |
| Staten Island | 502 S. Beach/Willowbrook         | N/A        | N/A        | N/A        | N/A            | N/A         | N/A         |
| Staten Island | 503 Tottenville/Great Kills      | N/A        | N/A        | N/A        | N/A            | N/A         | N/A         |
| <b>Total</b>  | <b>New York City</b>             | <b>358</b> | <b>377</b> | <b>370</b> | <b>10.6</b>    | <b>11.2</b> | <b>11.0</b> |

Source: Public Data Corporation

# Map 6-4

## Notice of Mortgage Foreclosure Action (Lis Pendens) Against Mixed Use Apartment Buildings in New York City Community Districts, 2001



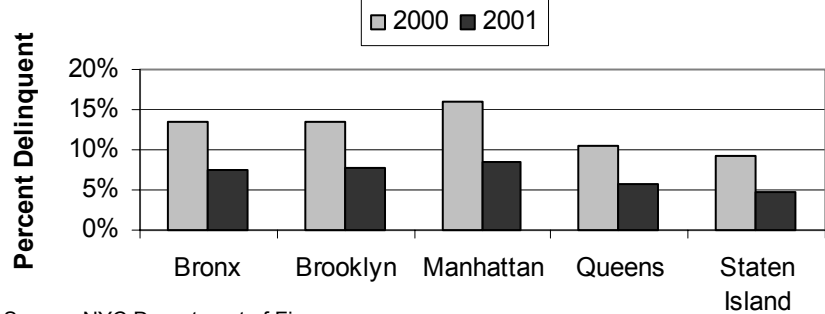
Source: Public Data Corporation

## Chapter 7. Property Tax Delinquencies

Property tax delinquencies provide another indicator of the economic health of New York City's housing stock. The data presented in this chapter are derived from the New York City Department of Finance's Open Balance File (OBF) and Real Property Assessment Data (RPAD) data files. Statistics are presented separately for properties in tax class 1 and tax class 2. Class 1 includes primarily residential one-, two-, and three-family homes (including condominium buildings of 3 units or fewer). Class 2 includes all other primarily residential properties not in tax class 1, such as larger apartment buildings, condominium buildings, and co-operative buildings. A property is considered delinquent if the tax payment is not received by the due date. For the purpose of this report, however, **only balances of more than \$500 are counted as tax delinquencies**. Small delinquencies (i.e., those under \$500) are not likely to reflect economic problems with a property. The number of these small delinquencies tends to change substantially over time, and they more likely reflect the day-to-day fluctuations of the city's collection system rather than the financial strength or weakness of residential properties.

In 2001, 6.4% of class 1 properties were tax delinquent, a decline from the 2000 rate of 11.5%. The rate of class 1 tax delinquency was highest in 2001 in Manhattan (8.6%), followed by Brooklyn (7.7%), the Bronx (7.6%), Queens (5.7%), and

**Chart 7-1 Class 1 Properties with Tax Delinquencies of \$500 or More**



Source: NYC Department of Finance

**Exhibit 7-1  
Highest and Lowest Percent of Class 1 Properties  
With Tax Delinquency of 1 Year or Longer, 2001**

Highest:

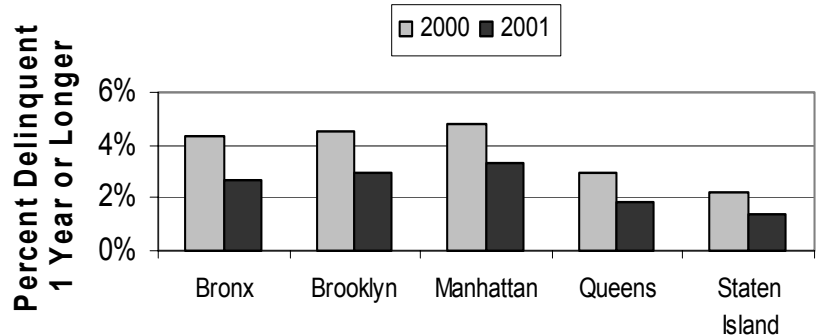
|           |                              |      |
|-----------|------------------------------|------|
| Manhattan | Washington Heights/Inwood    | 9.0% |
| Manhattan | Central Harlem               | 8.7% |
| Manhattan | Morningside Heights/Hamilton | 8.5% |
| Brooklyn  | Bedford Stuyvesant           | 8.2% |
| Bronx     | Highbridge/Concourse         | 8.0% |

Lowest:

|               |                           |      |
|---------------|---------------------------|------|
| Manhattan     | Midtown                   | 0.0% |
| Manhattan     | Greenwich Village/Soho    | 0.7% |
| Queens        | Bayside/Little Neck       | 0.8% |
| Manhattan     | Lower East Side/Chinatown | 0.9% |
| Queens        | Hillcrest/Fresh Meadows   | 0.9% |
| Queens        | Rego Park/Forest Hills    | 0.9% |
| Queens        | Ridgewood/Maspeth         | 0.9% |
| Staten Island | Tottenville/Great Kills   | 0.9% |

Source: NYC Department of Finance

**Chart 7-2 Class 1 Tax Delinquencies  
of 1 Year or Longer**



Source: NYC Department of Finance

**Borough Table 7-1 Class 1 Tax Delinquent Properties  
in the Five Boroughs, 2000 and 2001**

|                                                  | Bronx    | Brooklyn | Manhattan | Queens   | Staten<br>Island | Total    |
|--------------------------------------------------|----------|----------|-----------|----------|------------------|----------|
| <b>Tax Delinquent Properties</b>                 |          |          |           |          |                  |          |
| <b>2000: Number</b>                              | 8,274    | 27,435   | 823       | 28,716   | 9,644            | 74,892   |
| <b>Percent</b>                                   | 13.6%    | 13.5%    | 16.1%     | 10.5%    | 9.2%             | 11.5%    |
| <b>2001: Number</b>                              | 4,696    | 15,766   | 454       | 15,746   | 5,137            | 41,799   |
| <b>Percent</b>                                   | 7.6%     | 7.7%     | 8.6%      | 5.7%     | 4.8%             | 6.4%     |
| <b>Tax Delinquency of 1 Year or Longer</b>       |          |          |           |          |                  |          |
| <b>2000: Number</b>                              | 2,654    | 9,199    | 247       | 8,095    | 2,360            | 22,555   |
| <b>Percent</b>                                   | 4.4%     | 4.5%     | 4.8%      | 3.0%     | 2.3%             | 3.5%     |
| <b>2001: Number</b>                              | 1,679    | 5,994    | 176       | 5,078    | 1,450            | 14,377   |
| <b>Percent</b>                                   | 2.7%     | 2.9%     | 3.3%      | 1.8%     | 1.4%             | 2.2%     |
| <b>Tax Delinquency Greater Than 20% of Value</b> |          |          |           |          |                  |          |
| <b>2000 Percent</b>                              | 7.6%     | 7.5%     | 9.1%      | 5.7%     | 4.9%             | 6.4%     |
| <b>2001 Percent</b>                              | 4.6%     | 4.6%     | 5.2%      | 3.4%     | 2.7%             | 3.8%     |
| <b>Tax Delinquency Greater Than 50% of Value</b> |          |          |           |          |                  |          |
| <b>2000 Percent</b>                              | 4.7%     | 4.6%     | 5.7%      | 3.4%     | 2.7%             | 3.8%     |
| <b>2001 Percent</b>                              | 2.9%     | 2.9%     | 3.6%      | 2.1%     | 1.5%             | 2.3%     |
| <b>Median Lien Value</b>                         |          |          |           |          |                  |          |
| <b>2000</b>                                      | \$53,004 | \$61,498 | \$84,121  | \$58,613 | \$49,219         | \$57,845 |
| <b>2001</b>                                      | \$70,818 | \$75,573 | \$102,638 | \$72,547 | \$56,918         | \$71,259 |
| <b>Median Lien to Value Ratio</b>                |          |          |           |          |                  |          |
| <b>2000</b>                                      | 0.23     | 0.24     | 0.27      | 0.22     | 0.22             | 0.23     |
| <b>2001</b>                                      | 0.30     | 0.29     | 0.33      | 0.28     | 0.24             | 0.28     |

Source: NYC Department of Finance

Staten Island (4.8%) (Borough Table 7-1).

In 2001, 2.2% of the class 1 properties in New York City had tax delinquencies that were 1 year or more past due. This represents a decrease from 2000 when 3.5% of class 1 properties were 1 year or more past due. Class 1 tax delinquencies of 1 year or longer were most common in Manhattan (3.3%), followed by Brooklyn (2.9%), the Bronx (2.7%), Queens (1.8%), and Staten Island (1.4%) (Borough Table 7-1).

The community districts with the highest rates of class 1 tax delinquency of 1 year or longer in 2001 were Manhattan's Washington Heights/Inwood (9.0%), Central Harlem (8.7%), and Morningside Heights/Hamilton (8.5%), Bedford Stuyvesant in Brooklyn (8.2%), and Highbridge/Concourse in the Bronx (8.0%). The community districts with the lowest rates of class 1 tax delinquency of 1 year or longer in 2001 were Midtown (0.0%) and Greenwich Village/Soho (0.7%) in Manhattan, Bayside/Little Neck in Queens (0.8%), the Lower East Side/Chinatown in Manhattan (0.8%), Queens's Hillcrest/Fresh Meadows (0.9%), Rego Park/Forest Hills (0.9%), and Ridgewood/Maspeth (0.9%), and Tottenville/Great Kills (0.9%) in Staten Island (Exhibit 7-1).

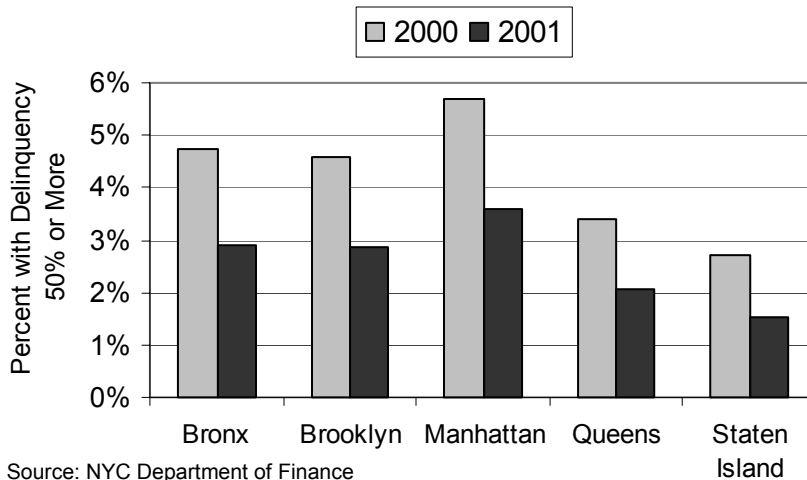
## Exhibit 7-2 Highest Lien to Value Ratios of Class 1 Tax Delinquent Properties, 2001

### Highest:

|           |                           |      |
|-----------|---------------------------|------|
| Manhattan | Washington Heights/Inwood | 0.87 |
| Bronx     | Morrisania/Crotona        | 0.63 |
| Bronx     | Mott Haven/Melrose        | 0.54 |
| Bronx     | Hunts Point/Longwood      | 0.46 |
| Brooklyn  | Crown Heights             | 0.45 |

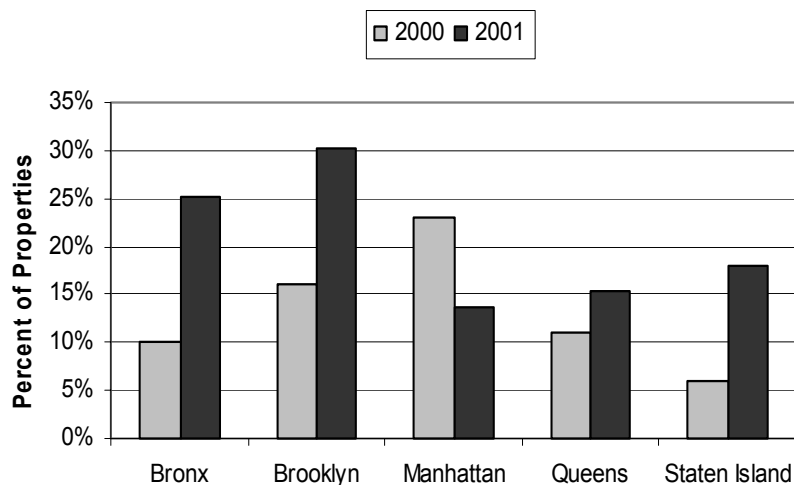
Source: NYC Department of Finance

**Chart 7-3 Class 1 Tax Delinquencies Greater than 50% of Property Value**



Source: NYC Department of Finance

**Chart 7-4 Class 1 Tax Lien Sales**



Source: NYC Department of Finance

Class 1 tax delinquencies of 50% or more of the property's assessed market value also decreased, from 3.8% of all class 1 properties in 2000, to 2.3% in 2001. The highest percentage of class 1 tax delinquencies of 50% or more of the property's value in 2001 was in Manhattan (3.6%), followed by the Bronx (2.9%), Brooklyn (2.9%), Queens (2.1%), and Staten Island (1.5%) (Borough Table 7-1).

While the percent of class 1 properties that are delinquent generally decreased from 2000 to 2001, the dollar amount of these tax delinquencies generally increased. In 2000, the median lien value was \$57,845; in 2001 it was \$71,259. (Note that median lien delinquencies are calculated using only data for those properties that have tax delinquencies over \$500.) The highest median lien value in 2001 was in Manhattan (\$102,638), followed by Brooklyn (\$75,573), Queens (\$72,547), the Bronx (\$70,818), and Staten Island (\$56,918) (Borough Table 7-1).

The median lien to value ratio of class 1 properties with tax delinquencies, which is simply the lien value divided by the assessed property value, also increased from 0.23 in 2000 to 0.28 in 2001. In 2001, the highest median lien to value ratio of class 1 tax delinquent properties was in Manhattan (0.33), followed by the Bronx (.30), Brooklyn (0.29), Queens (0.28), and Staten Island (0.24) (Borough Table 7-1). Among community districts, in 2001 the highest median lien to value ratio of class 1 tax

delinquent properties was found in Manhattan's Washington Heights/Inwood (0.87), followed by Morrisania/Crotona (0.63), Mott Haven/Melrose (0.54), and Hunts Point/Longwood (0.46) in the Bronx, and Brooklyn's Crown Heights (0.45) (Exhibit 7-2).

Beginning in 1996, the City of New York instituted a policy of selling property tax liens as a means of compelling delinquent property owners to pay their arrears. Tax liens are sold to a specially created trust and managed by private firms. Non-payment of a sold tax lien can eventually lead to foreclosure of the property by the trust. The lien sale includes all monies owed to the City, although in order for a lien to be sold there must be property tax arrears.

For class 1 properties, there must be a property tax delinquency of 3 years or more for the lien sale to take place. For class 2 properties there must be a property tax delinquency of 1 year or more for the lien sale to take place. Lien sales are indicative of economic problems in an area's housing stock, and are potentially more serious than tax delinquencies, since the trust may be more likely to foreclose than the City.

In 2000, there were 770 sales of liens against class 1 properties, and by 2001, this number

**Borough Table 7-2 Class 1 Tax Lien Sales  
in the Five Boroughs, 2000 and 2001**

|                                             | Bronx   | Brooklyn | Manhattan | Queens  | Staten<br>Island | Total   |
|---------------------------------------------|---------|----------|-----------|---------|------------------|---------|
| <b>Tax Lien Sales</b>                       |         |          |           |         |                  |         |
| <b>2000: Number</b>                         | 62      | 326      | 12        | 306     | 64               | 770     |
| <b>Percent</b>                              | 0.10%   | 0.16%    | 0.23%     | 0.11%   | 0.06%            | 0.12%   |
| <b>2001: Number</b>                         | 29      | 152      | 3         | 50      | 17               | 251     |
| <b>Percent</b>                              | 0.05%   | 0.08%    | 0.06%     | 0.02%   | 0.02%            | 0.04%   |
| <b>Median Value of Tax Lien Sales</b>       |         |          |           |         |                  |         |
| <b>2000</b>                                 | \$6,128 | \$5,626  | \$7,361   | \$6,028 | \$5,944          | \$5,881 |
| <b>2001</b>                                 | \$6,824 | \$5,938  | \$7,773   | \$7,433 | \$6,513          | \$6,513 |
| <b>Median Lien to Value Ratio</b>           |         |          |           |         |                  |         |
| <b>2000</b>                                 | 0.03    | 0.03     | 0.03      | 0.03    | 0.03             | 0.03    |
| <b>2001</b>                                 | 0.03    | 0.03     | 0.04      | 0.03    | 0.04             | 0.03    |
| <b>Disposition of Lien Sales, 1996-2001</b> |         |          |           |         |                  |         |
| <b>In Collection</b>                        | 35.4%   | 38.7%    | 38.5%     | 44.1%   | 42.6%            | 40.6%   |
| <b>Redeemed</b>                             | 61.4%   | 57.2%    | 61.5%     | 53.7%   | 51.5%            | 55.9%   |
| <b>Foreclosed</b>                           | 3.1%    | 3.9%     | 0.0%      | 2.2%    | 5.9%             | 3.3%    |
| Source: NYC Department of Finance           |         |          |           |         |                  |         |

### Exhibit 7-3 Highest Percent of Class 1 Properties with Tax Lien Sales, 2001

#### Highest:

|           |                              |       |
|-----------|------------------------------|-------|
| Brooklyn  | Crown Heights                | 0.32% |
| Manhattan | Central Harlem               | 0.31% |
| Brooklyn  | South Crown Heights/Prospect | 0.30% |
| Manhattan | Morningside Heights/Hamilton | 0.23% |
| Brooklyn  | Bushwick                     | 0.19% |

Source: NYC Department of Finance

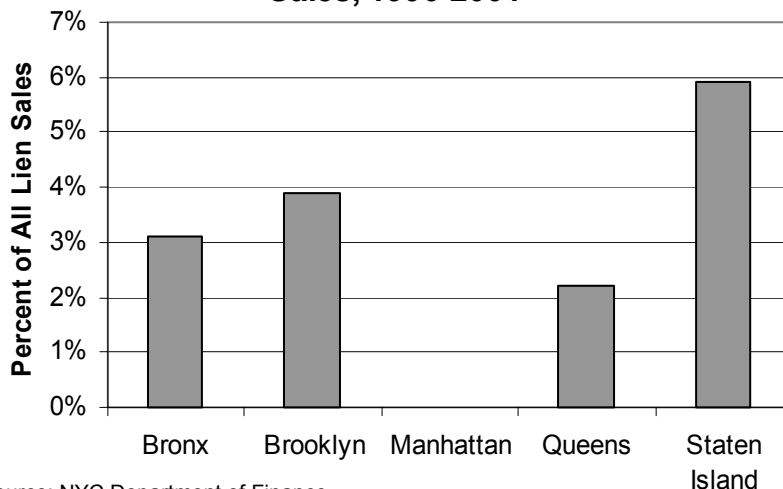
### Exhibit 7-4 Highest Foreclosure Rates of Class 1 Tax Lien Sales, 1996-2001

#### Highest:

|          |                              |       |
|----------|------------------------------|-------|
| Brooklyn | Bay Ridge/Dyker Heights      | 14.3% |
| Queens   | Jackson Heights              | 13.9% |
| Brooklyn | South Crown Heights/Prospect | 13.2% |
| Brooklyn | Fort Greene/Brooklyn Heights | 10.0% |
| Bronx    | Fordham/University Heights   | 8.3%  |
| Brooklyn | Coney Island                 | 8.3%  |

Source: NYC Department of Finance

**Chart 7-5 Foreclosure of Class 1 Tax Lien Sales, 1996-2001**



Source: NYC Department of Finance

had decreased substantially to 251. In 2001, 0.04% of all class 1 properties had a tax lien sold by the City of New York. Class 1 properties in Brooklyn had the largest number of lien sales, 152 (0.08% of all class 1 properties in Brooklyn), Queens had 50 lien sales (.02%), the Bronx had 29 lien sales (.05%), Staten Island had 17 lien sales (.02%), and Manhattan had 3 lien sales (.06%) (Borough Table 7-2).

Among community districts, Brooklyn's Crown Heights had the highest percent of class 1 properties with tax lien sales at 0.32%, followed by Manhattan's Central Harlem with 0.31%, Brooklyn's South Crown Heights/Prospect with 0.30%, Manhattan's Morningside Heights/Hamilton with 0.23%, Brooklyn's Bushwick with 0.19% (Exhibit 7-3).

According to data from the lien sale management firm, of all the class 1 properties that have had liens sold by the City of New York since 1996, 40.6% are still in collection, 55.9% have been redeemed, and 3.3% have had a foreclosure judgment entered against them. The largest percentage of cumulative lien sale foreclosures has been in Staten Island (5.9%), followed by Brooklyn (3.9%), the Bronx (3.1%), and Queens (2.2%). Manhattan has had no foreclosures of class 1 tax lien sales (Borough Table 7-2).

The community districts with the highest cumulative rates of foreclosure of class 1 tax lien sales are Bayridge/Dyker Heights in Brooklyn (14.3%), Jackson Heights in Queens (13.9%), South Crown Heights/Prospect



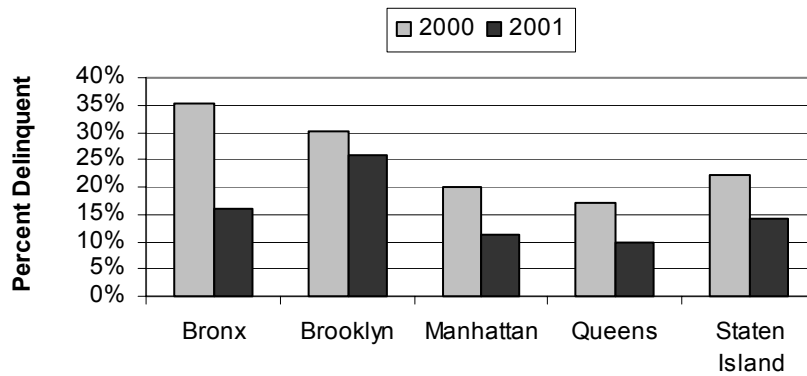
(13.2%) and Fort Greene/Brooklyn Heights (10.0%) in Brooklyn, Forham/University Heights in the Bronx (8.3%), and Coney Island in Brooklyn (8.3%) (Exhibit 7-4).

In 2001, 11.8% of class 2 properties were tax delinquent. This is a significant decrease from the 2000 rate of 17.5%. The rate of class 2 tax delinquency in 2001 was highest in Brooklyn (16.7%), followed by the Bronx (14.6%), Staten Island (12.8%), Manhattan (9.6%), and Queens (7.9%) (Borough Table 7-3).

In 2001, 5.2% of the class 2 properties in New York City had tax delinquencies that were 1 year or more past due. This rate represents a slight decrease from 2000 when 6.2% of class 2 properties were 1 year or more past due. Class 2 tax delinquencies of 1 year or longer were most common in Staten Island (8.9%), followed by Brooklyn (7.0%), the Bronx (6.9%), Manhattan (4.5%), and Queens (2.7%) (Borough Table 7-3).

The community districts with the highest rates of class 2 tax delinquency of 1 year or longer in 2001 were Morrisania/Crotona in the Bronx (22.6%), Mott Haven/Melrose in the Bronx (21.7%), Central Harlem in Manhattan (18.8%), Morningside Heights/Hamilton in Manhattan (18.1%), and Belmont/East Tremont in the Bronx (17.3%). The community districts with the lowest rates of class 2 tax delinquency of 1 year or longer in 2001 were Manhattan's Financial District (0.6%), followed by S. Beach/Willow-

**Chart 7-6**  
**Class 2 Tax Delinquent Properties**



Source: NYC Department of Finance

**Exhibit 7-5 Highest and Lowest Percent of Class 2 Properties With Tax Delinquency of 1 Year or Longer, 2001**

Highest:

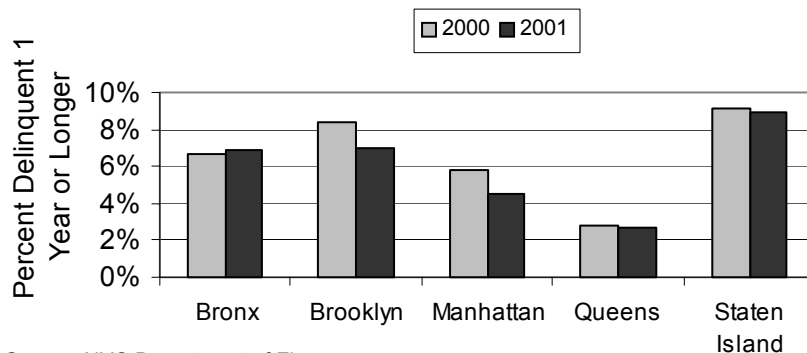
|           |                              |       |
|-----------|------------------------------|-------|
| Bronx     | Morrisania/Crotona           | 22.6% |
| Bronx     | Mott Haven/Melrose           | 21.7% |
| Manhattan | Central Harlem               | 18.8% |
| Manhattan | Morningside Heights/Hamilton | 18.1% |
| Bronx     | Belmont/East Tremont         | 17.3% |

Lowest:

|               |                            |      |
|---------------|----------------------------|------|
| Manhattan     | Financial District         | 0.6% |
| Staten Island | S. Beach/Willowbrook       | 0.7% |
| Bronx         | Throgs Neck/Co-op City     | 1.8% |
| Brooklyn      | Bensonhurst                | 1.9% |
| Manhattan     | Stuyvesant Town/Turtle Bay | 1.9% |

Source: NYC Department of Finance

**Chart 7-7 Class 2 Tax Delinquencies of 1 Year or Longer**



Source: NYC Department of Finance

brook in Staten Island (0.7%), Throgs Neck/Co-op City in the Bronx (1.8%), Bensonhurst in Brooklyn (1.9%), and Stuyvesant Town/Turtle Bay in Manhattan (1.9%) (Exhibit 7-5).

Class 2 tax delinquencies of 50% or more of the property's value also decreased, from 10.6% of all class 2 properties in 2000 to 5.8% in 2001. The highest percentage of class 2 tax delinquencies of 50% or more of the property's value in 2001 was in Staten Island (10.4%), followed by Brooklyn (8.4%), the Bronx (7.1%), Manhattan (4.7%), and Queens (3.1%) (Borough Table 7-3).

Unlike the case with class 1 properties, the value of class 2 tax delinquencies for the city decreased from 2000 to 2001. In 2000 the median delinquent amount was \$103,823 and in 2001 it was \$84,328. (Note that median delinquencies are calculated using only data for those properties that have a tax delinquency of \$500 or more.) This city-wide median masks the fact that the median delinquency amounts actually increased in Manhattan and Staten Island. The highest median lien value in 2001 was in Staten Island (\$114,611), followed by Manhattan (\$100,136), Brooklyn (\$87,932), the Bronx (\$73,012), and Queens (\$48,909) (Borough Table 7-3).

Similarly, the median lien to value ratio of class 2 properties decreased from 0.89 in 2000 to 0.47 in 2001. In 2001, the highest median lien to value ratio of class 2 tax delinquent properties was in Staten Island (8.21), followed by Brooklyn (0.51), the Bronx (0.45), Manhattan (0.45), and Queens (0.23) (Borough Table 7-3).

| <b>Borough Table 7-3 Class 2 Tax Delinquent Properties<br/>in the Five Boroughs, 2000 and 2001</b> |              |                 |                  |               |                          |              |
|----------------------------------------------------------------------------------------------------|--------------|-----------------|------------------|---------------|--------------------------|--------------|
|                                                                                                    | <b>Bronx</b> | <b>Brooklyn</b> | <b>Manhattan</b> | <b>Queens</b> | <b>Staten<br/>Island</b> | <b>Total</b> |
| <b>Tax Delinquent Properties</b>                                                                   |              |                 |                  |               |                          |              |
| <b>2000: Number</b>                                                                                | 4,276        | 10,585          | 12,039           | 3,502         | 689                      | 31,091       |
| <b>Percent</b>                                                                                     | 18.3%        | 23.8%           | 15.5%            | 12.5%         | 18.4%                    | 17.5%        |
| <b>2001: Number</b>                                                                                | 3,434        | 7,539           | 7,601            | 2,223         | 479                      | 21,276       |
| <b>Percent</b>                                                                                     | 14.6%        | 16.7%           | 9.6%             | 7.9%          | 12.8%                    | 11.8%        |
| <b>Tax Delinquency of 1 Year or Longer</b>                                                         |              |                 |                  |               |                          |              |
| <b>2000: Number</b>                                                                                | 1,570        | 3,714           | 4,507            | 778           | 340                      | 10,909       |
| <b>Percent</b>                                                                                     | 6.7%         | 8.4%            | 5.8%             | 2.8%          | 9.1%                     | 6.2%         |
| <b>2001: Number</b>                                                                                | 1,612        | 3,146           | 3,596            | 760           | 333                      | 9,447        |
| <b>Percent</b>                                                                                     | 6.9%         | 7.0%            | 4.5%             | 2.7%          | 8.9%                     | 5.2%         |
| <b>Tax Delinquency Greater Than 20%<br/>of Value</b>                                               |              |                 |                  |               |                          |              |
| <b>2000 Percent</b>                                                                                | 12.7%        | 17.8%           | 9.7%             | 7.5%          | 16.1%                    | 11.9%        |
| <b>2001 Percent</b>                                                                                | 9.0%         | 10.3%           | 5.4%             | 4.1%          | 10.8%                    | 7.0%         |
| <b>Tax Delinquency Greater Than 50%<br/>of Value</b>                                               |              |                 |                  |               |                          |              |
| <b>2000 Percent</b>                                                                                | 11.6%        | 15.8%           | 8.7%             | 6.3%          | 14.9%                    | 10.6%        |
| <b>2001 Percent</b>                                                                                | 7.1%         | 8.4%            | 4.7%             | 3.1%          | 10.4%                    | 5.8%         |
| <b>Median Lien Value</b>                                                                           |              |                 |                  |               |                          |              |
| <b>2000</b>                                                                                        | \$85,953     | \$142,987       | \$99,752         | \$53,462      | \$71,871                 | \$103,823    |
| <b>2001</b>                                                                                        | \$73,012     | \$87,932        | \$100,136        | \$48,909      | \$114,611                | \$84,328     |
| <b>Median Lien to Value Ratio</b>                                                                  |              |                 |                  |               |                          |              |
| <b>2000</b>                                                                                        | 1.10         | 1.07            | 0.82             | 0.50          | 2.72                     | 0.89         |
| <b>2001</b>                                                                                        | 0.45         | 0.51            | 0.45             | 0.23          | 8.21                     | 0.47         |
| Source: NYC Department of Finance                                                                  |              |                 |                  |               |                          |              |

Among community districts, in 2001 the highest median lien to value ratio of class 2 tax delinquent properties was found in Staten Island's St. George/Stapleton (12.40), followed by Central Harlem in Manhattan (3.15), Tottenville/Great Kills in Staten Island (1.92), Bedford/Stuyvesant in Brooklyn (1.42), and Morrisania/Crotona in the Bronx (1.36) (Exhibit 7-6).

In 2000, there were 1,301 sales of liens against class 2 properties. In 2001, this number had decreased to 971. In 2001, 0.58% of all class 2 properties had a tax lien sold by the City of New York. Class 2 properties in Brooklyn had the largest number of lien sales in 2001 with 555, Manhattan had 153 lien sales, the Bronx had 129, Queens had 109, and Staten Island had 25 (Borough Table 7-4).

The community districts with the largest percentage of class 2 properties with lien sales in 2001 were Brooklyn's Brownsville (3.15%), Mott Haven/Melrose in the Bronx (3.10%), Rockaway/Broad Channel in Queens (2.90%), and Brooklyn's East Flatbush (2.76%) and Bedford Stuyvesant (2.68%). The community districts with the smallest percentage of class 2 properties with lien sales in 2001 were Staten Island's Tottenville/Great Kills (0.00%), Queens's Flushing/Whitestone (0.11%), and the following five neighborhoods in Manhattan: Financial District (0.02%), Upper East Side (0.06%), Clinton/Chelsea (0.09%), Greenwich Village/Soho (0.11%), and Midtown (0.11%) (Exhibit 7-7).

### Exhibit 7-6 Highest Lien to Value Ratios of Class 2 Tax Delinquent Properties, 2001

#### Highest:

|               |                         |       |
|---------------|-------------------------|-------|
| Staten Island | St. George/Stapleton    | 12.40 |
| Manhattan     | Central Harlem          | 3.15  |
| Staten Island | Tottenville/Great Kills | 1.92  |
| Brooklyn      | Bedford/Stuyvesant      | 1.42  |
| Bronx         | Morrisania/Crotona      | 1.36  |

Source: NYC Department of Finance

### Exhibit 7-7 Highest and Lowest Percent of Class 2 Properties with Tax Lien Sales, 2001

#### Highest:

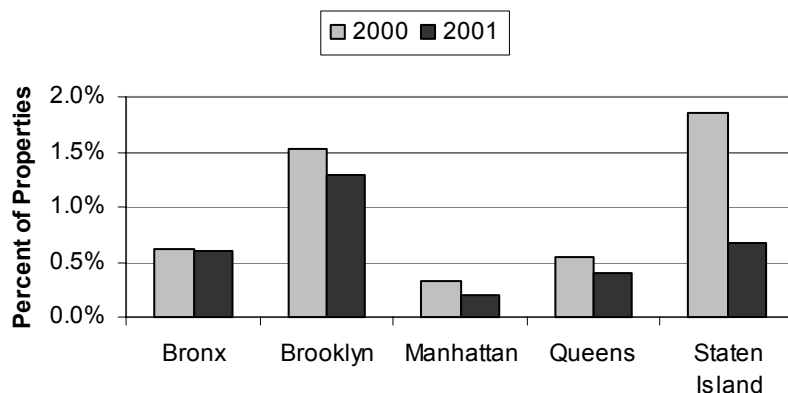
|          |                        |       |
|----------|------------------------|-------|
| Brooklyn | Brownsville            | 3.15% |
| Bronx    | Mott Haven/Melrose     | 3.10% |
| Queens   | Rockaway/Broad Channel | 2.90% |
| Brooklyn | East Flatbush          | 2.76% |
| Brooklyn | Bedford Stuyvesant     | 2.68% |

#### Lowest:

|               |                         |       |
|---------------|-------------------------|-------|
| Staten Island | Tottenville/Great Kills | 0.00% |
| Manhattan     | Financial District      | 0.02% |
| Manhattan     | Upper East Side         | 0.06% |
| Manhattan     | Clinton/Chelsea         | 0.09% |
| Manhattan     | Greenwich Village/Soho  | 0.11% |
| Manhattan     | Midtown                 | 0.11% |
| Queens        | Flushing/Whitestone     | 0.11% |

Source: NYC Department of Finance

Chart 7-8 Class 2 Tax Lien Sales



Source: NYC Department of Finance

Of all the class 2 properties that have had liens sold by the City of New York since 1996, 45.6% are still in collection, 52.5% have been redeemed, and 1.9% have had a foreclosure judgment. The largest percentage of foreclosures has been in Staten Island (4.0% of class 2 properties with lien sales), followed by the Bronx (2.3%), Brooklyn (2.1%), Queens (1.8%), and Manhattan (0.6%) (Borough Table 7-4).

At the community district level, the highest class 2 lien sale foreclosure rate (for buildings with sold tax liens) was found in Queens Village in Queens (25.0%), Morrisania/Crotona in the Bronx (20.0%), Elmhurst/Corona in Queens (8.3%), Greenpoint/Williamsburg in Brooklyn (5.9%), and St. George/Stapleton in Staten Island (5.6%) (Exhibit 7-8).

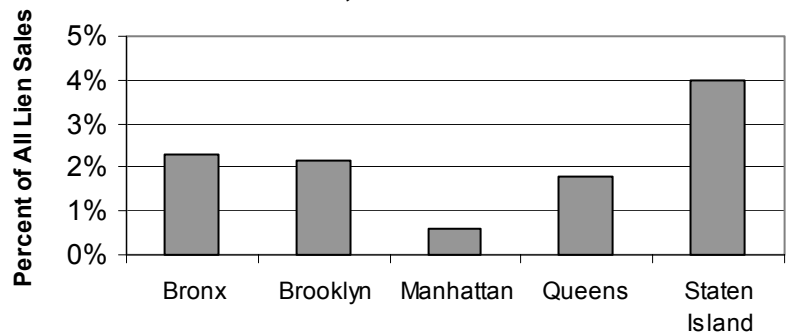
### Exhibit 7-8 Highest Foreclosure Rates of Class 2 Tax Lien Sales, 1996-2001

#### Highest:

|               |                         |       |
|---------------|-------------------------|-------|
| Queens        | Queens Village          | 25.0% |
| Bronx         | Morrisania/Crotona      | 20.0% |
| Queens        | Elmhurst/Corona         | 8.3%  |
| Brooklyn      | Greenpoint/Williamsburg | 5.9%  |
| Staten Island | St. George/Stapleton    | 5.6%  |

Source: NYC Department of Finance

### Chart 7-9 Foreclosure of Class 2 Tax Lien Sales, 1996-2001



Source: NYC Department of Finance

### Borough Table 7-4 Class 2 Tax Lien Sales in the Five Boroughs, 2000 and 2001

|                                             | Bronx   | Brooklyn | Manhattan | Queens   | Staten Island | Total   |
|---------------------------------------------|---------|----------|-----------|----------|---------------|---------|
| <b>Tax Lien Sales</b>                       |         |          |           |          |               |         |
| <b>2000: Number</b>                         | 145     | 674      | 258       | 154      | 70            | 1,301   |
| <b>Percent</b>                              | 0.62%   | 1.52%    | 0.33%     | 0.54%    | 1.86%         | 0.73%   |
| <b>2001: Number</b>                         | 129     | 555      | 153       | 109      | 25            | 971     |
| <b>Percent</b>                              | 0.61%   | 1.29%    | 0.21%     | 0.41%    | 0.67%         | 0.58%   |
| <b>Median Value of Tax Lien Sales</b>       |         |          |           |          |               |         |
| <b>2000</b>                                 | \$8,084 | \$7,030  | \$12,488  | \$10,291 | \$4,047       | \$7,635 |
| <b>2001</b>                                 | \$6,968 | \$6,011  | \$9,112   | \$8,563  | \$5,004       | \$6,574 |
| <b>Median Lien to Value Ratio</b>           |         |          |           |          |               |         |
| <b>2000</b>                                 | 0.06    | 0.06     | 0.07      | 0.05     | 0.29          | 0.06    |
| <b>2001</b>                                 | 0.07    | 0.05     | 0.08      | 0.05     | 0.08          | 0.05    |
| <b>Disposition of Lien Sales, 1996-2001</b> |         |          |           |          |               |         |
| <b>In Collection</b>                        | 48.1%   | 43.8%    | 51.8%     | 45.0%    | 36.0%         | 45.6%   |
| <b>Redeemed</b>                             | 49.6%   | 54.1%    | 47.6%     | 53.2%    | 60.0%         | 52.5%   |
| <b>Foreclosed</b>                           | 2.3%    | 2.1%     | 0.6%      | 1.8%     | 4.0%          | 1.9%    |

Source: NYC Department of Finance

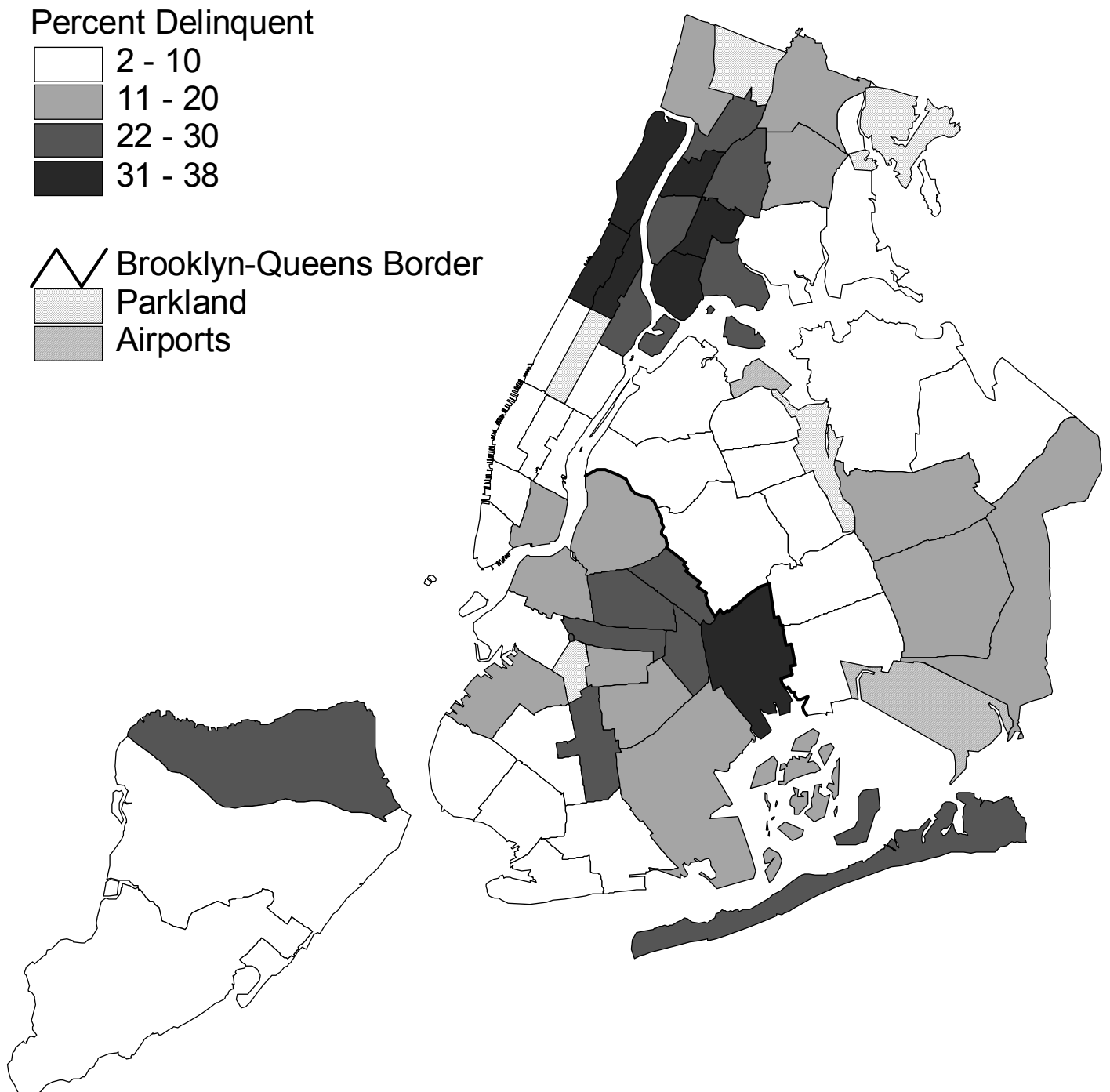
## Neighborhood Table 7-1 Class 1 Tax Delinquent Properties, New York City Community Districts, 2000 and 2001

| Borough       | Community District               | Number<br>2000 | Percent<br>2000 | Number<br>2001 | Percent<br>2001 |
|---------------|----------------------------------|----------------|-----------------|----------------|-----------------|
| Bronx         | 101 Mott Haven/Melrose           | 301            | 17.7%           | 192            | 10.1%           |
| Bronx         | 102 Hunts Point/Longwood         | 204            | 18.6%           | 106            | 9.7%            |
| Bronx         | 103 Morrisania/Crotona           | 368            | 20.9%           | 231            | 12.9%           |
| Bronx         | 104 Highbridge/Concourse         | 320            | 26.8%           | 227            | 18.8%           |
| Bronx         | 105 Fordham/University Heights   | 370            | 23.5%           | 234            | 14.9%           |
| Bronx         | 106 Belmont/East Tremont         | 372            | 21.3%           | 216            | 12.0%           |
| Bronx         | 107 Kingsbridge Hgths/Bedford    | 334            | 19.9%           | 206            | 12.3%           |
| Bronx         | 108 Riverdale/Fieldston          | 346            | 10.7%           | 157            | 4.8%            |
| Bronx         | 109 Parkchester/Soundview        | 1,086          | 13.8%           | 653            | 8.1%            |
| Bronx         | 110 Throgs Neck/Co-op City       | 1,103          | 8.9%            | 577            | 4.6%            |
| Bronx         | 111 Morris Park/Bronxdale        | 995            | 9.6%            | 495            | 4.8%            |
| Bronx         | 112 Williamsbridge/Baychester    | 2,475          | 15.1%           | 1402           | 8.5%            |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 848            | 13.2%           | 485            | 7.5%            |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 625            | 16.7%           | 323            | 8.6%            |
| Brooklyn      | 203 Bedford Stuyvesant           | 3,132          | 29.9%           | 1842           | 17.5%           |
| Brooklyn      | 204 Bushwick                     | 1,339          | 23.4%           | 869            | 14.9%           |
| Brooklyn      | 205 East New York/Starrett City  | 2,769          | 20.1%           | 1788           | 12.6%           |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 861            | 10.7%           | 452            | 5.6%            |
| Brooklyn      | 207 Sunset Park                  | 1,034          | 10.5%           | 569            | 5.8%            |
| Brooklyn      | 208 Crown Heights                | 1,109          | 27.2%           | 682            | 16.6%           |
| Brooklyn      | 209 South Crown Heights/Prospect | 1,140          | 21.7%           | 673            | 12.8%           |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 1,061          | 7.2%            | 518            | 3.5%            |
| Brooklyn      | 211 Bensonhurst                  | 1,150          | 6.4%            | 623            | 3.4%            |
| Brooklyn      | 212 Borough Park                 | 1,824          | 11.6%           | 858            | 5.4%            |
| Brooklyn      | 213 Coney Island                 | 549            | 11.4%           | 325            | 6.7%            |
| Brooklyn      | 214 Flatbush/Midwood             | 1,148          | 12.0%           | 605            | 6.3%            |
| Brooklyn      | 215 Sheepshead Bay               | 1,799          | 8.6%            | 916            | 4.4%            |
| Brooklyn      | 216 Brownsville                  | 1,240          | 26.9%           | 793            | 16.8%           |
| Brooklyn      | 217 East Flatbush                | 2,447          | 17.0%           | 1451           | 10.0%           |
| Brooklyn      | 218 Flatlands/Canarsie           | 3,360          | 9.9%            | 1994           | 5.9%            |
| Manhattan     | 301 Financial District           | 8              | 19.5%           | 2              | 4.7%            |
| Manhattan     | 302 Greenwich Village/Soho       | 71             | 8.4%            | 27             | 3.2%            |
| Manhattan     | 303 Lower East Side/Chinatown    | 26             | 11.9%           | 10             | 4.5%            |
| Manhattan     | 304 Clinton/Chelsea              | 23             | 9.3%            | 11             | 4.4%            |
| Manhattan     | 305 Midtown                      | 2              | 6.1%            | 0              | 0.0%            |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 43             | 11.7%           | 12             | 3.2%            |
| Manhattan     | 307 Upper West Side              | 36             | 8.0%            | 20             | 4.4%            |
| Manhattan     | 308 Upper East Side              | 135            | 10.2%           | 56             | 4.2%            |
| Manhattan     | 309 Morningside Heights/Hamilton | 121            | 27.6%           | 89             | 20.0%           |
| Manhattan     | 310 Central Harlem               | 214            | 34.0%           | 141            | 21.0%           |
| Manhattan     | 311 East Harlem                  | 57             | 22.5%           | 37             | 12.0%           |
| Manhattan     | 312 Washington Heights/Inwood    | 87             | 32.5%           | 49             | 18.3%           |
| Queens        | 401 Astoria                      | 999            | 7.7%            | 512            | 4.0%            |
| Queens        | 402 Woodside/Sunnyside           | 542            | 8.3%            | 278            | 4.2%            |
| Queens        | 403 Jackson Heights              | 1,457          | 12.2%           | 811            | 6.8%            |
| Queens        | 404 Elmhurst/Corona              | 754            | 8.4%            | 404            | 4.5%            |
| Queens        | 405 Ridgewood/Maspeth            | 1,710          | 6.7%            | 835            | 3.3%            |
| Queens        | 406 Rego Park/Forest Hills       | 603            | 6.7%            | 317            | 3.5%            |
| Queens        | 407 Flushing/Whitestone          | 2,148          | 7.0%            | 1112           | 3.6%            |
| Queens        | 408 Hillcrest/Fresh Meadows      | 1,403          | 7.6%            | 682            | 3.7%            |
| Queens        | 409 Ozone Park/Woodhaven         | 1,694          | 9.5%            | 982            | 5.5%            |
| Queens        | 410 S. Ozone Park/Howard Beach   | 2,691          | 11.8%           | 1466           | 6.4%            |
| Queens        | 411 Bayside/Little Neck          | 1,602          | 6.5%            | 786            | 3.2%            |
| Queens        | 412 Jamaica/Hollis               | 6,817          | 19.3%           | 3999           | 11.3%           |
| Queens        | 413 Queens Village               | 4,813          | 12.0%           | 2732           | 6.8%            |
| Queens        | 414 Rockaway/Broad Channel       | 1,483          | 14.9%           | 830            | 8.2%            |
| Staten Island | 501 St. George/Stapleton         | 3,548          | 11.1%           | 2101           | 6.5%            |
| Staten Island | 502 S. Beach/Willobrook          | 2,505          | 8.0%            | 1367           | 4.3%            |
| Staten Island | 503 Tottenville/Great Kills      | 3,591          | 8.6%            | 1669           | 3.9%            |
| <b>Total</b>  | <b>New York City</b>             | <b>74,892</b>  | <b>11.5%</b>    | <b>41799</b>   | <b>6.4%</b>     |

Source: NYC Department of Finance

# Map 7-1

## Class 1 Tax Delinquent Properties, New York City Community Districts, 2001



Source: NYC Department of Finance

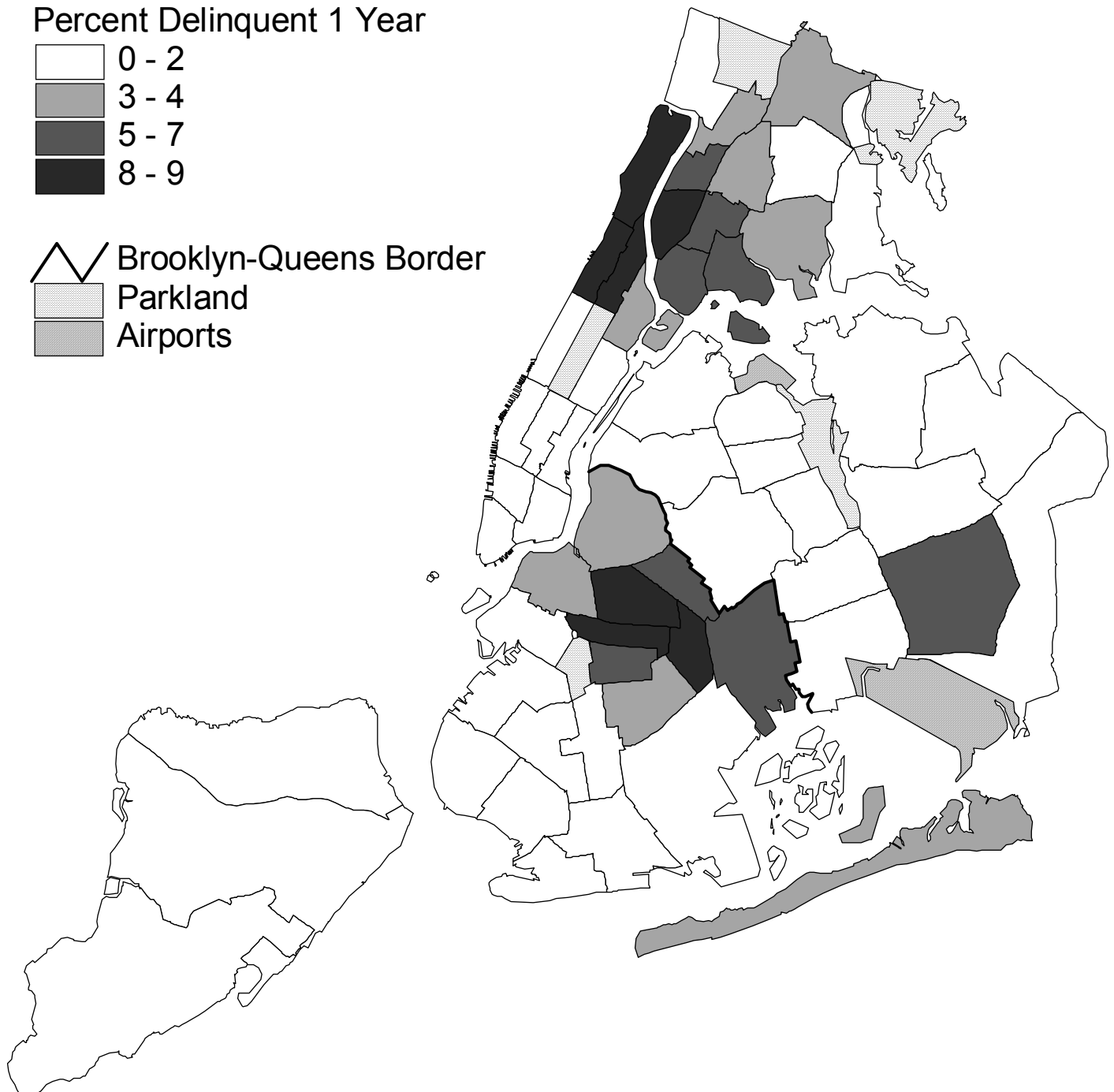
**Neighborhood Table 7-2**  
**Class 1 Properties with Tax Delinquency of 1 Year or Longer,**  
**New York City Community Districts 2000 and 2001**

| <b>Borough</b> | <b>Community District</b>        | <b>Percent 2000</b> | <b>Percent 2001</b> |
|----------------|----------------------------------|---------------------|---------------------|
| Bronx          | 101 Mott Haven/Melrose           | 8.2%                | 5.2%                |
| Bronx          | 102 Hunts Point/Longwood         | 7.7%                | 5.1%                |
| Bronx          | 103 Morrisania/Crotona           | 9.0%                | 6.4%                |
| Bronx          | 104 Highbridge/Concourse         | 11.5%               | 8.0%                |
| Bronx          | 105 Fordham/University Heights   | 9.7%                | 6.0%                |
| Bronx          | 106 Belmont/East Tremont         | 7.0%                | 3.8%                |
| Bronx          | 107 Kingsbridge Hgts/Bedford     | 6.3%                | 3.4%                |
| Bronx          | 108 Riverdale/Fieldston          | 2.8%                | 1.5%                |
| Bronx          | 109 Parkchester/Soundview        | 4.4%                | 2.9%                |
| Bronx          | 110 Throgs Neck/Co-op City       | 2.4%                | 1.2%                |
| Bronx          | 111 Morris Park/Bronxdale        | 2.3%                | 1.4%                |
| Bronx          | 112 Williamsbridge/Baychester    | 4.8%                | 3.1%                |
| Brooklyn       | 201 Greenpoint/Williamsburg      | 4.5%                | 2.9%                |
| Brooklyn       | 202 Fort Greene/Brooklyn Heights | 6.2%                | 3.4%                |
| Brooklyn       | 203 Bedford Stuyvesant           | 13.2%               | 8.2%                |
| Brooklyn       | 204 Bushwick                     | 9.4%                | 6.7%                |
| Brooklyn       | 205 East New York/Starrett City  | 7.9%                | 5.3%                |
| Brooklyn       | 206 Park Slope/Carroll Gardens   | 3.3%                | 2.2%                |
| Brooklyn       | 207 Sunset Park                  | 3.1%                | 2.2%                |
| Brooklyn       | 208 Crown Heights                | 12.3%               | 7.7%                |
| Brooklyn       | 209 South Crown Heights/Prospect | 8.4%                | 5.5%                |
| Brooklyn       | 210 Bay Ridge/Dyker Heights      | 1.6%                | 1.1%                |
| Brooklyn       | 211 Bensonhurst                  | 1.5%                | 1.0%                |
| Brooklyn       | 212 Borough Park                 | 2.8%                | 1.8%                |
| Brooklyn       | 213 Coney Island                 | 3.3%                | 2.0%                |
| Brooklyn       | 214 Flatbush/Midwood             | 3.5%                | 2.0%                |
| Brooklyn       | 215 Sheepshead Bay               | 2.1%                | 1.3%                |
| Brooklyn       | 216 Brownsville                  | 11.8%               | 7.7%                |
| Brooklyn       | 217 East Flatbush                | 6.0%                | 3.9%                |
| Brooklyn       | 218 Flatlands/Canarsie           | 2.5%                | 1.6%                |
| Manhattan      | 301 Financial District           | 2.4%                | 2.3%                |
| Manhattan      | 302 Greenwich Village/Soho       | 1.5%                | 0.7%                |
| Manhattan      | 303 Lower East Side/Chinatown    | 2.7%                | 0.9%                |
| Manhattan      | 304 Clinton/Chelsea              | 2.4%                | 1.2%                |
| Manhattan      | 305 Midtown                      | 3.0%                | 0.0%                |
| Manhattan      | 306 Stuyvesant Town/Turtle Bay   | 3.0%                | 1.3%                |
| Manhattan      | 307 Upper West Side              | 1.8%                | 1.7%                |
| Manhattan      | 308 Upper East Side              | 2.0%                | 1.6%                |
| Manhattan      | 309 Morningside Heights/Hamilton | 9.6%                | 8.5%                |
| Manhattan      | 310 Central Harlem               | 11.1%               | 8.7%                |
| Manhattan      | 311 East Harlem                  | 8.7%                | 3.2%                |
| Manhattan      | 312 Washington Heights/Inwood    | 14.9%               | 9.0%                |
| Queens         | 401 Astoria                      | 2.0%                | 1.0%                |
| Queens         | 402 Woodside/Sunnyside           | 2.3%                | 1.1%                |
| Queens         | 403 Jackson Heights              | 3.9%                | 2.2%                |
| Queens         | 404 Elmhurst/Corona              | 1.9%                | 1.2%                |
| Queens         | 405 Ridgewood/Maspeth            | 1.6%                | 0.9%                |
| Queens         | 406 Rego Park/Forest Hills       | 1.6%                | 0.9%                |
| Queens         | 407 Flushing/Whitestone          | 1.5%                | 1.1%                |
| Queens         | 408 Hillcrest/Fresh Meadows      | 1.6%                | 0.9%                |
| Queens         | 409 Ozone Park/Woodhaven         | 2.2%                | 1.4%                |
| Queens         | 410 S. Ozone Park/Howard Beach   | 2.9%                | 1.8%                |
| Queens         | 411 Bayside/Little Neck          | 1.3%                | 0.8%                |
| Queens         | 412 Jamaica/Hollis               | 7.0%                | 4.5%                |
| Queens         | 413 Queens Village               | 3.5%                | 2.2%                |
| Queens         | 414 Rockaway/Broad Channel       | 5.2%                | 3.2%                |
| Staten Island  | 501 St. George/Stapleton         | 3.4%                | 2.1%                |
| Staten Island  | 502 S. Beach/Willowbrook         | 1.9%                | 1.2%                |
| Staten Island  | 503 Tottenville/Great Kills      | 1.6%                | 0.9%                |
| <b>Total</b>   | <b>New York City</b>             | <b>3.5%</b>         | <b>2.2%</b>         |

Source: NYC Department of Finance

# Map 7-2

## Class 1 Properties with Tax Delinquency of 1 Year or Longer, New York City Community Districts, 2001



Source: NYC Department of Finance



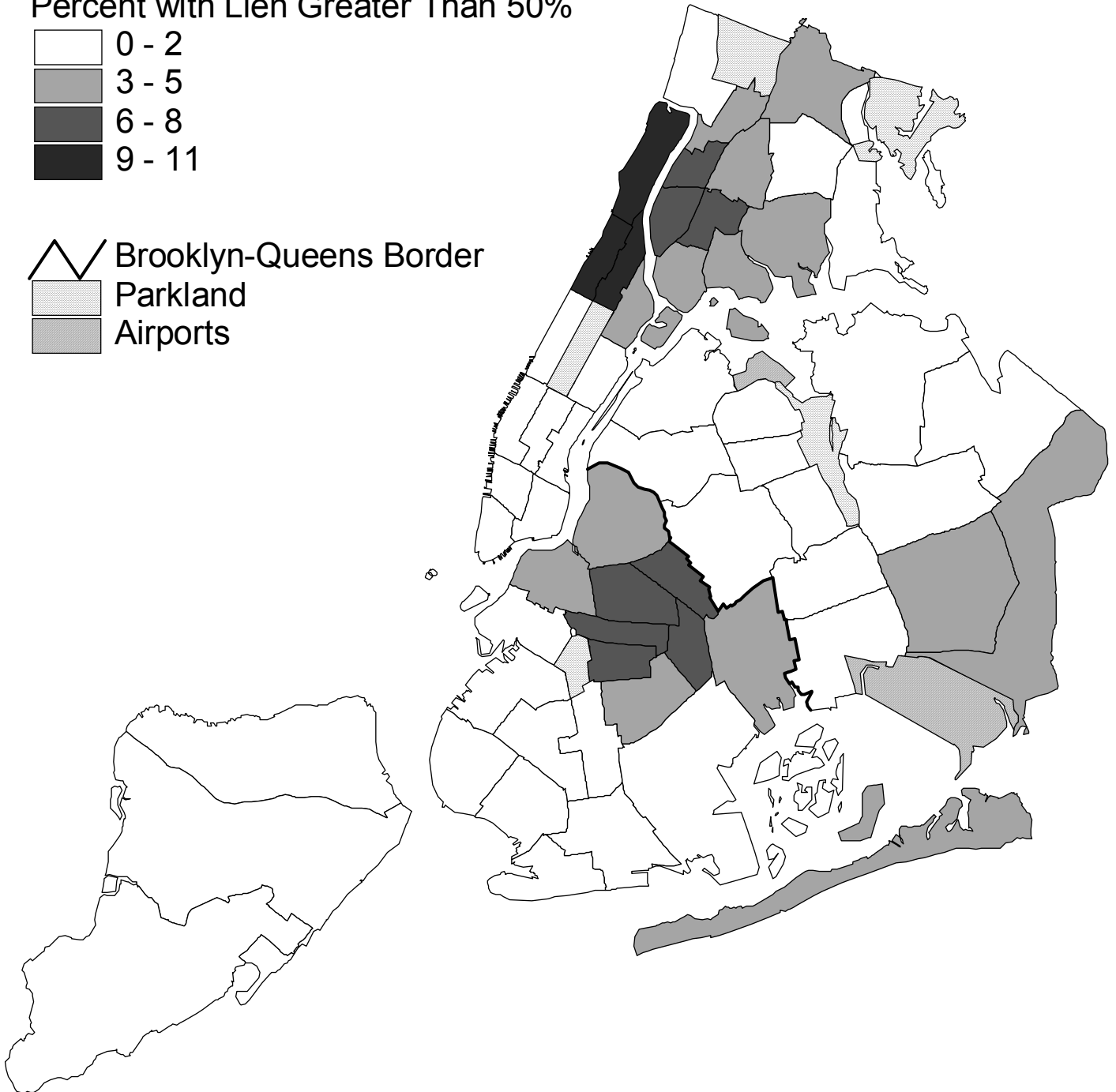
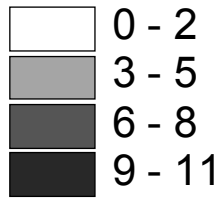
# Neighborhood Table 7-3 Class 1 Properties with Tax Delinquency Amount Greater than 20% and 50% of Property Value, New York City Community Districts, 2000 and 2001

| Borough       | Community District               | Delinquency Greater<br>Than 20% of Value |             | Delinquency Greater<br>Than 50% of Value |             |
|---------------|----------------------------------|------------------------------------------|-------------|------------------------------------------|-------------|
|               |                                  | 2000                                     | 2001        | 2000                                     | 2001        |
| Bronx         | 101 Mott Haven/Melrose           | 11.6%                                    | 6.6%        | 8.4%                                     | 5.2%        |
| Bronx         | 102 Hunts Point/Longwood         | 12.0%                                    | 6.6%        | 8.0%                                     | 4.5%        |
| Bronx         | 103 Morrisania/Crotona           | 13.0%                                    | 9.4%        | 8.6%                                     | 7.0%        |
| Bronx         | 104 Highbridge/Concourse         | 15.6%                                    | 11.3%       | 10.7%                                    | 7.5%        |
| Bronx         | 105 Fordham/University Heights   | 14.2%                                    | 8.9%        | 9.2%                                     | 6.3%        |
| Bronx         | 106 Belmont/East Tremont         | 11.0%                                    | 6.3%        | 7.5%                                     | 3.8%        |
| Bronx         | 107 Kingsbridge Hghts/Bedford    | 11.4%                                    | 7.2%        | 7.6%                                     | 4.6%        |
| Bronx         | 108 Riverdale/Fieldston          | 5.8%                                     | 3.0%        | 3.2%                                     | 1.8%        |
| Bronx         | 109 Parkchester/Soundview        | 8.2%                                     | 5.1%        | 4.9%                                     | 3.2%        |
| Bronx         | 110 Throgs Neck/Co-op City       | 4.3%                                     | 2.3%        | 2.3%                                     | 1.2%        |
| Bronx         | 111 Morris Park/Bronxdale        | 4.4%                                     | 2.7%        | 2.7%                                     | 1.4%        |
| Bronx         | 112 Williamsbridge/Baychester    | 8.9%                                     | 5.5%        | 5.6%                                     | 3.4%        |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 6.8%                                     | 4.2%        | 4.1%                                     | 2.6%        |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 10.0%                                    | 5.3%        | 6.5%                                     | 3.3%        |
| Brooklyn      | 203 Bedford Stuyvesant           | 19.8%                                    | 11.6%       | 13.2%                                    | 8.1%        |
| Brooklyn      | 204 Bushwick                     | 13.8%                                    | 9.3%        | 9.2%                                     | 6.6%        |
| Brooklyn      | 205 East New York/Starrett City  | 12.1%                                    | 7.9%        | 7.9%                                     | 5.4%        |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 5.1%                                     | 3.1%        | 3.1%                                     | 1.9%        |
| Brooklyn      | 207 Sunset Park                  | 5.4%                                     | 3.0%        | 3.0%                                     | 1.8%        |
| Brooklyn      | 208 Crown Heights                | 18.7%                                    | 11.6%       | 13.3%                                    | 7.8%        |
| Brooklyn      | 209 South Crown Heights/Prospect | 13.7%                                    | 8.8%        | 9.3%                                     | 5.6%        |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 2.9%                                     | 1.6%        | 1.5%                                     | 0.9%        |
| Brooklyn      | 211 Bensonhurst                  | 2.7%                                     | 1.6%        | 1.3%                                     | 0.9%        |
| Brooklyn      | 212 Borough Park                 | 5.3%                                     | 2.9%        | 2.8%                                     | 1.8%        |
| Brooklyn      | 213 Coney Island                 | 6.4%                                     | 3.4%        | 3.9%                                     | 1.9%        |
| Brooklyn      | 214 Flatbush/Midwood             | 6.4%                                     | 3.6%        | 3.8%                                     | 2.2%        |
| Brooklyn      | 215 Sheepshead Bay               | 3.9%                                     | 2.2%        | 2.0%                                     | 1.3%        |
| Brooklyn      | 216 Brownsville                  | 16.8%                                    | 10.7%       | 11.0%                                    | 7.4%        |
| Brooklyn      | 217 East Flatbush                | 10.7%                                    | 6.7%        | 7.0%                                     | 4.4%        |
| Brooklyn      | 218 Flatlands/Canarsie           | 5.3%                                     | 3.2%        | 2.7%                                     | 1.6%        |
| Manhattan     | 301 Financial District           | 14.6%                                    | 2.3%        | 2.4%                                     | 2.3%        |
| Manhattan     | 302 Greenwich Village/Soho       | 2.9%                                     | 1.1%        | 1.8%                                     | 0.4%        |
| Manhattan     | 303 Lower East Side/Chinatown    | 5.0%                                     | 2.2%        | 3.2%                                     | 1.3%        |
| Manhattan     | 304 Clinton/Chelsea              | 4.5%                                     | 2.8%        | 2.8%                                     | 1.6%        |
| Manhattan     | 305 Midtown                      | 3.0%                                     | 0.0%        | 3.0%                                     | 0.0%        |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 5.7%                                     | 1.3%        | 3.0%                                     | 0.8%        |
| Manhattan     | 307 Upper West Side              | 4.2%                                     | 2.4%        | 2.2%                                     | 1.7%        |
| Manhattan     | 308 Upper East Side              | 4.9%                                     | 2.3%        | 2.6%                                     | 1.5%        |
| Manhattan     | 309 Morningside Heights/Hamilton | 17.8%                                    | 12.4%       | 12.3%                                    | 9.9%        |
| Manhattan     | 310 Central Harlem               | 20.5%                                    | 13.0%       | 12.9%                                    | 9.3%        |
| Manhattan     | 311 East Harlem                  | 13.4%                                    | 7.1%        | 8.3%                                     | 3.9%        |
| Manhattan     | 312 Washington Heights/Inwood    | 25.0%                                    | 15.3%       | 17.9%                                    | 11.2%       |
| Queens        | 401 Astoria                      | 3.8%                                     | 2.1%        | 2.0%                                     | 1.1%        |
| Queens        | 402 Woodside/Sunnyside           | 4.2%                                     | 2.3%        | 2.2%                                     | 1.4%        |
| Queens        | 403 Jackson Heights              | 6.8%                                     | 3.9%        | 3.9%                                     | 2.3%        |
| Queens        | 404 Elmhurst/Corona              | 3.8%                                     | 2.3%        | 1.9%                                     | 1.2%        |
| Queens        | 405 Ridgewood/Maspeth            | 3.1%                                     | 1.7%        | 1.6%                                     | 0.9%        |
| Queens        | 406 Rego Park/Forest Hills       | 3.1%                                     | 1.7%        | 1.6%                                     | 0.8%        |
| Queens        | 407 Flushing/Whitestone          | 3.2%                                     | 1.8%        | 1.6%                                     | 1.0%        |
| Queens        | 408 Hillcrest/Fresh Meadows      | 3.6%                                     | 2.0%        | 1.8%                                     | 1.0%        |
| Queens        | 409 Ozone Park/Woodhaven         | 4.5%                                     | 2.9%        | 2.4%                                     | 1.5%        |
| Queens        | 410 S. Ozone Park/Howard Beach   | 6.6%                                     | 3.9%        | 4.1%                                     | 2.3%        |
| Queens        | 411 Bayside/Little Neck          | 2.9%                                     | 1.6%        | 1.5%                                     | 0.9%        |
| Queens        | 412 Jamaica/Hollis               | 12.2%                                    | 7.5%        | 8.2%                                     | 5.1%        |
| Queens        | 413 Queens Village               | 6.8%                                     | 4.4%        | 4.1%                                     | 2.6%        |
| Queens        | 414 Rockaway/Broad Channel       | 9.2%                                     | 5.7%        | 6.0%                                     | 3.7%        |
| Staten Island | 501 St. George/Stapleton         | 6.5%                                     | 4.0%        | 4.0%                                     | 2.4%        |
| Staten Island | 502 S. Beach/Willowbrook         | 4.2%                                     | 2.4%        | 2.3%                                     | 1.3%        |
| Staten Island | 503 Tottenville/Great Kills      | 4.2%                                     | 2.0%        | 2.0%                                     | 1.0%        |
| <b>Total</b>  | <b>New York City</b>             | <b>6.4%</b>                              | <b>3.8%</b> | <b>3.8%</b>                              | <b>2.3%</b> |

Source: NYC Department of Finance

**Map 7-3**  
**Class 1 Properties with Tax Delinquency**  
**Amount Greater than 50% of Property Value,**  
**New York City Community Districts, 2001**

Percent with Lien Greater Than 50%



Source: NYC Department of Finance

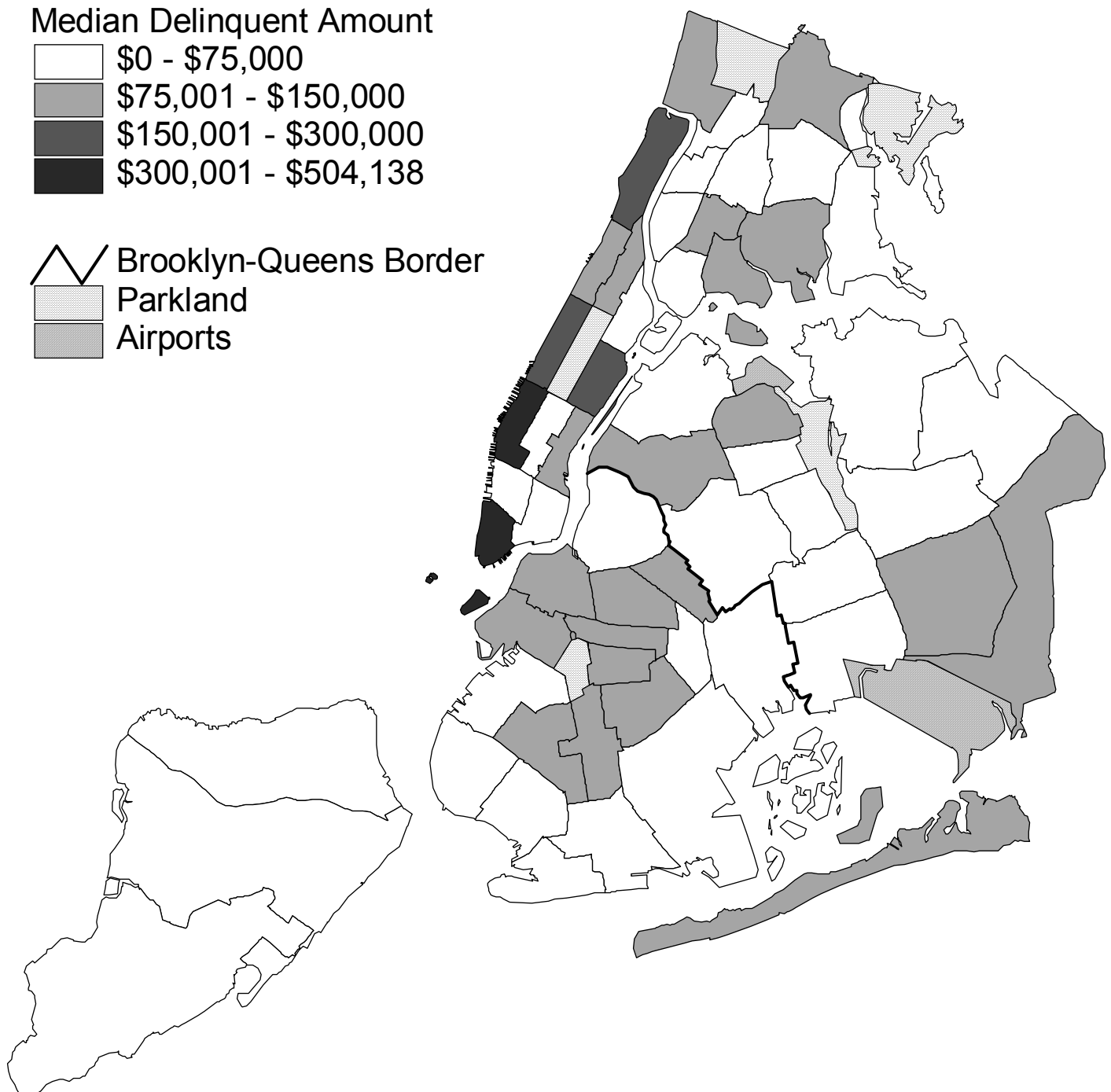
# Neighborhood Table 7-4 Lien Values of Class 1 Tax Delinquent Properties, New York City Community Districts, 2000 and 2001

| Borough       | Community District               | Median Delinquent Amount |                 | Median Lien To Value Ratio |             |
|---------------|----------------------------------|--------------------------|-----------------|----------------------------|-------------|
|               |                                  | 2000                     | 2001            | 2000                       | 2001        |
| Bronx         | 101 Mott Haven/Melrose           | \$47,644                 | \$66,468        | 0.40                       | 0.54        |
| Bronx         | 102 Hunts Point/Longwood         | \$44,227                 | \$85,147        | 0.35                       | 0.46        |
| Bronx         | 103 Morrisania/Crotona           | \$37,160                 | \$83,265        | 0.35                       | 0.63        |
| Bronx         | 104 Highbridge/Concourse         | \$48,424                 | \$58,380        | 0.28                       | 0.34        |
| Bronx         | 105 Fordham/University Heights   | \$55,463                 | \$71,175        | 0.31                       | 0.31        |
| Bronx         | 106 Belmont/East Tremont         | \$37,744                 | \$45,230        | 0.21                       | 0.21        |
| Bronx         | 107 Kingsbridge Hghts/Bedford    | \$52,878                 | \$59,771        | 0.29                       | 0.29        |
| Bronx         | 108 Riverdale/Fieldston          | \$72,928                 | \$93,968        | 0.21                       | 0.28        |
| Bronx         | 109 Parkchester/Soundview        | \$61,375                 | \$81,655        | 0.26                       | 0.33        |
| Bronx         | 110 Throgs Neck/Co-op City       | \$46,905                 | \$54,002        | 0.20                       | 0.20        |
| Bronx         | 111 Morris Park/Bronxdale        | \$45,775                 | \$63,580        | 0.19                       | 0.24        |
| Bronx         | 112 Williamsbridge/Baychester    | \$66,338                 | \$81,848        | 0.27                       | 0.34        |
| Brooklyn      | 201 Greenpoint/Williamsburg      | \$48,284                 | \$68,757        | 0.21                       | 0.26        |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | \$87,096                 | \$94,566        | 0.32                       | 0.32        |
| Brooklyn      | 203 Bedford Stuyvesant           | \$73,061                 | \$93,235        | 0.39                       | 0.42        |
| Brooklyn      | 204 Bushwick                     | \$55,026                 | \$81,600        | 0.30                       | 0.38        |
| Brooklyn      | 205 East New York/Starrett City  | \$54,759                 | \$71,547        | 0.33                       | 0.38        |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | \$59,553                 | \$89,980        | 0.18                       | 0.24        |
| Brooklyn      | 207 Sunset Park                  | \$50,174                 | \$56,109        | 0.21                       | 0.22        |
| Brooklyn      | 208 Crown Heights                | \$91,655                 | \$102,069       | 0.47                       | 0.45        |
| Brooklyn      | 209 South Crown Heights/Prospect | \$83,685                 | \$103,148       | 0.36                       | 0.40        |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | \$60,403                 | \$68,309        | 0.18                       | 0.19        |
| Brooklyn      | 211 Bensonhurst                  | \$55,209                 | \$62,026        | 0.18                       | 0.18        |
| Brooklyn      | 212 Borough Park                 | \$62,917                 | \$87,896        | 0.18                       | 0.23        |
| Brooklyn      | 213 Coney Island                 | \$55,902                 | \$50,489        | 0.26                       | 0.20        |
| Brooklyn      | 214 Flatbush/Midwood             | \$69,702                 | \$85,894        | 0.21                       | 0.25        |
| Brooklyn      | 215 Sheepshead Bay               | \$54,518                 | \$69,798        | 0.19                       | 0.20        |
| Brooklyn      | 216 Brownsville                  | \$54,095                 | \$70,184        | 0.34                       | 0.38        |
| Brooklyn      | 217 East Flatbush                | \$76,003                 | \$88,822        | 0.36                       | 0.38        |
| Brooklyn      | 218 Flatlands/Canarsie           | \$55,128                 | \$61,340        | 0.21                       | 0.22        |
| Manhattan     | 301 Financial District           | \$242,730                | \$441,725       | 0.30                       | 0.30        |
| Manhattan     | 302 Greenwich Village/Soho       | \$151,798                | \$33,251        | 0.15                       | 0.04        |
| Manhattan     | 303 Lower East Side/Chinatown    | \$52,757                 | \$27,172        | 0.18                       | 0.17        |
| Manhattan     | 304 Clinton/Chelsea              | \$204,091                | \$504,138       | 0.19                       | 0.37        |
| Manhattan     | 305 Midtown                      | \$3,183,853              | \$0             | 2.89                       | 0.00        |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | \$224,767                | \$125,842       | 0.19                       | 0.06        |
| Manhattan     | 307 Upper West Side              | \$211,920                | \$222,804       | 0.23                       | 0.24        |
| Manhattan     | 308 Upper East Side              | \$81,644                 | \$232,573       | 0.19                       | 0.27        |
| Manhattan     | 309 Morningside Heights/Hamilton | \$87,397                 | \$90,005        | 0.41                       | 0.43        |
| Manhattan     | 310 Central Harlem               | \$57,428                 | \$81,690        | 0.30                       | 0.38        |
| Manhattan     | 311 East Harlem                  | \$44,752                 | \$54,193        | 0.26                       | 0.25        |
| Manhattan     | 312 Washington Heights/Inwood    | \$116,997                | \$166,179       | 0.64                       | 0.87        |
| Queens        | 401 Astoria                      | \$59,560                 | \$73,030        | 0.20                       | 0.22        |
| Queens        | 402 Woodside/Sunnyside           | \$59,181                 | \$76,809        | 0.20                       | 0.22        |
| Queens        | 403 Jackson Heights              | \$64,375                 | \$76,016        | 0.22                       | 0.27        |
| Queens        | 404 Elmhurst/Corona              | \$51,489                 | \$67,576        | 0.19                       | 0.21        |
| Queens        | 405 Ridgewood/Maspeth            | \$47,396                 | \$60,139        | 0.19                       | 0.22        |
| Queens        | 406 Rego Park/Forest Hills       | \$67,360                 | \$73,520        | 0.19                       | 0.19        |
| Queens        | 407 Flushing/Whitestone          | \$59,365                 | \$70,119        | 0.19                       | 0.21        |
| Queens        | 408 Hillcrest/Fresh Meadows      | \$59,949                 | \$70,492        | 0.19                       | 0.22        |
| Queens        | 409 Ozone Park/Woodhaven         | \$44,077                 | \$53,125        | 0.19                       | 0.21        |
| Queens        | 410 S. Ozone Park/Howard Beach   | \$61,637                 | \$69,471        | 0.24                       | 0.29        |
| Queens        | 411 Bayside/Little Neck          | \$60,512                 | \$72,319        | 0.19                       | 0.20        |
| Queens        | 412 Jamaica/Hollis               | \$68,026                 | \$81,792        | 0.37                       | 0.39        |
| Queens        | 413 Queens Village               | \$54,214                 | \$75,541        | 0.24                       | 0.33        |
| Queens        | 414 Rockaway/Broad Channel       | \$63,226                 | \$87,143        | 0.33                       | 0.41        |
| Staten Island | 501 St. George/Stapleton         | \$49,226                 | \$58,977        | 0.24                       | 0.29        |
| Staten Island | 502 S. Beach/Willowbrook         | \$48,081                 | \$52,382        | 0.21                       | 0.23        |
| Staten Island | 503 Tottenville/Great Kills      | \$49,961                 | \$57,950        | 0.20                       | 0.21        |
| <b>Total</b>  | <b>New York City</b>             | <b>\$57,845</b>          | <b>\$71,259</b> | <b>0.23</b>                | <b>0.28</b> |

Source: NYC Department of Finance

# Map 7-4

## Median Lien Amount of Class 1 Tax Delinquent Properties, New York City Community Districts, 2001

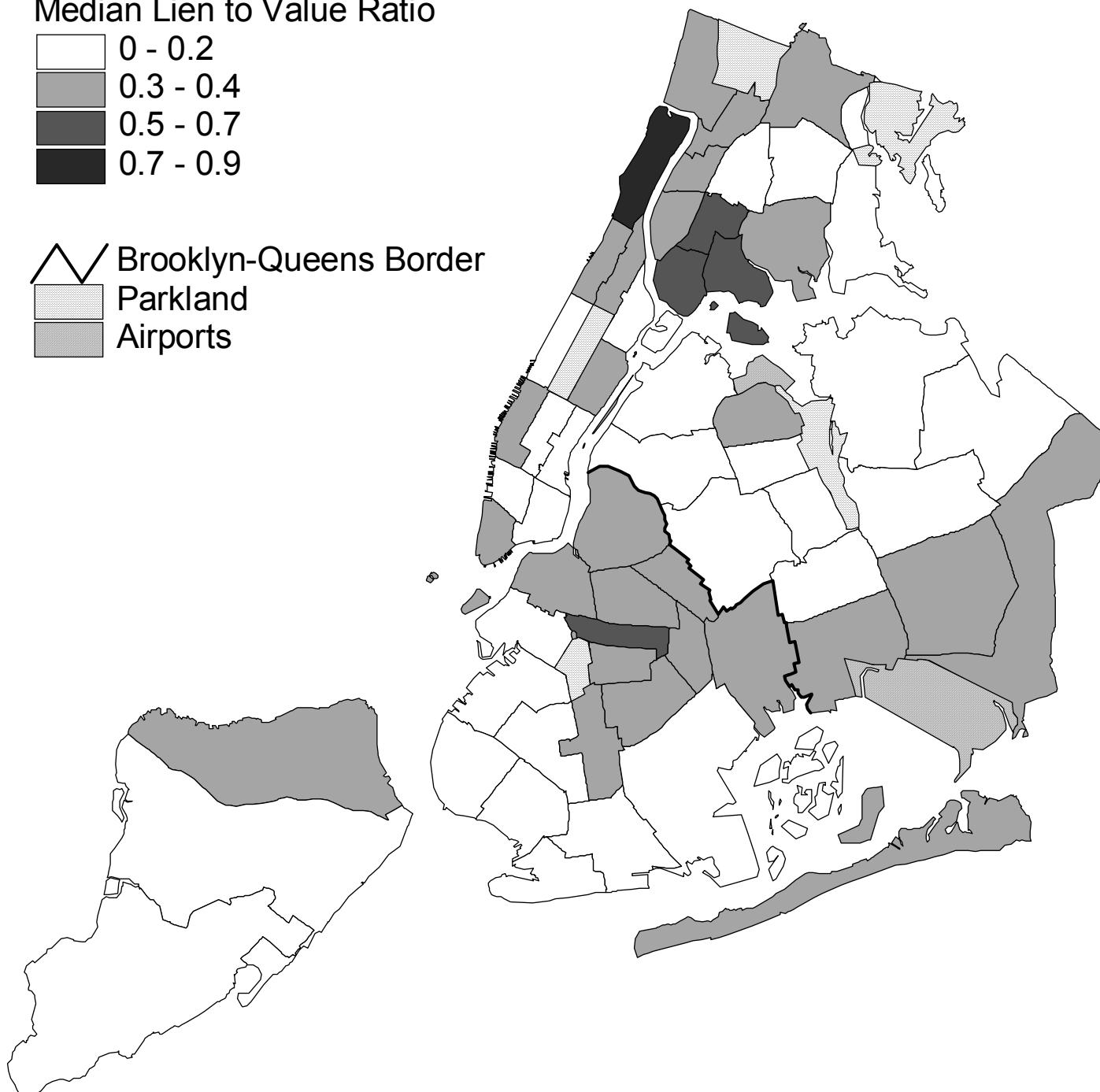
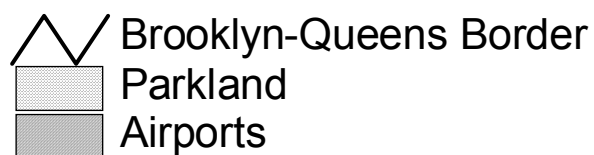
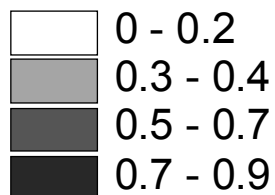


Source: NYC Department of Finance

# Map 7-5

## Lien to Value Ratios of Class 1 Tax Delinquent Properties, New York City Community Districts, 2001

Median Lien to Value Ratio



Source: NYC Department of Finance

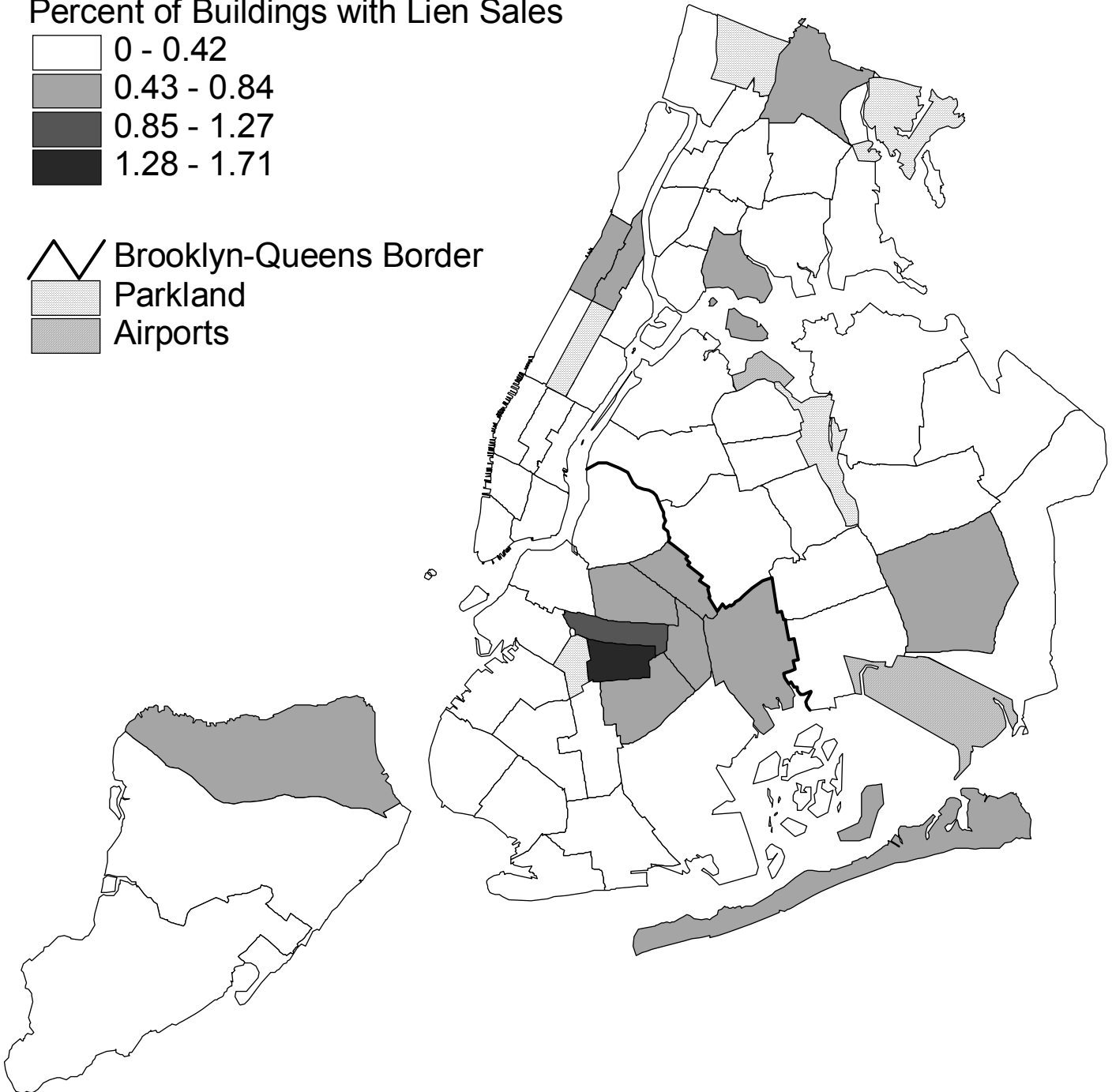
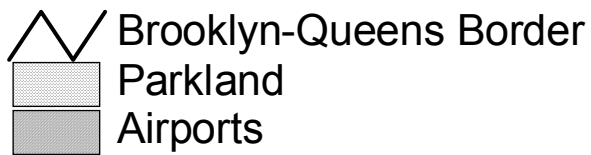
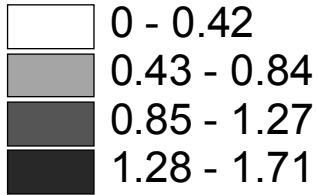
## Neighborhood Table 7-5 Class 1 Tax Lien Sales, New York City Community Districts, 2000 and 2001

| Borough       | Community District               | Number<br>2000 | Percent<br>2000 | Number<br>2001 | Percent<br>2001 |
|---------------|----------------------------------|----------------|-----------------|----------------|-----------------|
| Bronx         | 101 Mott Haven/Melrose           | 4              | 0.24%           | 2              | 0.13%           |
| Bronx         | 102 Hunts Point/Longwood         | 4              | 0.36%           | 2              | 0.18%           |
| Bronx         | 103 Morrisania/Crotona           | 0              | 0.00%           | 2              | 0.12%           |
| Bronx         | 104 Highbridge/Concourse         | 2              | 0.17%           | 2              | 0.17%           |
| Bronx         | 105 Fordham/University Heights   | 4              | 0.25%           | 0              | 0.00%           |
| Bronx         | 106 Belmont/East Tremont         | 3              | 0.17%           | 1              | 0.06%           |
| Bronx         | 107 Kingsbridge Hghts/Bedford    | 2              | 0.12%           | 1              | 0.06%           |
| Bronx         | 108 Riverdale/Fieldston          | 3              | 0.09%           | 0              | 0.00%           |
| Bronx         | 109 Parkchester/Soundview        | 8              | 0.10%           | 6              | 0.08%           |
| Bronx         | 110 Throgs Neck/Co-op City       | 9              | 0.07%           | 1              | 0.01%           |
| Bronx         | 111 Morris Park/Bronxdale        | 1              | 0.01%           | 1              | 0.01%           |
| Bronx         | 112 Williamsbridge/Baychester    | 22             | 0.13%           | 11             | 0.07%           |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 9              | 0.14%           | 10             | 0.17%           |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 9              | 0.24%           | 4              | 0.11%           |
| Brooklyn      | 203 Bedford Stuyvesant           | 38             | 0.36%           | 19             | 0.18%           |
| Brooklyn      | 204 Bushwick                     | 13             | 0.23%           | 11             | 0.19%           |
| Brooklyn      | 205 East New York/Starrett City  | 39             | 0.28%           | 14             | 0.10%           |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 4              | 0.05%           | 7              | 0.09%           |
| Brooklyn      | 207 Sunset Park                  | 7              | 0.07%           | 7              | 0.07%           |
| Brooklyn      | 208 Crown Heights                | 25             | 0.61%           | 13             | 0.32%           |
| Brooklyn      | 209 South Crown Heights/Prospect | 17             | 0.32%           | 16             | 0.30%           |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 14             | 0.09%           | 2              | 0.01%           |
| Brooklyn      | 211 Bensonhurst                  | 9              | 0.05%           | 5              | 0.03%           |
| Brooklyn      | 212 Borough Park                 | 18             | 0.11%           | 6              | 0.04%           |
| Brooklyn      | 213 Coney Island                 | 8              | 0.17%           | 2              | 0.04%           |
| Brooklyn      | 214 Flatbush/Midwood             | 14             | 0.15%           | 6              | 0.06%           |
| Brooklyn      | 215 Sheepshead Bay               | 29             | 0.14%           | 3              | 0.01%           |
| Brooklyn      | 216 Brownsville                  | 16             | 0.35%           | 7              | 0.15%           |
| Brooklyn      | 217 East Flatbush                | 26             | 0.18%           | 12             | 0.08%           |
| Brooklyn      | 218 Flatlands/Canarsie           | 31             | 0.09%           | 8              | 0.02%           |
| Manhattan     | 301 Financial District           | 0              | 0.00%           | 0              | 0.00%           |
| Manhattan     | 302 Greenwich Village/Soho       | 0              | 0.00%           | 0              | 0.00%           |
| Manhattan     | 303 Lower East Side/Chinatown    | 0              | 0.00%           | 0              | 0.00%           |
| Manhattan     | 304 Clinton/Chelsea              | 0              | 0.00%           | 0              | 0.00%           |
| Manhattan     | 305 Midtown                      | 0              | 0.00%           | 0              | 0.00%           |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 0              | 0.00%           | 0              | 0.00%           |
| Manhattan     | 307 Upper West Side              | 0              | 0.00%           | 0              | 0.00%           |
| Manhattan     | 308 Upper East Side              | 2              | 0.15%           | 0              | 0.00%           |
| Manhattan     | 309 Morningside Heights/Hamilton | 2              | 0.46%           | 1              | 0.23%           |
| Manhattan     | 310 Central Harlem               | 4              | 0.64%           | 2              | 0.31%           |
| Manhattan     | 311 East Harlem                  | 1              | 0.40%           | 0              | 0.00%           |
| Manhattan     | 312 Washington Heights/Inwood    | 3              | 1.12%           | 0              | 0.00%           |
| Queens        | 401 Astoria                      | 15             | 0.12%           | 8              | 0.06%           |
| Queens        | 402 Woodside/Sunnyside           | 6              | 0.09%           | 1              | 0.02%           |
| Queens        | 403 Jackson Heights              | 29             | 0.24%           | 4              | 0.03%           |
| Queens        | 404 Elmhurst/Corona              | 8              | 0.09%           | 3              | 0.03%           |
| Queens        | 405 Ridgewood/Maspeth            | 16             | 0.06%           | 2              | 0.01%           |
| Queens        | 406 Rego Park/Forest Hills       | 10             | 0.11%           | 1              | 0.01%           |
| Queens        | 407 Flushing/Whitestone          | 15             | 0.05%           | 4              | 0.01%           |
| Queens        | 408 Hillcrest/Fresh Meadows      | 10             | 0.05%           | 1              | 0.01%           |
| Queens        | 409 Ozone Park/Woodhaven         | 7              | 0.04%           | 2              | 0.01%           |
| Queens        | 410 S. Ozone Park/Howard Beach   | 23             | 0.10%           | 3              | 0.01%           |
| Queens        | 411 Bayside/Little Neck          | 12             | 0.05%           | 2              | 0.01%           |
| Queens        | 412 Jamaica/Hollis               | 83             | 0.23%           | 11             | 0.03%           |
| Queens        | 413 Queens Village               | 43             | 0.11%           | 3              | 0.01%           |
| Queens        | 414 Rockaway/Broad Channel       | 29             | 0.29%           | 5              | 0.05%           |
| Staten Island | 501 St. George/Stapleton         | 31             | 0.10%           | 17             | 0.06%           |
| Staten Island | 502 S. Beach/Willowbrook         | 19             | 0.06%           | 0              | 0.00%           |
| Staten Island | 503 Tottenville/Great Kills      | 14             | 0.03%           | 0              | 0.00%           |
| <b>Total</b>  | <b>New York City</b>             | <b>770</b>     | <b>0.12%</b>    | <b>251</b>     | <b>0.04%</b>    |

Source: NYC Department of Finance

# **Map 7-6** **Class 1 Tax Lien Sales,** **New York City Community Districts, 2001**

Percent of Buildings with Lien Sales



Source: NYC Department of Finance

# Neighborhood Table 7-6 Median Value of Class 1 Property Tax Lien Sales, New York City Community Districts, 2000 and 2001

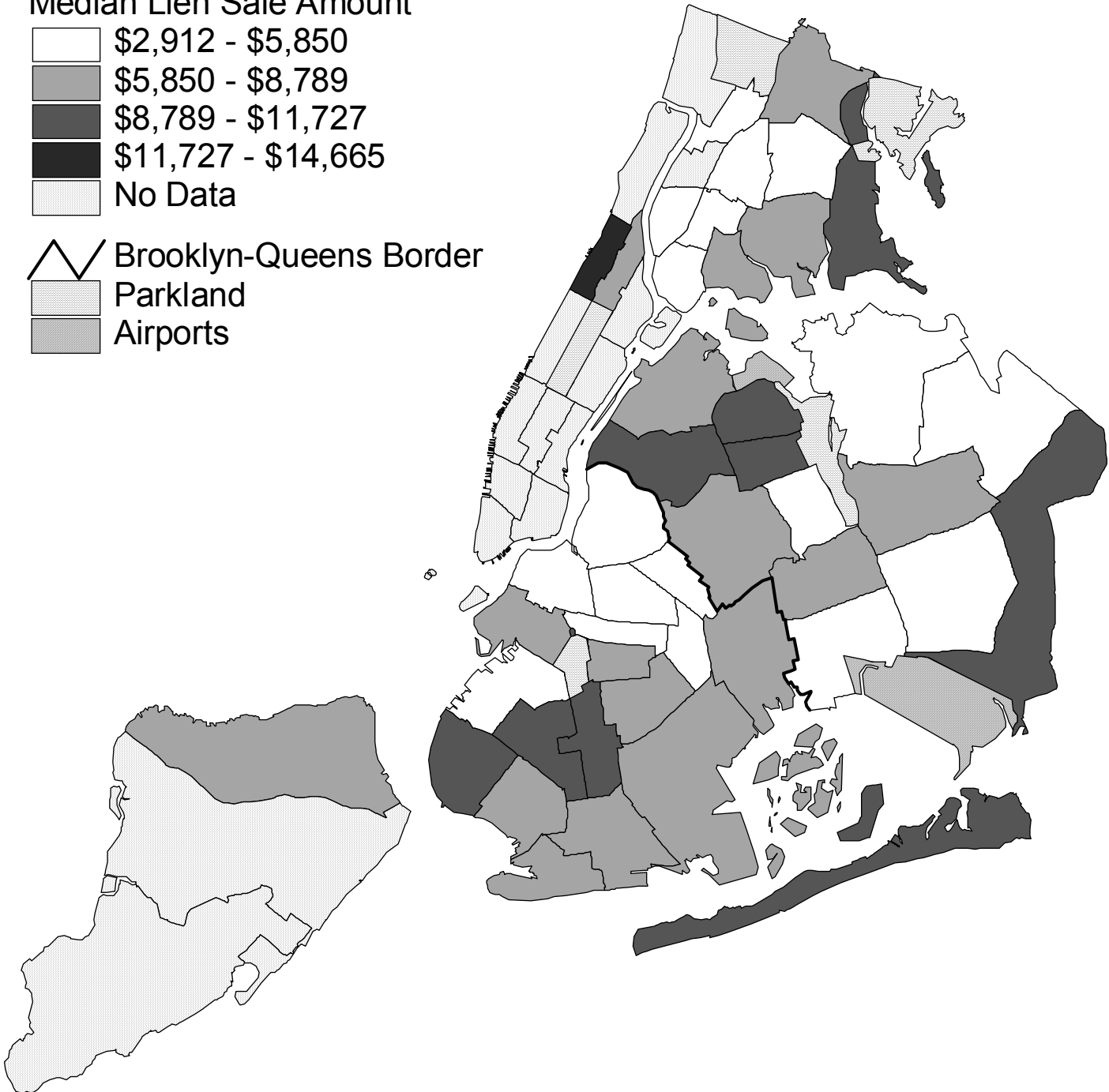
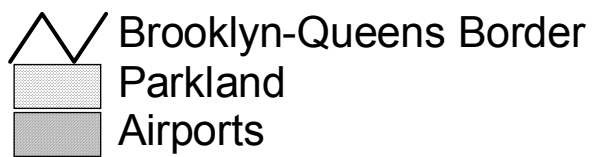
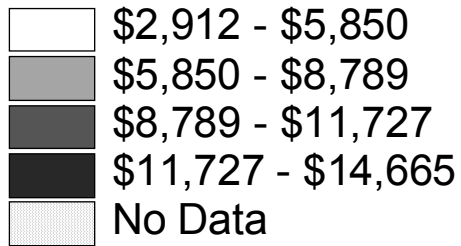
| Borough       | Community District               | Median Lien<br>Sale Amount |                | Median Lien Sale<br>To Value Ratio |             |
|---------------|----------------------------------|----------------------------|----------------|------------------------------------|-------------|
|               |                                  | 2000                       | 2001           | 2000                               | 2001        |
| Bronx         | 101 Mott Haven/Melrose           | \$5,054                    | \$2,912        | 0.05                               | 0.03        |
| Bronx         | 102 Hunts Point/Longwood         | \$2,883                    | \$6,469        | 0.02                               | 0.03        |
| Bronx         | 103 Morrisania/Crotona           | N/A                        | \$4,050        | N/A                                | 0.02        |
| Bronx         | 104 Highbridge/Concourse         | \$3,537                    | \$4,115        | 0.03                               | 0.03        |
| Bronx         | 105 Fordham/University Heights   | \$4,043                    | N/A            | 0.02                               | N/A         |
| Bronx         | 106 Belmont/East Tremont         | \$3,435                    | \$3,038        | 0.02                               | 0.01        |
| Bronx         | 107 Kingsbridge Hgts/Bedford     | \$40,895                   | \$4,548        | 0.18                               | 0.02        |
| Bronx         | 108 Riverdale/Fieldston          | \$112,223                  | N/A            | 0.15                               | N/A         |
| Bronx         | 109 Parkchester/Soundview        | \$5,522                    | \$7,799        | 0.02                               | 0.03        |
| Bronx         | 110 Throgs Neck/Co-op City       | \$7,747                    | \$9,267        | 0.03                               | 0.04        |
| Bronx         | 111 Morris Park/Bronxdale        | \$8,276                    | \$5,574        | 0.04                               | 0.02        |
| Bronx         | 112 Williamsbridge/Baychester    | \$6,194                    | \$7,483        | 0.03                               | 0.03        |
| Brooklyn      | 201 Greenpoint/Williamsburg      | \$6,270                    | \$5,607        | 0.03                               | 0.03        |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | \$6,674                    | \$5,245        | 0.04                               | 0.02        |
| Brooklyn      | 203 Bedford Stuyvesant           | \$4,068                    | \$4,692        | 0.02                               | 0.02        |
| Brooklyn      | 204 Bushwick                     | \$4,122                    | \$5,041        | 0.02                               | 0.03        |
| Brooklyn      | 205 East New York/Starrett City  | \$4,631                    | \$6,298        | 0.03                               | 0.03        |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | \$4,774                    | \$7,511        | 0.04                               | 0.03        |
| Brooklyn      | 207 Sunset Park                  | \$4,948                    | \$5,328        | 0.03                               | 0.03        |
| Brooklyn      | 208 Crown Heights                | \$4,833                    | \$4,960        | 0.03                               | 0.03        |
| Brooklyn      | 209 South Crown Heights/Prospect | \$6,960                    | \$5,891        | 0.03                               | 0.04        |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | \$8,851                    | \$10,255       | 0.03                               | 0.03        |
| Brooklyn      | 211 Bensonhurst                  | \$8,685                    | \$7,183        | 0.03                               | 0.02        |
| Brooklyn      | 212 Borough Park                 | \$7,116                    | \$9,215        | 0.03                               | 0.02        |
| Brooklyn      | 213 Coney Island                 | \$6,569                    | \$5,870        | 0.03                               | 0.04        |
| Brooklyn      | 214 Flatbush/Midwood             | \$7,640                    | \$9,059        | 0.03                               | 0.03        |
| Brooklyn      | 215 Sheepshead Bay               | \$5,494                    | \$6,000        | 0.03                               | 0.03        |
| Brooklyn      | 216 Brownsville                  | \$3,623                    | \$4,030        | 0.02                               | 0.02        |
| Brooklyn      | 217 East Flatbush                | \$6,750                    | \$7,381        | 0.03                               | 0.03        |
| Brooklyn      | 218 Flatlands/Canarsie           | \$6,071                    | \$5,922        | 0.03                               | 0.03        |
| Manhattan     | 301 Financial District           | N/A                        | N/A            | N/A                                | N/A         |
| Manhattan     | 302 Greenwich Village/Soho       | N/A                        | N/A            | N/A                                | N/A         |
| Manhattan     | 303 Lower East Side/Chinatown    | N/A                        | N/A            | N/A                                | N/A         |
| Manhattan     | 304 Clinton/Chelsea              | N/A                        | N/A            | N/A                                | N/A         |
| Manhattan     | 305 Midtown                      | N/A                        | N/A            | N/A                                | N/A         |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | N/A                        | N/A            | N/A                                | N/A         |
| Manhattan     | 307 Upper West Side              | N/A                        | N/A            | N/A                                | N/A         |
| Manhattan     | 308 Upper East Side              | \$56,092                   | N/A            | 0.03                               | N/A         |
| Manhattan     | 309 Morningside Heights/Hamilton | \$5,344                    | \$14,665       | 0.02                               | 0.06        |
| Manhattan     | 310 Central Harlem               | \$6,225                    | \$6,918        | 0.03                               | 0.04        |
| Manhattan     | 311 East Harlem                  | \$3,008                    | N/A            | 0.03                               | N/A         |
| Manhattan     | 312 Washington Heights/Inwood    | \$48,724                   | N/A            | 0.49                               | N/A         |
| Queens        | 401 Astoria                      | \$10,131                   | \$7,487        | 0.03                               | 0.03        |
| Queens        | 402 Woodside/Sunnyside           | \$8,373                    | \$11,693       | 0.03                               | 0.04        |
| Queens        | 403 Jackson Heights              | \$6,982                    | \$11,561       | 0.03                               | 0.04        |
| Queens        | 404 Elmhurst/Corona              | \$7,161                    | \$10,580       | 0.03                               | 0.02        |
| Queens        | 405 Ridgewood/Maspeth            | \$7,367                    | \$8,351        | 0.03                               | 0.02        |
| Queens        | 406 Rego Park/Forest Hills       | \$5,911                    | \$3,313        | 0.02                               | 0.01        |
| Queens        | 407 Flushing/Whitestone          | \$9,040                    | \$3,235        | 0.03                               | 0.02        |
| Queens        | 408 Hillcrest/Fresh Meadows      | \$7,565                    | \$6,139        | 0.03                               | 0.03        |
| Queens        | 409 Ozone Park/Woodhaven         | \$2,963                    | \$8,041        | 0.02                               | 0.03        |
| Queens        | 410 S. Ozone Park/Howard Beach   | \$5,669                    | \$4,774        | 0.03                               | 0.02        |
| Queens        | 411 Bayside/Little Neck          | \$7,410                    | \$3,425        | 0.03                               | 0.02        |
| Queens        | 412 Jamaica/Hollis               | \$5,202                    | \$5,815        | 0.03                               | 0.03        |
| Queens        | 413 Queens Village               | \$6,109                    | \$11,441       | 0.03                               | 0.04        |
| Queens        | 414 Rockaway/Broad Channel       | \$5,075                    | \$9,312        | 0.03                               | 0.03        |
| Staten Island | 501 St. George/Stapleton         | \$5,652                    | \$6,513        | 0.03                               | 0.04        |
| Staten Island | 502 S. Beach/Willowbrook         | \$6,672                    | N/A            | 0.03                               | N/A         |
| Staten Island | 503 Tottenville/Great Kills      | \$6,840                    | N/A            | 0.03                               | N/A         |
| <b>Total</b>  | <b>New York City</b>             | <b>\$5,881</b>             | <b>\$6,513</b> | <b>0.03</b>                        | <b>0.03</b> |

Source: NYC Department of Finance



# **Map 7-7** **Median Value of Class 1 Property Tax Lien Sales, New York City Community Districts, 2001**

## Median Lien Sale Amount



Source: NYC Department of Finance

## Neighborhood Table 7-7 Disposition of Class 1 Tax Lien Sales, New York City Community Districts, 1996 - 2001

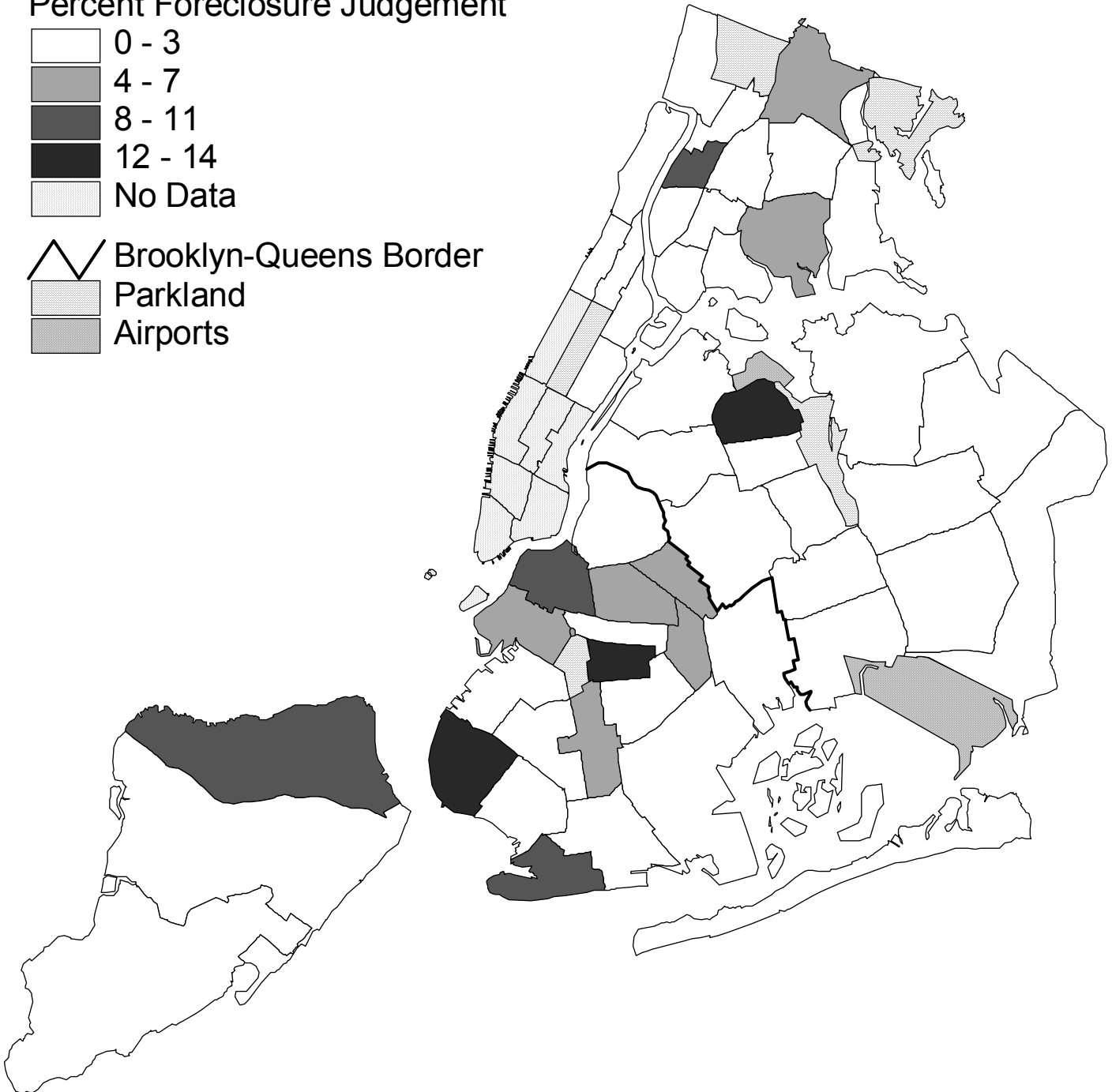
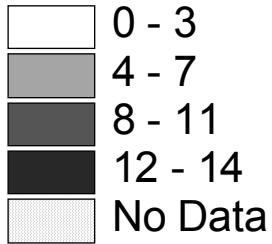
| Borough       | Community District               | Percent in<br>Collection | Percent<br>Redeemed | Percent<br>Foreclosure<br>Judgment |
|---------------|----------------------------------|--------------------------|---------------------|------------------------------------|
| Bronx         | 101 Mott Haven/Melrose           | 50.0%                    | 50.0%               | 0.0%                               |
| Bronx         | 102 Hunts Point/Longwood         | 16.7%                    | 83.3%               | 0.0%                               |
| Bronx         | 103 Morrisania/Crotona           | 0.0%                     | 100.0%              | 0.0%                               |
| Bronx         | 104 Highbridge/Concourse         | 60.0%                    | 40.0%               | 0.0%                               |
| Bronx         | 105 Fordham/University Heights   | 25.0%                    | 66.7%               | 8.3%                               |
| Bronx         | 106 Belmont/East Tremont         | 50.0%                    | 50.0%               | 0.0%                               |
| Bronx         | 107 Kingsbridge Hgths/Bedford    | 33.3%                    | 66.7%               | 0.0%                               |
| Bronx         | 108 Riverdale/Fieldston          | 0.0%                     | 100.0%              | 0.0%                               |
| Bronx         | 109 Parkchester/Soundview        | 42.9%                    | 50.0%               | 7.1%                               |
| Bronx         | 110 Throgs Neck/Co-op City       | 31.3%                    | 68.8%               | 0.0%                               |
| Bronx         | 111 Morris Park/Bronxdale        | 44.4%                    | 55.6%               | 0.0%                               |
| Bronx         | 112 Williamsbridge/Baychester    | 38.3%                    | 57.4%               | 4.3%                               |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 46.2%                    | 53.8%               | 0.0%                               |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 40.0%                    | 50.0%               | 10.0%                              |
| Brooklyn      | 203 Bedford Stuyvesant           | 39.2%                    | 54.9%               | 5.9%                               |
| Brooklyn      | 204 Bushwick                     | 39.1%                    | 56.5%               | 4.3%                               |
| Brooklyn      | 205 East New York/Starrett City  | 31.7%                    | 68.3%               | 0.0%                               |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 43.8%                    | 50.0%               | 6.3%                               |
| Brooklyn      | 207 Sunset Park                  | 23.1%                    | 76.9%               | 0.0%                               |
| Brooklyn      | 208 Crown Heights                | 37.0%                    | 59.3%               | 0.0%                               |
| Brooklyn      | 209 South Crown Heights/Prospect | 28.9%                    | 57.9%               | 13.2%                              |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 28.6%                    | 57.1%               | 14.3%                              |
| Brooklyn      | 211 Bensonhurst                  | 22.2%                    | 77.8%               | 0.0%                               |
| Brooklyn      | 212 Borough Park                 | 44.4%                    | 55.6%               | 0.0%                               |
| Brooklyn      | 213 Coney Island                 | 33.3%                    | 58.3%               | 8.3%                               |
| Brooklyn      | 214 Flatbush/Midwood             | 43.5%                    | 52.2%               | 4.3%                               |
| Brooklyn      | 215 Sheepshead Bay               | 39.1%                    | 60.9%               | 0.0%                               |
| Brooklyn      | 216 Brownsville                  | 22.2%                    | 72.2%               | 5.6%                               |
| Brooklyn      | 217 East Flatbush                | 48.3%                    | 50.0%               | 1.7%                               |
| Brooklyn      | 218 Flatlands/Canarsie           | 48.2%                    | 50.0%               | 1.8%                               |
| Manhattan     | 301 Financial District           | N/A                      | N/A                 | N/A                                |
| Manhattan     | 302 Greenwich Village/Soho       | N/A                      | N/A                 | N/A                                |
| Manhattan     | 303 Lower East Side/Chinatown    | N/A                      | N/A                 | N/A                                |
| Manhattan     | 304 Clinton/Chelsea              | N/A                      | N/A                 | N/A                                |
| Manhattan     | 305 Midtown                      | N/A                      | N/A                 | N/A                                |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | N/A                      | N/A                 | N/A                                |
| Manhattan     | 307 Upper West Side              | N/A                      | N/A                 | N/A                                |
| Manhattan     | 308 Upper East Side              | 0.0%                     | 100.0%              | 0.0%                               |
| Manhattan     | 309 Morningside Heights/Hamilton | 66.7%                    | 33.3%               | 0.0%                               |
| Manhattan     | 310 Central Harlem               | 25.0%                    | 75.0%               | 0.0%                               |
| Manhattan     | 311 East Harlem                  | 0.0%                     | 100.0%              | 0.0%                               |
| Manhattan     | 312 Washington Heights/Inwood    | 50.0%                    | 50.0%               | 0.0%                               |
| Queens        | 401 Astoria                      | 75.0%                    | 25.0%               | 0.0%                               |
| Queens        | 402 Woodside/Sunnyside           | 0.0%                     | 100.0%              | 0.0%                               |
| Queens        | 403 Jackson Heights              | 38.9%                    | 47.2%               | 13.9%                              |
| Queens        | 404 Elmhurst/Corona              | 50.0%                    | 50.0%               | 0.0%                               |
| Queens        | 405 Ridgewood/Maspeth            | 58.3%                    | 41.7%               | 0.0%                               |
| Queens        | 406 Rego Park/Forest Hills       | 62.5%                    | 37.5%               | 0.0%                               |
| Queens        | 407 Flushing/Whitestone          | 52.9%                    | 47.1%               | 0.0%                               |
| Queens        | 408 Hillcrest/Fresh Meadows      | 58.8%                    | 41.2%               | 0.0%                               |
| Queens        | 409 Ozone Park/Woodhaven         | 52.6%                    | 47.4%               | 0.0%                               |
| Queens        | 410 S. Ozone Park/Howard Beach   | 34.5%                    | 65.5%               | 0.0%                               |
| Queens        | 411 Bayside/Little Neck          | 30.8%                    | 69.2%               | 0.0%                               |
| Queens        | 412 Jamaica/Hollis               | 38.5%                    | 59.0%               | 2.5%                               |
| Queens        | 413 Queens Village               | 47.9%                    | 50.7%               | 1.4%                               |
| Queens        | 414 Rockaway/Broad Channel       | 41.7%                    | 58.3%               | 0.0%                               |
| Staten Island | 501 St. George/Stapleton         | 40.5%                    | 51.4%               | 8.1%                               |
| Staten Island | 502 S. Beach/Willowbrook         | 45.0%                    | 55.0%               | 0.0%                               |
| Staten Island | 503 Tottenville/Great Kills      | 80.0%                    | 20.0%               | 0.0%                               |
| <b>Total</b>  | <b>New York City</b>             | <b>40.6%</b>             | <b>55.9%</b>        | <b>3.3%</b>                        |

Source: Department of Finance

# Map 7-8

## Foreclosure Judgments Against Class 1 Tax Lien Sales, New York City Community Districts, 1996-2001

Percent Foreclosure Judgement



Source: NYC Department of Finance

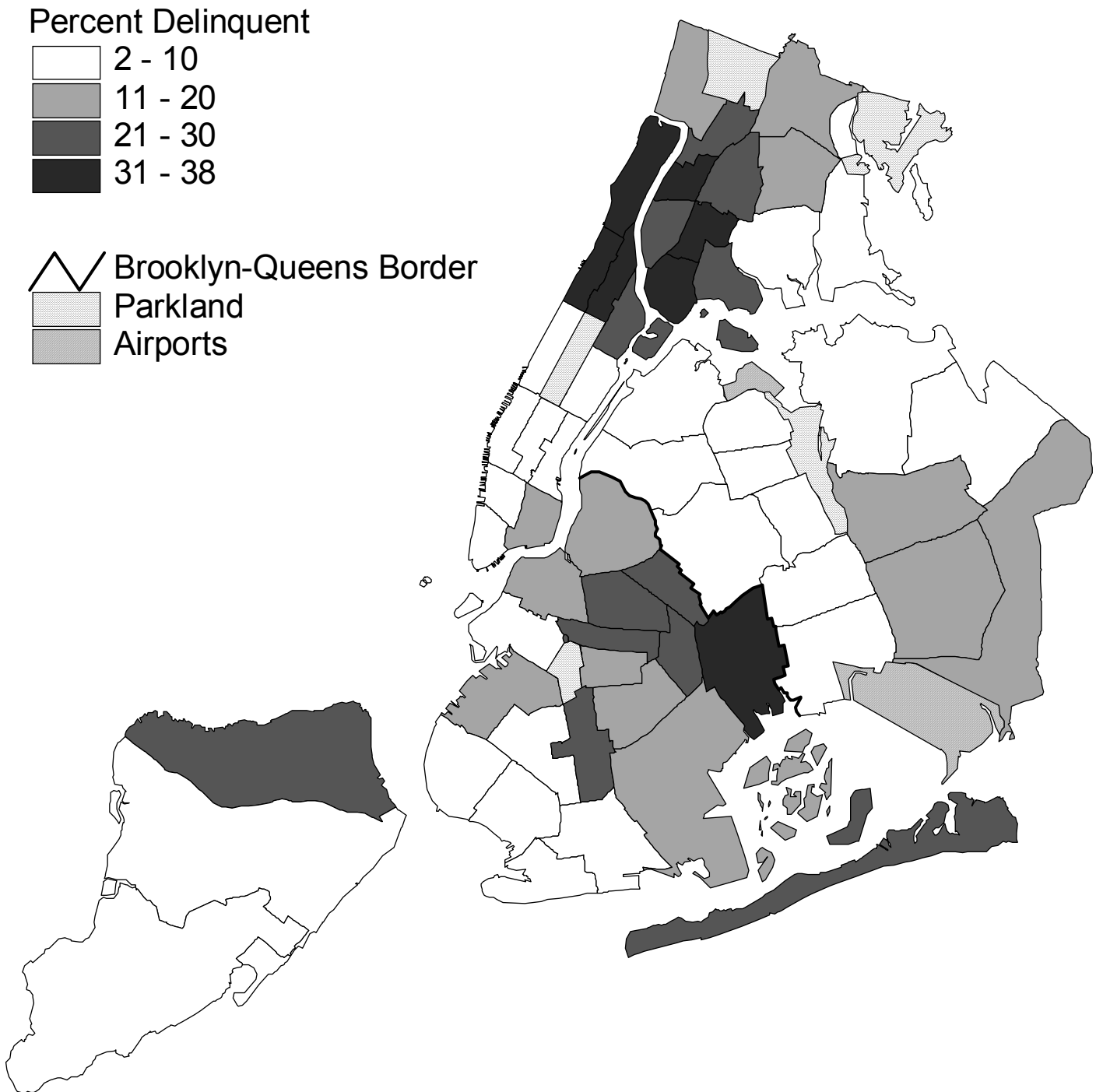
## Neighborhood Table 7-8 Class 2 Tax Delinquent Properties, New York City Community Districts, 2000 and 2001

| Borough       | Community District               | Number<br>2000 | Percent<br>2000 | Number<br>2001 | Percent<br>2001 |
|---------------|----------------------------------|----------------|-----------------|----------------|-----------------|
| Bronx         | 101 Mott Haven/Melrose           | 365            | 50.4%           | 264            | 36.7%           |
| Bronx         | 102 Hunts Point/Longwood         | 221            | 34.6%           | 165            | 25.4%           |
| Bronx         | 103 Morrisania/Crotona           | 289            | 46.3%           | 239            | 38.2%           |
| Bronx         | 104 Highbridge/Concourse         | 378            | 37.3%           | 297            | 29.4%           |
| Bronx         | 105 Fordham/University Heights   | 328            | 35.9%           | 296            | 32.3%           |
| Bronx         | 106 Belmont/East Tremont         | 253            | 29.9%           | 233            | 27.5%           |
| Bronx         | 107 Kingsbridge Hghts/Bedford    | 339            | 28.8%           | 284            | 24.1%           |
| Bronx         | 108 Riverdale/Fieldston          | 154            | 16.4%           | 100            | 10.6%           |
| Bronx         | 109 Parkchester/Soundview        | 1,402          | 10.2%           | 1173           | 8.5%            |
| Bronx         | 110 Throgs Neck/Co-op City       | 103            | 13.5%           | 49             | 6.3%            |
| Bronx         | 111 Morris Park/Bronxdale        | 197            | 19.5%           | 146            | 14.4%           |
| Bronx         | 112 Williamsbridge/Baychester    | 247            | 24.6%           | 188            | 18.7%           |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 1,027          | 20.7%           | 719            | 13.3%           |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 674            | 20.4%           | 384            | 11.4%           |
| Brooklyn      | 203 Bedford Stuyvesant           | 1,444          | 41.3%           | 911            | 25.9%           |
| Brooklyn      | 204 Bushwick                     | 1,128          | 37.7%           | 889            | 29.6%           |
| Brooklyn      | 205 East New York/Starrett City  | 666            | 23.1%           | 891            | 31.0%           |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 676            | 13.9%           | 381            | 7.6%            |
| Brooklyn      | 207 Sunset Park                  | 443            | 19.8%           | 327            | 14.5%           |
| Brooklyn      | 208 Crown Heights                | 917            | 32.8%           | 664            | 23.6%           |
| Brooklyn      | 209 South Crown Heights/Prospect | 430            | 31.4%           | 263            | 19.3%           |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 222            | 12.7%           | 174            | 9.7%            |
| Brooklyn      | 211 Bensonhurst                  | 259            | 9.5%            | 156            | 5.7%            |
| Brooklyn      | 212 Borough Park                 | 506            | 18.9%           | 282            | 10.4%           |
| Brooklyn      | 213 Coney Island                 | 298            | 16.2%           | 167            | 9.1%            |
| Brooklyn      | 214 Flatbush/Midwood             | 397            | 28.5%           | 320            | 23.0%           |
| Brooklyn      | 215 Sheepshead Bay               | 184            | 17.8%           | 99             | 9.2%            |
| Brooklyn      | 216 Brownsville                  | 537            | 39.1%           | 404            | 29.4%           |
| Brooklyn      | 217 East Flatbush                | 717            | 30.5%           | 456            | 19.4%           |
| Brooklyn      | 218 Flatlands/Canarsie           | 60             | 15.1%           | 52             | 14.1%           |
| Manhattan     | 301 Financial District           | 253            | 5.7%            | 133            | 2.7%            |
| Manhattan     | 302 Greenwich Village/Soho       | 682            | 11.9%           | 411            | 6.9%            |
| Manhattan     | 303 Lower East Side/Chinatown    | 741            | 18.1%           | 560            | 13.4%           |
| Manhattan     | 304 Clinton/Chelsea              | 727            | 12.4%           | 492            | 8.2%            |
| Manhattan     | 305 Midtown                      | 917            | 14.0%           | 472            | 7.2%            |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 1,157          | 10.3%           | 644            | 5.5%            |
| Manhattan     | 307 Upper West Side              | 1,978          | 12.7%           | 1088           | 6.9%            |
| Manhattan     | 308 Upper East Side              | 1,948          | 13.1%           | 998            | 6.6%            |
| Manhattan     | 309 Morningside Heights/Hamilton | 665            | 38.4%           | 529            | 30.6%           |
| Manhattan     | 310 Central Harlem               | 1,643          | 45.2%           | 1174           | 32.0%           |
| Manhattan     | 311 East Harlem                  | 710            | 38.4%           | 466            | 24.2%           |
| Manhattan     | 312 Washington Heights/Inwood    | 618            | 29.8%           | 634            | 30.6%           |
| Queens        | 401 Astoria                      | 567            | 11.1%           | 394            | 7.7%            |
| Queens        | 402 Woodside/Sunnyside           | 254            | 13.5%           | 159            | 8.4%            |
| Queens        | 403 Jackson Heights              | 299            | 16.2%           | 176            | 9.4%            |
| Queens        | 404 Elmhurst/Corona              | 299            | 10.7%           | 194            | 6.9%            |
| Queens        | 405 Ridgewood/Maspeth            | 407            | 11.3%           | 252            | 7.0%            |
| Queens        | 406 Rego Park/Forest Hills       | 299            | 12.4%           | 149            | 6.1%            |
| Queens        | 407 Flushing/Whitestone          | 471            | 9.6%            | 288            | 5.9%            |
| Queens        | 408 Hillcrest/Fresh Meadows      | 167            | 13.0%           | 136            | 10.5%           |
| Queens        | 409 Ozone Park/Woodhaven         | 154            | 14.9%           | 101            | 9.9%            |
| Queens        | 410 S. Ozone Park/Howard Beach   | 146            | 13.7%           | 79             | 7.4%            |
| Queens        | 411 Bayside/Little Neck          | 125            | 14.9%           | 56             | 6.7%            |
| Queens        | 412 Jamaica/Hollis               | 134            | 26.5%           | 77             | 15.4%           |
| Queens        | 413 Queens Village               | 39             | 20.2%           | 37             | 19.8%           |
| Queens        | 414 Rockaway/Broad Channel       | 141            | 26.0%           | 125            | 23.4%           |
| Staten Island | 501 St. George/Stapleton         | 567            | 29.1%           | 430            | 22.0%           |
| Staten Island | 502 S. Beach/Willowbrook         | 91             | 6.2%            | 33             | 2.2%            |
| Staten Island | 503 Tottenville/Great Kills      | 31             | 9.4%            | 16             | 4.8%            |
| <b>Total</b>  | <b>New York City</b>             | <b>31,091</b>  | <b>17.5%</b>    | <b>21,276</b>  | <b>11.8%</b>    |

Source: NYC Department of Finance

# Map 7-9

## Class 2 Tax Delinquent Properties, New York City Community Districts, 2001



Source: NYC Department of Finance

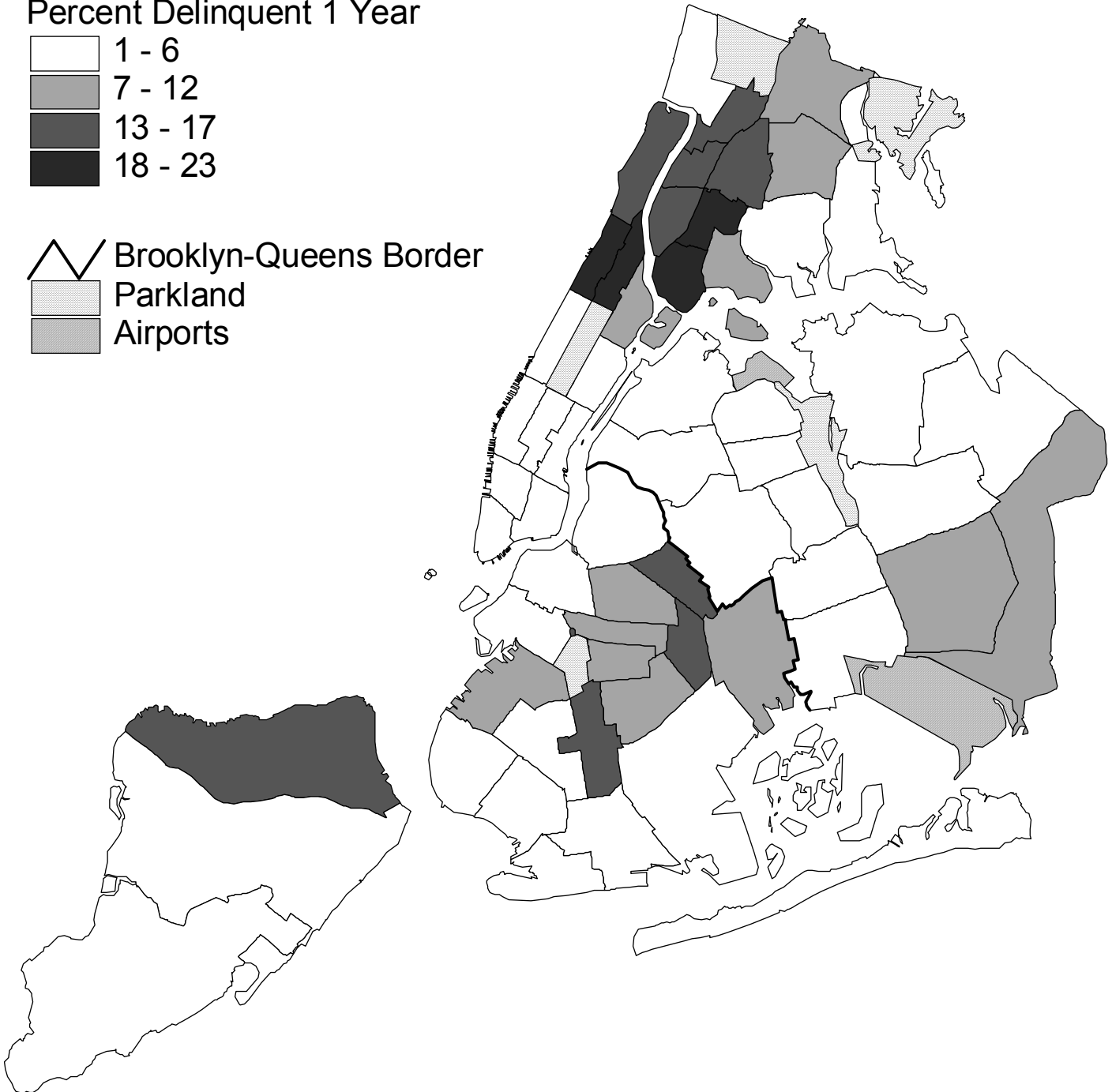
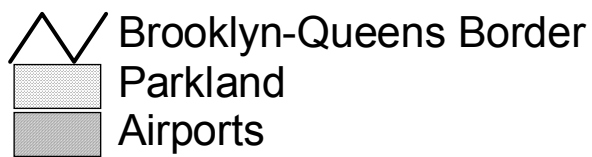
**Neighborhood Table 7-9**  
**Class 2 Properties with Tax Delinquency of 1 Year or Longer,**  
**New York City Community Districts, 2000 and 2001**

| <b>Borough</b> | <b>Community District</b>        | <b>Percent 2000</b> | <b>Percent 2001</b> |
|----------------|----------------------------------|---------------------|---------------------|
| Bronx          | 101 Mott Haven/Melrose           | 22.8%               | 24.8%               |
| Bronx          | 102 Hunts Point/Longwood         | 15.2%               | 12.6%               |
| Bronx          | 103 Morrisania/Crotona           | 23.6%               | 23.8%               |
| Bronx          | 104 Highbridge/Concourse         | 16.3%               | 16.2%               |
| Bronx          | 105 Fordham/University Heights   | 13.2%               | 17.7%               |
| Bronx          | 106 Belmont/East Tremont         | 11.7%               | 21.4%               |
| Bronx          | 107 Kingsbridge Hgts/Bedford     | 8.6%                | 15.5%               |
| Bronx          | 108 Riverdale/Fieldston          | 3.8%                | 5.1%                |
| Bronx          | 109 Parkchester/Soundview        | 3.7%                | 2.9%                |
| Bronx          | 110 Throgs Neck/Co-op City       | 2.9%                | 3.8%                |
| Bronx          | 111 Morris Park/Bronxdale        | 5.8%                | 10.8%               |
| Bronx          | 112 Williamsbridge/Baychester    | 5.3%                | 15.6%               |
| Brooklyn       | 201 Greenpoint/Williamsburg      | 6.3%                | 8.4%                |
| Brooklyn       | 202 Fort Greene/Brooklyn Heights | 6.2%                | 5.9%                |
| Brooklyn       | 203 Bedford Stuyvesant           | 17.4%               | 10.8%               |
| Brooklyn       | 204 Bushwick                     | 17.6%               | 15.8%               |
| Brooklyn       | 205 East New York/Starrett City  | 9.9%                | 4.5%                |
| Brooklyn       | 206 Park Slope/Carroll Gardens   | 3.9%                | 2.3%                |
| Brooklyn       | 207 Sunset Park                  | 7.5%                | 9.8%                |
| Brooklyn       | 208 Crown Heights                | 13.7%               | 13.2%               |
| Brooklyn       | 209 South Crown Heights/Prospect | 9.1%                | 11.7%               |
| Brooklyn       | 210 Bay Ridge/Dyker Heights      | 2.4%                | 5.7%                |
| Brooklyn       | 211 Bensonhurst                  | 2.1%                | 5.1%                |
| Brooklyn       | 212 Borough Park                 | 3.2%                | 6.5%                |
| Brooklyn       | 213 Coney Island                 | 4.2%                | 2.5%                |
| Brooklyn       | 214 Flatbush/Midwood             | 7.9%                | 15.0%               |
| Brooklyn       | 215 Sheepshead Bay               | 3.6%                | 6.4%                |
| Brooklyn       | 216 Brownsville                  | 20.3%               | 15.9%               |
| Brooklyn       | 217 East Flatbush                | 9.2%                | 15.1%               |
| Brooklyn       | 218 Flatlands/Canarsie           | 4.0%                | 6.5%                |
| Manhattan      | 301 Financial District           | 1.1%                | 0.6%                |
| Manhattan      | 302 Greenwich Village/Soho       | 2.6%                | 2.4%                |
| Manhattan      | 303 Lower East Side/Chinatown    | 5.8%                | 7.1%                |
| Manhattan      | 304 Clinton/Chelsea              | 4.3%                | 3.3%                |
| Manhattan      | 305 Midtown                      | 7.4%                | 3.7%                |
| Manhattan      | 306 Stuyvesant Town/Turtle Bay   | 2.0%                | 1.9%                |
| Manhattan      | 307 Upper West Side              | 3.9%                | 2.9%                |
| Manhattan      | 308 Upper East Side              | 3.8%                | 2.9%                |
| Manhattan      | 309 Morningside Heights/Hamilton | 20.8%               | 19.6%               |
| Manhattan      | 310 Central Harlem               | 26.7%               | 18.8%               |
| Manhattan      | 311 East Harlem                  | 18.6%               | 13.7%               |
| Manhattan      | 312 Washington Heights/Inwood    | 13.2%               | 16.4%               |
| Queens         | 401 Astoria                      | 2.4%                | 2.9%                |
| Queens         | 402 Woodside/Sunnyside           | 2.4%                | 4.3%                |
| Queens         | 403 Jackson Heights              | 3.5%                | 4.4%                |
| Queens         | 404 Elmhurst/Corona              | 2.5%                | 3.2%                |
| Queens         | 405 Ridgewood/Maspeth            | 1.9%                | 1.1%                |
| Queens         | 406 Rego Park/Forest Hills       | 2.9%                | 2.2%                |
| Queens         | 407 Flushing/Whitestone          | 2.2%                | 2.0%                |
| Queens         | 408 Hillcrest/Fresh Meadows      | 3.1%                | 3.2%                |
| Queens         | 409 Ozone Park/Woodhaven         | 3.7%                | 4.1%                |
| Queens         | 410 S. Ozone Park/Howard Beach   | 2.6%                | 2.5%                |
| Queens         | 411 Bayside/Little Neck          | 2.4%                | 2.9%                |
| Queens         | 412 Jamaica/Hollis               | 9.1%                | 12.5%               |
| Queens         | 413 Queens Village               | 4.7%                | 20.8%               |
| Queens         | 414 Rockaway/Broad Channel       | 9.2%                | 6.7%                |
| Staten Island  | 501 St. George/Stapleton         | 15.8%               | 22.3%               |
| Staten Island  | 502 S. Beach/Willowbrook         | 1.7%                | 0.7%                |
| Staten Island  | 503 Tottenville/Great Kills      | 2.4%                | 2.7%                |
| <b>Total</b>   | <b>New York City</b>             | <b>6.2%</b>         | <b>5.1%</b>         |

Source: NYC Department of Finance

# **Map 7-10** **Class 2 Properties with Tax Delinquency of** **1 Year or Longer, New York City** **Community Districts, 2001**

Percent Delinquent 1 Year



Source: NYC Department of Finance

**Neighborhood Table 7-10 Class 2 Properties with Tax  
Delinquency Amount Greater than 20% and 50% of Property Value,  
New York City Community Districts, 2000 and 2001**

| <b>Borough</b> | <b>Community District</b>        | <b>Delinquency Greater<br/>Than 20% of Value</b> |             | <b>Delinquency Greater<br/>Than 50% of Value</b> |             |
|----------------|----------------------------------|--------------------------------------------------|-------------|--------------------------------------------------|-------------|
|                |                                  | <b>2000</b>                                      | <b>2001</b> | <b>2000</b>                                      | <b>2001</b> |
| Bronx          | 101 Mott Haven/Melrose           | 37.0%                                            | 21.7%       | 33.8%                                            | 19.5%       |
| Bronx          | 102 Hunts Point/Longwood         | 23.3%                                            | 13.6%       | 21.4%                                            | 11.7%       |
| Bronx          | 103 Morrisania/Crotona           | 38.1%                                            | 27.8%       | 35.7%                                            | 24.0%       |
| Bronx          | 104 Highbridge/Concourse         | 20.3%                                            | 16.5%       | 18.5%                                            | 13.2%       |
| Bronx          | 105 Fordham/University Heights   | 18.3%                                            | 14.3%       | 15.6%                                            | 11.4%       |
| Bronx          | 106 Belmont/East Tremont         | 20.2%                                            | 14.5%       | 17.8%                                            | 11.4%       |
| Bronx          | 107 Kingsbridge Hgts/Bedford     | 11.0%                                            | 9.9%        | 8.4%                                             | 5.7%        |
| Bronx          | 108 Riverdale/Fieldston          | 6.5%                                             | 4.1%        | 5.8%                                             | 2.8%        |
| Bronx          | 109 Parkchester/Soundview        | 9.2%                                             | 6.8%        | 8.8%                                             | 5.4%        |
| Bronx          | 110 Throgs Neck/Co-op City       | 7.5%                                             | 3.1%        | 6.5%                                             | 3.1%        |
| Bronx          | 111 Morris Park/Bronxdale        | 9.8%                                             | 6.3%        | 8.3%                                             | 4.5%        |
| Bronx          | 112 Williamsbridge/Baychester    | 15.6%                                            | 8.9%        | 13.0%                                            | 5.7%        |
| Brooklyn       | 201 Greenpoint/Williamsburg      | 16.0%                                            | 9.2%        | 14.3%                                            | 7.1%        |
| Brooklyn       | 202 Fort Greene/Brooklyn Heights | 14.5%                                            | 6.0%        | 12.2%                                            | 4.9%        |
| Brooklyn       | 203 Bedford Stuyvesant           | 36.8%                                            | 20.8%       | 34.1%                                            | 18.2%       |
| Brooklyn       | 204 Bushwick                     | 33.2%                                            | 22.0%       | 31.0%                                            | 19.2%       |
| Brooklyn       | 205 East New York/Starrett City  | 19.7%                                            | 14.2%       | 18.3%                                            | 12.8%       |
| Brooklyn       | 206 Park Slope/Carroll Gardens   | 9.5%                                             | 4.8%        | 7.6%                                             | 3.8%        |
| Brooklyn       | 207 Sunset Park                  | 14.3%                                            | 7.9%        | 12.1%                                            | 5.7%        |
| Brooklyn       | 208 Crown Heights                | 27.5%                                            | 15.8%       | 24.8%                                            | 12.8%       |
| Brooklyn       | 209 South Crown Heights/Prospect | 16.7%                                            | 9.3%        | 14.7%                                            | 6.2%        |
| Brooklyn       | 210 Bay Ridge/Dyker Heights      | 6.7%                                             | 3.1%        | 5.8%                                             | 2.0%        |
| Brooklyn       | 211 Bensonhurst                  | 5.4%                                             | 2.2%        | 4.3%                                             | 1.5%        |
| Brooklyn       | 212 Borough Park                 | 11.6%                                            | 6.0%        | 9.0%                                             | 4.5%        |
| Brooklyn       | 213 Coney Island                 | 10.3%                                            | 5.3%        | 9.2%                                             | 4.0%        |
| Brooklyn       | 214 Flatbush/Midwood             | 12.6%                                            | 10.8%       | 10.5%                                            | 8.0%        |
| Brooklyn       | 215 Sheepshead Bay               | 6.6%                                             | 2.7%        | 5.3%                                             | 2.1%        |
| Brooklyn       | 216 Brownsville                  | 33.0%                                            | 22.4%       | 30.1%                                            | 18.9%       |
| Brooklyn       | 217 East Flatbush                | 21.0%                                            | 11.6%       | 19.7%                                            | 9.1%        |
| Brooklyn       | 218 Flatlands/Canarsie           | 8.5%                                             | 7.3%        | 6.8%                                             | 5.7%        |
| Manhattan      | 301 Financial District           | 3.8%                                             | 1.7%        | 3.6%                                             | 1.6%        |
| Manhattan      | 302 Greenwich Village/Soho       | 6.2%                                             | 2.9%        | 5.6%                                             | 2.3%        |
| Manhattan      | 303 Lower East Side/Chinatown    | 11.3%                                            | 6.6%        | 9.8%                                             | 5.3%        |
| Manhattan      | 304 Clinton/Chelsea              | 7.6%                                             | 4.3%        | 6.9%                                             | 3.8%        |
| Manhattan      | 305 Midtown                      | 7.7%                                             | 4.3%        | 7.1%                                             | 3.9%        |
| Manhattan      | 306 Stuyvesant Town/Turtle Bay   | 6.4%                                             | 2.9%        | 6.1%                                             | 2.6%        |
| Manhattan      | 307 Upper West Side              | 7.7%                                             | 3.3%        | 6.5%                                             | 2.9%        |
| Manhattan      | 308 Upper East Side              | 5.9%                                             | 3.0%        | 5.6%                                             | 2.7%        |
| Manhattan      | 309 Morningside Heights/Hamilton | 28.3%                                            | 20.3%       | 25.3%                                            | 17.4%       |
| Manhattan      | 310 Central Harlem               | 39.1%                                            | 25.5%       | 35.7%                                            | 23.3%       |
| Manhattan      | 311 East Harlem                  | 27.9%                                            | 16.1%       | 24.4%                                            | 13.8%       |
| Manhattan      | 312 Washington Heights/Inwood    | 16.1%                                            | 14.3%       | 14.1%                                            | 10.7%       |
| Queens         | 401 Astoria                      | 6.1%                                             | 3.8%        | 5.0%                                             | 2.8%        |
| Queens         | 402 Woodside/Sunnyside           | 6.5%                                             | 2.6%        | 5.6%                                             | 2.1%        |
| Queens         | 403 Jackson Heights              | 8.6%                                             | 5.5%        | 7.8%                                             | 4.1%        |
| Queens         | 404 Elmhurst/Corona              | 6.1%                                             | 3.6%        | 5.1%                                             | 2.6%        |
| Queens         | 405 Ridgewood/Maspeth            | 8.4%                                             | 3.5%        | 6.8%                                             | 2.4%        |
| Queens         | 406 Rego Park/Forest Hills       | 6.4%                                             | 3.0%        | 5.2%                                             | 2.5%        |
| Queens         | 407 Flushing/Whitestone          | 5.8%                                             | 2.9%        | 4.8%                                             | 2.6%        |
| Queens         | 408 Hillcrest/Fresh Meadows      | 7.8%                                             | 5.5%        | 6.8%                                             | 5.0%        |
| Queens         | 409 Ozone Park/Woodhaven         | 9.1%                                             | 5.3%        | 6.9%                                             | 4.3%        |
| Queens         | 410 S. Ozone Park/Howard Beach   | 10.1%                                            | 5.6%        | 9.2%                                             | 5.2%        |
| Queens         | 411 Bayside/Little Neck          | 8.1%                                             | 2.8%        | 6.5%                                             | 2.3%        |
| Queens         | 412 Jamaica/Hollis               | 19.4%                                            | 9.6%        | 16.0%                                            | 7.4%        |
| Queens         | 413 Queens Village               | 11.4%                                            | 5.3%        | 8.3%                                             | 2.7%        |
| Queens         | 414 Rockaway/Broad Channel       | 18.1%                                            | 16.4%       | 16.8%                                            | 7.9%        |
| Staten Island  | 501 St. George/Stapleton         | 25.7%                                            | 18.9%       | 24.1%                                            | 18.3%       |
| Staten Island  | 502 S. Beach/Willowbrook         | 5.0%                                             | 1.7%        | 4.2%                                             | 1.5%        |
| Staten Island  | 503 Tottenville/Great Kills      | 9.1%                                             | 3.9%        | 8.2%                                             | 3.6%        |
| <b>Total</b>   | <b>New York City</b>             | <b>11.9%</b>                                     | <b>7.0%</b> | <b>10.6%</b>                                     | <b>5.8%</b> |

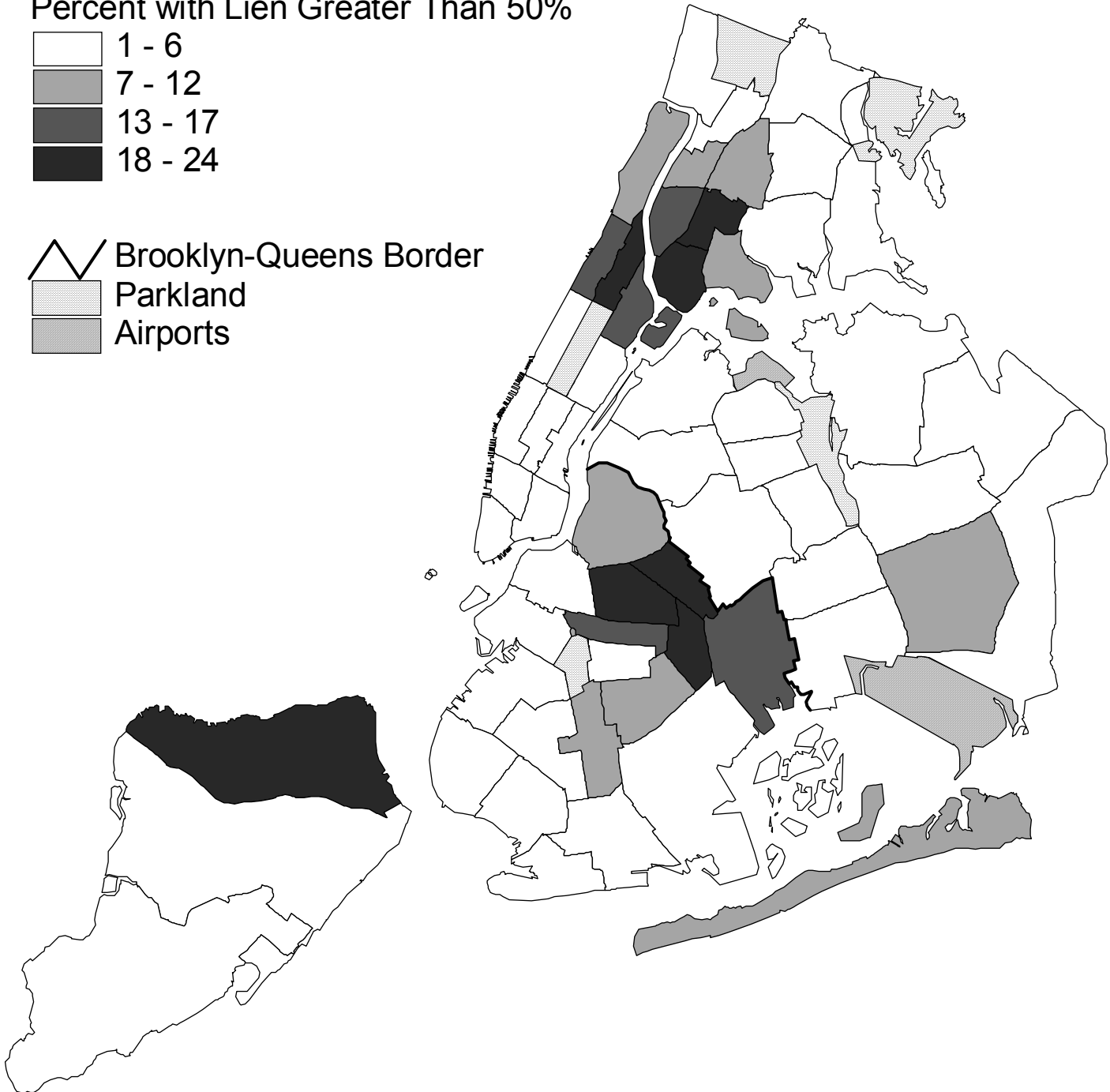
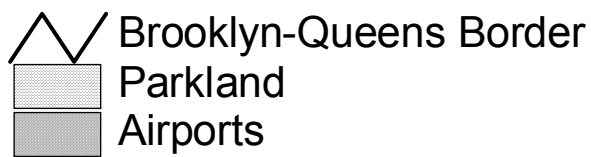
Source: NYC Department of Finance



# Map 7-11

## Class 2 Properties with Tax Delinquency Amount Greater than 50% of Property Value, New York City Community Districts, 2001

Percent with Lien Greater Than 50%



Source: NYC Department of Finance

## Neighborhood Table 7-11 Lien Values of Class 2 Tax Delinquent Properties, New York City Community Districts, 2000 and 2001

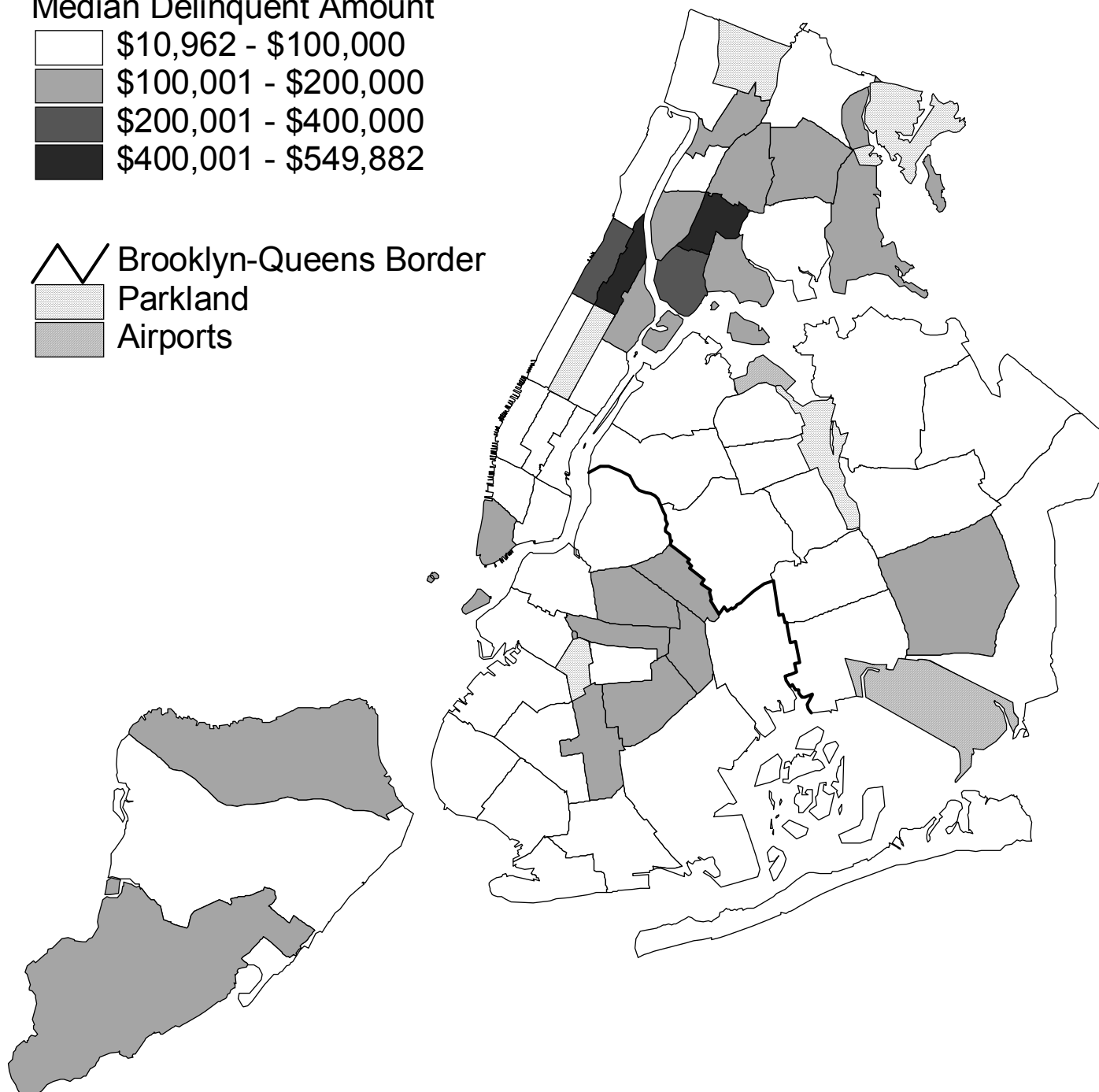
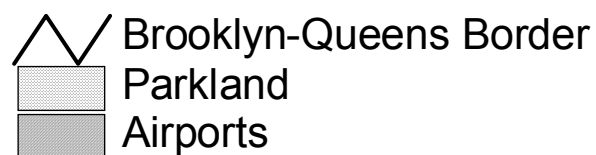
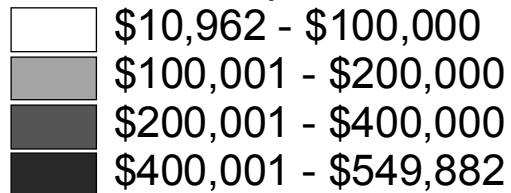
| Borough       | Community District               | Median Delinquent Amount |                 | Median Lien To Value Ratio |             |
|---------------|----------------------------------|--------------------------|-----------------|----------------------------|-------------|
|               |                                  | 2000                     | 2001            | 2000                       | 2001        |
| Bronx         | 101 Mott Haven/Melrose           | \$308,927                | \$203,733       | 1.53                       | 0.68        |
| Bronx         | 102 Hunts Point/Longwood         | \$247,288                | \$131,805       | 1.30                       | 0.29        |
| Bronx         | 103 Morrisania/Crotona           | \$993,293                | \$415,801       | 2.92                       | 1.36        |
| Bronx         | 104 Highbridge/Concourse         | \$159,735                | \$161,169       | 0.49                       | 0.34        |
| Bronx         | 105 Fordham/University Heights   | \$112,220                | \$97,298        | 0.24                       | 0.15        |
| Bronx         | 106 Belmont/East Tremont         | \$174,988                | \$112,336       | 1.01                       | 0.27        |
| Bronx         | 107 Kingsbridge Hghts/Bedford    | \$54,249                 | \$110,371       | 0.07                       | 0.11        |
| Bronx         | 108 Riverdale/Fieldston          | \$44,573                 | \$91,113        | 0.04                       | 0.11        |
| Bronx         | 109 Parkchester/Soundview        | \$37,938                 | \$28,088        | 1.86                       | 0.97        |
| Bronx         | 110 Throgs Neck/Co-op City       | \$86,543                 | \$105,184       | 0.45                       | 0.13        |
| Bronx         | 111 Morris Park/Bronxdale        | \$73,139                 | \$128,689       | 0.20                       | 0.12        |
| Bronx         | 112 Williamsbridge/Baychester    | \$117,807                | \$79,787        | 0.54                       | 0.15        |
| Brooklyn      | 201 Greenpoint/Williamsburg      | \$127,539                | \$88,003        | 1.09                       | 0.63        |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | \$126,084                | \$72,475        | 0.84                       | 0.25        |
| Brooklyn      | 203 Bedford Stuyvesant           | \$214,945                | \$158,911       | 2.11                       | 1.42        |
| Brooklyn      | 204 Bushwick                     | \$189,064                | \$137,877       | 1.97                       | 1.33        |
| Brooklyn      | 205 East New York/Starrett City  | \$164,760                | \$12,384        | 1.68                       | 0.09        |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | \$79,908                 | \$72,024        | 0.62                       | 0.50        |
| Brooklyn      | 207 Sunset Park                  | \$108,050                | \$49,527        | 0.87                       | 0.27        |
| Brooklyn      | 208 Crown Heights                | \$241,729                | \$120,046       | 1.57                       | 0.63        |
| Brooklyn      | 209 South Crown Heights/Prospect | \$82,133                 | \$74,080        | 0.41                       | 0.19        |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | \$76,014                 | \$27,245        | 0.30                       | 0.07        |
| Brooklyn      | 211 Bensonhurst                  | \$89,842                 | \$37,306        | 0.39                       | 0.09        |
| Brooklyn      | 212 Borough Park                 | \$75,643                 | \$65,472        | 0.47                       | 0.35        |
| Brooklyn      | 213 Coney Island                 | \$44,961                 | \$51,853        | 0.70                       | 0.39        |
| Brooklyn      | 214 Flatbush/Midwood             | \$54,225                 | \$111,124       | 0.12                       | 0.17        |
| Brooklyn      | 215 Sheepshead Bay               | \$26,842                 | \$72,752        | 0.03                       | 0.06        |
| Brooklyn      | 216 Brownsville                  | \$278,586                | \$169,624       | 2.10                       | 1.26        |
| Brooklyn      | 217 East Flatbush                | \$151,550                | \$102,756       | 0.87                       | 0.38        |
| Brooklyn      | 218 Flatlands/Canarsie           | \$65,309                 | \$58,467        | 0.45                       | 0.22        |
| Manhattan     | 301 Financial District           | \$118,507                | \$126,964       | 0.94                       | 1.14        |
| Manhattan     | 302 Greenwich Village/Soho       | \$64,028                 | \$41,726        | 0.27                       | 0.07        |
| Manhattan     | 303 Lower East Side/Chinatown    | \$91,920                 | \$79,513        | 0.59                       | 0.19        |
| Manhattan     | 304 Clinton/Chelsea              | \$83,431                 | \$83,037        | 0.83                       | 0.30        |
| Manhattan     | 305 Midtown                      | \$63,529                 | \$99,908        | 0.66                       | 0.96        |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | \$99,248                 | \$84,414        | 0.89                       | 0.29        |
| Manhattan     | 307 Upper West Side              | \$75,426                 | \$52,091        | 0.51                       | 0.15        |
| Manhattan     | 308 Upper East Side              | \$48,404                 | \$73,109        | 0.05                       | 0.09        |
| Manhattan     | 309 Morningside Heights/Hamilton | \$410,024                | \$264,239       | 1.99                       | 0.92        |
| Manhattan     | 310 Central Harlem               | \$588,197                | \$549,882       | 4.86                       | 3.15        |
| Manhattan     | 311 East Harlem                  | \$206,556                | \$123,671       | 1.46                       | 0.77        |
| Manhattan     | 312 Washington Heights/Inwood    | \$120,930                | \$99,817        | 0.38                       | 0.16        |
| Queens        | 401 Astoria                      | \$37,213                 | \$34,839        | 0.35                       | 0.17        |
| Queens        | 402 Woodside/Sunnyside           | \$37,325                 | \$26,608        | 0.14                       | 0.07        |
| Queens        | 403 Jackson Heights              | \$45,087                 | \$94,280        | 0.36                       | 0.30        |
| Queens        | 404 Elmhurst/Corona              | \$51,859                 | \$46,694        | 0.38                       | 0.22        |
| Queens        | 405 Ridgewood/Maspeth            | \$107,590                | \$43,704        | 0.64                       | 0.19        |
| Queens        | 406 Rego Park/Forest Hills       | \$33,989                 | \$45,351        | 0.26                       | 0.18        |
| Queens        | 407 Flushing/Whitestone          | \$43,758                 | \$49,310        | 0.48                       | 0.14        |
| Queens        | 408 Hillcrest/Fresh Meadows      | \$51,234                 | \$70,890        | 0.62                       | 0.29        |
| Queens        | 409 Ozone Park/Woodhaven         | \$70,370                 | \$52,008        | 0.47                       | 0.34        |
| Queens        | 410 S. Ozone Park/Howard Beach   | \$55,832                 | \$79,538        | 0.90                       | 1.08        |
| Queens        | 411 Bayside/Little Neck          | \$29,951                 | \$28,737        | 0.26                       | 0.10        |
| Queens        | 412 Jamaica/Hollis               | \$217,936                | \$130,601       | 0.96                       | 0.45        |
| Queens        | 413 Queens Village               | \$70,385                 | \$10,962        | 0.32                       | 0.01        |
| Queens        | 414 Rockaway/Broad Channel       | \$203,551                | \$36,512        | 1.21                       | 0.24        |
| Staten Island | 501 St. George/Stapleton         | \$74,415                 | \$119,748       | 4.09                       | 12.40       |
| Staten Island | 502 S. Beach/Willowbrook         | \$45,752                 | \$63,971        | 1.08                       | 1.05        |
| Staten Island | 503 Tottenville/Great Kills      | \$82,965                 | \$117,174       | 1.17                       | 1.92        |
| <b>Total</b>  | <b>New York City</b>             | <b>\$103,823</b>         | <b>\$84,328</b> | <b>0.89</b>                | <b>0.47</b> |

Source: NYC Department of Finance

# Map 7-12

## Median Lien Amount of Class 2 Tax Delinquent Properties, New York City Community Districts, 2001

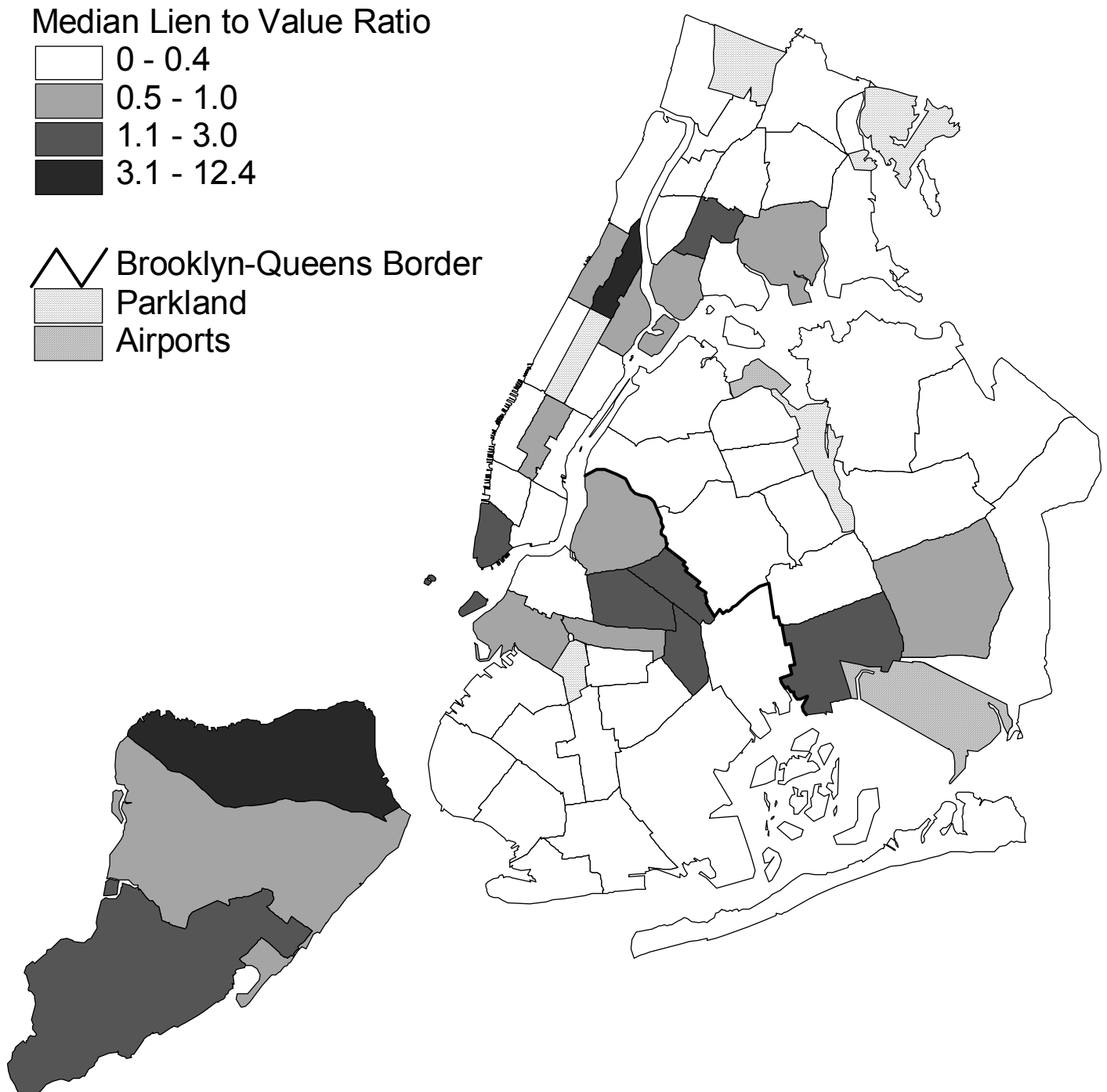
Median Delinquent Amount



Source: NYC Department of Finance

# Map 7-13

## Lien to Value Ratios of Class 2 Tax Delinquent Properties, New York City Community Districts, 2001



Source: NYC Department of Finance

## Neighborhood Table 7-12 Class 2 Tax Lien Sales, New York City Community Districts, 2000 and 2001

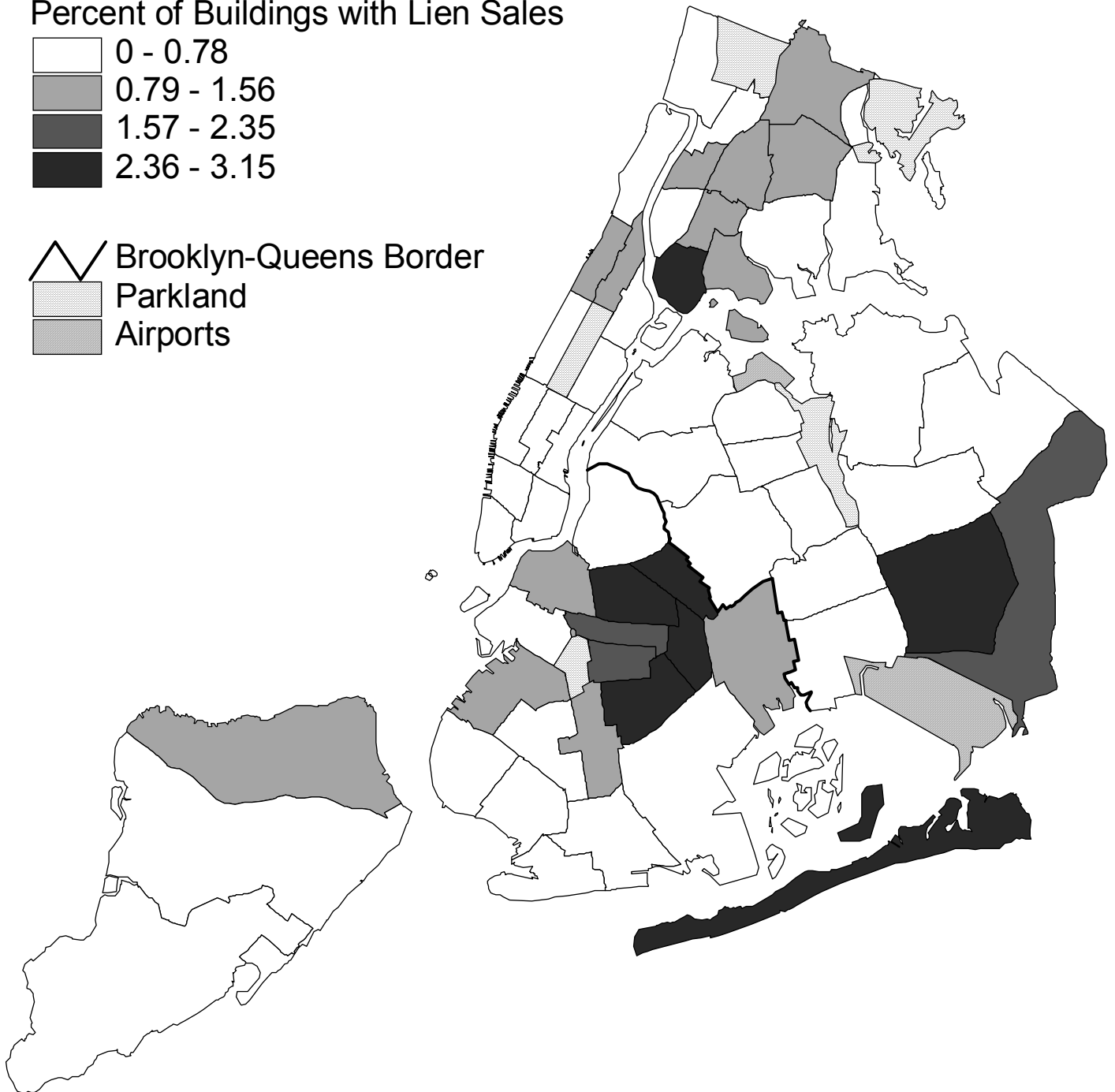
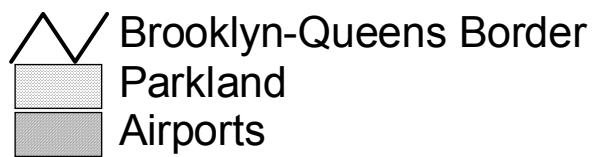
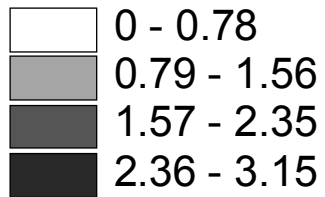
| Borough       | Community District               | Number<br>2000 | Percent<br>2000 | Number<br>2001 | Percent<br>2001 |
|---------------|----------------------------------|----------------|-----------------|----------------|-----------------|
| Bronx         | 101 Mott Haven/Melrose           | 14             | 1.93%           | 19             | 3.10%           |
| Bronx         | 102 Hunts Point/Longwood         | 5              | 0.78%           | 5              | 0.95%           |
| Bronx         | 103 Morrisania/Crotona           | 7              | 1.12%           | 5              | 0.93%           |
| Bronx         | 104 Highbridge/Concourse         | 12             | 1.18%           | 3              | 0.46%           |
| Bronx         | 105 Fordham/University Heights   | 10             | 1.09%           | 5              | 0.86%           |
| Bronx         | 106 Belmont/East Tremont         | 14             | 1.65%           | 10             | 1.39%           |
| Bronx         | 107 Kingsbridge Hghts/Bedford    | 11             | 0.93%           | 6              | 0.77%           |
| Bronx         | 108 Riverdale/Fieldston          | 3              | 0.32%           | 4              | 0.59%           |
| Bronx         | 109 Parkchester/Soundview        | 39             | 0.28%           | 46             | 0.34%           |
| Bronx         | 110 Throgs Neck/Co-op City       | 4              | 0.52%           | 5              | 0.69%           |
| Bronx         | 111 Morris Park/Bronxdale        | 7              | 0.69%           | 7              | 0.83%           |
| Bronx         | 112 Williamsbridge/Baychester    | 19             | 1.89%           | 14             | 1.56%           |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 45             | 0.91%           | 30             | 0.57%           |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 54             | 1.64%           | 34             | 1.08%           |
| Brooklyn      | 203 Bedford Stuyvesant           | 85             | 2.43%           | 92             | 2.68%           |
| Brooklyn      | 204 Bushwick                     | 60             | 2.00%           | 73             | 2.46%           |
| Brooklyn      | 205 East New York/Starrett City  | 74             | 2.57%           | 33             | 1.17%           |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 32             | 0.66%           | 24             | 0.48%           |
| Brooklyn      | 207 Sunset Park                  | 23             | 1.03%           | 25             | 1.13%           |
| Brooklyn      | 208 Crown Heights                | 83             | 2.97%           | 53             | 1.97%           |
| Brooklyn      | 209 South Crown Heights/Prospect | 20             | 1.46%           | 20             | 1.73%           |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 10             | 0.57%           | 9              | 0.56%           |
| Brooklyn      | 211 Bensonhurst                  | 13             | 0.48%           | 15             | 0.57%           |
| Brooklyn      | 212 Borough Park                 | 26             | 0.97%           | 18             | 0.72%           |
| Brooklyn      | 213 Coney Island                 | 16             | 0.87%           | 10             | 0.59%           |
| Brooklyn      | 214 Flatbush/Midwood             | 22             | 1.58%           | 10             | 1.12%           |
| Brooklyn      | 215 Sheepshead Bay               | 4              | 0.39%           | 4              | 0.49%           |
| Brooklyn      | 216 Brownsville                  | 44             | 3.20%           | 42             | 3.15%           |
| Brooklyn      | 217 East Flatbush                | 60             | 2.55%           | 61             | 2.76%           |
| Brooklyn      | 218 Flatlands/Canarsie           | 3              | 0.75%           | 2              | 0.61%           |
| Manhattan     | 301 Financial District           | 2              | 0.05%           | 1              | 0.02%           |
| Manhattan     | 302 Greenwich Village/Soho       | 18             | 0.31%           | 6              | 0.11%           |
| Manhattan     | 303 Lower East Side/Chinatown    | 25             | 0.61%           | 12             | 0.30%           |
| Manhattan     | 304 Clinton/Chelsea              | 16             | 0.27%           | 5              | 0.09%           |
| Manhattan     | 305 Midtown                      | 12             | 0.18%           | 7              | 0.11%           |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 15             | 0.13%           | 16             | 0.14%           |
| Manhattan     | 307 Upper West Side              | 32             | 0.20%           | 29             | 0.20%           |
| Manhattan     | 308 Upper East Side              | 16             | 0.11%           | 8              | 0.06%           |
| Manhattan     | 309 Morningside Heights/Hamilton | 22             | 1.27%           | 15             | 1.18%           |
| Manhattan     | 310 Central Harlem               | 72             | 1.98%           | 40             | 1.18%           |
| Manhattan     | 311 East Harlem                  | 15             | 0.81%           | 11             | 0.63%           |
| Manhattan     | 312 Washington Heights/Inwood    | 13             | 0.63%           | 3              | 0.20%           |
| Queens        | 401 Astoria                      | 20             | 0.39%           | 16             | 0.32%           |
| Queens        | 402 Woodside/Sunnyside           | 11             | 0.58%           | 9              | 0.52%           |
| Queens        | 403 Jackson Heights              | 21             | 1.14%           | 6              | 0.36%           |
| Queens        | 404 Elmhurst/Corona              | 14             | 0.50%           | 12             | 0.46%           |
| Queens        | 405 Ridgewood/Maspeth            | 26             | 0.72%           | 16             | 0.45%           |
| Queens        | 406 Rego Park/Forest Hills       | 1              | 0.04%           | 5              | 0.24%           |
| Queens        | 407 Flushing/Whitestone          | 5              | 0.10%           | 5              | 0.11%           |
| Queens        | 408 Hillcrest/Fresh Meadows      | 1              | 0.08%           | 3              | 0.25%           |
| Queens        | 409 Ozone Park/Woodhaven         | 11             | 1.06%           | 5              | 0.54%           |
| Queens        | 410 S. Ozone Park/Howard Beach   | 8              | 0.75%           | 3              | 0.28%           |
| Queens        | 411 Bayside/Little Neck          | 0              | 0.00%           | 1              | 0.12%           |
| Queens        | 412 Jamaica/Hollis               | 18             | 3.56%           | 10             | 2.48%           |
| Queens        | 413 Queens Village               | 1              | 0.52%           | 4              | 2.25%           |
| Queens        | 414 Rockaway/Broad Channel       | 17             | 3.14%           | 13             | 2.90%           |
| Staten Island | 501 St. George/Stapleton         | 69             | 3.55%           | 18             | 0.95%           |
| Staten Island | 502 S. Beach/Willowbrook         | 1              | 0.07%           | 6              | 0.41%           |
| Staten Island | 503 Tottenville/Great Kills      | 0              | 0.00%           | 0              | 0.00%           |
| <b>Total</b>  | <b>New York City</b>             | <b>1,301</b>   | <b>0.73%</b>    | <b>971</b>     | <b>0.58%</b>    |

Source: NYC Department of Finance

# Map 7-14

## Class 2 Tax Lien Sales, New York City Community Districts, 2001

Percent of Buildings with Lien Sales



Source: NYC Department of Finance

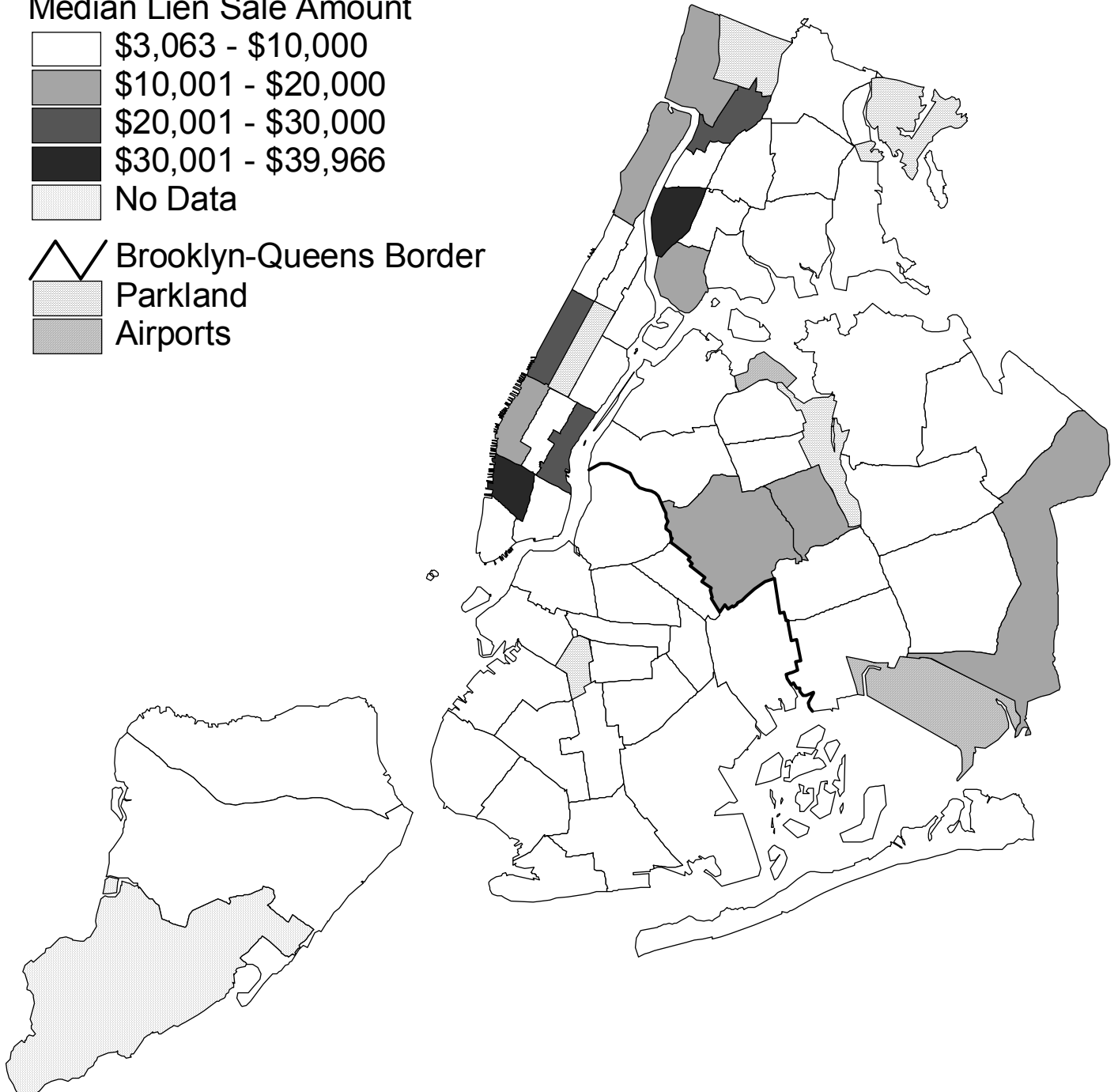
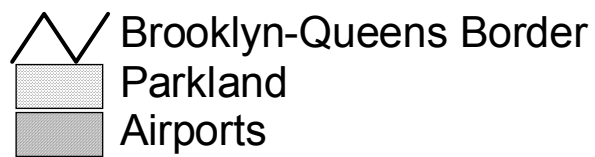
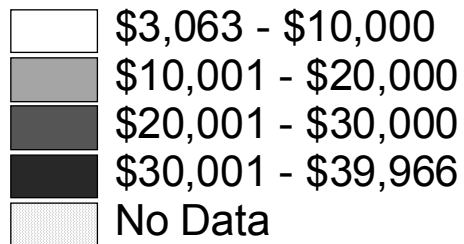
# Neighborhood Table 7-13 Median Value of Class 2 Property Tax Lien Sales, New York City Community Districts, 2000 and 2001

| Borough       | Community District               | Median Lien<br>Sale Amount |                | Median Lien Sale<br>To Value Ratio |              |
|---------------|----------------------------------|----------------------------|----------------|------------------------------------|--------------|
|               |                                  | 2000                       | 2001           | 2000                               | 2001         |
| Bronx         | 101 Mott Haven/Melrose           | \$13,150                   | \$12,093       | 0.08%                              | 0.08%        |
| Bronx         | 102 Hunts Point/Longwood         | \$6,528                    | \$9,342        | 0.05%                              | 0.08%        |
| Bronx         | 103 Morrisania/Crotona           | \$10,775                   | \$5,772        | 0.08%                              | 0.04%        |
| Bronx         | 104 Highbridge/Concourse         | \$8,111                    | \$39,966       | 0.06%                              | 0.10%        |
| Bronx         | 105 Fordham/University Heights   | \$10,498                   | \$9,648        | 0.06%                              | 0.06%        |
| Bronx         | 106 Belmont/East Tremont         | \$9,486                    | \$8,186        | 0.06%                              | 0.05%        |
| Bronx         | 107 Kingsbridge Hgts/Bedford     | \$14,135                   | \$28,444       | 0.06%                              | 0.07%        |
| Bronx         | 108 Riverdale/Fieldston          | \$9,740                    | \$17,715       | 0.05%                              | 0.06%        |
| Bronx         | 109 Parkchester/Soundview        | \$3,430                    | \$3,521        | 0.14%                              | 0.17%        |
| Bronx         | 110 Throgs Neck/Co-op City       | \$10,739                   | \$8,228        | 0.05%                              | 0.03%        |
| Bronx         | 111 Morris Park/Bronxdale        | \$6,929                    | \$5,821        | 0.05%                              | 0.03%        |
| Bronx         | 112 Williamsbridge/Baychester    | \$8,635                    | \$8,179        | 0.03%                              | 0.04%        |
| Brooklyn      | 201 Greenpoint/Williamsburg      | \$8,051                    | \$4,425        | 0.06%                              | 0.05%        |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | \$9,470                    | \$6,976        | 0.06%                              | 0.05%        |
| Brooklyn      | 203 Bedford Stuyvesant           | \$5,865                    | \$4,827        | 0.06%                              | 0.05%        |
| Brooklyn      | 204 Bushwick                     | \$4,975                    | \$5,187        | 0.05%                              | 0.05%        |
| Brooklyn      | 205 East New York/Starrett City  | \$5,753                    | \$5,306        | 0.06%                              | 0.05%        |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | \$10,070                   | \$6,351        | 0.07%                              | 0.05%        |
| Brooklyn      | 207 Sunset Park                  | \$7,326                    | \$6,960        | 0.06%                              | 0.05%        |
| Brooklyn      | 208 Crown Heights                | \$7,315                    | \$6,413        | 0.05%                              | 0.05%        |
| Brooklyn      | 209 South Crown Heights/Prospect | \$10,359                   | \$5,726        | 0.06%                              | 0.04%        |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | \$13,067                   | \$4,789        | 0.07%                              | 0.02%        |
| Brooklyn      | 211 Bensonhurst                  | \$8,075                    | \$4,752        | 0.04%                              | 0.02%        |
| Brooklyn      | 212 Borough Park                 | \$7,646                    | \$7,396        | 0.04%                              | 0.04%        |
| Brooklyn      | 213 Coney Island                 | \$8,145                    | \$8,797        | 0.04%                              | 0.07%        |
| Brooklyn      | 214 Flatbush/Midwood             | \$17,248                   | \$6,939        | 0.07%                              | 0.03%        |
| Brooklyn      | 215 Sheepshead Bay               | \$18,133                   | \$9,804        | 0.07%                              | 0.05%        |
| Brooklyn      | 216 Brownsville                  | \$5,281                    | \$4,726        | 0.06%                              | 0.05%        |
| Brooklyn      | 217 East Flatbush                | \$7,668                    | \$7,200        | 0.05%                              | 0.05%        |
| Brooklyn      | 218 Flatlands/Canarsie           | \$15,191                   | \$7,935        | 0.06%                              | 0.03%        |
| Manhattan     | 301 Financial District           | \$24,235                   | \$3,063        | 0.03%                              | 0.03%        |
| Manhattan     | 302 Greenwich Village/Soho       | \$19,086                   | \$38,082       | 0.03%                              | 0.05%        |
| Manhattan     | 303 Lower East Side/Chinatown    | \$25,263                   | \$8,294        | 0.07%                              | 0.10%        |
| Manhattan     | 304 Clinton/Chelsea              | \$31,263                   | \$17,549       | 0.10%                              | 0.13%        |
| Manhattan     | 305 Midtown                      | \$17,900                   | \$9,236        | 0.09%                              | 0.03%        |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | \$10,407                   | \$27,075       | 0.07%                              | 0.10%        |
| Manhattan     | 307 Upper West Side              | \$31,444                   | \$21,188       | 0.07%                              | 0.12%        |
| Manhattan     | 308 Upper East Side              | \$22,652                   | \$9,692        | 0.14%                              | 0.09%        |
| Manhattan     | 309 Morningside Heights/Hamilton | \$6,409                    | \$3,271        | 0.07%                              | 0.04%        |
| Manhattan     | 310 Central Harlem               | \$5,876                    | \$6,794        | 0.08%                              | 0.09%        |
| Manhattan     | 311 East Harlem                  | \$11,514                   | \$7,527        | 0.06%                              | 0.06%        |
| Manhattan     | 312 Washington Heights/Inwood    | \$12,213                   | \$13,013       | 0.04%                              | 0.06%        |
| Queens        | 401 Astoria                      | \$7,725                    | \$9,537        | 0.04%                              | 0.04%        |
| Queens        | 402 Woodside/Sunnyside           | \$8,168                    | \$8,276        | 0.03%                              | 0.03%        |
| Queens        | 403 Jackson Heights              | \$16,364                   | \$7,932        | 0.06%                              | 0.04%        |
| Queens        | 404 Elmhurst/Corona              | \$12,691                   | \$5,066        | 0.07%                              | 0.06%        |
| Queens        | 405 Ridgewood/Maspeth            | \$10,070                   | \$10,935       | 0.05%                              | 0.06%        |
| Queens        | 406 Rego Park/Forest Hills       | \$25,159                   | \$11,173       | 0.33%                              | 0.16%        |
| Queens        | 407 Flushing/Whitestone          | \$6,321                    | \$7,267        | 0.13%                              | 0.03%        |
| Queens        | 408 Hillcrest/Fresh Meadows      | \$6,240                    | \$6,112        | 0.14%                              | 0.18%        |
| Queens        | 409 Ozone Park/Woodhaven         | \$11,105                   | \$6,129        | 0.05%                              | 0.03%        |
| Queens        | 410 S. Ozone Park/Howard Beach   | \$5,962                    | \$7,727        | 0.03%                              | 0.03%        |
| Queens        | 411 Bayside/Little Neck          | N/A                        | \$8,601        | N/A                                | 0.03%        |
| Queens        | 412 Jamaica/Hollis               | \$15,789                   | \$6,038        | 0.07%                              | 0.05%        |
| Queens        | 413 Queens Village               | \$8,902                    | \$17,241       | 0.08%                              | 0.07%        |
| Queens        | 414 Rockaway/Broad Channel       | \$10,753                   | \$9,710        | 0.06%                              | 0.06%        |
| Staten Island | 501 St. George/Stapleton         | \$4,031                    | \$4,136        | 0.29%                              | 0.07%        |
| Staten Island | 502 S. Beach/Willowbrook         | \$21,591                   | \$7,542        | 0.08%                              | 0.08%        |
| Staten Island | 503 Tottenville/Great Kills      | N/A                        | N/A            | N/A                                | 0.00%        |
| <b>Total</b>  | <b>New York City</b>             | <b>\$7,635</b>             | <b>\$6,574</b> | <b>0.06%</b>                       | <b>0.05%</b> |

Source: NYC Department of Finance

# **Map 7-15** **Median Value of Class 2 Property Tax Lien Sales,** **New York City Community Districts, 2001**

Median Lien Sale Amount



Source: NYC Department of Finance



# Neighborhood Table 7-14 Disposition of Class 2 Tax Lien Sales, New York City Community Districts, 1996 - 2001

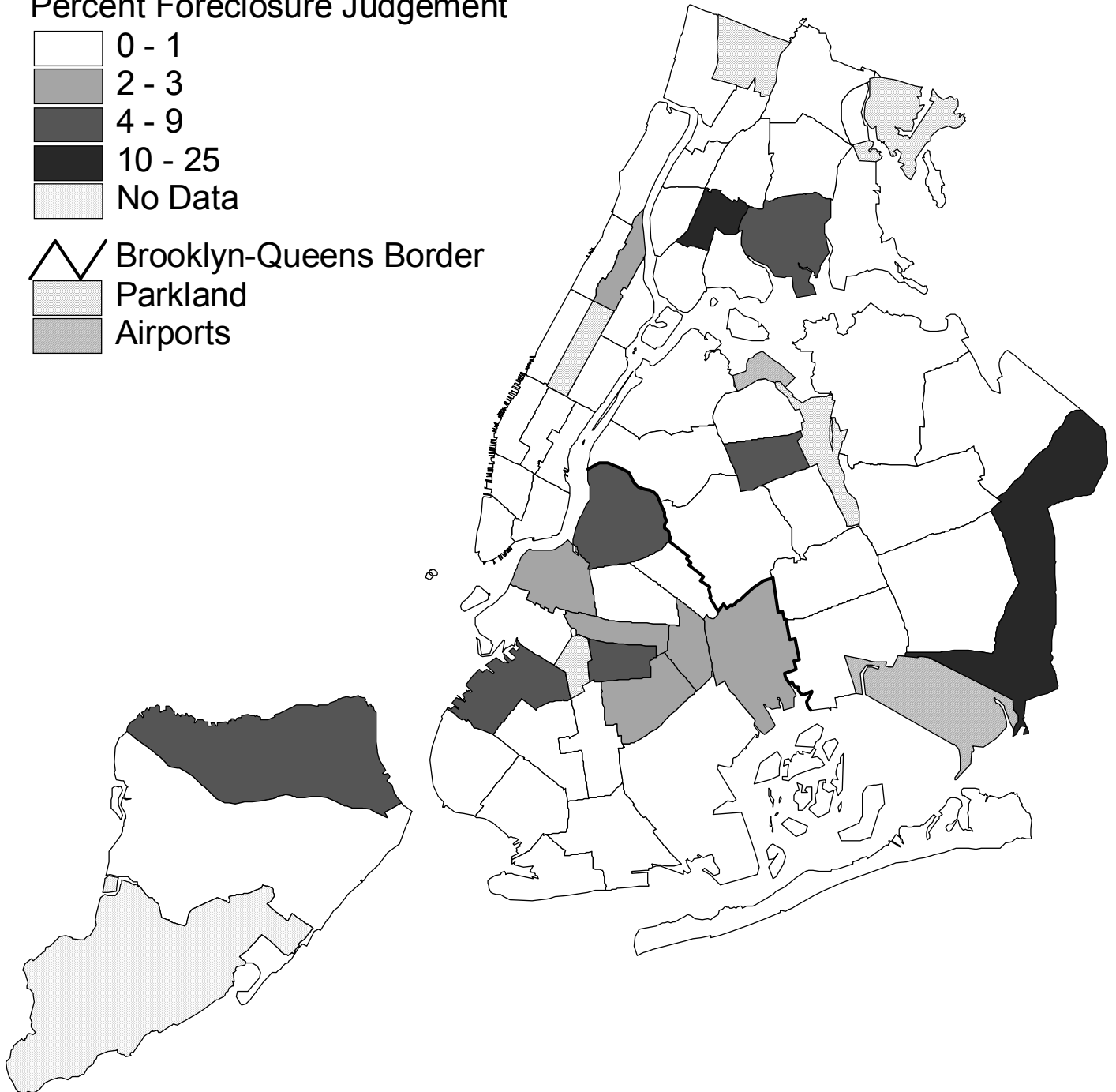
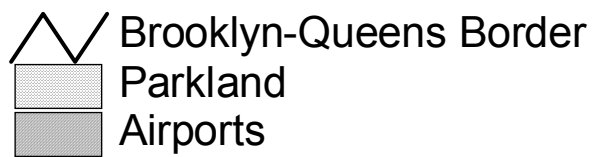
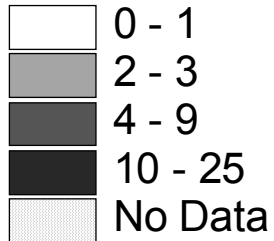
| Borough       | Community District               | Percent in<br>Collection | Percent<br>Redeemed | Percent<br>Foreclosure<br>Judgment |
|---------------|----------------------------------|--------------------------|---------------------|------------------------------------|
| Bronx         | 101 Mott Haven/Melrose           | 52.6%                    | 47.4%               | 0.0%                               |
| Bronx         | 102 Hunts Point/Longwood         | 50.0%                    | 50.0%               | 0.0%                               |
| Bronx         | 103 Morrisania/Crotona           | 40.0%                    | 40.0%               | 20.0%                              |
| Bronx         | 104 Highbridge/Concourse         | 100.0%                   | 0.0%                | 0.0%                               |
| Bronx         | 105 Fordham/University Heights   | 20.0%                    | 80.0%               | 0.0%                               |
| Bronx         | 106 Belmont/East Tremont         | 40.0%                    | 60.0%               | 0.0%                               |
| Bronx         | 107 Kingsbridge Hgts/Bedford     | 66.7%                    | 33.3%               | 0.0%                               |
| Bronx         | 108 Riverdale/Fieldston          | 100.0%                   | 0.0%                | 0.0%                               |
| Bronx         | 109 Parkchester/Soundview        | 45.7%                    | 50.0%               | 4.3%                               |
| Bronx         | 110 Throgs Neck/Co-op City       | 40.0%                    | 60.0%               | 0.0%                               |
| Bronx         | 111 Morris Park/Bronxdale        | 37.5%                    | 62.5%               | 0.0%                               |
| Bronx         | 112 Williamsbridge/Baychester    | 42.9%                    | 57.1%               | 0.0%                               |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 35.3%                    | 58.8%               | 5.9%                               |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 47.1%                    | 50.0%               | 2.9%                               |
| Brooklyn      | 203 Bedford Stuyvesant           | 43.5%                    | 55.4%               | 1.1%                               |
| Brooklyn      | 204 Bushwick                     | 38.4%                    | 60.3%               | 1.4%                               |
| Brooklyn      | 205 East New York/Starrett City  | 45.5%                    | 51.5%               | 3.0%                               |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 33.3%                    | 66.7%               | 0.0%                               |
| Brooklyn      | 207 Sunset Park                  | 55.6%                    | 40.7%               | 3.7%                               |
| Brooklyn      | 208 Crown Heights                | 34.0%                    | 64.2%               | 1.9%                               |
| Brooklyn      | 209 South Crown Heights/Prospect | 47.6%                    | 47.6%               | 4.8%                               |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 88.9%                    | 11.1%               | 0.0%                               |
| Brooklyn      | 211 Bensonhurst                  | 46.7%                    | 53.3%               | 0.0%                               |
| Brooklyn      | 212 Borough Park                 | 44.4%                    | 55.6%               | 0.0%                               |
| Brooklyn      | 213 Coney Island                 | 40.0%                    | 60.0%               | 0.0%                               |
| Brooklyn      | 214 Flatbush/Midwood             | 90.0%                    | 10.0%               | 0.0%                               |
| Brooklyn      | 215 Sheepshead Bay               | 50.0%                    | 50.0%               | 0.0%                               |
| Brooklyn      | 216 Brownsville                  | 35.7%                    | 61.9%               | 2.4%                               |
| Brooklyn      | 217 East Flatbush                | 49.2%                    | 47.5%               | 3.3%                               |
| Brooklyn      | 218 Flatlands/Canarsie           | 50.0%                    | 50.0%               | 0.0%                               |
| Manhattan     | 301 Financial District           | 66.7%                    | 33.3%               | 0.0%                               |
| Manhattan     | 302 Greenwich Village/Soho       | 42.9%                    | 57.1%               | 0.0%                               |
| Manhattan     | 303 Lower East Side/Chinatown    | 58.3%                    | 41.7%               | 0.0%                               |
| Manhattan     | 304 Clinton/Chelsea              | 40.0%                    | 60.0%               | 0.0%                               |
| Manhattan     | 305 Midtown                      | 33.3%                    | 66.7%               | 0.0%                               |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 50.0%                    | 50.0%               | 0.0%                               |
| Manhattan     | 307 Upper West Side              | 62.1%                    | 37.9%               | 0.0%                               |
| Manhattan     | 308 Upper East Side              | 70.0%                    | 30.0%               | 0.0%                               |
| Manhattan     | 309 Morningside Heights/Hamilton | 52.6%                    | 47.4%               | 0.0%                               |
| Manhattan     | 310 Central Harlem               | 44.2%                    | 53.5%               | 2.3%                               |
| Manhattan     | 311 East Harlem                  | 58.3%                    | 41.7%               | 0.0%                               |
| Manhattan     | 312 Washington Heights/Inwood    | 40.0%                    | 60.0%               | 0.0%                               |
| Queens        | 401 Astoria                      | 52.9%                    | 47.1%               | 0.0%                               |
| Queens        | 402 Woodside/Sunnyside           | 60.0%                    | 40.0%               | 0.0%                               |
| Queens        | 403 Jackson Heights              | 50.0%                    | 50.0%               | 0.0%                               |
| Queens        | 404 Elmhurst/Corona              | 50.0%                    | 41.7%               | 8.3%                               |
| Queens        | 405 Ridgewood/Maspeth            | 37.5%                    | 62.5%               | 0.0%                               |
| Queens        | 406 Rego Park/Forest Hills       | 20.0%                    | 80.0%               | 0.0%                               |
| Queens        | 407 Flushing/Whitestone          | 80.0%                    | 20.0%               | 0.0%                               |
| Queens        | 408 Hillcrest/Fresh Meadows      | 0.0%                     | 100.0%              | 0.0%                               |
| Queens        | 409 Ozone Park/Woodhaven         | 20.0%                    | 80.0%               | 0.0%                               |
| Queens        | 410 S. Ozone Park/Howard Beach   | 33.3%                    | 66.7%               | 0.0%                               |
| Queens        | 411 Bayside/Little Neck          | 0.0%                     | 100.0%              | 0.0%                               |
| Queens        | 412 Jamaica/Hollis               | 60.0%                    | 40.0%               | 0.0%                               |
| Queens        | 413 Queens Village               | 25.0%                    | 50.0%               | 25.0%                              |
| Queens        | 414 Rockaway/Broad Channel       | 46.2%                    | 53.8%               | 0.0%                               |
| Staten Island | 501 St. George/Stapleton         | 33.3%                    | 61.1%               | 5.6%                               |
| Staten Island | 502 S. Beach/Willowbrook         | 50.0%                    | 50.0%               | 0.0%                               |
| Staten Island | 503 Tottenville/Great Kills      | N/A                      | N/A                 | N/A                                |
| <b>Total</b>  | <b>New York City</b>             | <b>45.6%</b>             | <b>52.5%</b>        | <b>1.9%</b>                        |

Source: LEPERQC

# Map 7-16

## Foreclosure Judgments Against Class 2 Tax Lien Sales, New York City Community Districts, 1996-2001

Percent Foreclosure Judgement



Source: NYC Department of Finance

## Chapter 8. Housing Quality

Information on the quality of New York City's housing stock presented in this chapter is derived from three sources. First, data on the age of the housing stock and housing maintenance deficiencies are derived from the New York City Housing and Vacancy Survey (HVS). (Note that all data from the HVS are estimates based on a sample and are subject to potential sampling errors, particularly for small areas and for changes over time. See Data and Methods Section for details). Second, data on crowding are derived from the US Census. Third, data on housing code complaints and housing code violations are derived from data provided by the New York City Department of Housing Preservation and Development (HPD).

New York City's housing stock is one of the oldest in the nation. According to data from the HVS, in 1999 40.8% of the housing units in New York City were constructed before 1930. Due to a combination of new housing construction and removal of older housing stock, this figure has declined by 2.5 percentage points since 1991, when it was 43.3%. Manhattan has the largest percentage of housing units built before 1930 (53.2%), followed by Brooklyn (48.5%), the Bronx (47.2%), Queens (23.8%), and Staten Island (6.1%) (Borough Table 8-1).

### Exhibit 8-1 Highest and Lowest Percent of Housing Units Built Before 1930, 1999

|                                        |                              |      |
|----------------------------------------|------------------------------|------|
| <u>Highest:</u>                        |                              |      |
| Brooklyn                               | Park Slope/Carroll Gardens   | 83.2 |
| Manhattan                              | Morningside Heights/Hamilton | 80.6 |
| Brooklyn                               | Sunset Park                  | 80.4 |
| Manhattan                              | Washington Heights/Inwood    | 77.3 |
| Bronx                                  | Kingsbridge Heights/Mosholu  | 72.2 |
| <u>Lowest:</u>                         |                              |      |
| Queens                                 | Rego Park/Forest Hills       | 3.1  |
| Queens                                 | Hillcrest/Fresh Meadows      | 4.3  |
| Staten Island                          | South Shore                  | 4.7  |
| Staten Island                          | North Shore                  | 6.1  |
| Queens                                 | Bayside/Little Neck          | 7.1  |
| Source: NYC Housing and Vacancy Survey |                              |      |

Among sub-borough areas, in 1999 the largest percent of housing units built before 1930 was found in Park Slope/ Carroll Gardens in Brooklyn (83.2%), Manhattan's Morningside Heights/Hamilton (80.6%), Sunset Park in Brooklyn (80.4%), Washington Heights/Inwood in Manhattan (77.3%), and Kingsbridge Heights/Mosholu in the Bronx (72.2%). The lowest percent of housing units built before 1930 was found in Rego Park/Forest Hills in Queens (3.1%), Hillcrest/Fresh Meadows in Queens (4.3%), Staten Island's South Shore (4.7%) and North Shore (6.1%), and Bayside/Little Neck in Queens (7.1%) (Exhibit 8-1).

### Borough Table 8-1 Housing Units Built Before 1930, 1991 and 1999

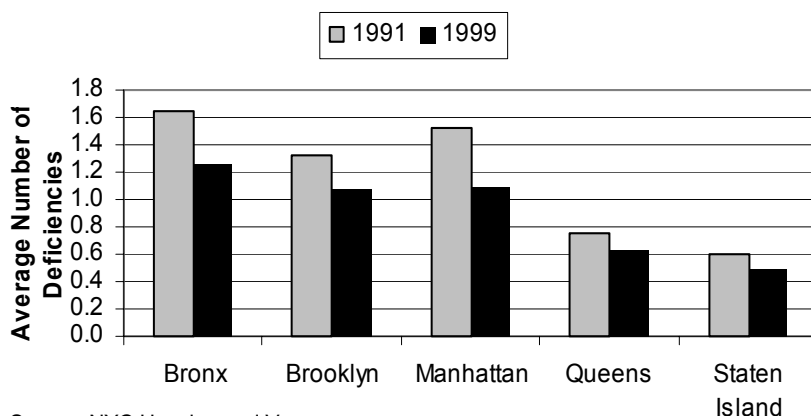
|                                                  | Bronx | Brooklyn | Manhattan | Queens | Staten Island | Total |
|--------------------------------------------------|-------|----------|-----------|--------|---------------|-------|
| <b>Housing Units Built Before 1930 (%), 1991</b> | 48.6  | 49.9     | 56.4      | 26.4   | 7.3           | 43.3  |
| <b>Housing Units Built Before 1930 (%), 1999</b> | 47.2  | 48.5     | 53.2      | 23.8   | 6.1           | 40.8  |
| <b>Change</b>                                    | -1.4  | -1.4     | -3.2      | -2.5   | -1.2          | -2.5  |
| Source: NYC Housing and Vacancy Survey           |       |          |           |        |               |       |

## Borough Table 8-2 Housing Maintenance Deficiencies in the Five Boroughs, 1991 and 1999

|                                                                             | Bronx | Brooklyn | Manhattan | Queens | Staten<br>Island | Total |
|-----------------------------------------------------------------------------|-------|----------|-----------|--------|------------------|-------|
| <b>Average Number of Housing Unit<br/>Maintenance Deficiencies</b>          |       |          |           |        |                  |       |
| <b>1991</b>                                                                 | 1.6   | 1.3      | 1.5       | 0.8    | 0.6              | 1.2   |
| <b>1999</b>                                                                 | 1.3   | 1.1      | 1.1       | 0.6    | 0.5              | 1.0   |
| <b>Change</b>                                                               | -0.3  | -0.2     | -0.4      | -0.2   | -0.1             | -0.2  |
| <b>Percent of Housing Units with 5 or More<br/>Maintenance Deficiencies</b> |       |          |           |        |                  |       |
| <b>1991</b>                                                                 | 9.4   | 6.4      | 6.5       | 2.1    | 0.8              | 5.5   |
| <b>1999</b>                                                                 | 5.3   | 3.9      | 3.6       | 1.3    | 0.6              | 3.1   |
| <b>Change</b>                                                               | -4.1  | -2.5     | -2.9      | -0.8   | -0.2             | -1.4  |

Source: NYC Housing and Vacancy Survey

**Chart 8-1 Average Number of Housing Unit  
Maintenance Deficiencies**

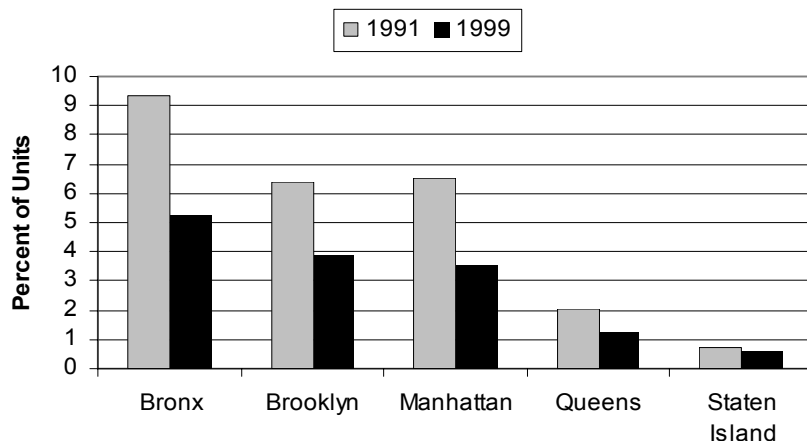


The 1991 and 1999 HVS surveys measure 7 possible maintenance deficiencies in housing units—heating equipment breakdowns; additional heat required; rodent infestation; cracks/holes in walls, ceilings or floors; broken plaster or peeling paint larger than 8 ½ x 11 inches; toilet breakdowns; or water leaking from outside the unit. Borough Table 8-2 shows that in 1999, the average New York City housing unit had 1.0 maintenance deficiencies, a slight decrease from the 1991 average of 1.2 maintenance deficiencies per unit.

Average maintenance deficiencies varied by borough. In 1999, the Bronx had the highest average, at 1.3 maintenance deficiencies per unit. Brooklyn and Manhattan each had an average of 1.1 maintenance deficiencies per unit, Queens had 0.6, and Staten Island had 0.5 (Borough Table 8-2).

Among sub-borough areas, in 1999 the highest average number of maintenance deficiencies per unit was in

**Chart 8-2 Percent of Housing Units With 5 or  
More Maintenance Deficiencies**



### Exhibit 8-2 Highest and Lowest Average Number of Maintenance Deficiencies per Unit, 1999

#### Highest:

|           |                            |     |
|-----------|----------------------------|-----|
| Manhattan | Central Harlem             | 1.9 |
| Bronx     | University Heights/Fordham | 1.8 |
| Manhattan | East Harlem                | 1.8 |
| Manhattan | Washington Heights/Inwood  | 1.7 |
| Bronx     | Highbridge/South Concourse | 1.7 |

#### Lowest:

|               |                               |     |
|---------------|-------------------------------|-----|
| Queens        | South Ozone Park/Howard Beach | 0.2 |
| Staten Island | South Shore                   | 0.3 |
| Bronx         | Throgs Neck/Co-op City        | 0.4 |
| Brooklyn      | Bay Ridge                     | 0.4 |
| Queens        | Flushing/Whitestone           | 0.4 |

Source: NYC Housing and Vacancy Survey

### Exhibit 8-3 Highest and Lowest Percent of Housing Units with 5 or More Maintenance Deficiencies, 1999

#### Highest:

|           |                            |      |
|-----------|----------------------------|------|
| Manhattan | Central Harlem             | 12.8 |
| Manhattan | East Harlem                | 11.1 |
| Bronx     | University Heights/Fordham | 10.4 |
| Brooklyn  | Bedford Stuyvesant         | 10.0 |
| Bronx     | Soundview/Parkchester      | 8.8  |

#### Lowest:

|               |                               |     |
|---------------|-------------------------------|-----|
| Queens        | South Ozone Park/Howard Beach | 0.0 |
| Staten Island | Mid-Island                    | 0.0 |
| Staten Island | South Shore                   | 0.0 |
| Queens        | Flushing/Whitestone           | 0.3 |
| Brooklyn      | Bensonhurst                   | 0.3 |

Source: NYC Housing and Vacancy Survey

Manhattan's Central Harlem (1.9), followed by University Heights/Fordham in the Bronx (1.8), Manhattan's East Harlem (1.8), Manhattan's Washington Heights/Inwood (1.7), and Highbridge/South Concourse in the Bronx (1.7). The lowest average number of maintenance deficiencies per unit was in South Ozone Park/Howard Beach in Queens (0.2), followed by Staten Island's South Shore (0.3), Throgs Neck/Co-op City in the Bronx (0.4), Bay Ridge in Brooklyn (0.4), and Flushing/Whitestone in Queens (0.4) (Exhibit 8-2).

Housing units with 5 or more of the 7 maintenance deficiencies measured by the HVS are considered to have a severe quality problem. In 1999, 3.1% of all housing units in New York City had 5 or more maintenance deficiencies. This is a significant decrease from 1991, when 5.5% of all housing units had 5 or more maintenance deficiencies. In 1999, the Bronx had the highest percent of housing units with 5 or more maintenance deficiencies, 5.3%. Brooklyn had 3.9%, Manhattan had 3.6%, Queens had 1.3%, and Staten Island had 0.6% (Borough Table 8-2).

At the sub-borough area level, the highest percent of housing units with 5 or more maintenance deficiencies in 1999 was found in Manhattan's Central Harlem (12.8%), followed by East Harlem (11.1%), University Heights/Fordham in the Bronx

(10.4%), Bedford Stuyvesant in Brooklyn (10.0%), and Soundview/Parkchester in the Bronx (8.8%). The lowest percent of housing units with 5 or more maintenance deficiencies was found in South Ozone Park/Howard Beach in Queens (0.0%), Staten Island's Mid-Island and South Shore (0.0% for each), Flushing/Whitestone in Queens (0.3%), and Bensonhurst in Brooklyn (0.3%) (Exhibit 8-3).

**Borough Table 8-3 Housing Units with 5 or More Maintenance Deficiencies, 1999**

|                                   | Bronx       | Brooklyn | Manhattan | Queens        | Staten Island | Total |
|-----------------------------------|-------------|----------|-----------|---------------|---------------|-------|
| <b>Renters:</b>                   |             |          |           |               |               |       |
| <b>Rent Controlled</b>            | 13.5%       | 3.3%     | 4.1%      | 0.0%          | <i>0.0%</i>   | 3.9%  |
| <b>Rent Stabilized</b>            | 7.2%        | 5.9%     | 4.5%      | 2.3%          | 2.6%          | 4.9%  |
| <b>Public Housing</b>             | 11.0%       | 8.7%     | 5.0%      | 10.6%         | 9.0%          | 8.3%  |
| <b>City-Owned (<i>In Rem</i>)</b> | 17.2%       | 21.1%    | 20.7%     | <i>100.0%</i> | N/A           | 20.4% |
| <b>Rent Regulated (Other)</b>     | 5.7%        | 5.7%     | 3.0%      | 1.9%          | <i>0.0%</i>   | 4.2%  |
| <b>Unregulated</b>                | 1.4%        | 3.4%     | 1.7%      | 1.0%          | 0.0%          | 2.0%  |
| <b>Owners:</b>                    |             |          |           |               |               |       |
| <b>Conventional Homes</b>         | 1.2%        | 0.4%     | 7.5%      | 0.2%          | 0.0%          | 0.4%  |
| <b>Cooperative Apartments</b>     | 1.7%        | 0.0%     | 0.7%      | 0.3%          | N/A           | 0.5%  |
| <b>Mitchell-Lama Cooperatives</b> | 0.0%        | 0.0%     | 0.0%      | 0.0%          | N/A           | 0.0%  |
| <b>Condominiums</b>               | <i>0.0%</i> | 4.8%     | 0.0%      | 0.0%          | 0.0%          | 0.6%  |

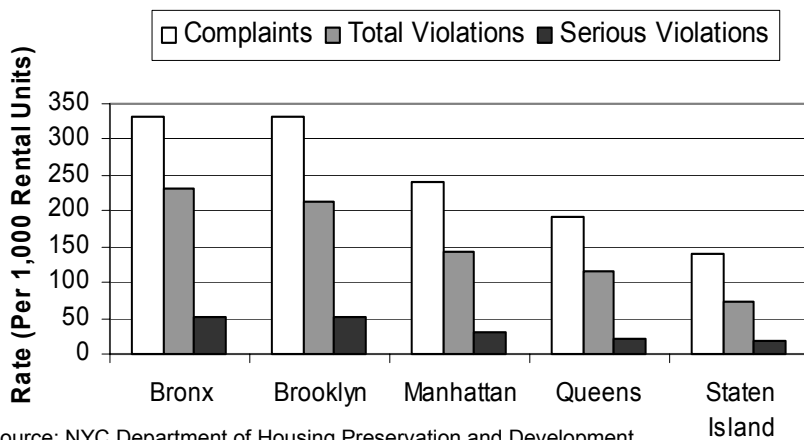
Source: NYC Housing and Vacancy Survey

Note: Numbers in italics should be treated with caution since they are based on a small number of observations.

The highest incidence of severe quality problems is found in the City's *in rem* housing, where one in five units has more than five maintenance deficiencies. Much smaller rates of disrepair are found in public (8.3%), rent stabilized (4.9%) and rent controlled (3.9%) housing. The lowest incidence of severe quality problems among the rental subtenures is found in the unregulated sector where only 2.0% of all units have five or more maintenance deficiencies, no doubt reflecting the fact that much of the housing in this category is relatively new and that its owners have greater incentives to maintain the units. Severe housing quality problems in the owner occupied stock are rare; in none of the subtenures is the incidence close to one percent (Borough Table 8-3).

The New York City Department of Housing Preservation and Development (HPD) receives housing code complaints made by tenants and issues code violations after housing inspections. It is important to note that these figures may include multiple complaints or violations regarding a particular housing unit. Data on housing complaints and violations are presented in the form of rates—the number of complaints or violations per 1,000 rental units.

**Chart 8-3 Rate of Housing Complaints and Violations, 2001**



Source: NYC Department of Housing Preservation and Development

In 2001, there were 275.5 complaints made to HPD for every 1,000 rental units in the city. This is a slight drop from 2000's rate of 282.7. The rate of complaints was highest in Brooklyn (333.2 complaints per 1,000 rental units), followed by the Bronx (330.8), Manhattan (241.5), Queens (190.4) and Staten Island (140.5) (Borough Table 8-4).

In the same year, HPD inspectors issued 38.7 serious violations for every 1,000 rental units in New York City.

## Borough Table 8-4 Complaints and Violations in the Five Boroughs, 2000 and 2001

|                                                    | Bronx | Brooklyn | Manhattan | Queens | Staten Island | Total |
|----------------------------------------------------|-------|----------|-----------|--------|---------------|-------|
| <b>Housing Complaints (per 1,000 Rental Units)</b> |       |          |           |        |               |       |
| <b>2000</b>                                        | 322.9 | 343.6    | 252.4     | 204.5  | 120.3         | 282.7 |
| <b>2001</b>                                        | 330.8 | 333.2    | 241.5     | 190.4  | 140.5         | 275.5 |
| <b>Change</b>                                      | 7.9   | -10.4    | -10.9     | -14.1  | 20.2          | -7.2  |
| <b>Serious Violations (per 1,000 Rental Units)</b> |       |          |           |        |               |       |
| <b>2000</b>                                        | 50.0  | 47.5     | 27.6      | 20.3   | 16.6          | 36.5  |
| <b>2001</b>                                        | 51.4  | 51.9     | 28.9      | 20.8   | 17.2          | 38.7  |
| <b>Change</b>                                      | 1.4   | 4.4      | 1.3       | 0.5    | 0.6           | 2.2   |
| <b>Total Violations (per 1,000 Rental Units)</b>   |       |          |           |        |               |       |
| <b>2000</b>                                        | 182.5 | 179.7    | 138.3     | 105.8  | 62.7          | 151.9 |
| <b>2001</b>                                        | 231.1 | 213.2    | 142.6     | 114.1  | 72.2          | 174.6 |
| <b>Change</b>                                      | 48.6  | 33.5     | 4.3       | 8.3    | 9.5           | 22.7  |

Source: NYC Department of Housing Preservation and Development

This rate reflects a 6% increase (or an increase of 2 percentage points) from 2000's rate of 36.5. A serious violation is one considered to present an immediately hazardous condition. The rate of serious violations was highest in Brooklyn (51.9 serious violations per 1,000 rental units), followed by the Bronx (51.4), Manhattan (28.9), Queens (20.8), and Staten Island (17.2) (Borough Table 8-4).

At the community district level, the highest rate of serious violations in 2001 by far was found in Brooklyn's Bushwick (184.7 serious violations per 1,000 rental units). Other neighborhood with relatively high rates of serious violations also occurred in Brooklyn: East Flatbush (98.3), Bedford Stuyvesant (97.5), Brownsville (93.2), and Crown Heights (87.9). The lowest rate of serious violations in 2001 was found in Manhattan's Financial District (2.1 serious violations per 1,000 rental units), followed by Tottenville/Great Kills in Staten Island (2.2), Stuyvesant Town/Turtle Bay in Manhattan (4.1), Bayside/Little Neck in Queens (5.9), and

### Exhibit 8-4 Highest and Lowest Rate of Serious Housing Violations per 1,000 Rental Units, 2001

|                 |                            |       |
|-----------------|----------------------------|-------|
| <u>Highest:</u> |                            |       |
| Brooklyn        | Bushwick                   | 184.7 |
| Brooklyn        | East Flatbush              | 98.3  |
| Brooklyn        | Bedford Stuyvesant         | 97.5  |
| Brooklyn        | Brownsville                | 93.2  |
| Brooklyn        | Crown Heights              | 87.9  |
| <u>Lowest:</u>  |                            |       |
| Manhattan       | Financial District         | 2.1   |
| Staten Island   | Tottenville/Great Kills    | 2.2   |
| Manhattan       | Stuyvesant Town/Turtle Bay | 4.1   |
| Queens          | Bayside/Little Neck        | 5.9   |
| Manhattan       | Midtown                    | 6.6   |

Source: NYC Department of Housing Preservation and Development

### Borough Table 8-5 Severely Crowded Households in the Five Boroughs, 1990 and 2000

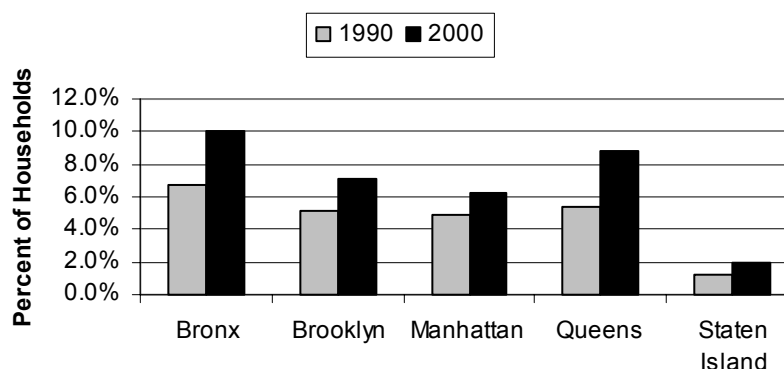
|                                                                 | Bronx | Brooklyn | Manhattan | Queens | Staten Island | Total |
|-----------------------------------------------------------------|-------|----------|-----------|--------|---------------|-------|
| <b>Percent Severely Crowded (1.5 Persons per Room or More):</b> |       |          |           |        |               |       |
| <b>1990</b>                                                     | 7.0%  | 5.6%     | 5.6%      | 5.7%   | 1.2%          | 5.6%  |
| <b>2000</b>                                                     | 10.0% | 7.1%     | 6.2%      | 8.8%   | 2.0%          | 7.5%  |
| <b>Change</b>                                                   | 3.0%  | 1.5%     | 0.6%      | 3.1%   | 0.8%          | 1.9%  |
| <b>Percent Change</b>                                           | 42.9% | 26.8%    | 10.7%     | 54.4%  | 66.7%         | 33.9% |
| Source: US Census                                               |       |          |           |        |               |       |

Manhattan's Midtown (6.6) (Exhibit 8-4).

According to data from the U.S. Census, the percent of severely crowded households (defined as 1.5 persons per room or more) in New York City grew from 5.6% of all households in 1990 to 7.5% of households in 2000. This is an overall increase of 42.8%. The Bronx had the highest percent of severely crowded households in 2000 (10.0%), followed by Queens (8.8%), Brooklyn (7.1%), Manhattan (6.2%), and Staten Island (2.0%) (Borough Table 8-5).

Among sub-borough areas, the highest percent of severely crowded households in 2000 was found in Elmhurst/Corona in Queens (23.4%), followed by Jackson Heights in Queens (17.3%), University Heights/Fordham in the Bronx (17.0%), Highbridge/South Concourse in the Bronx (15.8%), and Sunnyside/Woodside in Queens (15.0%) (Exhibit 8-5).

**Chart 8-4  
Percent Severely Crowded Households  
(1.5 Persons per Room or More)**



Source: US Census

### Exhibit 8-5 Highest Percent Severely Crowded Households, 2000 (1.5 Persons per Room or More)

|                   |                            |       |
|-------------------|----------------------------|-------|
| <u>Highest:</u>   |                            |       |
| Queens            | Elmhurst/Corona            | 23.4% |
| Bronx             | Jackson Heights            | 17.3% |
| Queens            | University Heights/Fordham | 17.0% |
| Queens            | Highbridge/South Concourse | 15.8% |
| Manhattan         | Sunnyside/Woodside         | 15.0% |
| Source: US Census |                            |       |



# Neighborhood Table 8-1

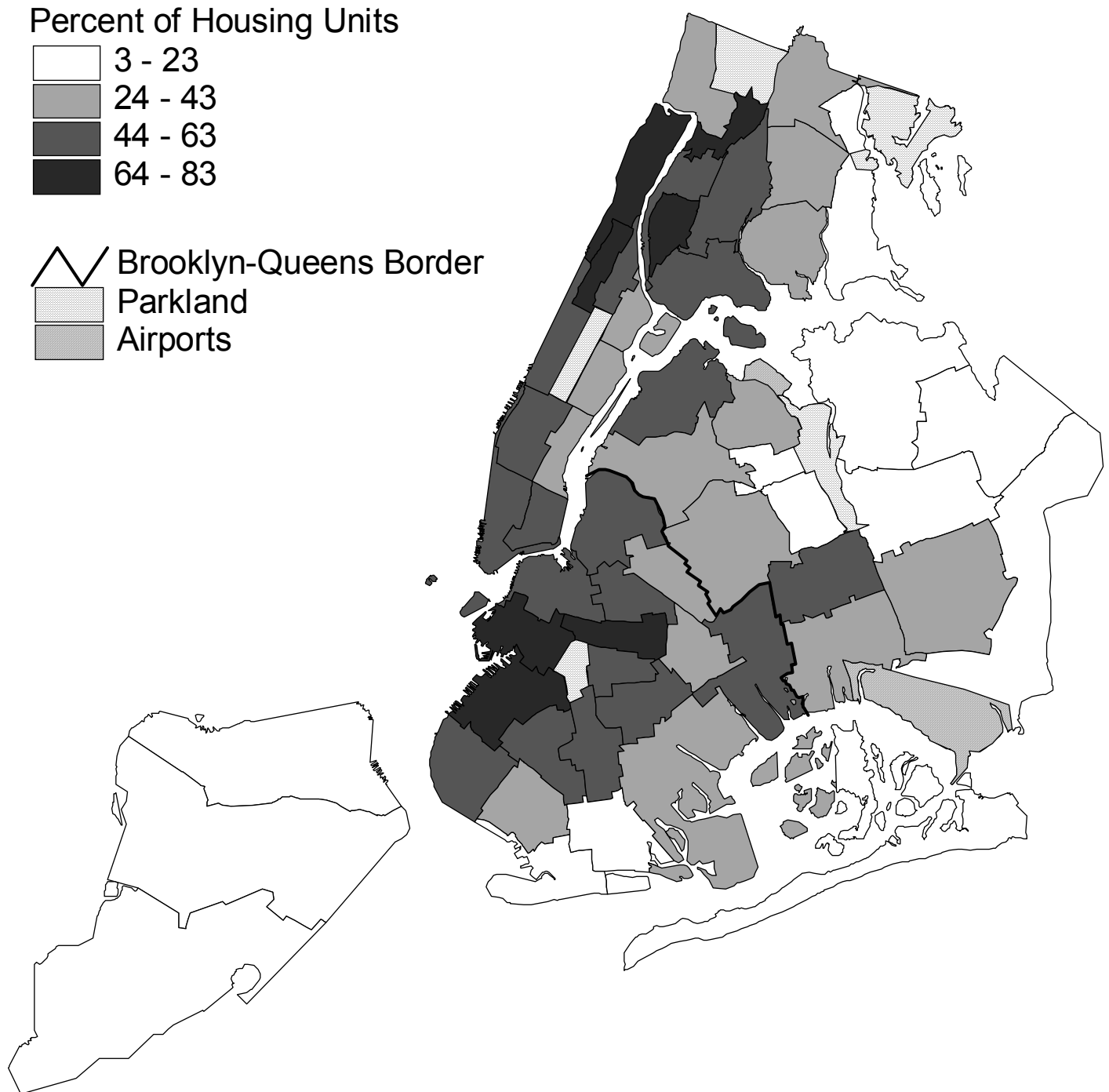
## Percent of Housing Units Built Before 1930, New York City Sub-borough Areas, 1991 and 1999

| Borough       | Sub-borough Area                         | 1991         | 1999         | Change       |
|---------------|------------------------------------------|--------------|--------------|--------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 59.6%        | 51.2%        | -8.4%        |
| Bronx         | 102 Morrisania/Belmont                   | 62.9%        | 58.9%        | -4.1%        |
| Bronx         | 103 Highbridge/South Concourse           | 65.3%        | 65.6%        | 0.3%         |
| Bronx         | 104 University Heights/Fordham           | 58.1%        | 55.1%        | -3.1%        |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 75.9%        | 72.2%        | -3.7%        |
| Bronx         | 106 Riverdale/Kingsbridge                | 39.4%        | 38.1%        | -1.3%        |
| Bronx         | 107 Soundview/Parkchester                | 38.4%        | 42.2%        | 3.7%         |
| Bronx         | 108 Throgs Neck/Co-op City               | 23.6%        | 22.1%        | -1.5%        |
| Bronx         | 109 Pelham Parkway                       | 37.6%        | 34.1%        | -3.5%        |
| Bronx         | 110 Williamsbridge/Baychester            | 37.4%        | 39.7%        | 2.3%         |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 65.1%        | 63.0%        | -2.1%        |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 53.2%        | 52.4%        | -0.7%        |
| Brooklyn      | 203 Bedford Stuyvesant                   | 59.5%        | 54.2%        | -5.3%        |
| Brooklyn      | 204 Bushwick                             | 36.0%        | 33.2%        | -2.8%        |
| Brooklyn      | 205 East New York/Starrett City          | 48.9%        | 45.4%        | -3.5%        |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 81.3%        | 83.2%        | 1.9%         |
| Brooklyn      | 207 Sunset Park                          | 82.3%        | 80.4%        | -1.9%        |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 68.8%        | 65.1%        | -3.8%        |
| Brooklyn      | 209 South Crown Heights                  | 61.7%        | 61.2%        | -0.5%        |
| Brooklyn      | 210 Bay Ridge                            | 52.1%        | 52.5%        | 0.4%         |
| Brooklyn      | 211 Bensonhurst                          | 46.5%        | 42.9%        | -3.6%        |
| Brooklyn      | 212 Borough Park                         | 58.9%        | 56.7%        | -2.3%        |
| Brooklyn      | 213 Coney Island                         | 18.8%        | 17.6%        | -1.2%        |
| Brooklyn      | 214 Flatbush                             | 48.4%        | 48.0%        | -0.4%        |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 24.3%        | 21.9%        | -2.4%        |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 35.7%        | 29.4%        | -6.4%        |
| Brooklyn      | 217 East Flatbush                        | 49.7%        | 48.7%        | -1.0%        |
| Brooklyn      | 218 Flatlands/Canarsie                   | 25.9%        | 26.2%        | 0.3%         |
| Manhattan     | 301 Greenwich Village/Financial District | 63.2%        | 60.5%        | -2.7%        |
| Manhattan     | 302 Lower East Side/Chinatown            | 58.5%        | 54.8%        | -3.7%        |
| Manhattan     | 303 Chelsea/Clinnton/Midtown             | 57.6%        | 51.7%        | -5.9%        |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 28.5%        | 26.6%        | -1.9%        |
| Manhattan     | 305 Upper West Side                      | 63.9%        | 59.5%        | -4.5%        |
| Manhattan     | 306 Upper East Side                      | 42.3%        | 42.5%        | 0.1%         |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 82.3%        | 80.6%        | -1.7%        |
| Manhattan     | 308 Central Harlem                       | 66.8%        | 62.2%        | -4.6%        |
| Manhattan     | 309 East Harlem                          | 37.1%        | 33.2%        | -3.9%        |
| Manhattan     | 310 Washington Heights/Inwood            | 83.5%        | 77.3%        | -6.2%        |
| Queens        | 401 Astoria                              | 49.7%        | 45.4%        | -4.3%        |
| Queens        | 402 Sunnyside/Woodside                   | 27.0%        | 27.5%        | 0.6%         |
| Queens        | 403 Jackson Heights                      | 35.1%        | 32.1%        | -3.0%        |
| Queens        | 404 Elmhurst/Corona                      | 18.7%        | 17.4%        | -1.3%        |
| Queens        | 405 Middle Village/Ridgewood             | 43.3%        | 42.7%        | -0.6%        |
| Queens        | 406 Rego Park/Forest Hills               | 4.2%         | 3.1%         | -1.1%        |
| Queens        | 407 Flushing/Whitestone                  | 9.9%         | 7.3%         | -2.6%        |
| Queens        | 408 Hillcrest/Fresh Meadows              | 4.3%         | 4.3%         | 0.0%         |
| Queens        | 409 Ozone Park/Woodhaven                 | 61.3%        | 61.0%        | -0.2%        |
| Queens        | 410 South Ozone Park/Howard Beach        | 39.6%        | 38.6%        | -1.1%        |
| Queens        | 411 Bayside/Little Neck                  | 7.5%         | 7.1%         | -0.4%        |
| Queens        | 412 Jamaica                              | 33.9%        | 34.2%        | 0.3%         |
| Queens        | 413 Queens Village                       | 14.8%        | 13.3%        | -1.4%        |
| Queens        | 414 Rockaways                            | 13.3%        | 10.8%        | -2.5%        |
| Staten Island | 501 North Shore                          | 6.8%         | 6.1%         | -0.7%        |
| Staten Island | 502 Mid-Island                           | 9.1%         | 7.9%         | -1.3%        |
| Staten Island | 503 South Shore                          | 6.1%         | 4.7%         | -1.4%        |
| <b>Total</b>  | <b>New York City</b>                     | <b>43.3%</b> | <b>40.8%</b> | <b>-2.4%</b> |

Source: New York City Housing and Vacancy Survey

# Map 8-1

## Percent of Housing Units Built Before 1930, New York City Sub-borough Areas, 1999



Source: 1999 Housing and Vacancy Survey

## Neighborhood Table 8-2

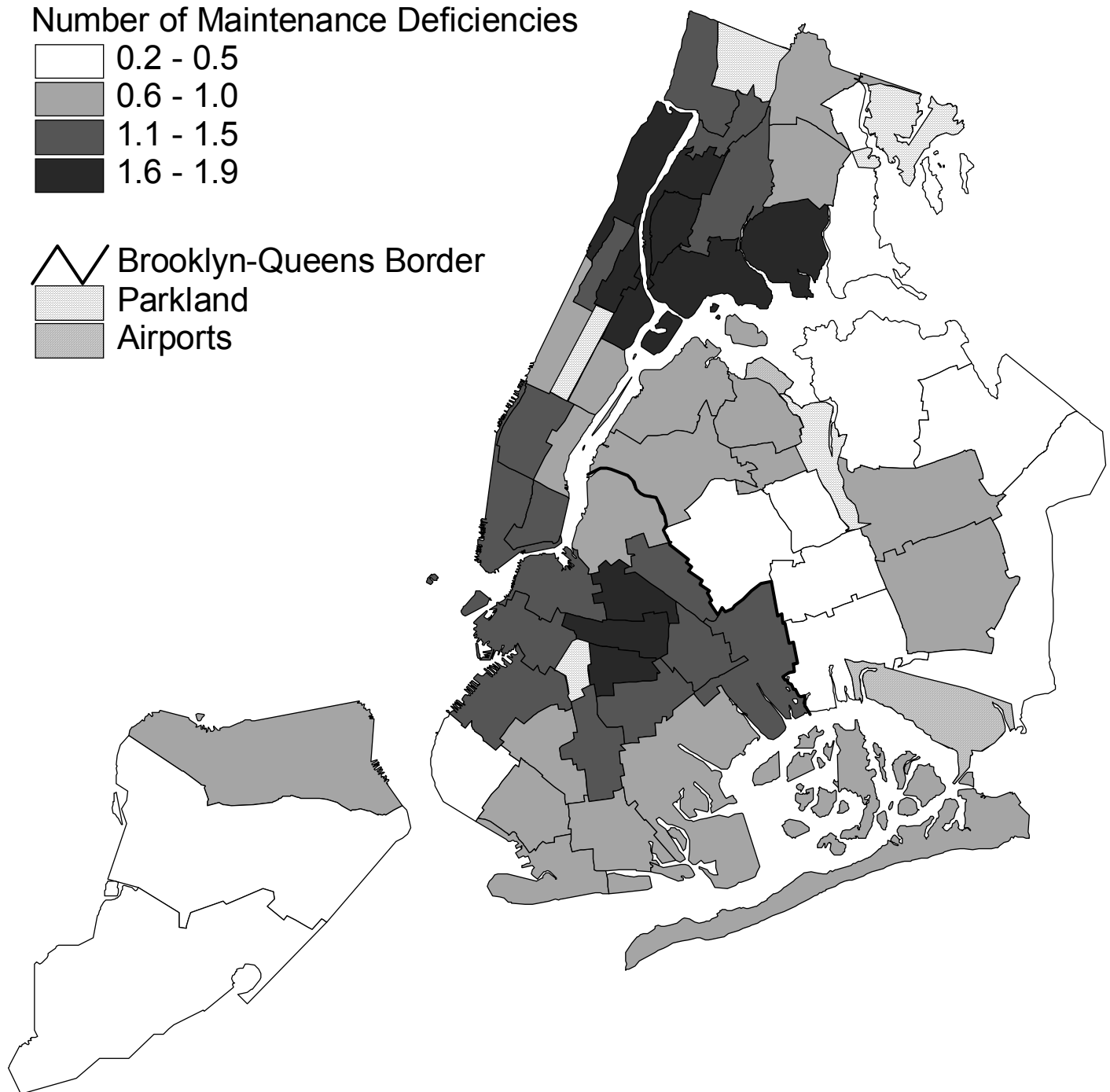
### Average Number of Housing Unit Maintenance Deficiencies, New York City Sub-borough Areas, 1991 and 1999

| Borough       | Sub-borough Area                         | 1991       | 1999       | Change      |
|---------------|------------------------------------------|------------|------------|-------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 2.0        | 1.6        | -0.4        |
| Bronx         | 102 Morrisania/Belmont                   | 2.0        | 1.4        | -0.6        |
| Bronx         | 103 Highbridge/South Concourse           | 2.4        | 1.7        | -0.7        |
| Bronx         | 104 University Heights/Fordham           | 3.0        | 1.8        | -1.1        |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 1.6        | 1.3        | -0.3        |
| Bronx         | 106 Riverdale/Kingsbridge                | 1.4        | 1.1        | -0.3        |
| Bronx         | 107 Soundview/Parkchester                | 1.5        | 1.6        | 0.0         |
| Bronx         | 108 Throgs Neck/Co-op City               | 0.8        | 0.4        | -0.4        |
| Bronx         | 109 Pelham Parkway                       | 1.0        | 0.9        | -0.1        |
| Bronx         | 110 Williamsbridge/Baychester            | 1.1        | 0.7        | -0.4        |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 1.4        | 0.9        | -0.5        |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 1.4        | 1.1        | -0.3        |
| Brooklyn      | 203 Bedford Stuyvesant                   | 1.7        | 1.7        | -0.1        |
| Brooklyn      | 204 Bushwick                             | 1.9        | 1.3        | -0.6        |
| Brooklyn      | 205 East New York/Starrett City          | 1.4        | 1.2        | -0.1        |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 1.2        | 1.1        | -0.1        |
| Brooklyn      | 207 Sunset Park                          | 1.4        | 1.3        | -0.1        |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 1.9        | 1.6        | -0.3        |
| Brooklyn      | 209 South Crown Heights                  | 2.6        | 1.7        | -1.0        |
| Brooklyn      | 210 Bay Ridge                            | 0.5        | 0.4        | 0.0         |
| Brooklyn      | 211 Bensonhurst                          | 0.6        | 0.7        | 0.0         |
| Brooklyn      | 212 Borough Park                         | 0.7        | 0.9        | 0.1         |
| Brooklyn      | 213 Coney Island                         | 1.3        | 0.9        | -0.4        |
| Brooklyn      | 214 Flatbush                             | 1.7        | 1.5        | -0.2        |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 0.8        | 0.6        | -0.2        |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 2.1        | 1.4        | -0.8        |
| Brooklyn      | 217 East Flatbush                        | 1.6        | 1.4        | -0.2        |
| Brooklyn      | 218 Flatlands/Canarsie                   | 0.6        | 0.6        | 0.0         |
| Manhattan     | 301 Greenwich Village/Financial District | 1.4        | 1.1        | -0.2        |
| Manhattan     | 302 Lower East Side/Chinatown            | 2.1        | 1.4        | -0.6        |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 1.2        | 1.1        | -0.1        |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 0.9        | 0.7        | -0.2        |
| Manhattan     | 305 Upper West Side                      | 1.2        | 0.7        | -0.5        |
| Manhattan     | 306 Upper East Side                      | 0.9        | 0.6        | -0.3        |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 2.1        | 1.1        | -1.0        |
| Manhattan     | 308 Central Harlem                       | 2.9        | 1.9        | -1.1        |
| Manhattan     | 309 East Harlem                          | 2.0        | 1.8        | -0.3        |
| Manhattan     | 310 Washington Heights/Inwood            | 2.2        | 1.7        | -0.5        |
| Queens        | 401 Astoria                              | 1.0        | 0.9        | -0.1        |
| Queens        | 402 Sunnyside/Woodside                   | 1.0        | 0.9        | -0.2        |
| Queens        | 403 Jackson Heights                      | 1.0        | 0.9        | -0.2        |
| Queens        | 404 Elmhurst/Corona                      | 1.0        | 0.7        | -0.3        |
| Queens        | 405 Middle Village/Ridgewood             | 0.5        | 0.5        | 0.0         |
| Queens        | 406 Rego Park/Forest Hills               | 0.9        | 0.5        | -0.4        |
| Queens        | 407 Flushing/Whitestone                  | 0.4        | 0.4        | 0.1         |
| Queens        | 408 Hillcrest/Fresh Meadows              | 0.6        | 0.7        | 0.2         |
| Queens        | 409 Ozone Park/Woodhaven                 | 0.8        | 0.5        | -0.3        |
| Queens        | 410 South Ozone Park/Howard Beach        | 0.5        | 0.2        | -0.2        |
| Queens        | 411 Bayside/Little Neck                  | 0.5        | 0.5        | 0.0         |
| Queens        | 412 Jamaica                              | 1.1        | 0.8        | -0.2        |
| Queens        | 413 Queens Village                       | 0.5        | 0.5        | 0.0         |
| Queens        | 414 Rockaways                            | 1.1        | 0.9        | -0.2        |
| Staten Island | 501 North Shore                          | 0.8        | 0.7        | -0.1        |
| Staten Island | 502 Mid-Island                           | 0.5        | 0.5        | 0.0         |
| Staten Island | 503 South Shore                          | 0.4        | 0.3        | -0.2        |
| <b>Total</b>  | <b>New York City</b>                     | <b>1.2</b> | <b>1.0</b> | <b>-0.3</b> |

Source: U.S. Census

# Map 8-2

## Average Number of Housing Unit Maintenance Deficiencies in New York City Sub-borough Areas, 1999



Source: 1999 Housing and Vacancy Survey

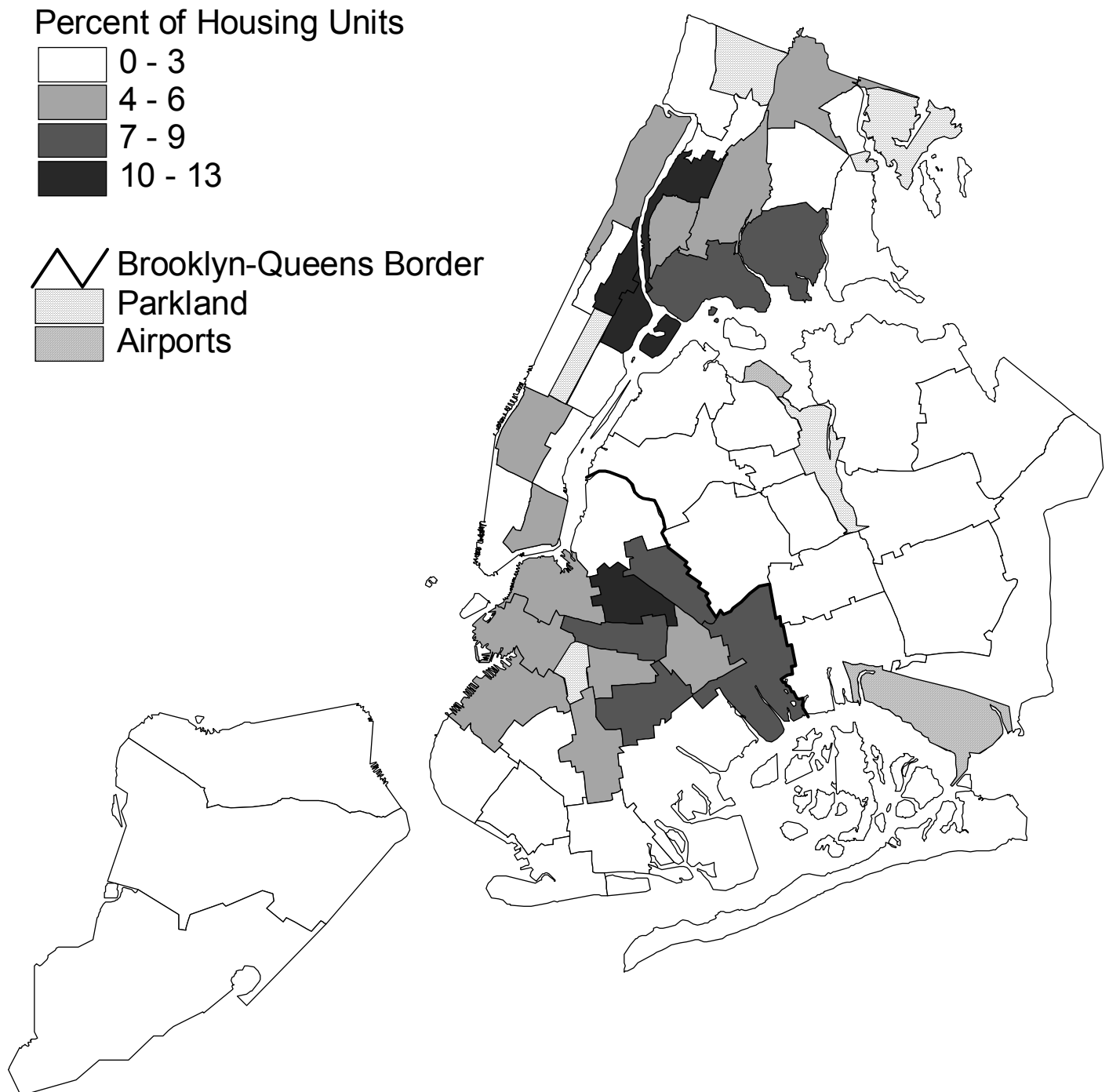
### Neighborhood Table 8-3

#### Percent of Housing Units with 5 or More Maintenance Deficiencies, New York City Sub-borough Areas, 1991 and 1999

| Borough       | Sub-borough Area                         | 1991        | 1999        | Change       |
|---------------|------------------------------------------|-------------|-------------|--------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 12.1%       | 8.3%        | -3.8%        |
| Bronx         | 102 Morrisania/Belmont                   | 12.9%       | 5.3%        | -7.6%        |
| Bronx         | 103 Highbridge/South Concourse           | 18.5%       | 5.4%        | -13.0%       |
| Bronx         | 104 University Heights/Fordham           | 26.6%       | 10.4%       | -16.1%       |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 8.0%        | 3.4%        | -4.7%        |
| Bronx         | 106 Riverdale/Kingsbridge                | 4.6%        | 1.8%        | -2.8%        |
| Bronx         | 107 Soundview/Parkchester                | 8.2%        | 8.8%        | 0.6%         |
| Bronx         | 108 Throgs Neck/Co-op City               | 0.6%        | 1.0%        | 0.4%         |
| Bronx         | 109 Pelham Parkway                       | 3.5%        | 1.6%        | -1.9%        |
| Bronx         | 110 Williamsbridge/Baychester            | 4.9%        | 6.0%        | 1.1%         |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 7.9%        | 2.0%        | -5.8%        |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 4.5%        | 3.6%        | -0.8%        |
| Brooklyn      | 203 Bedford Stuyvesant                   | 7.8%        | 10.0%       | 2.3%         |
| Brooklyn      | 204 Bushwick                             | 11.6%       | 6.5%        | -5.1%        |
| Brooklyn      | 205 East New York/Starrett City          | 5.1%        | 6.6%        | 1.5%         |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 3.5%        | 3.8%        | 0.2%         |
| Brooklyn      | 207 Sunset Park                          | 4.5%        | 4.8%        | 0.3%         |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 8.9%        | 7.5%        | -1.4%        |
| Brooklyn      | 209 South Crown Heights                  | 20.2%       | 6.0%        | -14.2%       |
| Brooklyn      | 210 Bay Ridge                            | 0.9%        | 0.9%        | 0.0%         |
| Brooklyn      | 211 Bensonhurst                          | 0.8%        | 0.3%        | -0.4%        |
| Brooklyn      | 212 Borough Park                         | 1.9%        | 3.0%        | 1.0%         |
| Brooklyn      | 213 Coney Island                         | 5.3%        | 3.2%        | -2.1%        |
| Brooklyn      | 214 Flatbush                             | 12.0%       | 4.5%        | -7.5%        |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 2.7%        | 0.5%        | -2.2%        |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 15.1%       | 5.9%        | -9.1%        |
| Brooklyn      | 217 East Flatbush                        | 9.3%        | 6.9%        | -2.4%        |
| Brooklyn      | 218 Flatlands/Canarsie                   | 1.3%        | 1.2%        | -0.2%        |
| Manhattan     | 301 Greenwich Village/Financial District | 3.0%        | 2.2%        | -0.8%        |
| Manhattan     | 302 Lower East Side/Chinatown            | 9.8%        | 4.0%        | -5.8%        |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 2.6%        | 4.2%        | 1.7%         |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 1.9%        | 0.7%        | -1.2%        |
| Manhattan     | 305 Upper West Side                      | 3.4%        | 0.9%        | -2.5%        |
| Manhattan     | 306 Upper East Side                      | 1.6%        | 1.1%        | -0.5%        |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 9.7%        | 3.4%        | -6.3%        |
| Manhattan     | 308 Central Harlem                       | 25.9%       | 12.8%       | -13.1%       |
| Manhattan     | 309 East Harlem                          | 11.6%       | 11.1%       | -0.5%        |
| Manhattan     | 310 Washington Heights/Inwood            | 12.5%       | 5.3%        | -7.2%        |
| Queens        | 401 Astoria                              | 3.9%        | 3.4%        | -0.4%        |
| Queens        | 402 Sunnyside/Woodside                   | 2.7%        | 2.3%        | -0.4%        |
| Queens        | 403 Jackson Heights                      | 3.2%        | 1.5%        | -1.7%        |
| Queens        | 404 Elmhurst/Corona                      | 4.4%        | 1.7%        | -2.7%        |
| Queens        | 405 Middle Village/Ridgewood             | 0.3%        | 0.3%        | 0.0%         |
| Queens        | 406 Rego Park/Forest Hills               | 2.3%        | 0.9%        | -1.4%        |
| Queens        | 407 Flushing/Whitestone                  | 0.9%        | 0.3%        | -0.6%        |
| Queens        | 408 Hillcrest/Fresh Meadows              | 1.8%        | 0.8%        | -1.0%        |
| Queens        | 409 Ozone Park/Woodhaven                 | 2.1%        | 0.6%        | -1.5%        |
| Queens        | 410 South Ozone Park/Howard Beach        | 0.6%        | 0.0%        | -0.6%        |
| Queens        | 411 Bayside/Little Neck                  | 1.0%        | 1.0%        | 0.0%         |
| Queens        | 412 Jamaica                              | 3.0%        | 1.7%        | -1.3%        |
| Queens        | 413 Queens Village                       | 0.7%        | 0.7%        | 0.0%         |
| Queens        | 414 Rockaways                            | 2.0%        | 2.2%        | 0.2%         |
| Staten Island | 501 North Shore                          | 1.9%        | 1.5%        | -0.5%        |
| Staten Island | 502 Mid-Island                           | 0.0%        | 0.0%        | 0.0%         |
| Staten Island | 503 South Shore                          | 0.0%        | 0.0%        | 0.0%         |
| <b>Total</b>  | <b>New York City</b>                     | <b>5.5%</b> | <b>3.1%</b> | <b>-2.3%</b> |

Source: New York City Housing and Vacancy Survey

# **Map 8-3** **Percent of Housing Units With 5 or More** **Maintenance Deficiencies,** **New York City Sub-borough Areas, 1999**



*Source: 1999 Housing and Vacancy Survey*

**Neighborhood Table 8-4**  
**Complaints per 1,000 Rental Housing Units,**  
**New York City Community Districts, 2000 and 2001**

| <b>Borough</b> | <b>Community District</b>        | <b>2000</b>  | <b>2001</b>  | <b>Change</b> |
|----------------|----------------------------------|--------------|--------------|---------------|
| Bronx          | 101 Mott Haven/Melrose           | 128.8        | 147.1        | 18.3          |
| Bronx          | 102 Hunts Point/Longwood         | 389.0        | 432.4        | 43.4          |
| Bronx          | 103 Morrisania/Crotona           | 243.3        | 286.3        | 43.0          |
| Bronx          | 104 Highbridge/Concourse         | 435.9        | 420.4        | -15.5         |
| Bronx          | 105 Fordham/University Heights   | 406.9        | 450.1        | 43.2          |
| Bronx          | 106 Belmont/East Tremont         | 407.2        | 437.2        | 30.0          |
| Bronx          | 107 Kingsbridge Hgts/Bedford     | 466.3        | 455.4        | -10.9         |
| Bronx          | 108 Riverdale/Fieldston          | 247.1        | 262.9        | 15.8          |
| Bronx          | 109 Parkchester/Soundview        | 285.0        | 278.2        | -6.8          |
| Bronx          | 110 Throgs Neck/Co-op City       | 139.7        | 127.8        | -11.9         |
| Bronx          | 111 Morris Park/Bronxdale        | 246.3        | 241.1        | -5.2          |
| Bronx          | 112 Williamsbridge/Baychester    | 283.0        | 272.4        | -10.6         |
| Brooklyn       | 201 Greenpoint/Williamsburg      | 180.6        | 163.9        | -16.7         |
| Brooklyn       | 202 Fort Greene/Brooklyn Heights | 261.2        | 214.7        | -46.5         |
| Brooklyn       | 203 Bedford Stuyvesant           | 520.7        | 505.6        | -15.1         |
| Brooklyn       | 204 Bushwick                     | 731.9        | 811.9        | 80.0          |
| Brooklyn       | 205 East New York/Starrett City  | 374.9        | 357.1        | -17.8         |
| Brooklyn       | 206 Park Slope/Carroll Gardens   | 184.8        | 195.3        | 10.5          |
| Brooklyn       | 207 Sunset Park                  | 292.5        | 281.5        | -11.0         |
| Brooklyn       | 208 Crown Heights                | 600.2        | 524.7        | -75.5         |
| Brooklyn       | 209 South Crown Heights/Prospect | 663.2        | 539.9        | -123.3        |
| Brooklyn       | 210 Bay Ridge/Dyker Heights      | 143.7        | 141.8        | -1.9          |
| Brooklyn       | 211 Bensonhurst                  | 154.8        | 152.8        | -2.0          |
| Brooklyn       | 212 Borough Park                 | 197.0        | 177.8        | -19.2         |
| Brooklyn       | 213 Coney Island                 | 134.4        | 137.9        | 3.5           |
| Brooklyn       | 214 Flatbush/Midwood             | 477.9        | 444.1        | -33.8         |
| Brooklyn       | 215 Sheepshead Bay               | 133.2        | 128.8        | -4.4          |
| Brooklyn       | 216 Brownsville                  | 382.0        | 429.5        | 47.5          |
| Brooklyn       | 217 East Flatbush                | 560.1        | 605.2        | 45.1          |
| Brooklyn       | 218 Flatlands/Canarsie           | 166.9        | 177.3        | 10.4          |
| Manhattan      | 301 Financial District           | 59.7         | 66.2         | 6.5           |
| Manhattan      | 302 Greenwich Village/Soho       | 180.8        | 138.0        | -42.8         |
| Manhattan      | 303 Lower East Side/Chinatown    | 173.9        | 140.2        | -33.7         |
| Manhattan      | 304 Clinton/Chelsea              | 180.2        | 144.9        | -35.3         |
| Manhattan      | 305 Midtown                      | 153.0        | 113.7        | -39.3         |
| Manhattan      | 306 Stuyvesant Town/Turtle Bay   | 92.3         | 78.0         | -14.3         |
| Manhattan      | 307 Upper West Side              | 182.3        | 170.0        | -12.3         |
| Manhattan      | 308 Upper East Side              | 87.4         | 81.6         | -5.8          |
| Manhattan      | 309 Morningside Heights/Hamilton | 570.9        | 537.8        | -33.1         |
| Manhattan      | 310 Central Harlem               | 388.8        | 364.3        | -24.5         |
| Manhattan      | 311 East Harlem                  | 218.9        | 223.9        | 5.0           |
| Manhattan      | 312 Washington Heights/Inwood    | 597.0        | 658.6        | 61.6          |
| Queens         | 401 Astoria                      | 142.3        | 146.6        | 4.3           |
| Queens         | 402 Woodside/Sunnyside           | 205.4        | 190.0        | -15.4         |
| Queens         | 403 Jackson Heights              | 300.9        | 276.9        | -24.0         |
| Queens         | 404 Elmhurst/Corona              | 174.9        | 157.3        | -17.6         |
| Queens         | 405 Ridgewood/Maspeth            | 153.2        | 168.7        | 15.5          |
| Queens         | 406 Rego Park/Forest Hills       | 142.3        | 118.4        | -23.9         |
| Queens         | 407 Flushing/Whitestone          | 168.6        | 157.7        | -10.9         |
| Queens         | 408 Hillcrest/Fresh Meadows      | 182.3        | 170.9        | -11.4         |
| Queens         | 409 Ozone Park/Woodhaven         | 288.6        | 244.0        | -44.6         |
| Queens         | 410 S. Ozone Park/Howard Beach   | 280.1        | 238.2        | -41.9         |
| Queens         | 411 Bayside/Little Neck          | 80.7         | 77.1         | -3.6          |
| Queens         | 412 Jamaica/Hollis               | 415.9        | 358.9        | -57.0         |
| Queens         | 413 Queens Village               | 265.2        | 242.6        | -22.6         |
| Queens         | 414 Rockaway/Broad Channel       | 173.6        | 171.5        | -2.1          |
| Staten Island  | 501 St. George/Stapleton         | 184.2        | 198.5        | 14.3          |
| Staten Island  | 502 S. Beach/Willowbrook         | 67.5         | 112.5        | 45.0          |
| Staten Island  | 503 Tottenville/Great Kills      | 38.4         | 43.8         | 5.4           |
| <b>Total</b>   | <b>New York City</b>             | <b>282.7</b> | <b>275.5</b> | <b>-7.2</b>   |

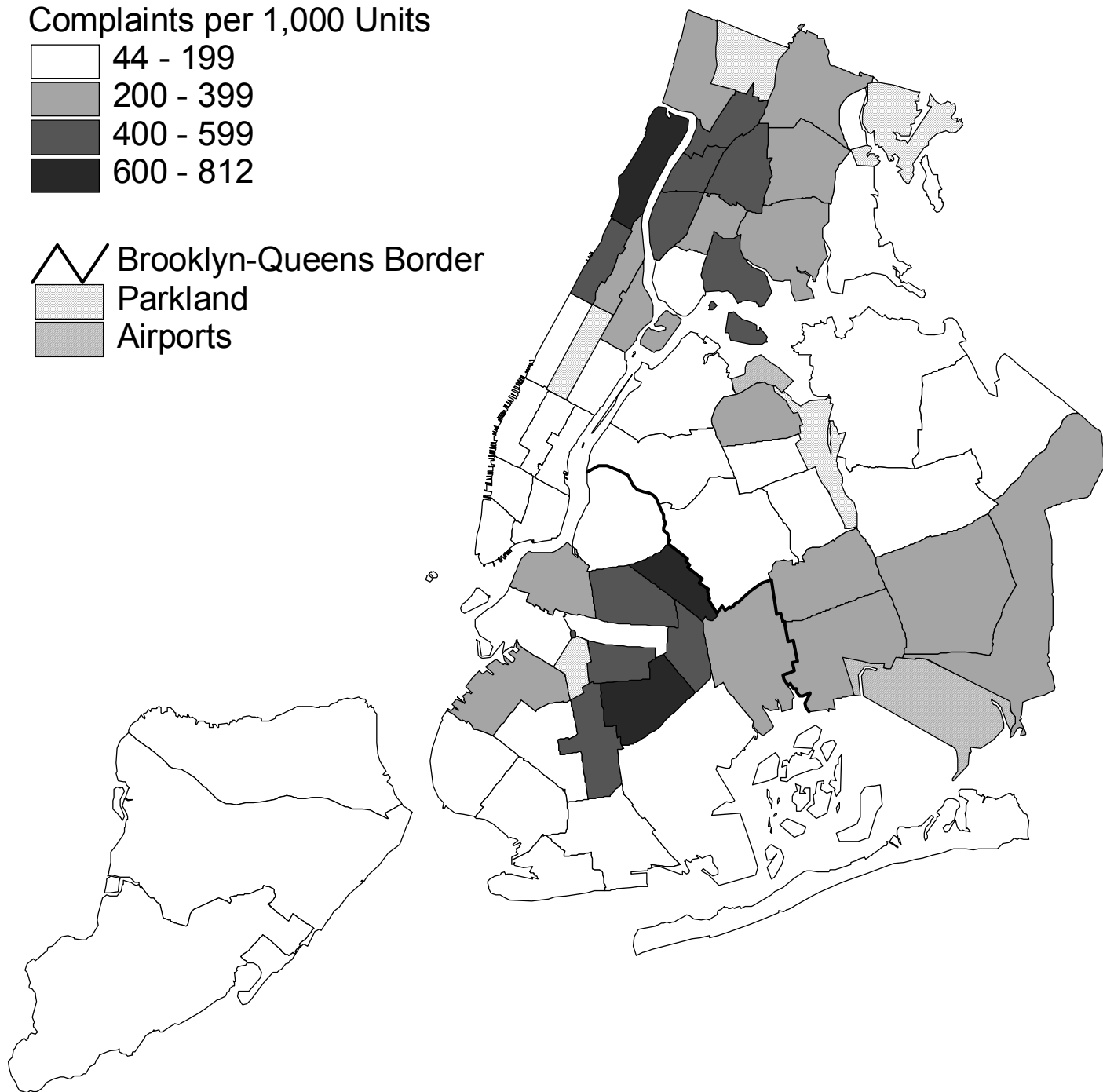
Source: New York City Department of Housing Preservation and Development

Note that these figures may include multiple complaints or violations per building.

# Map 8-4

## Complaints per 1,000 Rental Units

### New York City Community Districts, 2001



Source: New York City Department of  
Housing Preservation and Development



# **Neighborhood Table 8-5** **Serious Violations per 1,000 Rental Housing Units,** **New York City Community Districts, 2000 and 2001**

| <b>Borough</b> | <b>Community District</b>        | <b>2000</b> | <b>2001</b> | <b>Change</b> |
|----------------|----------------------------------|-------------|-------------|---------------|
| Bronx          | 101 Mott Haven/Melrose           | 19.2        | 26.3        | 7.1           |
| Bronx          | 102 Hunts Point/Longwood         | 65.8        | 75.8        | 10.0          |
| Bronx          | 103 Morrisania/Crotona           | 40.8        | 45.7        | 4.9           |
| Bronx          | 104 Highbridge/Concourse         | 66.3        | 66.1        | -0.2          |
| Bronx          | 105 Fordham/University Heights   | 75.5        | 83.2        | 7.7           |
| Bronx          | 106 Belmont/East Tremont         | 84.0        | 83.2        | -0.8          |
| Bronx          | 107 Kingsbridge Hgts/Bedford     | 67.5        | 61.0        | -6.5          |
| Bronx          | 108 Riverdale/Fieldston          | 28.8        | 32.7        | 3.9           |
| Bronx          | 109 Parkchester/Soundview        | 42.1        | 40.2        | -1.9          |
| Bronx          | 110 Throgs Neck/Co-op City       | 10.7        | 11.7        | 1.0           |
| Bronx          | 111 Morris Park/Bronxdale        | 24.2        | 25.0        | 0.8           |
| Bronx          | 112 Williamsbridge/Baychester    | 42.8        | 42.5        | -0.3          |
| Brooklyn       | 201 Greenpoint/Williamsburg      | 20.6        | 20.1        | -0.5          |
| Brooklyn       | 202 Fort Greene/Brooklyn Heights | 27.4        | 26.1        | -1.3          |
| Brooklyn       | 203 Bedford Stuyvesant           | 92.1        | 97.5        | 5.4           |
| Brooklyn       | 204 Bushwick                     | 157.2       | 184.7       | 27.5          |
| Brooklyn       | 205 East New York/Starrett City  | 59.3        | 56.9        | -2.4          |
| Brooklyn       | 206 Park Slope/Carroll Gardens   | 17.5        | 18.6        | 1.1           |
| Brooklyn       | 207 Sunset Park                  | 38.3        | 40.6        | 2.3           |
| Brooklyn       | 208 Crown Heights                | 93.9        | 87.9        | -6.0          |
| Brooklyn       | 209 South Crown Heights/Prospect | 64.9        | 66.9        | 2.0           |
| Brooklyn       | 210 Bay Ridge/Dyker Heights      | 11.1        | 14.0        | 2.9           |
| Brooklyn       | 211 Bensonhurst                  | 11.8        | 13.4        | 1.6           |
| Brooklyn       | 212 Borough Park                 | 19.1        | 20.9        | 1.8           |
| Brooklyn       | 213 Coney Island                 | 13.4        | 17.0        | 3.6           |
| Brooklyn       | 214 Flatbush/Midwood             | 55.9        | 55.2        | -0.7          |
| Brooklyn       | 215 Sheepshead Bay               | 9.1         | 10.1        | 1.0           |
| Brooklyn       | 216 Brownsville                  | 67.6        | 93.2        | 25.6          |
| Brooklyn       | 217 East Flatbush                | 79.2        | 98.3        | 19.1          |
| Brooklyn       | 218 Flatlands/Canarsie           | 14.4        | 21.0        | 6.6           |
| Manhattan      | 301 Financial District           | 2.4         | 2.1         | -0.3          |
| Manhattan      | 302 Greenwich Village/Soho       | 13.2        | 11.8        | -1.4          |
| Manhattan      | 303 Lower East Side/Chinatown    | 14.6        | 15.0        | 0.4           |
| Manhattan      | 304 Clinton/Chelsea              | 13.8        | 11.2        | -2.6          |
| Manhattan      | 305 Midtown                      | 10.7        | 6.6         | -4.1          |
| Manhattan      | 306 Stuyvesant Town/Turtle Bay   | 4.1         | 4.1         | 0.0           |
| Manhattan      | 307 Upper West Side              | 12.6        | 13.3        | 0.7           |
| Manhattan      | 308 Upper East Side              | 6.1         | 7.1         | 1.0           |
| Manhattan      | 309 Morningside Heights/Hamilton | 83.6        | 75.4        | -8.2          |
| Manhattan      | 310 Central Harlem               | 61.7        | 57.8        | -3.9          |
| Manhattan      | 311 East Harlem                  | 27.8        | 32.0        | 4.2           |
| Manhattan      | 312 Washington Heights/Inwood    | 62.9        | 82.2        | 19.3          |
| Queens         | 401 Astoria                      | 14.2        | 11.6        | -2.6          |
| Queens         | 402 Woodside/Sunnyside           | 17.8        | 16.8        | -1.0          |
| Queens         | 403 Jackson Heights              | 36.7        | 33.3        | -3.4          |
| Queens         | 404 Elmhurst/Corona              | 15.0        | 18.8        | 3.8           |
| Queens         | 405 Ridgewood/Maspeth            | 16.3        | 18.9        | 2.6           |
| Queens         | 406 Rego Park/Forest Hills       | 6.2         | 9.1         | 2.9           |
| Queens         | 407 Flushing/Whitestone          | 12.8        | 12.6        | -0.2          |
| Queens         | 408 Hillcrest/Fresh Meadows      | 16.3        | 15.9        | -0.4          |
| Queens         | 409 Ozone Park/Woodhaven         | 26.0        | 28.9        | 2.9           |
| Queens         | 410 S. Ozone Park/Howard Beach   | 23.3        | 26.4        | 3.1           |
| Queens         | 411 Bayside/Little Neck          | 3.7         | 5.9         | 2.2           |
| Queens         | 412 Jamaica/Hollis               | 51.1        | 49.9        | -1.2          |
| Queens         | 413 Queens Village               | 26.8        | 27.1        | 0.3           |
| Queens         | 414 Rockaway/Broad Channel       | 23.7        | 27.9        | 4.2           |
| Staten Island  | 501 St. George/Stapleton         | 25.9        | 27.1        | 1.2           |
| Staten Island  | 502 S. Beach/Willowbrook         | 9.8         | 11.1        | 1.3           |
| Staten Island  | 503 Tottenville/Great Kills      | 4.0         | 2.2         | -1.8          |
| <b>Total</b>   | <b>New York City</b>             | <b>36.5</b> | <b>38.7</b> | <b>2.2</b>    |

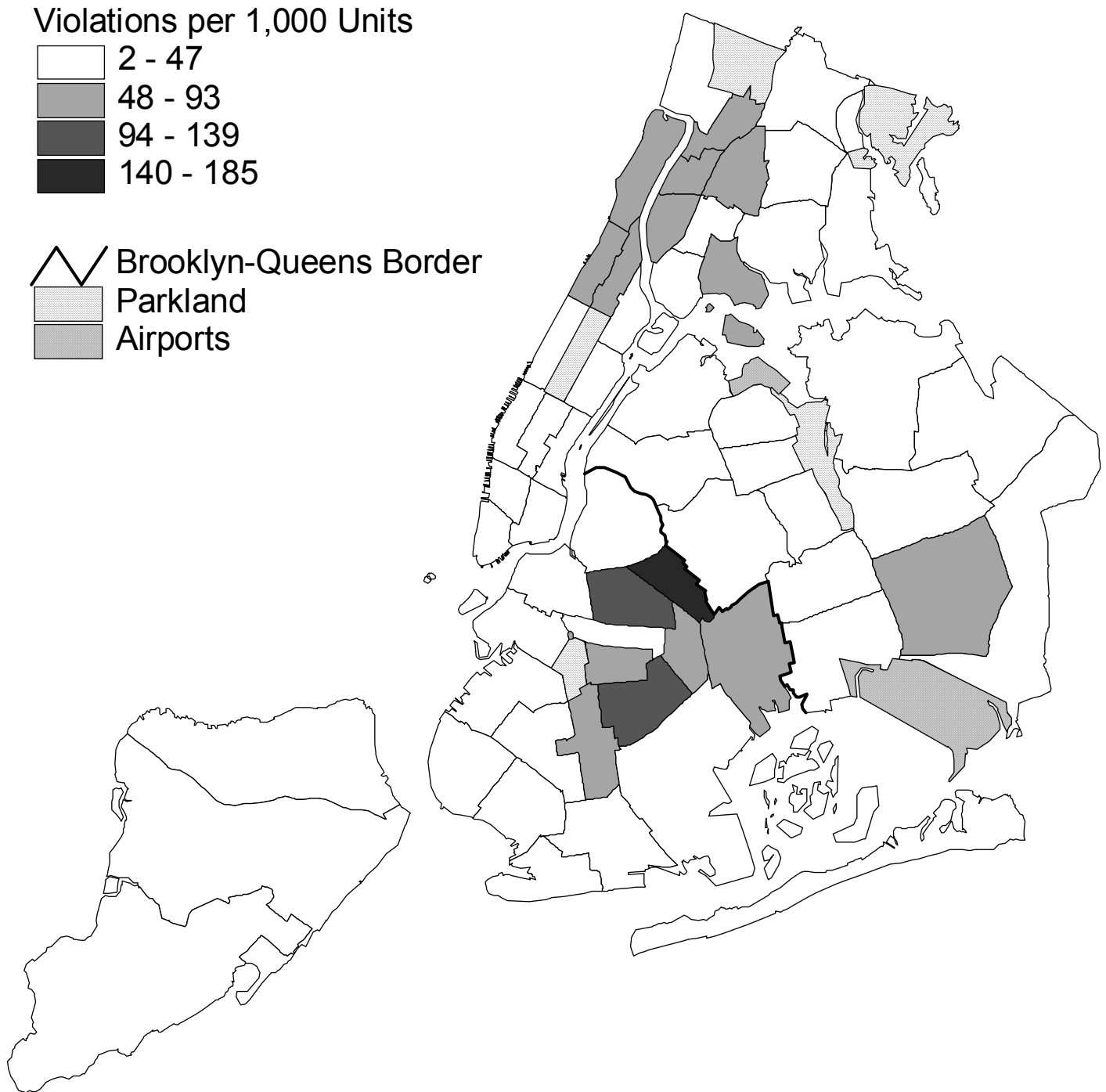
Source: New York City Department of Housing Preservation and Development

Note that these figures may include multiple complaints or violations per building.

# Map 8-5

## Serious Violations per 1,000 Rental Units

### New York City Community Districts, 2001



Source: New York City Department of  
Housing Preservation and Development

**Neighborhood Table 8-6**  
**Total Violations per 1,000 Rental Housing Units,**  
**New York City Community Districts, 2000 and 2001**

| <b>Borough</b> | <b>Community District</b>        | <b>2000</b>  | <b>2001</b>  | <b>Change</b> |
|----------------|----------------------------------|--------------|--------------|---------------|
| Bronx          | 101 Mott Haven/Melrose           | 66.5         | 106.0        | 39.5          |
| Bronx          | 102 Hunts Point/Longwood         | 254.0        | 369.3        | 115.3         |
| Bronx          | 103 Morrisania/Crotona           | 142.6        | 205.2        | 62.6          |
| Bronx          | 104 Highbridge/Concourse         | 257.3        | 307.0        | 49.7          |
| Bronx          | 105 Fordham/University Heights   | 281.7        | 373.4        | 91.7          |
| Bronx          | 106 Belmont/East Tremont         | 256.0        | 339.7        | 83.7          |
| Bronx          | 107 Kingsbridge Hgts/Bedford     | 249.8        | 294.5        | 44.7          |
| Bronx          | 108 Riverdale/Fieldston          | 121.5        | 166.9        | 45.4          |
| Bronx          | 109 Parkchester/Soundview        | 156.8        | 170.6        | 13.8          |
| Bronx          | 110 Throgs Neck/Co-op City       | 49.4         | 60.3         | 10.9          |
| Bronx          | 111 Morris Park/Bronxdale        | 91.5         | 118.3        | 26.8          |
| Bronx          | 112 Williamsbridge/Baychester    | 139.9        | 166.5        | 26.6          |
| Brooklyn       | 201 Greenpoint/Williamsburg      | 84.9         | 99.0         | 14.1          |
| Brooklyn       | 202 Fort Greene/Brooklyn Heights | 117.2        | 138.4        | 21.2          |
| Brooklyn       | 203 Bedford Stuyvesant           | 280.8        | 325.3        | 44.5          |
| Brooklyn       | 204 Bushwick                     | 457.8        | 582.0        | 124.2         |
| Brooklyn       | 205 East New York/Starrett City  | 200.9        | 205.9        | 5.0           |
| Brooklyn       | 206 Park Slope/Carroll Gardens   | 108.9        | 123.4        | 14.5          |
| Brooklyn       | 207 Sunset Park                  | 164.5        | 171.2        | 6.7           |
| Brooklyn       | 208 Crown Heights                | 340.4        | 356.2        | 15.8          |
| Brooklyn       | 209 South Crown Heights/Prospect | 328.7        | 330.7        | 2.0           |
| Brooklyn       | 210 Bay Ridge/Dyker Heights      | 57.8         | 78.3         | 20.5          |
| Brooklyn       | 211 Bensonhurst                  | 56.0         | 68.7         | 12.7          |
| Brooklyn       | 212 Borough Park                 | 90.6         | 106.7        | 16.1          |
| Brooklyn       | 213 Coney Island                 | 54.0         | 71.3         | 17.3          |
| Brooklyn       | 214 Flatbush/Midwood             | 269.2        | 316.7        | 47.5          |
| Brooklyn       | 215 Sheepshead Bay               | 47.9         | 60.8         | 12.9          |
| Brooklyn       | 216 Brownsville                  | 209.7        | 291.0        | 81.3          |
| Brooklyn       | 217 East Flatbush                | 295.9        | 427.3        | 131.4         |
| Brooklyn       | 218 Flatlands/Canarsie           | 61.3         | 82.2         | 20.9          |
| Manhattan      | 301 Financial District           | 16.4         | 18.7         | 2.3           |
| Manhattan      | 302 Greenwich Village/Soho       | 88.5         | 59.5         | -29.0         |
| Manhattan      | 303 Lower East Side/Chinatown    | 84.5         | 73.9         | -10.6         |
| Manhattan      | 304 Clinton/Chelsea              | 86.4         | 66.0         | -20.4         |
| Manhattan      | 305 Midtown                      | 66.0         | 46.3         | -19.7         |
| Manhattan      | 306 Stuyvesant Town/Turtle Bay   | 34.0         | 29.0         | -5.0          |
| Manhattan      | 307 Upper West Side              | 90.5         | 84.2         | -6.3          |
| Manhattan      | 308 Upper East Side              | 33.9         | 38.7         | 4.8           |
| Manhattan      | 309 Morningside Heights/Hamilton | 356.1        | 348.4        | -7.7          |
| Manhattan      | 310 Central Harlem               | 228.7        | 233.9        | 5.2           |
| Manhattan      | 311 East Harlem                  | 126.2        | 147.3        | 21.1          |
| Manhattan      | 312 Washington Heights/Inwood    | 354.7        | 428.4        | 73.7          |
| Queens         | 401 Astoria                      | 74.7         | 70.5         | -4.2          |
| Queens         | 402 Woodside/Sunnyside           | 88.3         | 108.3        | 20.0          |
| Queens         | 403 Jackson Heights              | 186.4        | 178.9        | -7.5          |
| Queens         | 404 Elmhurst/Corona              | 91.4         | 103.0        | 11.6          |
| Queens         | 405 Ridgewood/Maspeth            | 87.4         | 123.6        | 36.2          |
| Queens         | 406 Rego Park/Forest Hills       | 49.8         | 53.5         | 3.7           |
| Queens         | 407 Flushing/Whitestone          | 76.3         | 90.3         | 14.0          |
| Queens         | 408 Hillcrest/Fresh Meadows      | 71.8         | 92.8         | 21.0          |
| Queens         | 409 Ozone Park/Woodhaven         | 141.1        | 145.1        | 4.0           |
| Queens         | 410 S. Ozone Park/Howard Beach   | 123.1        | 109.2        | -13.9         |
| Queens         | 411 Bayside/Little Neck          | 27.9         | 28.9         | 1.0           |
| Queens         | 412 Jamaica/Hollis               | 241.6        | 244.1        | 2.5           |
| Queens         | 413 Queens Village               | 146.9        | 130.4        | -16.5         |
| Queens         | 414 Rockaway/Broad Channel       | 104.3        | 120.0        | 15.7          |
| Staten Island  | 501 St. George/Stapleton         | 96.0         | 109.3        | 13.3          |
| Staten Island  | 502 S. Beach/Willowbrook         | 36.3         | 45.8         | 9.5           |
| Staten Island  | 503 Tottenville/Great Kills      | 18.6         | 19.7         | 1.1           |
| <b>Total</b>   | <b>New York City</b>             | <b>151.9</b> | <b>174.6</b> | <b>22.7</b>   |

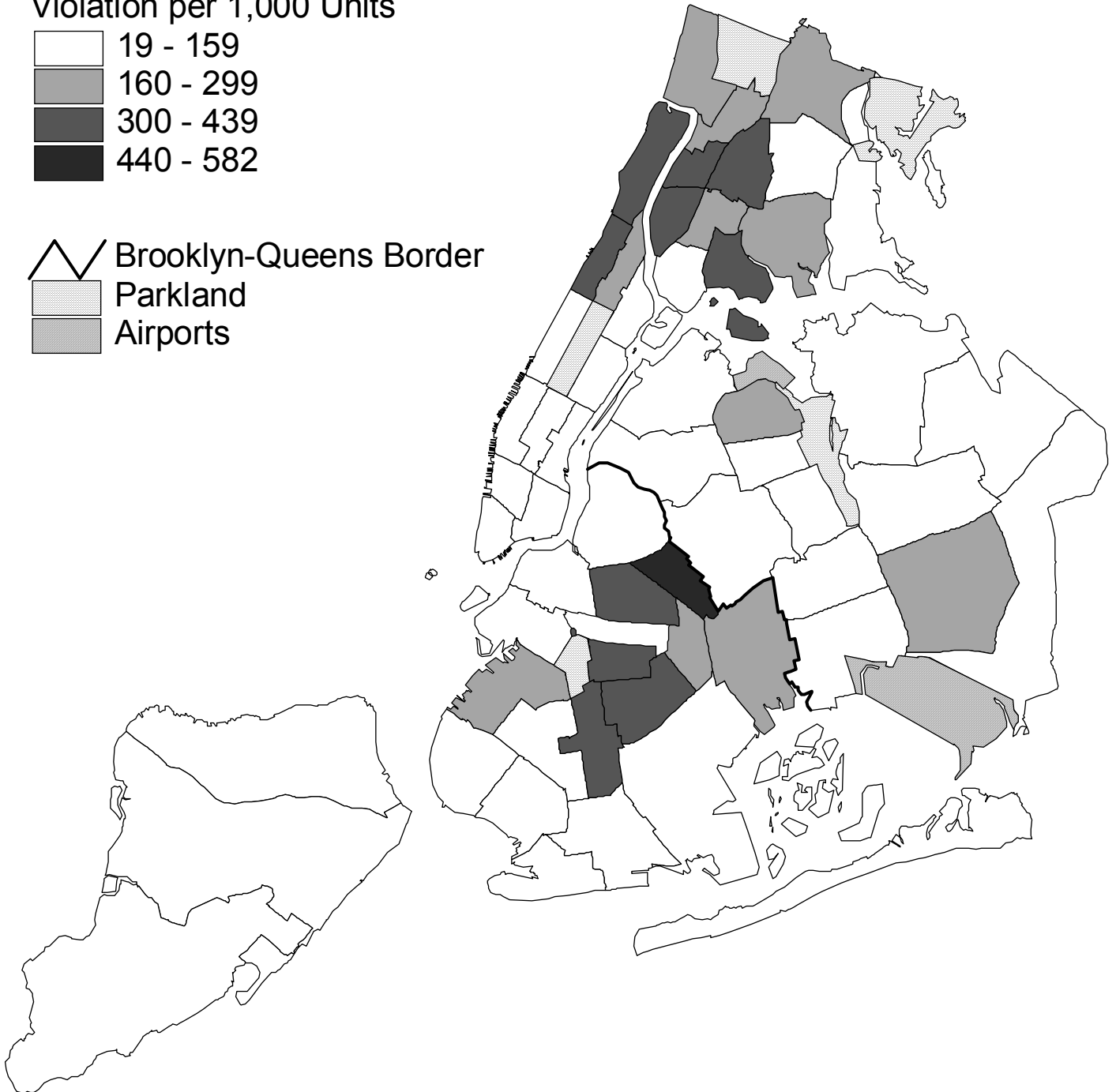
Source: New York City Department of Housing Preservation and Development

Note that these figures may include multiple complaints or violations per building.

# Map 8-6

## Total Violations per 1,000 Rental Units, New York City Community Districts, 2001

Violation per 1,000 Units



Source: New York City Department of  
Housing Preservation and Development

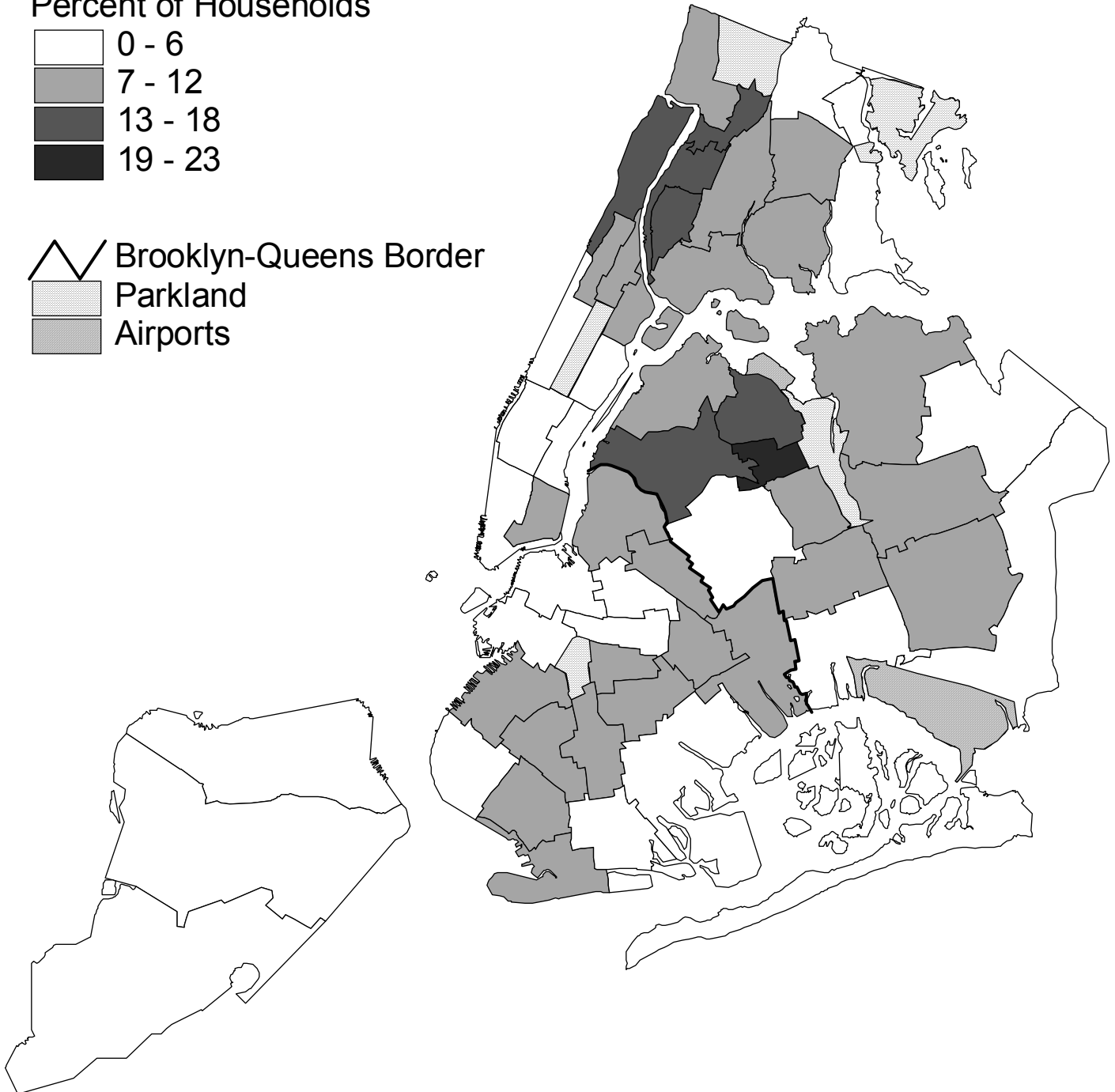
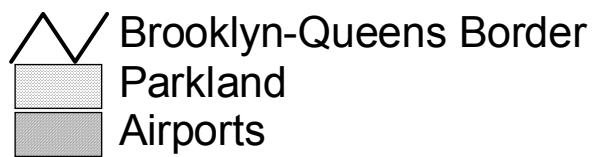
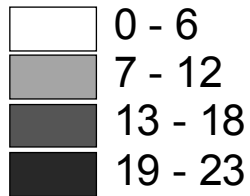
**Neighborhood Table 8-7**  
**Proportion Severely Crowded Households (1.5 Persons/Room or Greater),**  
**New York City Sub-borough Areas, 1990 and 2000**

| <b>Borough</b> | <b>Sub-borough Area</b>                  | <b>1990</b> | <b>2000</b> | <b>Change</b> |
|----------------|------------------------------------------|-------------|-------------|---------------|
| Bronx          | 101 Mott Haven/Hunts Point               | 8.3%        | 11.4%       | 3.1%          |
| Bronx          | 102 Morrisania/Belmont                   | 7.8%        | 11.6%       | 3.8%          |
| Bronx          | 103 Highbridge/South Concourse           | 13.2%       | 15.8%       | 2.6%          |
| Bronx          | 104 University Heights/Fordham           | 13.2%       | 17.0%       | 3.8%          |
| Bronx          | 105 Kingsbridge Heights/Mosholu          | 8.9%        | 14.9%       | 6.1%          |
| Bronx          | 106 Riverdale/Kingsbridge                | 4.4%        | 7.4%        | 3.0%          |
| Bronx          | 107 Soundview/Parkchester                | 5.8%        | 8.8%        | 3.0%          |
| Bronx          | 108 Throgs Neck/Co-op City               | 1.1%        | 2.1%        | 1.0%          |
| Bronx          | 109 Pelham Parkway                       | 2.8%        | 7.2%        | 4.4%          |
| Bronx          | 110 Williamsbridge/Baychester            | 4.1%        | 5.7%        | 1.6%          |
| Brooklyn       | 201 Williamsburg/Greenpoint              | 6.6%        | 8.5%        | 2.0%          |
| Brooklyn       | 202 Brooklyn Heights/Fort Greene         | 4.6%        | 4.7%        | 0.2%          |
| Brooklyn       | 203 Bedford Stuyvesant                   | 5.7%        | 5.8%        | 0.1%          |
| Brooklyn       | 204 Bushwick                             | 6.4%        | 9.0%        | 2.6%          |
| Brooklyn       | 205 East New York/Starrett City          | 6.0%        | 6.7%        | 0.6%          |
| Brooklyn       | 206 Park Slope/Carroll Gardens           | 2.7%        | 3.1%        | 0.4%          |
| Brooklyn       | 207 Sunset Park                          | 5.7%        | 10.5%       | 4.8%          |
| Brooklyn       | 208 North Crown Heights/Prospect Heights | 7.1%        | 6.1%        | -1.0%         |
| Brooklyn       | 209 South Crown Heights                  | 10.4%       | 9.9%        | -0.5%         |
| Brooklyn       | 210 Bay Ridge                            | 1.4%        | 4.4%        | 3.0%          |
| Brooklyn       | 211 Bensonhurst                          | 3.0%        | 7.1%        | 4.1%          |
| Brooklyn       | 212 Borough Park                         | 4.7%        | 9.3%        | 4.6%          |
| Brooklyn       | 213 Coney Island                         | 4.5%        | 7.8%        | 3.3%          |
| Brooklyn       | 214 Flatbush                             | 8.7%        | 11.5%       | 2.7%          |
| Brooklyn       | 215 Sheepshead Bay/Gravesend             | 2.6%        | 6.2%        | 3.6%          |
| Brooklyn       | 216 Brownsville/Ocean Hill               | 6.2%        | 6.8%        | 0.6%          |
| Brooklyn       | 217 East Flatbush                        | 8.2%        | 7.9%        | -0.3%         |
| Brooklyn       | 218 Flatlands/Canarsie                   | 1.6%        | 3.2%        | 1.6%          |
| Manhattan      | 301 Greenwich Village/Financial District | 4.8%        | 5.3%        | 0.4%          |
| Manhattan      | 302 Lower East Side/Chinatown            | 10.0%       | 11.7%       | 1.7%          |
| Manhattan      | 303 Chelsea/Clinton/Midtown              | 4.7%        | 5.4%        | 0.6%          |
| Manhattan      | 304 Stuyvesant Town/Turtle-Bay           | 2.8%        | 3.2%        | 0.4%          |
| Manhattan      | 305 Upper West Side                      | 3.1%        | 3.2%        | 0.1%          |
| Manhattan      | 306 Upper East Side                      | 2.1%        | 2.7%        | 0.6%          |
| Manhattan      | 307 Morningside Heights/Hamilton Heights | 5.9%        | 7.4%        | 1.5%          |
| Manhattan      | 308 Central Harlem                       | 5.0%        | 7.3%        | 2.3%          |
| Manhattan      | 309 East Harlem                          | 6.1%        | 8.5%        | 2.4%          |
| Manhattan      | 310 Washington Heights/Inwood            | 9.5%        | 14.1%       | 4.6%          |
| Queens         | 401 Astoria                              | 4.4%        | 7.6%        | 3.2%          |
| Queens         | 402 Sunnyside/Woodside                   | 9.5%        | 15.0%       | 5.5%          |
| Queens         | 403 Jackson Heights                      | 9.8%        | 17.3%       | 7.5%          |
| Queens         | 404 Elmhurst/Corona                      | 16.4%       | 23.4%       | 7.1%          |
| Queens         | 405 Middle Village/Ridgewood             | 1.5%        | 3.1%        | 1.6%          |
| Queens         | 406 Rego Park/Forest Hills               | 3.2%        | 6.6%        | 3.5%          |
| Queens         | 407 Flushing/Whitestone                  | 7.5%        | 11.2%       | 3.7%          |
| Queens         | 408 Hillcrest/Fresh Meadows              | 3.6%        | 7.2%        | 3.6%          |
| Queens         | 409 Ozone Park/Woodhaven                 | 3.5%        | 7.3%        | 3.9%          |
| Queens         | 410 South Ozone Park/Howard Beach        | 2.7%        | 5.0%        | 2.3%          |
| Queens         | 411 Bayside/Little Neck                  | 1.2%        | 2.7%        | 1.5%          |
| Queens         | 412 Jamaica                              | 6.5%        | 8.1%        | 1.6%          |
| Queens         | 413 Queens Village                       | 2.1%        | 3.7%        | 1.6%          |
| Queens         | 414 Rockaways                            | 5.0%        | 6.2%        | 1.2%          |
| Staten Island  | 501 North Shore                          | 2.2%        | 3.7%        | 1.5%          |
| Staten Island  | 502 Mid-Island                           | 1.1%        | 1.8%        | 0.7%          |
| Staten Island  | 503 South Shore                          | 0.3%        | 0.4%        | 0.1%          |
| <b>Total</b>   | <b>New York City</b>                     | <b>5.2%</b> | <b>7.5%</b> | <b>2.3%</b>   |

Source: U.S. Census

**Map 8-7**  
**Percent Severely Crowded Households**  
**(1.5 Persons Per Room or Greater) in**  
**New York City Sub-borough Areas, 2000**

Percent of Households

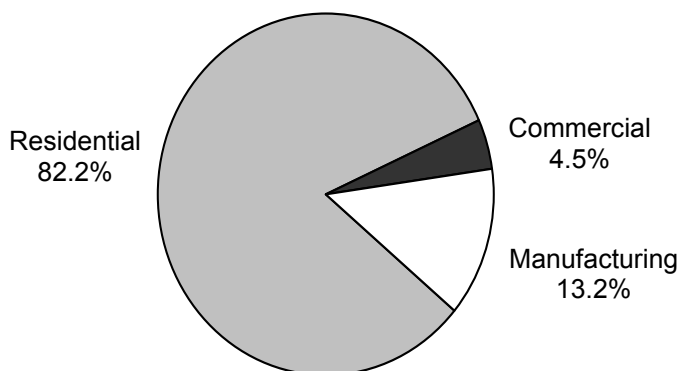


Source: 1999 Housing and Vacancy Survey

## Chapter 9. Land Use

This chapter presents data on lot usage in New York City's community districts. This information is derived from New York City's 2002 Real Property Assessment Data file. Not all of the land area in New York is contained within lots. Large parks, airports, streets, sidewalks, and bodies of water are excluded. Also, a small percentage of lots are not assigned to any of New York's 59 community districts; these lots are also excluded.

**Chart 9-1 Land Use Zoning of Lots in New York City, 2002**



Source: Real Property Assessment Data

There are approximately 5.5 billion square feet of lot area in New York City's community districts. Queens has the largest share of this lot area, 32.6%. Brooklyn has another 24.2% of total lot area, followed by Staten Island with 21.5%, the Bronx with 14.3%, and Manhattan with 7.5% (Borough Table 9-1).

Lots in New York City are assigned to one of three basic zoning districts: residential, commercial, or manufacturing. Each of these categories is further subdivided ac-

**Borough Table 9-1 Land Use Zoning of Lots in the Five Boroughs, 2002**

|                                            | Bronx | Brooklyn | Manhattan | Queens  | Staten Island | Total   |
|--------------------------------------------|-------|----------|-----------|---------|---------------|---------|
| <b>Land Area (millions of square feet)</b> |       |          |           |         |               |         |
| <b>Residential</b>                         | 648.1 | 1,097.5  | 276.3     | 1,609.3 | 922.5         | 4,553.8 |
| <b>Commercial</b>                          | 58.8  | 40.8     | 85.8      | 38.4    | 27.9          | 251.6   |
| <b>Manufacturing</b>                       | 82.3  | 200.0    | 50.5      | 158.3   | 240.1         | 731.2   |
| <b>Total</b>                               | 789.3 | 1,338.3  | 412.6     | 1,806.0 | 1,190.4       | 5,536.6 |
| <b>Percent of Total Land</b>               | 14.3% | 24.2%    | 7.5%      | 32.6%   | 21.5%         | 100.0%  |
| <b>Land Area (percent)</b>                 |       |          |           |         |               |         |
| <b>Residential</b>                         | 82.1% | 82.0%    | 67.0%     | 89.1%   | 77.5%         | 82.2%   |
| <b>Commercial</b>                          | 7.5%  | 3.0%     | 20.8%     | 2.1%    | 2.3%          | 4.5%    |
| <b>Manufacturing</b>                       | 10.4% | 14.9%    | 12.2%     | 8.8%    | 20.2%         | 13.2%   |

Source: Real Property Assessment Data

## Borough Table 9-2 Vacant Lot Area in the Five Boroughs, 2002

|                                            | Bronx | Brooklyn | Manhattan | Queens | Staten Island | Total |
|--------------------------------------------|-------|----------|-----------|--------|---------------|-------|
| <b>Land Area (millions of square feet)</b> | 39.8  | 74.1     | 12.0      | 96.8   | 211.6         | 434.2 |
| <b>Land Area (percent)</b>                 | 5.0%  | 5.5%     | 2.9%      | 5.4%   | 17.8%         | 7.8%  |
| Source: Real Property Assessment Data      |       |          |           |        |               |       |

cording to intensity of use, allowable building bulk, residential density, and/or other characteristics. Only the basic classification is provided here. The majority of New York's lots, 82.2%, are in residential districts, another 13.2% are zoned for manufacturing, and 4.5% of lots are zoned commercial. This mix varies somewhat by borough. Queens is overwhelmingly residential, with only 2.1% of lot area zoned commercial and 8.8% zoned for manufacturing. Staten Island has the largest share of lot area zoned for manufacturing, 20.2%. And not surprisingly, the largest share of lot area zoned for commerce is found in Manhattan (20.8%) (Borough Table 9-1).

### Exhibit 9-1 Highest and Lowest Vacant Lot Area (millions of square feet), 2002

#### Highest:

|               |                             |       |
|---------------|-----------------------------|-------|
| Staten Island | Tottenville/Great Kills     | 108.3 |
| Staten Island | South Beach/Willowbrook     | 72.0  |
| Queens        | Rockaway/Broad Channel      | 43.2  |
| Staten Island | St. George/Stapleton        | 31.2  |
| Brooklyn      | East New York/Starrett City | 20.7  |

#### Lowest:

|           |                            |     |
|-----------|----------------------------|-----|
| Manhattan | Midtown                    | 0.1 |
| Manhattan | Stuyvesant Town/Turtle Bay | 0.1 |
| Manhattan | Upper East Side            | 0.2 |
| Manhattan | Financial District         | 0.3 |
| Manhattan | Greenwich Village/Soho     | 0.4 |

Source: Real Property Assessment Data

The Real Property Assessment Data file also provides information on vacant lots. In 1999, 7.8% of the lot area in New York City was classified as vacant. This area amounts to over 434 million square feet of space. By far, Staten Island has the largest share of vacant lots, 17.8%, as well as the greatest area of vacant lot space, 211.6 million square feet. Brooklyn has 5.5% vacant lot area, Queens has 5.4%, and the Bronx has 5.0% vacant lot area. Manhattan has the least vacant lot area, only 2.9%.

Among community districts, Tottenville/Great Kills in southern Staten Island has the most vacant lot area—108.3 million square feet—accounting for more than half the vacant lot area in Staten Island. The South Beach/Willowbrook section of Staten Island has another 72.0 million square feet, and St. George/Stapleton in northern Staten Island has 31.2 million square feet. Sizeable vacant lot area is also found in the Rockaway/Broad Channel community district in Queens (43.2 million sq. ft.) and in East New York/Starrett City in Brooklyn (20.7 million sq. ft.).

Several community districts in Manhattan have very little vacant lot area—less than half a million square feet. These areas are Midtown Manhattan, Stuyvesant Town/Turtle Bay, the Upper East Side, the Financial District, and Greenwich Village/Soho.



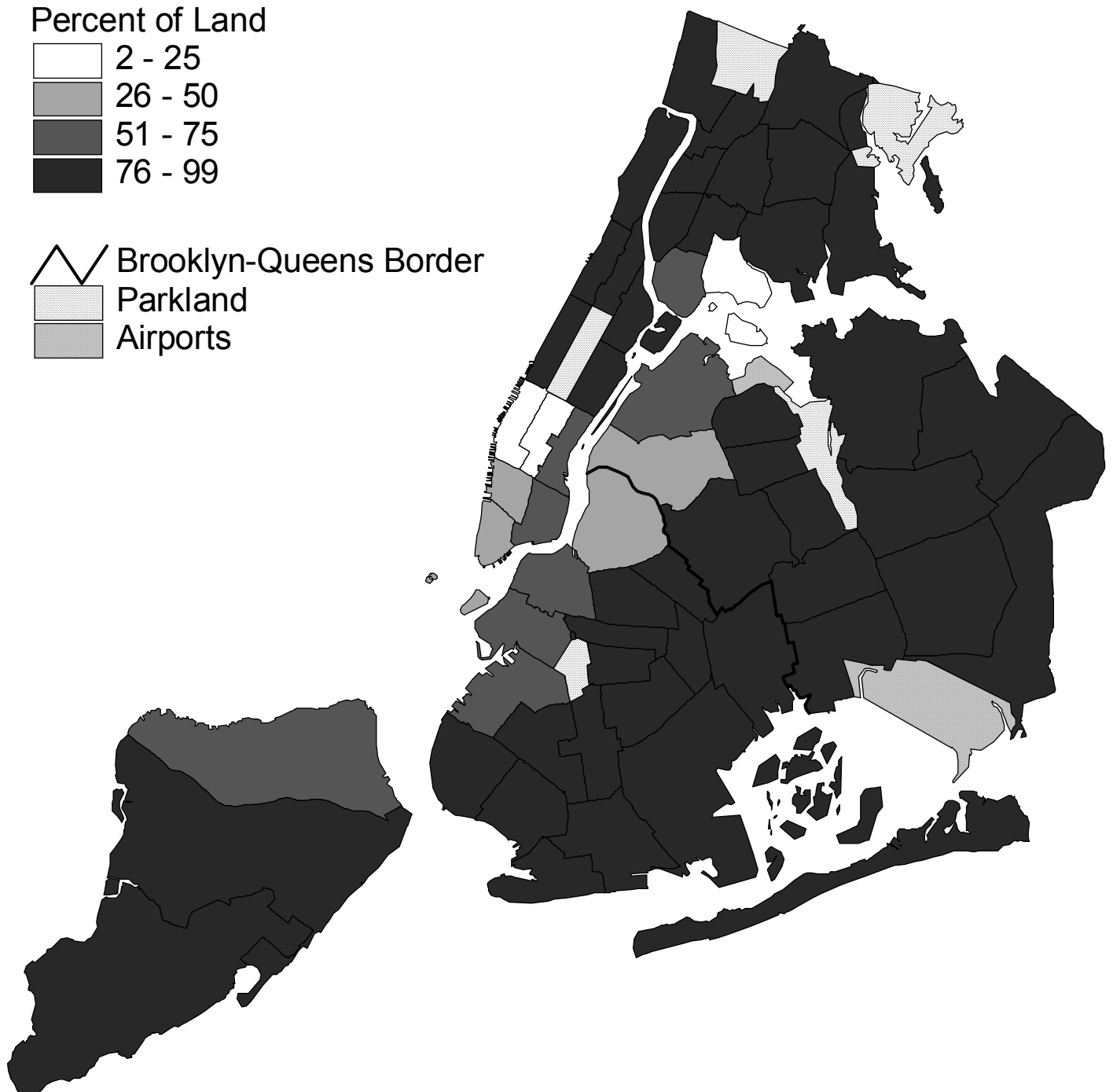
# **Neighborhood Table 9-1** **Lots Zoned Residential in New York City** **Community Districts, 2000**

| <b>Borough</b> | <b>Community District</b>        | <b>Land Area<br/>(millions of sq. ft.)</b> | <b>Percent of Land</b> |
|----------------|----------------------------------|--------------------------------------------|------------------------|
| Bronx          | 101 Mott Haven/Melrose           | 20.7                                       | 56.8%                  |
| Bronx          | 102 Hunts Point/Longwood         | 11.3                                       | 18.4%                  |
| Bronx          | 103 Morrisania/Crotona           | 23.9                                       | 80.0%                  |
| Bronx          | 104 Highbridge/Concourse         | 27.5                                       | 80.7%                  |
| Bronx          | 105 Fordham/University Heights   | 21.0                                       | 86.6%                  |
| Bronx          | 106 Belmont/East Tremont         | 21.1                                       | 81.5%                  |
| Bronx          | 107 Kingsbridge Hghts/Bedford    | 30.4                                       | 91.9%                  |
| Bronx          | 108 Riverdale/Fieldston          | 73.1                                       | 98.1%                  |
| Bronx          | 109 Parkchester/Soundview        | 69.5                                       | 86.0%                  |
| Bronx          | 110 Throgs Neck/Co-op City       | 103.8                                      | 79.4%                  |
| Bronx          | 111 Morris Park/Bronxdale        | 56.4                                       | 92.3%                  |
| Bronx          | 112 Williamsbridge/Baychester    | 189.4                                      | 96.2%                  |
| Brooklyn       | 201 Greenpoint/Williamsburg      | 34.9                                       | 39.8%                  |
| Brooklyn       | 202 Fort Greene/Brooklyn Heights | 31.3                                       | 53.8%                  |
| Brooklyn       | 203 Bedford Stuyvesant           | 48.4                                       | 89.8%                  |
| Brooklyn       | 204 Bushwick                     | 35.5                                       | 86.0%                  |
| Brooklyn       | 205 East New York/Starrett City  | 107.3                                      | 87.7%                  |
| Brooklyn       | 206 Park Slope/Carroll Gardens   | 33.2                                       | 50.6%                  |
| Brooklyn       | 207 Sunset Park                  | 50.0                                       | 60.6%                  |
| Brooklyn       | 208 Crown Heights                | 27.4                                       | 89.8%                  |
| Brooklyn       | 209 South Crown Heights/Prospect | 31.4                                       | 96.6%                  |
| Brooklyn       | 210 Bay Ridge/Dyker Heights      | 81.0                                       | 96.9%                  |
| Brooklyn       | 211 Bensonhurst                  | 61.2                                       | 88.5%                  |
| Brooklyn       | 212 Borough Park                 | 58.8                                       | 90.7%                  |
| Brooklyn       | 213 Coney Island                 | 64.4                                       | 89.7%                  |
| Brooklyn       | 214 Flatbush/Midwood             | 50.5                                       | 92.8%                  |
| Brooklyn       | 215 Sheepshead Bay               | 83.4                                       | 94.0%                  |
| Brooklyn       | 216 Brownsville                  | 27.6                                       | 83.0%                  |
| Brooklyn       | 217 East Flatbush                | 54.7                                       | 90.6%                  |
| Brooklyn       | 218 Flatlands/Canarsie           | 216.6                                      | 91.1%                  |
| Manhattan      | 301 Financial District           | 12.4                                       | 41.8%                  |
| Manhattan      | 302 Greenwich Village/Soho       | 7.0                                        | 26.5%                  |
| Manhattan      | 303 Lower East Side/Chinatown    | 23.5                                       | 70.8%                  |
| Manhattan      | 304 Clinton/Chelsea              | 8.8                                        | 24.5%                  |
| Manhattan      | 305 Midtown                      | 0.4                                        | 1.7%                   |
| Manhattan      | 306 Stuyvesant Town/Turtle Bay   | 13.5                                       | 57.5%                  |
| Manhattan      | 307 Upper West Side              | 27.3                                       | 81.9%                  |
| Manhattan      | 308 Upper East Side              | 29.6                                       | 77.8%                  |
| Manhattan      | 309 Morningside Heights/Hamilton | 27.0                                       | 91.6%                  |
| Manhattan      | 310 Central Harlem               | 24.2                                       | 92.1%                  |
| Manhattan      | 311 East Harlem                  | 49.2                                       | 93.1%                  |
| Manhattan      | 312 Washington Heights/Inwood    | 53.4                                       | 92.1%                  |
| Queens         | 401 Astoria                      | 63.9                                       | 73.4%                  |
| Queens         | 402 Woodside/Sunnyside           | 40.1                                       | 47.6%                  |
| Queens         | 403 Jackson Heights              | 47.8                                       | 92.4%                  |
| Queens         | 404 Elmhurst/Corona              | 37.3                                       | 92.8%                  |
| Queens         | 405 Ridgewood/Maspeth            | 140.6                                      | 85.8%                  |
| Queens         | 406 Rego Park/Forest Hills       | 47.0                                       | 93.1%                  |
| Queens         | 407 Flushing/Whitestone          | 191.1                                      | 83.3%                  |
| Queens         | 408 Hillcrest/Fresh Meadows      | 134.4                                      | 99.0%                  |
| Queens         | 409 Ozone Park/Woodhaven         | 74.5                                       | 92.3%                  |
| Queens         | 410 S. Ozone Park/Howard Beach   | 106.3                                      | 89.7%                  |
| Queens         | 411 Bayside/Little Neck          | 175.2                                      | 99.4%                  |
| Queens         | 412 Jamaica/Hollis               | 160.2                                      | 90.4%                  |
| Queens         | 413 Queens Village               | 223.9                                      | 95.7%                  |
| Queens         | 414 Rockaway/Broad Channel       | 166.9                                      | 94.6%                  |
| Staten Island  | 501 St. George/Stapleton         | 213.4                                      | 74.4%                  |
| Staten Island  | 502 S. Beach/Willowbrook         | 343.1                                      | 78.8%                  |
| Staten Island  | 503 Tottenville/Great Kills      | 366.0                                      | 78.1%                  |
| <b>Total</b>   | <b>New York City</b>             | <b>4,553.8</b>                             | <b>82.2%</b>           |

Source: Real Property Assessment Data

# Map 9-1

## Percent of Lot Area Zoned Residential in New York City Community Districts, 2000



Source: Real Property Assessment Data

## Neighborhood Table 9-2

### Lots Zoned Commercial in New York City

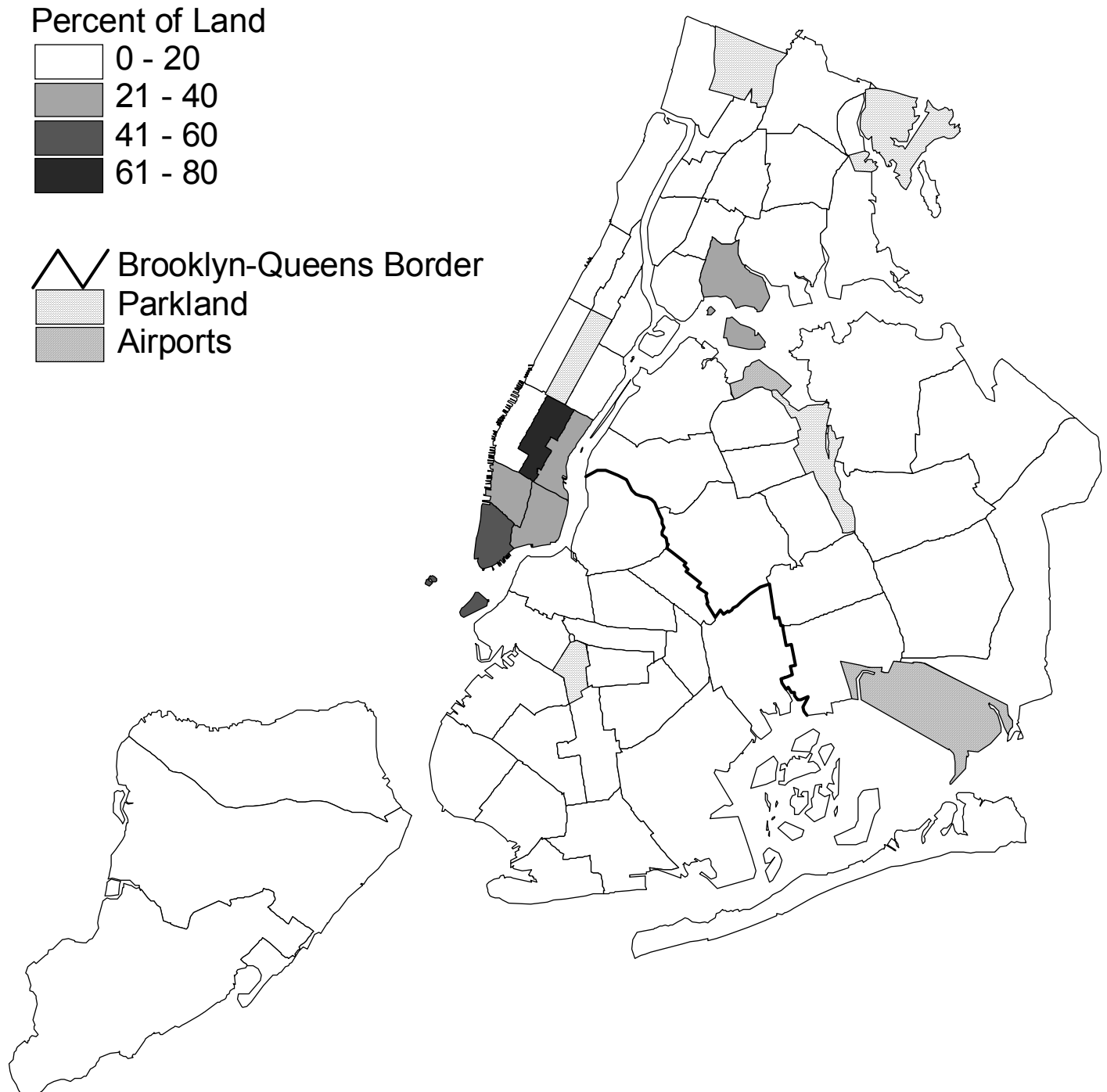
### Community Districts, 2000

| Borough       | Community District               | Land Area<br>(millions of sq. ft.) | Percent of Land |
|---------------|----------------------------------|------------------------------------|-----------------|
| Bronx         | 101 Mott Haven/Melrose           | 2.1                                | 5.9%            |
| Bronx         | 102 Hunts Point/Longwood         | 20.0                               | 32.5%           |
| Bronx         | 103 Morrisania/Crotona           | 1.3                                | 4.3%            |
| Bronx         | 104 Highbridge/Concourse         | 2.7                                | 8.1%            |
| Bronx         | 105 Fordham/University Heights   | 1.5                                | 6.3%            |
| Bronx         | 106 Belmont/East Tremont         | 2.4                                | 9.3%            |
| Bronx         | 107 Kingsbridge Hgts/Bedford     | 1.7                                | 5.1%            |
| Bronx         | 108 Riverdale/Fieldston          | 0.3                                | 0.4%            |
| Bronx         | 109 Parkchester/Soundview        | 4.1                                | 5.0%            |
| Bronx         | 110 Throgs Neck/Co-op City       | 19.3                               | 14.8%           |
| Bronx         | 111 Morris Park/Bronxdale        | 1.6                                | 2.6%            |
| Bronx         | 112 Williamsbridge/Baychester    | 1.8                                | 0.9%            |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 3.8                                | 4.3%            |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 5.9                                | 10.2%           |
| Brooklyn      | 203 Bedford Stuyvesant           | 1.1                                | 2.0%            |
| Brooklyn      | 204 Bushwick                     | 1.1                                | 2.6%            |
| Brooklyn      | 205 East New York/Starrett City  | 2.8                                | 2.3%            |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 0.5                                | 0.7%            |
| Brooklyn      | 207 Sunset Park                  | 0.7                                | 0.9%            |
| Brooklyn      | 208 Crown Heights                | 0.7                                | 2.3%            |
| Brooklyn      | 209 South Crown Heights/Prospect | 0.8                                | 2.4%            |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 0.9                                | 1.0%            |
| Brooklyn      | 211 Bensonhurst                  | 1.9                                | 2.7%            |
| Brooklyn      | 212 Borough Park                 | 1.5                                | 2.4%            |
| Brooklyn      | 213 Coney Island                 | 4.5                                | 6.3%            |
| Brooklyn      | 214 Flatbush/Midwood             | 2.7                                | 5.0%            |
| Brooklyn      | 215 Sheepshead Bay               | 4.6                                | 5.2%            |
| Brooklyn      | 216 Brownsville                  | 1.6                                | 4.8%            |
| Brooklyn      | 217 East Flatbush                | 2.0                                | 3.2%            |
| Brooklyn      | 218 Flatlands/Canarsie           | 3.8                                | 1.6%            |
| Manhattan     | 301 Financial District           | 14.0                               | 47.3%           |
| Manhattan     | 302 Greenwich Village/Soho       | 6.8                                | 25.8%           |
| Manhattan     | 303 Lower East Side/Chinatown    | 9.4                                | 28.2%           |
| Manhattan     | 304 Clinton/Chelsea              | 6.3                                | 17.6%           |
| Manhattan     | 305 Midtown                      | 20.9                               | 80.0%           |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 8.6                                | 36.6%           |
| Manhattan     | 307 Upper West Side              | 5.8                                | 17.5%           |
| Manhattan     | 308 Upper East Side              | 7.7                                | 20.1%           |
| Manhattan     | 309 Morningside Heights/Hamilton | 0.1                                | 0.5%            |
| Manhattan     | 310 Central Harlem               | 1.9                                | 7.1%            |
| Manhattan     | 311 East Harlem                  | 1.4                                | 2.6%            |
| Manhattan     | 312 Washington Heights/Inwood    | 2.9                                | 5.0%            |
| Queens        | 401 Astoria                      | 1.2                                | 1.3%            |
| Queens        | 402 Woodside/Sunnyside           | 1.1                                | 1.3%            |
| Queens        | 403 Jackson Heights              | 1.8                                | 3.4%            |
| Queens        | 404 Elmhurst/Corona              | 1.3                                | 3.1%            |
| Queens        | 405 Ridgewood/Maspeth            | 1.2                                | 0.7%            |
| Queens        | 406 Rego Park/Forest Hills       | 2.2                                | 4.4%            |
| Queens        | 407 Flushing/Whitestone          | 3.0                                | 1.3%            |
| Queens        | 408 Hillcrest/Fresh Meadows      | 1.4                                | 1.0%            |
| Queens        | 409 Ozone Park/Woodhaven         | 1.5                                | 1.9%            |
| Queens        | 410 S. Ozone Park/Howard Beach   | 10.2                               | 8.6%            |
| Queens        | 411 Bayside/Little Neck          | 0.7                                | 0.4%            |
| Queens        | 412 Jamaica/Hollis               | 6.1                                | 3.5%            |
| Queens        | 413 Queens Village               | 2.5                                | 1.1%            |
| Queens        | 414 Rockaway/Broad Channel       | 4.3                                | 2.4%            |
| Staten Island | 501 St. George/Stapleton         | 9.6                                | 3.4%            |
| Staten Island | 502 S. Beach/Willowbrook         | 11.4                               | 2.6%            |
| Staten Island | 503 Tottenville/Great Kills      | 6.8                                | 1.4%            |
| <b>Total</b>  | <b>New York City</b>             | <b>251.6</b>                       | <b>4.5%</b>     |

Source: Real Property Assessment Data

## Map 9-2

### Percent of Lot Area Zoned Commercial in New York City Community Districts, 2000



Source: Real Property Assessment Data

### Neighborhood Table 9-3

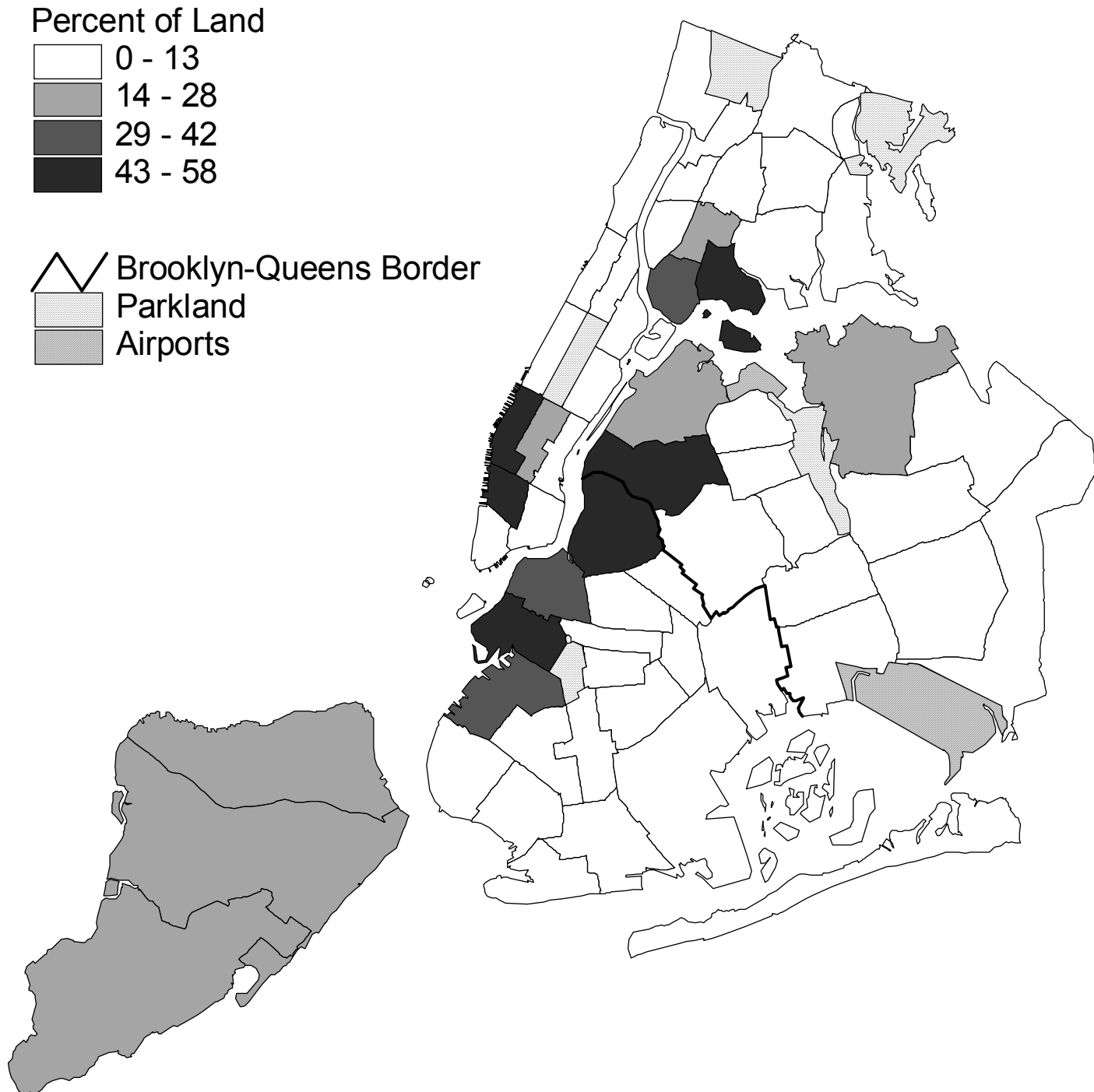
## Lots Zoned Manufacturing in New York City

### Community Districts, 2000

| Borough       | Community District               | Land Area<br>(millions of sq. ft.) | Percent of Land |
|---------------|----------------------------------|------------------------------------|-----------------|
| Bronx         | 101 Mott Haven/Melrose           | 13.6                               | 37.4%           |
| Bronx         | 102 Hunts Point/Longwood         | 30.2                               | 49.1%           |
| Bronx         | 103 Morrisania/Crotona           | 4.7                                | 15.7%           |
| Bronx         | 104 Highbridge/Concourse         | 3.8                                | 11.2%           |
| Bronx         | 105 Fordham/University Heights   | 1.7                                | 7.1%            |
| Bronx         | 106 Belmont/East Tremont         | 2.4                                | 9.3%            |
| Bronx         | 107 Kingsbridge Hgts/Bedford     | 1.0                                | 3.0%            |
| Bronx         | 108 Riverdale/Fieldston          | 1.1                                | 1.5%            |
| Bronx         | 109 Parkchester/Soundview        | 7.2                                | 9.0%            |
| Bronx         | 110 Throgs Neck/Co-op City       | 7.6                                | 5.8%            |
| Bronx         | 111 Morris Park/Bronxdale        | 3.1                                | 5.0%            |
| Bronx         | 112 Williamsbridge/Baychester    | 5.8                                | 3.0%            |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 49.0                               | 55.9%           |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 20.9                               | 36.0%           |
| Brooklyn      | 203 Bedford Stuyvesant           | 4.4                                | 8.2%            |
| Brooklyn      | 204 Bushwick                     | 4.7                                | 11.4%           |
| Brooklyn      | 205 East New York/Starrett City  | 12.3                               | 10.1%           |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 32.0                               | 48.8%           |
| Brooklyn      | 207 Sunset Park                  | 31.8                               | 38.5%           |
| Brooklyn      | 208 Crown Heights                | 2.4                                | 7.9%            |
| Brooklyn      | 209 South Crown Heights/Prospect | 0.3                                | 1.1%            |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 1.8                                | 2.1%            |
| Brooklyn      | 211 Bensonhurst                  | 6.1                                | 8.8%            |
| Brooklyn      | 212 Borough Park                 | 4.5                                | 7.0%            |
| Brooklyn      | 213 Coney Island                 | 2.9                                | 4.0%            |
| Brooklyn      | 214 Flatbush/Midwood             | 1.2                                | 2.2%            |
| Brooklyn      | 215 Sheepshead Bay               | 0.6                                | 0.7%            |
| Brooklyn      | 216 Brownsville                  | 4.0                                | 12.2%           |
| Brooklyn      | 217 East Flatbush                | 3.7                                | 6.1%            |
| Brooklyn      | 218 Flatlands/Canarsie           | 17.3                               | 7.3%            |
| Manhattan     | 301 Financial District           | 3.2                                | 11.0%           |
| Manhattan     | 302 Greenwich Village/Soho       | 12.6                               | 47.7%           |
| Manhattan     | 303 Lower East Side/Chinatown    | 0.3                                | 1.0%            |
| Manhattan     | 304 Clinton/Chelsea              | 20.7                               | 57.9%           |
| Manhattan     | 305 Midtown                      | 4.8                                | 18.3%           |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 1.4                                | 5.9%            |
| Manhattan     | 307 Upper West Side              | 0.2                                | 0.6%            |
| Manhattan     | 308 Upper East Side              | 0.8                                | 2.1%            |
| Manhattan     | 309 Morningside Heights/Hamilton | 2.3                                | 7.9%            |
| Manhattan     | 310 Central Harlem               | 0.2                                | 0.8%            |
| Manhattan     | 311 East Harlem                  | 2.2                                | 4.2%            |
| Manhattan     | 312 Washington Heights/Inwood    | 1.7                                | 2.9%            |
| Queens        | 401 Astoria                      | 21.9                               | 25.2%           |
| Queens        | 402 Woodside/Sunnyside           | 42.9                               | 51.0%           |
| Queens        | 403 Jackson Heights              | 2.2                                | 4.2%            |
| Queens        | 404 Elmhurst/Corona              | 1.6                                | 4.1%            |
| Queens        | 405 Ridgewood/Maspeth            | 22.1                               | 13.5%           |
| Queens        | 406 Rego Park/Forest Hills       | 1.2                                | 2.4%            |
| Queens        | 407 Flushing/Whitestone          | 35.5                               | 15.4%           |
| Queens        | 408 Hillcrest/Fresh Meadows      | 0.0                                | 0.0%            |
| Queens        | 409 Ozone Park/Woodhaven         | 4.7                                | 5.9%            |
| Queens        | 410 S. Ozone Park/Howard Beach   | 2.0                                | 1.7%            |
| Queens        | 411 Bayside/Little Neck          | 0.4                                | 0.2%            |
| Queens        | 412 Jamaica/Hollis               | 10.9                               | 6.1%            |
| Queens        | 413 Queens Village               | 7.5                                | 3.2%            |
| Queens        | 414 Rockaway/Broad Channel       | 5.3                                | 3.0%            |
| Staten Island | 501 St. George/Stapleton         | 63.6                               | 22.2%           |
| Staten Island | 502 S. Beach/Willowbrook         | 80.8                               | 18.6%           |
| Staten Island | 503 Tottenville/Great Kills      | 95.6                               | 20.4%           |
| <b>Total</b>  | <b>New York City</b>             | <b>731.2</b>                       | <b>13.2%</b>    |

Source: Real Property Assessment Data

# **Map 9-3** **Percent of Lot Area Zoned Manufacturing** **in New York City Community Districts, 2000**



Source: Real Property Assessment Data

sment Data

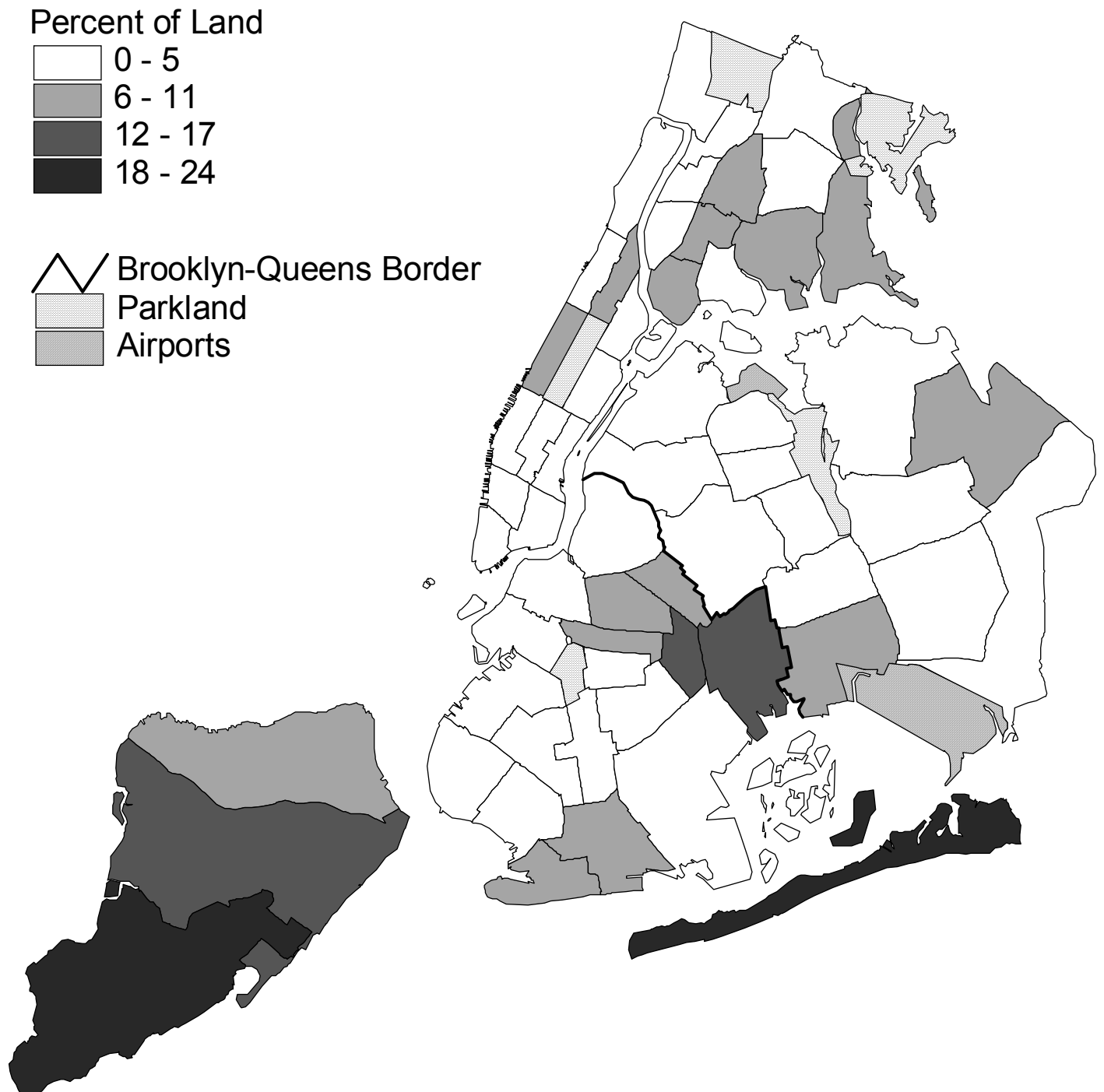
# **Neighborhood Table 9-4** **Vacant Lots in New York City** **Community Districts, 2000**

| <b>Borough</b> | <b>Community District</b>        | <b>Land Area<br/>(millions of sq. ft.)</b> | <b>Percent of Land</b> |
|----------------|----------------------------------|--------------------------------------------|------------------------|
| Bronx          | 101 Mott Haven/Melrose           | 3.3                                        | 9.0%                   |
| Bronx          | 102 Hunts Point/Longwood         | 2.9                                        | 4.8%                   |
| Bronx          | 103 Morrisania/Crotona           | 2.5                                        | 8.3%                   |
| Bronx          | 104 Highbridge/Concourse         | 1.9                                        | 5.5%                   |
| Bronx          | 105 Fordham/University Heights   | 1.1                                        | 4.7%                   |
| Bronx          | 106 Belmont/East Tremont         | 1.9                                        | 7.2%                   |
| Bronx          | 107 Kingsbridge Hghts/Bedford    | 1.2                                        | 3.7%                   |
| Bronx          | 108 Riverdale/Fieldston          | 3.6                                        | 4.9%                   |
| Bronx          | 109 Parkchester/Soundview        | 6.1                                        | 7.6%                   |
| Bronx          | 110 Throgs Neck/Co-op City       | 8.1                                        | 6.2%                   |
| Bronx          | 111 Morris Park/Bronxdale        | 1.8                                        | 3.0%                   |
| Bronx          | 112 Williamsbridge/Baychester    | 5.3                                        | 2.7%                   |
| Brooklyn       | 201 Greenpoint/Williamsburg      | 4.2                                        | 4.8%                   |
| Brooklyn       | 202 Fort Greene/Brooklyn Heights | 1.6                                        | 2.7%                   |
| Brooklyn       | 203 Bedford Stuyvesant           | 6.1                                        | 11.3%                  |
| Brooklyn       | 204 Bushwick                     | 4.0                                        | 9.7%                   |
| Brooklyn       | 205 East New York/Starrett City  | 20.7                                       | 16.9%                  |
| Brooklyn       | 206 Park Slope/Carroll Gardens   | 1.4                                        | 2.2%                   |
| Brooklyn       | 207 Sunset Park                  | 1.0                                        | 1.2%                   |
| Brooklyn       | 208 Crown Heights                | 1.9                                        | 6.3%                   |
| Brooklyn       | 209 South Crown Heights/Prospect | 0.4                                        | 1.3%                   |
| Brooklyn       | 210 Bay Ridge/Dyker Heights      | 0.4                                        | 0.5%                   |
| Brooklyn       | 211 Bensonhurst                  | 1.1                                        | 1.5%                   |
| Brooklyn       | 212 Borough Park                 | 0.8                                        | 1.2%                   |
| Brooklyn       | 213 Coney Island                 | 8.2                                        | 11.4%                  |
| Brooklyn       | 214 Flatbush/Midwood             | 0.7                                        | 1.3%                   |
| Brooklyn       | 215 Sheepshead Bay               | 5.7                                        | 6.4%                   |
| Brooklyn       | 216 Brownsville                  | 4.2                                        | 12.5%                  |
| Brooklyn       | 217 East Flatbush                | 1.2                                        | 1.9%                   |
| Brooklyn       | 218 Flatlands/Canarsie           | 10.4                                       | 4.4%                   |
| Manhattan      | 301 Financial District           | 0.3                                        | 1.0%                   |
| Manhattan      | 302 Greenwich Village/Soho       | 0.4                                        | 1.5%                   |
| Manhattan      | 303 Lower East Side/Chinatown    | 0.5                                        | 1.6%                   |
| Manhattan      | 304 Clinton/Chelsea              | 1.3                                        | 3.7%                   |
| Manhattan      | 305 Midtown                      | 0.1                                        | 0.4%                   |
| Manhattan      | 306 Stuyvesant Town/Turtle Bay   | 0.1                                        | 0.6%                   |
| Manhattan      | 307 Upper West Side              | 2.3                                        | 6.9%                   |
| Manhattan      | 308 Upper East Side              | 0.2                                        | 0.4%                   |
| Manhattan      | 309 Morningside Heights/Hamilton | 0.6                                        | 2.0%                   |
| Manhattan      | 310 Central Harlem               | 1.7                                        | 6.6%                   |
| Manhattan      | 311 East Harlem                  | 1.6                                        | 3.1%                   |
| Manhattan      | 312 Washington Heights/Inwood    | 2.7                                        | 4.7%                   |
| Queens         | 401 Astoria                      | 1.9                                        | 2.2%                   |
| Queens         | 402 Woodside/Sunnyside           | 3.4                                        | 4.1%                   |
| Queens         | 403 Jackson Heights              | 1.4                                        | 2.8%                   |
| Queens         | 404 Elmhurst/Corona              | 0.8                                        | 1.9%                   |
| Queens         | 405 Ridgewood/Maspeth            | 1.8                                        | 1.1%                   |
| Queens         | 406 Rego Park/Forest Hills       | 0.6                                        | 1.1%                   |
| Queens         | 407 Flushing/Whitestone          | 9.8                                        | 4.3%                   |
| Queens         | 408 Hillcrest/Fresh Meadows      | 1.8                                        | 1.3%                   |
| Queens         | 409 Ozone Park/Woodhaven         | 1.0                                        | 1.3%                   |
| Queens         | 410 S. Ozone Park/Howard Beach   | 7.4                                        | 6.2%                   |
| Queens         | 411 Bayside/Little Neck          | 11.1                                       | 6.3%                   |
| Queens         | 412 Jamaica/Hollis               | 7.5                                        | 4.2%                   |
| Queens         | 413 Queens Village               | 5.0                                        | 2.2%                   |
| Queens         | 414 Rockaway/Broad Channel       | 43.2                                       | 24.5%                  |
| Staten Island  | 501 St. George/Stapleton         | 31.2                                       | 10.9%                  |
| Staten Island  | 502 S. Beach/Willowbrook         | 72.0                                       | 16.5%                  |
| Staten Island  | 503 Tottenville/Great Kills      | 108.3                                      | 23.1%                  |
| <b>Total</b>   | <b>New York City</b>             | <b>434.2</b>                               | <b>7.8%</b>            |

Source: Real Property Assessment Data

# Map 9-4

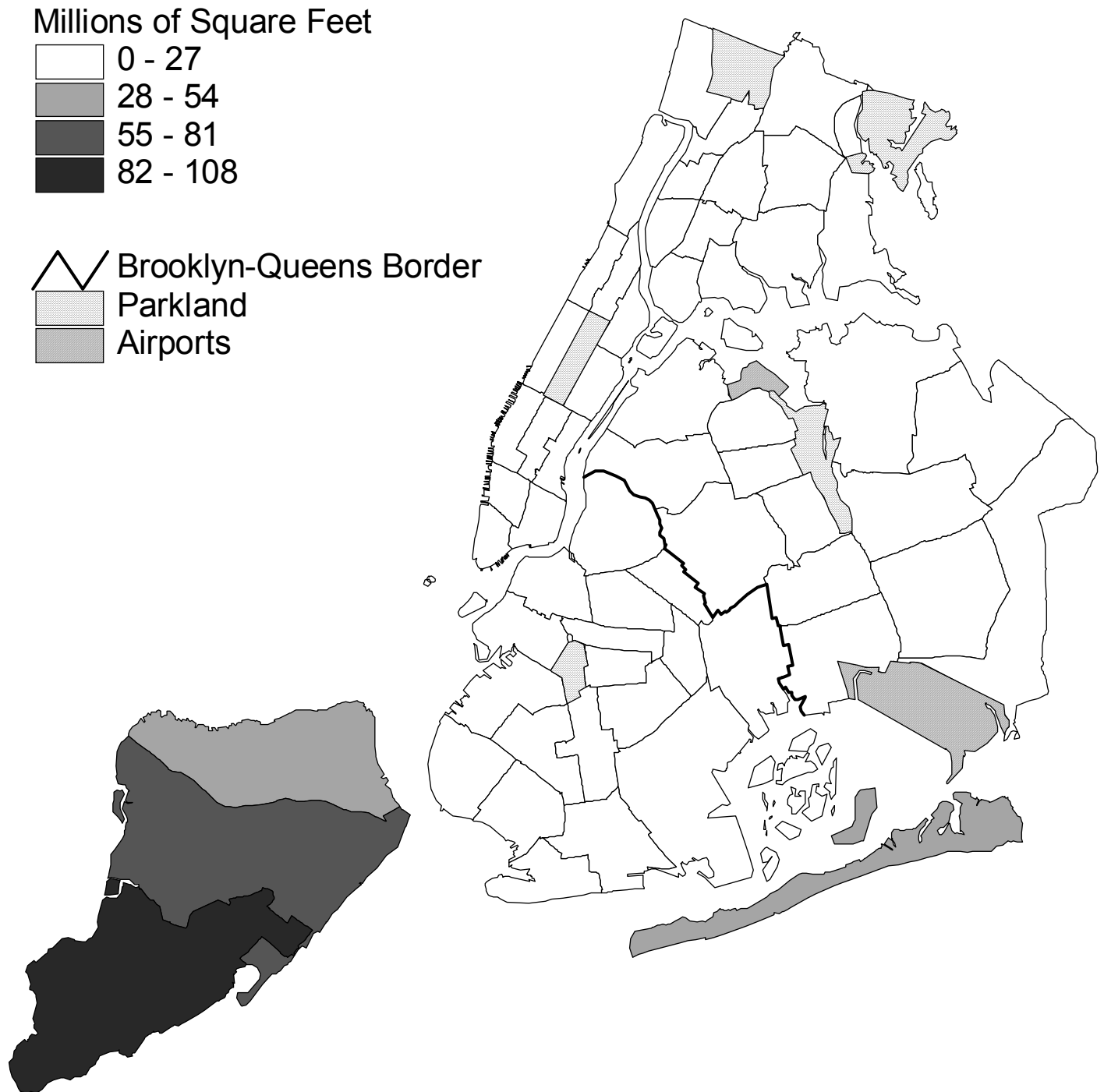
## Percent of Lot Area that is Vacant in New York City Community Districts, 2000



Source: Real Property Assessment Data



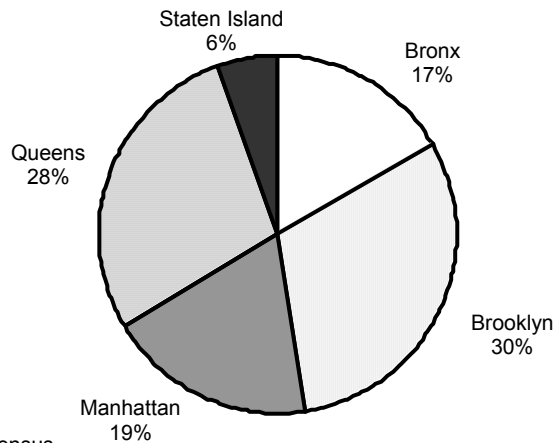
# Map 9-5 Vacant Lots in New York City Community Districts, 2000



Source: NYC Real Property Assessment Data

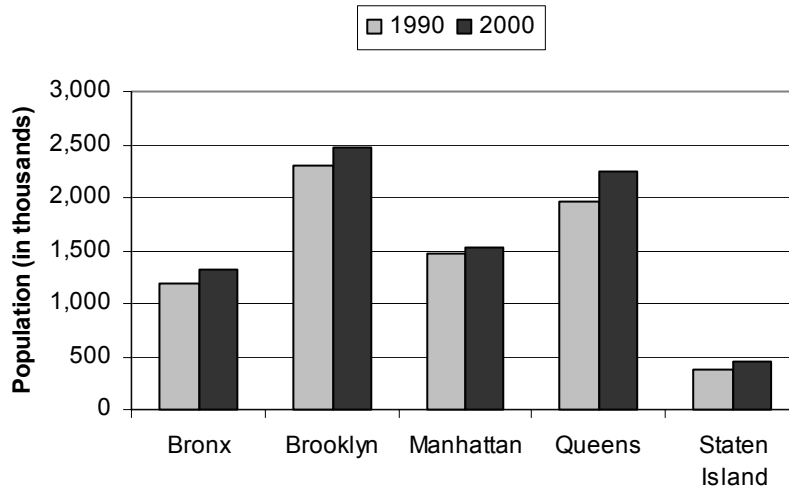
## Chapter 10. Population

**Chart 10-1 Population in the Five Boroughs, 2000**



Source: US Census

**Chart 10-2 Population of the Five Boroughs**



Source: US Census

In 2000, New York City's population exceeded 8 million people for the first time in its history, according to data from the United States Census. Using unadjusted Census counts, this represents an increase of 685,714 people, or 9.4%, since 1990 (Borough Table 10-1). However, the U.S. Census Bureau has estimated that the 1990 Census undercounted New York City's population by about 229,622 people. Using this adjusted figure yields a smaller but still substantial population growth of 6.1%. (Population data adjusted for undercounting for the year 2000 are not yet available.) The cause of this high rate of growth is not yet known. Contributing factors include migration from outside the U.S., migration from inside the U.S., retention of existing population, and natural population growth (births minus deaths). Some component of the observed growth may simply be due to better counting. In an effort to reduce the undercount, the City of New

**Borough Table 10-1 Total Population, 1990 and 2000**

|                               | Bronx     | Brooklyn  | Manhattan | Queens    | Staten Island | Total     |
|-------------------------------|-----------|-----------|-----------|-----------|---------------|-----------|
| <b>Total Population, 1990</b> | 1,197,178 | 2,300,664 | 1,479,844 | 1,965,901 | 378,977       | 7,322,564 |
| <b>Total Population, 2000</b> | 1,327,690 | 2,465,326 | 1,529,375 | 2,242,159 | 443,728       | 8,008,278 |
| <b>Change (Number)</b>        | 130,512   | 164,662   | 49,531    | 276,258   | 64,751        | 685,714   |
| <b>Change (Percent)</b>       | 10.9%     | 7.2%      | 3.3%      | 14.1%     | 17.1%         | 9.4%      |

Source: US Census

York provided the U.S. Census Bureau with updated address information for use in the 2000 Census count. The City Planning commission estimates that approximately 4% of the increase is attributable to more precise identification and enumeration.

Chart 10-1 illustrates that Brooklyn has the greatest share of New York City's population — nearly 2.5 million people or 30% of all New Yorkers. Queens has another 2.2 million people, or 28%. Manhattan has 1.5 million residents (19%), the Bronx has 1.3 million (17%), and Staten Island has 0.4 million people (6%).

| <b>Exhibit 10-1 Highest and Lowest Percent Change in Total Population, 1990 to 2000</b> |                              |       |
|-----------------------------------------------------------------------------------------|------------------------------|-------|
| <u>Highest:</u>                                                                         |                              |       |
| Queens                                                                                  | Jackson Heights              | 32.9% |
| Queens                                                                                  | Ozone Park/Woodhaven         | 27.2% |
| Queens                                                                                  | Elmhurst/Corona              | 22.1% |
| Staten Island                                                                           | South Shore                  | 20.6% |
| Brooklyn                                                                                | Flatlands/Canarsie           | 19.7% |
| <u>Lowest:</u>                                                                          |                              |       |
| Brooklyn                                                                                | South Crown Heights          | -6.0% |
| Brooklyn                                                                                | North Crown Heights/Prospect | -2.8% |
| Manhattan                                                                               | Upper West Side              | -1.4% |
| Brooklyn                                                                                | Bushwick                     | -0.5% |
| Manhattan                                                                               | Chelsea/Clinton/Midtown      | 1.2%  |
| Source: US Census                                                                       |                              |       |

In percentage terms, Staten Island's population grew the most — 17.1% from 1990 to 2000, adding 64,751 people. In terms of absolute numbers, Queens experienced the greatest growth — 276,258 people (14.1%). The Bronx grew by 130,512 people (10.9%), Brooklyn by 164,662 people (7.2%), and Manhattan grew by 49,531 people (3.3%) from 1990 to 2000 (Borough Table 10-1).

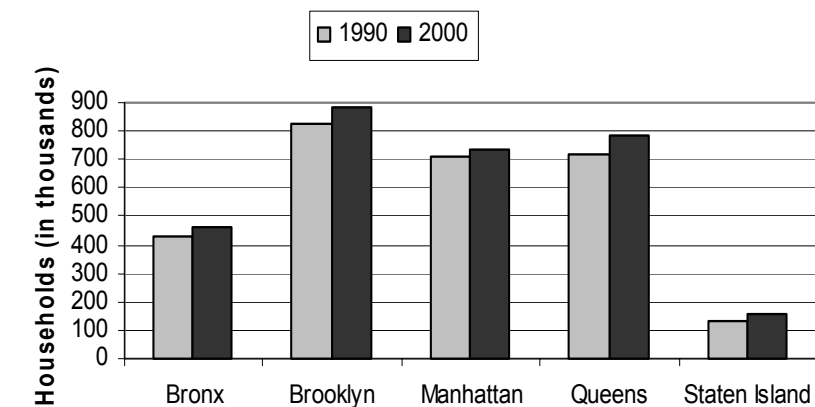
At the sub-borough area level, the greatest percentage increases in population from 1990 to 2000 were found in Queens, Staten Island, and Brooklyn. Jackson Heights in Queens grew 32.9%, Ozone Park/Woodhaven grew 27.2%, Elmhurst/Corona grew 22.1%, Staten Island's South Shore grew 20.6%, and Flatlands/Canarsie in Brooklyn grew 19.7% (Exhibit 10-1).

Exhibit 10-1 shows that a few sub-borough areas lost population from 1990 to 2000. Brooklyn's South Crown Heights lost 6.0% of its population and North Crown Heights/Prospect Heights lost 2.8%. Manhattan's Upper West Side lost 1.4% of its population. The population of Bushwick in Brooklyn declined by 0.5%. The Chelsea/Clinton/Midtown area of Manhattan grew by just 1.2%.

The Census provides information on households as well as individuals. The Census defines a household as a person or group of persons who occupy a housing unit. A housing unit, in turn, is a house, apartment, mobile home, group of rooms, or single room occupied as separate living quarters. In this sense, people in a single household live separately from any other people in the building, so that a "household" does not include "subhouseholds," or a situation in which two or

| <b>Borough Table 10-2 Number of Households, 1990 and 2000</b> |              |                 |                  |               |                      |              |
|---------------------------------------------------------------|--------------|-----------------|------------------|---------------|----------------------|--------------|
|                                                               | <b>Bronx</b> | <b>Brooklyn</b> | <b>Manhattan</b> | <b>Queens</b> | <b>Staten Island</b> | <b>Total</b> |
| <b>Number of Households, 1990</b>                             | 426,066      | 827,679         | 713,936          | 718,377       | 130,216              | 2,816,274    |
| <b>Number of Households, 2000</b>                             | 463,212      | 880,727         | 738,644          | 782,664       | 156,341              | 3,021,588    |
| <b>Change (Number)</b>                                        | 37,146       | 53,048          | 24,708           | 64,287        | 26,125               | 205,314      |
| <b>Change (Percent)</b>                                       | 8.7%         | 6.4%            | 3.5%             | 8.9%          | 20.1%                | 7.3%         |
| Source: US Census                                             |              |                 |                  |               |                      |              |

**Chart 10-3 Number of Households**



Source: US Census

**Exhibit 10-2 Highest and Lowest Average Household Size, 2000**

Highest:

|          |                            |      |
|----------|----------------------------|------|
| Brooklyn | Bushwick                   | 3.20 |
| Queens   | Elmhurst/Corona            | 3.18 |
| Queens   | Jackson Heights            | 3.16 |
| Brooklyn | Borough Park               | 3.13 |
| Bronx    | University Heights/Fordham | 3.10 |

Lowest:

|           |                                      |      |
|-----------|--------------------------------------|------|
| Manhattan | Stuyvesant Town/Turtle-Bay           | 1.57 |
| Manhattan | Chelsea/Clinton/Midtown              | 1.60 |
| Manhattan | Greenwich Village/Financial District | 1.70 |
| Manhattan | Upper East Side                      | 1.71 |
| Manhattan | Upper West Side                      | 1.76 |

Source: US Census

more households are living together. Borough Table 10-2 reports that the number of households in New York City grew to over 3 million in 2000, an increase of 7.3% from 1990. While Queens added the greatest number of new households (64,287), Staten Island's households grew the most in relative number, increasing by 20.1%.

Average household size increased in New York City from 1990 to 2000 – from 2.5 persons to 2.6 persons. There is some significant geographic variation in household size, however. In 2000, households in Manhattan tend to be much smaller (2 persons on average) than those in the other four boroughs (2.8 persons on average for the Bronx, Queens, and Staten Island, and 2.7 for Brooklyn) (Borough Table 10-3).

At the sub-borough area level there is even greater variation in household size. Exhibit 10-2 shows that the largest average household sizes are found in Brooklyn's Bushwick (3.20), Queens's Elmhurst/Corona (3.18) and Jackson Heights (3.16), Brooklyn's Borough Park (3.13), and the Bronx's University Heights/Fordham (3.10). The neighborhoods

**Borough Table 10-3 Average Household Size, 1990 and 2000**

|                                     | Bronx | Brooklyn | Manhattan | Queens | Staten Island | Total |
|-------------------------------------|-------|----------|-----------|--------|---------------|-------|
| <b>Average Household Size, 1990</b> | 2.76  | 2.74     | 2.00      | 2.69   | 2.85          | 2.55  |
| <b>Average Household Size, 2000</b> | 2.76  | 2.73     | 1.99      | 2.79   | 2.77          | 2.57  |
| <b>Change (Number)</b>              | 0.00  | 0.02     | 0.01      | -0.10  | 0.09          | -0.02 |

Source: US Census

**Borough Table 10-4 Length of Tenure  
(Years in Current Residence), 1991 and 1999**

|                                     | Bronx | Brooklyn | Manhattan | Queens | Staten Island | Total |
|-------------------------------------|-------|----------|-----------|--------|---------------|-------|
| <b>Average Household Size, 1991</b> | 11.3  | 12.0     | 11.3      | 13.1   | 12.3          | 12.0  |
| <b>Average Household Size, 1999</b> | 10.6  | 11.7     | 11.0      | 12.2   | 12.7          | 11.6  |
| <b>Change (Number)</b>              | -0.7  | -0.3     | -0.2      | -0.9   | 0.4           | -0.5  |

Source: NYC Housing and Vacancy Survey

averaging the most people per household also tend to be home to larger numbers of recent immigrants. At the other end of the spectrum, the sub-borough areas with the smallest average household size are all found in Manhattan. These areas are Stuyvesant Town/Turtle-Bay (1.57), Chelsea/ Clinton/ Midtown (1.60), Greenwich Village/Financial District (1.70), the Upper East Side (1.71) and the Upper West Side (1.76).

Data on length of tenure (years in current housing unit) come from the New York City Housing and Vacancy Survey (HVS). (Note that all data from the HVS are estimates based on a sample and

are subject to potential sampling errors, particularly for small areas and changes over time. See Data and Methods section for details.) Similar to average household size, average length of tenure has also remained somewhat stable in New York City, changing only from 12 years in 1991 to 11.6 years in 1999 (Borough Table 10-4). Length of tenure varies somewhat across the five boroughs, and is longest in Staten Island (12.7 years) and shortest in the Bronx (10.6). The Bronx has seen the greatest change in average length of tenure, a decrease of 0.7 years on average (Borough Table 10-4).

Exhibit 10-3 shows that among sub-borough areas, households tend to have the longest tenure in certain areas of Queens, specifically in Middle Village/Ridgewood (14.8 years on average), Bayside/Little Neck (14.7), South Ozone Park/Howard (13.7), and Astoria (13.5). Brooklyn's Borough Park also has a longer average length of tenure, at 14.1 years. Length of tenure tends to be shortest in various areas in the Bronx, such as Kingsbridge Heights/Mosholu (8.2 years on average), University Heights/Fordham (8.5), Morrisania/Belmont (8.9) and Highbridge/South Concourse (9.2). Manhattan's Upper East Side also has a somewhat shorter length of tenure, averaging 9.2 years.

**Exhibit 10-3 Highest and Lowest  
Average Length of Tenure, 1999**

|                 |                             |      |
|-----------------|-----------------------------|------|
| <u>Highest:</u> |                             |      |
| Queens          | Middle Village/Ridgewood    | 14.8 |
| Queens          | Bayside/Little Neck         | 14.7 |
| Brooklyn        | Borough Park                | 14.1 |
| Queens          | South Ozone Park/Howard     | 13.7 |
| Queens          | Astoria                     | 13.5 |
| <u>Lowest:</u>  |                             |      |
| Bronx           | Kingsbridge Heights/Mosholu | 8.2  |
| Bronx           | University Heights/Fordham  | 8.5  |
| Bronx           | Morrisania/Belmont          | 8.9  |
| Bronx           | Highbridge/South Concourse  | 9.2  |
| Manhattan       | Upper East Side             | 9.2  |

Source: NYC Housing and Vacancy Survey

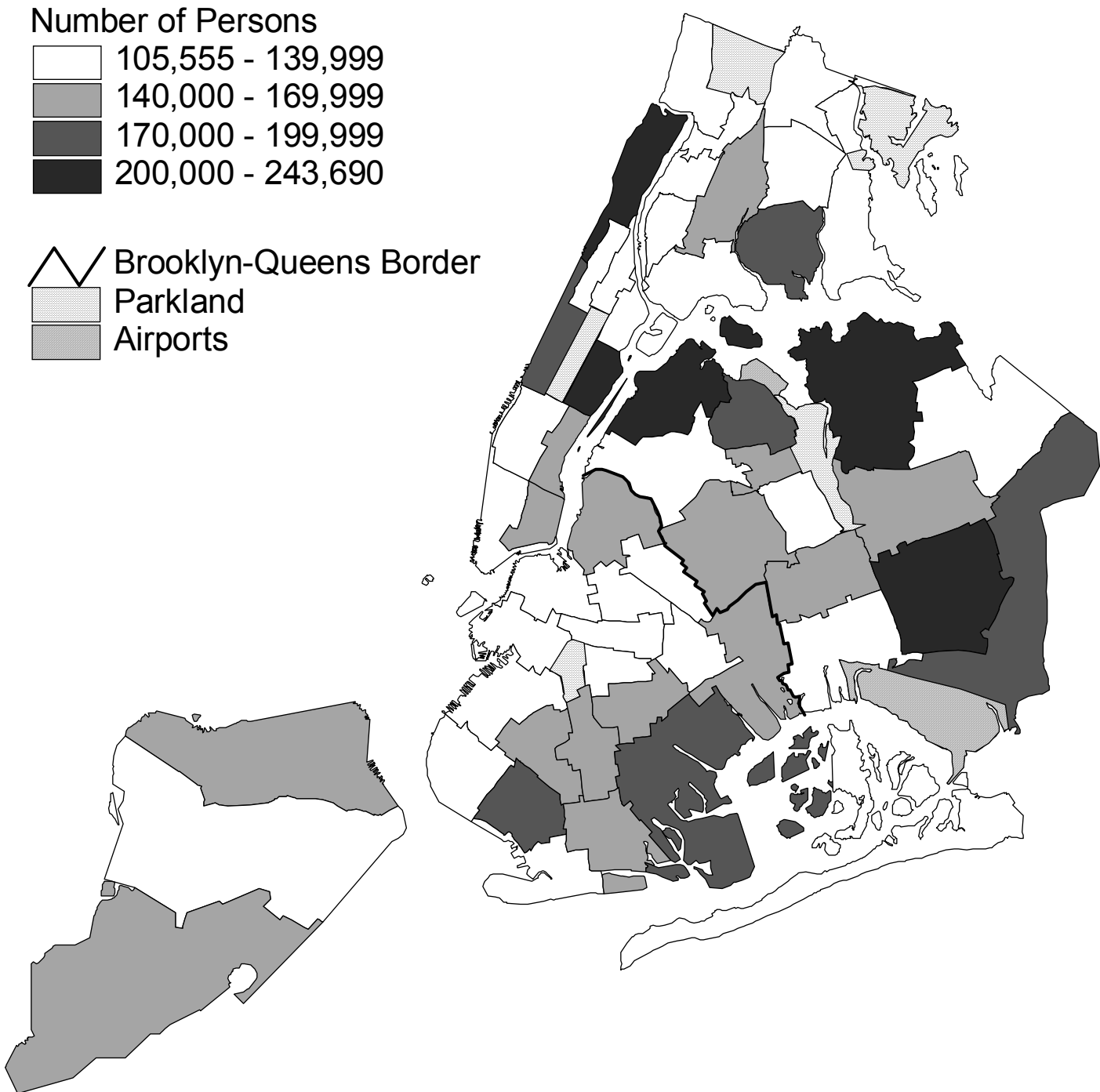
# Neighborhood Table 10-1

## Total Population in New York City Sub-borough Areas, 1990 and 2000

| Borough       | Sub-borough Area                         | 1990 Total Population | 2000 Total Population | Change         | Percent Change |
|---------------|------------------------------------------|-----------------------|-----------------------|----------------|----------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 118,081               | 130,448               | 12,367         | 10.5%          |
| Bronx         | 102 Morrisania/Belmont                   | 121,928               | 141,685               | 19,757         | 16.2%          |
| Bronx         | 103 Highbridge/South Concourse           | 113,713               | 132,445               | 18,732         | 16.5%          |
| Bronx         | 104 University Heights/Fordham           | 122,671               | 133,890               | 11,219         | 9.1%           |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 121,080               | 132,672               | 11,592         | 9.6%           |
| Bronx         | 106 Riverdale/Kingsbridge                | 107,297               | 113,003               | 5,706          | 5.3%           |
| Bronx         | 107 Soundview/Parkchester                | 162,991               | 175,432               | 12,441         | 7.6%           |
| Bronx         | 108 Throgs Neck/Co-op City               | 103,136               | 111,661               | 8,525          | 8.3%           |
| Bronx         | 109 Pelham Parkway                       | 105,991               | 119,960               | 13,969         | 13.2%          |
| Bronx         | 110 Williamsbridge/Baychester            | 120,290               | 136,494               | 16,204         | 13.5%          |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 134,291               | 142,098               | 7,807          | 5.8%           |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 110,980               | 115,106               | 4,126          | 3.7%           |
| Brooklyn      | 203 Bedford Stuyvesant                   | 113,900               | 121,054               | 7,154          | 6.3%           |
| Brooklyn      | 204 Bushwick                             | 121,318               | 120,710               | -608           | -0.5%          |
| Brooklyn      | 205 East New York/Starrett City          | 136,753               | 146,857               | 10,104         | 7.4%           |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 102,478               | 105,555               | 3,077          | 3.0%           |
| Brooklyn      | 207 Sunset Park                          | 118,694               | 139,269               | 20,575         | 17.3%          |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 126,696               | 123,117               | -3,579         | -2.8%          |
| Brooklyn      | 209 South Crown Heights                  | 119,868               | 112,670               | -7,198         | -6.0%          |
| Brooklyn      | 210 Bay Ridge                            | 107,726               | 119,871               | 12,145         | 11.3%          |
| Brooklyn      | 211 Bensonhurst                          | 149,468               | 171,778               | 22,310         | 14.9%          |
| Brooklyn      | 212 Borough Park                         | 137,257               | 158,548               | 21,291         | 15.5%          |
| Brooklyn      | 213 Coney Island                         | 110,970               | 116,138               | 5,168          | 4.7%           |
| Brooklyn      | 214 Flatbush                             | 157,775               | 166,315               | 8,540          | 5.4%           |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 134,424               | 149,351               | 14,927         | 11.1%          |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 114,693               | 116,790               | 2,097          | 1.8%           |
| Brooklyn      | 217 East Flatbush                        | 140,614               | 145,263               | 4,649          | 3.3%           |
| Brooklyn      | 218 Flatlands/Canarsie                   | 162,759               | 194,836               | 32,077         | 19.7%          |
| Manhattan     | 301 Greenwich Village/Financial District | 117,862               | 125,567               | 7,705          | 6.5%           |
| Manhattan     | 302 Lower East Side/Chinatown            | 163,345               | 166,379               | 3,034          | 1.9%           |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 120,836               | 122,241               | 1,405          | 1.2%           |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 139,915               | 143,441               | 3,526          | 2.5%           |
| Manhattan     | 305 Upper West Side                      | 194,981               | 192,213               | -2,768         | -1.4%          |
| Manhattan     | 306 Upper East Side                      | 210,970               | 217,063               | 6,093          | 2.9%           |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 124,430               | 129,533               | 5,103          | 4.1%           |
| Manhattan     | 308 Central Harlem                       | 100,692               | 109,091               | 8,399          | 8.3%           |
| Manhattan     | 309 East Harlem                          | 108,654               | 115,433               | 6,779          | 6.2%           |
| Manhattan     | 310 Washington Heights/Inwood            | 198,159               | 208,414               | 10,255         | 5.2%           |
| Queens        | 401 Astoria                              | 183,994               | 205,469               | 21,475         | 11.7%          |
| Queens        | 402 Sunnyside/Woodside                   | 112,961               | 130,166               | 17,205         | 15.2%          |
| Queens        | 403 Jackson Heights                      | 136,514               | 181,370               | 44,856         | 32.9%          |
| Queens        | 404 Elmhurst/Corona                      | 116,362               | 142,022               | 25,660         | 22.1%          |
| Queens        | 405 Middle Village/Ridgewood             | 148,800               | 167,201               | 18,401         | 12.4%          |
| Queens        | 406 Rego Park/Forest Hills               | 105,261               | 113,422               | 8,161          | 7.8%           |
| Queens        | 407 Flushing/Whitestone                  | 221,261               | 243,690               | 22,429         | 10.1%          |
| Queens        | 408 Hillcrest/Fresh Meadows              | 134,023               | 148,712               | 14,689         | 11.0%          |
| Queens        | 409 Ozone Park/Woodhaven                 | 112,488               | 143,120               | 30,632         | 27.2%          |
| Queens        | 410 South Ozone Park/Howard Beach        | 107,681               | 128,079               | 20,398         | 18.9%          |
| Queens        | 411 Bayside/Little Neck                  | 108,482               | 116,749               | 8,267          | 7.6%           |
| Queens        | 412 Jamaica                              | 198,193               | 218,993               | 20,800         | 10.5%          |
| Queens        | 413 Queens Village                       | 179,171               | 196,428               | 17,257         | 9.6%           |
| Queens        | 414 Rockaways                            | 100,710               | 106,738               | 6,028          | 6.0%           |
| Staten Island | 501 North Shore                          | 137,973               | 162,609               | 24,636         | 17.9%          |
| Staten Island | 502 Mid-Island                           | 114,140               | 128,177               | 14,037         | 12.3%          |
| Staten Island | 503 South Shore                          | 126,864               | 152,942               | 26,078         | 20.6%          |
| <b>Total</b>  | <b>New York City</b>                     | <b>7,322,564</b>      | <b>8,008,278</b>      | <b>685,714</b> | <b>9.4%</b>    |

Source: US Census

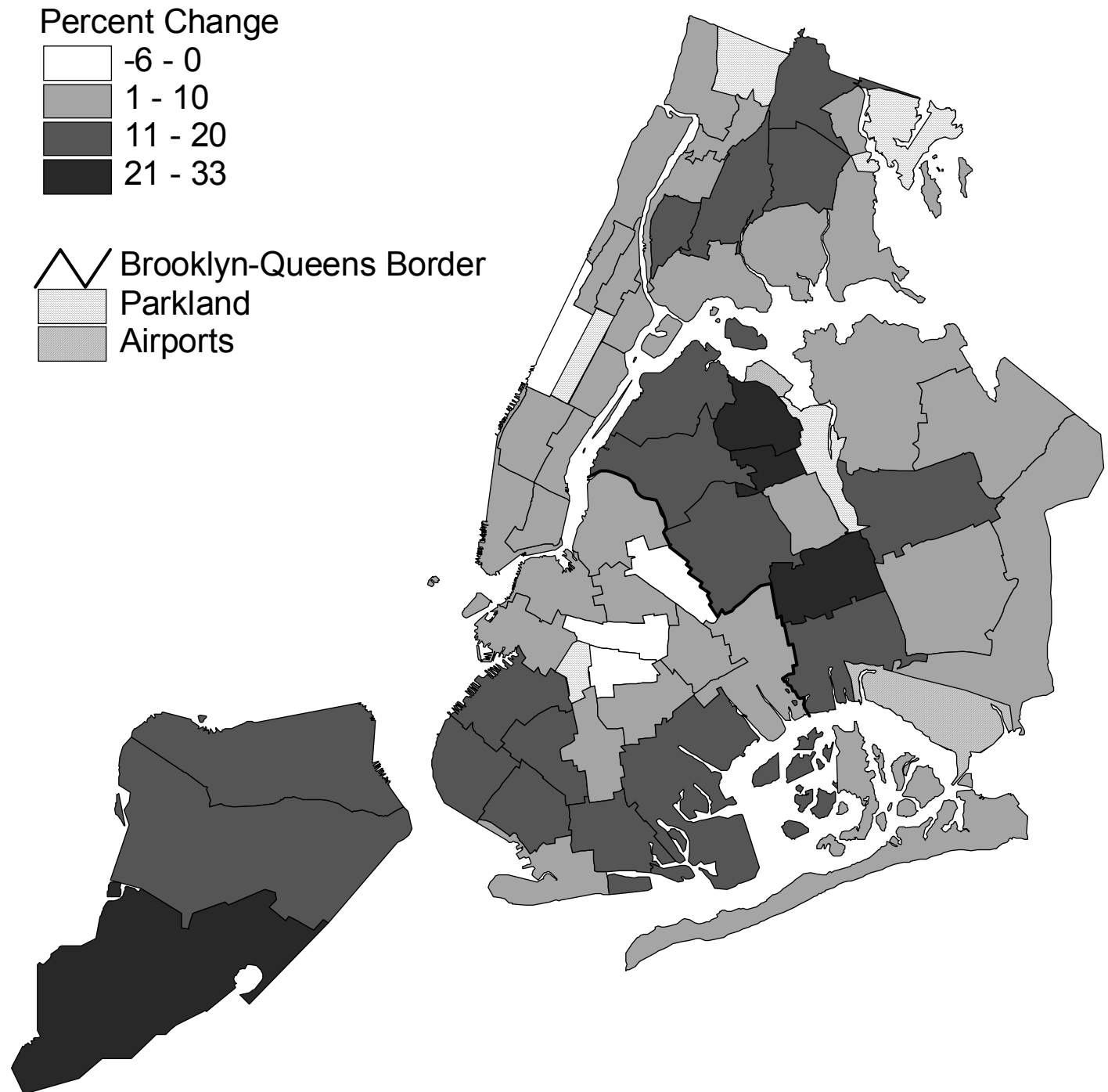
# **Map 10-1** **Total Population of New York City** **Sub-borough Areas, 2000**



*Source: US Census*

# Map 10-2

## Population Change (Percent) in New York City Sub-borough Areas, 1990-2000



Source: US Census



## Neighborhood Table 10-2

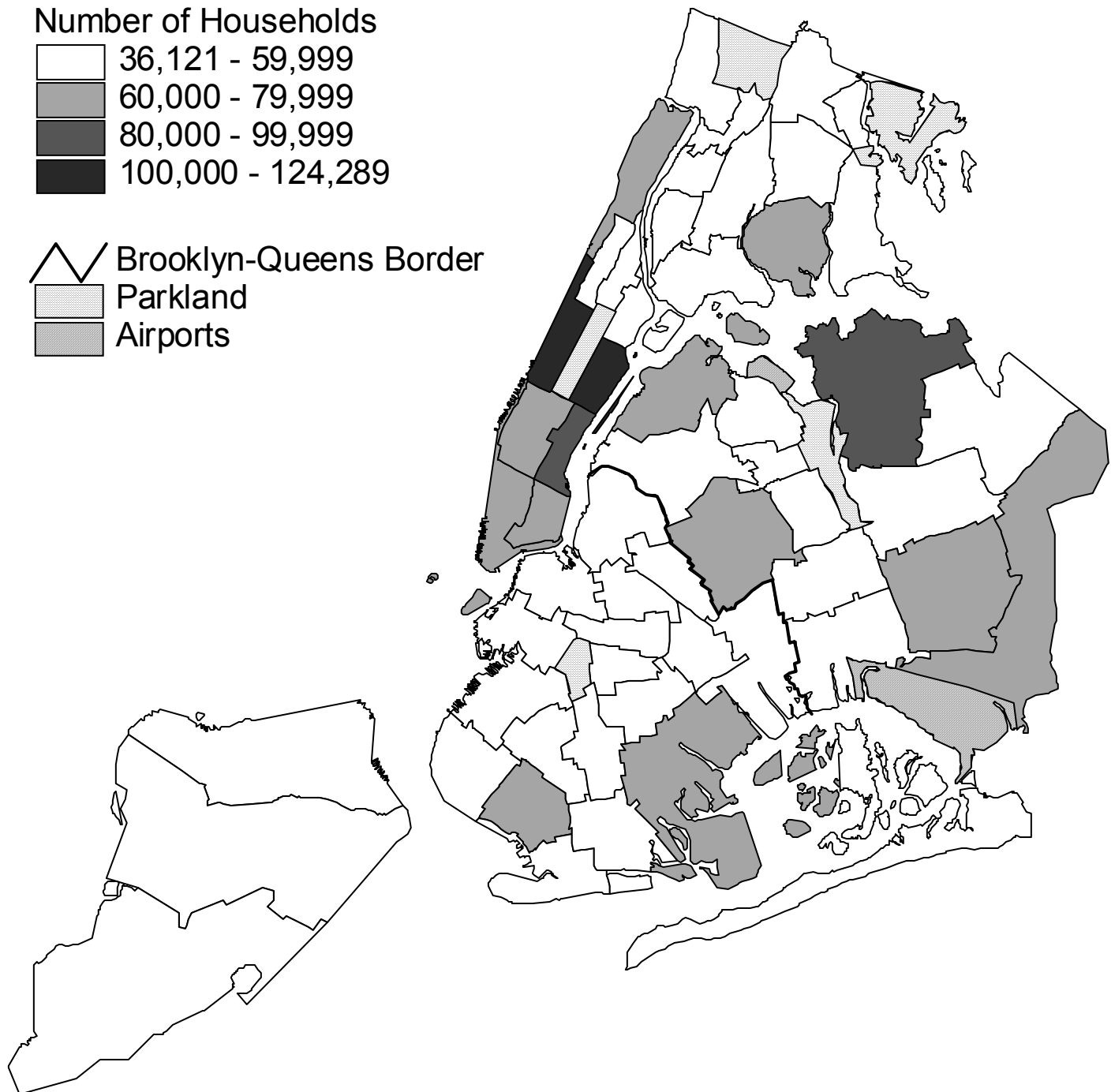
### Number of Households, New York City

### Sub-borough Areas, 1990 and 2000

| Borough       | Sub-borough Area                         | 1990             | 2000             | Change         | % Change    |
|---------------|------------------------------------------|------------------|------------------|----------------|-------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 37,445           | 42,087           | 4,642          | 12.4%       |
| Bronx         | 102 Morrisania/Belmont                   | 39,153           | 46,290           | 7,137          | 18.2%       |
| Bronx         | 103 Highbridge/South Concourse           | 38,057           | 43,767           | 5,710          | 15.0%       |
| Bronx         | 104 University Heights/Fordham           | 38,955           | 42,133           | 3,178          | 8.2%        |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 44,308           | 45,118           | 810            | 1.8%        |
| Bronx         | 106 Riverdale/Kingsbridge                | 44,315           | 45,468           | 1,153          | 2.6%        |
| Bronx         | 107 Soundview/Parkchester                | 57,818           | 61,773           | 3,955          | 6.8%        |
| Bronx         | 108 Throgs Neck/Co-op City               | 41,930           | 46,321           | 4,391          | 10.5%       |
| Bronx         | 109 Pelham Parkway                       | 41,973           | 44,826           | 2,853          | 6.8%        |
| Bronx         | 110 Williamsbridge/Baychester            | 42,112           | 48,299           | 6,187          | 14.7%       |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 46,157           | 50,180           | 4,023          | 8.7%        |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 45,157           | 49,519           | 4,362          | 9.7%        |
| Brooklyn      | 203 Bedford Stuyvesant                   | 39,231           | 42,732           | 3,501          | 8.9%        |
| Brooklyn      | 204 Bushwick                             | 36,009           | 36,121           | 112            | 0.3%        |
| Brooklyn      | 205 East New York/Starrett City          | 41,978           | 46,763           | 4,785          | 11.4%       |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 43,821           | 47,293           | 3,472          | 7.9%        |
| Brooklyn      | 207 Sunset Park                          | 40,756           | 44,593           | 3,837          | 9.4%        |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 45,082           | 46,669           | 1,587          | 3.5%        |
| Brooklyn      | 209 South Crown Heights                  | 39,888           | 40,190           | 302            | 0.8%        |
| Brooklyn      | 210 Bay Ridge                            | 47,501           | 50,197           | 2,696          | 5.7%        |
| Brooklyn      | 211 Bensonhurst                          | 59,393           | 63,882           | 4,489          | 7.6%        |
| Brooklyn      | 212 Borough Park                         | 46,490           | 49,014           | 2,524          | 5.4%        |
| Brooklyn      | 213 Coney Island                         | 45,997           | 46,390           | 393            | 0.9%        |
| Brooklyn      | 214 Flatbush                             | 56,302           | 56,866           | 564            | 1.0%        |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 54,706           | 57,074           | 2,368          | 4.3%        |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 35,251           | 38,546           | 3,295          | 9.3%        |
| Brooklyn      | 217 East Flatbush                        | 44,526           | 48,477           | 3,951          | 8.9%        |
| Brooklyn      | 218 Flatlands/Canarsie                   | 59,434           | 66,221           | 6,787          | 11.4%       |
| Manhattan     | 301 Greenwich Village/Financial District | 63,542           | 68,347           | 4,805          | 7.6%        |
| Manhattan     | 302 Lower East Side/Chinatown            | 65,535           | 69,728           | 4,193          | 6.4%        |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 68,345           | 71,612           | 3,267          | 4.8%        |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 87,335           | 88,188           | 853            | 1.0%        |
| Manhattan     | 305 Upper West Side                      | 108,412          | 106,385          | -2,027         | -1.9%       |
| Manhattan     | 306 Upper East Side                      | 121,652          | 124,289          | 2,637          | 2.2%        |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 47,941           | 47,761           | -180           | -0.4%       |
| Manhattan     | 308 Central Harlem                       | 42,025           | 46,646           | 4,621          | 11.0%       |
| Manhattan     | 309 East Harlem                          | 39,408           | 42,237           | 2,829          | 7.2%        |
| Manhattan     | 310 Washington Heights/Inwood            | 69,741           | 70,581           | 840            | 1.2%        |
| Queens        | 401 Astoria                              | 69,826           | 76,449           | 6,623          | 9.5%        |
| Queens        | 402 Sunnyside/Woodside                   | 45,200           | 48,570           | 3,370          | 7.5%        |
| Queens        | 403 Jackson Heights                      | 48,894           | 55,919           | 7,025          | 14.4%       |
| Queens        | 404 Elmhurst/Corona                      | 39,021           | 43,553           | 4,532          | 11.6%       |
| Queens        | 405 Middle Village/Ridgewood             | 59,418           | 62,399           | 2,981          | 5.0%        |
| Queens        | 406 Rego Park/Forest Hills               | 51,006           | 52,293           | 1,287          | 2.5%        |
| Queens        | 407 Flushing/Whitestone                  | 83,430           | 89,179           | 5,749          | 6.9%        |
| Queens        | 408 Hillcrest/Fresh Meadows              | 52,073           | 54,487           | 2,414          | 4.6%        |
| Queens        | 409 Ozone Park/Woodhaven                 | 40,982           | 45,995           | 5,013          | 12.2%       |
| Queens        | 410 South Ozone Park/Howard Beach        | 35,430           | 40,868           | 5,438          | 15.3%       |
| Queens        | 411 Bayside/Little Neck                  | 41,680           | 44,646           | 2,966          | 7.1%        |
| Queens        | 412 Jamaica                              | 60,833           | 68,971           | 8,138          | 13.4%       |
| Queens        | 413 Queens Village                       | 55,792           | 62,261           | 6,469          | 11.6%       |
| Queens        | 414 Rockaways                            | 34,792           | 37,074           | 2,282          | 6.6%        |
| Staten Island | 501 North Shore                          | 49,889           | 57,285           | 7,396          | 14.8%       |
| Staten Island | 502 Mid-Island                           | 39,362           | 45,895           | 6,533          | 16.6%       |
| Staten Island | 503 South Shore                          | 40,965           | 53,161           | 12,196         | 29.8%       |
| <b>Total</b>  | <b>New York City</b>                     | <b>2,816,274</b> | <b>3,021,588</b> | <b>205,314</b> | <b>7.3%</b> |

Source: NYC Housing and Vacancy Survey

# **Map 10-3** **Number of Households, New York City** **Sub-borough Areas 2000**

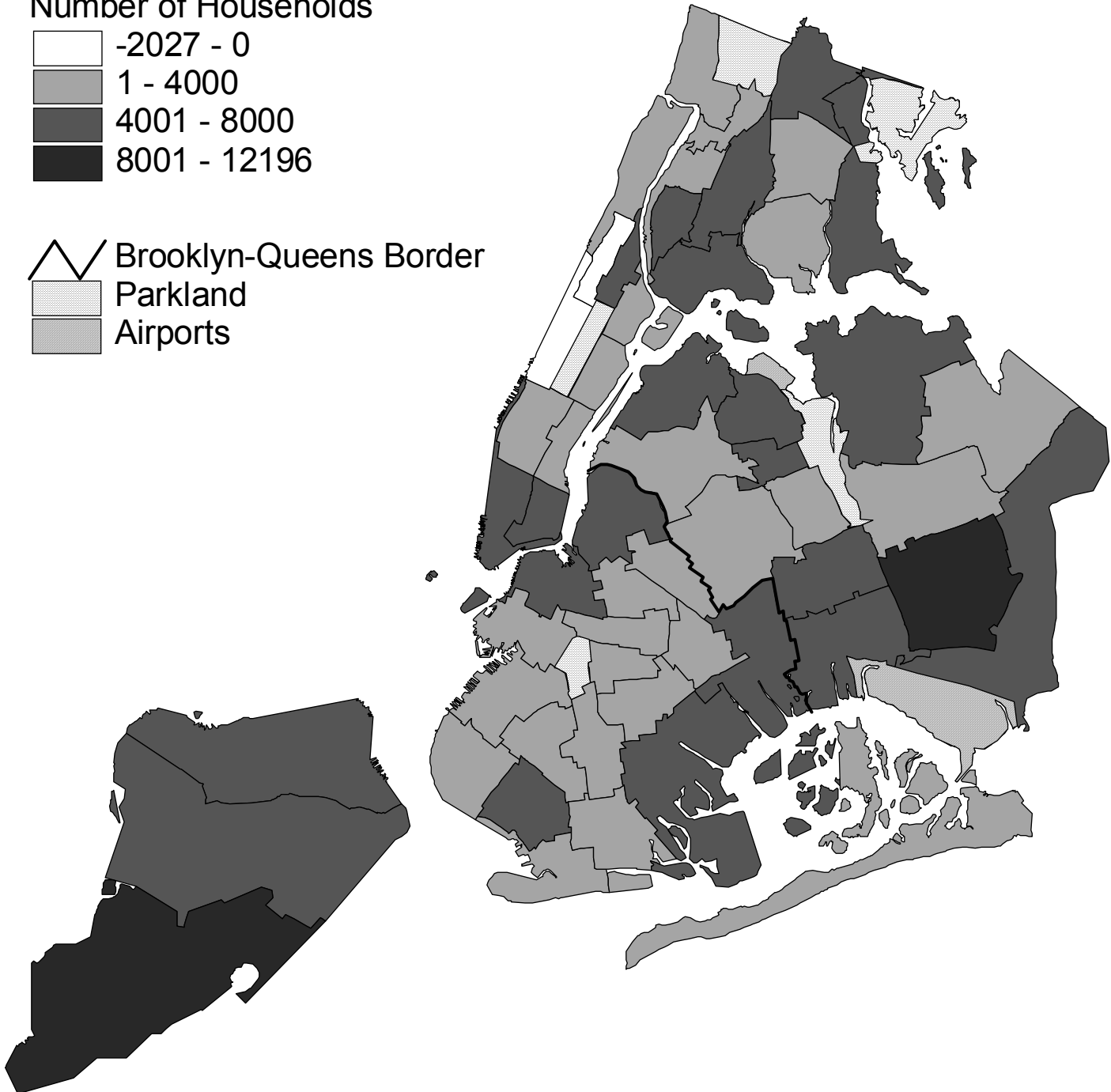
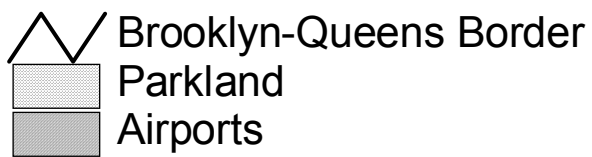
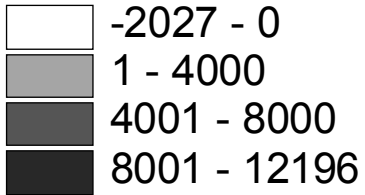


*Source: US Census*

# Map 10-4

## Change in Number of Households, New York City Sub-borough Areas 2000

Number of Households



Source: US Census

### Neighborhood Table 10-3 Average Household Size, New York City Sub-borough Areas, 1990 and 2000

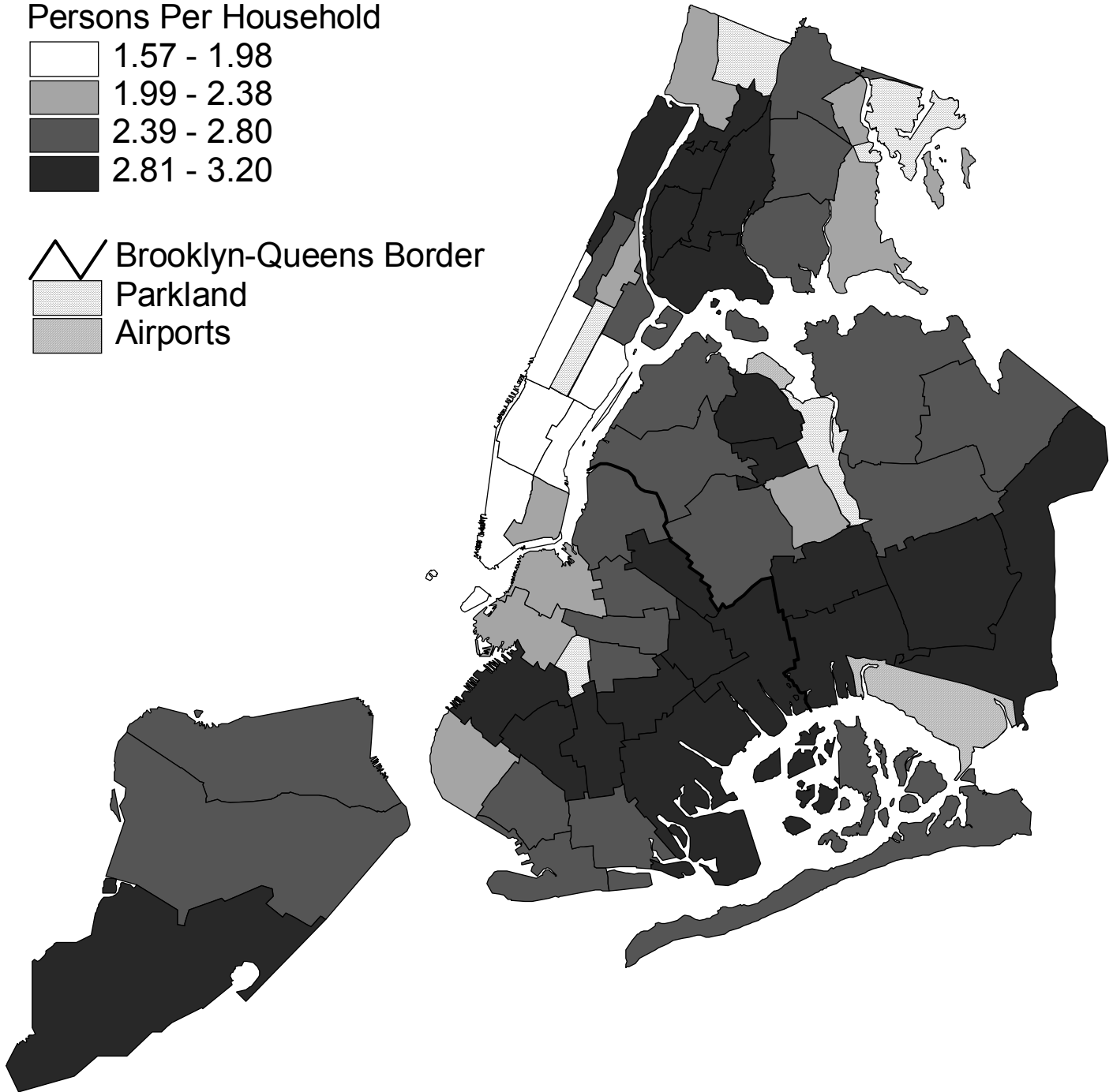
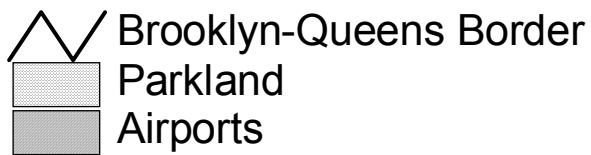
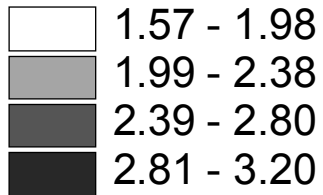
| Borough       | Sub-borough Area                         | 1990        | 2000        | Change       | % Change     |
|---------------|------------------------------------------|-------------|-------------|--------------|--------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 3.13        | 3.00        | 0.13         | 4.3%         |
| Bronx         | 102 Morrisania/Belmont                   | 3.02        | 2.90        | 0.12         | 3.9%         |
| Bronx         | 103 Highbridge/South Concourse           | 2.94        | 2.93        | 0.01         | 0.3%         |
| Bronx         | 104 University Heights/Fordham           | 3.13        | 3.10        | 0.03         | 1.0%         |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 2.71        | 2.86        | -0.15        | -5.6%        |
| Bronx         | 106 Riverdale/Kingsbridge                | 2.32        | 2.36        | -0.05        | -2.0%        |
| Bronx         | 107 Soundview/Parkchester                | 2.80        | 2.80        | 0.00         | 0.0%         |
| Bronx         | 108 Throgs Neck/Co-op City               | 2.44        | 2.34        | 0.10         | 4.0%         |
| Bronx         | 109 Pelham Parkway                       | 2.43        | 2.54        | -0.11        | -4.5%        |
| Bronx         | 110 Williamsbridge/Baychester            | 2.80        | 2.78        | 0.02         | 0.7%         |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 2.87        | 2.77        | 0.10         | 3.4%         |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 2.26        | 2.14        | 0.12         | 5.4%         |
| Brooklyn      | 203 Bedford Stuyvesant                   | 2.87        | 2.77        | 0.10         | 3.4%         |
| Brooklyn      | 204 Bushwick                             | 3.38        | 3.20        | 0.17         | 5.1%         |
| Brooklyn      | 205 East New York/Starrett City          | 3.19        | 3.06        | 0.13         | 4.0%         |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 2.31        | 2.20        | 0.11         | 4.7%         |
| Brooklyn      | 207 Sunset Park                          | 2.92        | 3.05        | -0.13        | -4.4%        |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 2.73        | 2.56        | 0.18         | 6.5%         |
| Brooklyn      | 209 South Crown Heights                  | 2.95        | 2.76        | 0.19         | 6.5%         |
| Brooklyn      | 210 Bay Ridge                            | 2.25        | 2.34        | -0.08        | -3.7%        |
| Brooklyn      | 211 Bensonhurst                          | 2.51        | 2.64        | -0.14        | -5.4%        |
| Brooklyn      | 212 Borough Park                         | 2.94        | 3.13        | -0.19        | -6.6%        |
| Brooklyn      | 213 Coney Island                         | 2.39        | 2.43        | -0.04        | -1.6%        |
| Brooklyn      | 214 Flatbush                             | 2.81        | 2.88        | -0.07        | -2.4%        |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 2.44        | 2.58        | -0.14        | -5.9%        |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 3.17        | 2.94        | 0.24         | 7.5%         |
| Brooklyn      | 217 East Flatbush                        | 3.15        | 2.93        | 0.22         | 6.8%         |
| Brooklyn      | 218 Flatlands/Canarsie                   | 2.74        | 2.90        | -0.16        | -6.0%        |
| Manhattan     | 301 Greenwich Village/Financial District | 1.73        | 1.70        | 0.03         | 2.0%         |
| Manhattan     | 302 Lower East Side/Chinatown            | 2.37        | 2.26        | 0.10         | 4.3%         |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 1.62        | 1.60        | 0.02         | 1.1%         |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 1.56        | 1.57        | -0.01        | -0.9%        |
| Manhattan     | 305 Upper West Side                      | 1.78        | 1.76        | 0.01         | 0.8%         |
| Manhattan     | 306 Upper East Side                      | 1.70        | 1.71        | -0.01        | -0.4%        |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 2.44        | 2.46        | -0.02        | -0.9%        |
| Manhattan     | 308 Central Harlem                       | 2.32        | 2.27        | 0.05         | 2.2%         |
| Manhattan     | 309 East Harlem                          | 2.67        | 2.55        | 0.11         | 4.3%         |
| Manhattan     | 310 Washington Heights/Inwood            | 2.80        | 2.86        | -0.06        | -2.2%        |
| Queens        | 401 Astoria                              | 2.43        | 2.50        | -0.07        | -2.9%        |
| Queens        | 402 Sunnyside/Woodside                   | 2.46        | 2.63        | -0.16        | -6.7%        |
| Queens        | 403 Jackson Heights                      | 2.81        | 3.16        | -0.36        | -12.7%       |
| Queens        | 404 Elmhurst/Corona                      | 2.97        | 3.18        | -0.21        | -7.1%        |
| Queens        | 405 Middle Village/Ridgewood             | 2.52        | 2.66        | -0.14        | -5.7%        |
| Queens        | 406 Rego Park/Forest Hills               | 2.06        | 2.15        | -0.09        | -4.4%        |
| Queens        | 407 Flushing/Whitestone                  | 2.63        | 2.68        | -0.05        | -2.0%        |
| Queens        | 408 Hillcrest/Fresh Meadows              | 2.54        | 2.66        | -0.11        | -4.4%        |
| Queens        | 409 Ozone Park/Woodhaven                 | 2.72        | 3.06        | -0.34        | -12.5%       |
| Queens        | 410 South Ozone Park/Howard Beach        | 3.04        | 3.08        | -0.04        | -1.4%        |
| Queens        | 411 Bayside/Little Neck                  | 2.59        | 2.59        | 0.00         | -0.1%        |
| Queens        | 412 Jamaica                              | 3.16        | 3.09        | 0.07         | 2.2%         |
| Queens        | 413 Queens Village                       | 3.12        | 3.08        | 0.04         | 1.4%         |
| Queens        | 414 Rockaways                            | 2.73        | 2.69        | 0.04         | 1.6%         |
| Staten Island | 501 North Shore                          | 2.71        | 2.73        | -0.02        | -0.7%        |
| Staten Island | 502 Mid-Island                           | 2.82        | 2.72        | 0.11         | 3.7%         |
| Staten Island | 503 South Shore                          | 3.05        | 2.85        | 0.21         | 6.7%         |
| <b>Total</b>  | <b>New York City</b>                     | <b>2.55</b> | <b>2.57</b> | <b>-0.02</b> | <b>-0.9%</b> |

Source: US Census

# Map 10-5

## Average Household Size in New York City Sub-borough Areas, 2000

Persons Per Household



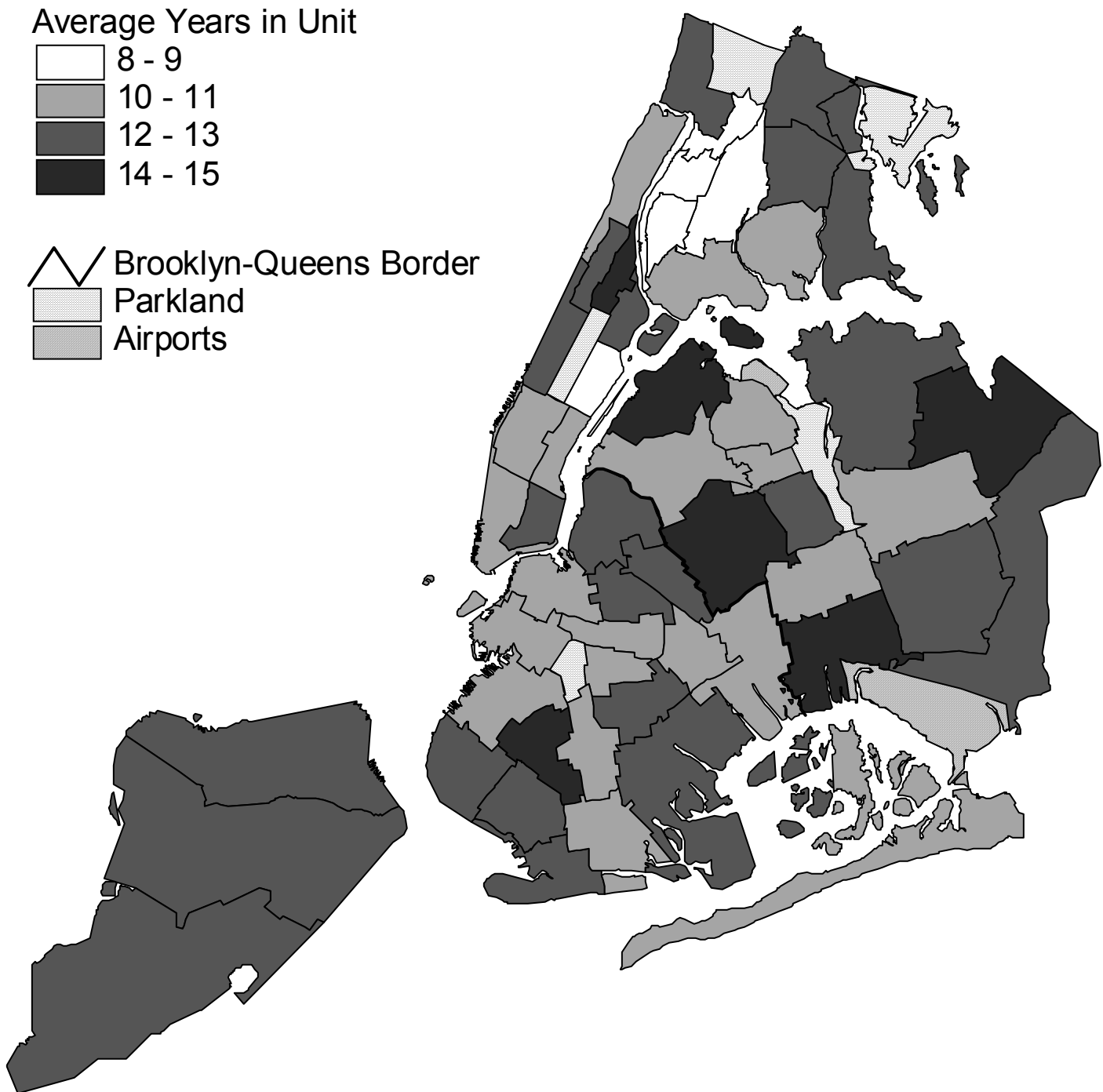
Source: US Census

# **Neighborhood Table 10-4** **Average Length of Tenure (Years in Current Unit) of Households,** **New York City Sub-borough Areas, 1991 and 1999**

| <b>Borough</b> | <b>Sub-borough Area</b>                  | <b>1991</b> | <b>1999</b> | <b>Change</b> | <b>% Change</b> |
|----------------|------------------------------------------|-------------|-------------|---------------|-----------------|
| Bronx          | 101 Mott Haven/Hunts Point               | 10.1        | 11.0        | 0.9           | 8.5%            |
| Bronx          | 102 Morrisania/Belmont                   | 9.7         | 8.9         | -0.8          | -8.3%           |
| Bronx          | 103 Highbridge/South Concourse           | 9.7         | 9.2         | -0.4          | -4.6%           |
| Bronx          | 104 University Heights/Fordham           | 8.0         | 8.5         | 0.5           | 6.0%            |
| Bronx          | 105 Kingsbridge Heights/Mosholu          | 9.8         | 8.2         | -1.6          | -15.9%          |
| Bronx          | 106 Riverdale/Kingsbridge                | 13.3        | 12.6        | -0.8          | -5.7%           |
| Bronx          | 107 Soundview/Parkchester                | 10.3        | 10.7        | 0.4           | 3.8%            |
| Bronx          | 108 Throgs Neck/Co-op City               | 15.6        | 12.1        | -3.6          | -22.7%          |
| Bronx          | 109 Pelham Parkway                       | 12.8        | 12.3        | -0.5          | -4.0%           |
| Bronx          | 110 Williamsbridge/Baychester            | 12.8        | 12.0        | -0.8          | -6.5%           |
| Brooklyn       | 201 Williamsburg/Greenpoint              | 12.1        | 12.5        | 0.4           | 3.5%            |
| Brooklyn       | 202 Brooklyn Heights/Fort Greene         | 11.6        | 11.3        | -0.3          | -2.8%           |
| Brooklyn       | 203 Bedford Stuyvesant                   | 12.0        | 12.7        | 0.7           | 6.1%            |
| Brooklyn       | 204 Bushwick                             | 9.4         | 11.8        | 2.4           | 26.1%           |
| Brooklyn       | 205 East New York/Starrett City          | 10.4        | 10.8        | 0.4           | 4.0%            |
| Brooklyn       | 206 Park Slope/Carroll Gardens           | 12.3        | 10.6        | -1.7          | -13.5%          |
| Brooklyn       | 207 Sunset Park                          | 9.4         | 10.9        | 1.5           | 16.0%           |
| Brooklyn       | 208 North Crown Heights/Prospect Heights | 9.8         | 10.3        | 0.4           | 4.4%            |
| Brooklyn       | 209 South Crown Heights                  | 9.8         | 10.8        | 1.0           | 10.7%           |
| Brooklyn       | 210 Bay Ridge                            | 14.5        | 11.9        | -2.6          | -17.6%          |
| Brooklyn       | 211 Bensonhurst                          | 13.6        | 12.7        | -1.0          | -7.1%           |
| Brooklyn       | 212 Borough Park                         | 16.2        | 14.1        | -2.1          | -12.9%          |
| Brooklyn       | 213 Coney Island                         | 11.5        | 11.8        | 0.3           | 3.0%            |
| Brooklyn       | 214 Flatbush                             | 11.3        | 10.0        | -1.4          | -12.0%          |
| Brooklyn       | 215 Sheepshead Bay/Gravesend             | 15.0        | 11.2        | -3.8          | -25.3%          |
| Brooklyn       | 216 Brownsville/Ocean Hill               | 9.6         | 10.4        | 0.8           | 8.6%            |
| Brooklyn       | 217 East Flatbush                        | 10.1        | 12.7        | 2.5           | 25.1%           |
| Brooklyn       | 218 Flatlands/Canarsie                   | 13.7        | 12.8        | -0.8          | -6.2%           |
| Manhattan      | 301 Greenwich Village/Financial District | 10.1        | 10.5        | 0.3           | 3.2%            |
| Manhattan      | 302 Lower East Side/Chinatown            | 11.6        | 13.0        | 1.5           | 12.7%           |
| Manhattan      | 303 Chelsea/Clinton/Midtown              | 9.7         | 10.0        | 0.3           | 3.3%            |
| Manhattan      | 304 Stuyvesant Town/Turtle-Bay           | 10.3        | 10.5        | 0.2           | 2.4%            |
| Manhattan      | 305 Upper West Side                      | 12.1        | 11.5        | -0.6          | -4.7%           |
| Manhattan      | 306 Upper East Side                      | 10.9        | 9.2         | -1.7          | -15.5%          |
| Manhattan      | 307 Morningside Heights/Hamilton Heights | 12.2        | 12.1        | -0.1          | -0.8%           |
| Manhattan      | 308 Central Harlem                       | 12.6        | 13.5        | 0.9           | 7.3%            |
| Manhattan      | 309 East Harlem                          | 12.6        | 12.8        | 0.2           | 1.6%            |
| Manhattan      | 310 Washington Heights/Inwood            | 12.0        | 11.3        | -0.7          | -5.6%           |
| Queens         | 401 Astoria                              | 14.4        | 13.5        | -0.8          | -5.9%           |
| Queens         | 402 Sunnyside/Woodside                   | 12.1        | 11.2        | -0.9          | -7.1%           |
| Queens         | 403 Jackson Heights                      | 12.2        | 9.8         | -2.5          | -20.3%          |
| Queens         | 404 Elmhurst/Corona                      | 11.2        | 10.8        | -0.4          | -4.0%           |
| Queens         | 405 Middle Village/Ridgewood             | 15.0        | 14.8        | -0.2          | -1.3%           |
| Queens         | 406 Rego Park/Forest Hills               | 12.5        | 11.5        | -1.0          | -8.0%           |
| Queens         | 407 Flushing/Whitestone                  | 13.0        | 12.6        | -0.4          | -2.9%           |
| Queens         | 408 Hillcrest/Fresh Meadows              | 13.4        | 11.0        | -2.5          | -18.4%          |
| Queens         | 409 Ozone Park/Woodhaven                 | 13.6        | 9.6         | -3.9          | -29.0%          |
| Queens         | 410 South Ozone Park/Howard Beach        | 12.5        | 13.7        | 1.1           | 9.1%            |
| Queens         | 411 Bayside/Little Neck                  | 16.1        | 14.7        | -1.5          | -9.1%           |
| Queens         | 412 Jamaica                              | 12.4        | 12.8        | 0.4           | 3.5%            |
| Queens         | 413 Queens Village                       | 13.5        | 13.0        | -0.5          | -3.4%           |
| Queens         | 414 Rockaways                            | 10.9        | 10.3        | -0.6          | -5.5%           |
| Staten Island  | 501 North Shore                          | 12.6        | 13.4        | 0.7           | 5.7%            |
| Staten Island  | 502 Mid-Island                           | 12.3        | 12.2        | -0.1          | -0.6%           |
| Staten Island  | 503 South Shore                          | 11.9        | 12.4        | 0.6           | 4.9%            |
| <b>Total</b>   | <b>New York City</b>                     | <b>12.0</b> | <b>11.6</b> | <b>-0.5</b>   | <b>-3.8%</b>    |

Source: NYC Housing and Vacancy Survey

**Map 10-6**  
**Average Length of Tenure (Years in**  
**Current Unit) of Households in**  
**New York City Sub-borough Areas, 1999**



*Source: NYC Housing and Vacancy Survey*

## Chapter 11. Race and Ethnicity

Most of the data in this chapter on race and ethnicity are derived from the 2000 United States Census. The U.S. Census Bureau changed its method of measuring race for the 2000 census, making comparisons to earlier census data difficult. For the first time, Americans were able to choose more than one race when responding to the census. In all previous censuses respondents had to choose only one race. In 2000, respondents could check up to six racial categories offered on the census form. The race data presented in this chapter reflect the racial identification of New Yorkers 'alone or in combination' with other race categories. This means that the numbers presented here reflect all the New Yorkers who chose a particular racial category, regardless of whether they also chose one or more other categories. As a result, the sum of the number of persons in the six race categories is greater than the total population of New York City and the sum of the race percentages is greater than 100%.

As Borough Table 11-1 illustrates, New York City's population reflects tremendous racial and ethnic diversity. According to data from the United States Census, in 2000 less than half of New Yorkers (47.5%) identified themselves as White. (Nationally, 77.1% of Americans identify themselves as White.) Blacks comprise 28.4% of New York's residents, 1.1% identify themselves as Native American, 10.9% are Asian, 0.2% are Pacific Islander, and 17.0% are of 'other' race. About 39% of New Yorkers who identify themselves as 'other' race also identify themselves as Hispanic. (Hispanics can be of any race.)

The five boroughs have different racial compositions. The Bronx has the smallest representation of both Whites (33.3%) and Asians (3.7%), and the largest representation of residents of 'other' race (29.3%). The Bronx and Brooklyn both have large Black populations, about 38% of all people living in those boroughs.

Brooklyn has a larger share of both Whites (43.7%) and Asians (8.4%) than does the Bronx, and has fewer residents of 'other' race (13.2%). More than half (57.3%) of Manhattan's residents identify themselves as White, nearly one-fifth (18.9%) say they are Black, 16.8% identify themselves as 'other' race, and 10.2% are Asian. Queens has the largest proportion of Asians of the five boroughs, 19.3%. Nearly half (47.2%) of Queens residents identify themselves as White, more than

| Borough Table 11-1 Population by Race, 2000                                                                                                          |         |           |           |           |               |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|-----------|-----------|---------------|-----------|
|                                                                                                                                                      | Bronx   | Brooklyn  | Manhattan | Queens    | Staten Island | Total     |
| <b>Number:</b>                                                                                                                                       |         |           |           |           |               |           |
| White                                                                                                                                                | 441,658 | 1,077,061 | 876,219   | 1,058,720 | 352,850       | 3,806,508 |
| Black                                                                                                                                                | 505,085 | 939,316   | 288,837   | 494,101   | 46,710        | 2,274,049 |
| Native American                                                                                                                                      | 20,411  | 20,729    | 15,955    | 27,410    | 2,736         | 87,241    |
| Asian                                                                                                                                                | 48,596  | 206,272   | 156,547   | 433,629   | 27,743        | 872,787   |
| Pacific Islander                                                                                                                                     | 4,305   | 5,935     | 3,262     | 5,140     | 561           | 19,203    |
| Other                                                                                                                                                | 389,389 | 326,300   | 256,276   | 364,929   | 25,586        | 1,362,480 |
| <b>Percent:</b>                                                                                                                                      |         |           |           |           |               |           |
| White                                                                                                                                                | 33.3%   | 43.7%     | 57.3%     | 47.2%     | 79.5%         | 47.5%     |
| Black                                                                                                                                                | 38.0%   | 38.1%     | 18.9%     | 22.5%     | 10.5%         | 28.4%     |
| Native American                                                                                                                                      | 1.5%    | 0.8%      | 1.0%      | 1.2%      | 0.6%          | 1.1%      |
| Asian                                                                                                                                                | 3.7%    | 8.4%      | 10.2%     | 19.3%     | 6.3%          | 10.9%     |
| Pacific Islander                                                                                                                                     | 0.3%    | 0.2%      | 0.2%      | 0.2%      | 0.1%          | 0.2%      |
| Other                                                                                                                                                | 29.3%   | 13.2%     | 16.8%     | 16.3%     | 5.8%          | 17.0%     |
| Source: US Census                                                                                                                                    |         |           |           |           |               |           |
| Note: The sum of race counts and percents do not add to the total population because respondents were allowed to choose more than one race category. |         |           |           |           |               |           |



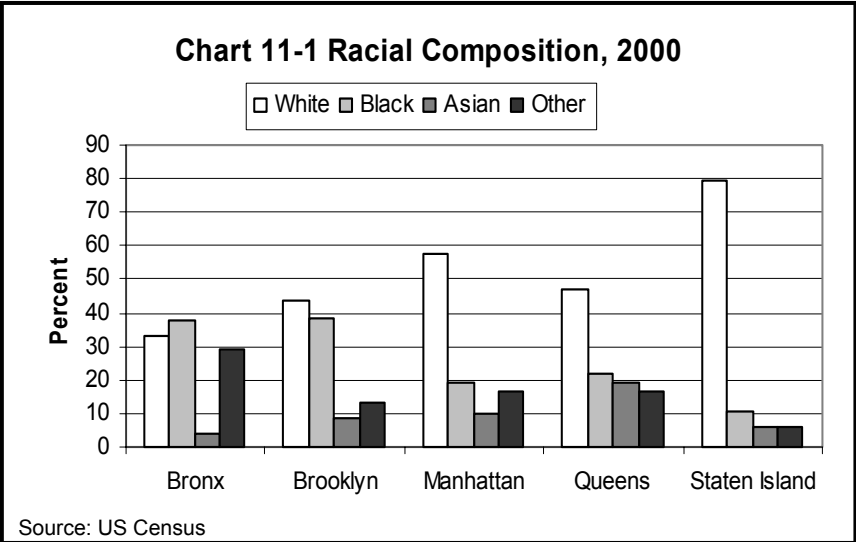
one-fifth (22.5%) are Black, and 16.3% are of ‘other’ race. Staten Island is predominantly White (79.5%), with 10.5% Black residents, 6.3% Asian, and 5.8% of ‘other’ race.

Among the sub-borough areas, the neighborhoods with the greatest proportion of Whites are Staten Island’s South Shore (93.5%), the Upper East Side of Manhattan (86.5%), the Mid-Island of Staten Island (83.5%), Stuyvesant Town/Turtle-Bay in Manhattan (80.7%), and Brooklyn’s Sheepshead Bay/Gravesend (79.1%). The areas with the least White presence are Brooklyn’s East Flatbush (2.3%) and Brownsville/Ocean Hill (5.2%), Central Harlem in Manhattan (5.5%), Jamaica Queens (6.1%), and Bedford Stuyvesant in Brooklyn (7.2%) (Exhibit 11-1). The highest proportion of Black residents can be found in sub-borough areas in Brooklyn and Manhattan: East Flatbush (91.1%), South Crown Heights (82.5%), North Crown Heights/Prospect Heights (81.4%), Central Harlem (81.3%), and Brownsville/Ocean Hill (80.5%). The areas with the smallest percentage of Blacks are Bensonhurst in Brooklyn (0.5%), Staten Island’s South Shore (1.0%), Bay Ridge in Brooklyn (1.3%), Middle Village/Ridgewood in Queens (1.5%), and Bayside/Little Neck in Queens (2.1%) (Exhibit 11-2).

The highest concentration of Asians in sub-borough areas is found in Flushing/Whitestone in Queens (36.2%), followed by Manhattan’s Lower East Side/Chinatown (35.0%), and three other Queens neighborhoods: Sunnyside/Woodside (30.0%), Elmhurst/Corona (28.3%), and Bayside/Little Neck (26.5%). The lowest concentration of Asians is found in Brooklyn’s Brownsville/Ocean Hill (0.6%), followed by Mott Haven/Hunts Point in the Bronx (0.6%), South Crown Heights in Brooklyn (0.8%), Bedford Stuyvesant in Brooklyn (0.9%), and Central Harlem in Manhattan (0.9%) (Exhibit 11-3).

According to the 2000 United States census, there are over 2 million people of Hispanic ethnicity in the City of New York, comprising 27.0% of the City’s population (Borough Table 11-2). Of these, 53.6% identified themselves as ‘other’ race, 41.3% identified themselves as White, 10.3% identified themselves as Black, and 1.9% identified themselves as Native American. Less than 1% of New York Hispanics said they were Asian or Pacific Islander.

As Borough Table 11-2 illustrates, the Bronx is nearly one-half Hispanic (48.7%) and is home to the greatest number of Hispanics in the five boroughs. Queens, Brooklyn, and Manhattan also have substantial



| Exhibit 11-1 Highest and Lowest Percent White Population, 2000 |                            |       |
|----------------------------------------------------------------|----------------------------|-------|
| Highest:                                                       |                            |       |
| Staten Island                                                  | South Shore                | 93.5% |
| Manhattan                                                      | Upper East Side            | 86.5% |
| Staten Island                                                  | Mid-Island                 | 83.5% |
| Manhattan                                                      | Stuyvesant Town/Turtle-Bay | 80.7% |
| Brooklyn                                                       | Sheepshead Bay/Gravesend   | 79.1% |
| Lowest:                                                        |                            |       |
| Brooklyn                                                       | East Flatbush              | 2.3%  |
| Brooklyn                                                       | Brownsville/Ocean Hill     | 5.2%  |
| Manhattan                                                      | Central Harlem             | 5.5%  |
| Queens                                                         | Jamaica                    | 6.1%  |
| Brooklyn                                                       | Bedford Stuyvesant         | 7.2%  |
| Source: US Census                                              |                            |       |

Hispanic populations. Staten Island has the fewest number of Hispanics, at 53,550, as well as the lowest percent of Hispanics, at 12.1%.

Among the sub-borough areas, the highest concentration of Hispanics is found in Washington Heights/Inwood in Manhattan (74.1%), followed by Mott Haven/Hunts Point in the Bronx (72.5%), Bushwick in Brooklyn (67.8%), University Heights/Fordham in the Bronx (61.7%), and Kingsbridge Heights/Mosholu (59.7%). The lowest concentrations of Hispanics are found in Sheephead Bay/Gravesend in Brooklyn (6.3%), Staten Island's South Shore (5.9%), Greenwich Village/Financial District in Manhattan (5.9%), Manhattan's Upper East Side (6.0%), and East Flatbush in Brooklyn (5.4%) (Exhibit 11-4).

Data on Puerto Ricans, one of the largest Hispanic subgroups in New York, are derived from the New York City Housing and Vacancy Survey (HVS). (All data from the HVS are estimates based on a sample and are subject to potential sampling errors, particularly for small areas and changes over time. See Data and Methods section for details. The 2000 U.S. census did collect information on Hispanic sub-groups such

### Exhibit 11-2 Highest and Lowest Percent Black Population, 2000

#### Highest:

|           |                              |       |
|-----------|------------------------------|-------|
| Brooklyn  | East Flatbush                | 91.1% |
| Brooklyn  | South Crown Heights          | 82.5% |
| Brooklyn  | North Crown Heights/Prospect | 81.4% |
| Manhattan | Central Harlem               | 81.3% |
| Brooklyn  | Brownsville/Ocean Hill       | 80.5% |

#### Lowest:

|               |                          |      |
|---------------|--------------------------|------|
| Brooklyn      | Bensonhurst              | 0.5% |
| Staten Island | South Shore              | 1.0% |
| Brooklyn      | Bay Ridge                | 1.3% |
| Queens        | Middle Village/Ridgewood | 1.5% |
| Queens        | Bayside/Little Neck      | 2.1% |

Source: US Census

### Exhibit 11-3 Highest and Lowest Percent Asian Population, 2000

#### Highest:

|           |                           |       |
|-----------|---------------------------|-------|
| Queens    | Flushing/Whitestone       | 36.2% |
| Manhattan | Lower East Side/Chinatown | 35.0% |
| Queens    | Sunnyside/Woodside        | 30.0% |
| Queens    | Elmhurst/Corona           | 28.3% |
| Queens    | Bayside/Little Neck       | 26.5% |

#### Lowest:

|           |                        |      |
|-----------|------------------------|------|
| Brooklyn  | Brownsville/Ocean Hill | 0.6% |
| Bronx     | Mott Haven/Hunts Point | 0.6% |
| Brooklyn  | South Crown Heights    | 0.8% |
| Brooklyn  | Bedford Stuyvesant     | 0.9% |
| Manhattan | Central Harlem         | 0.9% |

Source: US Census

### Borough Table 11-2 Hispanic Population, 2000

|                             | Bronx   | Brooklyn | Manhattan | Queens  | Staten Island | Total     |
|-----------------------------|---------|----------|-----------|---------|---------------|-----------|
| <b>Hispanic Population:</b> |         |          |           |         |               |           |
| <b>Number</b>               | 646,304 | 487,878  | 412,774   | 560,048 | 53,550        | 2,160,554 |
| <b>Percent</b>              | 48.7%   | 19.8%    | 27.0%     | 25.0%   | 12.1%         | 27.0%     |

Source: US Census

as Puerto Ricans and Dominicans, but this data had not been released at the time of this writing.)

According to the HVS, Puerto Ricans comprised 9.8% of the New York City population in 1999, a slight decrease from 1991. The greatest concentration of Puerto Ricans in 1999 was in the Bronx, where more than one-quarter (26.9%) of residents are of Puerto Rican ethnicity. Nearly one-tenth (9.3%) of Brooklyn residents are Puerto Rican, as are 6.6% of Manhattan residents, 4.8% of Queens', and 4.3% of Staten Island's population.

At the sub-borough area level, in 1999 the greatest concentrations of Puerto Ricans were found in four Bronx neighborhoods: Mott Haven/Hunts Point (52.1%), Soundview/Parkchester (41.3%), Morrisania/Belmont (32.8%), Kingsbridge Heights/Mosholu (30.8%), and in Brooklyn's Bushwick (28.4%). The lowest concentration of Puerto Ricans was found in East Flatbush in Brooklyn (0.8%), followed by Rego Park/Forest Hills in Queens (1.2%), South Crown Heights in Brooklyn (1.3%), Manhattan's Greenwich Village/Financial District (1.6%), and the Upper East Side of Manhattan (1.8%) (Exhibit 11-5).

#### Exhibit 11-4 Highest and Lowest Percent Hispanic Population, 2000

|                   |                                      |       |
|-------------------|--------------------------------------|-------|
| <u>Highest:</u>   |                                      |       |
| Manhattan         | Washington Heights/Inwood            | 74.1% |
| Bronx             | Mott Haven/Hunts Point               | 72.5% |
| Brooklyn          | Bushwick                             | 67.8% |
| Bronx             | University Heights/Fordham           | 61.7% |
| Bronx             | Kingsbridge Heights/Mosholu          | 59.7% |
| <u>Lowest:</u>    |                                      |       |
| Brooklyn          | East Flatbush                        | 5.4%  |
| Staten Island     | South Shore                          | 5.9%  |
| Manhattan         | Greenwich Village/Financial District | 5.9%  |
| Manhattan         | Upper East Side                      | 6.0%  |
| Brooklyn          | Sheepshead Bay/Gravesend             | 6.3%  |
| Source: US Census |                                      |       |

#### Exhibit 11-5 Highest and Lowest Percent Puerto Rican Households, 1999

|                                        |                                      |       |
|----------------------------------------|--------------------------------------|-------|
| <u>Highest:</u>                        |                                      |       |
| Bronx                                  | Mott Haven/Hunts Point               | 52.1% |
| Bronx                                  | Soundview/Parkchester                | 41.3% |
| Bronx                                  | Morrisania/Belmont                   | 32.8% |
| Bronx                                  | Kingsbridge Heights/Mosholu          | 30.8% |
| Brooklyn                               | Bushwick                             | 28.4% |
| <u>Lowest:</u>                         |                                      |       |
| Brooklyn                               | East Flatbush                        | 0.8%  |
| Queens                                 | Rego Park/Forest Hills               | 1.2%  |
| Brooklyn                               | South Crown Heights                  | 1.3%  |
| Manhattan                              | Greenwich Village/Financial District | 1.6%  |
| Manhattan                              | Upper East Side                      | 1.8%  |
| Source: NYC Housing and Vacancy Survey |                                      |       |

#### Borough Table 11-3 Puerto Rican Households, 1991 and 1999

|                                        | Bronx | Brooklyn | Manhattan | Queens | Staten Island | Total |
|----------------------------------------|-------|----------|-----------|--------|---------------|-------|
| <b>Puerto Rican Households:</b>        |       |          |           |        |               |       |
| <b>Percent 1991</b>                    | 25.0% | 10.3%    | 8.1%      | 4.7%   | 6.0%          | 10.3% |
| <b>Percent 1999</b>                    | 26.9% | 9.3%     | 6.6%      | 4.8%   | 4.3%          | 9.8%  |
| <b>Change</b>                          | 1.9%  | -0.9%    | -1.5%     | 0.1%   | -1.7%         | -0.5% |
| Source: NYC Housing and Vacancy Survey |       |          |           |        |               |       |

**Neighborhood Table 11-1**  
**Population By Race**  
**New York City Sub-borough Areas, 2000**  
(Continued on next page)

| Borough       | Sub-borough Area                         | White<br>Population | Percent<br>White | Black<br>Population | Percent<br>Black |
|---------------|------------------------------------------|---------------------|------------------|---------------------|------------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 35,671              | 23.9             | 43,434              | 30.7             |
| Bronx         | 102 Morrisania/Belmont                   | 36,210              | 22.4             | 60,782              | 40               |
| Bronx         | 103 Highbridge/South Concourse           | 26,284              | 16.1             | 60,432              | 42.2             |
| Bronx         | 104 University Heights/Fordham           | 26,219              | 15.8             | 55,686              | 38.2             |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 43,790              | 28.6             | 35,091              | 23.7             |
| Bronx         | 106 Riverdale/Kingsbridge                | 63,948              | 53.1             | 21,668              | 17.2             |
| Bronx         | 107 Soundview/Parkchester                | 50,499              | 25.5             | 70,737              | 37.3             |
| Bronx         | 108 Throgs Neck/Co-op City               | 70,423              | 60.6             | 30,264              | 25.7             |
| Bronx         | 109 Pelham Parkway                       | 64,663              | 50.3             | 28,071              | 21.7             |
| Bronx         | 110 Williamsbridge/Baychester            | 23,951              | 16.2             | 98,920              | 69.4             |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 98,189              | 64.4             | 9,201               | 5.4              |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 46,653              | 37.8             | 53,547              | 44.3             |
| Brooklyn      | 203 Bedford Stuyvesant                   | 10,214              | 7.2              | 97,241              | 77.9             |
| Brooklyn      | 204 Bushwick                             | 30,015              | 20.9             | 35,914              | 27.4             |
| Brooklyn      | 205 East New York/Starrett City          | 27,031              | 16.0             | 77,771              | 49.9             |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 74,161              | 66.2             | 14,965              | 12.7             |
| Brooklyn      | 207 Sunset Park                          | 63,947              | 41.0             | 8,142               | 4.7              |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 12,645              | 9.2              | 103,175             | 81.4             |
| Brooklyn      | 209 South Crown Heights                  | 12,369              | 10.0             | 95,815              | 82.5             |
| Brooklyn      | 210 Bay Ridge                            | 95,952              | 75.3             | 1,997               | 1.4              |
| Brooklyn      | 211 Bensonhurst                          | 124,608             | 69.6             | 1,211               | 0.5              |
| Brooklyn      | 212 Borough Park                         | 124,359             | 75.5             | 5,766               | 3.2              |
| Brooklyn      | 213 Coney Island                         | 76,423              | 63.4             | 19,563              | 15.9             |
| Brooklyn      | 214 Flatbush                             | 72,143              | 41.6             | 69,743              | 39.8             |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 121,194             | 79.1             | 5,736               | 3.5              |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 7,248               | 5.2              | 96,984              | 80.5             |
| Brooklyn      | 217 East Flatbush                        | 4,048               | 2.3              | 136,672             | 91.1             |
| Brooklyn      | 218 Flatlands/Canarsie                   | 75,862              | 37.7             | 105,873             | 52.6             |
| Manhattan     | 301 Greenwich Village/Financial District | 99,803              | 77.3             | 4,969               | 3.3              |
| Manhattan     | 302 Lower East Side/Chinatown            | 69,160              | 38.7             | 17,244              | 9.2              |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 92,273              | 72.6             | 10,378              | 7.4              |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 118,320             | 80.7             | 6,679               | 4.1              |
| Manhattan     | 305 Upper West Side                      | 149,829             | 75.6             | 20,957              | 9.7              |
| Manhattan     | 306 Upper East Side                      | 191,147             | 86.5             | 8,455               | 3.4              |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 43,851              | 30.4             | 46,477              | 33.1             |
| Manhattan     | 308 Central Harlem                       | 7,519               | 5.5              | 92,077              | 81.3             |
| Manhattan     | 309 East Harlem                          | 33,085              | 25.6             | 49,021              | 40.3             |
| Manhattan     | 310 Washington Heights/Inwood            | 71,232              | 28.7             | 32,580              | 12.7             |
| Queens        | 401 Astoria                              | 124,166             | 54.2             | 24,987              | 11.2             |
| Queens        | 402 Sunnyside/Woodside                   | 65,949              | 46.1             | 4,177               | 2.5              |
| Queens        | 403 Jackson Heights                      | 84,803              | 41.9             | 23,267              | 11.5             |
| Queens        | 404 Elmhurst/Corona                      | 52,477              | 32.8             | 14,882              | 9.4              |
| Queens        | 405 Middle Village/Ridgewood             | 127,996             | 73.2             | 3,310               | 1.5              |
| Queens        | 406 Rego Park/Forest Hills               | 81,757              | 69.1             | 3,310               | 2.4              |
| Queens        | 407 Flushing/Whitestone                  | 129,532             | 50.3             | 9,065               | 3.2              |
| Queens        | 408 Hillcrest/Fresh Meadows              | 74,591              | 46.6             | 25,609              | 15.4             |
| Queens        | 409 Ozone Park/Woodhaven                 | 67,879              | 43.5             | 16,038              | 8                |
| Queens        | 410 South Ozone Park/Howard Beach        | 58,040              | 42.6             | 29,375              | 17.6             |
| Queens        | 411 Bayside/Little Neck                  | 79,315              | 65.7             | 2,882               | 2.1              |
| Queens        | 412 Jamaica                              | 16,603              | 6.1              | 171,578             | 74.8             |
| Queens        | 413 Queens Village                       | 46,801              | 22.3             | 118,442             | 57.3             |
| Queens        | 414 Rockaways                            | 48,811              | 43.9             | 47,179              | 42               |
| Staten Island | 501 North Shore                          | 99,072              | 58               | 40,959              | 23.3             |
| Staten Island | 502 Mid-Island                           | 109,378             | 83.5             | 4,067               | 2.8              |
| Staten Island | 503 South Shore                          | 144,400             | 93.5             | 1,684               | 1                |
| <b>Total</b>  | <b>New York City</b>                     | <b>3,806,508</b>    | <b>47.5</b>      | <b>2,274,049</b>    | <b>28.4</b>      |

Source: US Census

**Neighborhood Table 11-1**  
**Population By Race**  
**New York City Sub-borough Areas, 2000**  
(Continued on next page)

| Borough       | Sub-borough Area                         | Native American Population | Percent Native American | Asian Population | Percent Asian |
|---------------|------------------------------------------|----------------------------|-------------------------|------------------|---------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 2,442                      | 1.2                     | 1,218            | 0.6           |
| Bronx         | 102 Morrisania/Belmont                   | 2,836                      | 1.1                     | 1,793            | 0.9           |
| Bronx         | 103 Highbridge/South Concourse           | 2,701                      | 1.1                     | 2,557            | 1.4           |
| Bronx         | 104 University Heights/Fordham           | 2,696                      | 1.2                     | 2,976            | 1.7           |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 2,305                      | 1.1                     | 10,255           | 6.8           |
| Bronx         | 106 Riverdale/Kingsbridge                | 1,242                      | 0.6                     | 6,426            | 5             |
| Bronx         | 107 Soundview/Parkchester                | 2,816                      | 0.9                     | 8,606            | 4             |
| Bronx         | 108 Throgs Neck/Co-op City               | 857                        | 0.3                     | 2,354            | 1.7           |
| Bronx         | 109 Pelham Parkway                       | 1,243                      | 0.6                     | 8,829            | 6.5           |
| Bronx         | 110 Williamsbridge/Baychester            | 1,273                      | 0.4                     | 3,582            | 1.9           |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 1,321                      | 0.5                     | 6,353            | 4             |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 1,445                      | 0.5                     | 5,862            | 4.3           |
| Brooklyn      | 203 Bedford Stuyvesant                   | 1,438                      | 0.5                     | 1,542            | 0.9           |
| Brooklyn      | 204 Bushwick                             | 2,088                      | 1                       | 4,296            | 2.9           |
| Brooklyn      | 205 East New York/Starrett City          | 2,211                      | 0.8                     | 7,799            | 4             |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 1,124                      | 0.5                     | 6,041            | 4.8           |
| Brooklyn      | 207 Sunset Park                          | 2,009                      | 0.9                     | 31,982           | 21.9          |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 1,105                      | 0.3                     | 2,625            | 1.6           |
| Brooklyn      | 209 South Crown Heights                  | 691                        | 0.3                     | 1,362            | 0.8           |
| Brooklyn      | 210 Bay Ridge                            | 519                        | 0.2                     | 17,818           | 13.7          |
| Brooklyn      | 211 Bensonhurst                          | 617                        | 0.2                     | 41,417           | 23.2          |
| Brooklyn      | 212 Borough Park                         | 816                        | 0.3                     | 19,952           | 11.2          |
| Brooklyn      | 213 Coney Island                         | 743                        | 0.3                     | 12,409           | 9.7           |
| Brooklyn      | 214 Flatbush                             | 1,178                      | 0.4                     | 15,642           | 8             |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 511                        | 0.2                     | 19,691           | 12.4          |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 1,144                      | 0.5                     | 1,033            | 0.6           |
| Brooklyn      | 217 East Flatbush                        | 839                        | 0.2                     | 2,051            | 1             |
| Brooklyn      | 218 Flatlands/Canarsie                   | 930                        | 0.2                     | 8,397            | 3.7           |
| Manhattan     | 301 Greenwich Village/Financial District | 651                        | 0.1                     | 19,659           | 14.6          |
| Manhattan     | 302 Lower East Side/Chinatown            | 1,590                      | 0.4                     | 60,172           | 35            |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 1,072                      | 0.3                     | 13,393           | 9.9           |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 614                        | 0.2                     | 16,783           | 10.8          |
| Manhattan     | 305 Upper West Side                      | 1,398                      | 0.3                     | 12,199           | 5.6           |
| Manhattan     | 306 Upper East Side                      | 636                        | 0.1                     | 15,275           | 6.3           |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 2,166                      | 0.9                     | 7,915            | 5.3           |
| Manhattan     | 308 Central Harlem                       | 1,534                      | 0.6                     | 1,340            | 0.9           |
| Manhattan     | 309 East Harlem                          | 1,963                      | 0.9                     | 3,888            | 2.9           |
| Manhattan     | 310 Washington Heights/Inwood            | 4,331                      | 1.2                     | 5,923            | 2.2           |
| Queens        | 401 Astoria                              | 2,010                      | 0.5                     | 29,879           | 12.6          |
| Queens        | 402 Sunnyside/Woodside                   | 1,782                      | 0.7                     | 41,775           | 30            |
| Queens        | 403 Jackson Heights                      | 2,325                      | 0.7                     | 27,722           | 13.8          |
| Queens        | 404 Elmhurst/Corona                      | 1,980                      | 0.8                     | 42,554           | 28.4          |
| Queens        | 405 Middle Village/Ridgewood             | 865                        | 0.3                     | 11,623           | 6.4           |
| Queens        | 406 Rego Park/Forest Hills               | 431                        | 0.1                     | 25,990           | 21.5          |
| Queens        | 407 Flushing/Whitestone                  | 1,401                      | 0.2                     | 91,949           | 36.2          |
| Queens        | 408 Hillcrest/Fresh Meadows              | 1,476                      | 0.4                     | 39,002           | 23.8          |
| Queens        | 409 Ozone Park/Woodhaven                 | 4,328                      | 0.9                     | 29,285           | 16.2          |
| Queens        | 410 South Ozone Park/Howard Beach        | 3,701                      | 1                       | 23,178           | 13            |
| Queens        | 411 Bayside/Little Neck                  | 406                        | 0.1                     | 31,940           | 26.5          |
| Queens        | 412 Jamaica                              | 3,503                      | 0.6                     | 13,808           | 4.7           |
| Queens        | 413 Queens Village                       | 2,235                      | 0.4                     | 22,561           | 10.1          |
| Queens        | 414 Rockaways                            | 967                        | 0.4                     | 2,363            | 1.6           |
| Staten Island | 501 North Shore                          | 1,762                      | 0.4                     | 10,022           | 5.3           |
| Staten Island | 502 Mid-Island                           | 629                        | 0.2                     | 12,185           | 8.9           |
| Staten Island | 503 South Shore                          | 345                        | 0.1                     | 5,536            | 3.3           |
| <b>Total</b>  | <b>New York City</b>                     | <b>87,241</b>              | <b>1.1</b>              | <b>872,787</b>   | <b>10.9</b>   |

Source: US Census

**Neighborhood Table 11-1**  
**Population By Race**  
**New York City Sub-borough Areas, 2000**  
(Continued)

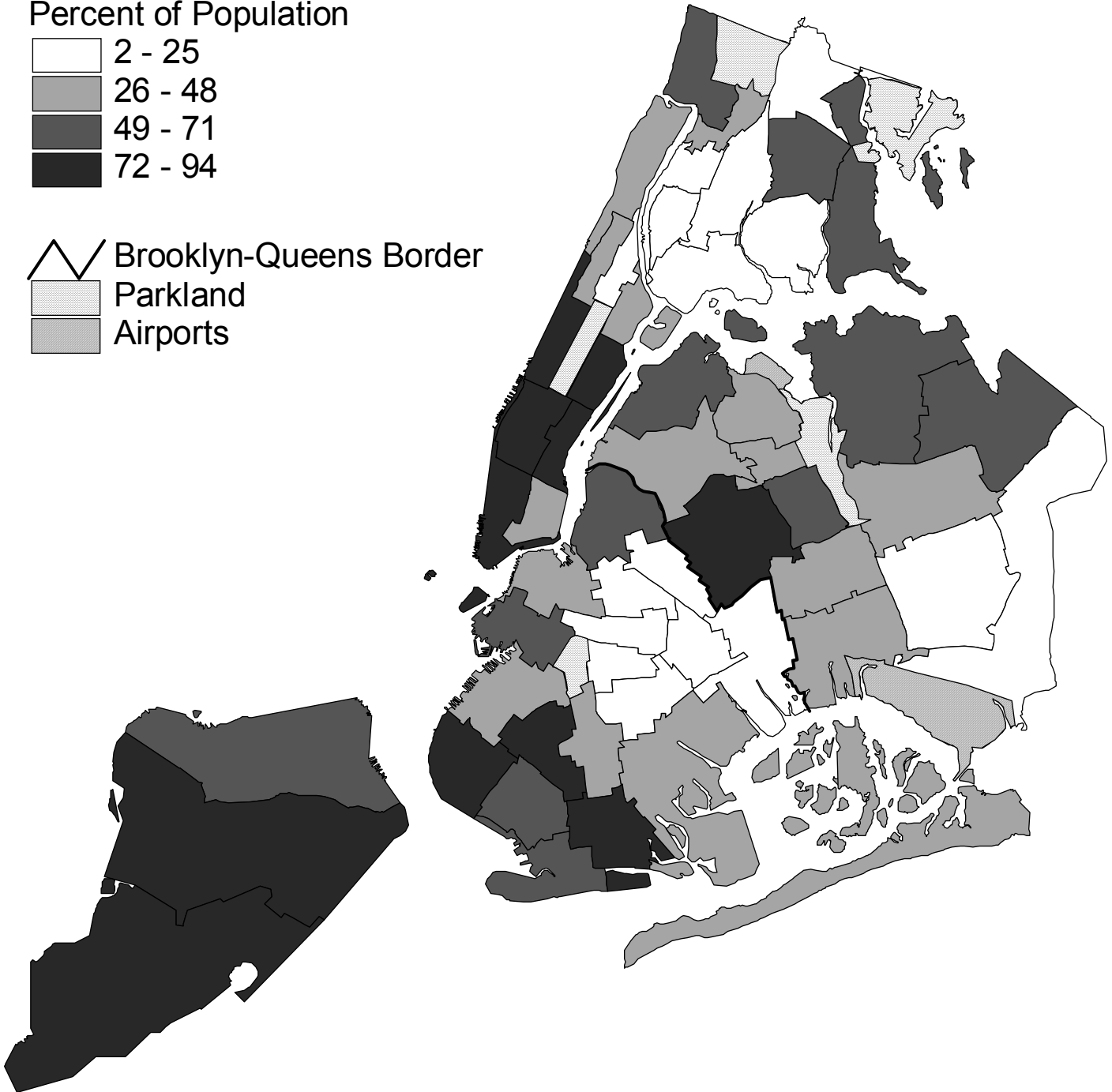
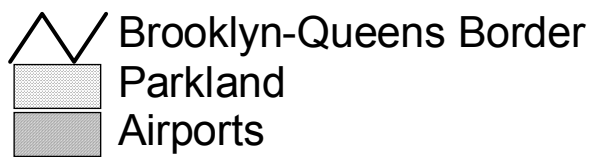
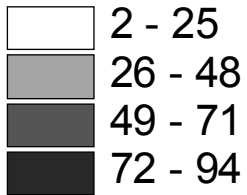
| <b>Borough</b> | <b>Sub-borough Area</b>                  | <b>Pacific<br/>Islander<br/>Population</b> | <b>Percent<br/>Pacific<br/>Islander</b> | <b>Other<br/>Race<br/>Population</b> | <b>Percent<br/>Other<br/>Race</b> |
|----------------|------------------------------------------|--------------------------------------------|-----------------------------------------|--------------------------------------|-----------------------------------|
| Bronx          | 101 Mott Haven/Hunts Point               | 523                                        | 0.13                                    | 55,399                               | 37.5                              |
| Bronx          | 102 Morrisania/Belmont                   | 440                                        | 0.12                                    | 48,361                               | 29.6                              |
| Bronx          | 103 Highbridge/South Concourse           | 458                                        | 0.11                                    | 49,582                               | 32.2                              |
| Bronx          | 104 University Heights/Fordham           | 455                                        | 0.12                                    | 55,651                               | 36                                |
| Bronx          | 105 Kingsbridge Heights/Mosholu          | 718                                        | 0.12                                    | 50,799                               | 32.3                              |
| Bronx          | 106 Riverdale/Kingsbridge                | 242                                        | 0.06                                    | 25,504                               | 19                                |
| Bronx          | 107 Soundview/Parkchester                | 607                                        | 0.12                                    | 54,011                               | 25.8                              |
| Bronx          | 108 Throgs Neck/Co-op City               | 143                                        | 0.05                                    | 11,663                               | 8.2                               |
| Bronx          | 109 Pelham Parkway                       | 283                                        | 0.1                                     | 23,716                               | 15.5                              |
| Bronx          | 110 Williamsbridge/Baychester            | 436                                        | 0.07                                    | 14,703                               | 7.6                               |
| Brooklyn       | 201 Williamsburg/Greenpoint              | 239                                        | 0.06                                    | 35,057                               | 20.1                              |
| Brooklyn       | 202 Brooklyn Heights/Fort Greene         | 253                                        | 0.07                                    | 12,811                               | 8.7                               |
| Brooklyn       | 203 Bedford Stuyvesant                   | 245                                        | 0.04                                    | 15,091                               | 9.9                               |
| Brooklyn       | 204 Bushwick                             | 488                                        | 0.14                                    | 56,157                               | 41.1                              |
| Brooklyn       | 205 East New York/Starrett City          | 753                                        | 0.1                                     | 40,972                               | 22.9                              |
| Brooklyn       | 206 Park Slope/Carroll Gardens           | 201                                        | 0.08                                    | 14,717                               | 10.7                              |
| Brooklyn       | 207 Sunset Park                          | 386                                        | 0.08                                    | 42,014                               | 25.1                              |
| Brooklyn       | 208 North Crown Heights/Prospect Heights | 301                                        | 0.07                                    | 7,715                                | 4.1                               |
| Brooklyn       | 209 South Crown Heights                  | 385                                        | 0.04                                    | 5,922                                | 3.2                               |
| Brooklyn       | 210 Bay Ridge                            | 133                                        | 0.04                                    | 9,903                                | 4.1                               |
| Brooklyn       | 211 Bensonhurst                          | 212                                        | 0.05                                    | 9,614                                | 3.1                               |
| Brooklyn       | 212 Borough Park                         | 200                                        | 0.04                                    | 14,201                               | 5.7                               |
| Brooklyn       | 213 Coney Island                         | 197                                        | 0.06                                    | 11,253                               | 7                                 |
| Brooklyn       | 214 Flatbush                             | 387                                        | 0.05                                    | 14,832                               | 5.7                               |
| Brooklyn       | 215 Sheepshead Bay/Gravesend             | 166                                        | 0.03                                    | 5,956                                | 2.3                               |
| Brooklyn       | 216 Brownsville/Ocean Hill               | 563                                        | 0.07                                    | 14,260                               | 9.7                               |
| Brooklyn       | 217 East Flatbush                        | 353                                        | 0.03                                    | 6,463                                | 1.9                               |
| Brooklyn       | 218 Flatlands/Canarsie                   | 473                                        | 0.04                                    | 9,362                                | 2.9                               |
| Manhattan      | 301 Greenwich Village/Financial District | 156                                        | 0.05                                    | 4,017                                | 2.1                               |
| Manhattan      | 302 Lower East Side/Chinatown            | 600                                        | 0.07                                    | 25,014                               | 12.6                              |
| Manhattan      | 303 Chelsea/Clinton/Midtown              | 217                                        | 0.08                                    | 9,833                                | 5.9                               |
| Manhattan      | 304 Stuyvesant Town/Turtle-Bay           | 178                                        | 0.05                                    | 4,471                                | 2                                 |
| Manhattan      | 305 Upper West Side                      | 255                                        | 0.05                                    | 14,019                               | 5.6                               |
| Manhattan      | 306 Upper East Side                      | 224                                        | 0.04                                    | 5,625                                | 1.7                               |
| Manhattan      | 307 Morningside Heights/Hamilton Heights | 378                                        | 0.1                                     | 36,942                               | 24.3                              |
| Manhattan      | 308 Central Harlem                       | 262                                        | 0.06                                    | 11,264                               | 7.6                               |
| Manhattan      | 309 East Harlem                          | 305                                        | 0.09                                    | 33,572                               | 25.1                              |
| Manhattan      | 310 Washington Heights/Inwood            | 687                                        | 0.11                                    | 111,519                              | 46.9                              |
| Queens         | 401 Astoria                              | 449                                        | 0.07                                    | 41,089                               | 13.3                              |
| Queens         | 402 Sunnyside/Woodside                   | 275                                        | 0.07                                    | 24,610                               | 14.3                              |
| Queens         | 403 Jackson Heights                      | 458                                        | 0.09                                    | 55,900                               | 25.1                              |
| Queens         | 404 Elmhurst/Corona                      | 311                                        | 0.07                                    | 38,708                               | 22.6                              |
| Queens         | 405 Middle Village/Ridgewood             | 188                                        | 0.04                                    | 29,911                               | 14.7                              |
| Queens         | 406 Rego Park/Forest Hills               | 194                                        | 0.04                                    | 6,126                                | 3.1                               |
| Queens         | 407 Flushing/Whitestone                  | 325                                        | 0.03                                    | 21,270                               | 6.3                               |
| Queens         | 408 Hillcrest/Fresh Meadows              | 374                                        | 0.07                                    | 17,248                               | 7.5                               |
| Queens         | 409 Ozone Park/Woodhaven                 | 473                                        | 0.1                                     | 40,805                               | 20.6                              |
| Queens         | 410 South Ozone Park/Howard Beach        | 594                                        | 0.09                                    | 29,273                               | 13.7                              |
| Queens         | 411 Bayside/Little Neck                  | 78                                         | 0.02                                    | 5,448                                | 2.8                               |
| Queens         | 412 Jamaica                              | 694                                        | 0.07                                    | 26,497                               | 7.9                               |
| Queens         | 413 Queens Village                       | 540                                        | 0.05                                    | 16,306                               | 4.9                               |
| Queens         | 414 Rockaways                            | 187                                        | 0.04                                    | 11,738                               | 8                                 |
| Staten Island  | 501 North Shore                          | 306                                        | 0.06                                    | 18,224                               | 8.5                               |
| Staten Island  | 502 Mid-Island                           | 132                                        | 0.03                                    | 4,844                                | 2.3                               |
| Staten Island  | 503 South Shore                          | 123                                        | 0.04                                    | 2,518                                | 1.1                               |
| <b>Total</b>   | <b>New York City</b>                     | <b>19,203</b>                              | <b>0.24</b>                             | <b>1,362,480</b>                     | <b>17</b>                         |

Source: US Census

# Map 11-1

## Percent White Population in New York City Sub-borough Areas, 2000

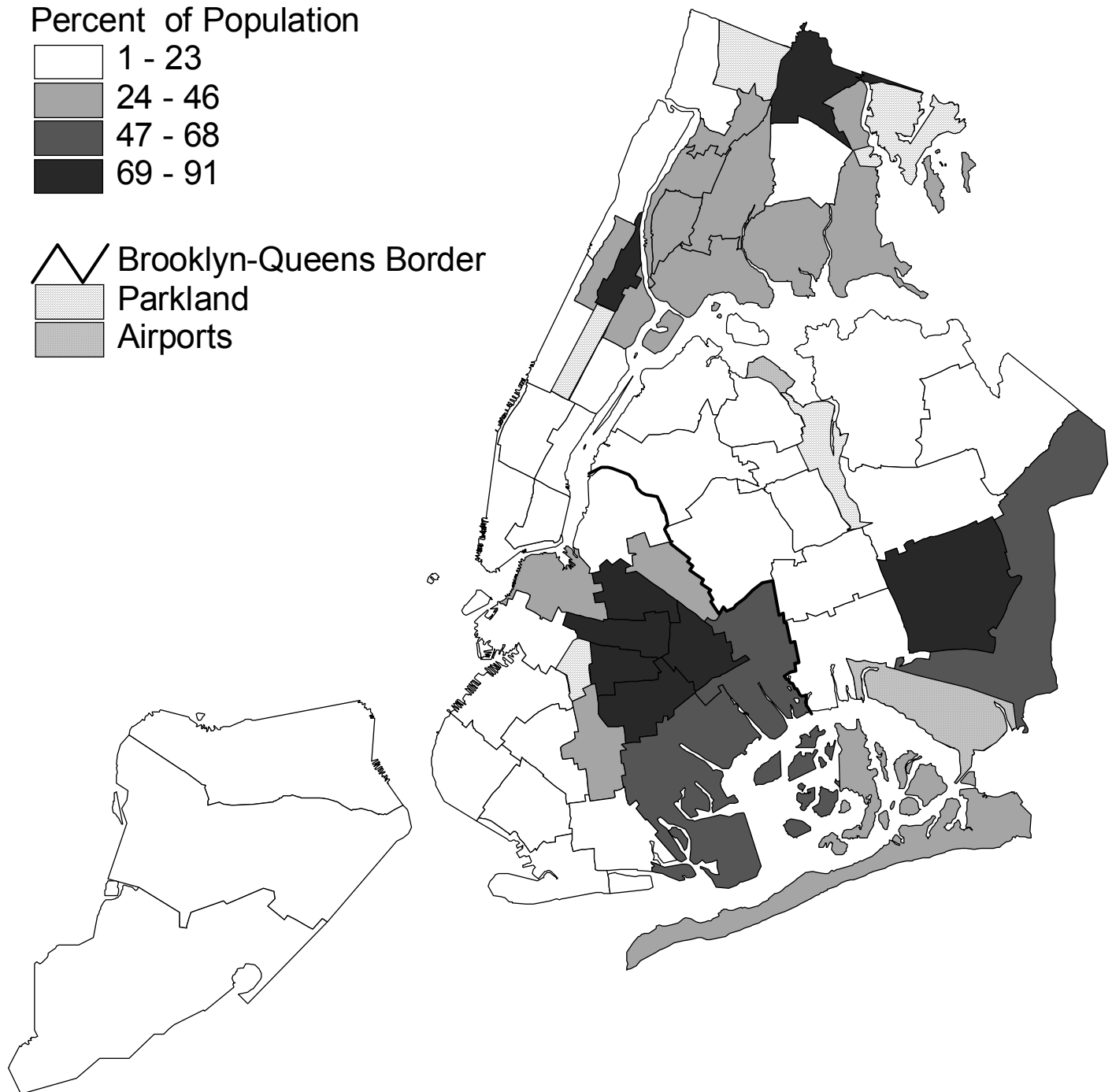
Percent of Population



Source: US Census

## Map 11-2

### Percent Black Population in New York City Sub-borough Areas, 2000

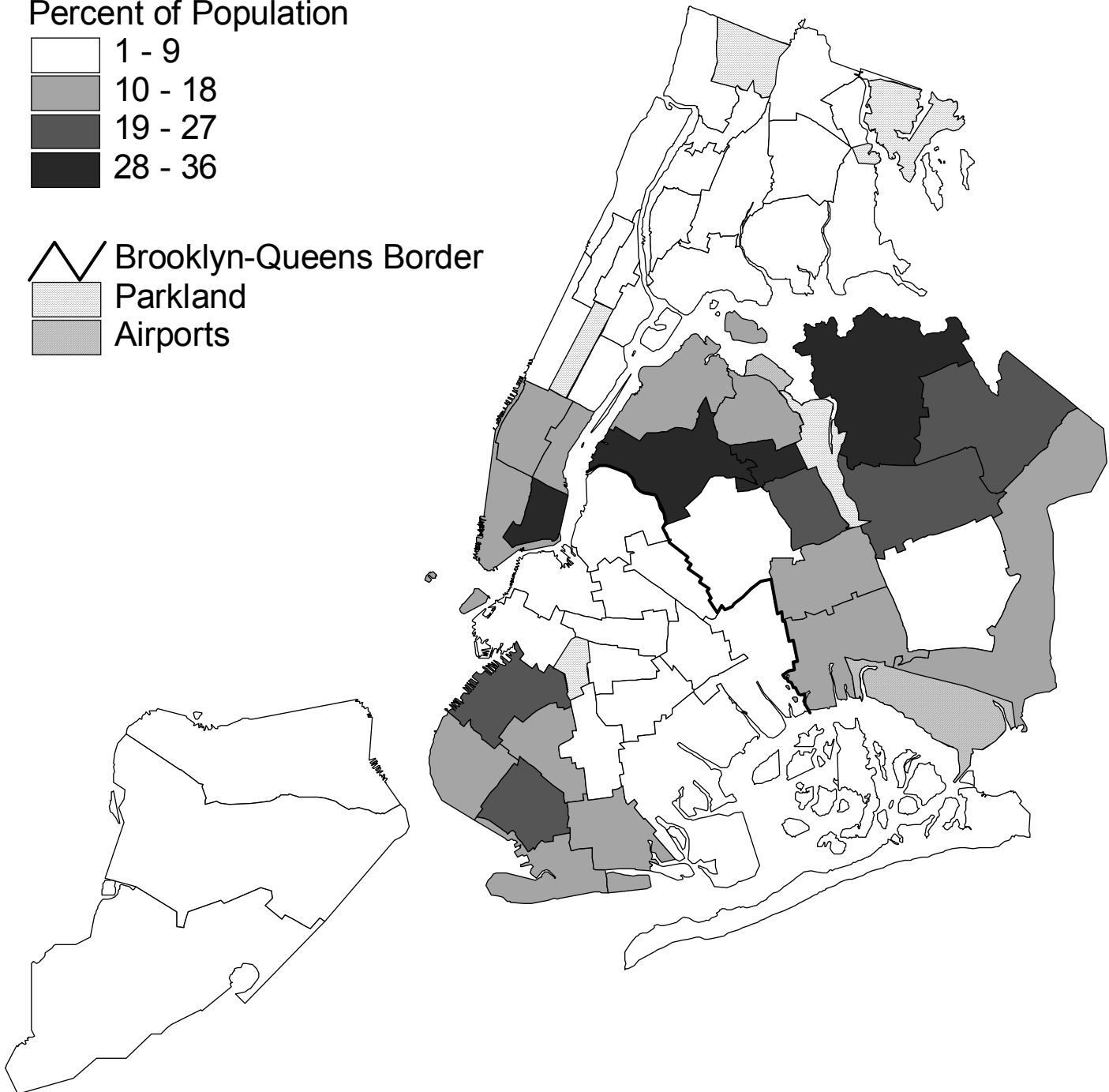
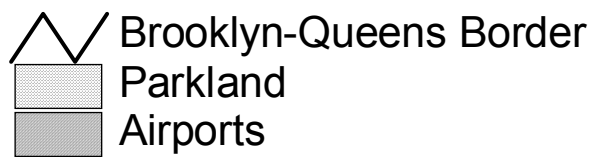




# Map 11-3

## Percent Asian Population in New York City Sub-borough Areas, 2000

Percent of Population

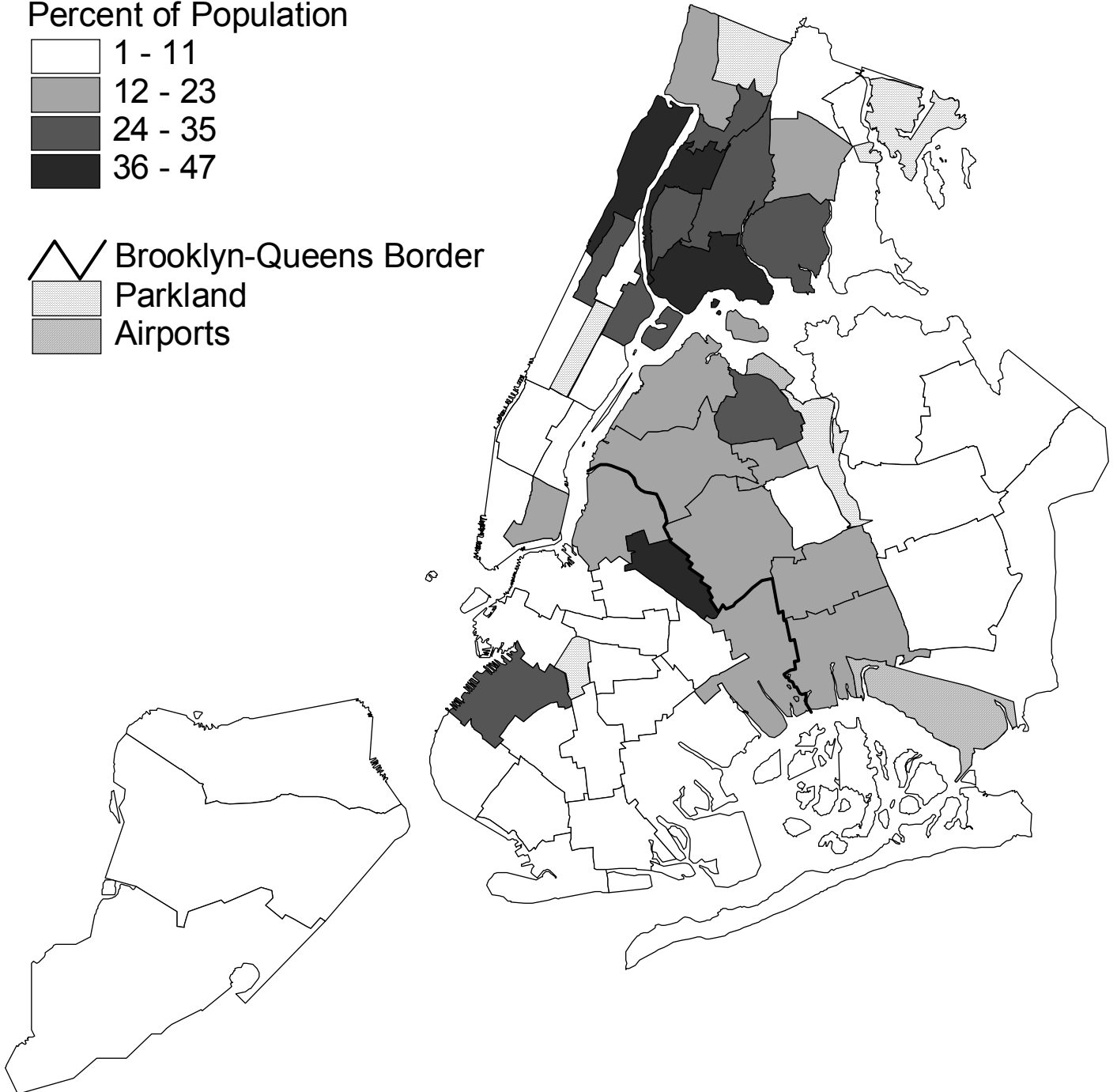
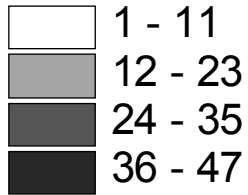


Source: US Census

# Map 11-4

## Percent Other Race Population in New York City Sub-borough Areas, 2000

Percent of Population



Source: US Census

# **Neighborhood Table 11-2** **Hispanic Population in** **New York City Sub-borough Areas, 2000**

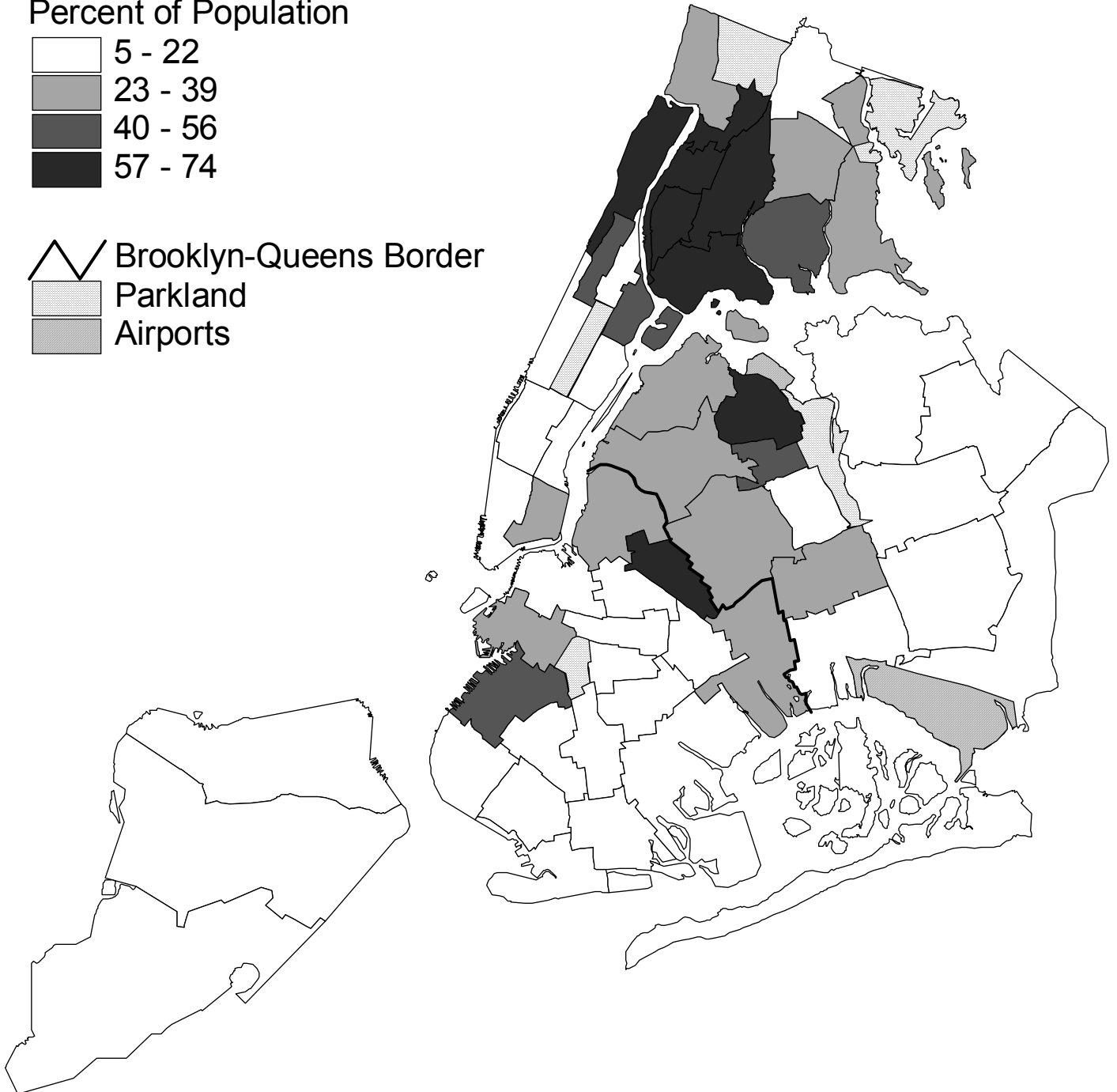
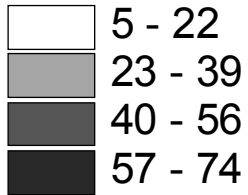
| <b>Borough</b> | <b>Sub-borough Area</b>                  | <b>Hispanic Population</b> | <b>Percent Hispanic</b> |
|----------------|------------------------------------------|----------------------------|-------------------------|
| Bronx          | 101 Mott Haven/Hunts Point               | 94,524                     | 72.5                    |
| Bronx          | 102 Morrisania/Belmont                   | 81,190                     | 57.3                    |
| Bronx          | 103 Highbridge/South Concourse           | 77,019                     | 58.2                    |
| Bronx          | 104 University Heights/Fordham           | 82,547                     | 61.7                    |
| Bronx          | 105 Kingsbridge Heights/Mosholu          | 79,238                     | 59.7                    |
| Bronx          | 106 Riverdale/Kingsbridge                | 43,216                     | 38.2                    |
| Bronx          | 107 Soundview/Parkchester                | 96,852                     | 55.2                    |
| Bronx          | 108 Throgs Neck/Co-op City               | 26,138                     | 23.4                    |
| Bronx          | 109 Pelham Parkway                       | 41,600                     | 34.7                    |
| Bronx          | 110 Williamsbridge/Baychester            | 23,980                     | 17.6                    |
| Brooklyn       | 201 Williamsburg/Greenpoint              | 48,458                     | 34.1                    |
| Brooklyn       | 202 Brooklyn Heights/Fort Greene         | 22,158                     | 19.3                    |
| Brooklyn       | 203 Bedford Stuyvesant                   | 22,948                     | 19.0                    |
| Brooklyn       | 204 Bushwick                             | 81,849                     | 67.8                    |
| Brooklyn       | 205 East New York/Starrett City          | 57,418                     | 39.1                    |
| Brooklyn       | 206 Park Slope/Carroll Gardens           | 25,522                     | 24.2                    |
| Brooklyn       | 207 Sunset Park                          | 66,719                     | 47.9                    |
| Brooklyn       | 208 North Crown Heights/Prospect Heights | 12,087                     | 9.8                     |
| Brooklyn       | 209 South Crown Heights                  | 9,281                      | 8.2                     |
| Brooklyn       | 210 Bay Ridge                            | 13,004                     | 10.8                    |
| Brooklyn       | 211 Bensonhurst                          | 15,054                     | 8.8                     |
| Brooklyn       | 212 Borough Park                         | 17,000                     | 10.7                    |
| Brooklyn       | 213 Coney Island                         | 18,123                     | 15.6                    |
| Brooklyn       | 214 Flatbush                             | 21,500                     | 12.9                    |
| Brooklyn       | 215 Sheepshead Bay/Gravesend             | 9,414                      | 6.3                     |
| Brooklyn       | 216 Brownsville/Ocean Hill               | 23,783                     | 20.4                    |
| Brooklyn       | 217 East Flatbush                        | 7,824                      | 5.4                     |
| Brooklyn       | 218 Flatlands/Canarsie                   | 15,736                     | 8.1                     |
| Manhattan      | 301 Greenwich Village/Financial District | 7,348                      | 5.9                     |
| Manhattan      | 302 Lower East Side/Chinatown            | 44,911                     | 27.0                    |
| Manhattan      | 303 Chelsea/Clinton/Midtown              | 20,572                     | 16.8                    |
| Manhattan      | 304 Stuyvesant Town/Turtle-Bay           | 9,976                      | 7.0                     |
| Manhattan      | 305 Upper West Side                      | 27,930                     | 14.5                    |
| Manhattan      | 306 Upper East Side                      | 13,026                     | 6.0                     |
| Manhattan      | 307 Morningside Heights/Hamilton Heights | 55,251                     | 42.7                    |
| Manhattan      | 308 Central Harlem                       | 18,351                     | 16.8                    |
| Manhattan      | 309 East Harlem                          | 60,995                     | 52.8                    |
| Manhattan      | 310 Washington Heights/Inwood            | 154,414                    | 74.1                    |
| Queens         | 401 Astoria                              | 56,440                     | 27.5                    |
| Queens         | 402 Sunnyside/Woodside                   | 44,960                     | 34.5                    |
| Queens         | 403 Jackson Heights                      | 107,032                    | 59.0                    |
| Queens         | 404 Elmhurst/Corona                      | 69,811                     | 49.2                    |
| Queens         | 405 Middle Village/Ridgewood             | 46,950                     | 28.1                    |
| Queens         | 406 Rego Park/Forest Hills               | 12,811                     | 11.3                    |
| Queens         | 407 Flushing/Whitestone                  | 41,036                     | 16.8                    |
| Queens         | 408 Hillcrest/Fresh Meadows              | 24,203                     | 16.3                    |
| Queens         | 409 Ozone Park/Woodhaven                 | 50,897                     | 35.6                    |
| Queens         | 410 South Ozone Park/Howard Beach        | 26,573                     | 20.7                    |
| Queens         | 411 Bayside/Little Neck                  | 10,443                     | 8.9                     |
| Queens         | 412 Jamaica                              | 29,817                     | 13.6                    |
| Queens         | 413 Queens Village                       | 20,234                     | 10.3                    |
| Queens         | 414 Rockaways                            | 18,841                     | 17.7                    |
| Staten Island  | 501 North Shore                          | 32,192                     | 19.8                    |
| Staten Island  | 502 Mid-Island                           | 12,406                     | 9.7                     |
| Staten Island  | 503 South Shore                          | 8,952                      | 5.9                     |
| <b>Total</b>   | <b>New York City</b>                     | <b>2,160,554</b>           | <b>27.0</b>             |

Source: US Census

# Map 11-5

## Percent Hispanic Population in New York City Sub-borough Areas, 2000

Percent of Population



Source: US Census

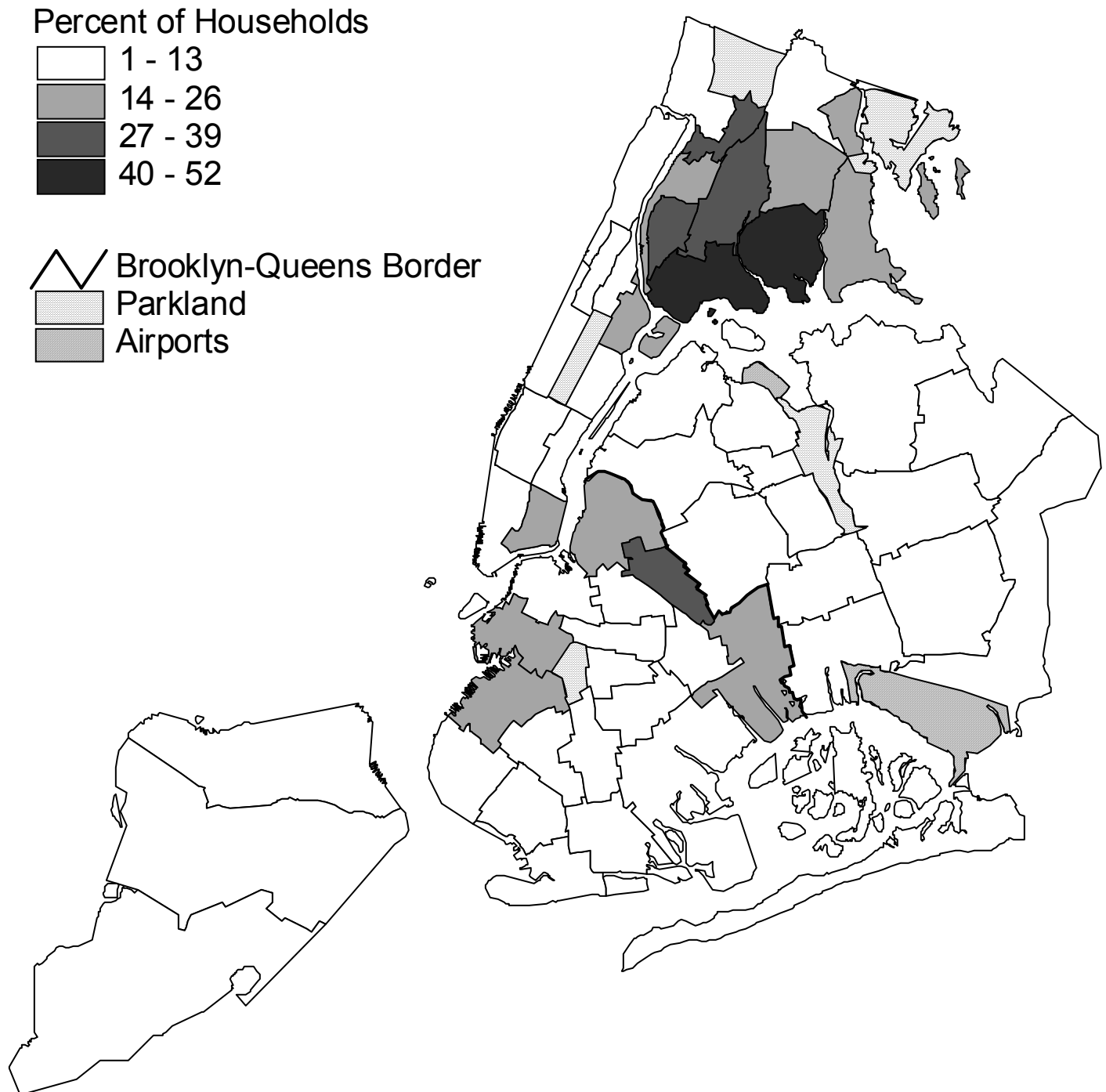
**Table 11-3**  
**Percent Puerto Rican Households**  
**New York City Sub-borough Areas, 1991 and 1999**

| <b>Borough</b> | <b>Sub-borough Area</b>                  | <b>1991</b> | <b>1999</b> | <b>Change</b> |
|----------------|------------------------------------------|-------------|-------------|---------------|
| Bronx          | 101 Mott Haven/Hunts Point               | 57.0        | 52.1        | -4.9          |
| Bronx          | 102 Morrisania/Belmont                   | 38.9        | 32.8        | -6.1          |
| Bronx          | 103 Highbridge/South Concourse           | 25.1        | 26.9        | 1.8           |
| Bronx          | 104 University Heights/Fordham           | 25.9        | 25.6        | -0.3          |
| Bronx          | 105 Kingsbridge Heights/Mosholu          | 30.4        | 30.8        | 0.4           |
| Bronx          | 106 Riverdale/Kingsbridge                | 8.2         | 11.2        | 3.0           |
| Bronx          | 107 Soundview/Parkchester                | 42.5        | 41.3        | -1.2          |
| Bronx          | 108 Throgs Neck/Co-op City               | 7.8         | 16.0        | 8.2           |
| Bronx          | 109 Pelham Parkway                       | 11.2        | 20.3        | 9.1           |
| Bronx          | 110 Williamsbridge/Baychester            | 8.6         | 11.7        | 3.0           |
| Brooklyn       | 201 Williamsburg/Greenpoint              | 25.5        | 21.4        | -4.1          |
| Brooklyn       | 202 Brooklyn Heights/Fort Greene         | 10.0        | 9.5         | -0.5          |
| Brooklyn       | 203 Bedford Stuyvesant                   | 13.6        | 13.4        | -0.2          |
| Brooklyn       | 204 Bushwick                             | 43.7        | 28.4        | -15.4         |
| Brooklyn       | 205 East New York/Starrett City          | 22.7        | 20.0        | -2.7          |
| Brooklyn       | 206 Park Slope/Carroll Gardens           | 11.8        | 14.8        | 3.1           |
| Brooklyn       | 207 Sunset Park                          | 24.8        | 25.9        | 1.1           |
| Brooklyn       | 208 North Crown Heights/Prospect Heights | 5.2         | 6.1         | 0.9           |
| Brooklyn       | 209 South Crown Heights                  | 1.0         | 1.3         | 0.4           |
| Brooklyn       | 210 Bay Ridge                            | 3.1         | 4.3         | 1.2           |
| Brooklyn       | 211 Bensonhurst                          | 2.2         | 4.2         | 2.0           |
| Brooklyn       | 212 Borough Park                         | 3.1         | 5.0         | 1.9           |
| Brooklyn       | 213 Coney Island                         | 9.7         | 7.9         | -1.8          |
| Brooklyn       | 214 Flatbush                             | 4.9         | 2.7         | -2.2          |
| Brooklyn       | 215 Sheepshead Bay/Gravesend             | 1.4         | 2.6         | 1.2           |
| Brooklyn       | 216 Brownsville/Ocean Hill               | 15.6        | 8.7         | -6.9          |
| Brooklyn       | 217 East Flatbush                        | 0.2         | 0.8         | 0.6           |
| Brooklyn       | 218 Flatlands/Canarsie                   | 3.1         | 2.3         | -0.8          |
| Manhattan      | 301 Greenwich Village/Financial District | 1.2         | 1.6         | 0.5           |
| Manhattan      | 302 Lower East Side/Chinatown            | 20.1        | 20.6        | 0.5           |
| Manhattan      | 303 Chelsea/Clinton/Midtown              | 6.4         | 6.4         | 0.0           |
| Manhattan      | 304 Stuyvesant Town/Turtle-Bay           | 2.0         | 2.7         | 0.7           |
| Manhattan      | 305 Upper West Side                      | 7.1         | 4.4         | -2.7          |
| Manhattan      | 306 Upper East Side                      | 1.6         | 1.8         | 0.3           |
| Manhattan      | 307 Morningside Heights/Hamilton Heights | 9.0         | 5.4         | -3.6          |
| Manhattan      | 308 Central Harlem                       | 3.7         | 2.8         | -0.9          |
| Manhattan      | 309 East Harlem                          | 40.3        | 26.3        | -14.1         |
| Manhattan      | 310 Washington Heights/Inwood            | 6.6         | 9.1         | 2.5           |
| Queens         | 401 Astoria                              | 7.2         | 6.3         | -0.9          |
| Queens         | 402 Sunnyside/Woodside                   | 3.3         | 4.3         | 1.0           |
| Queens         | 403 Jackson Heights                      | 5.8         | 3.1         | -2.7          |
| Queens         | 404 Elmhurst/Corona                      | 4.5         | 3.9         | -0.6          |
| Queens         | 405 Middle Village/Ridgewood             | 5.9         | 10.1        | 4.2           |
| Queens         | 406 Rego Park/Forest Hills               | 2.2         | 1.2         | -1.0          |
| Queens         | 407 Flushing/Whitestone                  | 2.2         | 3.1         | 0.9           |
| Queens         | 408 Hillcrest/Fresh Meadows              | 4.4         | 5.0         | 0.6           |
| Queens         | 409 Ozone Park/Woodhaven                 | 11.3        | 11.4        | 0.1           |
| Queens         | 410 South Ozone Park/Howard Beach        | 7.0         | 6.3         | -0.7          |
| Queens         | 411 Bayside/Little Neck                  | 1.1         | 2.3         | 1.2           |
| Queens         | 412 Jamaica                              | 4.2         | 3.4         | -0.9          |
| Queens         | 413 Queens Village                       | 3.0         | 2.3         | -0.8          |
| Queens         | 414 Rockaways                            | 4.4         | 7.9         | 3.5           |
| Staten Island  | 501 North Shore                          | 9.4         | 4.9         | -4.4          |
| Staten Island  | 502 Mid-Island                           | 4.3         | 3.6         | -0.7          |
| Staten Island  | 503 South Shore                          | 3.2         | 4.1         | 0.9           |
| <b>Total</b>   | <b>New York City</b>                     | <b>10.3</b> | <b>9.8</b>  | <b>-0.5</b>   |

Source: NYC Housing and Vacancy Survey

# Map 11-6

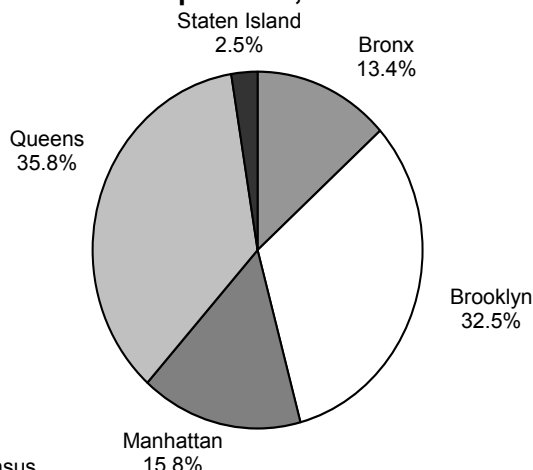
## Percent Puerto Rican Households in New York City Sub-borough Areas, 1999



## Chapter 12. Immigration

New York City has long been one of the primary destinations for immigrants entering the United States. According to the 2000 U.S. Census, New York City was home to 2,871,032 foreign-born individuals. The highest percentage of foreign-born lived in Queens (35.8%) and Brooklyn (32.5%), followed by Manhattan (15.8%), the Bronx (13.4%) and Staten Island (2.5%) (Borough Table 12-1). Four out of five sub-borough areas with the highest number of foreign-born were in

**Chart 12-1 Destination of the Foreign-born Population, 2000**



Source: US Census

**Exhibit 12-1 Highest Number of Foreign-born Living in New York City, 2000**

|           |                           |         |
|-----------|---------------------------|---------|
| Queens    | Flushing/Whitestone       | 122,526 |
| Queens    | Jackson Heights           | 112,847 |
| Manhattan | Washington Heights/Inwood | 111,069 |
| Queens    | Elmhurst/Corona           | 94,891  |
| Queens    | Astoria                   | 94,602  |

Source: US Census

Queens: Flushing/Whitestone (122,526), Jackson Heights (112,847), Elmhurst/Corona (94,891) and Astoria (94,602); Manhattan's Washington Heights/Inwood (111,069) also had one of the highest numbers of foreign-born (Exhibit 12-1).

Among all foreign-born people living in New York City in 2000<sup>1</sup>, the majority came from Latin America (655,190 people). Other areas contributing large numbers of immigrants include Europe (557,492), the Caribbean (not including the Dominican Republic) (487,043), the Dominican Republic (369,186), China (261,551), Asia (177,111), the former Soviet Union (162,322), South Central Asia (150,293), and Africa (92,435) (Borough Table 12-2).

Among sub-borough areas, foreign-born people from Latin America most often settled in Queens, mainly in Jackson Heights (57,560

**Borough Table 12-1 Number of Foreign-born Living in New York City, 2000**

|                                    | Bronx   | Brooklyn | Manhattan | Queens    | Staten Island | Total     |
|------------------------------------|---------|----------|-----------|-----------|---------------|-----------|
| <b>Number</b>                      | 385,827 | 931,769  | 452,440   | 1,028,339 | 72,657        | 2,871,032 |
| <b>Percent of all Foreign Born</b> | 13.4%   | 32.5%    | 15.8%     | 35.8%     | 2.5%          | 100.0%    |

Source: US Census

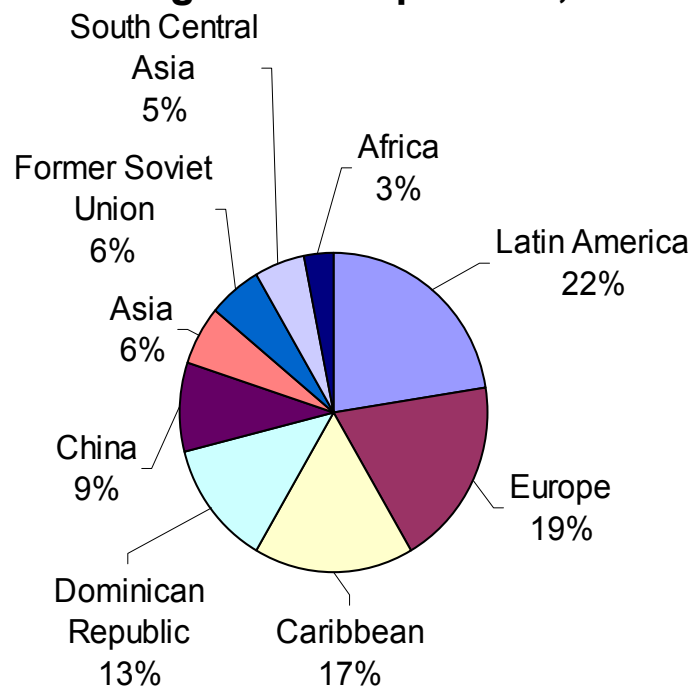
<sup>1</sup>Note that by our definitions, Latin America includes the countries of Mexico, Costa Rica, El Salvador, Guatemala, Honduras, Nicaragua, Panama, Argentina, Bolivia, Brazil, Chile, Colombia, Ecuador, Guyana, Peru, and Venezuela. Europe encompasses all of Europe except Belarus, the Ukraine, and Russia. The Caribbean represents Barbados, Cuba, Haiti, Jamaica, Trinidad and Tobago, but does *not* include the Dominican republic. The Dominican Republic is counted all by itself. China is composed of China, Hong Kong, and Taiwan. Asia comprises Korea, Japan, the Philippines, Cambodia, Indonesia, Malaysia, Thailand, and Vietnam, but does *not* include China. The former Soviet Union is limited to only Belarus, the Ukraine, and Russia. South Central Asia refers to only Bangladesh, India, and Pakistan. Finally, Africa represents all countries in Africa.

**Borough Table 12-2 Number of Foreign-born Living in New York City  
by Country/Region of Origin, 2000**

|                                     | Bronx  | Brooklyn | Manhattan | Queens  | Staten<br>Island | Total   |
|-------------------------------------|--------|----------|-----------|---------|------------------|---------|
| <b>Latin America</b>                | 85,635 | 168,445  | 66,673    | 322,008 | 12,429           | 655,190 |
| <b>Europe</b>                       | 40,577 | 238,383  | 83,327    | 169,014 | 26,191           | 557,492 |
| <b>Caribbean</b>                    | 80,072 | 252,713  | 27,059    | 122,560 | 4,639            | 487,043 |
| <b>Dominican Republic</b>           | 85,635 | 168,445  | 66,673    | 322,008 | 12,429           | 369,186 |
| <b>China</b>                        | 4,363  | 86,064   | 63,891    | 102,902 | 4,331            | 261,551 |
| <b>Asia</b>                         | 11,825 | 24,416   | 34,189    | 99,261  | 7,420            | 177,111 |
| <b>Russia, Belarus, and Ukraine</b> | 5,076  | 116,760  | 9,359     | 24,895  | 6,232            | 162,322 |
| <b>South Central Asia</b>           | 9,304  | 33,466   | 10,386    | 92,035  | 5,102            | 150,293 |
| <b>Africa</b>                       | 25,747 | 23,588   | 15,838    | 20,148  | 7,114            | 92,435  |

Source: US Census

**Chart 12-2 Country/Region of Origin for  
the Foreign-born Population, 2000**



Source: US Census

*See footnote on previous page for specifications of the countries and regions used in this chart.*



**Exhibit 12-2 Highest Number of Foreign-born from Latin America Living in New York City, 2000**

|        |                      |        |
|--------|----------------------|--------|
| Queens | Jackson Heights      | 57,560 |
| Queens | Elmhurst/Corona      | 39,906 |
| Queens | Astoria              | 31,064 |
| Queens | Ozone Park/Woodhaven | 30,019 |
| Queens | Sunnyside/Woodside   | 28,005 |

Source: US Census

**Exhibit 12-3 Highest Number of Foreign-born from Europe Living in New York City, 2000**

|          |                          |        |
|----------|--------------------------|--------|
| Brooklyn | Bensonhurst              | 43,193 |
| Brooklyn | Sheepshead Bay/Gravesend | 37,504 |
| Brooklyn | Coney Island             | 34,133 |
| Queens   | Middle Village/Ridgewood | 31,045 |
| Queens   | Astoria                  | 28,776 |

Source: US Census

**Exhibit 12-4 Highest Number of Foreign-born from the Caribbean Living in New York City, 2000**

|          |                           |        |
|----------|---------------------------|--------|
| Brooklyn | East Flatbush             | 60,090 |
| Brooklyn | Flatlands/Canarsie        | 43,107 |
| Queens   | Queens Village            | 38,462 |
| Brooklyn | South Crown Heights       | 38,339 |
| Bronx    | Williamsbridge/Baychester | 36,546 |

Source: US Census

**Exhibit 12-5 Highest Number of Foreign-born from the Dominican Republic Living in New York City, 2000**

|           |                                      |        |
|-----------|--------------------------------------|--------|
| Manhattan | Washington Heights/Inwood            | 78,818 |
| Bronx     | University Heights/Fordham           | 26,053 |
| Bronx     | Highbridge/South Concourse           | 23,870 |
| Manhattan | Morningside Heights/Hamilton Heights | 22,326 |
| Bronx     | Kingsbridge Heights/Mosholu          | 18,633 |

Source: US Census

people), Elmhurst/Corona (39,906), Astoria (31,064), Ozone Park/Woodhaven (30,019), and Sunnyside/Woodside (28,005) (Exhibit 12-2).

Foreign-born people from Europe also settled in Queens, mainly in the neighborhoods of Middle Village/Ridgewood (31,045) and Astoria (28,776). But the neighborhoods in which Europeans most often moved to were in Brooklyn: Bensonhurst (43,193), Sheepshead Bay/Gravesend (37,504), and Coney Island (34,133) (Exhibit 12-3).

Neighborhoods with the highest number of foreign-born from the Caribbean were in East Flatbush (60,090) and Flatlands/Canarsie (43,107) in Brooklyn, Queens Village (38,462) in Queens, South Crown Heights (38,339) in Brooklyn, and Williamsbridge/Baychester (36,546) in the Bronx (Exhibit 12-4).

Neighborhoods with the highest number of foreign-born from the Dominican Republic were Manhattan's Washington Heights/Inwood (78,818) and Morningside Heights/Hamilton (22,326), as well as the Bronx's University Heights/Fordham (26,053), Highbridge/South Concourse (23,870), and Kingsbridge Heights/Mosholu (18,633) (Exhibit 12-5).

The highest number of foreign-born from China live in Manhattan's Lower East Side/Chinatown (40,910), followed by Flushing/Whitestone in Queens (32,162), Bensonhurst (24,098) and Sunset Park (19,206) in Brooklyn, and Elmhurst/Corona in Queens (13,924) (Exhibit 12-6).

When examining sub-borough areas for the foreign-born population from Asia, neighborhoods in Queens had the highest number of people. These neighborhoods include Flushing/Whitestone (28,429), Sunnyside/Woodside (14,368), Elmhurst/Corona (10,646), and Bayside/Little-neck (10,602). Manhattan's Stuyvesant Town/Turtle Bay (6,974) also was home to many foreign-born people from Asia (Exhibit 12-7).

All five neighborhoods with the highest number of foreign-born from the former Soviet Union were in Brooklyn, with the greatest number in Sheepshead Bay/Gravesend (27,781), followed by Coney Island (26,741), Bensonhurst (23,005), Flatbush (13,193), and Borough Park (10,334) (Exhibit 12-8).

Neighborhoods with the highest number of foreign-born from South Central Asia were all in Queens, starting with Astoria (12,062), followed by Flushing/Whitestone (11,200), Hillcrest/Fresh Meadows (10,768), Sunnyside/Woodside (9,488), and Elmhurst/Corona (9,054) (Exhibit 12-9).

Neighborhoods with the highest number of foreign-born from Africa were North Shore in Staten Island (5,350), followed by Highbridge/South Concourse in the Bronx (5,304), University Heights/Fordham (4,581) in the Bronx, Central Harlem in Manhattan (4,555), and Astoria in Queens (3,635) (Exhibit 12-10).

Closely related to foreign-born status is language spoken at home. In 2000, about 4 million people in New York City spoke English at

#### Exhibit 12-6 Highest Number of Foreign-born from China Living in New York City, 2000

|           |                           |        |
|-----------|---------------------------|--------|
| Manhattan | Lower East Side/Chinatown | 40,910 |
| Queens    | Flushing/Whitestone       | 32,162 |
| Brooklyn  | Bensonhurst               | 24,098 |
| Brooklyn  | Sunset Park               | 19,206 |
| Queens    | Elmhurst/Corona           | 13,924 |

Source: US Census

#### Exhibit 12-7 Highest Number of Foreign-born from Asia Living in New York City, 2000

|           |                            |        |
|-----------|----------------------------|--------|
| Queens    | Flushing/Whitestone        | 28,429 |
| Queens    | Sunnyside/Woodside         | 14,368 |
| Queens    | Elmhurst/Corona            | 10,646 |
| Queens    | Bayside/Little Neck        | 10,602 |
| Manhattan | Stuyvesant Town/Turtle-Bay | 6,974  |

Source: US Census

#### Exhibit 12-8 Highest Number of Foreign-born from the Former Soviet Union Living in New York City, 2000

|          |                          |        |
|----------|--------------------------|--------|
| Brooklyn | Sheepshead Bay/Gravesend | 27,781 |
| Brooklyn | Coney Island             | 26,741 |
| Brooklyn | Bensonhurst              | 23,005 |
| Brooklyn | Flatbush                 | 13,193 |
| Brooklyn | Borough Park             | 10,334 |

Source: US Census

#### Exhibit 12-9 Highest Number of Foreign-born from South Central Asia Living in New York City, 2000

|        |                         |        |
|--------|-------------------------|--------|
| Queens | Astoria                 | 12,062 |
| Queens | Flushing/Whitestone     | 11,200 |
| Queens | Hillcrest/Fresh Meadows | 10,768 |
| Queens | Sunnyside/Woodside      | 9,488  |
| Queens | Elmhurst/Corona         | 9,054  |

Source: US Census

### Exhibit 12-10 Highest Number of Foreign-born from Africa Living in New York City, 2000

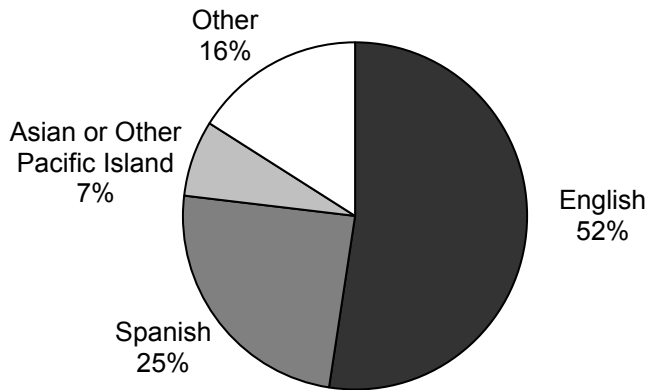
|                   |                            |       |
|-------------------|----------------------------|-------|
| Staten Island     | North Shore                | 5,350 |
| Bronx             | Highbridge/South Concourse | 5,304 |
| Bronx             | University Heights/Fordham | 4,581 |
| Manhattan         | Central Harlem             | 4,555 |
| Queens            | Astoria                    | 3,635 |
| Source: US Census |                            |       |

home. (Keep in mind that simply because a person does not speak English at home, that does not mean that that person cannot speak English.) This number represents a 2.6% decrease in people from 1990, indicating the increasing prevalence of languages such as Spanish and Chinese. During the same period, the number of people speaking Spanish at home

### Borough Table 12-3 Language Spoken at Home (number of people), 1990 and 2000

|                                                | Bronx   | Brooklyn  | Manhattan | Queens    | Staten Island | Total     |
|------------------------------------------------|---------|-----------|-----------|-----------|---------------|-----------|
| <b>English</b>                                 |         |           |           |           |               |           |
| <b>1990</b>                                    | 568,899 | 1,280,240 | 857,154   | 1,037,288 | 283,102       | 4,026,683 |
| <b>2000</b>                                    | 578,996 | 1,217,121 | 849,603   | 968,415   | 306,662       | 3,920,797 |
| <b>Change</b>                                  | 10,097  | -63,119   | -7,551    | -68,873   | 23,560        | -105,886  |
| <b>% Change</b>                                | 1.77%   | -4.93%    | -0.88%    | -6.64%    | 8.32%         | -2.63%    |
| <b>Spanish</b>                                 |         |           |           |           |               |           |
| <b>1990</b>                                    | 427,511 | 382,469   | 334,167   | 334,597   | 19,804        | 1,498,548 |
| <b>2000</b>                                    | 534,660 | 411,346   | 364,141   | 485,046   | 37,209        | 1,832,402 |
| <b>Change</b>                                  | 107,149 | 28,877    | 29,974    | 150,449   | 17,405        | 333,854   |
| <b>% Change</b>                                | 25.06%  | 7.55%     | 8.97%     | 44.96%    | 87.89%        | 22.28%    |
| <b>Asian or Other Pacific Island Languages</b> |         |           |           |           |               |           |
| <b>1990</b>                                    | 19,148  | 79,523    | 86,986    | 158,188   | 10,839        | 354,684   |
| <b>2000</b>                                    | 19,531  | 133,776   | 108,035   | 237,391   | 16,424        | 515,157   |
| <b>Change</b>                                  | 383     | 54,253    | 21,049    | 79,203    | 5,585         | 160,473   |
| <b>% Change</b>                                | 2.00%   | 68.22%    | 24.20%    | 50.07%    | 51.53%        | 45.24%    |
| <b>Other Languages</b>                         |         |           |           |           |               |           |
| <b>1990</b>                                    | 79,397  | 382,382   | 123,931   | 317,545   | 37,286        | 940,541   |
| <b>2000</b>                                    | 91,905  | 522,980   | 140,236   | 398,018   | 54,107        | 1,207,246 |
| <b>Change</b>                                  | 12,508  | 140,598   | 16,305    | 80,473    | 16,821        | 266,705   |
| <b>% Change</b>                                | 15.75%  | 36.77%    | 13.16%    | 25.34%    | 45.11%        | 28.36%    |
| Source: US Census                              |         |           |           |           |               |           |

**Chart 12-3 Language Spoken at Home, 2000**



Source: US Census

**Exhibit 12-11 Highest and Lowest Number of People Speaking English at Home, 2000**

Highest

|           |                    |         |
|-----------|--------------------|---------|
| Manhattan | Upper East Side    | 156,255 |
| Queens    | Jamaica            | 154,892 |
| Manhattan | Upper West Side    | 131,594 |
| Queens    | Queens Village     | 127,195 |
| Brooklyn  | Flatlands/Canarsie | 125,038 |

Lowest

|          |                    |        |
|----------|--------------------|--------|
| Queens   | Elmhurst/Corona    | 23,387 |
| Queens   | Sunnyside/Woodside | 33,384 |
| Brooklyn | Sunset Park        | 34,057 |
| Brooklyn | Bushwick           | 34,832 |
| Queens   | Jackson Heights    | 37,142 |

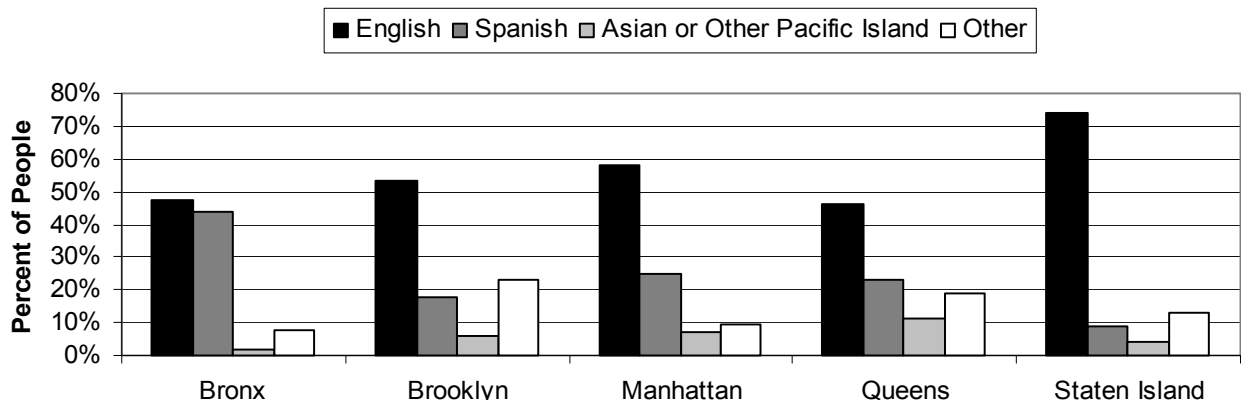
Source: US Census

increased by 22% to 1.8 million, the number of people speaking Asian or other Pacific Island Languages at home increased by 45% to 0.5 million, and the number of people speaking other languages at home increased by 28% to 1.2 million (Borough Table 12-3).

Among sub-borough areas, Manhattan's Upper East Side had the highest number of people speaking English at home (156,255), followed by Jamaica in Queens (154,892), the Upper West Side in Manhattan (131,594), Queens Village in Queens (127,195) and Flatlands/Canarsie in Brooklyn (125,038). Neighborhoods with the lowest number of people speaking English at home were Elmhurst/Corona in Queens (23,387), closely followed by Sunnyside/Woodside in Queens (33,384), Sunset Park in Brooklyn (34,057), Bushwick in Brooklyn (34,832), and Jackson Heights in Queens (37,142) (Exhibit 12-11).

Manhattan's Washington Heights/Inwood had the highest number of people speaking Spanish at home (136,204), followed by Jack-

**Chart 12-4 Percent of Languages Spoken at Home, 2000**



Source: US Census

### Exhibit 12-12 Highest Number of People Speaking Spanish at Home, 2000

|           |                            |         |
|-----------|----------------------------|---------|
| Manhattan | Washington Heights/Inwood  | 136,204 |
| Queens    | Jackson Heights            | 95,956  |
| Bronx     | Soundview/Parkchester      | 79,758  |
| Bronx     | Mott Haven/Hunts Point     | 78,741  |
| Bronx     | University Heights/Fordham | 68,964  |

Source: US Census

### Exhibit 12-13 Highest Number of People Speaking Asian or Another Pacific Islander Language at Home, 2000

|           |                           |        |
|-----------|---------------------------|--------|
| Queens    | Flushing/Whitestone       | 68,891 |
| Manhattan | Lower East Side/Chinatown | 50,084 |
| Brooklyn  | Bensonhurst               | 33,687 |
| Queens    | Elmhurst/Corona           | 27,249 |
| Queens    | Bayside/Little Neck       | 26,180 |

Source: US Census

son Heights in Queens (95,956), Soundview/Parkchester in the Bronx (79,758), Mott Haven/Hunts Point in the Bronx (78,741), and University Heights/Fordham in the Bronx (68,964) (Exhibit 12-12).

The top five neighborhoods with the highest number of people speaking Asian or another Pacific Islander languages at home were Flushing/Whitestone in Queens (68,891), Manhattan's Lower East Side/Chinatown (50,084), Brooklyn's Bensonhurst (33,687), Elmhurst/Corona in Queens (27,249) and Bayside/Little Neck in Queens (26,180) (Exhibit 12-13).

While people may not use English as their primary

language spoken at home, the individuals within those households may still know enough English to function in American society. However, some people speaking foreign languages at home know little or no English, rendering them "linguistically isolated." The U.S. Census defines a household as "linguistically isolated" if all members 14 years old and over speak a non-English language and also have difficulty with English (i.e. report speaking English less than "very well"). In 2000, the city had 440,196 linguistically isolated households, 213,111 of which were Spanish speaking, 82,208 of which spoke Asian or other Pacific Islander languages, and 144,877 of which spoke other languages (Borough Table 12-4).

According to the U.S. Census, in the period from 1990 to 2000, the percent of linguistically isolated households in New York City increased by 2.2% from 12.3% to 14.6%. Although linguistic isolation increased across all boroughs, the largest percentage increases occurred in Queens and Brooklyn, with increases of 3.4% and 3.5% respectively. In 2000, Queens had the highest percentage of linguistically isolated households (16.8%), closely followed by the Bronx (16.7%), then Brooklyn (15.9%), Manhattan (11.2%), and Staten Island (1.5%) (Borough Table 12-5).

### Borough Table 12-4 Linguistically Isolated Households, 2000

|                                                                          | Bronx  | Brooklyn | Manhattan | Queens  | Staten Island | Total   |
|--------------------------------------------------------------------------|--------|----------|-----------|---------|---------------|---------|
| <b>Number of Households Speaking Spanish</b>                             | 64,211 | 45,293   | 48,230    | 52,744  | 2,633         | 213,111 |
| <b>Number of Households Speaking Asian or Pacific Islander Languages</b> | 2,609  | 20,757   | 21,250    | 35,951  | 1,641         | 82,208  |
| <b>Number of Households Speaking Other Languages</b>                     | 10,692 | 74,241   | 13,295    | 43,051  | 3,598         | 144,877 |
| <b>Total Number of Households</b>                                        | 77,512 | 140,291  | 82,775    | 131,746 | 7,872         | 440,196 |

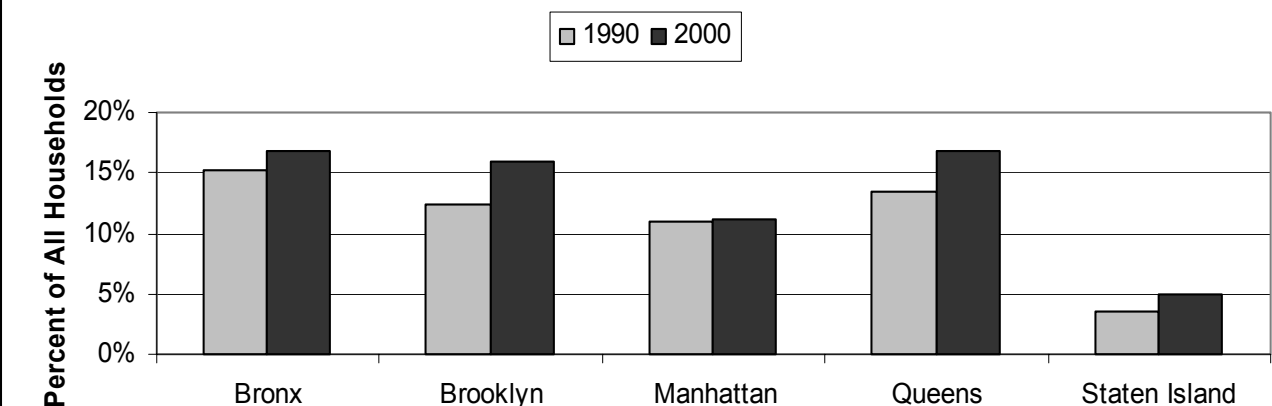
Source: US Census

# Borough Table 12-5 Percent of All Linguistically Isolated Households, 1990 and 2000

|               | Bronx | Brooklyn | Manhattan | Queens | Staten Island | Total |
|---------------|-------|----------|-----------|--------|---------------|-------|
| <b>1990</b>   | 15.3% | 12.4%    | 11.0%     | 13.4%  | 3.5%          | 12.3% |
| <b>2000</b>   | 16.7% | 15.9%    | 11.2%     | 16.8%  | 5.0%          | 14.6% |
| <b>Change</b> | 1.4%  | 3.5%     | 0.2%      | 3.4%   | 1.5%          | 2.2%  |

Source: US Census

**Chart 12-5 Percent of All Linguistically Isolated Households, 1990 and 2000**



Source: US Census

## Exhibit 12-14 Highest and Lowest Number of Linguistically Isolated Households, 2000

|                |                                      |        |
|----------------|--------------------------------------|--------|
| <u>Highest</u> |                                      |        |
| Manhattan      | Washington Heights/Inwood            | 20,354 |
| Queens         | Flushing/Whitestone                  | 19,948 |
| Brooklyn       | Bensonhurst                          | 18,037 |
| Manhattan      | Lower East Side/Chinatown            | 17,306 |
| Queens         | Jackson Heights                      | 16,293 |
| <u>Lowest</u>  |                                      |        |
| Staten Island  | South Shore                          | 1,671  |
| Brooklyn       | North Crown Heights/Prospect Heights | 2,177  |
| Bronx          | Williamsbridge/Baychester            | 2,286  |
| Staten Island  | Mid-Island                           | 2,574  |
| Queens         | South Ozone Park/Howard Beach        | 2,592  |

Source: US Census

Among sub-borough areas, Manhattan's Washington Heights/Inwood had the highest number of linguistically isolated households (20,354), followed by Flushing/Whitestone in Queens (19,948), Bensonhurst in Brooklyn (18,037), the Lower East Side/Chinatown in Manhattan (17,306), and Jackson Heights in Queens (16,293). The lowest number of linguistically isolated households was in Staten Island's South Shore (1,671), followed by North Crown Heights/Prospect Heights in Brooklyn (2,177), Williamsbridge/Baychester in the Bronx (2,286), Mid-Island in Staten Island (2,574), and South Ozone Park/Howard Beach in Queens (2,592) (Exhibit 12-14).

## Neighborhood Table 12-1

### Number of Foreign-born Living in New York City, 2000

| Borough       | Sub-borough Area                         | Latin America  | Europe         | Caribbean      | Dominican Republic | China          |
|---------------|------------------------------------------|----------------|----------------|----------------|--------------------|----------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 13,519         | 261            | 2,519          | 13,143             | 46             |
| Bronx         | 102 Morrisania/Belmont                   | 9,374          | 1,546          | 3,857          | 11,969             | 202            |
| Bronx         | 103 Highbridge/South Concourse           | 10,427         | 296            | 5,492          | 23,870             | 150            |
| Bronx         | 104 University Heights/Fordham           | 9,365          | 338            | 5,046          | 26,053             | 160            |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 11,014         | 4,832          | 4,485          | 18,633             | 586            |
| Bronx         | 106 Riverdale/Kingsbridge                | 4,970          | 9,004          | 2,402          | 12,345             | 955            |
| Bronx         | 107 Soundview/Parkchester                | 13,810         | 1,442          | 8,682          | 11,334             | 963            |
| Bronx         | 108 Throgs Neck/Co-op City               | 2,085          | 7,785          | 4,283          | 1,417              | 165            |
| Bronx         | 109 Pelham Parkway                       | 6,653          | 11,239         | 6,986          | 4,735              | 1,128          |
| Bronx         | 110 Williamsbridge/Baychester            | 4,958          | 3,927          | 36,546         | 2,390              | 104            |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 9,290          | 22,450         | 843            | 9,005              | 2,460          |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 4,363          | 2,968          | 4,462          | 1,523              | 1,317          |
| Brooklyn      | 203 Bedford Stuyvesant                   | 6,680          | 662            | 9,975          | 2,515              | 423            |
| Brooklyn      | 204 Bushwick                             | 18,050         | 953            | 5,127          | 12,576             | 1,184          |
| Brooklyn      | 205 East New York/Starrett City          | 16,019         | 3,351          | 12,434         | 12,145             | 1,520          |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 5,325          | 4,175          | 2,262          | 1,215              | 1,138          |
| Brooklyn      | 207 Sunset Park                          | 19,934         | 7,272          | 1,890          | 8,268              | 19,206         |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 7,333          | 1,324          | 23,327         | 1,782              | 581            |
| Brooklyn      | 209 South Crown Heights                  | 9,308          | 1,776          | 38,339         | 1,477              | 121            |
| Brooklyn      | 210 Bay Ridge                            | 4,095          | 17,567         | 568            | 608                | 7,975          |
| Brooklyn      | 211 Bensonhurst                          | 6,370          | 43,193         | 452            | 677                | 24,098         |
| Brooklyn      | 212 Borough Park                         | 7,813          | 28,464         | 2,235          | 904                | 6,964          |
| Brooklyn      | 213 Coney Island                         | 5,199          | 34,133         | 2,261          | 699                | 3,756          |
| Brooklyn      | 214 Flatbush                             | 13,698         | 19,998         | 29,314         | 1,551              | 2,920          |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 3,959          | 37,504         | 1,393          | 349                | 9,941          |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 7,832          | 534            | 14,634         | 2,558              | 137            |
| Brooklyn      | 217 East Flatbush                        | 13,919         | 1,235          | 60,090         | 738                | 462            |
| Brooklyn      | 218 Flatlands/Canarsie                   | 9,258          | 10,824         | 43,107         | 772                | 1,861          |
| Manhattan     | 301 Greenwich Village/Financial District | 2,128          | 9,385          | 705            | 652                | 8,204          |
| Manhattan     | 302 Lower East Side/Chinatown            | 3,346          | 7,088          | 968            | 6,505              | 40,910         |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 6,357          | 8,576          | 1,656          | 1,413              | 2,724          |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 3,742          | 11,953         | 1,383          | 336                | 2,405          |
| Manhattan     | 305 Upper West Side                      | 6,870          | 13,464         | 3,266          | 3,862              | 2,239          |
| Manhattan     | 306 Upper East Side                      | 5,855          | 20,516         | 1,332          | 711                | 2,501          |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 8,138          | 3,102          | 4,483          | 22,326             | 2,155          |
| Manhattan     | 308 Central Harlem                       | 3,599          | 602            | 5,141          | 4,255              | 321            |
| Manhattan     | 309 East Harlem                          | 12,419         | 1,129          | 1,969          | 4,328              | 1,220          |
| Manhattan     | 310 Washington Heights/Inwood            | 13,679         | 7,419          | 5,930          | 78,818             | 1,116          |
| Queens        | 401 Astoria                              | 31,064         | 28,776         | 1,994          | 3,577              | 3,004          |
| Queens        | 402 Sunnyside/Woodside                   | 28,005         | 10,933         | 1,646          | 2,804              | 8,287          |
| Queens        | 403 Jackson Heights                      | 57,560         | 8,712          | 6,223          | 17,735             | 6,905          |
| Queens        | 404 Elmhurst/Corona                      | 39,906         | 4,351          | 3,489          | 9,116              | 13,924         |
| Queens        | 405 Middle Village/Ridgewood             | 13,157         | 31,045         | 598            | 5,047              | 4,061          |
| Queens        | 406 Rego Park/Forest Hills               | 6,448          | 20,292         | 1,317          | 564                | 8,872          |
| Queens        | 407 Flushing/Whitestone                  | 21,423         | 18,309         | 2,852          | 2,632              | 32,162         |
| Queens        | 408 Hillcrest/Fresh Meadows              | 12,945         | 11,231         | 7,052          | 1,522              | 8,727          |
| Queens        | 409 Ozone Park/Woodhaven                 | 30,019         | 9,237          | 5,998          | 6,794              | 3,471          |
| Queens        | 410 South Ozone Park/Howard Beach        | 26,184         | 4,691          | 9,941          | 2,903              | 1,326          |
| Queens        | 411 Bayside/Little Neck                  | 4,240          | 10,380         | 955            | 545                | 10,282         |
| Queens        | 412 Jamaica                              | 27,332         | 1,878          | 33,766         | 3,300              | 602            |
| Queens        | 413 Queens Village                       | 15,048         | 4,384          | 38,462         | 1,433              | 1,083          |
| Queens        | 414 Rockaways                            | 8,677          | 4,795          | 8,267          | 1,472              | 196            |
| Staten Island | 501 North Shore                          | 8,142          | 6,087          | 3,567          | 998                | 1,290          |
| Staten Island | 502 Mid-Island                           | 2,726          | 9,204          | 610            | 108                | 1,920          |
| Staten Island | 503 South Shore                          | 1,561          | 10,900         | 462            | 179                | 1,121          |
| <b>Total</b>  | <b>New York City</b>                     | <b>655,190</b> | <b>557,492</b> | <b>487,043</b> | <b>369,186</b>     | <b>261,551</b> |

Source: US Census

## Neighborhood Table 12-1

### Number of Foreign-born Living in New York City, 2000

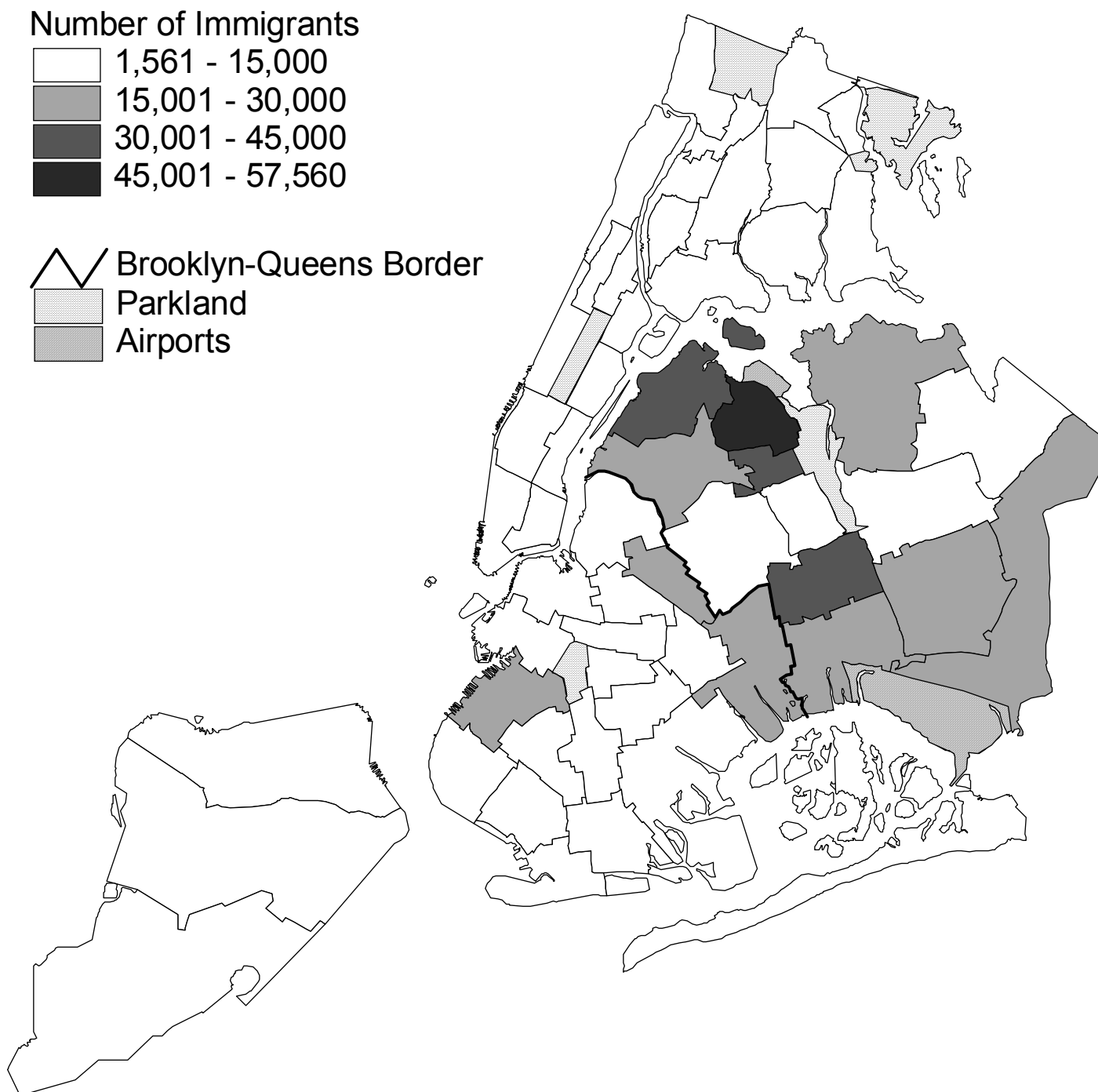
| Borough       | Sub-borough Area                         | Asia           | Former Soviet  | South Central  | Africa        | Total            |
|---------------|------------------------------------------|----------------|----------------|----------------|---------------|------------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 365            | 6              | 119            | 1,077         | 31,125           |
| Bronx         | 102 Morrisania/Belmont                   | 540            | 41             | 225            | 2,538         | 30,479           |
| Bronx         | 103 Highbridge/South Concourse           | 170            | 28             | 518            | 5,304         | 46,414           |
| Bronx         | 104 University Heights/Fordham           | 371            | 23             | 505            | 4,581         | 46,626           |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 4,020          | 198            | 2,497          | 2,006         | 48,577           |
| Bronx         | 106 Riverdale/Kingsbridge                | 2,204          | 1,942          | 787            | 1,866         | 35,645           |
| Bronx         | 107 Soundview/Parkchester                | 736            | 43             | 2,103          | 3,474         | 43,110           |
| Bronx         | 108 Throgs Neck/Co-op City               | 400            | 683            | 348            | 886           | 17,662           |
| Bronx         | 109 Pelham Parkway                       | 2,526          | 2,093          | 1,830          | 990           | 36,961           |
| Bronx         | 110 Williamsbridge/Baychester            | 534            | 19             | 439            | 3,044         | 52,200           |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 986            | 743            | 714            | 221           | 47,669           |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 1,511          | 333            | 571            | 1,583         | 19,490           |
| Brooklyn      | 203 Bedford Stuyvesant                   | 118            | 144            | 363            | 1,258         | 22,290           |
| Brooklyn      | 204 Bushwick                             | 988            | 193            | 598            | 455           | 40,097           |
| Brooklyn      | 205 East New York/Starrett City          | 384            | 2,104          | 1,690          | 1,290         | 49,704           |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 1,353          | 285            | 602            | 608           | 18,383           |
| Brooklyn      | 207 Sunset Park                          | 2,862          | 1,991          | 2,457          | 712           | 64,585           |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 497            | 232            | 673            | 1,517         | 37,765           |
| Brooklyn      | 209 South Crown Heights                  | 363            | 567            | 156            | 1,688         | 54,005           |
| Brooklyn      | 210 Bay Ridge                            | 2,487          | 5,389          | 2,635          | 2,755         | 43,770           |
| Brooklyn      | 211 Bensonhurst                          | 3,671          | 23,005         | 3,293          | 1,065         | 87,167           |
| Brooklyn      | 212 Borough Park                         | 1,532          | 10,334         | 6,475          | 1,249         | 63,073           |
| Brooklyn      | 213 Coney Island                         | 1,706          | 26,741         | 3,224          | 866           | 55,244           |
| Brooklyn      | 214 Flatbush                             | 1,659          | 13,193         | 6,449          | 2,328         | 82,223           |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 1,957          | 27,781         | 1,874          | 1,167         | 66,977           |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 297            | 116            | 253            | 1,199         | 27,610           |
| Brooklyn      | 217 East Flatbush                        | 404            | 183            | 361            | 1,531         | 79,118           |
| Brooklyn      | 218 Flatlands/Canarsie                   | 1,641          | 3,426          | 1,078          | 2,096         | 72,599           |
| Manhattan     | 301 Greenwich Village/Financial District | 3,388          | 696            | 816            | 676           | 29,245           |
| Manhattan     | 302 Lower East Side/Chinatown            | 4,216          | 1,190          | 1,777          | 552           | 67,092           |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 5,310          | 703            | 971            | 923           | 30,910           |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 6,974          | 1,137          | 2,030          | 1,405         | 34,431           |
| Manhattan     | 305 Upper West Side                      | 4,110          | 1,196          | 1,273          | 1,282         | 40,963           |
| Manhattan     | 306 Upper East Side                      | 6,189          | 1,558          | 1,650          | 2,186         | 46,655           |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 1,499          | 315            | 604            | 1,918         | 45,387           |
| Manhattan     | 308 Central Harlem                       | 293            | 26             | 103            | 4,555         | 19,415           |
| Manhattan     | 309 East Harlem                          | 726            | 210            | 310            | 1,553         | 24,301           |
| Manhattan     | 310 Washington Heights/Inwood            | 1,443          | 2,328          | 785            | 769           | 111,069          |
| Queens        | 401 Astoria                              | 6,587          | 1,154          | 12,062         | 3,635         | 94,602           |
| Queens        | 402 Sunnyside/Woodside                   | 14,368         | 418            | 9,488          | 1,110         | 79,452           |
| Queens        | 403 Jackson Heights                      | 5,331          | 1,416          | 7,849          | 1,027         | 112,847          |
| Queens        | 404 Elmhurst/Corona                      | 10,646         | 972            | 9,054          | 2,282         | 94,891           |
| Queens        | 405 Middle Village/Ridgewood             | 2,939          | 1,179          | 1,345          | 728           | 60,038           |
| Queens        | 406 Rego Park/Forest Hills               | 4,672          | 8,650          | 5,855          | 1,205         | 59,070           |
| Queens        | 407 Flushing/Whitestone                  | 28,429         | 1,987          | 11,200         | 994           | 122,526          |
| Queens        | 408 Hillcrest/Fresh Meadows              | 6,460          | 3,873          | 10,768         | 1,504         | 66,602           |
| Queens        | 409 Ozone Park/Woodhaven                 | 2,456          | 2,571          | 8,112          | 527           | 69,770           |
| Queens        | 410 South Ozone Park/Howard Beach        | 1,315          | 204            | 2,998          | 429           | 50,424           |
| Queens        | 411 Bayside/Little Neck                  | 10,602         | 541            | 1,926          | 516           | 41,883           |
| Queens        | 412 Jamaica                              | 1,939          | 27             | 2,715          | 2,788         | 74,918           |
| Queens        | 413 Queens Village                       | 2,976          | 126            | 8,361          | 2,350         | 75,256           |
| Queens        | 414 Rockaways                            | 541            | 1,777          | 302            | 1,053         | 26,060           |
| Staten Island | 501 North Shore                          | 2,436          | 503            | 1,753          | 5,350         | 31,115           |
| Staten Island | 502 Mid-Island                           | 3,491          | 2,067          | 2,635          | 906           | 23,631           |
| Staten Island | 503 South Shore                          | 1,493          | 3,662          | 714            | 858           | 17,911           |
| <b>Total</b>  | <b>New York City</b>                     | <b>177,111</b> | <b>162,322</b> | <b>150,293</b> | <b>92,435</b> | <b>2,871,032</b> |

Source: US Census



# Map 12-1

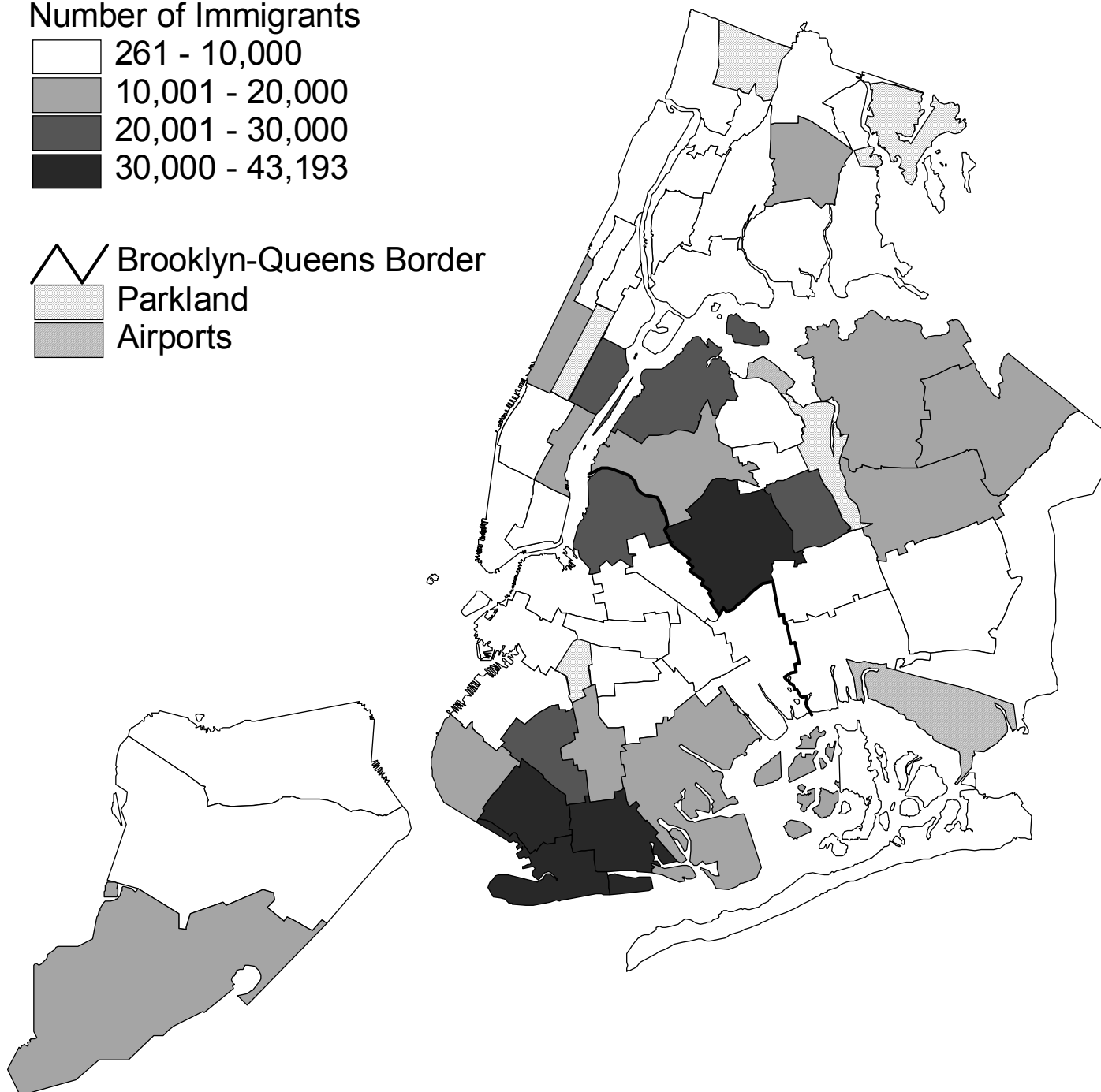
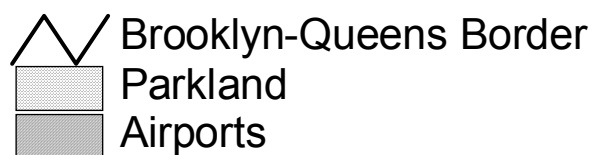
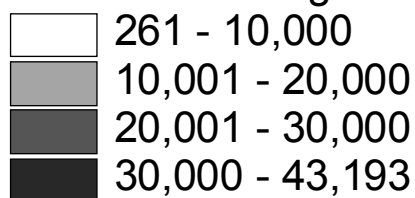
## Number of Foreign-born from Latin America Living in New York City Sub-borough Areas, 2000



Source: US Census

# **Map 12-2** **Number of Foreign-born from Europe** **Living in New York City Sub-borough Areas, 2000**

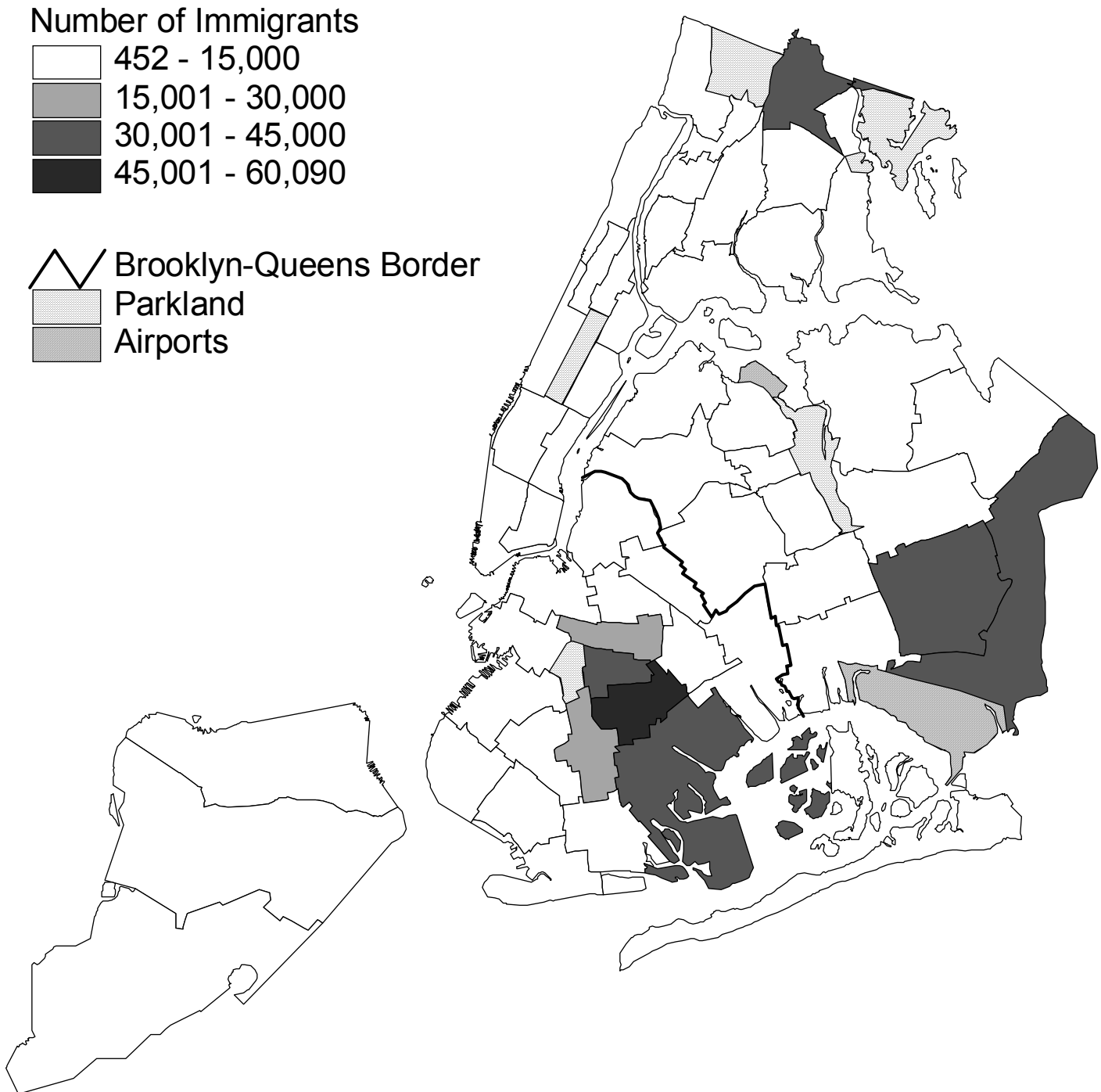
Number of Immigrants



Source: US Census

# Map 12-3

## Number of Foreign-born from the Caribbean Living in New York City Sub-borough Areas, 2000

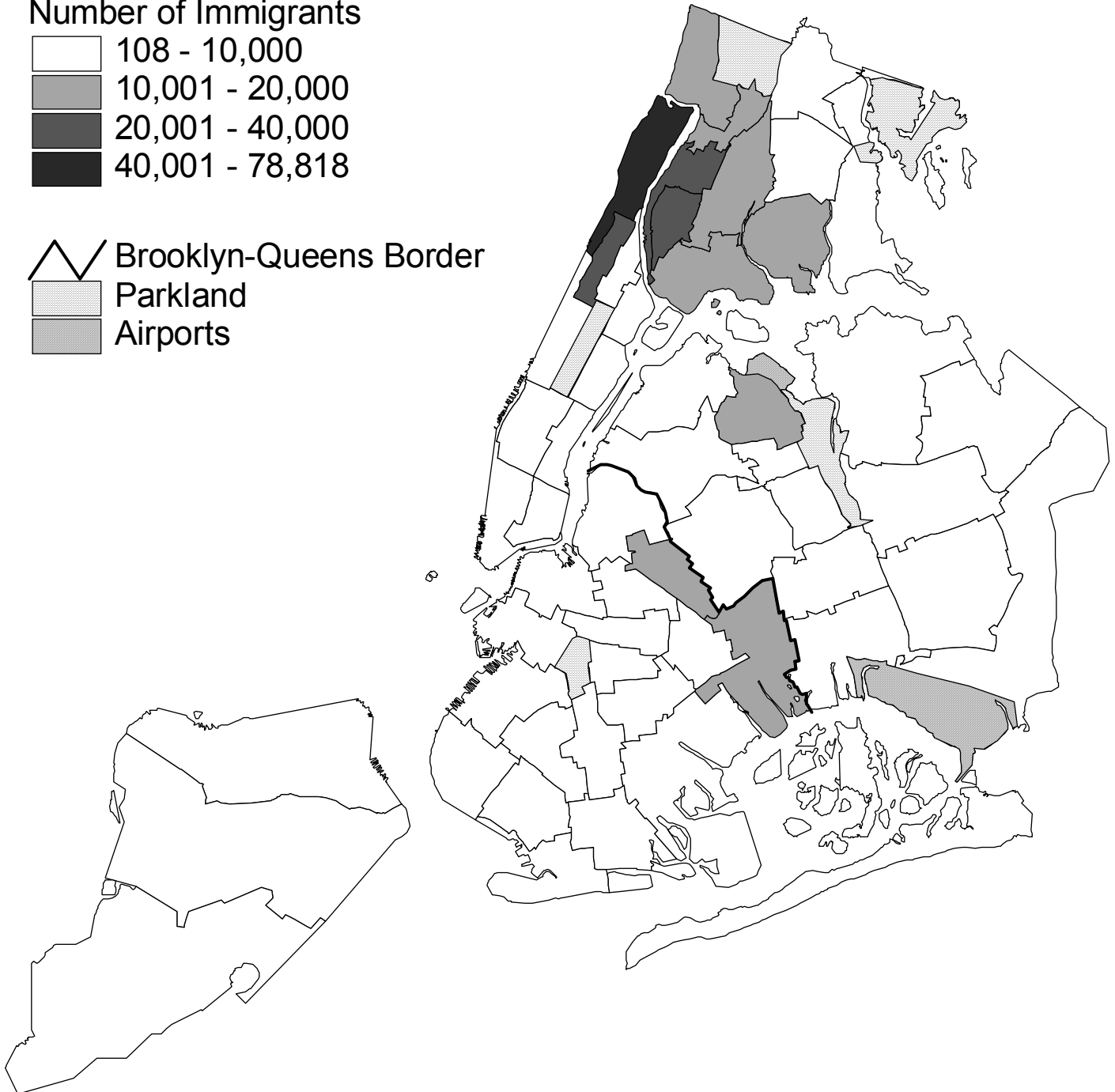
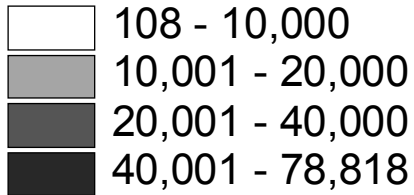


Source: US Census

# Map 12-4

## Number of Foreign-born from the Dominican Republic Living in New York City Sub-borough Areas, 2000

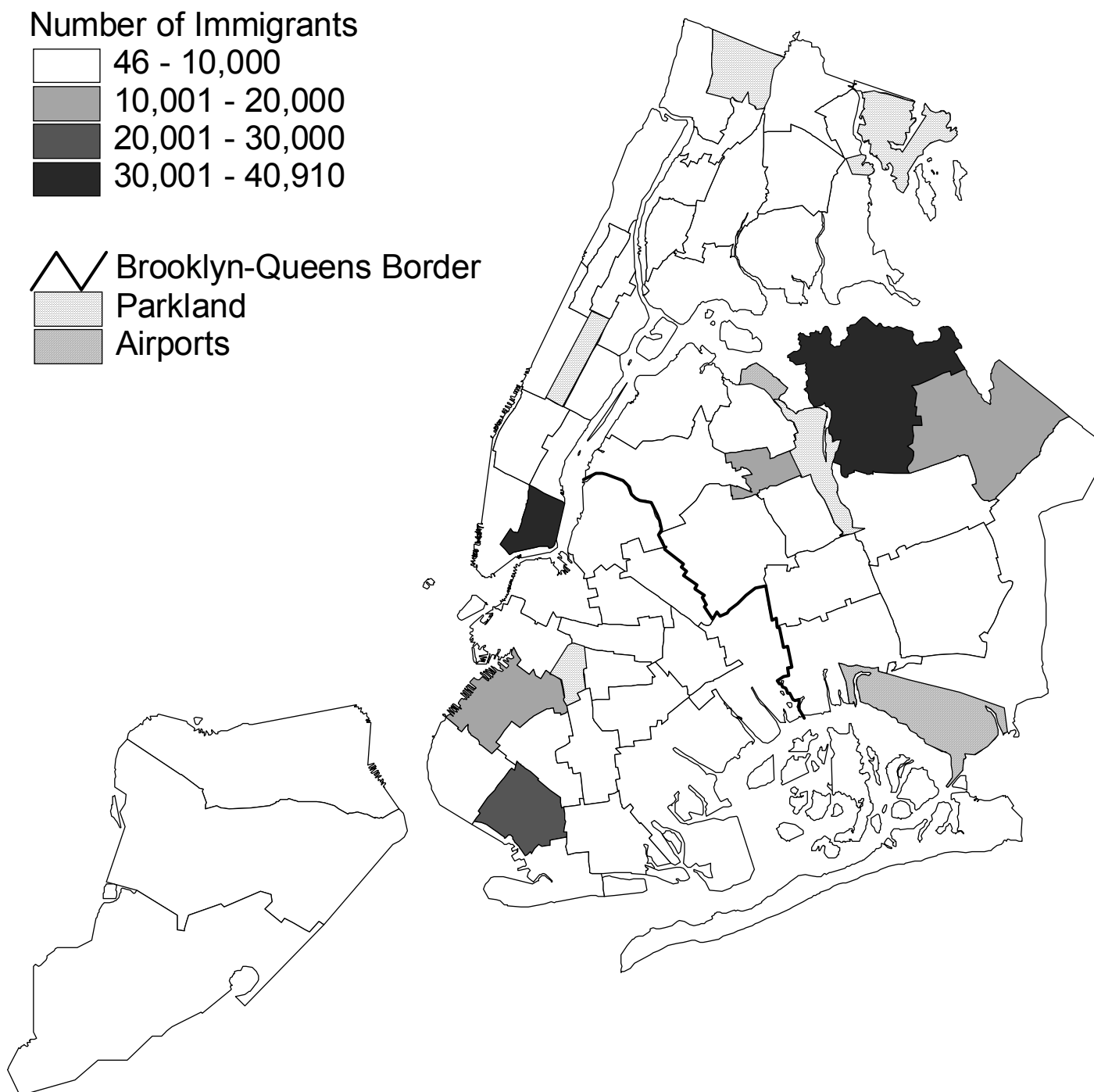
Number of Immigrants



Source: US Census

# Map 12-5

## Number of Foreign-born from China Living in New York City Sub-borough Areas, 2000

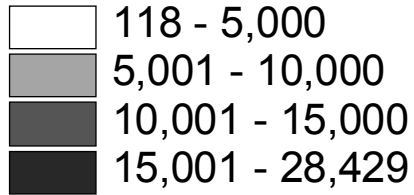


Source: US Census

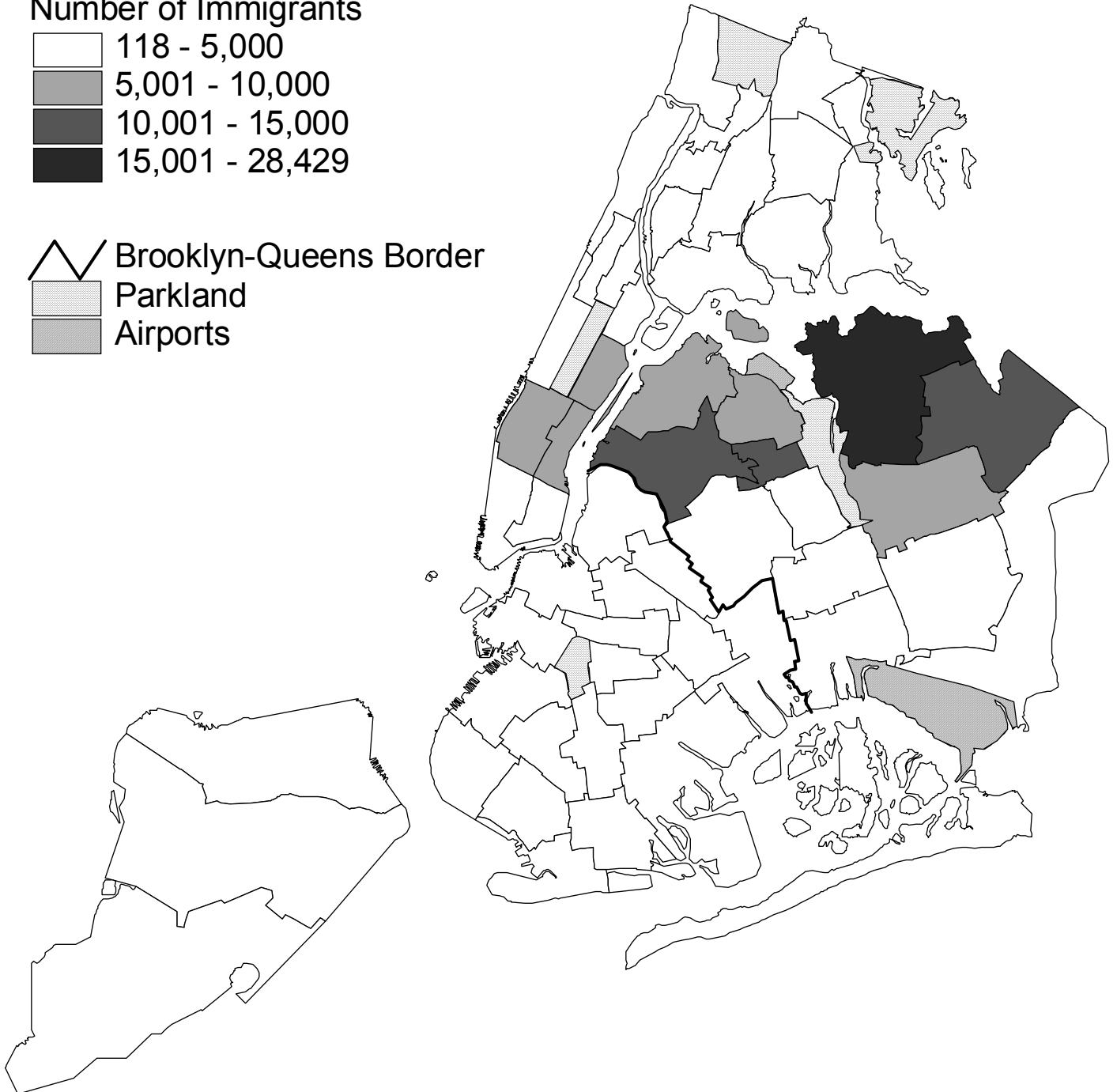
# Map 12-6

## Number of Foreign-born from Asia Living in New York City Sub-borough Areas, 2000

Number of Immigrants



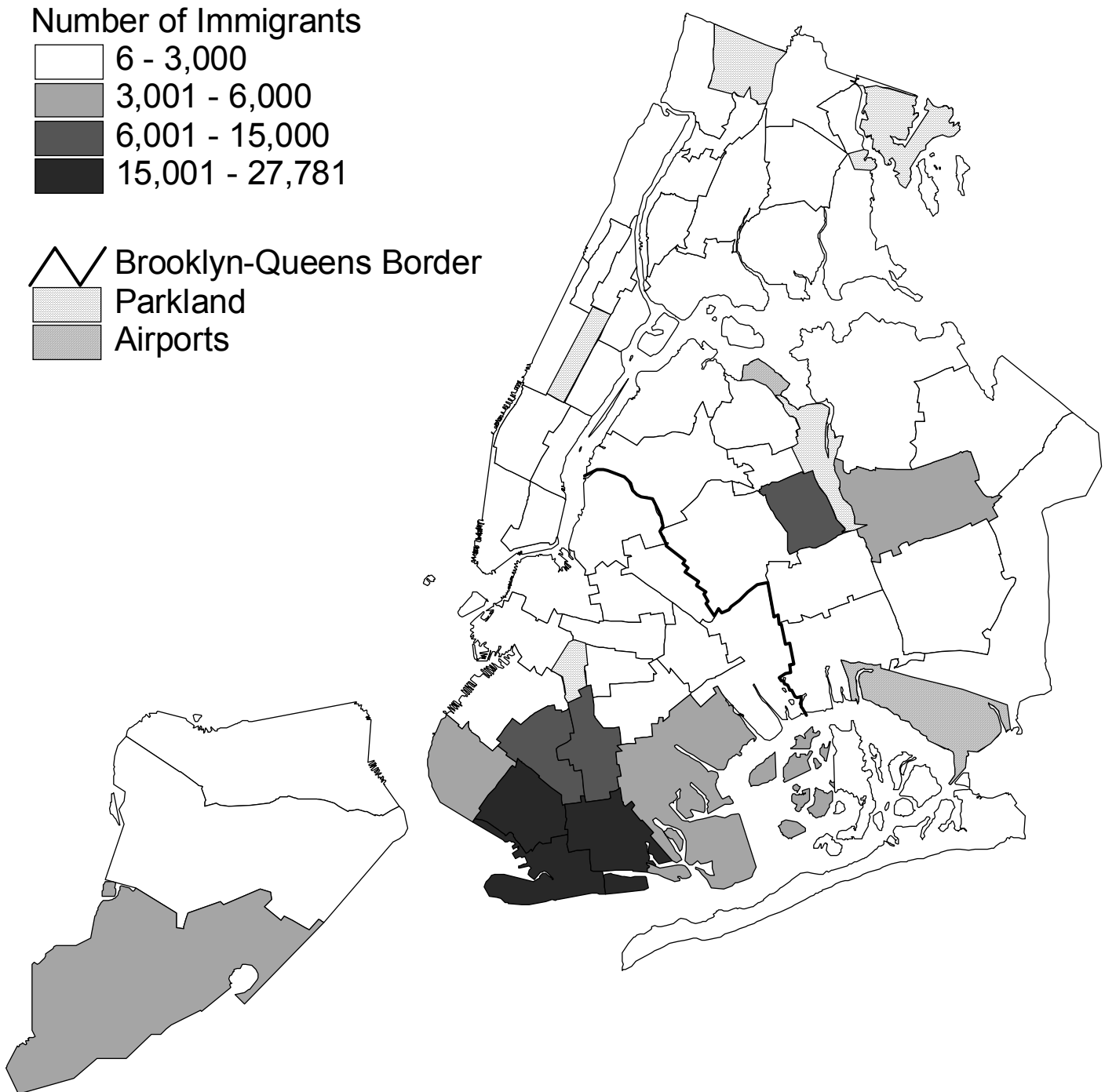
Brooklyn-Queens Border  
Parkland  
Airports



Source: US Census

# Map 12-7

## Number of Foreign-born from the Former Soviet Union Living in New York City Sub-borough Areas, 2000

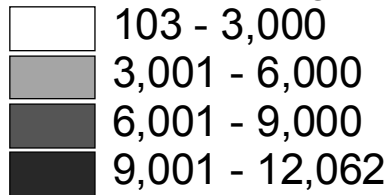


Source: US Census

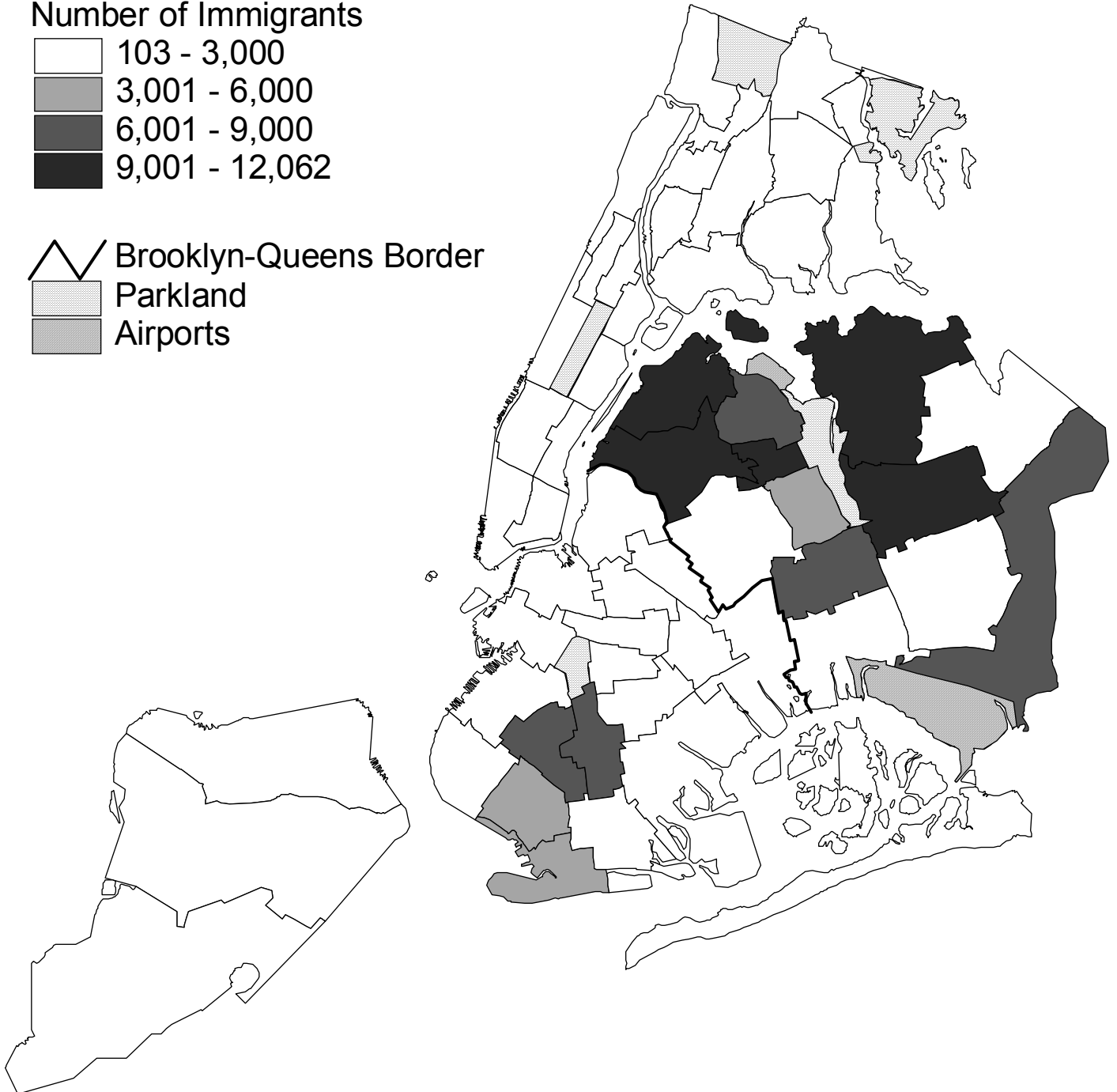
# Map 12-8

## Number of Foreign-born from South Central Asia Living in New York City Sub-borough Areas, 2000

Number of Immigrants



Brooklyn-Queens Border  
Parkland  
Airports

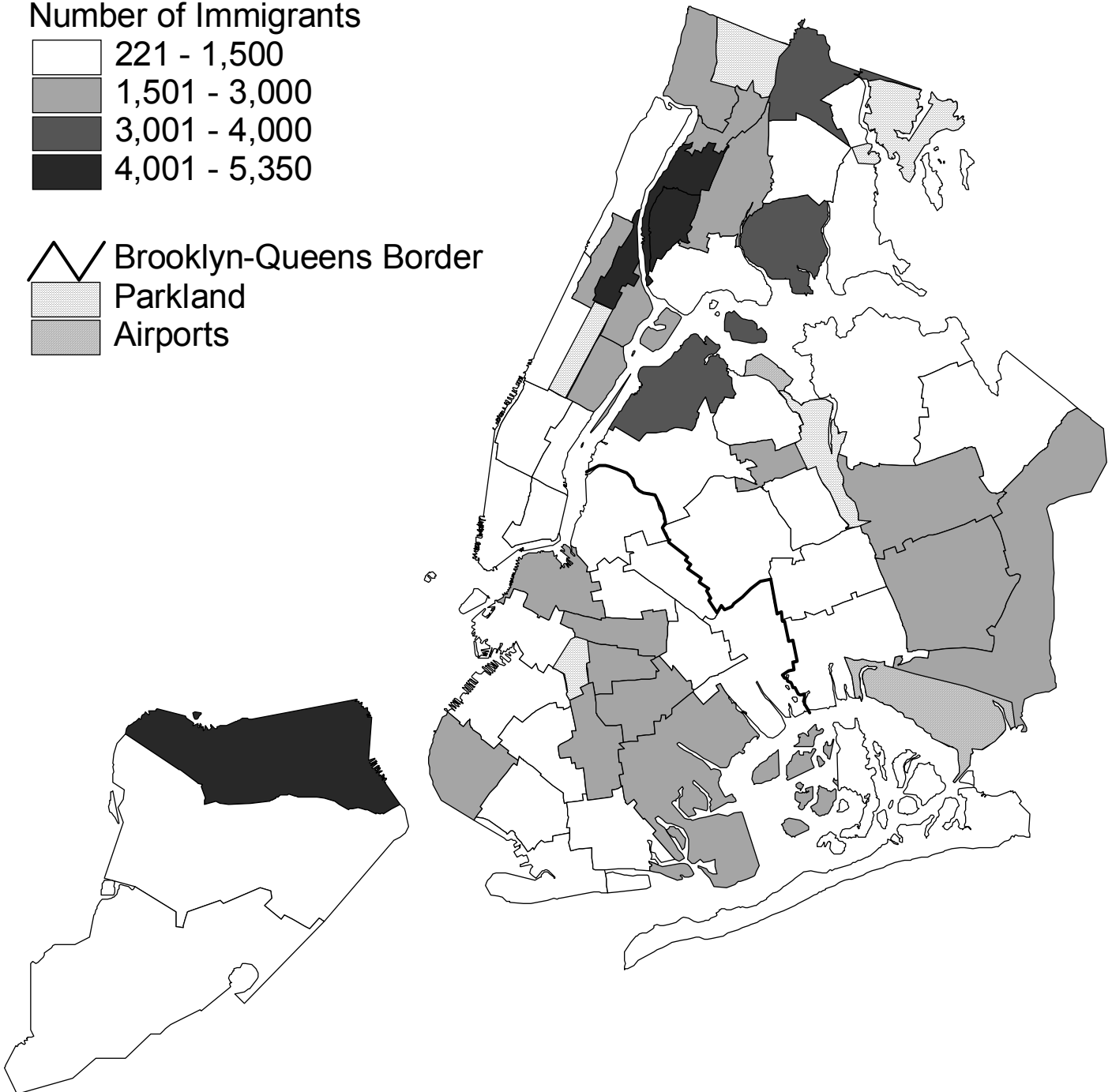
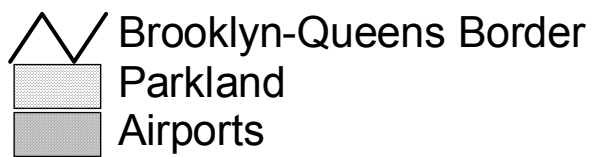
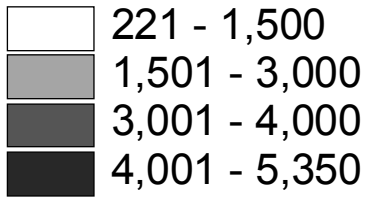


Source: US Census



# **Map 12-9** **Number of Foreign-born from Africa** **Living in New York City Sub-borough Areas, 2000**

Number of Immigrants



Source: US Census

## Neighborhood Table 12-2

### Language Spoken at Home, 2000

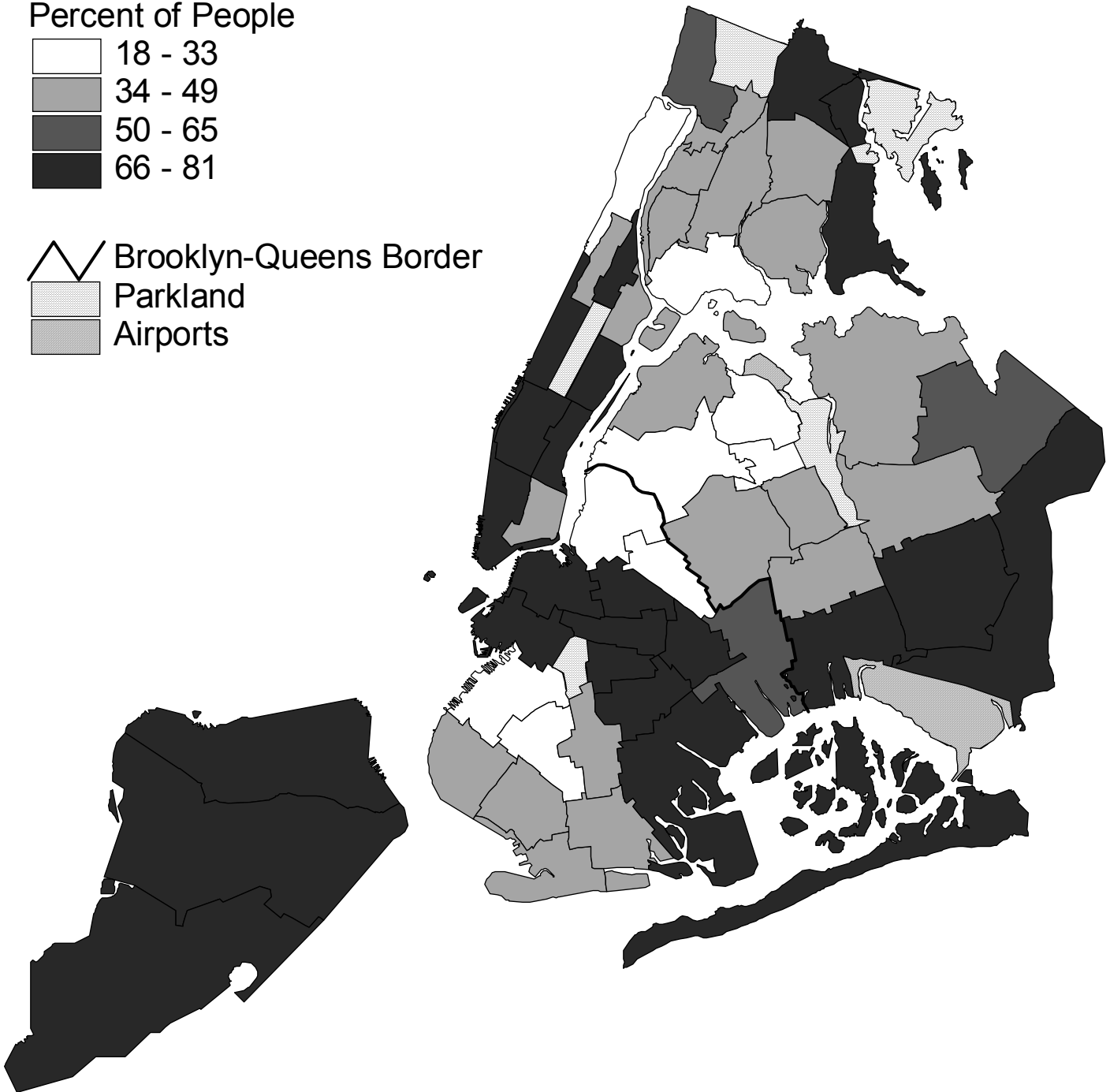
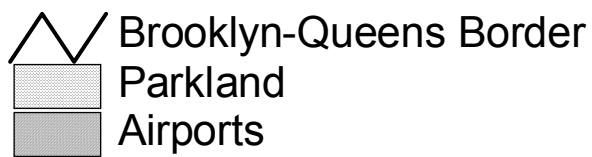
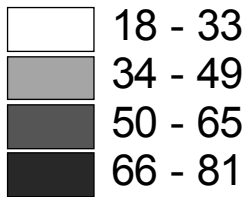
| Borough       | Sub-borough Area                         | English          | Spanish          | Asian/Pacific<br>Islander | Other            |
|---------------|------------------------------------------|------------------|------------------|---------------------------|------------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 38,428           | 78,741           | 440                       | 1,955            |
| Bronx         | 102 Morrisania/Belmont                   | 53,695           | 67,574           | 895                       | 5,913            |
| Bronx         | 103 Highbridge/South Concourse           | 47,842           | 64,271           | 431                       | 7,015            |
| Bronx         | 104 University Heights/Fordham           | 44,494           | 68,964           | 614                       | 6,234            |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 40,459           | 64,729           | 5,259                     | 10,192           |
| Bronx         | 106 Riverdale/Kingsbridge                | 52,463           | 36,904           | 3,640                     | 12,872           |
| Bronx         | 107 Soundview/Parkchester                | 70,317           | 79,758           | 2,391                     | 8,564            |
| Bronx         | 108 Throgs Neck/Co-op City               | 72,672           | 19,828           | 757                       | 11,923           |
| Bronx         | 109 Pelham Parkway                       | 55,341           | 33,933           | 4,267                     | 18,952           |
| Bronx         | 110 Williamsbridge/Baychester            | 96,289           | 21,117           | 986                       | 8,452            |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 37,470           | 41,142           | 3,972                     | 47,727           |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 78,763           | 19,336           | 3,089                     | 7,762            |
| Brooklyn      | 203 Bedford Stuyvesant                   | 83,268           | 20,164           | 583                       | 6,650            |
| Brooklyn      | 204 Bushwick                             | 34,832           | 68,064           | 2,599                     | 3,794            |
| Brooklyn      | 205 East New York/Starrett City          | 72,423           | 49,126           | 2,288                     | 11,063           |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 68,133           | 19,731           | 2,942                     | 8,493            |
| Brooklyn      | 207 Sunset Park                          | 34,057           | 55,199           | 24,617                    | 15,005           |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 91,231           | 11,490           | 1,155                     | 9,990            |
| Brooklyn      | 209 South Crown Heights                  | 73,167           | 9,855            | 572                       | 20,617           |
| Brooklyn      | 210 Bay Ridge                            | 55,677           | 10,110           | 12,896                    | 33,808           |
| Brooklyn      | 211 Bensonhurst                          | 55,241           | 11,327           | 33,687                    | 61,926           |
| Brooklyn      | 212 Borough Park                         | 43,202           | 14,331           | 10,381                    | 75,121           |
| Brooklyn      | 213 Coney Island                         | 42,703           | 13,679           | 7,605                     | 45,778           |
| Brooklyn      | 214 Flatbush                             | 74,402           | 18,695           | 6,033                     | 54,394           |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 62,928           | 7,415            | 15,125                    | 55,452           |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 80,945           | 19,822           | 538                       | 4,847            |
| Brooklyn      | 217 East Flatbush                        | 103,641          | 8,774            | 1,065                     | 21,467           |
| Brooklyn      | 218 Flatlands/Canarsie                   | 125,038          | 13,086           | 4,629                     | 39,086           |
| Manhattan     | 301 Greenwich Village/Financial District | 87,776           | 6,864            | 13,671                    | 13,179           |
| Manhattan     | 302 Lower East Side/Chinatown            | 59,975           | 37,390           | 50,084                    | 12,325           |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 80,164           | 17,896           | 8,207                     | 12,593           |
| Manhattan     | 304 Stuyvesant Town/Turtle Bay           | 101,318          | 9,148            | 9,891                     | 18,569           |
| Manhattan     | 305 Upper West Side                      | 131,594          | 24,966           | 6,203                     | 20,982           |
| Manhattan     | 306 Upper East Side                      | 156,255          | 12,488           | 9,035                     | 29,344           |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 59,372           | 48,224           | 4,822                     | 9,233            |
| Manhattan     | 308 Central Harlem                       | 77,413           | 16,231           | 735                       | 7,487            |
| Manhattan     | 309 East Harlem                          | 49,627           | 50,217           | 2,272                     | 5,156            |
| Manhattan     | 310 Washington Heights/Inwood            | 43,709           | 136,204          | 2,966                     | 11,171           |
| Queens        | 401 Astoria                              | 71,323           | 49,572           | 11,331                    | 61,184           |
| Queens        | 402 Sunnyside/Woodside                   | 33,384           | 40,150           | 25,750                    | 23,280           |
| Queens        | 403 Jackson Heights                      | 37,142           | 95,956           | 13,598                    | 21,507           |
| Queens        | 404 Elmhurst/Corona                      | 23,387           | 62,411           | 27,249                    | 19,197           |
| Queens        | 405 Middle Village/Ridgewood             | 70,482           | 38,231           | 8,035                     | 39,818           |
| Queens        | 406 Rego Park/Forest Hills               | 42,603           | 11,309           | 15,824                    | 38,287           |
| Queens        | 407 Flushing/Whitestone                  | 85,028           | 35,955           | 68,891                    | 40,426           |
| Queens        | 408 Hillcrest/Fresh Meadows              | 64,163           | 20,417           | 18,894                    | 36,045           |
| Queens        | 409 Ozone Park/Woodhaven                 | 59,563           | 42,597           | 6,998                     | 24,207           |
| Queens        | 410 South Ozone Park/Howard Beach        | 80,405           | 21,964           | 3,053                     | 14,102           |
| Queens        | 411 Bayside/Little Neck                  | 56,471           | 8,712            | 26,180                    | 19,684           |
| Queens        | 412 Jamaica                              | 154,892          | 27,854           | 3,069                     | 18,069           |
| Queens        | 413 Queens Village                       | 127,195          | 17,974           | 7,754                     | 31,727           |
| Queens        | 414 Rockaways                            | 71,773           | 15,298           | 765                       | 10,515           |
| Staten Island | 501 North Shore                          | 105,927          | 23,346           | 4,982                     | 16,263           |
| Staten Island | 502 Mid-Island                           | 85,177           | 8,298            | 7,864                     | 19,369           |
| Staten Island | 503 South Shore                          | 115,558          | 5,565            | 3,578                     | 18,475           |
| <b>Total</b>  | <b>New York City</b>                     | <b>3,920,797</b> | <b>1,832,402</b> | <b>515,157</b>            | <b>1,207,246</b> |

Source: U.S. Census

# Map 12-10

## Percent of People Speaking English at Home in New York City Sub-borough Areas, 2000

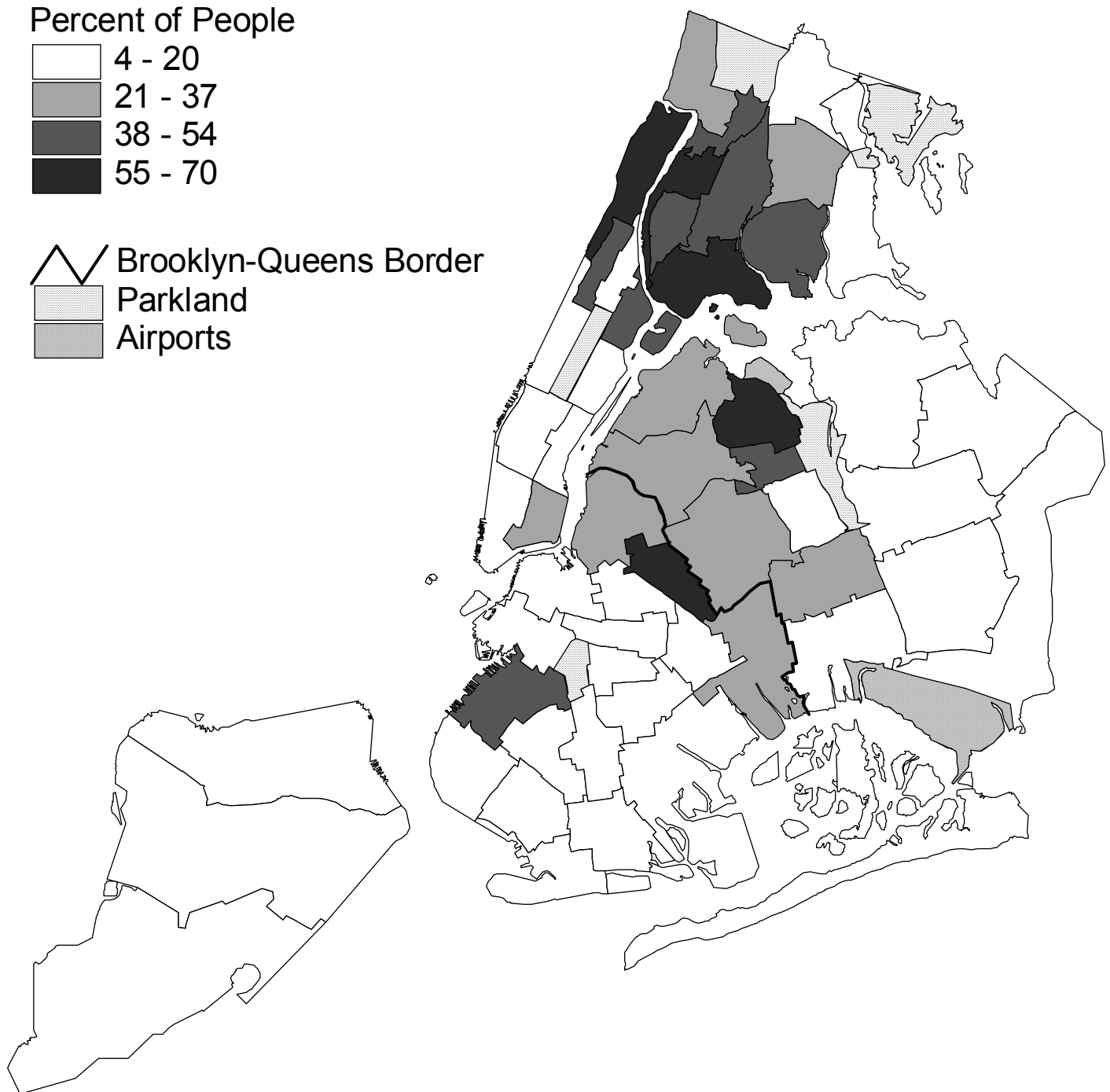
Percent of People



Source: US Census

# Map 12-11

## Percent of People Speaking Spanish at Home in New York City Sub-borough Areas, 2000

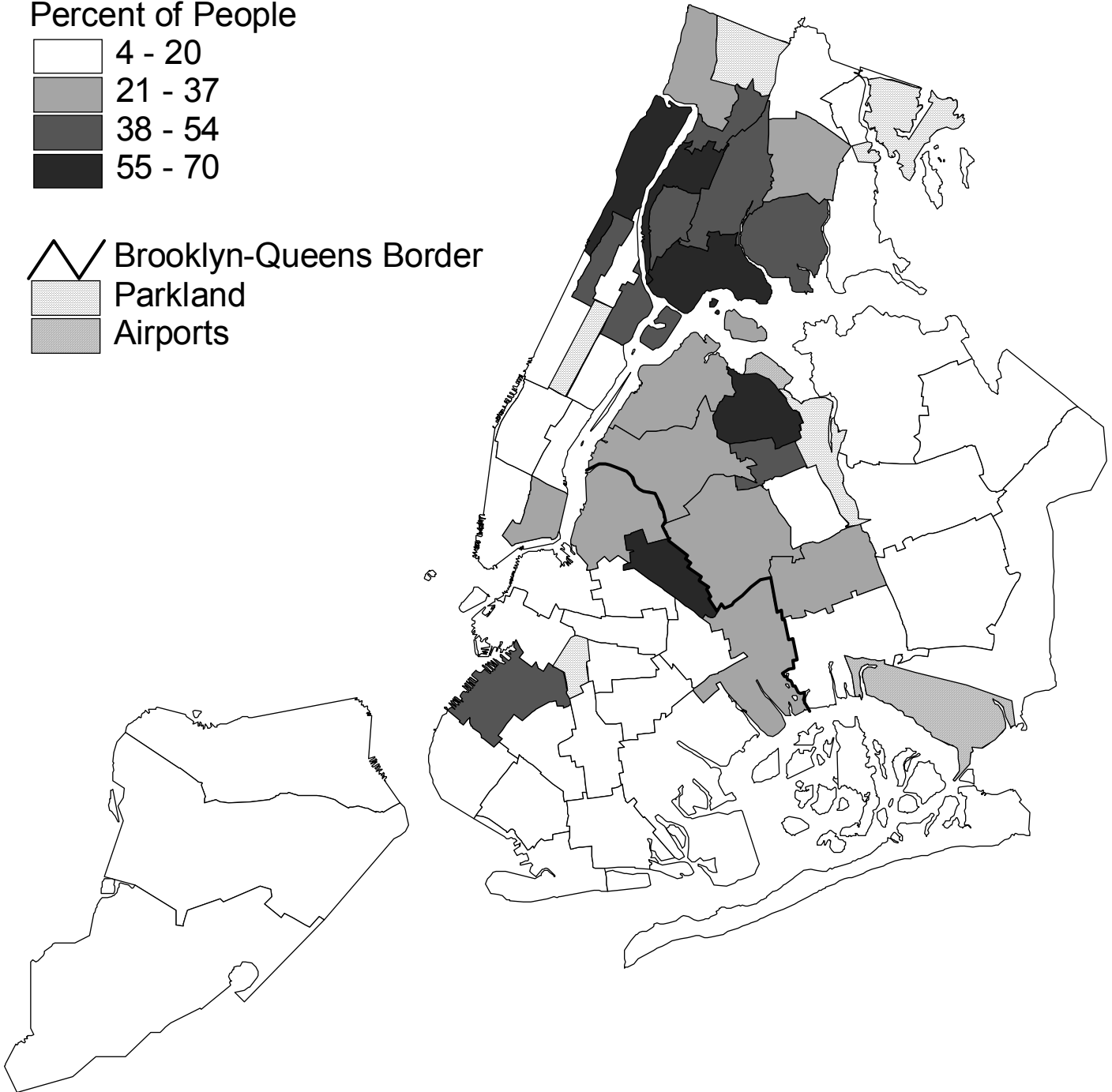
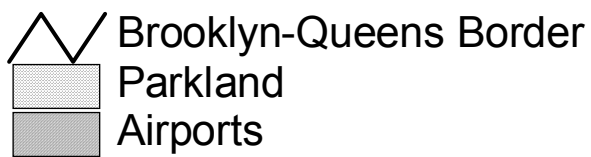
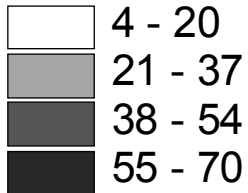


Source: US Census

# Map 12-12

## Percent of People Speaking Asian or Other Pacific Islander Languages at Home in New York City Sub-borough Areas, 2000

Percent of People

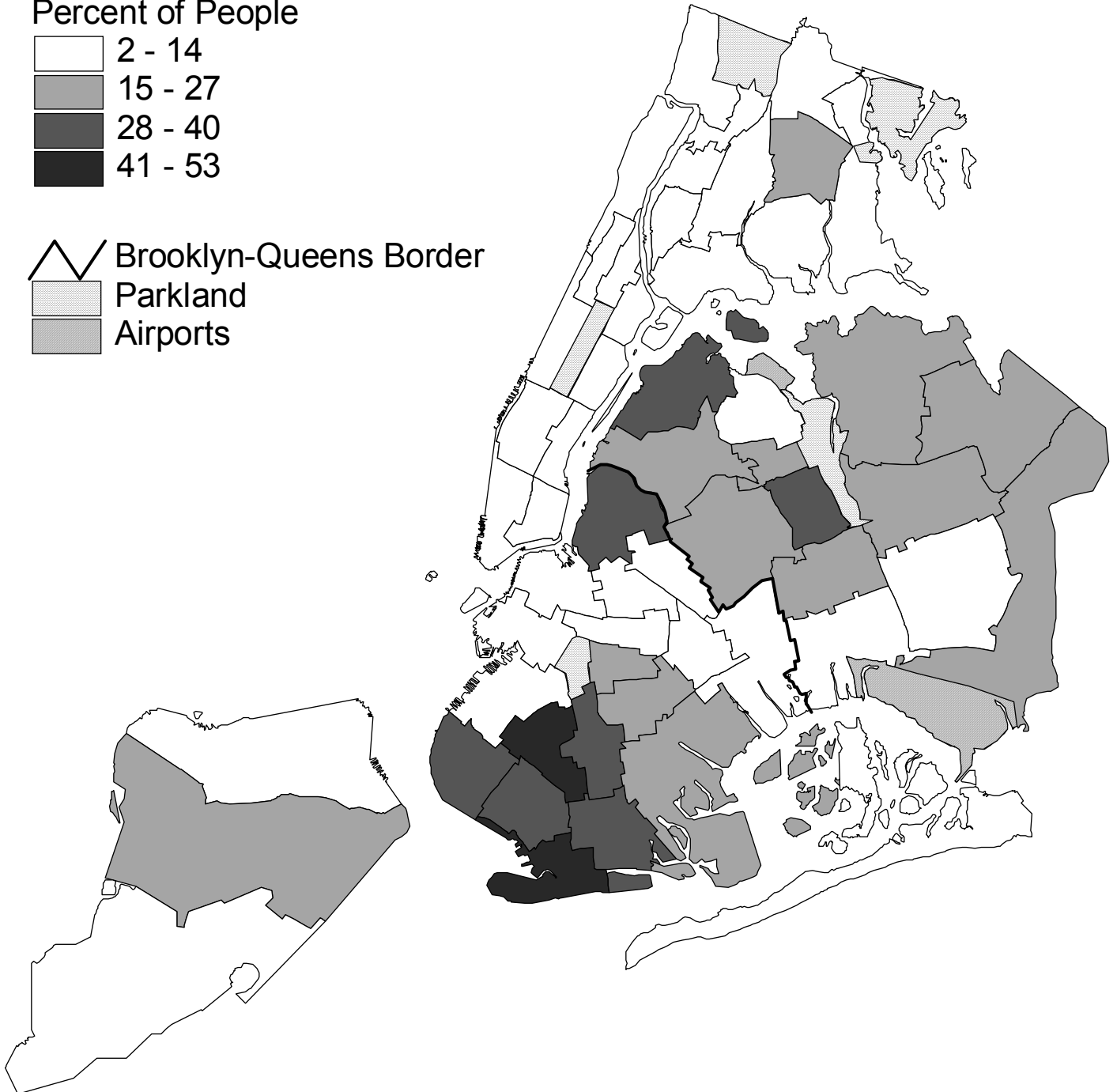
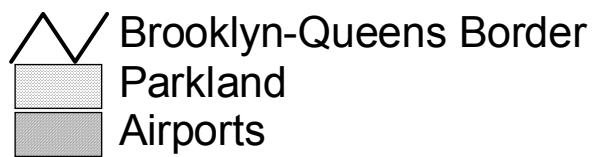
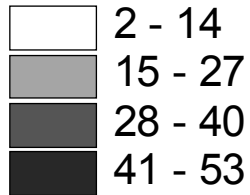


Source: US Census

# Map 12-13

## Percent of People Speaking Other Languages at Home in New York City Sub-borough Areas, 2000

Percent of People



Source: US Census

## Neighborhood Table 12-3

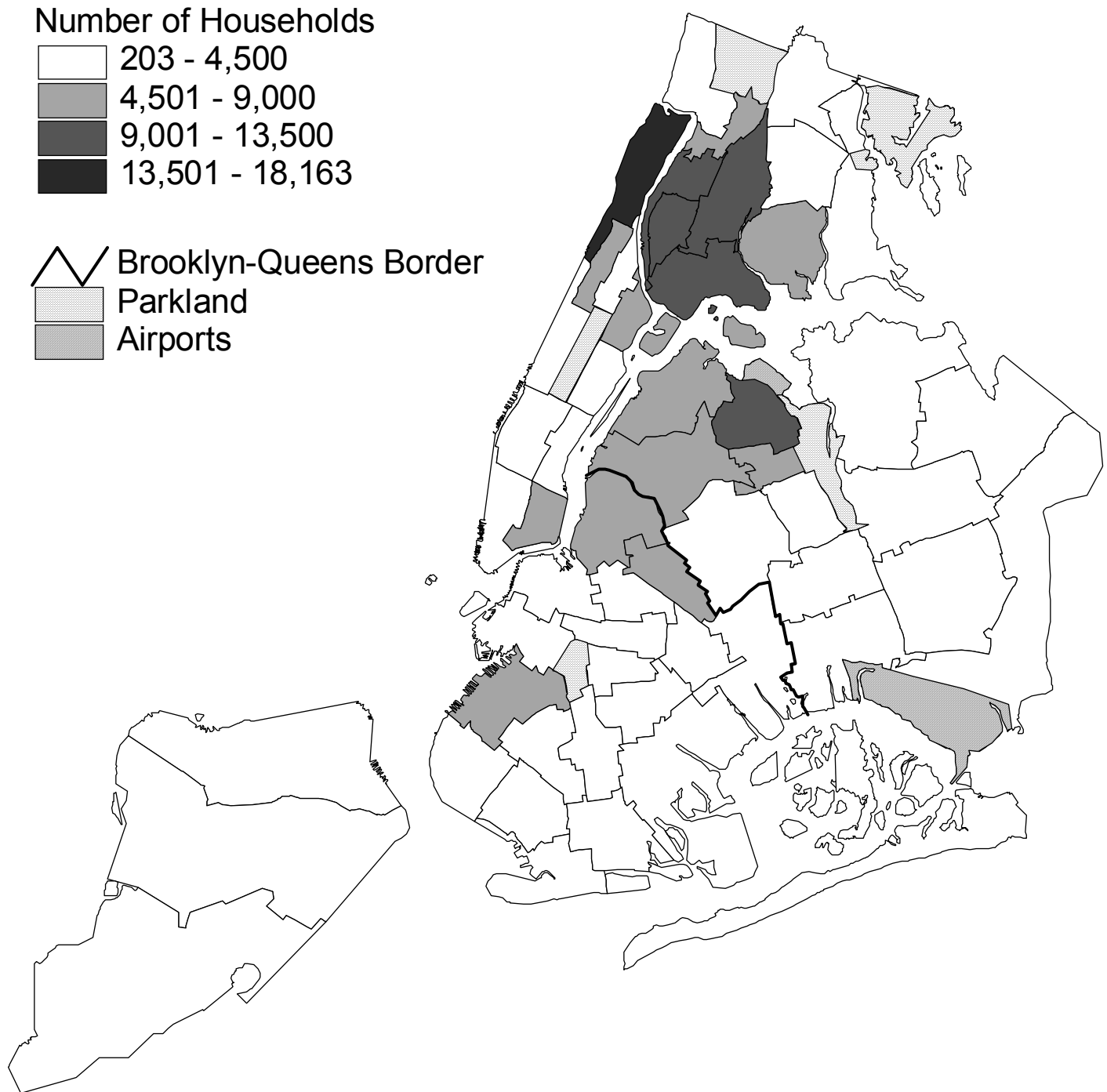
### Linguistically Isolated Households, 2000

| Borough       | Sub-borough Area                         | Spanish        | Asian/Pacific Island | Other          | Total          |
|---------------|------------------------------------------|----------------|----------------------|----------------|----------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 11,063         | 56                   | 142            | 11,261         |
| Bronx         | 102 Morrisania/Belmont                   | 9,191          | 107                  | 706            | 10,004         |
| Bronx         | 103 Highbridge/South Concourse           | 9,297          | 70                   | 911            | 10,278         |
| Bronx         | 104 University Heights/Fordham           | 9,091          | 118                  | 523            | 9,732          |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 7,735          | 730                  | 1,519          | 9,984          |
| Bronx         | 106 Riverdale/Kingsbridge                | 4,284          | 523                  | 1,256          | 6,063          |
| Bronx         | 107 Soundview/Parkchester                | 8,256          | 315                  | 896            | 9,467          |
| Bronx         | 108 Throgs Neck/Co-op City               | 1,490          | 65                   | 1,423          | 2,978          |
| Bronx         | 109 Pelham Parkway                       | 2,810          | 544                  | 2,679          | 6,033          |
| Bronx         | 110 Williamsbridge/Baychester            | 1,513          | 109                  | 664            | 2,286          |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 5,251          | 741                  | 6,510          | 12,502         |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 1,989          | 570                  | 473            | 3,032          |
| Brooklyn      | 203 Bedford Stuyvesant                   | 2,516          | 81                   | 334            | 2,931          |
| Brooklyn      | 204 Bushwick                             | 8,620          | 317                  | 417            | 9,354          |
| Brooklyn      | 205 East New York/Starrett City          | 4,351          | 357                  | 1,578          | 6,286          |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 2,256          | 390                  | 734            | 3,380          |
| Brooklyn      | 207 Sunset Park                          | 6,466          | 4,296                | 2,200          | 12,962         |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 1,105          | 175                  | 897            | 2,177          |
| Brooklyn      | 209 South Crown Heights                  | 774            | 77                   | 1,923          | 2,774          |
| Brooklyn      | 210 Bay Ridge                            | 1,059          | 1,712                | 4,607          | 7,378          |
| Brooklyn      | 211 Bensonhurst                          | 1,458          | 5,279                | 11,300         | 18,037         |
| Brooklyn      | 212 Borough Park                         | 1,604          | 1,700                | 8,613          | 11,917         |
| Brooklyn      | 213 Coney Island                         | 1,547          | 1,146                | 11,336         | 14,029         |
| Brooklyn      | 214 Flatbush                             | 1,975          | 1,027                | 8,224          | 11,226         |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 772            | 2,161                | 9,514          | 12,447         |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 2,159          | 45                   | 413            | 2,617          |
| Brooklyn      | 217 East Flatbush                        | 670            | 151                  | 1,922          | 2,743          |
| Brooklyn      | 218 Flatlands/Canarsie                   | 721            | 532                  | 3,246          | 4,499          |
| Manhattan     | 301 Greenwich Village/Financial District | 551            | 2,594                | 950            | 4,095          |
| Manhattan     | 302 Lower East Side/Chinatown            | 4,898          | 10,912               | 1,496          | 17,306         |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 2,924          | 1,800                | 1,301          | 6,025          |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 963            | 1,826                | 1,197          | 3,986          |
| Manhattan     | 305 Upper West Side                      | 3,778          | 1,105                | 1,962          | 6,845          |
| Manhattan     | 306 Upper East Side                      | 1,361          | 1,521                | 2,388          | 5,270          |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 6,125          | 540                  | 609            | 7,274          |
| Manhattan     | 308 Central Harlem                       | 1,959          | 142                  | 1,070          | 3,171          |
| Manhattan     | 309 East Harlem                          | 6,989          | 335                  | 551            | 7,875          |
| Manhattan     | 310 Washington Heights/Inwood            | 18,163         | 447                  | 1,744          | 20,354         |
| Queens        | 401 Astoria                              | 6,250          | 1,806                | 7,904          | 15,960         |
| Queens        | 402 Sunnyside/Woodside                   | 5,573          | 4,359                | 3,023          | 12,955         |
| Queens        | 403 Jackson Heights                      | 11,715         | 2,097                | 2,481          | 16,293         |
| Queens        | 404 Elmhurst/Corona                      | 8,325          | 4,758                | 1,994          | 15,077         |
| Queens        | 405 Middle Village/Ridgewood             | 3,487          | 1,171                | 5,621          | 10,279         |
| Queens        | 406 Rego Park/Forest Hills               | 1,424          | 2,259                | 5,800          | 9,483          |
| Queens        | 407 Flushing/Whitestone                  | 3,672          | 12,427               | 3,849          | 19,948         |
| Queens        | 408 Hillcrest/Fresh Meadows              | 1,805          | 1,949                | 3,422          | 7,176          |
| Queens        | 409 Ozone Park/Woodhaven                 | 3,350          | 836                  | 2,378          | 6,564          |
| Queens        | 410 South Ozone Park/Howard Beach        | 1,287          | 268                  | 1,037          | 2,592          |
| Queens        | 411 Bayside/Little Neck                  | 659            | 3,105                | 1,232          | 4,996          |
| Queens        | 412 Jamaica                              | 2,666          | 332                  | 1,096          | 4,094          |
| Queens        | 413 Queens Village                       | 985            | 498                  | 1,555          | 3,038          |
| Queens        | 414 Rockaways                            | 1,546          | 86                   | 1,659          | 3,291          |
| Staten Island | 501 North Shore                          | 1,841          | 617                  | 1,169          | 3,627          |
| Staten Island | 502 Mid-Island                           | 589            | 753                  | 1,232          | 2,574          |
| Staten Island | 503 South Shore                          | 203            | 271                  | 1,197          | 1,671          |
| <b>Total</b>  | <b>New York City</b>                     | <b>213,111</b> | <b>82,208</b>        | <b>144,877</b> | <b>440,196</b> |

Source: US Census

# Map 12-14

## Number of Spanish Speaking Linguistically Isolated Households in New York City Sub-borough Areas, 2000



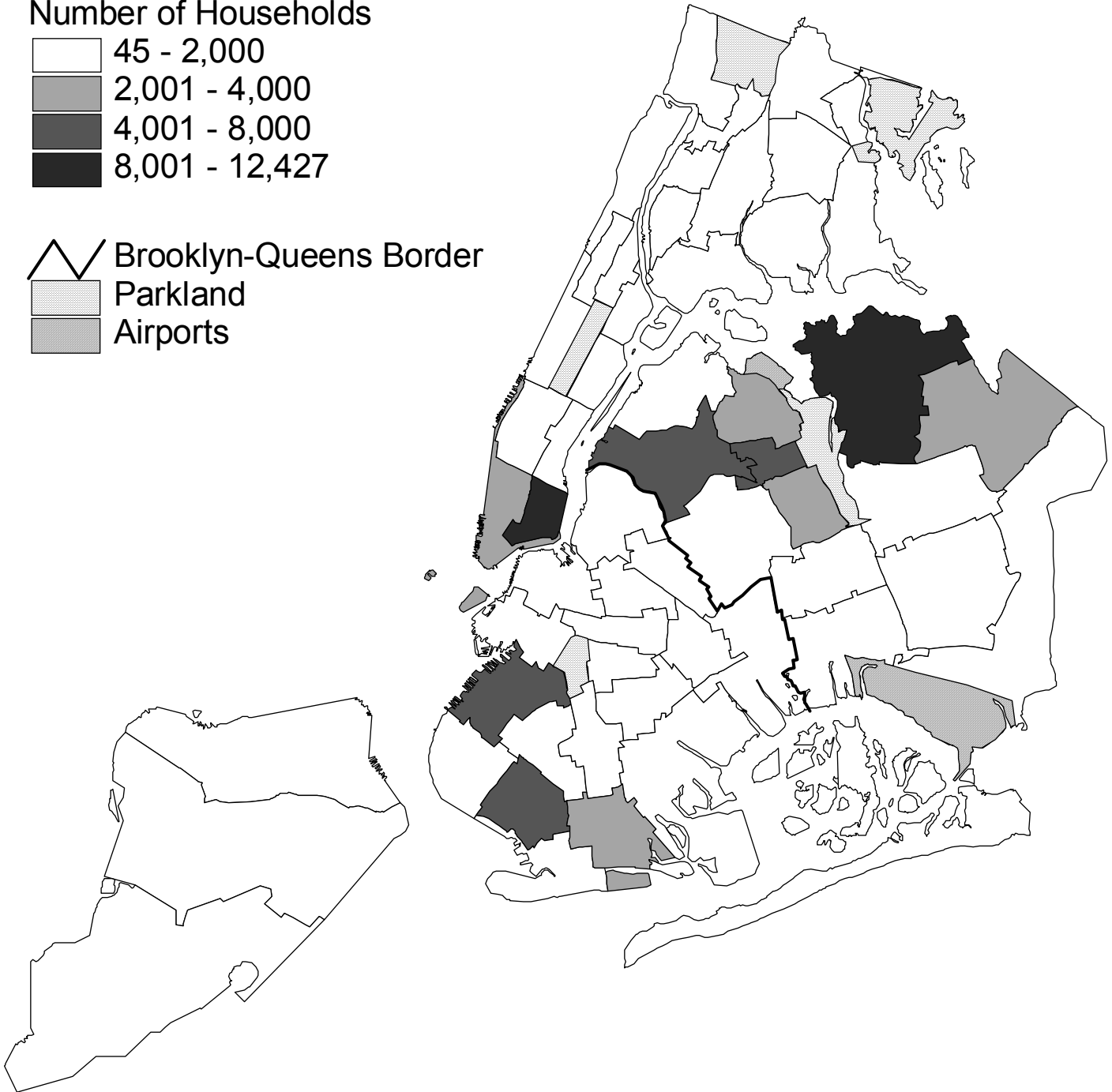
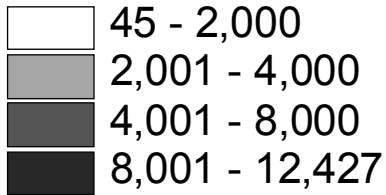
Source: US Census



# Map 12-15

## Number of Linguistically Isolated Households Speaking Asian or Other Pacific Islander Languages in New York City Sub-borough Areas, 2000

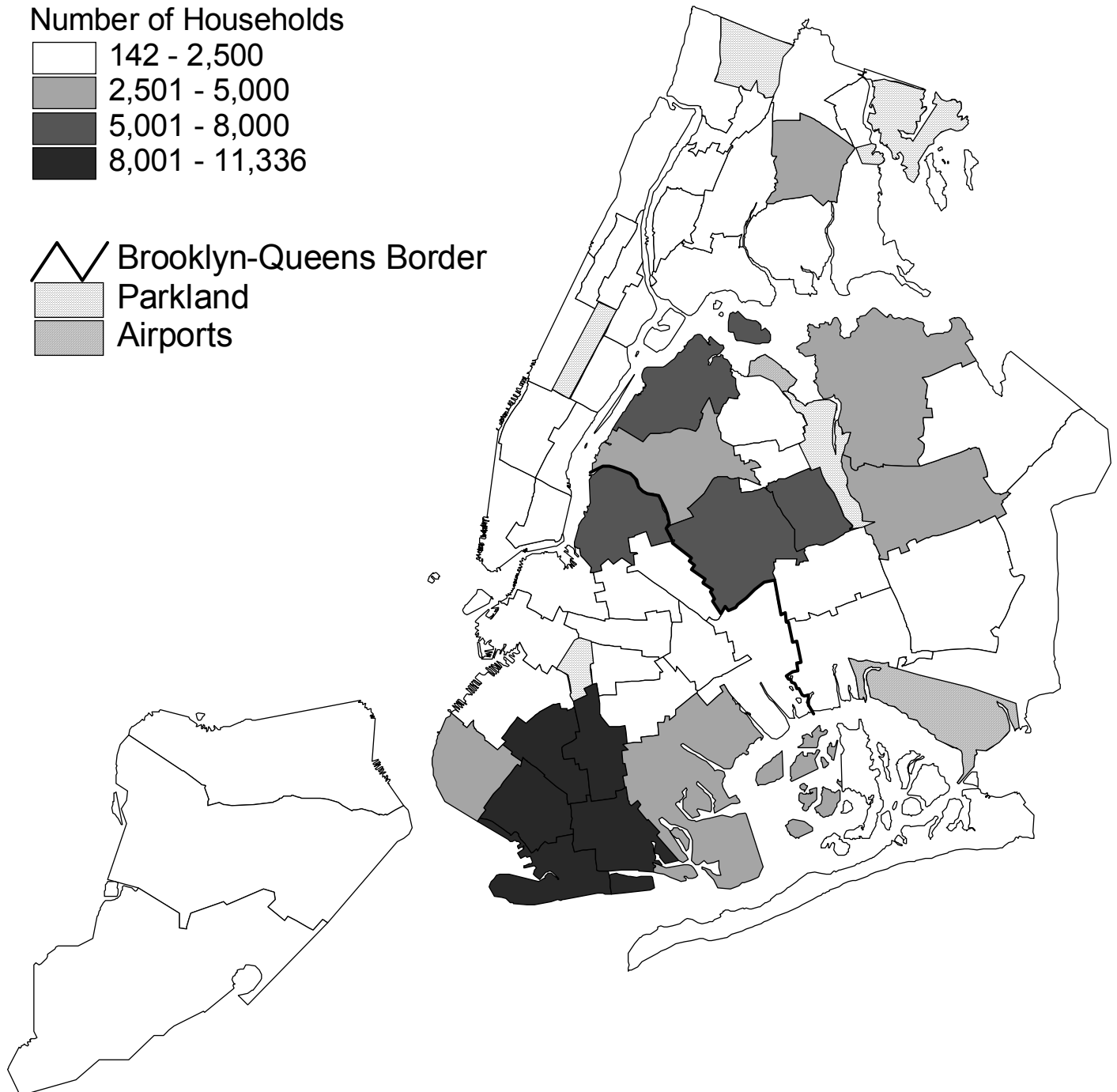
Number of Households



Source: US Census

# Map 12-16

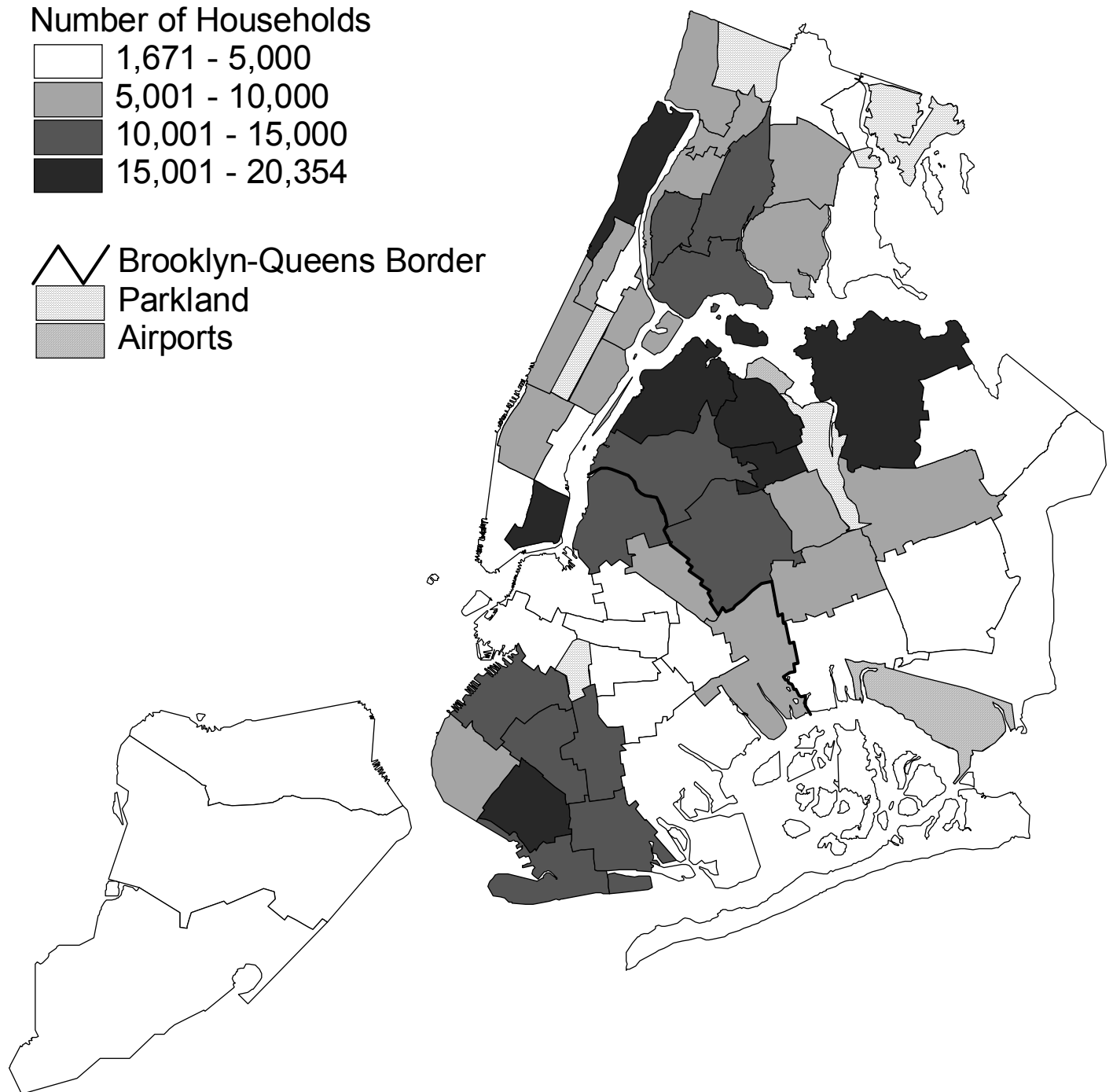
## Number of Linguistically Isolated Households Speaking Other Languages in New York City Sub-borough Areas, 2000



Source: US Census

# Map 12-17

## Number of Linguistically Isolated Households in New York City Sub-borough Areas, 2000



Source: US Census

## Chapter 13. Income and Public Assistance

The median annual income of New York City households declined from \$38,909 in 1990 to \$38,293 in 2000, according to data from the United States Census (Borough Table 13-1). It is important to note that these income data have been adjusted for inflation, and thus the change is expressed in real dollars.

### Exhibit 13-1 Highest and Lowest Median Household Income, 2000

#### Highest:

|           |                            |          |
|-----------|----------------------------|----------|
| Manhattan | Financial District         | \$79,475 |
| Manhattan | Upper East Side            | \$74,130 |
| Manhattan | Midtown                    | \$69,075 |
| Manhattan | Stuyvesant Town/Turtle Bay | \$68,940 |
| Manhattan | Greenwich Village/Soho     | \$65,460 |

#### Lowest:

|          |                      |          |
|----------|----------------------|----------|
| Bronx    | Mott Haven/Melrose   | \$16,000 |
| Bronx    | Belmont/East Tremont | \$16,530 |
| Bronx    | Morrisania/Crotona   | \$16,600 |
| Bronx    | Hunts Point/Longwood | \$17,130 |
| Brooklyn | Brownsville          | \$18,750 |

Source: US Census

Borough Table 13-1 shows the different median household incomes for each borough in 1990 and 2000. Median household income declined in every borough except for Manhattan. The Bronx, Brooklyn, Queens, and Staten Island all experienced income declines between 3.6% and 4.8%, while Manhattan's median household income increased 11.7%. During 2000, median household income in the Bronx and Brooklyn remained relatively low (\$27,611 and \$32,135, respectively), whereas income in Manhattan, Queens, and Staten Island (\$47,030, \$42,439, and \$55,039, respectively) remained relatively high.

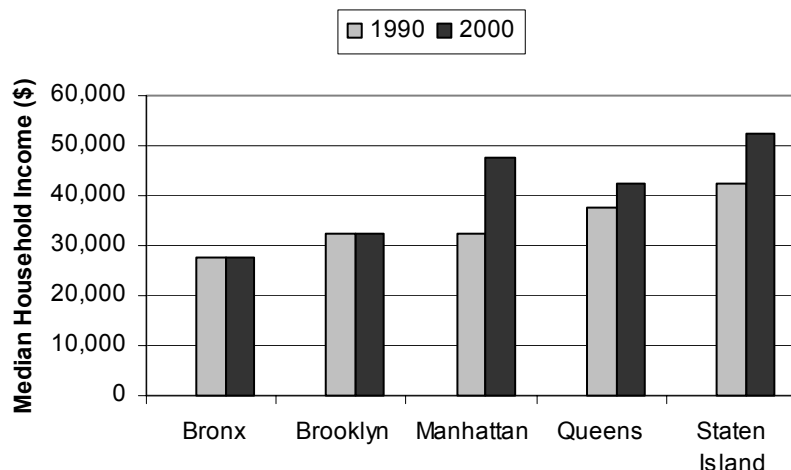
According to the 2000 United States Census, the highest household incomes occurred mainly in Manhattan: Financial District (\$79,475),

### Borough Table 13-1 Median Household Income, 1990 and 2000

|                       | Bronx    | Brooklyn | Manhattan | Queens   | Staten Island | Total    |
|-----------------------|----------|----------|-----------|----------|---------------|----------|
| <b>Median Income:</b> |          |          |           |          |               |          |
| <b>1990</b>           | \$28,692 | \$33,509 | \$42,091  | \$44,601 | \$57,223      | \$38,909 |
| <b>2000</b>           | \$27,611 | \$32,135 | \$47,030  | \$42,439 | \$55,039      | \$38,293 |
| <b>Change</b>         | -\$1,081 | -\$1,374 | \$4,939   | -\$2,162 | -\$2,184      | -\$616   |
| <b>Percent Change</b> | -3.8%    | -4.1%    | 11.7%     | -4.8%    | -3.8%         | -1.6%    |

Source: US Census

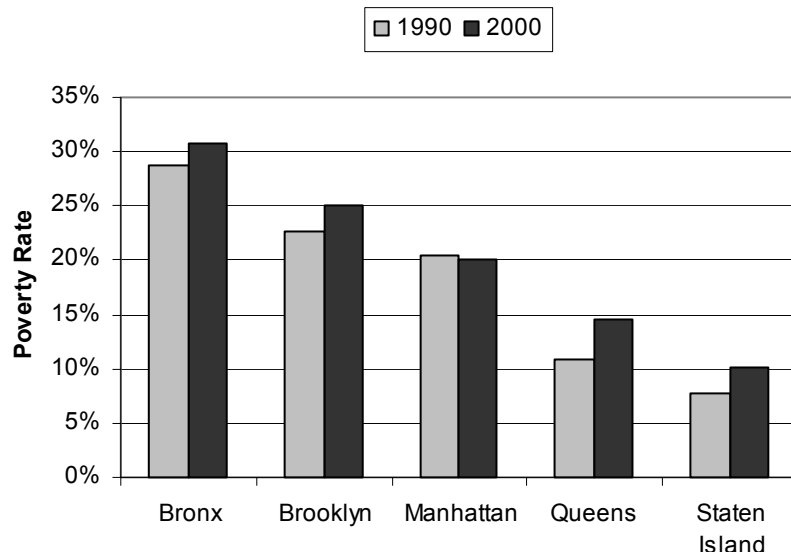
**Chart 13-1 Median Household Income**



Source: US Census

Upper East Side (\$74,130), Midtown (\$69,075), Stuyvesant Town/Turtle Bay (\$68,940), and Greenwich Village/Soho (\$65,460). At the other end of the spectrum, the lowest median household incomes occurred mainly in the Bronx: Mott Haven/Melrose (\$16,000), Belmont/East Tremont (\$16,530), Morrisania/Crotona (\$16,600), and Hunts Point/Longwood (\$17,130). Brownsville in Brooklyn also had a relatively low median household income (\$18,750). (Exhibit 13-1).

**Chart 13-2 Household Poverty Rate**



Source: US Census

In addition to an overall decline in income, the US Census data also reveal that New York City experienced an overall rise in its poverty rate—from 19.3% of households below the poverty line in 1990 to 21.2% of households in poverty in 2000. Not all areas of the city experienced this rise in poverty rates, however. The poverty rate rose in all areas but Manhattan, where it decreased from 20.5% in 1990 to 20.0% in 2000, a change of 0.5 percentage points. Staten Island had the lowest poverty rate for both years and experienced an increase from 7.8% in 1990 to 10.0% in 2000.

**Borough Table 13-2 Household Poverty Rate, 1990 and 2000**

|                            | Bronx | Brooklyn | Manhattan | Queens | Staten Island | Total |
|----------------------------|-------|----------|-----------|--------|---------------|-------|
| <b>Percent in Poverty:</b> |       |          |           |        |               |       |
| <b>1990</b>                | 28.7% | 22.7%    | 20.5%     | 10.9%  | 7.8%          | 19.3% |
| <b>2000</b>                | 30.7% | 25.1%    | 20.0%     | 14.6%  | 10.0%         | 21.2% |
| <b>Change</b>              | 2.0%  | 2.4%     | -0.5%     | 3.7%   | 2.2%          | 1.9%  |

Source: US Census

The Bronx had the highest poverty rate in both years and experienced an increase from 28.7% in 1990 to 30.7% in 2000. The Brooklyn poverty rate rose from 22.7% to 25.2%. Queens experienced the highest percentage point increase from 10.9% in poverty to 14.6%, a change of 3.7% (Borough Table 13-2).

Poverty rates also vary widely across sub-borough areas. As shown in Exhibit 13-2, 45.5% of all households in both Mott Haven/Hunts Point and Morrisania/Belmont in the Bronx live below the poverty line. Other areas with extremely high levels of poverty include Brownsville/Ocean Hill in Brooklyn (42.6%), University Heights/Fordham in the Bronx (40.6%), and Highbridge/South Concourse in the Bronx

### Exhibit 13-2 Highest and Lowest Household Poverty Rate (Percent), 2000

#### Highest:

|          |                            |       |
|----------|----------------------------|-------|
| Bronx    | Morrisania/Belmont         | 45.5% |
| Bronx    | Mott Haven/Hunts Point     | 45.5% |
| Brooklyn | Brownsville/Ocean Hill     | 42.6% |
| Bronx    | University Heights/Fordham | 40.6% |
| Bronx    | Highbridge/South Concourse | 40.0% |

#### Lowest:

|               |                            |      |
|---------------|----------------------------|------|
| Staten Island | South Shore                | 4.9% |
| Queens        | Bayside/Little Neck        | 6.5% |
| Manhattan     | Upper East Side            | 6.5% |
| Queens        | Queens Village             | 7.2% |
| Manhattan     | Stuyvesant Town/Turtle Bay | 7.9% |

Source: US Census

(40.0%). Very low poverty rates are observed in South Shore in Staten Island (4.9%), Bayside/Little Neck in Queens (6.5%), the Upper East Side in Manhattan (6.5%), Queens Village in Queens (7.2%), and Stuyvesant Town/Turtle Bay in Manhattan (7.9%).

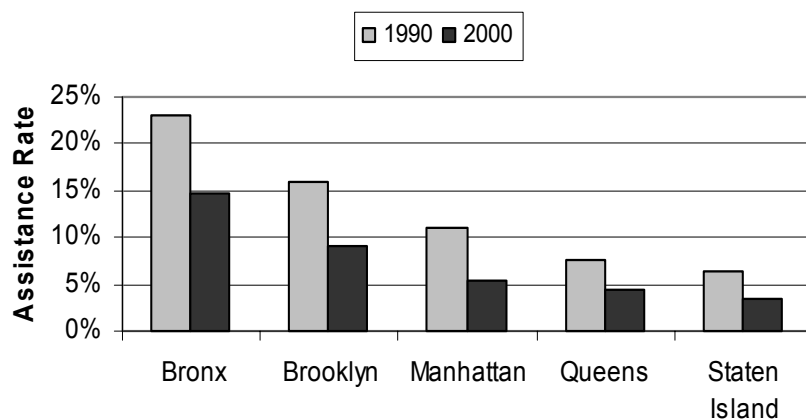
In 2000, 7.5% of households in New York City received some form of public assistance, a substantial decrease from the 1990 rate of 13.1%. Although all five boroughs experienced a decline in the public assistance rate, the rate of public assistance still varies significantly across the boroughs. The highest rate of public assistance was found in the Bronx, where the rate dropped from 23.0% in 1990 to 14.6% in 2000. The Bronx also experienced the smallest percent change in the public assistance rate; -36.1% fewer people from 1990 to 2000 received public assistance. In Brooklyn the public assistance rate dropped to 9.2% in 1990, in Queens it declined to 4.3%, and in

### Borough Table 13-3 Households Receiving Public Assistance, 1990 and 2000

|                                               | Bronx  | Brooklyn | Manhattan | Queens | Staten Island | Total  |
|-----------------------------------------------|--------|----------|-----------|--------|---------------|--------|
| <b>Households Receiving Public Assistance</b> |        |          |           |        |               |        |
| <b>1990</b>                                   | 23.0%  | 15.9%    | 10.9%     | 7.5%   | 6.4%          | 13.1%  |
| <b>2000</b>                                   | 14.6%  | 9.2%     | 5.5%      | 4.3%   | 3.3%          | 7.5%   |
| <b>Change</b>                                 | -8.3%  | -6.8%    | -5.5%     | -3.1%  | -3.1%         | -5.6%  |
| <b>Percent Change</b>                         | -36.1% | -42.8%   | -50.5%    | -41.3% | -48.4%        | -42.7% |

Source: US Census

**Chart 13-3 Households Receiving Public Assistance**



Source: US Census

**Exhibit 13-3 Highest and Lowest Percentage of Households Receiving Public Assistance, 2000**

Highest:

|          |                            |       |
|----------|----------------------------|-------|
| Bronx    | University Heights/Fordham | 23.4% |
| Bronx    | Mott Haven/Hunts Point     | 23.3% |
| Bronx    | Morrisania/Belmont         | 23.2% |
| Bronx    | Highbridge/South Concourse | 20.7% |
| Brooklyn | Brownsville/Ocean Hill     | 20.5% |

Lowest:

|               |                                      |      |
|---------------|--------------------------------------|------|
| New York      | Upper East Side                      | 0.9% |
| New York      | Stuyvesant Town/Turtle-Bay           | 0.9% |
| Queens        | Bayside/Little Neck                  | 1.0% |
| New York      | Greenwich Village/Financial District | 1.1% |
| Staten Island | South Shore                          | 1.4% |

Source: US Census

Manhattan it dropped to 5.5%. Manhattan also exhibited the largest percent change in public assistance rates; 50% fewer people received public assistance from 1990 to 2000. Staten Island, which has the lowest public assistance rates, which dropped 3.1 percentage points in 2000 for a total of only 3.3% of households (Borough Table 13-3).

Exhibit 13-3 shows that among sub-borough areas, in 2000 the highest public assistance rates were observed in the Bronx: University Heights/Fordham (23.4%), Mott Haven/Hunts Point (23.3%), Morrisania/Belmont (23.2%), and Highbridge/South Concourse (20.7%). Brooklyn's Brownsville/Ocean Hill also had a high rate of public assistance, at 20.5%. The lowest rates of public assistance were found in Manhattan's Upper East Side (0.9%) and Stuyvesant Town/Turtle Bay (0.9%), Bayside/Little Neck in Queens, (1.0%), Manhattan's Greenwich Village/Financial District (1.1%), and Staten Island's South Shore (1.4%).

**Neighborhood Table 13-1**  
**Median Household Income, New York City**  
**Community Districts, 1990 and 200**

| <b>Borough</b> | <b>Community District</b>        | <b>1990</b>     | <b>2000</b>     | <b>Change</b> | <b>Percent Change</b> |
|----------------|----------------------------------|-----------------|-----------------|---------------|-----------------------|
| Bronx          | 101 Mott Haven/Melrose           | \$9,725         | \$16,000        | \$6,275       | 64.5%                 |
| Bronx          | 102 Hunts Point/Longwood         | \$10,165        | \$17,130        | \$6,965       | 68.5%                 |
| Bronx          | 103 Morrisania/Crotona           | \$10,487        | \$16,600        | \$6,113       | 58.3%                 |
| Bronx          | 104 Highbridge/Concourse         | \$15,565        | \$21,275        | \$5,710       | 36.7%                 |
| Bronx          | 105 Fordham/University Heights   | \$14,605        | \$20,620        | \$6,015       | 41.2%                 |
| Bronx          | 106 Belmont/East Tremont         | \$12,610        | \$16,530        | \$3,920       | 31.1%                 |
| Bronx          | 107 Kingsbridge Hgts/Bedford     | \$22,790        | \$27,740        | \$4,950       | 21.7%                 |
| Bronx          | 108 Riverdale/Fieldston          | \$34,045        | \$42,370        | \$8,325       | 24.5%                 |
| Bronx          | 109 Parkchester/Soundview        | \$24,440        | \$28,295        | \$3,855       | 15.8%                 |
| Bronx          | 110 Throgs Neck/Co-op City       | \$33,417        | \$41,950        | \$8,533       | 25.5%                 |
| Bronx          | 111 Morris Park/Bronxdale        | \$27,875        | \$35,755        | \$7,880       | 28.3%                 |
| Bronx          | 112 Williamsbridge/Baychester    | \$30,485        | \$36,870        | \$6,385       | 20.9%                 |
| Brooklyn       | 201 Greenpoint/Williamsburg      | \$18,905        | \$26,325        | \$7,420       | 39.2%                 |
| Brooklyn       | 202 Fort Greene/Brooklyn Heights | \$31,372        | \$44,180        | \$12,808      | 40.8%                 |
| Brooklyn       | 203 Bedford Stuyvesant           | \$17,210        | \$23,495        | \$6,285       | 36.5%                 |
| Brooklyn       | 204 Bushwick                     | \$16,285        | \$22,100        | \$5,815       | 35.7%                 |
| Brooklyn       | 205 East New York/Starrett City  | \$20,682        | \$25,505        | \$4,823       | 23.3%                 |
| Brooklyn       | 206 Park Slope/Carroll Gardens   | \$33,897        | \$53,090        | \$19,193      | 56.6%                 |
| Brooklyn       | 207 Sunset Park                  | \$25,875        | \$33,760        | \$7,885       | 30.5%                 |
| Brooklyn       | 208 Crown Heights                | \$21,295        | \$28,780        | \$7,485       | 35.1%                 |
| Brooklyn       | 209 South Crown Heights/Prospect | \$25,855        | \$29,980        | \$4,125       | 16.0%                 |
| Brooklyn       | 210 Bay Ridge/Dyker Heights      | \$32,112        | \$43,090        | \$10,978      | 34.2%                 |
| Brooklyn       | 211 Bensonhurst                  | \$27,125        | \$33,965        | \$6,840       | 25.2%                 |
| Brooklyn       | 212 Borough Park                 | \$25,817        | \$29,780        | \$3,963       | 15.4%                 |
| Brooklyn       | 213 Coney Island                 | \$18,350        | \$22,670        | \$4,320       | 23.5%                 |
| Brooklyn       | 214 Flatbush/Midwood             | \$27,620        | \$32,425        | \$4,805       | 17.4%                 |
| Brooklyn       | 215 Sheepshead Bay               | \$31,272        | \$37,450        | \$6,178       | 19.8%                 |
| Brooklyn       | 216 Brownsville                  | \$15,042        | \$18,750        | \$3,708       | 24.7%                 |
| Brooklyn       | 217 East Flatbush                | \$30,367        | \$34,040        | \$3,673       | 12.1%                 |
| Brooklyn       | 218 Flatlands/Canarsie           | \$37,982        | \$48,085        | \$10,103      | 26.6%                 |
| Manhattan      | 301 Financial District           | \$47,445        | \$79,475        | \$32,030      | 67.5%                 |
| Manhattan      | 302 Greenwich Village/Soho       | \$39,592        | \$65,460        | \$25,868      | 65.3%                 |
| Manhattan      | 303 Lower East Side/Chinatown    | \$20,007        | \$28,745        | \$8,738       | 43.7%                 |
| Manhattan      | 304 Clinton/Chelsea              | \$30,450        | \$50,580        | \$20,130      | 66.1%                 |
| Manhattan      | 305 Midtown                      | \$42,050        | \$69,075        | \$27,025      | 64.3%                 |
| Manhattan      | 306 Stuyvesant Town/Turtle Bay   | \$45,912        | \$68,940        | \$23,028      | 50.2%                 |
| Manhattan      | 307 Upper West Side              | \$40,852        | \$64,125        | \$23,273      | 57.0%                 |
| Manhattan      | 308 Upper East Side              | \$53,000        | \$74,130        | \$21,130      | 39.9%                 |
| Manhattan      | 309 Morningside Heights/Hamilton | \$20,775        | \$27,365        | \$6,590       | 31.7%                 |
| Manhattan      | 310 Central Harlem               | \$13,252        | \$19,920        | \$6,668       | 50.3%                 |
| Manhattan      | 311 East Harlem                  | \$14,882        | \$21,295        | \$6,413       | 43.1%                 |
| Manhattan      | 312 Washington Heights/Inwood    | \$21,800        | \$28,865        | \$7,065       | 32.4%                 |
| Queens         | 401 Astoria                      | \$27,237        | \$35,750        | \$8,513       | 31.3%                 |
| Queens         | 402 Woodside/Sunnyside           | \$29,065        | \$38,965        | \$9,900       | 34.1%                 |
| Queens         | 403 Jackson Heights              | \$31,357        | \$39,340        | \$7,983       | 25.5%                 |
| Queens         | 404 Elmhurst/Corona              | \$30,112        | \$36,470        | \$6,358       | 21.1%                 |
| Queens         | 405 Ridgewood/Maspeth            | \$31,320        | \$40,870        | \$9,550       | 30.5%                 |
| Queens         | 406 Rego Park/Forest Hills       | \$35,910        | \$47,520        | \$11,610      | 32.3%                 |
| Queens         | 407 Flushing/Whitestone          | \$36,000        | \$43,480        | \$7,480       | 20.8%                 |
| Queens         | 408 Hillcrest/Fresh Meadows      | \$38,880        | \$48,705        | \$9,825       | 25.3%                 |
| Queens         | 409 Ozone Park/Woodhaven         | \$35,460        | \$42,500        | \$7,040       | 19.9%                 |
| Queens         | 410 S. Ozone Park/Howard Beach   | \$38,980        | \$47,260        | \$8,280       | 21.2%                 |
| Queens         | 411 Bayside/Little Neck          | \$46,120        | \$57,960        | \$11,840      | 25.7%                 |
| Queens         | 412 Jamaica/Hollis               | \$32,417        | \$40,435        | \$8,018       | 24.7%                 |
| Queens         | 413 Queens Village               | \$46,000        | \$57,080        | \$11,080      | 24.1%                 |
| Queens         | 414 Rockaway/Broad Channel       | \$26,342        | \$33,815        | \$7,473       | 28.4%                 |
| Staten Island  | 501 St. George/Stapleton         | \$36,567        | \$46,515        | \$9,948       | 27.2%                 |
| Staten Island  | 502 S. Beach/Willowbrook         | \$44,755        | \$56,610        | \$11,855      | 26.5%                 |
| Staten Island  | 503 Tottenville/Great Kills      | \$51,340        | \$64,260        | \$12,920      | 25.2%                 |
| <b>Total</b>   | <b>New York City</b>             | <b>\$38,909</b> | <b>\$38,293</b> | <b>-\$616</b> | <b>-1.6%</b>          |

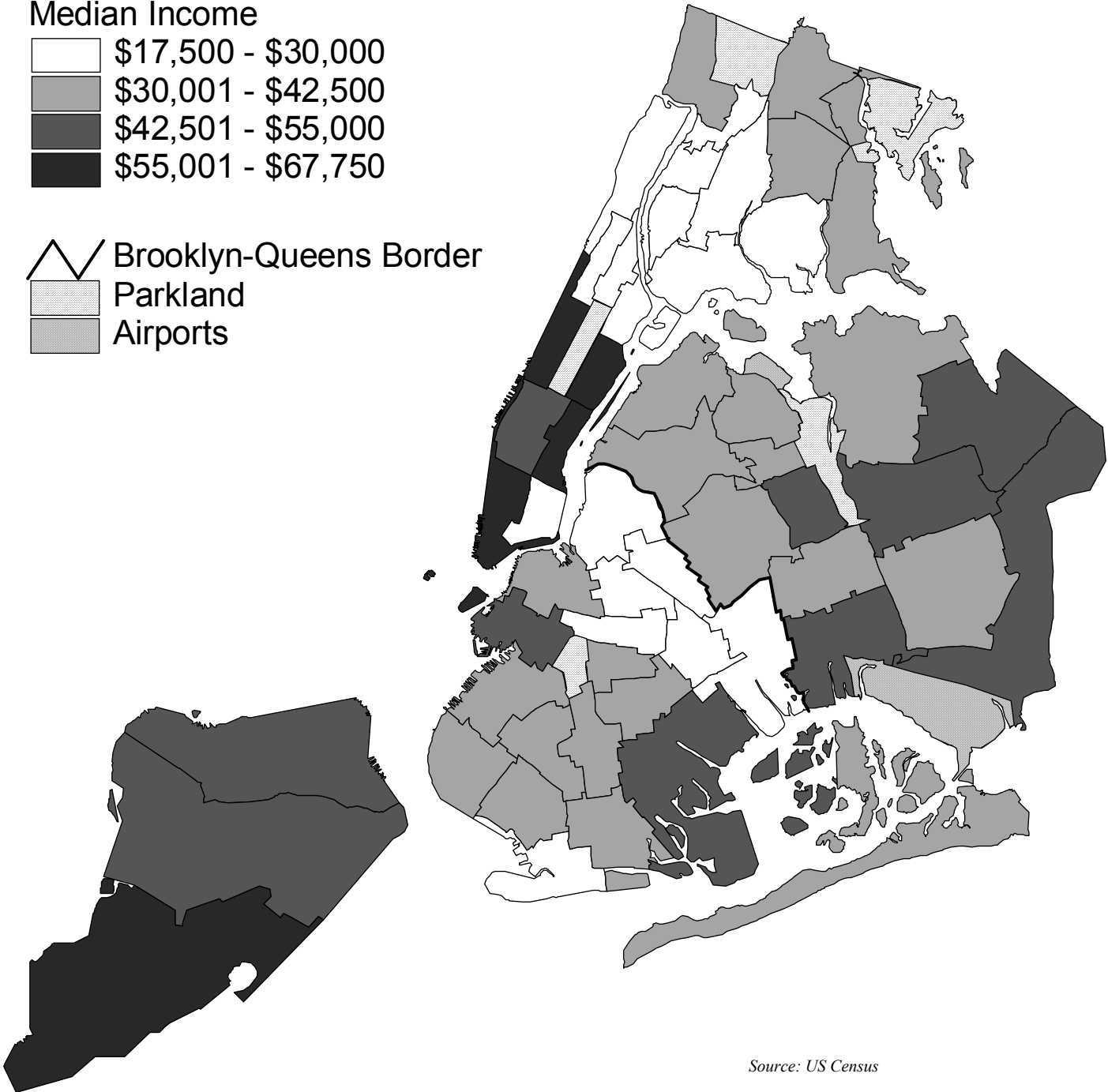
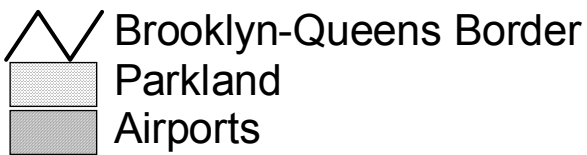
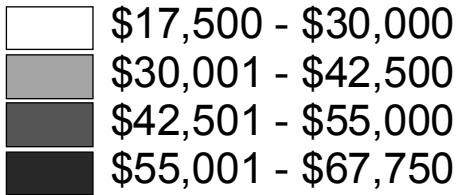
Source:



# Map 13-1

## Median Household Income, New York City Sub-borough Areas, 2000

### Median Income



Source: US Census

*All values are estimates. Median household income was obtained by taking the median income range (such as \$30,000—\$35,000) and taking the middle number of that range to be the income value.*

# Neighborhood Table 13-2

## Household Poverty Rates,

### New York City Sub-borough Areas, 1990 and 2000

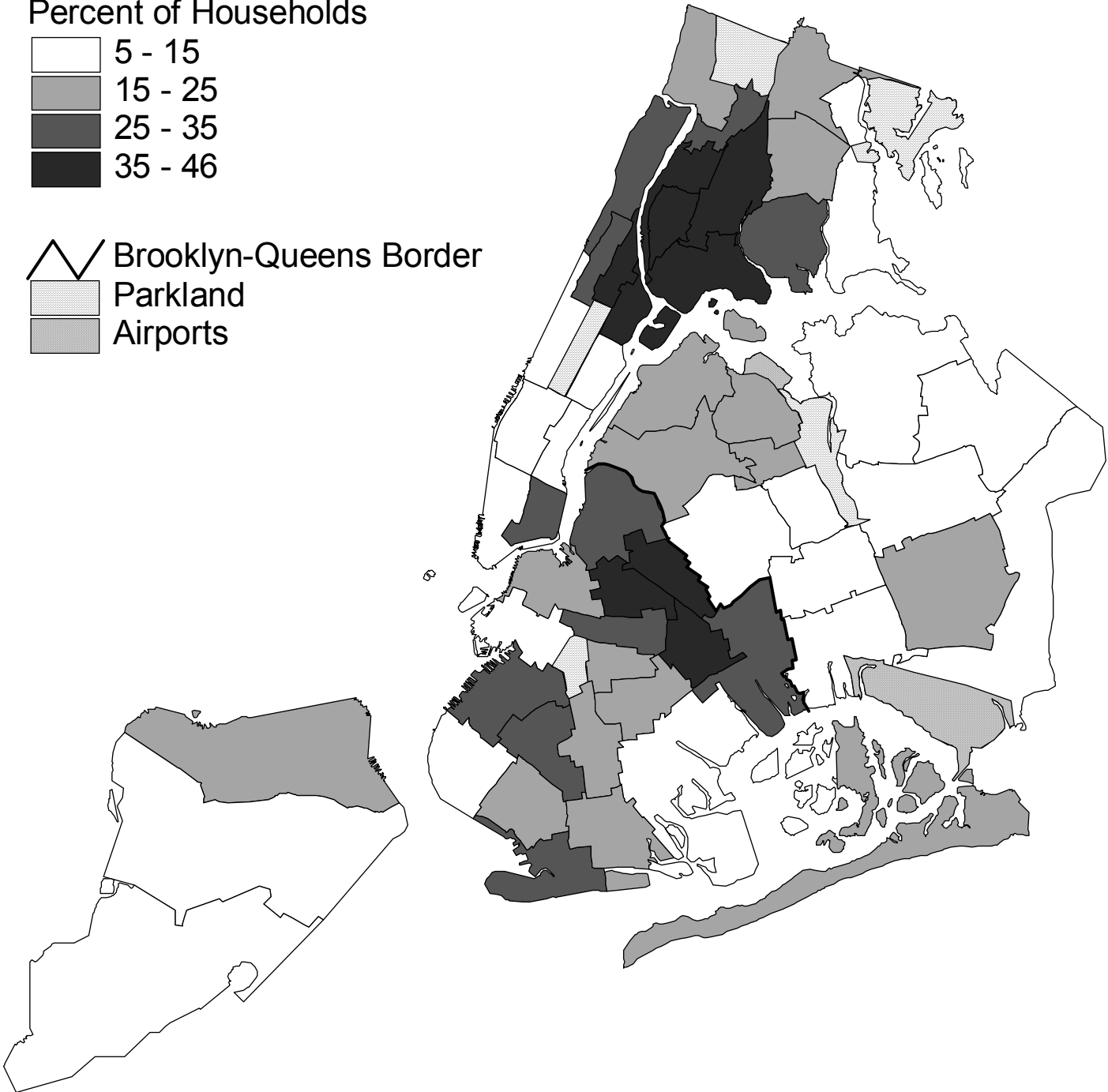
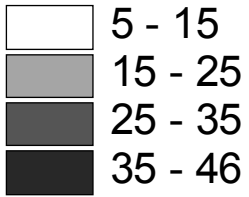
| Borough       | Sub-borough Area                         | 1990         | 2000         | Change      |
|---------------|------------------------------------------|--------------|--------------|-------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 52.2%        | 45.5%        | -6.7%       |
| Bronx         | 102 Morrisania/Belmont                   | 46.6%        | 45.5%        | -1.1%       |
| Bronx         | 103 Highbridge/South Concourse           | 40.7%        | 40.0%        | -0.7%       |
| Bronx         | 104 University Heights/Fordham           | 44.1%        | 40.6%        | -3.5%       |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 27.8%        | 34.3%        | 6.5%        |
| Bronx         | 106 Riverdale/Kingsbridge                | 14.0%        | 18.7%        | 4.7%        |
| Bronx         | 107 Soundview/Parkchester                | 23.5%        | 28.6%        | 5.1%        |
| Bronx         | 108 Throgs Neck/Co-op City               | 8.2%         | 10.1%        | 2.0%        |
| Bronx         | 109 Pelham Parkway                       | 13.5%        | 17.5%        | 4.0%        |
| Bronx         | 110 Williamsbridge/Baychester            | 11.7%        | 19.4%        | 7.7%        |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 33.4%        | 33.8%        | 0.3%        |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 22.8%        | 24.5%        | 1.7%        |
| Brooklyn      | 203 Bedford Stuyvesant                   | 36.8%        | 35.9%        | -0.8%       |
| Brooklyn      | 204 Bushwick                             | 42.1%        | 38.2%        | -4.0%       |
| Brooklyn      | 205 East New York/Starrett City          | 28.8%        | 31.3%        | 2.5%        |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 16.9%        | 14.4%        | -2.5%       |
| Brooklyn      | 207 Sunset Park                          | 23.6%        | 26.3%        | 2.8%        |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 27.6%        | 28.2%        | 0.5%        |
| Brooklyn      | 209 South Crown Heights                  | 18.2%        | 24.0%        | 5.8%        |
| Brooklyn      | 210 Bay Ridge                            | 9.9%         | 13.9%        | 4.1%        |
| Brooklyn      | 211 Bensonhurst                          | 14.2%        | 19.7%        | 5.5%        |
| Brooklyn      | 212 Borough Park                         | 21.7%        | 28.5%        | 6.8%        |
| Brooklyn      | 213 Coney Island                         | 27.8%        | 28.5%        | 0.7%        |
| Brooklyn      | 214 Flatbush                             | 17.5%        | 22.8%        | 5.2%        |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 11.3%        | 16.8%        | 5.5%        |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 41.3%        | 42.6%        | 1.2%        |
| Brooklyn      | 217 East Flatbush                        | 14.5%        | 19.4%        | 4.9%        |
| Brooklyn      | 218 Flatlands/Canarsie                   | 8.6%         | 12.2%        | 3.7%        |
| Manhattan     | 301 Greenwich Village/Financial District | 11.2%        | 9.9%         | -1.3%       |
| Manhattan     | 302 Lower East Side/Chinatown            | 28.8%        | 28.4%        | -0.4%       |
| Manhattan     | 303 Chelsea/Clinnton/Midtown             | 16.0%        | 14.4%        | -1.7%       |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 8.0%         | 7.9%         | -0.1%       |
| Manhattan     | 305 Upper West Side                      | 11.2%        | 10.0%        | -1.2%       |
| Manhattan     | 306 Upper East Side                      | 5.7%         | 6.5%         | 0.8%        |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 29.4%        | 30.1%        | 0.7%        |
| Manhattan     | 308 Central Harlem                       | 39.8%        | 36.4%        | -3.3%       |
| Manhattan     | 309 East Harlem                          | 39.7%        | 37.1%        | -2.6%       |
| Manhattan     | 310 Washington Heights/Inwood            | 29.9%        | 29.8%        | -0.2%       |
| Queens        | 401 Astoria                              | 15.8%        | 20.3%        | 4.5%        |
| Queens        | 402 Sunnyside/Woodside                   | 13.4%        | 16.4%        | 3.0%        |
| Queens        | 403 Jackson Heights                      | 14.9%        | 19.3%        | 4.5%        |
| Queens        | 404 Elmhurst/Corona                      | 15.3%        | 19.2%        | 4.0%        |
| Queens        | 405 Middle Village/Ridgewood             | 9.9%         | 13.8%        | 3.9%        |
| Queens        | 406 Rego Park/Forest Hills               | 8.4%         | 11.2%        | 2.8%        |
| Queens        | 407 Flushing/Whitestone                  | 9.2%         | 13.2%        | 4.0%        |
| Queens        | 408 Hillcrest/Fresh Meadows              | 7.2%         | 10.6%        | 3.4%        |
| Queens        | 409 Ozone Park/Woodhaven                 | 9.6%         | 14.7%        | 5.2%        |
| Queens        | 410 South Ozone Park/Howard Beach        | 6.9%         | 11.5%        | 4.5%        |
| Queens        | 411 Bayside/Little Neck                  | 4.3%         | 6.5%         | 2.2%        |
| Queens        | 412 Jamaica                              | 13.8%        | 17.0%        | 3.2%        |
| Queens        | 413 Queens Village                       | 5.5%         | 7.2%         | 1.8%        |
| Queens        | 414 Rockaways                            | 19.4%        | 22.4%        | 2.9%        |
| Staten Island | 501 North Shore                          | 12.7%        | 15.7%        | 3.1%        |
| Staten Island | 502 Mid-Island                           | 6.0%         | 9.1%         | 3.1%        |
| Staten Island | 503 South Shore                          | 4.2%         | 4.9%         | 0.7%        |
| <b>Total</b>  | <b>New York City</b>                     | <b>19.3%</b> | <b>21.2%</b> | <b>2.0%</b> |

Source: US Census

# Map 13-2

## Household Poverty Rates, New York City Sub-borough Areas, 2000

Percent of Households



Source: US Census

### Neighborhood Table 13-3

#### Households Receiving Public Assistance, New York City Sub-borough Areas, 1990 and 2000

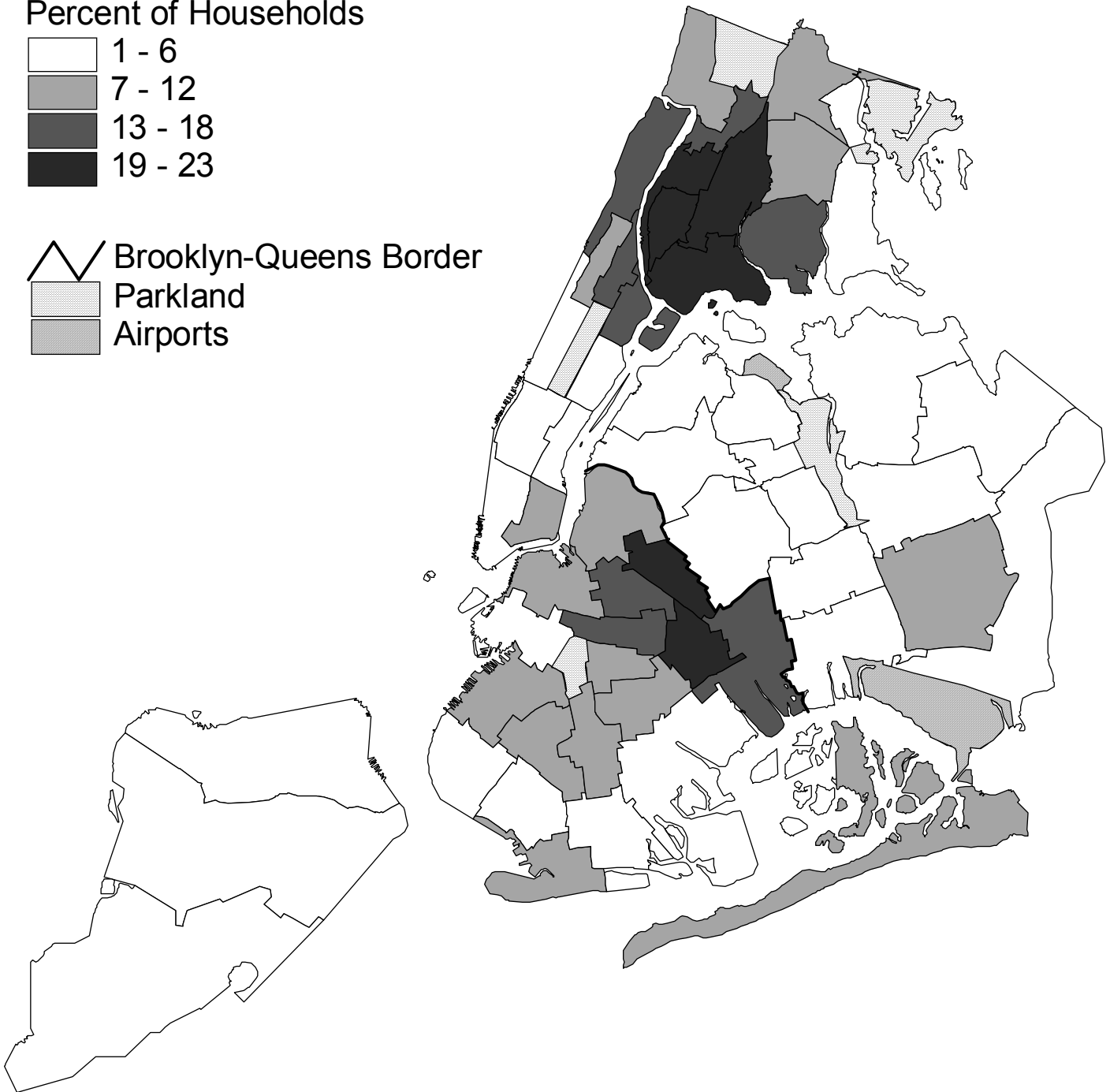
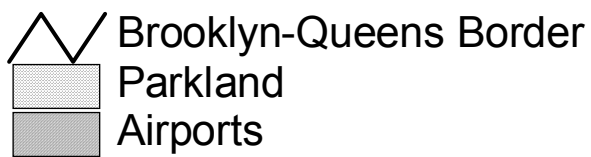
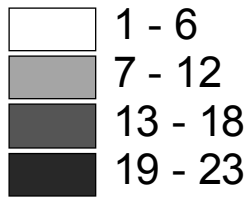
| Borough       | Sub-borough Area                         | 1990         | 2000        | Change       |
|---------------|------------------------------------------|--------------|-------------|--------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 46.7%        | 23.3%       | -23.3%       |
| Bronx         | 102 Morrisania/Belmont                   | 39.8%        | 23.2%       | -16.5%       |
| Bronx         | 103 Highbridge/South Concourse           | 32.9%        | 20.7%       | -12.2%       |
| Bronx         | 104 University Heights/Fordham           | 36.5%        | 23.4%       | -13.1%       |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 21.9%        | 17.2%       | -4.7%        |
| Bronx         | 106 Riverdale/Kingsbridge                | 9.6%         | 6.9%        | -2.7%        |
| Bronx         | 107 Soundview/Parkchester                | 20.1%        | 14.5%       | -5.5%        |
| Bronx         | 108 Throgs Neck/Co-op City               | 7.1%         | 3.3%        | -3.8%        |
| Bronx         | 109 Pelham Parkway                       | 11.3%        | 7.3%        | -4.0%        |
| Bronx         | 110 Williamsbridge/Baychester            | 11.2%        | 8.1%        | -3.1%        |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 20.3%        | 8.4%        | -11.8%       |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 15.6%        | 7.9%        | -7.7%        |
| Brooklyn      | 203 Bedford Stuyvesant                   | 28.7%        | 17.8%       | -10.9%       |
| Brooklyn      | 204 Bushwick                             | 35.0%        | 20.0%       | -15.0%       |
| Brooklyn      | 205 East New York/Starrett City          | 23.4%        | 13.9%       | -9.5%        |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 12.0%        | 4.3%        | -7.7%        |
| Brooklyn      | 207 Sunset Park                          | 17.7%        | 9.0%        | -8.7%        |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 21.0%        | 13.1%       | -7.9%        |
| Brooklyn      | 209 South Crown Heights                  | 12.7%        | 8.7%        | -4.1%        |
| Brooklyn      | 210 Bay Ridge                            | 5.5%         | 3.5%        | -2.0%        |
| Brooklyn      | 211 Bensonhurst                          | 9.8%         | 6.0%        | -3.8%        |
| Brooklyn      | 212 Borough Park                         | 10.7%        | 7.5%        | -3.2%        |
| Brooklyn      | 213 Coney Island                         | 20.4%        | 9.1%        | -11.3%       |
| Brooklyn      | 214 Flatbush                             | 11.6%        | 8.2%        | -3.5%        |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 7.9%         | 5.2%        | -2.7%        |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 34.1%        | 20.5%       | -13.6%       |
| Brooklyn      | 217 East Flatbush                        | 10.9%        | 7.4%        | -3.5%        |
| Brooklyn      | 218 Flatlands/Canarsie                   | 6.8%         | 4.3%        | -2.5%        |
| Manhattan     | 301 Greenwich Village/Financial District | 2.7%         | 1.1%        | -1.6%        |
| Manhattan     | 302 Lower East Side/Chinatown            | 17.2%        | 7.0%        | -10.2%       |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 6.1%         | 2.5%        | -3.7%        |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 2.4%         | 0.9%        | -1.4%        |
| Manhattan     | 305 Upper West Side                      | 6.2%         | 2.3%        | -3.8%        |
| Manhattan     | 306 Upper East Side                      | 2.0%         | 0.9%        | -1.1%        |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 19.0%        | 10.0%       | -9.1%        |
| Manhattan     | 308 Central Harlem                       | 28.9%        | 16.0%       | -12.8%       |
| Manhattan     | 309 East Harlem                          | 34.2%        | 15.4%       | -18.8%       |
| Manhattan     | 310 Washington Heights/Inwood            | 21.3%        | 13.3%       | -8.1%        |
| Queens        | 401 Astoria                              | 9.4%         | 5.2%        | -4.2%        |
| Queens        | 402 Sunnyside/Woodside                   | 6.6%         | 3.0%        | -3.7%        |
| Queens        | 403 Jackson Heights                      | 8.6%         | 5.3%        | -3.3%        |
| Queens        | 404 Elmhurst/Corona                      | 8.7%         | 6.0%        | -2.7%        |
| Queens        | 405 Middle Village/Ridgewood             | 6.4%         | 4.0%        | -2.5%        |
| Queens        | 406 Rego Park/Forest Hills               | 4.7%         | 3.1%        | -1.6%        |
| Queens        | 407 Flushing/Whitestone                  | 5.4%         | 2.8%        | -2.6%        |
| Queens        | 408 Hillcrest/Fresh Meadows              | 5.0%         | 3.0%        | -2.0%        |
| Queens        | 409 Ozone Park/Woodhaven                 | 7.0%         | 5.8%        | -1.2%        |
| Queens        | 410 South Ozone Park/Howard Beach        | 6.4%         | 3.4%        | -2.9%        |
| Queens        | 411 Bayside/Little Neck                  | 3.5%         | 1.0%        | -2.5%        |
| Queens        | 412 Jamaica                              | 12.8%        | 6.9%        | -5.9%        |
| Queens        | 413 Queens Village                       | 6.2%         | 3.0%        | -3.1%        |
| Queens        | 414 Rockaways                            | 15.7%        | 9.6%        | -6.1%        |
| Staten Island | 501 North Shore                          | 9.7%         | 6.0%        | -3.6%        |
| Staten Island | 502 Mid-Island                           | 5.3%         | 2.3%        | -3.0%        |
| Staten Island | 503 South Shore                          | 3.7%         | 1.4%        | -2.3%        |
| <b>Total</b>  | <b>New York City</b>                     | <b>13.1%</b> | <b>7.5%</b> | <b>-5.6%</b> |

Source: US Census

# Map 13-3

## Households Receiving Public Assistance, New York City Sub-borough Areas, 2000

Percent of Households



Source: US Census

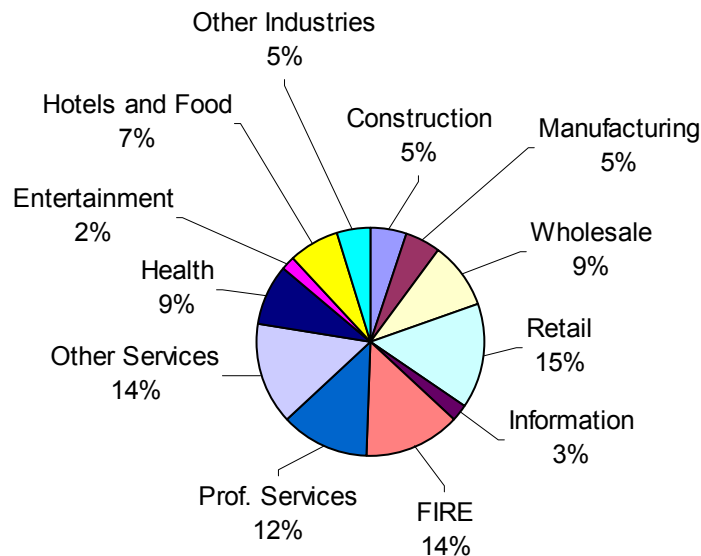
## Chapter 14. Business and Employment

Data presented here on business establishments are derived from the 1999 Zip Code Business Patterns data base created by the U.S. Census Bureau and obtained through Infoshare, a data base of New York City information produced by Community Studies of New York, Inc. Zip Code Business Patterns does not include data on government employment or self-employment.

In 1999, there were 190,483 business establishments in New York City. The greatest share of these were in retail with 14.9%. Other sectors with large shares included other services with 14.4%, FIRE (financial, insurance, real estate) with 13.5%, and professional services with 12.4%. Another 9.3% were in wholesale, 8.8% in health, 7.1% in hotels and food, 5.1% in both construction and manufacturing, 2.6% in information, and 2.0% in entertainment. A final 4.8% of establishments were classified as 'other,' which includes agriculture, forestry, mining, and miscellaneous industries. With a few variations, each of the five boroughs generally followed this pattern. Queens and Staten Island had somewhat higher percentages of construction establishments. The Bronx had higher shares of manufacturing, Brooklyn had higher shares of retail, and Staten Island had lower shares of FIRE. While Manhattan had larger shares of professional services, it had smaller shares of health establishments (Borough Table 14-1).

The New York City Housing and Vacancy Survey (HVS) provides data on the employment status of New Yorkers. (Note that all data from the HVS are estimates based on a sample and subject to potential sampling errors, particularly for small areas and changes over time. See Data and Methods section for details.) The labor force consists of all persons who are currently employed, in the armed forces, or unemployed and actively looking for work. In 1999, 61.9% of New Yorkers aged 16 or older were in the labor force. This labor force participation rate is a noticeable increase over the 1991 rate of 55.6% (Borough Table 14-2). The increase is probably attributable to strong economic growth in New York City during the 1990s combined with the work requirements of Fed-

**Chart 14-1 Business Establishments in New York City, 1999**



Source: Zip Code Business Patterns

**Borough Table 14-1 (continued below)**  
**Business Establishments in New York City, 1999**  
**(Expanded NAICS Categories)**

|                          | Bronx         |               | Brooklyn      |               | Manhattan     |               | Queens        |               |
|--------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
|                          | No.           | %             | No.           | %             | No.           | %             | No.           | %             |
| <b>Construction</b>      | 1,449         | 7.3%          | 2,042         | 6.5%          | 1,842         | 1.9%          | 3,537         | 9.9%          |
| <b>Manufacturing</b>     | 1,932         | 9.8%          | 1,117         | 3.6%          | 4,610         | 4.8%          | 1,938         | 5.4%          |
| <b>Wholesale</b>         | 1,834         | 9.3%          | 1,947         | 6.2%          | 10,791        | 11.2%         | 2,745         | 7.7%          |
| <b>Retail</b>            | 3,570         | 18.1%         | 6,446         | 20.5%         | 11,142        | 11.6%         | 6,007         | 16.8%         |
| <b>Information</b>       | 221           | 1.1%          | 299           | 1.0%          | 3,994         | 4.1%          | 390           | 1.1%          |
| <b>FIRE</b>              | 2,009         | 10.2%         | 4,750         | 15.1%         | 14,950        | 15.5%         | 3,505         | 9.8%          |
| <b>Prof. Services</b>    | 1,321         | 6.7%          | 2,139         | 6.8%          | 16,687        | 17.3%         | 2,681         | 7.5%          |
| <b>Other Services</b>    | 2,719         | 13.8%         | 4,902         | 15.6%         | 12,967        | 13.4%         | 5,703         | 16.0%         |
| <b>Health</b>            | 2,078         | 10.5%         | 3,837         | 12.2%         | 6,369         | 6.6%          | 3,597         | 10.1%         |
| <b>Entertainment</b>     | 182           | 0.9%          | 278           | 0.9%          | 2,946         | 3.1%          | 272           | 0.8%          |
| <b>Hotels &amp; Food</b> | 1,314         | 6.7%          | 1,934         | 6.2%          | 7,020         | 7.3%          | 2,622         | 7.3%          |
| <b>Other Industries</b>  | 1,108         | 5.6%          | 1,750         | 5.6%          | 3,095         | 3.2%          | 2,722         | 7.6%          |
| <b>Total</b>             | <b>19,737</b> | <b>100.0%</b> | <b>31,440</b> | <b>100.0%</b> | <b>96,413</b> | <b>100.0%</b> | <b>35,718</b> | <b>100.0%</b> |

Source: Zip Code Business Patterns

**Borough Table 14-1 (continued)**  
**Business Establishments in New York City, 1999**  
**(Expanded NAICS Categories)**

|                          | Staten Island |               | New York City  |               |
|--------------------------|---------------|---------------|----------------|---------------|
|                          | No.           | %             | No.            | %             |
| <b>Construction</b>      | 901           | 12.6%         | 9,771          | 5.1%          |
| <b>Manufacturing</b>     | 170           | 2.4%          | 9,767          | 5.1%          |
| <b>Wholesale</b>         | 348           | 4.9%          | 17,665         | 9.3%          |
| <b>Retail</b>            | 1,179         | 16.4%         | 28,343         | 14.9%         |
| <b>Information</b>       | 87            | 1.2%          | 4,991          | 2.6%          |
| <b>FIRE</b>              | 518           | 7.2%          | 25,731         | 13.5%         |
| <b>Prof. Services</b>    | 817           | 11.4%         | 23,645         | 12.4%         |
| <b>Other Services</b>    | 1,199         | 16.7%         | 27,490         | 14.4%         |
| <b>Health</b>            | 929           | 12.9%         | 16,810         | 8.8%          |
| <b>Entertainment</b>     | 94            | 1.3%          | 3,772          | 2.0%          |
| <b>Hotels &amp; Food</b> | 541           | 7.5%          | 13,431         | 7.1%          |
| <b>Other Industries</b>  | 392           | 5.5%          | 9,067          | 4.8%          |
| <b>Total</b>             | <b>7,175</b>  | <b>100.0%</b> | <b>190,483</b> | <b>100.0%</b> |

Source: Zip Code Business Patterns

eral welfare reform legislation enacted in 1996.

All five boroughs experienced an increase in the labor force participation rate over the decade, as shown in Borough Table 14-2. Labor force participation was greatest in Manhattan, which also experienced the largest increase—from 58.6% in 1991 to 67.9% in 1999. In Queens, labor force participation rose from 58.1% in 1991 to 63.3% in 1999. Brooklyn's labor force experienced an increase from 53.3% in 1991 to 59.6% in 1999. While Staten Island's labor force participation rate fell into the middle range for all five boroughs in 1999 (60.6%), the rate only increased by 1.2% since 1991 (from 59.4%). Although the Bronx had the lowest labor force participation rate in both years (50.6% in 1991 and

**Borough Table 14-2 Labor Force Participation Rate, 1991 and 1999**

|                                          | Bronx | Brooklyn | Manhattan | Queens | Staten Island | Total |
|------------------------------------------|-------|----------|-----------|--------|---------------|-------|
| <b>Percent of Adults in Labor Force:</b> |       |          |           |        |               |       |
| <b>1991</b>                              | 50.6  | 53.3     | 58.6      | 58.1   | 59.4          | 55.6  |
| <b>1999</b>                              | 55.1  | 59.6     | 67.9      | 63.3   | 60.6          | 61.9  |
| <b>Change</b>                            | 4.5   | 6.3      | 9.3       | 5.2    | 1.2           | 6.3   |

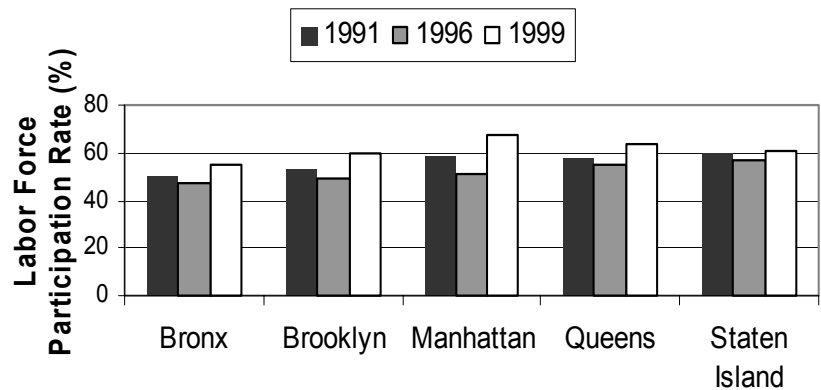
Source: NYC Housing and Vacancy Survey

55.1% in 1999), it displayed a moderate increase in relative change of labor force participation rate, increasing by almost 9% between 1991 and 1999.

Among sub-borough areas, the highest labor force participation rate in 1999 was found in Greenwich Village/Financial District (77.8%), followed by the Upper East Side (77.1%) and Stuyvesant Town/Turtle-Bay in Manhattan (76.9%), Park Slope/Carroll Gardens in Brooklyn (73.4%), and Chelsea/Clinton/Midtown in Manhattan (72.5%). The lowest labor force participation rates were found in Mott Haven/Hunts Point in the Bronx (41.4%), Brooklyn's Coney Island (45.5%), Morrisania/Belmont in the Bronx (47.1%), Bedford Stuyvesant in Brooklyn (49.6%), and Manhattan's Central Harlem (50.0%) (Exhibit 14-1).

Exhibit 14-2 presents the highest and lowest changes in labor force participation rates in the sub-borough areas. While Brooklyn's Brownsville/Ocean Hill (13.3%) and Manhattan's Upper East Side (13.1%) and Central Harlem (13.0%) top the list with the highest increases in labor force partici-

**Chart 14-2 Labor Force Participation Rate**



Source: NYC Housing and Vacancy

**Exhibit 14-1 Highest and Lowest Labor Force Participation Rate, 1999**

Highest:

|           |                                      |       |
|-----------|--------------------------------------|-------|
| Manhattan | Greenwich Village/Financial District | 77.8% |
| Manhattan | Upper East Side                      | 77.1% |
| Manhattan | Stuyvesant Town/Turtle-Bay           | 76.9% |
| Brooklyn  | Park Slope/Carroll Gardens           | 73.4% |
| Manhattan | Chelsea/Clinton/Midtown              | 72.5% |

Lowest:

|           |                        |       |
|-----------|------------------------|-------|
| Bronx     | Mott Haven/Hunts Point | 41.1% |
| Brooklyn  | Coney Island           | 45.5% |
| Bronx     | Morrisania/Belmont     | 47.1% |
| Brooklyn  | Bedford Stuyvesant     | 49.6% |
| Manhattan | Central Harlem         | 50.0% |

Source: NYC Housing and Vacancy Survey



pation rates, Staten Island's North Shore's rate actually decreased by .2%. Other sub-borough areas with relatively little change in labor force participation rate include Morrisania/Belmont (0.2%) and Highbridge/South Concourse in the Bronx (1.0%), and Middle Village/Ridgewood (0.9%) and Jamaica (1.0%) in Queens.

The unemployment rate is calculated as the percent of persons in the labor force who are actively looking for work. According to the HVS, New York City's unemployment rate dropped significantly from 9.8% in 1991 to 6.5% in 1999. This change constitutes a 33.7% drop in the overall unemployment rate. All five boroughs experienced a decline in unemployment over this period. The largest decline occurred in the Bronx—from 13.6% in 1991 to 8.0% in 1999—although the Bronx still has the highest unemployment rate of the five boroughs. Brooklyn's unemployment rate declined from 11.4% to 7.5%, Manhattan dropped from 9.0% to 6.1%, and Queens declined from 7.4% to 5.6%. Staten Island had the lowest unemployment rates—6.9% in 1991 and 3.9% in 1999 (Borough Table

### Exhibit 14-2 Highest and Lowest Change in Labor Force Participation Rate, 1991-1999

#### Highest:

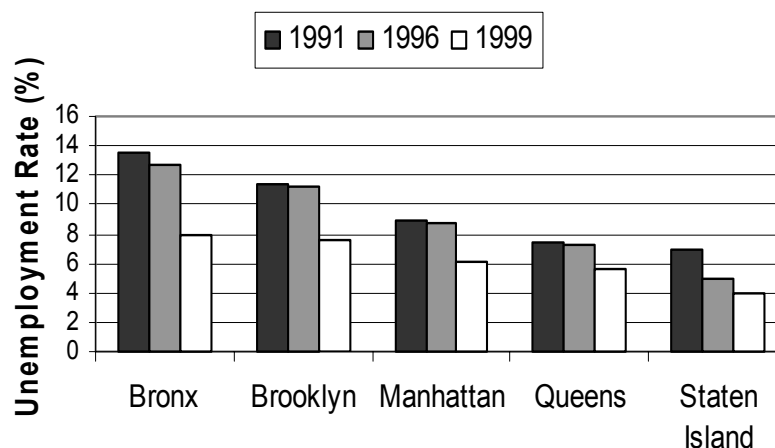
|           |                        |      |
|-----------|------------------------|------|
| Brooklyn  | Brownsville/Ocean Hill | 13.3 |
| Manhattan | Upper East Side        | 13.1 |
| Manhattan | Central Harlem         | 13.0 |
| Queens    | Sunnyside/Woodside     | 11.9 |
| Brooklyn  | Bedford Stuyvesant     | 11.8 |

#### Lowest:

|               |                            |      |
|---------------|----------------------------|------|
| Staten Island | North Shore                | -0.2 |
| Bronx         | Morrisania/Belmont         | 0.2  |
| Queens        | Middle Village/Ridgewood   | 0.9  |
| Bronx         | Highbridge/South Concourse | 1.0  |
| Queens        | Jamaica                    | 1.0  |

Source: NYC Housing and Vacancy Survey

### Chart 14-3 Unemployment Rate



Source: NYC Housing and Vacancy Survey

### Borough Table 14-3 Unemployment Rate, 1991 and 1999

|                                         | Bronx  | Brooklyn | Manhattan | Queens | Staten Island | Total  |
|-----------------------------------------|--------|----------|-----------|--------|---------------|--------|
| <b>Percent of Labor Force Employed:</b> |        |          |           |        |               |        |
| <b>1991</b>                             | 13.6   | 11.4     | 9.0       | 7.4    | 6.9           | 9.8    |
| <b>1999</b>                             | 8.0    | 7.5      | 6.1       | 5.6    | 3.9           | 6.5    |
| <b>Change</b>                           | -5.6   | -3.9     | -2.9      | -1.8   | -3.0          | -3.3   |
| <b>Percent Change</b>                   | -41.2% | -34.2%   | -32.2%    | -24.3% | -43.5%        | -33.7% |

Source: NYC Housing and Vacancy Survey

14-3).

At the sub-borough area level, in 1999 the highest unemployment rates were observed in Manhattan's East Harlem (14.0%), Bushwick in Brooklyn (13.1%), Highbridge/South Concourse in the Bronx (12.5%), Manhattan's Central Harlem (12.4%), and Soundview/Parkchester in the Bronx (11.7%). The lowest unemployment rates were observed in Throgs Neck/Co-op City in the Bronx (0.7%), Bayside/Little Neck in Queens (2.3%), Rego Park/Forest Hills in Queens (2.6%), Flushing/Whitestone in Queens (2.8%), and Manhattan's Upper East Side (2.9%) (Exhibit 14-3).

Exhibit 14-4 illustrates the highest and lowest increases and decreases in unemployment rates throughout the five boroughs. Two sub-borough areas in Queens – Astoria and Jackson Heights – experienced the largest increases in unemployment rates (3.6% and 2.9%, respectively). Manhattan's Greenwich Village/Financial (2.5%), Brooklyn's Borough Park (2.4%), and Manhattan's Stuyvesant Town/Turtle-Bay also experienced somewhat high increases. On the other end of the spectrum, many sub-borough areas' unemployment rates decreased significantly. Coney Island in Brooklyn tops the list with a 16.8% decrease, followed by a 13.5% decrease in Washington Heights/Inwood in Manhattan, and three areas in Bronx: Throgs Neck/Co-op City (-10.2%), Morrisania/Belmont (-10.1%), and Mott Haven/Hunts Point (-10.0%).

### Exhibit 14-3 Highest and Lowest Unemployment Rate, 1999

#### Highest:

|           |                            |       |
|-----------|----------------------------|-------|
| Manhattan | East Harlem                | 14.0% |
| Brooklyn  | Bushwick                   | 13.1% |
| Bronx     | Highbridge/South Concourse | 12.5% |
| Manhattan | Central Harlem             | 12.4% |
| Bronx     | Soundview/Parkchester      | 11.7% |

#### Lowest:

|           |                        |      |
|-----------|------------------------|------|
| Bronx     | Throgs Neck/Co-op City | 0.7% |
| Queens    | Bayside/Little Neck    | 2.3% |
| Queens    | Rego Park/Forest Hills | 2.6% |
| Queens    | Flushing/Whitestone    | 2.8% |
| Manhattan | Upper East Side        | 2.9% |

Source: NYC Housing and Vacancy Survey

### Exhibit 14-4 Highest and Lowest Change in Unemployment Rate, 1991-1999

#### Highest:

|           |                                      |     |
|-----------|--------------------------------------|-----|
| Queens    | Astoria                              | 3.6 |
| Queens    | Jackson Heights                      | 2.9 |
| Manhattan | Greenwich Village/Financial District | 2.5 |
| Brooklyn  | Borough Park                         | 2.4 |
| Manhattan | Stuyvesant Town/Turtle-Bay           | 2.2 |

#### Lowest:

|           |                           |       |
|-----------|---------------------------|-------|
| Brooklyn  | Coney Island              | -16.8 |
| Manhattan | Washington Heights/Inwood | -13.5 |
| Bronx     | Throgs Neck/Co-op City    | -10.2 |
| Bronx     | Morrisania/Belmont        | -10.1 |
| Bronx     | Mott Haven/Hunts Point    | -10.0 |

Source: NYC Housing and Vacancy Survey

# Neighborhood Table 14-1

## Business Establishments, New York City, Sub-borough Areas, 1999

(continued on next page)

| Borough       | Sub-borough Area                         | Total Establishments | Percent Construction | Percent Manufacturing | Percent Wholesale |
|---------------|------------------------------------------|----------------------|----------------------|-----------------------|-------------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 3,335                | 10.3%                | 14.2%                 | 14.8%             |
| Bronx         | 102 Morrisania/Belmont                   | 3,117                | 4.1%                 | 7.4%                  | 6.4%              |
| Bronx         | 103 Highbridge/South Concourse           | 937                  | 5.7%                 | 10.4%                 | 8.4%              |
| Bronx         | 104 University Heights/Fordham           | 1,212                | 4.9%                 | 17.4%                 | 11.9%             |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 1,068                | 4.5%                 | 8.9%                  | 9.8%              |
| Bronx         | 106 Riverdale/Kingsbridge                | 2,599                | 9.0%                 | 7.1%                  | 7.5%              |
| Bronx         | 107 Soundview/Parkchester                | 2,752                | 8.5%                 | 16.9%                 | 14.9%             |
| Bronx         | 108 Throgs Neck/Co-op City               | 1,001                | 4.9%                 | 3.6%                  | 3.7%              |
| Bronx         | 109 Pelham Parkway                       | 806                  | 4.3%                 | 2.6%                  | 3.8%              |
| Bronx         | 110 Williamsbridge/Baychester            | 2,909                | 9.0%                 | 4.0%                  | 4.9%              |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 2,460                | 8.4%                 | 4.3%                  | 7.5%              |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 3,199                | 7.3%                 | 5.0%                  | 9.2%              |
| Brooklyn      | 203 Bedford Stuyvesant                   | 1,776                | 6.4%                 | 3.5%                  | 6.2%              |
| Brooklyn      | 204 Bushwick                             | 2,058                | 5.0%                 | 3.1%                  | 6.6%              |
| Brooklyn      | 205 East New York/Starrett City          | 3,117                | 5.8%                 | 3.0%                  | 6.1%              |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 764                  | 4.2%                 | 4.9%                  | 4.5%              |
| Brooklyn      | 207 Sunset Park                          | 1,186                | 4.7%                 | 3.5%                  | 4.7%              |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 2,793                | 8.2%                 | 2.3%                  | 7.4%              |
| Brooklyn      | 209 South Crown Heights                  | 2,119                | 5.7%                 | 8.2%                  | 14.8%             |
| Brooklyn      | 210 Bay Ridge                            | 1,994                | 5.1%                 | 3.0%                  | 4.2%              |
| Brooklyn      | 211 Bensonhurst                          | 895                  | 3.9%                 | 3.9%                  | 4.0%              |
| Brooklyn      | 212 Borough Park                         | 1,019                | 3.5%                 | 2.2%                  | 3.6%              |
| Brooklyn      | 213 Coney Island                         | 1,262                | 6.2%                 | 2.3%                  | 4.6%              |
| Brooklyn      | 214 Flatbush                             | 1,321                | 10.1%                | 2.7%                  | 4.0%              |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 1,452                | 8.8%                 | 3.0%                  | 3.2%              |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 876                  | 3.7%                 | 1.8%                  | 2.0%              |
| Brooklyn      | 217 East Flatbush                        | 1,730                | 9.5%                 | 3.1%                  | 3.1%              |
| Brooklyn      | 218 Flatlands/Canarsie                   | 1,417                | 4.3%                 | 1.2%                  | 2.4%              |
| Manhattan     | 301 Greenwich Village/Financial District | 21,475               | 1.8%                 | 5.4%                  | 7.8%              |
| Manhattan     | 302 Lower East Side/Chinatown            | 5,410                | 2.7%                 | 5.1%                  | 8.3%              |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 30,169               | 2.0%                 | 8.3%                  | 21.0%             |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 18,766               | 1.7%                 | 2.1%                  | 9.1%              |
| Manhattan     | 305 Upper West Side                      | 5,876                | 1.8%                 | 1.3%                  | 2.8%              |
| Manhattan     | 306 Upper East Side                      | 9,078                | 1.7%                 | 1.2%                  | 3.6%              |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 1,472                | 2.2%                 | 1.5%                  | 2.0%              |
| Manhattan     | 308 Central Harlem                       | 741                  | 2.8%                 | 1.1%                  | 1.4%              |
| Manhattan     | 309 East Harlem                          | 1,063                | 4.6%                 | 2.1%                  | 3.2%              |
| Manhattan     | 310 Washington Heights/Inwood            | 2,363                | 1.6%                 | 1.1%                  | 1.7%              |
| Queens        | 401 Astoria                              | 4,029                | 16.5%                | 7.6%                  | 7.8%              |
| Queens        | 402 Sunnyside/Woodside                   | 4,238                | 13.3%                | 12.0%                 | 12.9%             |
| Queens        | 403 Jackson Heights                      | 2,025                | 5.2%                 | 2.9%                  | 4.5%              |
| Queens        | 404 Elmhurst/Corona                      | 1,766                | 6.0%                 | 5.0%                  | 6.5%              |
| Queens        | 405 Middle Village/Ridgewood             | 2,432                | 12.9%                | 10.6%                 | 10.5%             |
| Queens        | 406 Rego Park/Forest Hills               | 2,705                | 3.3%                 | 2.2%                  | 5.2%              |
| Queens        | 407 Flushing/Whitestone                  | 5,340                | 11.1%                | 4.3%                  | 9.7%              |
| Queens        | 408 Hillcrest/Fresh Meadows              | 2,264                | 6.3%                 | 2.4%                  | 5.5%              |
| Queens        | 409 Ozone Park/Woodhaven                 | 2,362                | 9.3%                 | 6.3%                  | 6.9%              |
| Queens        | 410 South Ozone Park/Howard Beach        | 2,325                | 11.4%                | 1.6%                  | 8.0%              |
| Queens        | 411 Bayside/Little Neck                  | 1,962                | 5.4%                 | 3.9%                  | 6.2%              |
| Queens        | 412 Jamaica                              | 2,070                | 7.4%                 | 1.8%                  | 3.7%              |
| Queens        | 413 Queens Village                       | 880                  | 7.1%                 | 2.4%                  | 3.1%              |
| Queens        | 414 Rockaways                            | 1,319                | 10.9%                | 4.1%                  | 4.8%              |
| Staten Island | 501 North Shore                          | 2,121                | 10.0%                | 3.3%                  | 5.5%              |
| Staten Island | 502 Mid-Island                           | 2,613                | 10.7%                | 1.7%                  | 4.5%              |
| Staten Island | 503 South Shore                          | 2,441                | 16.8%                | 2.3%                  | 4.7%              |
| <b>Total</b>  | <b>New York City</b>                     | <b>190,483</b>       | <b>5.1%</b>          | <b>5.1%</b>           | <b>9.3%</b>       |

Source: Zip Code Business Patterns

# Neighborhood Table 14-1

## Business Establishments, New York City, Sub-borough Areas, 1999

(continued on next page)

| Borough       | Sub-borough Area                         | Total Establishments | Percent Retail | Percent Information | Percent FIRE |
|---------------|------------------------------------------|----------------------|----------------|---------------------|--------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 3,335                | 17.6%          | 1.0%                | 8.7%         |
| Bronx         | 102 Morrisania/Belmont                   | 3,117                | 16.6%          | 1.7%                | 11.2%        |
| Bronx         | 103 Highbridge/South Concourse           | 937                  | 22.5%          | 0.6%                | 9.2%         |
| Bronx         | 104 University Heights/Fordham           | 1,212                | 22.0%          | 0.6%                | 7.3%         |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 1,068                | 22.9%          | 0.6%                | 6.9%         |
| Bronx         | 106 Riverdale/Kingsbridge                | 2,599                | 16.3%          | 2.0%                | 8.1%         |
| Bronx         | 107 Soundview/Parkchester                | 2,752                | 16.3%          | 0.9%                | 8.7%         |
| Bronx         | 108 Throgs Neck/Co-op City               | 1,001                | 20.1%          | 1.2%                | 13.5%        |
| Bronx         | 109 Pelham Parkway                       | 806                  | 22.4%          | 1.0%                | 16.5%        |
| Bronx         | 110 Williamsbridge/Baychester            | 2,909                | 16.8%          | 0.7%                | 13.8%        |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 2,460                | 20.3%          | 0.9%                | 12.0%        |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 3,199                | 16.5%          | 0.9%                | 19.7%        |
| Brooklyn      | 203 Bedford Stuyvesant                   | 1,776                | 18.6%          | 1.0%                | 8.9%         |
| Brooklyn      | 204 Bushwick                             | 2,058                | 18.2%          | 1.3%                | 19.4%        |
| Brooklyn      | 205 East New York/Starrett City          | 3,117                | 17.7%          | 1.2%                | 9.4%         |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 764                  | 30.7%          | 0.4%                | 9.0%         |
| Brooklyn      | 207 Sunset Park                          | 1,186                | 25.0%          | 0.7%                | 12.0%        |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 2,793                | 19.9%          | 1.0%                | 11.5%        |
| Brooklyn      | 209 South Crown Heights                  | 2,119                | 21.2%          | 0.6%                | 12.4%        |
| Brooklyn      | 210 Bay Ridge                            | 1,994                | 25.5%          | 0.5%                | 20.6%        |
| Brooklyn      | 211 Bensonhurst                          | 895                  | 23.2%          | 0.7%                | 18.2%        |
| Brooklyn      | 212 Borough Park                         | 1,019                | 25.4%          | 1.0%                | 21.6%        |
| Brooklyn      | 213 Coney Island                         | 1,262                | 26.0%          | 1.1%                | 15.6%        |
| Brooklyn      | 214 Flatbush                             | 1,321                | 18.7%          | 1.2%                | 10.5%        |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 1,452                | 19.4%          | 0.7%                | 15.9%        |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 876                  | 25.6%          | 0.7%                | 24.5%        |
| Brooklyn      | 217 East Flatbush                        | 1,730                | 18.5%          | 1.0%                | 18.3%        |
| Brooklyn      | 218 Flatlands/Canarsie                   | 1,417                | 17.9%          | 1.5%                | 20.3%        |
| Manhattan     | 301 Greenwich Village/Financial District | 21,475               | 11.4%          | 4.5%                | 20.8%        |
| Manhattan     | 302 Lower East Side/Chinatown            | 5,410                | 16.1%          | 2.6%                | 14.1%        |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 30,169               | 9.3%           | 4.9%                | 10.9%        |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 18,766               | 8.3%           | 4.9%                | 17.4%        |
| Manhattan     | 305 Upper West Side                      | 5,876                | 12.4%          | 4.2%                | 15.7%        |
| Manhattan     | 306 Upper East Side                      | 9,078                | 15.5%          | 1.8%                | 13.1%        |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 1,472                | 19.4%          | 2.5%                | 18.1%        |
| Manhattan     | 308 Central Harlem                       | 741                  | 17.3%          | 1.8%                | 18.3%        |
| Manhattan     | 309 East Harlem                          | 1,063                | 25.6%          | 1.4%                | 12.0%        |
| Manhattan     | 310 Washington Heights/Inwood            | 2,363                | 27.3%          | 1.3%                | 22.6%        |
| Queens        | 401 Astoria                              | 4,029                | 16.3%          | 1.0%                | 10.2%        |
| Queens        | 402 Sunnyside/Woodside                   | 4,238                | 12.5%          | 1.3%                | 8.7%         |
| Queens        | 403 Jackson Heights                      | 2,025                | 24.0%          | 1.0%                | 11.2%        |
| Queens        | 404 Elmhurst/Corona                      | 1,766                | 21.3%          | 1.2%                | 8.7%         |
| Queens        | 405 Middle Village/Ridgewood             | 2,432                | 18.5%          | 0.5%                | 6.8%         |
| Queens        | 406 Rego Park/Forest Hills               | 2,705                | 14.8%          | 1.6%                | 13.4%        |
| Queens        | 407 Flushing/Whitestone                  | 5,340                | 14.2%          | 1.4%                | 10.6%        |
| Queens        | 408 Hillcrest/Fresh Meadows              | 2,264                | 23.1%          | 1.2%                | 10.0%        |
| Queens        | 409 Ozone Park/Woodhaven                 | 2,362                | 18.1%          | 0.7%                | 8.9%         |
| Queens        | 410 South Ozone Park/Howard Beach        | 2,325                | 13.9%          | 1.1%                | 12.8%        |
| Queens        | 411 Bayside/Little Neck                  | 1,962                | 16.7%          | 0.8%                | 6.5%         |
| Queens        | 412 Jamaica                              | 2,070                | 14.9%          | 0.8%                | 9.7%         |
| Queens        | 413 Queens Village                       | 880                  | 17.5%          | 1.3%                | 9.6%         |
| Queens        | 414 Rockaways                            | 1,319                | 21.6%          | 0.8%                | 7.9%         |
| Staten Island | 501 North Shore                          | 2,121                | 15.7%          | 1.1%                | 7.2%         |
| Staten Island | 502 Mid-Island                           | 2,613                | 18.5%          | 1.2%                | 7.7%         |
| Staten Island | 503 South Shore                          | 2,441                | 14.8%          | 1.3%                | 6.7%         |
| <b>Total</b>  | <b>New York City</b>                     | <b>190,483</b>       | <b>14.9%</b>   | <b>2.6%</b>         | <b>13.5%</b> |

Source: Zip Code Business Patterns

# Neighborhood Table 14-1

## Business Establishments, New York City, Sub-borough Areas, 1999

(continued on next page)

| Borough       | Sub-borough Area                         | Establishments | Percent<br>Total Professional<br>Services | Percent<br>Other<br>Services | Percent<br>Health |
|---------------|------------------------------------------|----------------|-------------------------------------------|------------------------------|-------------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 3,335          | 4.3%                                      | 11.4%                        | 5.1%              |
| Bronx         | 102 Morrisania/Belmont                   | 3,117          | 12.2%                                     | 14.7%                        | 11.9%             |
| Bronx         | 103 Highbridge/South Concourse           | 937            | 3.2%                                      | 14.8%                        | 12.7%             |
| Bronx         | 104 University Heights/Fordham           | 1,212          | 2.0%                                      | 12.3%                        | 10.8%             |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 1,068          | 2.8%                                      | 17.2%                        | 11.7%             |
| Bronx         | 106 Riverdale/Kingsbridge                | 2,599          | 9.8%                                      | 13.7%                        | 10.1%             |
| Bronx         | 107 Soundview/Parkchester                | 2,752          | 4.3%                                      | 12.2%                        | 6.0%              |
| Bronx         | 108 Throgs Neck/Co-op City               | 1,001          | 6.3%                                      | 18.3%                        | 14.6%             |
| Bronx         | 109 Pelham Parkway                       | 806            | 4.3%                                      | 15.8%                        | 15.0%             |
| Bronx         | 110 Williamsbridge/Baychester            | 2,909          | 8.2%                                      | 14.0%                        | 16.1%             |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 2,460          | 10.1%                                     | 15.0%                        | 9.0%              |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 3,199          | 8.0%                                      | 13.7%                        | 9.7%              |
| Brooklyn      | 203 Bedford Stuyvesant                   | 1,776          | 9.8%                                      | 16.3%                        | 12.6%             |
| Brooklyn      | 204 Bushwick                             | 2,058          | 8.3%                                      | 14.8%                        | 12.9%             |
| Brooklyn      | 205 East New York/Starrett City          | 3,117          | 11.0%                                     | 15.3%                        | 16.4%             |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 764            | 2.8%                                      | 17.5%                        | 14.0%             |
| Brooklyn      | 207 Sunset Park                          | 1,186          | 4.7%                                      | 16.8%                        | 14.8%             |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 2,793          | 6.8%                                      | 16.8%                        | 13.1%             |
| Brooklyn      | 209 South Crown Heights                  | 2,119          | 3.9%                                      | 14.1%                        | 7.8%              |
| Brooklyn      | 210 Bay Ridge                            | 1,994          | 3.2%                                      | 14.7%                        | 11.4%             |
| Brooklyn      | 211 Bensonhurst                          | 895            | 6.5%                                      | 15.7%                        | 11.3%             |
| Brooklyn      | 212 Borough Park                         | 1,019          | 4.1%                                      | 14.8%                        | 12.1%             |
| Brooklyn      | 213 Coney Island                         | 1,262          | 4.1%                                      | 15.1%                        | 11.9%             |
| Brooklyn      | 214 Flatbush                             | 1,321          | 5.7%                                      | 16.7%                        | 14.1%             |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 1,452          | 5.4%                                      | 16.3%                        | 14.9%             |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 876            | 4.2%                                      | 13.9%                        | 11.2%             |
| Brooklyn      | 217 East Flatbush                        | 1,730          | 5.2%                                      | 17.3%                        | 11.2%             |
| Brooklyn      | 218 Flatlands/Canarsie                   | 1,417          | 7.2%                                      | 19.2%                        | 13.6%             |
| Manhattan     | 301 Greenwich Village/Financial District | 21,475         | 19.1%                                     | 10.8%                        | 3.4%              |
| Manhattan     | 302 Lower East Side/Chinatown            | 5,410          | 13.6%                                     | 12.7%                        | 6.9%              |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 30,169         | 16.4%                                     | 11.3%                        | 3.5%              |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 18,766         | 24.6%                                     | 14.9%                        | 5.8%              |
| Manhattan     | 305 Upper West Side                      | 5,876          | 15.7%                                     | 17.4%                        | 10.5%             |
| Manhattan     | 306 Upper East Side                      | 9,078          | 11.4%                                     | 19.2%                        | 20.2%             |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 1,472          | 8.3%                                      | 18.6%                        | 10.8%             |
| Manhattan     | 308 Central Harlem                       | 741            | 5.7%                                      | 21.8%                        | 14.3%             |
| Manhattan     | 309 East Harlem                          | 1,063          | 3.9%                                      | 17.2%                        | 15.9%             |
| Manhattan     | 310 Washington Heights/Inwood            | 2,363          | 4.9%                                      | 15.4%                        | 10.9%             |
| Queens        | 401 Astoria                              | 4,029          | 6.5%                                      | 13.5%                        | 6.3%              |
| Queens        | 402 Sunnyside/Woodside                   | 4,238          | 5.5%                                      | 15.5%                        | 4.1%              |
| Queens        | 403 Jackson Heights                      | 2,025          | 5.6%                                      | 18.1%                        | 9.3%              |
| Queens        | 404 Elmhurst/Corona                      | 1,766          | 6.0%                                      | 18.2%                        | 11.9%             |
| Queens        | 405 Middle Village/Ridgewood             | 2,432          | 5.3%                                      | 14.4%                        | 8.2%              |
| Queens        | 406 Rego Park/Forest Hills               | 2,705          | 12.1%                                     | 16.7%                        | 17.7%             |
| Queens        | 407 Flushing/Whitestone                  | 5,340          | 8.6%                                      | 16.5%                        | 10.9%             |
| Queens        | 408 Hillcrest/Fresh Meadows              | 2,264          | 8.9%                                      | 15.4%                        | 13.1%             |
| Queens        | 409 Ozone Park/Woodhaven                 | 2,362          | 9.2%                                      | 17.1%                        | 10.2%             |
| Queens        | 410 South Ozone Park/Howard Beach        | 2,325          | 11.0%                                     | 15.9%                        | 10.9%             |
| Queens        | 411 Bayside/Little Neck                  | 1,962          | 5.2%                                      | 16.3%                        | 10.0%             |
| Queens        | 412 Jamaica                              | 2,070          | 6.6%                                      | 14.6%                        | 10.6%             |
| Queens        | 413 Queens Village                       | 880            | 6.4%                                      | 17.0%                        | 20.2%             |
| Queens        | 414 Rockaways                            | 1,319          | 6.3%                                      | 18.0%                        | 9.9%              |
| Staten Island | 501 North Shore                          | 2,121          | 12.3%                                     | 17.3%                        | 13.8%             |
| Staten Island | 502 Mid-Island                           | 2,613          | 11.7%                                     | 16.2%                        | 13.8%             |
| Staten Island | 503 South Shore                          | 2,441          | 10.2%                                     | 16.8%                        | 11.3%             |
| <b>Total</b>  | <b>New York City</b>                     | <b>190,483</b> | <b>12.4%</b>                              | <b>14.4%</b>                 | <b>8.8%</b>       |

Source: Zip Code Business Patterns

# Neighborhood Table 14-1

## Business Establishments, New York City, Sub-borough Areas, 1999

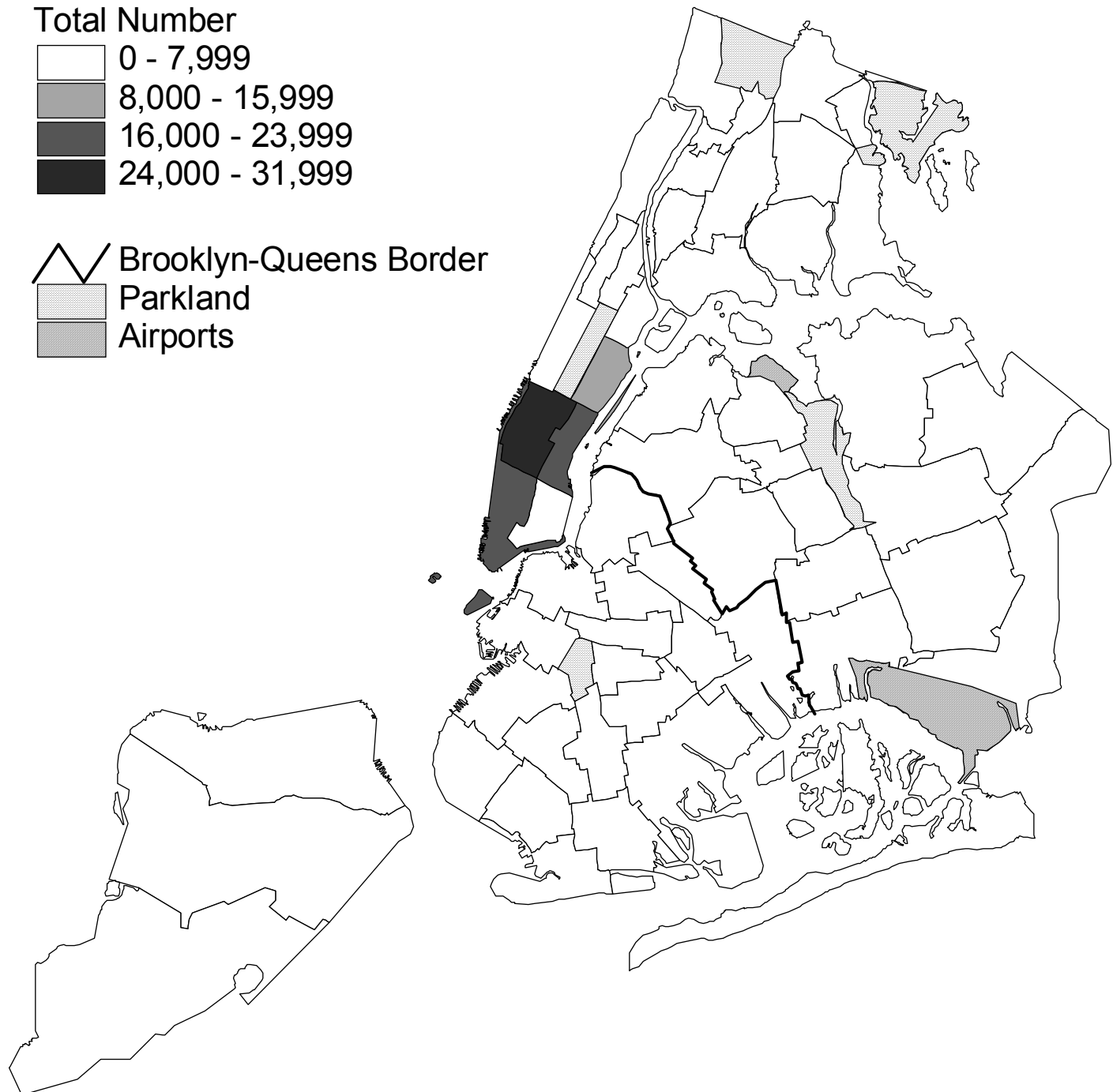
(continued)

| Borough       | Sub-borough Area                         | Total Establishments | Percent Entertainment | Percent Hotels and Food Services | Percent Other |
|---------------|------------------------------------------|----------------------|-----------------------|----------------------------------|---------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 3,335                | 0.4%                  | 5.4%                             | 6.7%          |
| Bronx         | 102 Morrisania/Belmont                   | 3,117                | 1.5%                  | 7.7%                             | 4.6%          |
| Bronx         | 103 Highbridge/South Concourse           | 937                  | 0.8%                  | 5.8%                             | 5.8%          |
| Bronx         | 104 University Heights/Fordham           | 1,212                | 0.4%                  | 5.1%                             | 5.3%          |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 1,068                | 0.5%                  | 5.9%                             | 8.3%          |
| Bronx         | 106 Riverdale/Kingsbridge                | 2,599                | 1.9%                  | 7.9%                             | 6.6%          |
| Bronx         | 107 Soundview/Parkchester                | 2,752                | 0.4%                  | 5.3%                             | 5.4%          |
| Bronx         | 108 Throgs Neck/Co-op City               | 1,001                | 1.9%                  | 5.9%                             | 6.1%          |
| Bronx         | 109 Pelham Parkway                       | 806                  | 1.0%                  | 6.8%                             | 6.4%          |
| Bronx         | 110 Williamsbridge/Baychester            | 2,909                | 0.6%                  | 8.5%                             | 3.4%          |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 2,460                | 0.8%                  | 5.7%                             | 5.9%          |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 3,199                | 0.4%                  | 3.7%                             | 5.9%          |
| Brooklyn      | 203 Bedford Stuyvesant                   | 1,776                | 2.0%                  | 6.6%                             | 8.2%          |
| Brooklyn      | 204 Bushwick                             | 2,058                | 0.6%                  | 4.4%                             | 5.5%          |
| Brooklyn      | 205 East New York/Starrett City          | 3,117                | 1.0%                  | 6.2%                             | 6.9%          |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 764                  | 0.7%                  | 5.2%                             | 6.1%          |
| Brooklyn      | 207 Sunset Park                          | 1,186                | 0.8%                  | 5.2%                             | 7.2%          |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 2,793                | 1.2%                  | 6.0%                             | 5.8%          |
| Brooklyn      | 209 South Crown Heights                  | 2,119                | 0.2%                  | 4.5%                             | 6.6%          |
| Brooklyn      | 210 Bay Ridge                            | 1,994                | 0.6%                  | 6.9%                             | 4.3%          |
| Brooklyn      | 211 Bensonhurst                          | 895                  | 0.4%                  | 6.7%                             | 5.4%          |
| Brooklyn      | 212 Borough Park                         | 1,019                | 0.3%                  | 6.9%                             | 4.6%          |
| Brooklyn      | 213 Coney Island                         | 1,262                | 0.8%                  | 7.4%                             | 5.0%          |
| Brooklyn      | 214 Flatbush                             | 1,321                | 2.4%                  | 9.9%                             | 3.9%          |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 1,452                | 0.9%                  | 7.3%                             | 4.3%          |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 876                  | 0.8%                  | 8.1%                             | 3.6%          |
| Brooklyn      | 217 East Flatbush                        | 1,730                | 0.9%                  | 7.5%                             | 4.3%          |
| Brooklyn      | 218 Flatlands/Canarsie                   | 1,417                | 1.2%                  | 7.9%                             | 3.2%          |
| Manhattan     | 301 Greenwich Village/Financial District | 21,475               | 2.5%                  | 9.0%                             | 3.6%          |
| Manhattan     | 302 Lower East Side/Chinatown            | 5,410                | 1.9%                  | 12.2%                            | 3.6%          |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 30,169               | 3.8%                  | 5.5%                             | 3.2%          |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 18,766               | 2.6%                  | 5.8%                             | 2.8%          |
| Manhattan     | 305 Upper West Side                      | 5,876                | 6.3%                  | 8.9%                             | 2.9%          |
| Manhattan     | 306 Upper East Side                      | 9,078                | 2.3%                  | 7.6%                             | 2.4%          |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 1,472                | 2.6%                  | 9.4%                             | 4.8%          |
| Manhattan     | 308 Central Harlem                       | 741                  | 1.3%                  | 8.8%                             | 5.3%          |
| Manhattan     | 309 East Harlem                          | 1,063                | 1.2%                  | 7.7%                             | 5.1%          |
| Manhattan     | 310 Washington Heights/Inwood            | 2,363                | 0.9%                  | 7.6%                             | 4.8%          |
| Queens        | 401 Astoria                              | 4,029                | 0.5%                  | 7.7%                             | 6.1%          |
| Queens        | 402 Sunnyside/Woodside                   | 4,238                | 0.8%                  | 6.9%                             | 6.5%          |
| Queens        | 403 Jackson Heights                      | 2,025                | 0.8%                  | 11.1%                            | 6.3%          |
| Queens        | 404 Elmhurst/Corona                      | 1,766                | 0.7%                  | 8.7%                             | 5.9%          |
| Queens        | 405 Middle Village/Ridgewood             | 2,432                | 0.6%                  | 6.1%                             | 5.6%          |
| Queens        | 406 Rego Park/Forest Hills               | 2,705                | 0.8%                  | 6.2%                             | 6.0%          |
| Queens        | 407 Flushing/Whitestone                  | 5,340                | 0.9%                  | 7.2%                             | 4.6%          |
| Queens        | 408 Hillcrest/Fresh Meadows              | 2,264                | 0.6%                  | 8.2%                             | 5.2%          |
| Queens        | 409 Ozone Park/Woodhaven                 | 2,362                | 0.8%                  | 6.6%                             | 5.8%          |
| Queens        | 410 South Ozone Park/Howard Beach        | 2,325                | 1.3%                  | 7.9%                             | 4.3%          |
| Queens        | 411 Bayside/Little Neck                  | 1,962                | 0.2%                  | 5.7%                             | 23.2%         |
| Queens        | 412 Jamaica                              | 2,070                | 0.9%                  | 5.7%                             | 23.4%         |
| Queens        | 413 Queens Village                       | 880                  | 1.1%                  | 9.0%                             | 5.3%          |
| Queens        | 414 Rockaways                            | 1,319                | 1.0%                  | 8.4%                             | 6.4%          |
| Staten Island | 501 North Shore                          | 2,121                | 1.2%                  | 7.1%                             | 5.4%          |
| Staten Island | 502 Mid-Island                           | 2,613                | 1.0%                  | 7.9%                             | 5.3%          |
| Staten Island | 503 South Shore                          | 2,441                | 1.7%                  | 7.6%                             | 5.7%          |
| <b>Total</b>  | <b>New York City</b>                     | <b>190,483</b>       | <b>2.0%</b>           | <b>7.1%</b>                      | <b>4.8%</b>   |

Source: Zip Code Business Patterns

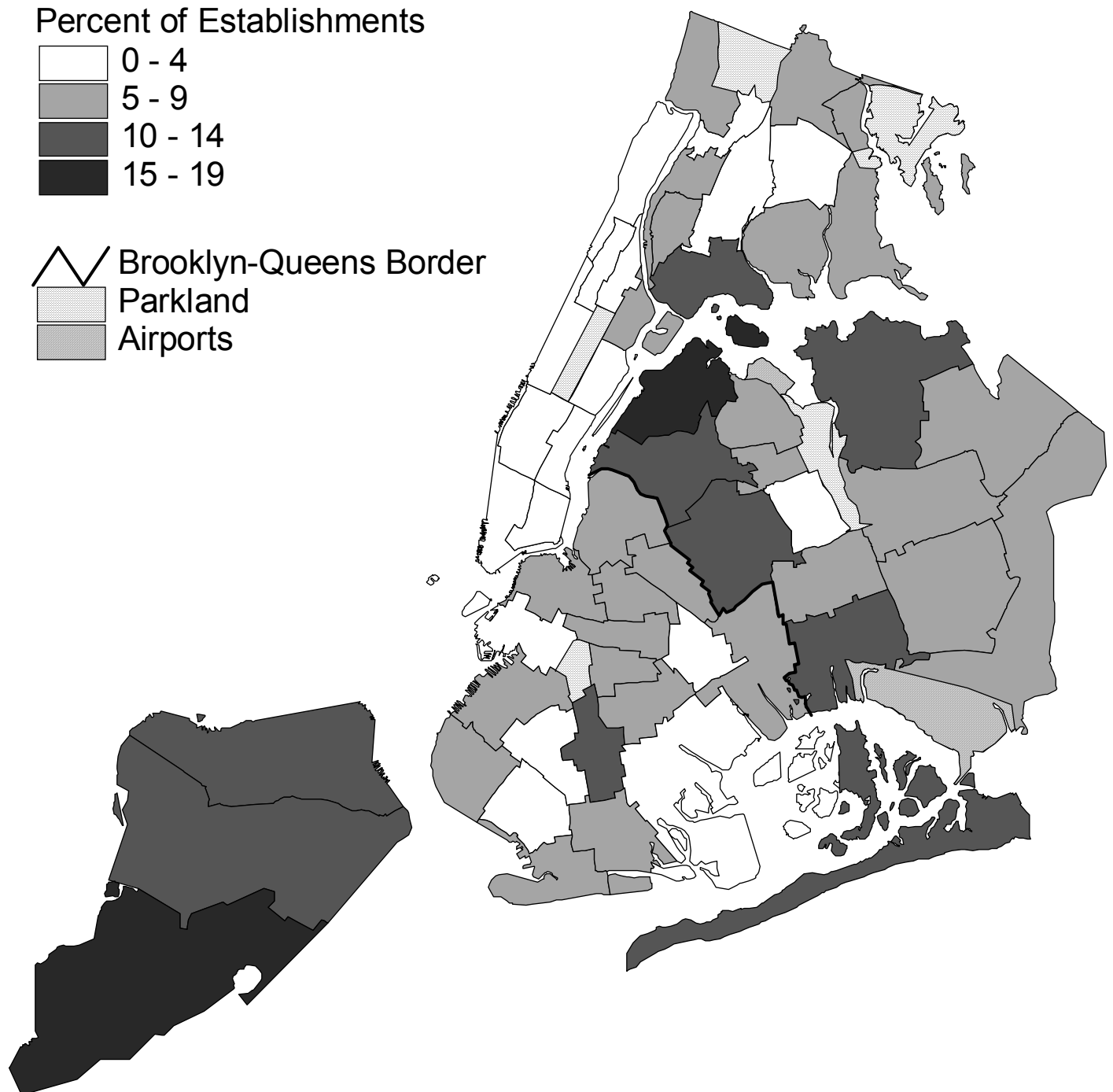
# Map 14-1

## Number of Business Establishments in New York City Sub-borough Areas, 1999



## Map 14-2

### Percent of Business Establishments in Construction in New York City Sub-borough Areas, 1999



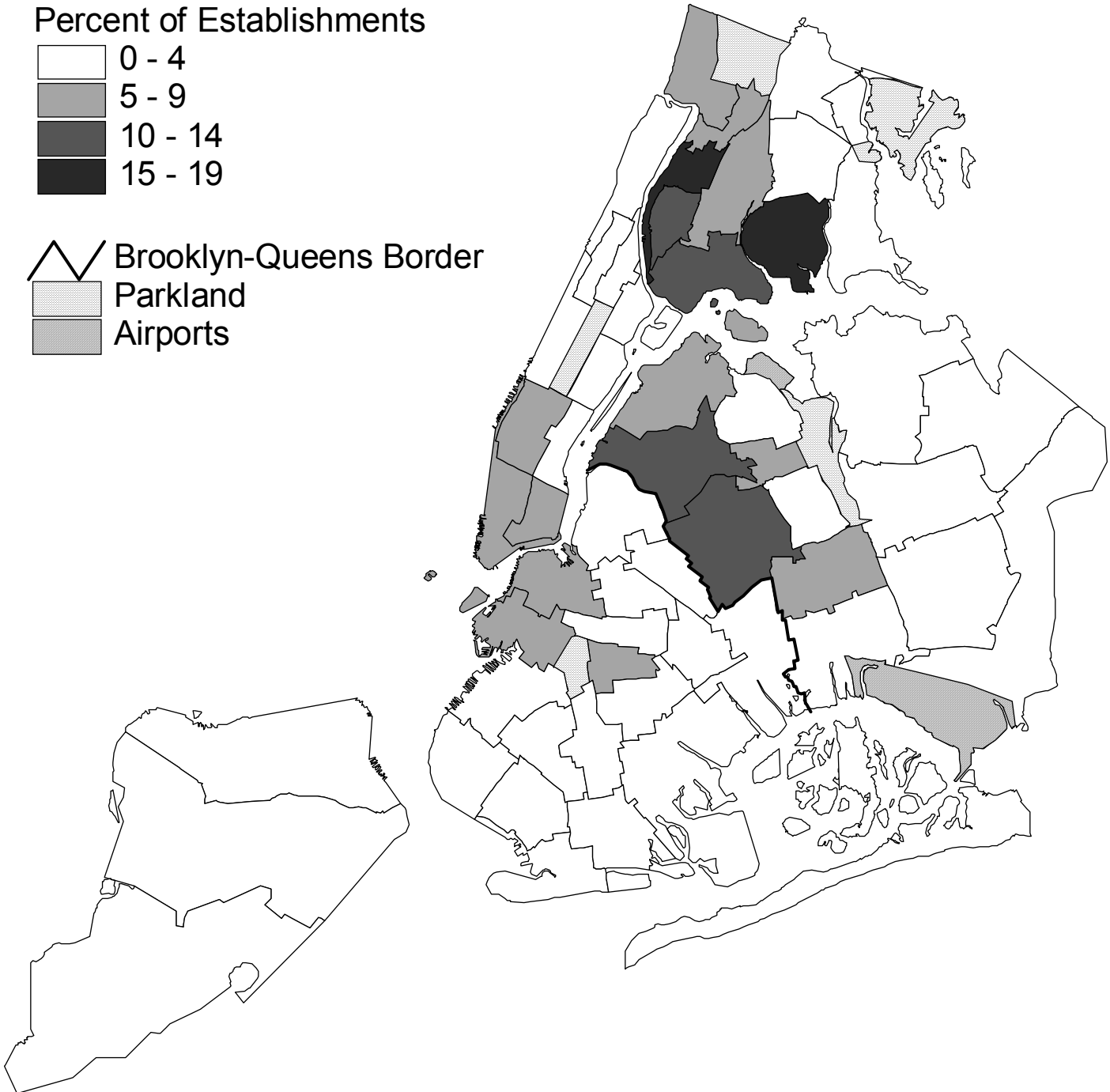
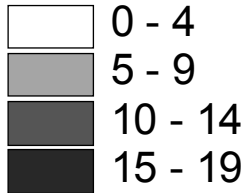
Source: Zip Code Business Patterns



# Map 14-3

## Percent of Business Establishments in Manufacturing in New York City Sub-borough Areas, 1999

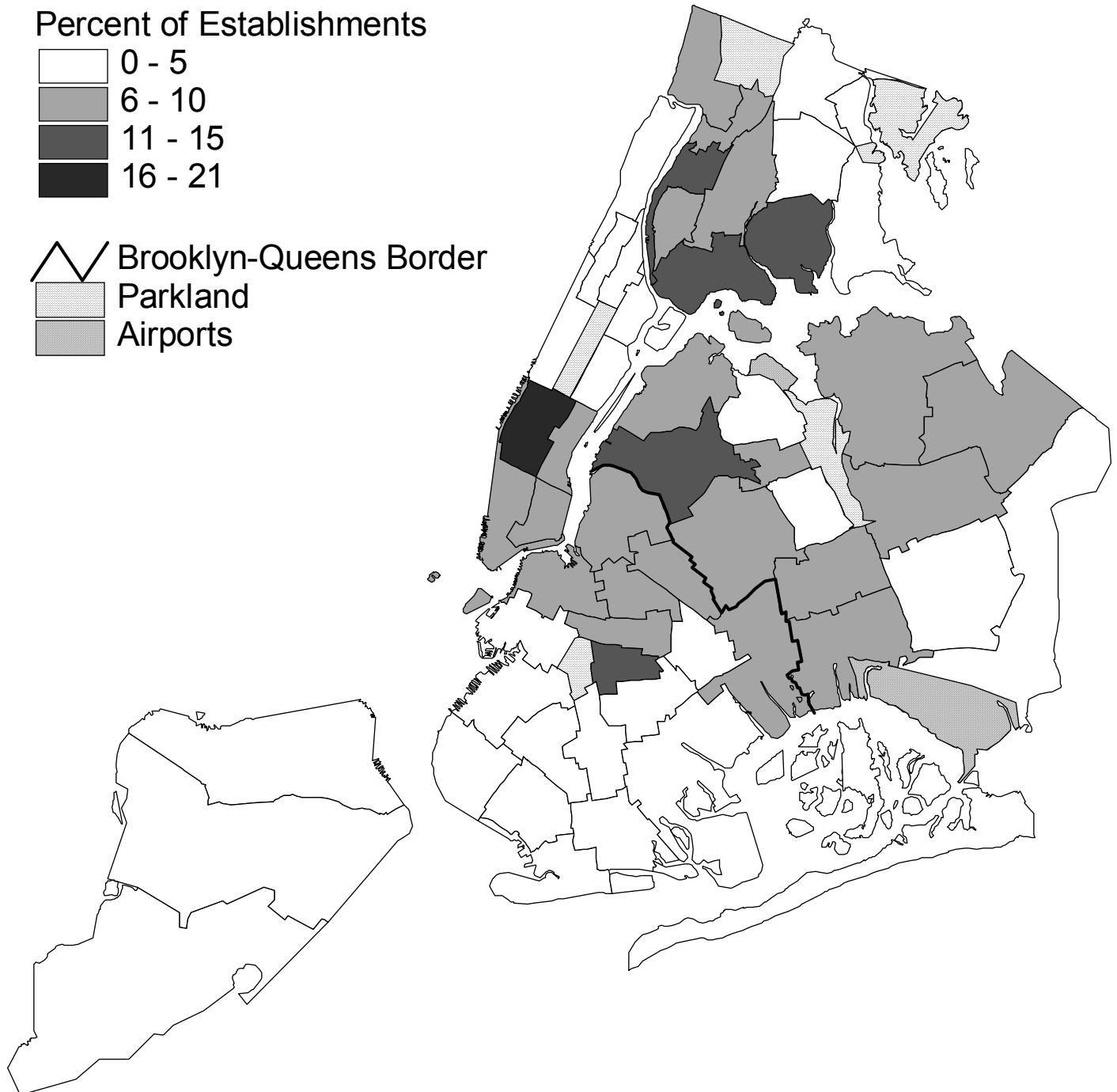
Percent of Establishments



Source: Zip Code Business Patterns

# Map 14-4

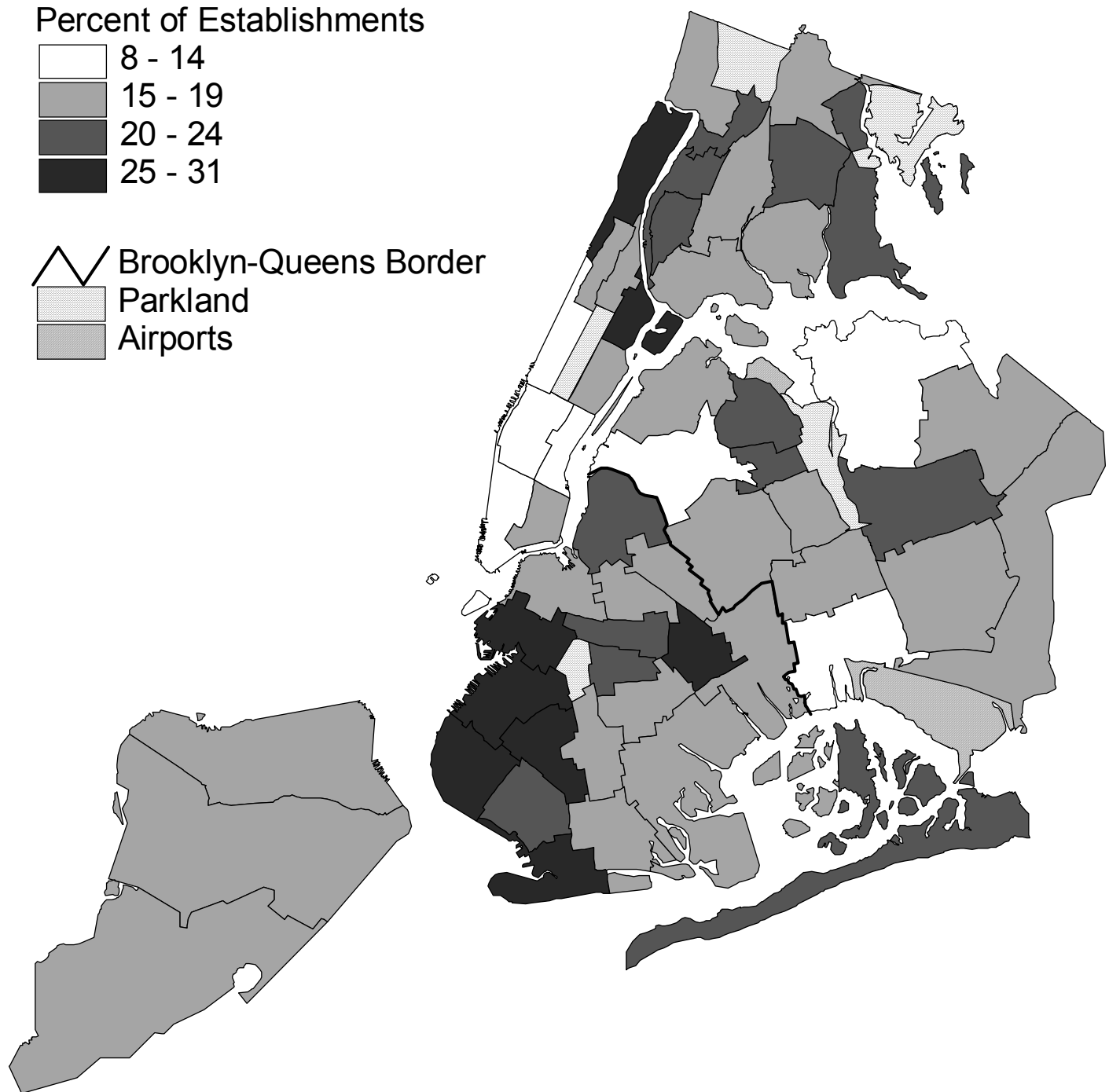
## Percent of Business Establishments in Wholesale in New York City Sub-borough Areas, 1999



Source: Zip Code Business Patterns

# Map 14-5

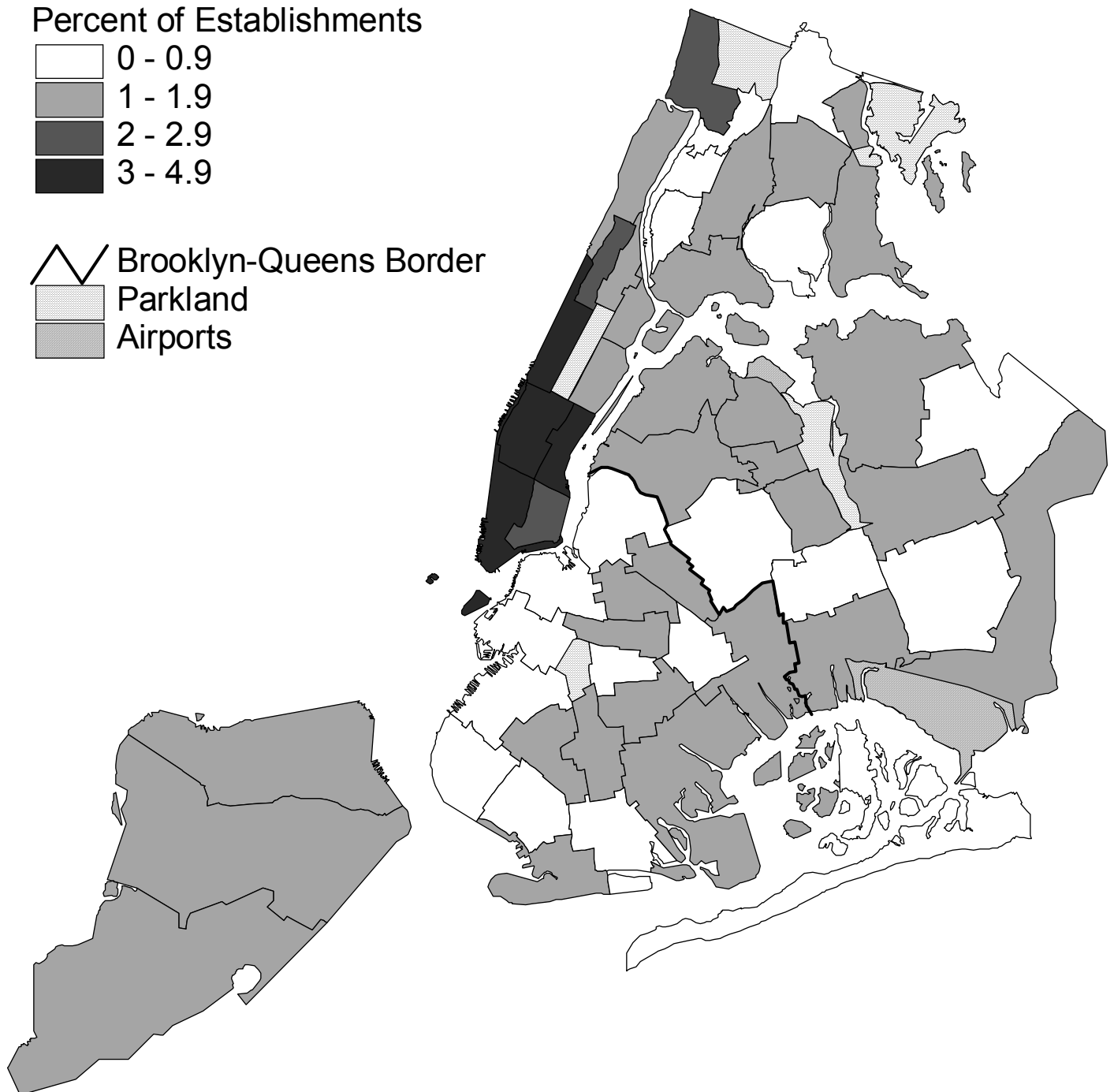
## Percent of Business Establishments in Retail in New York City Sub-borough Areas, 1999



Source: Zip Code Business Patterns

# Map 14-6

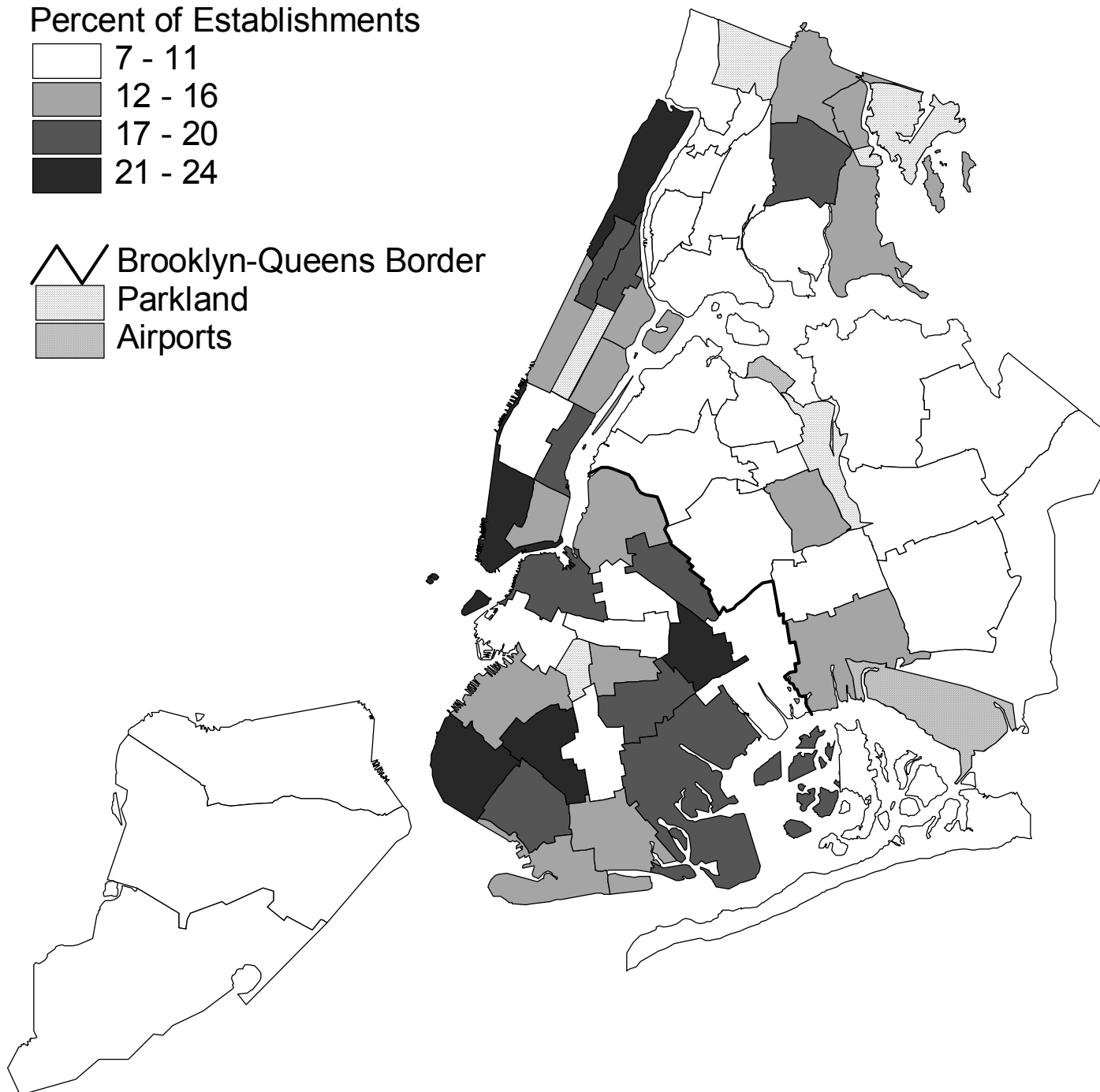
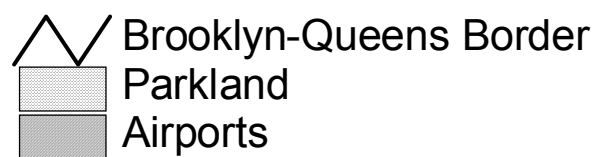
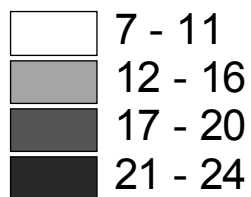
## Percent of Business Establishments in Information Services in New York City Sub-borough Areas, 1999



Source: Zip Code Business Patterns

# **Map 14-7** **Percent of Business Establishments in FIRE** **in New York City Sub-borough Areas, 1999**

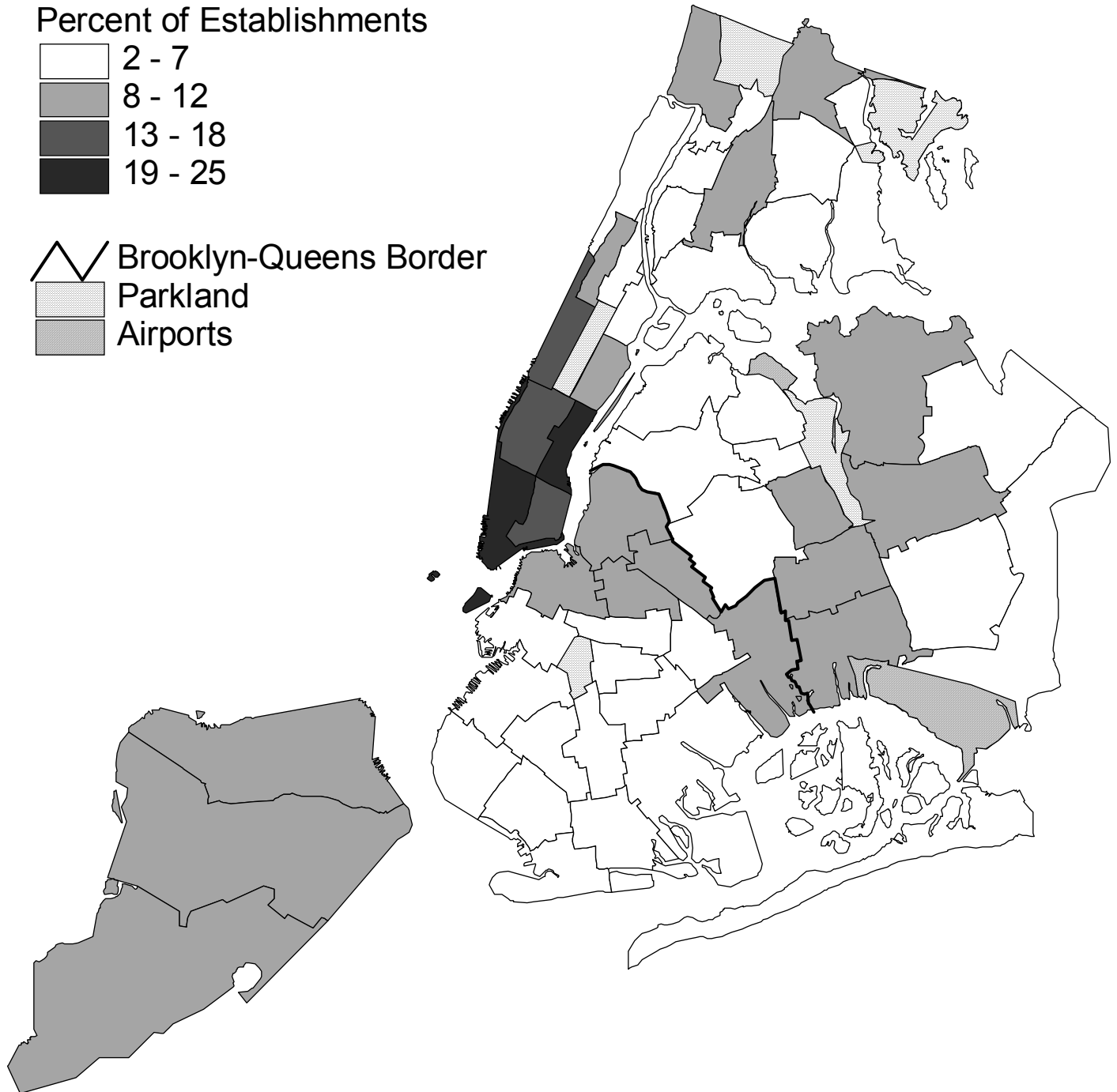
Percent of Establishments



*Source: Zip Code Business Patterns*

# Map 14-8

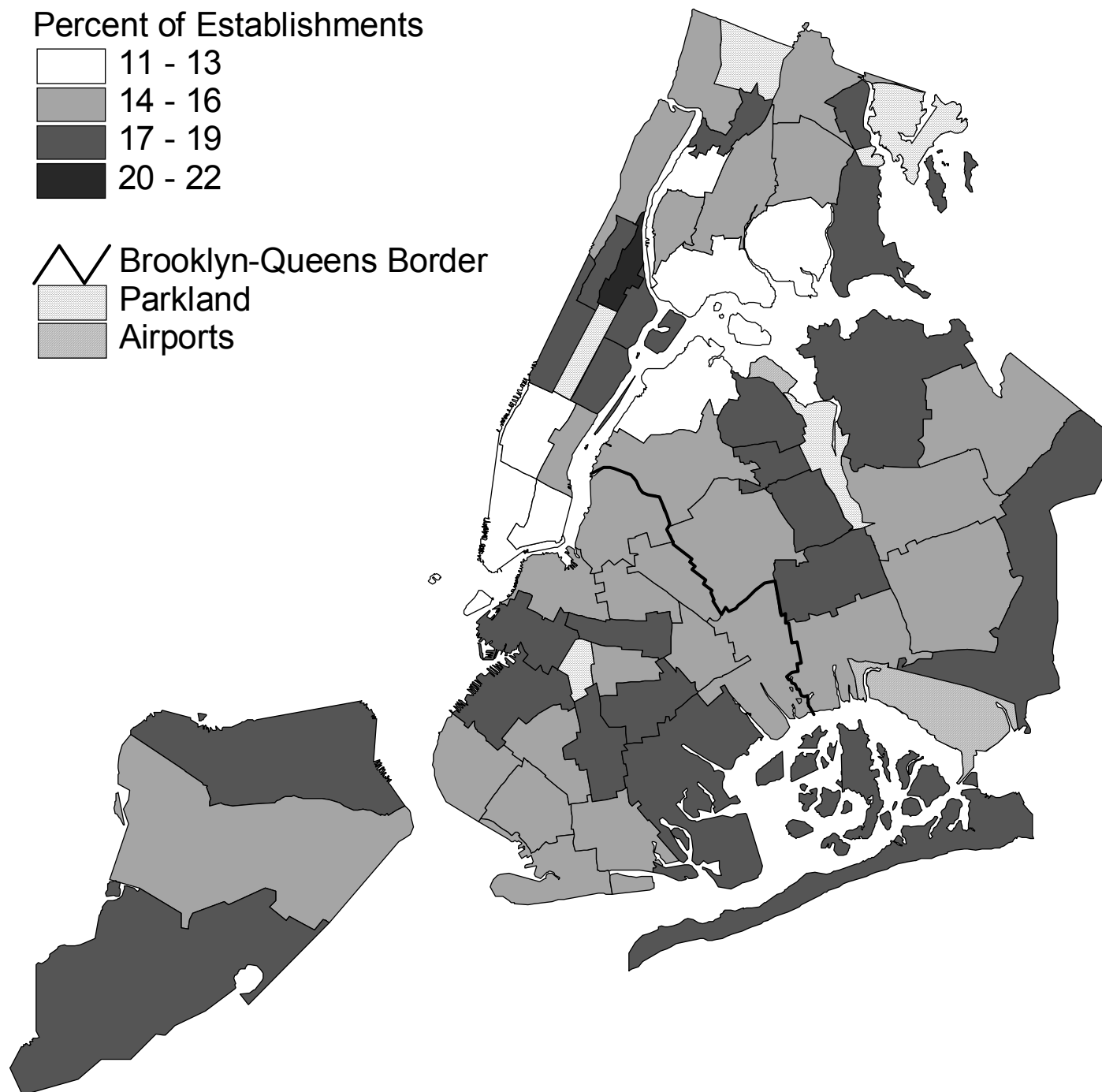
## Percent of Business Establishments in Professional Services in New York City Sub-borough Areas, 1999



Source: Zip Code Business Patterns

# Map 14-9

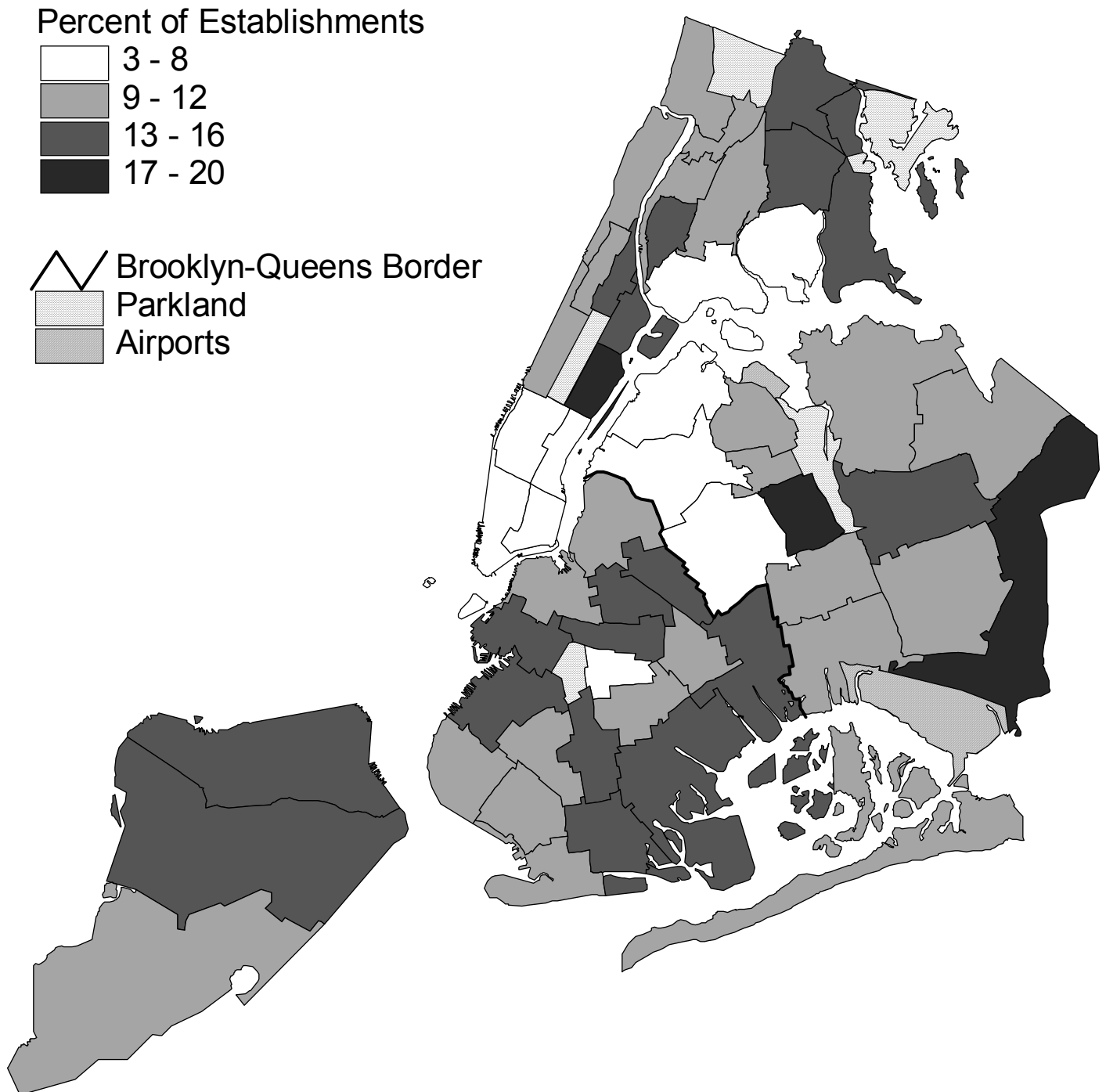
## Percent of Business Establishments in Other Services in New York City Sub-borough Areas, 1999



Source: Zip Code Business Patterns

# Map 14-10

## Percent of Business Establishments in Health Services in New York City Sub-borough Areas, 1999

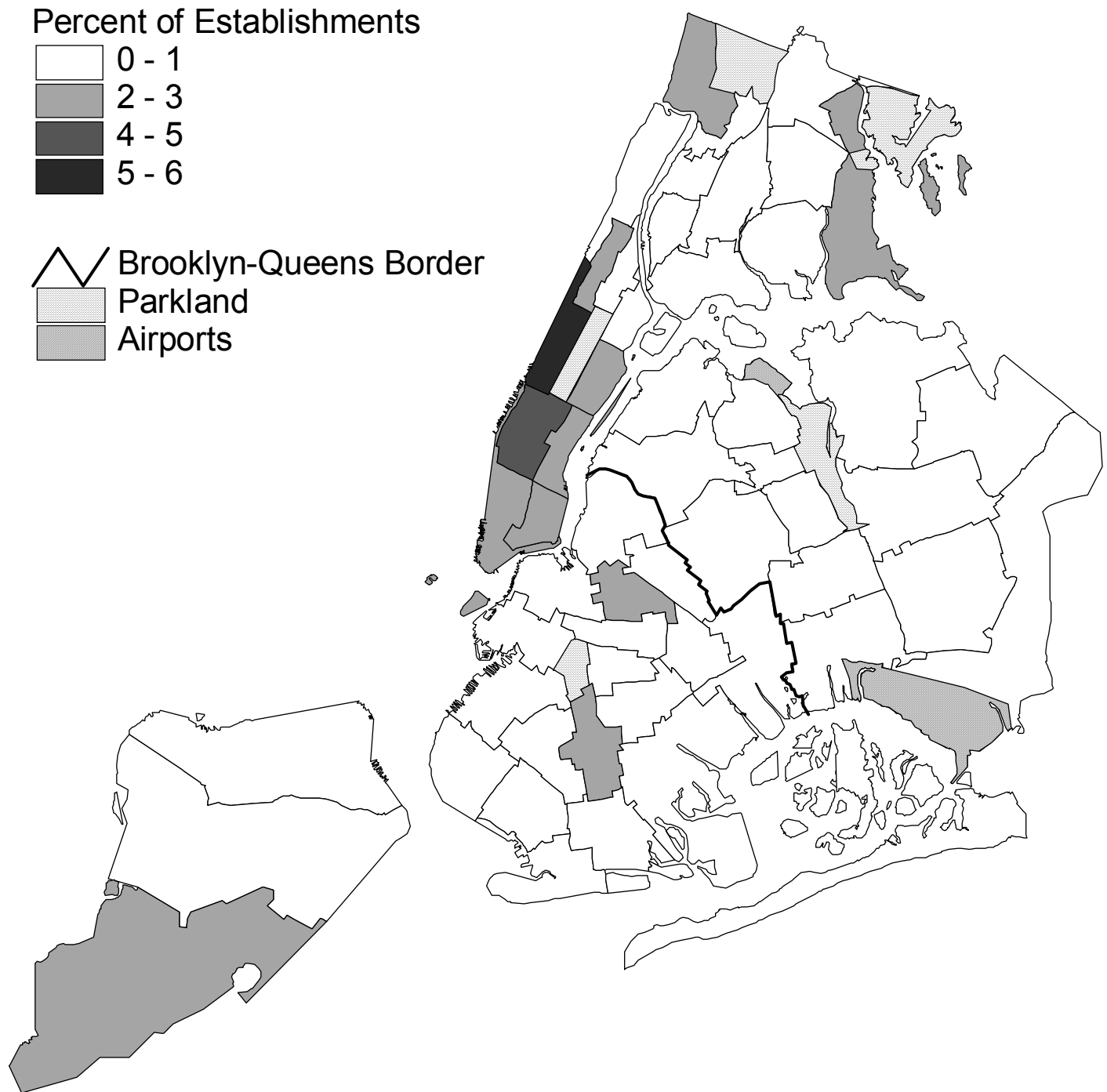


Source: Zip Code Business Patterns



# Map 14-11

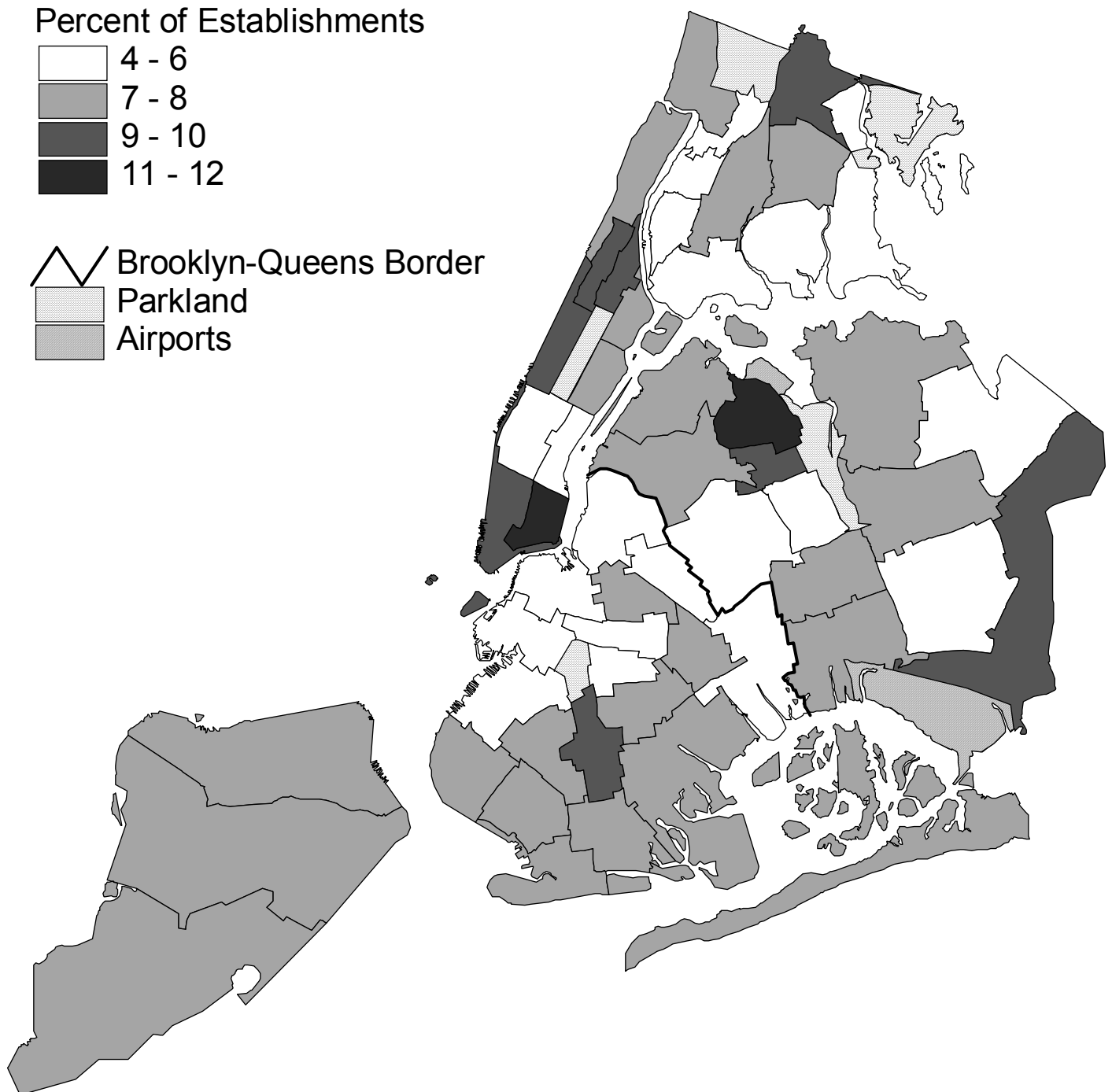
## Percent of Business Establishments in Entertainment in New York City Sub-borough Areas, 1999



Source: Zip Code Business Patterns

# Map 14-12

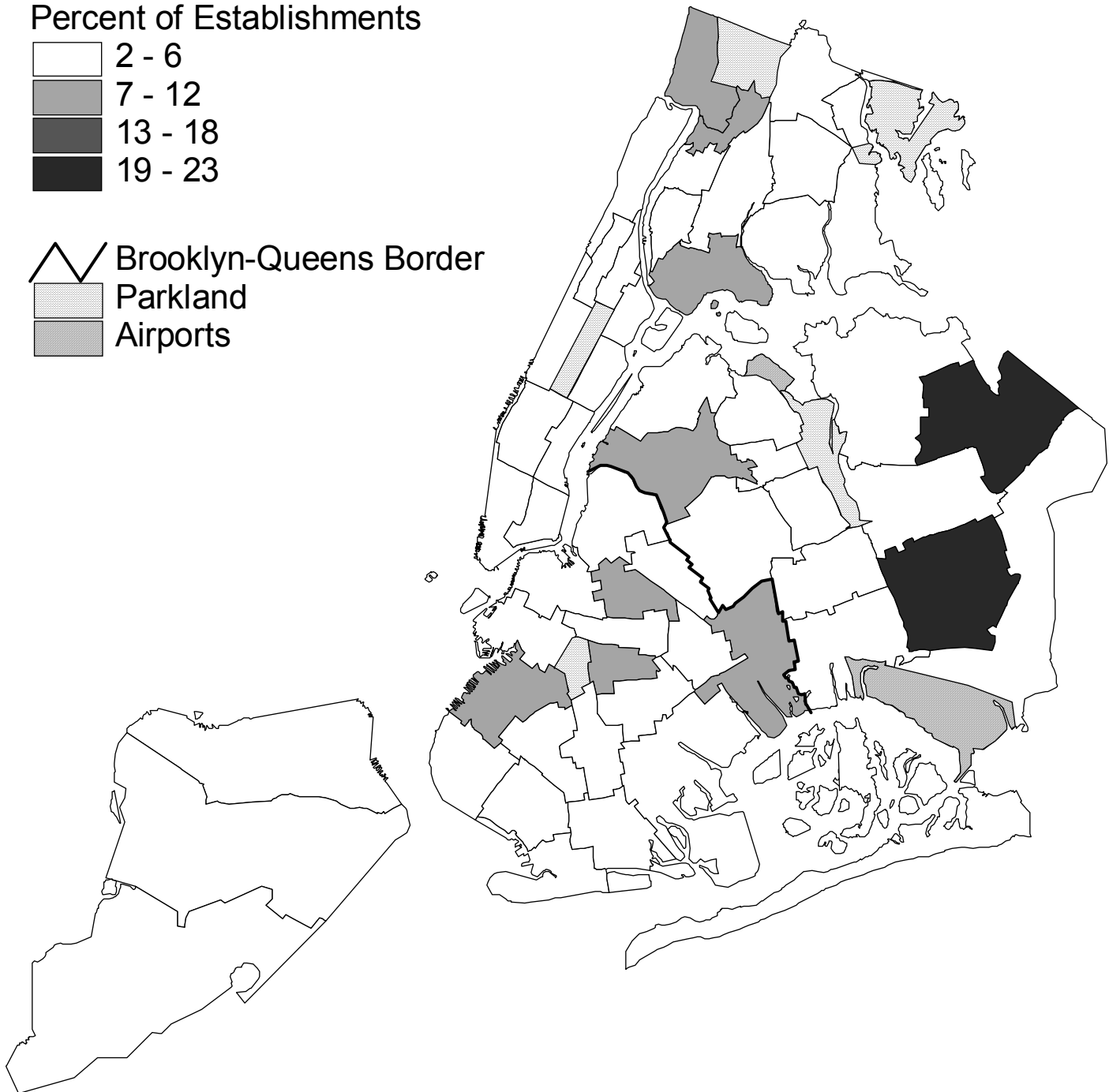
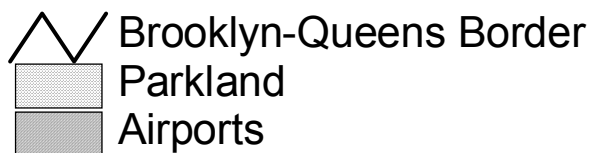
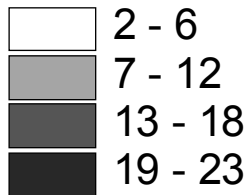
## Percent of Business Establishments in Hotel and Food Services in New York City Sub-borough Areas, 1999



Source: Zip Code Business Patterns

# **Map 14-13** **Percent of Business Establishments in Other Industries in New York City Sub-borough Areas, 1999**

Percent of Establishments



*Source: Zip Code Business Patterns*

# Neighborhood Table 14-2

## Labor Force Participation in New York City Sub-borough Areas, 1991 and 1999

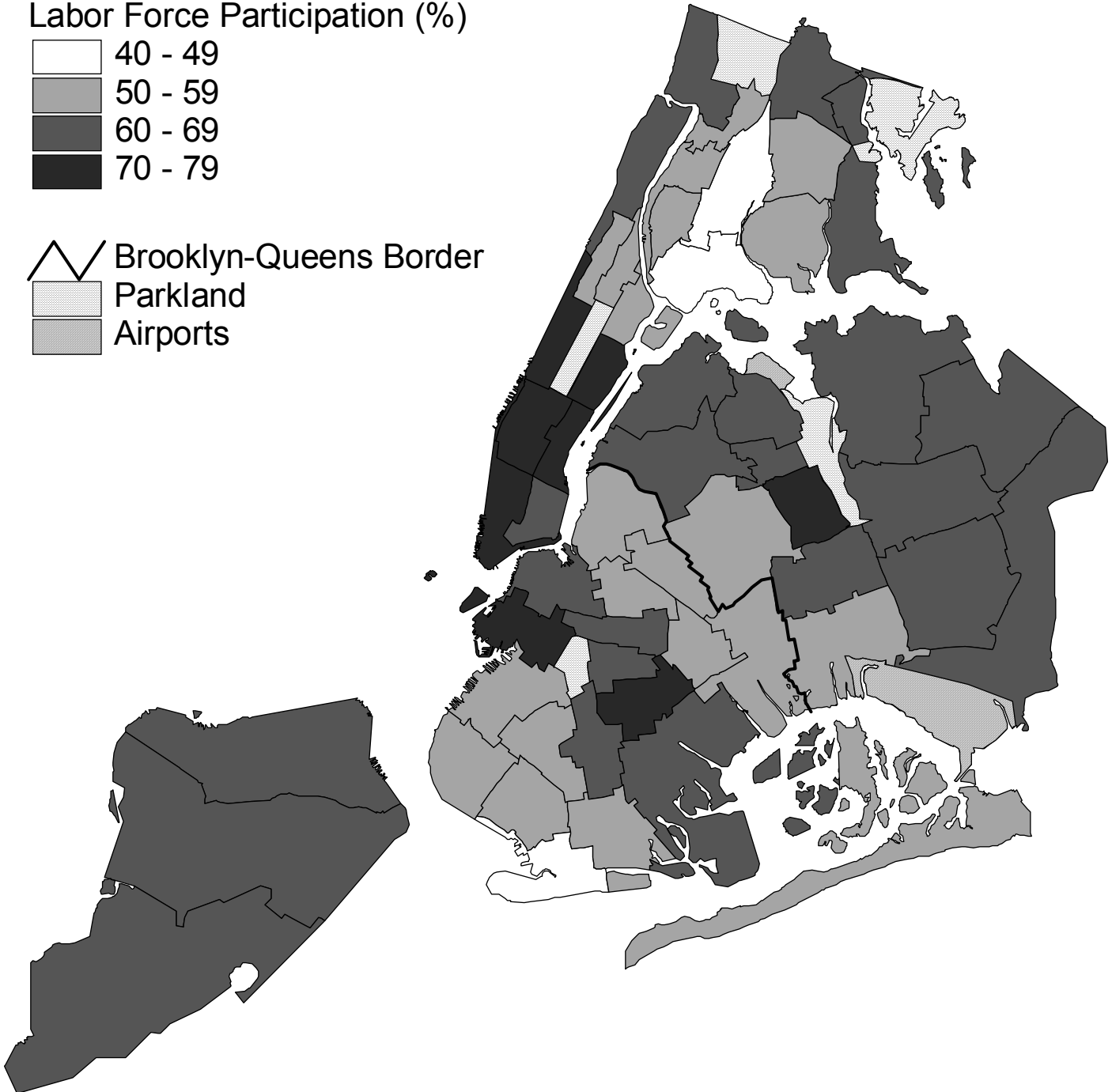
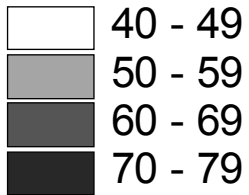
|                |                                          | <u>Labor Force Participation Rate (%)</u> |             |               |
|----------------|------------------------------------------|-------------------------------------------|-------------|---------------|
| <b>Borough</b> | <b>Sub-borough Area</b>                  | <b>1991</b>                               | <b>1999</b> | <b>Change</b> |
| Bronx          | 101 Mott Haven/Hunts Point               | 35.2                                      | 41.1        | 6.0           |
| Bronx          | 102 Morrisania/Belmont                   | 46.9                                      | 47.1        | 0.2           |
| Bronx          | 103 Highbridge/South Concourse           | 57.8                                      | 58.7        | 1.0           |
| Bronx          | 104 University Heights/Fordham           | 44.9                                      | 50.1        | 5.2           |
| Bronx          | 105 Kingsbridge Heights/Mosholu          | 55.8                                      | 58.4        | 2.6           |
| Bronx          | 106 Riverdale/Kingsbridge                | 57.7                                      | 59.8        | 2.1           |
| Bronx          | 107 Soundview/Parkchester                | 52.2                                      | 57.3        | 5.1           |
| Bronx          | 108 Throgs Neck/Co-op City               | 52.2                                      | 61.9        | 9.8           |
| Bronx          | 109 Pelham Parkway                       | 46.3                                      | 50.5        | 4.2           |
| Bronx          | 110 Williamsbridge/Baychester            | 51.5                                      | 61.1        | 9.6           |
| Brooklyn       | 201 Williamsburg/Greenpoint              | 54.3                                      | 56.0        | 1.7           |
| Brooklyn       | 202 Brooklyn Heights/Fort Greene         | 62.1                                      | 65.7        | 3.5           |
| Brooklyn       | 203 Bedford Stuyvesant                   | 37.8                                      | 49.6        | 11.8          |
| Brooklyn       | 204 Bushwick                             | 46.9                                      | 58.6        | 11.7          |
| Brooklyn       | 205 East New York/Starrett City          | 48.7                                      | 57.4        | 8.8           |
| Brooklyn       | 206 Park Slope/Carroll Gardens           | 64.2                                      | 73.4        | 9.2           |
| Brooklyn       | 207 Sunset Park                          | 54.9                                      | 59.1        | 4.2           |
| Brooklyn       | 208 North Crown Heights/Prospect Heights | 57.6                                      | 62.4        | 4.8           |
| Brooklyn       | 209 South Crown Heights                  | 62.9                                      | 64.4        | 1.5           |
| Brooklyn       | 210 Bay Ridge                            | 51.0                                      | 58.3        | 7.3           |
| Brooklyn       | 211 Bensonhurst                          | 54.5                                      | 57.5        | 3.0           |
| Brooklyn       | 212 Borough Park                         | 49.2                                      | 51.5        | 2.4           |
| Brooklyn       | 213 Coney Island                         | 42.7                                      | 45.5        | 2.8           |
| Brooklyn       | 214 Flatbush                             | 60.3                                      | 65.3        | 5.1           |
| Brooklyn       | 215 Sheepshead Bay/Gravesend             | 50.1                                      | 57.5        | 7.4           |
| Brooklyn       | 216 Brownsville/Ocean Hill               | 42.2                                      | 55.4        | 13.3          |
| Brooklyn       | 217 East Flatbush                        | 60.0                                      | 70.9        | 10.9          |
| Brooklyn       | 218 Flatlands/Canarsie                   | 53.8                                      | 61.9        | 8.1           |
| Manhattan      | 301 Greenwich Village/Financial District | 69.7                                      | 77.8        | 8.1           |
| Manhattan      | 302 Lower East Side/Chinatown            | 52.6                                      | 59.7        | 7.1           |
| Manhattan      | 303 Chelsea/Clinton/Midtown              | 70.1                                      | 72.5        | 2.3           |
| Manhattan      | 304 Stuyvesant Town/Turtle-Bay           | 65.7                                      | 76.9        | 11.2          |
| Manhattan      | 305 Upper West Side                      | 65.7                                      | 71.3        | 5.6           |
| Manhattan      | 306 Upper East Side                      | 64.0                                      | 77.1        | 13.1          |
| Manhattan      | 307 Morningside Heights/Hamilton Heights | 50.7                                      | 56.3        | 5.6           |
| Manhattan      | 308 Central Harlem                       | 37.0                                      | 50.0        | 13.0          |
| Manhattan      | 309 East Harlem                          | 44.8                                      | 56.3        | 11.6          |
| Manhattan      | 310 Washington Heights/Inwood            | 51.4                                      | 63.0        | 11.6          |
| Queens         | 401 Astoria                              | 56.7                                      | 65.7        | 8.9           |
| Queens         | 402 Sunnyside/Woodside                   | 57.1                                      | 69.0        | 11.9          |
| Queens         | 403 Jackson Heights                      | 58.2                                      | 68.3        | 10.1          |
| Queens         | 404 Elmhurst/Corona                      | 61.7                                      | 67.5        | 5.8           |
| Queens         | 405 Middle Village/Ridgewood             | 57.7                                      | 58.7        | 0.9           |
| Queens         | 406 Rego Park/Forest Hills               | 53.6                                      | 59.8        | 6.2           |
| Queens         | 407 Flushing/Whitestone                  | 58.5                                      | 59.8        | 1.3           |
| Queens         | 408 Hillcrest/Fresh Meadows              | 54.6                                      | 59.6        | 5.1           |
| Queens         | 409 Ozone Park/Woodhaven                 | 60.6                                      | 66.7        | 6.2           |
| Queens         | 410 South Ozone Park/Howard Beach        | 56.4                                      | 59.1        | 2.7           |
| Queens         | 411 Bayside/Little Neck                  | 56.3                                      | 62.7        | 6.5           |
| Queens         | 412 Jamaica                              | 65.1                                      | 66.1        | 1.0           |
| Queens         | 413 Queens Village                       | 60.1                                      | 66.0        | 6.0           |
| Queens         | 414 Rockaways                            | 49.0                                      | 56.9        | 7.9           |
| Staten Island  | 501 North Shore                          | 60.8                                      | 60.7        | -0.2          |
| Staten Island  | 502 Mid-Island                           | 58.1                                      | 60.4        | 2.3           |
| Staten Island  | 503 South Shore                          | 58.8                                      | 60.6        | 1.8           |
| <b>Total</b>   | <b>New York City</b>                     | <b>55.6</b>                               | <b>61.9</b> | <b>6.3</b>    |

Source: NYC Housing and Vacancy Survey

# Map 14-14

## Labor Force Participation in New York City Sub-borough Areas, 1999

Labor Force Participation (%)



Source: NYC Housing and Vacancy Survey

### Neighborhood Table 14-3

#### Unemployment in New York City Sub-borough Areas, 1991 and 1999

| Borough       | Sub-borough Area                         | Unemployment Rate (%) |             |             |
|---------------|------------------------------------------|-----------------------|-------------|-------------|
|               |                                          | 1991                  | 1999        | Change      |
| Bronx         | 101 Mott Haven/Hunts Point               | 20.6                  | <i>10.6</i> | -10.0       |
| Bronx         | 102 Morrisania/Belmont                   | 21.3                  | <i>11.3</i> | -10.1       |
| Bronx         | 103 Highbridge/South Concourse           | 19.0                  | <i>12.4</i> | -6.5        |
| Bronx         | 104 University Heights/Fordham           | 13.6                  | <i>9.1</i>  | -4.6        |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 13.4                  | <i>6.9</i>  | -6.4        |
| Bronx         | 106 Riverdale/Kingsbridge                | 11.4                  | <i>5.3</i>  | -6.2        |
| Bronx         | 107 Soundview/Parkchester                | 13.4                  | <i>11.7</i> | -1.6        |
| Bronx         | 108 Throgs Neck/Co-op City               | 11.0                  | <i>0.7</i>  | -10.2       |
| Bronx         | 109 Pelham Parkway                       | 6.7                   | <i>8.1</i>  | 1.4         |
| Bronx         | 110 Williamsbridge/Baychester            | 11.0                  | <i>6.0</i>  | -5.0        |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 13.6                  | <i>5.4</i>  | -8.3        |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 12.3                  | <i>5.2</i>  | -7.1        |
| Brooklyn      | 203 Bedford Stuyvesant                   | 16.2                  | <i>11.7</i> | -4.4        |
| Brooklyn      | 204 Bushwick                             | 17.4                  | <i>13.1</i> | -4.4        |
| Brooklyn      | 205 East New York/Starrett City          | 14.5                  | <i>7.6</i>  | -6.9        |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 6.9                   | <i>5.7</i>  | -1.2        |
| Brooklyn      | 207 Sunset Park                          | 9.4                   | <i>9.1</i>  | -0.3        |
| Brooklyn      | 208 North Crown Heights/Prospect Heights | 13.1                  | <i>5.2</i>  | -7.9        |
| Brooklyn      | 209 South Crown Heights                  | 11.4                  | <i>7.7</i>  | -3.6        |
| Brooklyn      | 210 Bay Ridge                            | 5.4                   | <i>6.6</i>  | 1.2         |
| Brooklyn      | 211 Bensonhurst                          | 9.3                   | <i>8.8</i>  | -0.4        |
| Brooklyn      | 212 Borough Park                         | 5.7                   | <i>8.1</i>  | 2.4         |
| Brooklyn      | 213 Coney Island                         | 25.9                  | <i>9.1</i>  | -16.8       |
| Brooklyn      | 214 Flatbush                             | 10.8                  | <i>6.8</i>  | -4.0        |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 5.3                   | <i>4.7</i>  | -0.6        |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 16.8                  | <i>7.9</i>  | -8.9        |
| Brooklyn      | 217 East Flatbush                        | 13.6                  | <i>9.4</i>  | -4.1        |
| Brooklyn      | 218 Flatlands/Canarsie                   | 8.7                   | <i>6.0</i>  | -2.6        |
| Manhattan     | 301 Greenwich Village/Financial District | 2.0                   | <i>4.5</i>  | 2.5         |
| Manhattan     | 302 Lower East Side/Chinatown            | 12.5                  | <i>8.7</i>  | -3.9        |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 6.9                   | <i>3.9</i>  | -3.0        |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 3.4                   | <i>5.6</i>  | 2.2         |
| Manhattan     | 305 Upper West Side                      | 6.8                   | <i>3.8</i>  | -3.1        |
| Manhattan     | 306 Upper East Side                      | 3.4                   | <i>2.9</i>  | -0.5        |
| Manhattan     | 307 Morningside Heights/Hamilton Heights | 19.2                  | <i>9.7</i>  | -9.6        |
| Manhattan     | 308 Central Harlem                       | 17.5                  | <i>12.4</i> | -5.2        |
| Manhattan     | 309 East Harlem                          | 11.9                  | <i>14.0</i> | 2.1         |
| Manhattan     | 310 Washington Heights/Inwood            | 21.3                  | <i>7.8</i>  | -13.5       |
| Queens        | 401 Astoria                              | 3.8                   | <i>7.4</i>  | 3.6         |
| Queens        | 402 Sunnyside/Woodside                   | 10.2                  | <i>5.1</i>  | -5.1        |
| Queens        | 403 Jackson Heights                      | 5.8                   | <i>8.6</i>  | 2.9         |
| Queens        | 404 Elmhurst/Corona                      | 6.0                   | <i>3.8</i>  | -2.2        |
| Queens        | 405 Middle Village/Ridgewood             | 11.3                  | <i>6.9</i>  | -4.5        |
| Queens        | 406 Rego Park/Forest Hills               | 5.2                   | <i>2.6</i>  | -2.6        |
| Queens        | 407 Flushing/Whitestone                  | 7.3                   | <i>2.8</i>  | -4.5        |
| Queens        | 408 Hillcrest/Fresh Meadows              | 4.2                   | <i>4.8</i>  | 0.6         |
| Queens        | 409 Ozone Park/Woodhaven                 | 11.8                  | <i>7.1</i>  | -4.7        |
| Queens        | 410 South Ozone Park/Howard Beach        | 7.4                   | <i>3.8</i>  | -3.6        |
| Queens        | 411 Bayside/Little Neck                  | 3.3                   | <i>2.3</i>  | -1.0        |
| Queens        | 412 Jamaica                              | 9.0                   | <i>8.7</i>  | -0.3        |
| Queens        | 413 Queens Village                       | 6.5                   | <i>5.0</i>  | -1.5        |
| Queens        | 414 Rockaways                            | 11.8                  | <i>8.7</i>  | -3.1        |
| Staten Island | 501 North Shore                          | 10.9                  | <i>4.7</i>  | -6.1        |
| Staten Island | 502 Mid-Island                           | 3.4                   | <i>2.9</i>  | -0.5        |
| Staten Island | 503 South Shore                          | 5.3                   | <i>3.9</i>  | -1.4        |
| <b>Total</b>  | <b>New York City</b>                     | <b>9.8</b>            | <b>6.5</b>  | <b>-3.3</b> |

Source: New York City Housing and Vacancy Survey

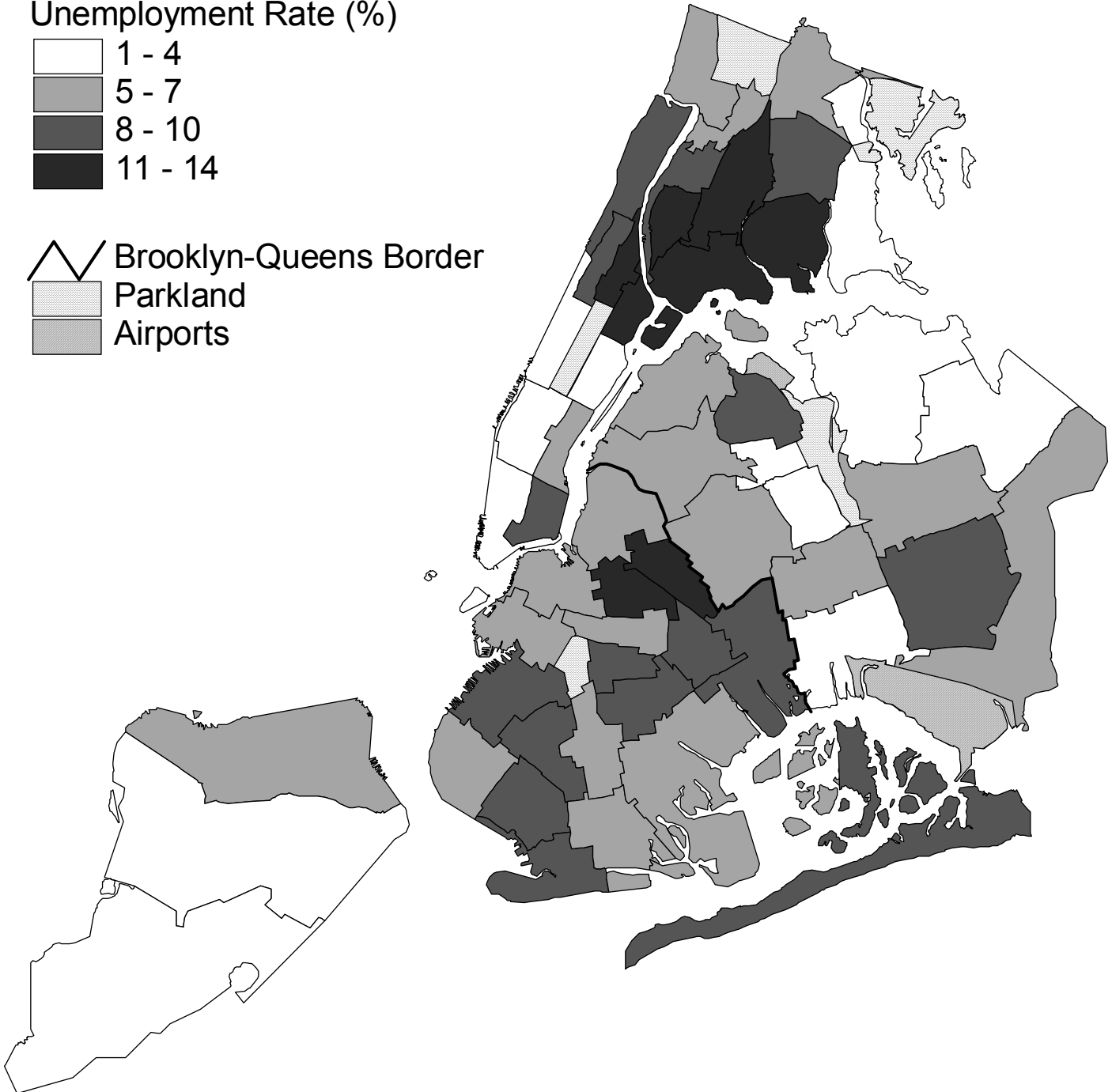
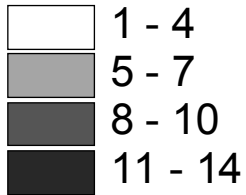
*Numbers in italics should be treated with caution since they are based on a small number of observations.*

# Map 14-15

## Unemployment in New York City

### Sub-borough Areas, 1999

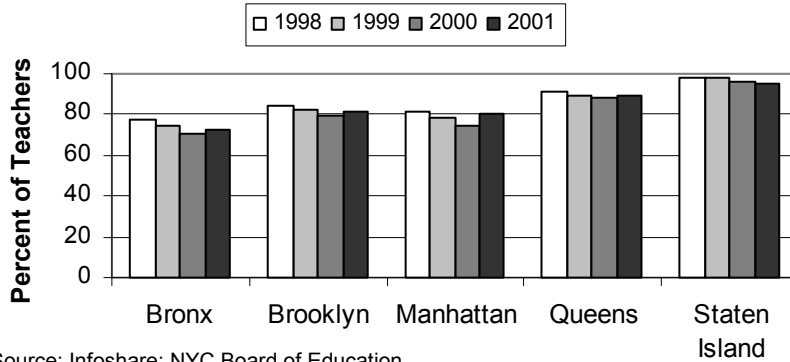
Unemployment Rate (%)



Source: NYC Housing and Vacancy Survey

## Chapter 15. Education

**Chart 15-1 Elementary and Middle School Teachers  
Licensed and Permanently Assigned, 1998-2001**



Source: Infoshare: NYC Board of Education

**Exhibit 15-1 Highest and Lowest Percent of Teachers  
Licensed and Permanently Assigned, 2001**

Highest:

|               |                        |     |
|---------------|------------------------|-----|
| Staten Island | South Shore            | 96% |
| Queens        | Bayside/Little Neck    | 95% |
| Staten Island | Mid-Island             | 95% |
| Staten Island | North Shore            | 94% |
| Queens        | Rego Park/Forest Hills | 93% |

Lowest:

|           |                            |     |
|-----------|----------------------------|-----|
| Bronx     | Mott Haven/Hunts Point     | 67% |
| Bronx     | Highbridge/South Concourse | 68% |
| Brooklyn  | Brownsville/Ocean Hill     | 68% |
| Bronx     | University Heights/Fordham | 69% |
| Manhattan | Central Harlem             | 70% |

Source: Infoshare: NYC Board of Education

Education data in this chapter come from two sources: the New York City Board of Education and the US Census. The Board of Education compiles a variety of data regarding the public school system, and these data have been obtained through Infoshare, a data base of New York City information created by Community Studies of New York, Inc. The second data source in this chapter, the Census, provides data on adult educational attainment. The Census data contained in this chapter only reports on people over the age of 25, since most people would have completed their education by age 25.

According to 2001 data from the NYC Board of Education, 82% of teachers in public elementary and middle schools were licensed and permanently assigned. At the borough level, 73% of teachers in the Bronx were licensed and permanently assigned, as were 80% in Manhattan, 81% in Brooklyn, 89% in Queens,

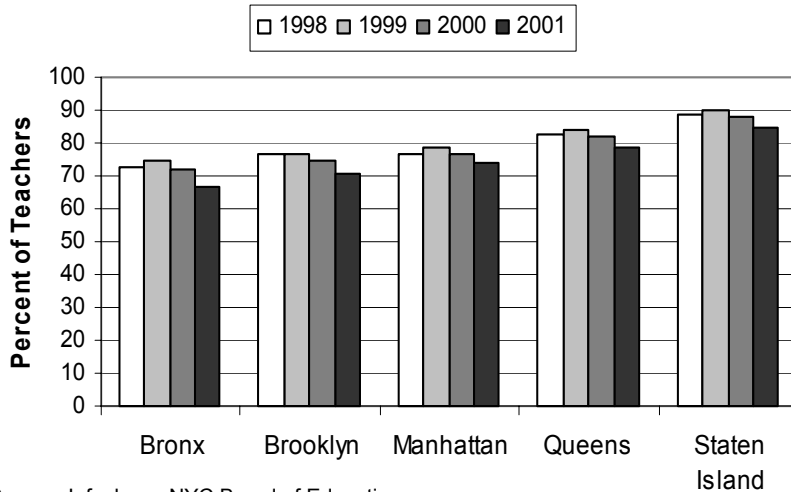
**Borough Table 15-1  
Elementary and Middle School Teachers' Credentials, 2001**

|                                                              | Bronx | Brooklyn | Manhattan | Queens | Staten Island | Total |
|--------------------------------------------------------------|-------|----------|-----------|--------|---------------|-------|
| <b>Percent of Teachers Licensed and Permanently Assigned</b> | 73%   | 81%      | 80%       | 89%    | 95%           | 82%   |
| <b>Percent of Teachers with Masters' Degrees</b>             | 67%   | 71%      | 74%       | 79%    | 85%           | 73%   |

Source: Infoshare: NYC Board of Education



**Chart 15-2 Elementary and Middle School Teachers with Master's Degrees, 1998-2001**



Source: Infoshare: NYC Board of Education

### Exhibit 15-2 Highest and Lowest Percent of Teachers with Master's Degrees, 2001

#### Highest:

|               |                        |     |
|---------------|------------------------|-----|
| Queens        | Rego Park/Forest Hills | 88% |
| Staten Island | South Shore            | 88% |
| Queens        | Bayside/Little Neck    | 87% |
| Queens        | Flushing/Whitestone    | 86% |
| Staten Island | Mid-Island             | 86% |

#### Lowest:

|          |                            |     |
|----------|----------------------------|-----|
| Bronx    | Mott Haven/Hunts Point     | 61% |
| Bronx    | Morrisania/Belmont         | 63% |
| Brooklyn | Bedford Stuyvesant         | 63% |
| Brooklyn | Brownsville/Ocean Hill     | 63% |
| Bronx    | Highbridge/South Concourse | 64% |

Source: Infoshare: NYC Board of Education

and 95% in Staten Island (Borough Table 15-1).

Examining the data in further detail, the three sub-borough areas in Staten Island had some of the highest rates of licensed and permanently assigned teachers (96%, 95%, and 94%), as did Bayside/Little Neck (95%) and Rego Park/Forest Hills in Queens (93%). The lowest rates of licensed and permanently assigned teachers were in the Bronx's Mott Haven/Melrose (67%), Highbridge/South Concourse (68%) and University Heights/Fordham (69%), as well as Brooklyn's Brownsville/Ocean Hill (68%) and Manhattan's Central Harlem (70%) (Exhibit 15-1).

Aside from licenses and permanent assignments, another measure of educational quality is the teachers' own levels of educational attainment. In 2001, 73% of the teachers in New York City public elementary and middle schools had Master's degrees. The highest percentage of teachers with Master's degrees was in Staten Island (85%), and the lowest was in the Bronx (67%) (Borough Table 15-1).

At the sub-borough area level, the greatest percentage of teachers with Mas-

ter's degrees was in Rego Park/Forest Hills in Queens (88%) and South Shore in Staten Island (88%), followed by Bayside/Little Neck and Flushing/Whitestone in Queens (87% and 86%, respectively), and Mid-Island in Staten Island (86%). The lowest percentages were in Mott Haven/Melrose (61%) and Morrisania/Belmont (63%) in the Bronx, Bedford Stuyvesant (63%) and Brownsville/Ocean Hill (63%) in Brooklyn, and Highbridge/Concourse in the Bronx (64%) (Exhibit 15-2).

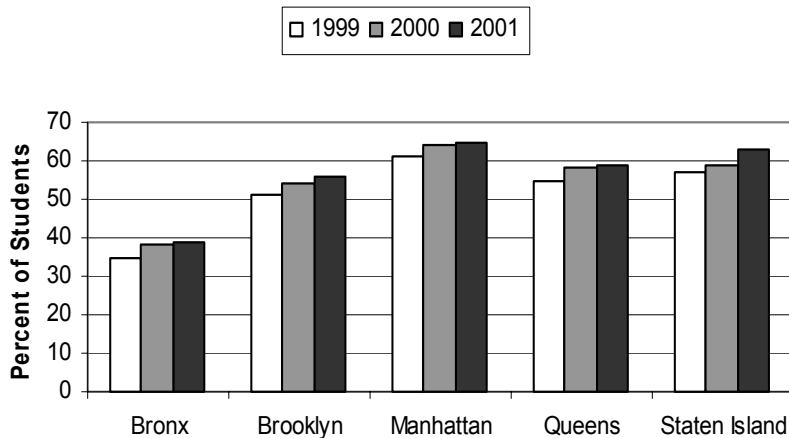
In 2001, almost 700,000 students were enrolled in New York City public elementary and middle schools. Over half of all students in New York City were performing at or above grade level in math (53%) and in English (57%). While this pattern was repeated in Brooklyn, Manhattan, Queens, and Staten Island, the Bronx's students performed quite poorly compared to the other four boroughs. In math, only 35% of students from the Bronx performed at or above grade level, compared to 53% in Brooklyn, and 56% in Manhattan, Queens, and Staten Island. Students in the Bronx also performed relatively poorly in English, with only 39% performing at or above grade level.

## Borough Table 15-2 Elementary and Middle School Students' Performance, 2001

|                                                                          | Bronx   | Brooklyn | Manhattan | Queens  | Staten Island | Total   |
|--------------------------------------------------------------------------|---------|----------|-----------|---------|---------------|---------|
| <b>Number of Students</b>                                                | 134,138 | 219,226  | 88,317    | 186,119 | 39,538        | 683,807 |
| <b>Percent of Students Performing At or Above Grade Level in Math</b>    | 35%     | 53%      | 56%       | 56%     | 56%           | 53%     |
| <b>Percent of Students Performing At or Above Grade Level in English</b> | 39%     | 56%      | 65%       | 59%     | 63%           | 57%     |

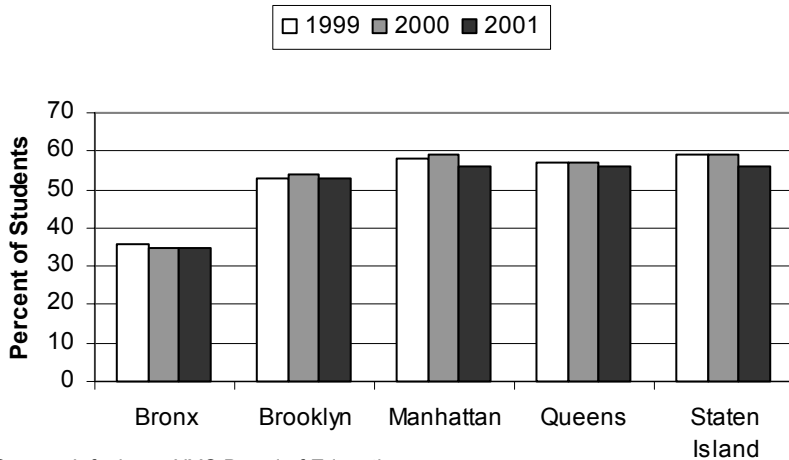
Source: Infoshare: NYC Board of Education

**Chart 15-3 Percent of Elementary and Middle School Students Meeting State and City English Standards, 1999-2001**



Source: Infoshare: NYC Board of Education

**Chart 15-4 Percent of Elementary and Middle School Students Meeting State and City Math Standards, 1999-2001**



Source: Infoshare: NYC Board of Education

In the other four boroughs, the percentages in English were much higher, with 56% in Brooklyn, 59% in Queens, 63% in Staten Island, and 65% in Manhattan (Borough Table 15-2).

At the sub-borough area level, the neighborhoods with the best performing students in math were also the neighborhoods with the best performing students in English. Manhattan's Greenwich Village/Financial District, Upper East Side, and Stuyvesant Town/Turtle Bay all had some of the highest percentages of students performing at or above grade level in both English and math. Bay-side/Little Neck in Queens also fell into the top 5 performing sub-borough areas for both subjects. These four neighborhoods had between 73% and 78% of students performing at or above grade level in English, and between 68% and 77% performing at or above grade level in math. Manhattan's Chelsea/Clin-ton/Midtown was another high performing neighborhood for English (71% of students), while Brooklyn's Coney Island was a high performing neigh-

### Exhibit 15-3 Highest and Lowest Percent of Students Meeting State and City English Standards, 2001

#### Highest:

|           |                                      |     |
|-----------|--------------------------------------|-----|
| Manhattan | Greenwich Village/Financial District | 78% |
| Queens    | Bayside/Little Neck                  | 77% |
| Manhattan | Upper East Side                      | 74% |
| Manhattan | Stuyvesant Town/Turtle-Bay           | 73% |
| Manhattan | Chelsea/Clinton/Midtown              | 71% |

#### Lowest:

|          |                             |     |
|----------|-----------------------------|-----|
| Bronx    | Mott Haven/Hunts Point      | 26% |
| Bronx    | Morrisania/Belmont          | 27% |
| Bronx    | Highbridge/South Concourse  | 27% |
| Bronx    | University Heights/Fordham  | 30% |
| Brooklyn | East New York/Starrett City | 30% |

Source: Infoshare: NYC Board of Education

### Exhibit 15-4 Highest and Lowest Percent of Students Meeting State and City Math Standards, 2001

#### Highest:

|           |                                      |     |
|-----------|--------------------------------------|-----|
| Queens    | Bayside/Little Neck                  | 77% |
| Manhattan | Greenwich Village/Financial District | 76% |
| Manhattan | Upper East Side                      | 74% |
| Brooklyn  | Coney Island                         | 68% |
| Manhattan | Stuyvesant Town/Turtle-Bay           | 68% |

#### Lowest:

|          |                             |     |
|----------|-----------------------------|-----|
| Bronx    | Morrisania/Belmont          | 21% |
| Bronx    | Mott Haven/Hunts Point      | 25% |
| Bronx    | Highbridge/South Concourse  | 25% |
| Bronx    | University Heights/Fordham  | 26% |
| Brooklyn | East New York/Starrett City | 26% |

Source: Infoshare: NYC Board of Education

borhood for math (68% of students) (Exhibits 15-3 and 15-4).

Similarly, at the other end of the spectrum, neighborhoods with the lowest student performance in English were also the neighborhoods with the lowest student performance in math. Mott Haven/Hunts Point, Morrisania/Belmont, Highbridge/South Concourse, and University Heights/Fordham in the Bronx, as well as Brooklyn's East New York/Starrett City, all had the lowest percentages of students performing at or above grade level in both English and math. The percentage of students performing at or above grade level in English ranged from 26% to 30% for these five neighborhoods, while the percentage of students performing at or above grade level in math ranged from 21% to 26% (Exhibits 15-3 and 15-4).

Turning to educational attainment, in 2000, 27.7% of all people over the age of 25 in New York City had not obtained a high school diploma, which is a 4.0% decrease since 1990. The highest proportion of adults over 25 without a high school diploma lived in the Bronx (37.7%). Brooklyn had the next highest percentage at 31.2%, followed by Queens (25.6%), Manhattan (21.3%), and Staten Island (17.4%) (Borough Table 15-3).

In terms of sub-borough areas, the highest percentage of people over the age of 25 with less than a high school diploma were in the Bronx's Mott Haven/Hunts Point (56.2%), Morrisania/Belmont (49.4%), University Heights/Fordham (48.2%) and

Highbridge/South Concourse (47.6%), and in Brooklyn's Bushwick (54%). The lowest percentages of people with less than a high school diploma were all in Manhattan: Stuyvesant Town/Turtle-Bay (4.6%), the Upper East Side (4.9%), Greenwich Village/Financial District (8.7%), the Upper West Side (9.2%), and Chelsea/Clinton/Midtown (11.1%) (Exhibit 15-5).

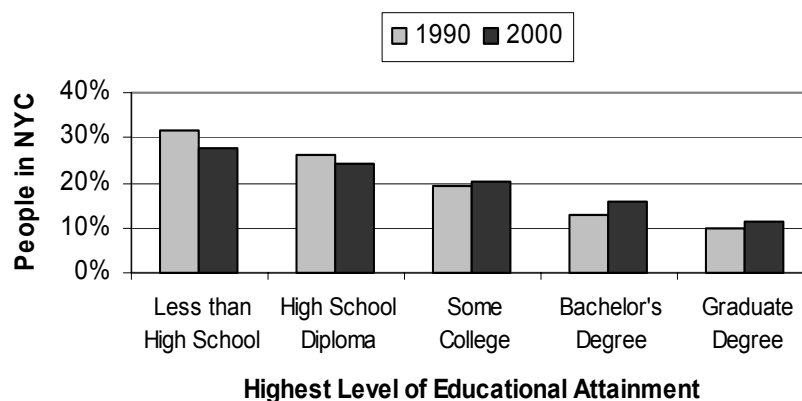
Looking at progressively higher levels of education, for 24.4% percent of all people over 25

| <b>Borough Table 15-3 Highest Level of Educational Attainment<br/>for People Over 25, 1990 and 2000</b> |              |                 |                  |               |                          |              |
|---------------------------------------------------------------------------------------------------------|--------------|-----------------|------------------|---------------|--------------------------|--------------|
|                                                                                                         | <b>Bronx</b> | <b>Brooklyn</b> | <b>Manhattan</b> | <b>Queens</b> | <b>Staten<br/>Island</b> | <b>Total</b> |
| <u>Less than High School</u>                                                                            |              |                 |                  |               |                          |              |
| 1990                                                                                                    | 41.4%        | 36.3%           | 24.7%            | 29.0%         | 21.4%                    | 31.7%        |
| 2000                                                                                                    | 37.7%        | 31.2%           | 21.3%            | 25.6%         | 17.4%                    | 27.7%        |
| Change                                                                                                  | -3.7%        | -5.1%           | -3.4%            | -3.4%         | -4.0%                    | -4.0%        |
| <u>High School/GED</u>                                                                                  |              |                 |                  |               |                          |              |
| 1990                                                                                                    | 28.2%        | 28.5%           | 15.8%            | 29.7%         | 35.2%                    | 26.3%        |
| 2000                                                                                                    | 25.8%        | 26.7%           | 13.5%            | 27.7%         | 33.6%                    | 24.4%        |
| Change                                                                                                  | -2.4%        | -1.8%           | -2.3%            | -2.0%         | -1.6%                    | -1.9%        |
| <u>Some College</u>                                                                                     |              |                 |                  |               |                          |              |
| 1990                                                                                                    | 18.0%        | 18.6%           | 17.1%            | 20.8%         | 22.7%                    | 19.0%        |
| 2000                                                                                                    | 21.8%        | 20.2%           | 15.8%            | 22.3%         | 25.8%                    | 20.4%        |
| Change                                                                                                  | 3.8%         | 1.6%            | -1.3%            | 1.5%          | 3.1%                     | 1.4%         |
| <u>College Degree</u>                                                                                   |              |                 |                  |               |                          |              |
| 1990                                                                                                    | 7.4%         | 9.4%            | 22.2%            | 12.4%         | 12.3%                    | 12.9%        |
| 2000                                                                                                    | 8.8%         | 13.0%           | 26.0%            | 15.1%         | 14.1%                    | 15.8%        |
| Change                                                                                                  | 1.4%         | 3.6%            | 3.8%             | 2.7%          | 1.8%                     | 2.9%         |
| <u>Grad Degree</u>                                                                                      |              |                 |                  |               |                          |              |
| 1990                                                                                                    | 4.9%         | 7.1%            | 20.1%            | 8.1%          | 8.4%                     | 10.0%        |
| 2000                                                                                                    | 5.9%         | 8.8%            | 23.4%            | 9.2%          | 9.1%                     | 11.6%        |
| Change                                                                                                  | 1.0%         | 1.7%            | 3.3%             | 1.1%          | 0.7%                     | 1.6%         |
| Source: US Census                                                                                       |              |                 |                  |               |                          |              |

living in New York City in 2000, their highest level of educational attainment was a high school diploma or GED. This number is only a slight decrease from 1990's percentage of 26.3%. The percentage of people with their highest level of educational attainment being some college or an associate's degree has seen a moderate increase of 1.4% from 19.0% in 1990 to 20.4% in 2000. College degrees have also increased in prevalence between 1990 and 2000, rising nearly 3 percentage points to 15.8%. Finally, the percentage of people over 25 with a graduate degree rose 1.6 percentage points since 1990 to a total of 11.6% in 2000. The highest proportion of all adults with graduate degrees was in Manhattan (23.4%) and the lowest proportion was in the Bronx (5.9%) (Borough Table 15-3).

To examine in which neighborhoods the most educated people reside, Exhibit 15-6 shows that the highest percentage of people with a graduate degree were in Manhattan's Upper West Side, Upper East Side, Greenwich Village/Financial District, and Stuyvesant Town/Turtle Bay (36.9%, 36.8%, 32.7%, and 31.6%, respectively), and Brooklyn's Park Slope/Carroll Gardens (26%) (Exhibit 15-6). Conversely, the lowest percentage of graduate degrees could be found in Mott Haven/Hunts Point in the Bronx (1.6%), Brownsville/Ocean Hill (2.1%) and Bushwick (2.4%) in Brooklyn, and Morrisania/Belmont (2.5%) and Highbridge/South Concourse (2.6%) in the Bronx (Exhibit 15-6).

**Chart 15-5 Highest Level of Educational Attainment for People Over 25 in New York City, 1990 and 2000**



Source: US Census

### **Exhibit 15-5 Highest and Lowest Percent of People Over 25 with Less than a High School Diploma, 2000**

#### Highest:

|          |                            |       |
|----------|----------------------------|-------|
| Bronx    | Mott Haven/Hunts Point     | 56.2% |
| Brooklyn | Bushwick                   | 54.0% |
| Bronx    | Morrisania/Belmont         | 49.4% |
| Bronx    | University Heights/Fordham | 48.2% |
| Bronx    | Highbridge/South Concourse | 47.6% |

#### Lowest:

|           |                                      |       |
|-----------|--------------------------------------|-------|
| Manhattan | Stuyvesant Town/Turtle-Bay           | 4.6%  |
| Manhattan | Upper East Side                      | 4.9%  |
| Manhattan | Greenwich Village/Financial District | 8.7%  |
| Manhattan | Upper West Side                      | 9.2%  |
| Manhattan | Chelsea/Clinton/Midtown              | 11.1% |

Source: US Census

### **Exhibit 15-6 Highest and Lowest Percent of People Over 25 with a Graduate or Professional Degree, 2000**

#### Highest:

|           |                                      |       |
|-----------|--------------------------------------|-------|
| Manhattan | Upper West Side                      | 36.9% |
| Manhattan | Upper East Side                      | 36.8% |
| Manhattan | Greenwich Village/Financial District | 32.7% |
| Manhattan | Stuyvesant Town/Turtle-Bay           | 31.6% |
| Brooklyn  | Park Slope/Carroll Gardens           | 26.0% |

#### Lowest:

|          |                            |      |
|----------|----------------------------|------|
| Bronx    | Mott Haven/Hunts Point     | 1.6% |
| Brooklyn | Brownsville/Ocean Hill     | 2.1% |
| Brooklyn | Bushwick                   | 2.4% |
| Bronx    | Morrisania/Belmont         | 2.5% |
| Bronx    | Highbridge/South Concourse | 2.6% |

Source: US Census

**Neighborhood Table 15-1**  
**Percent of Elementary and Middle School Teachers' Credentials,**  
**New York City Sub-borough Areas, 2001**

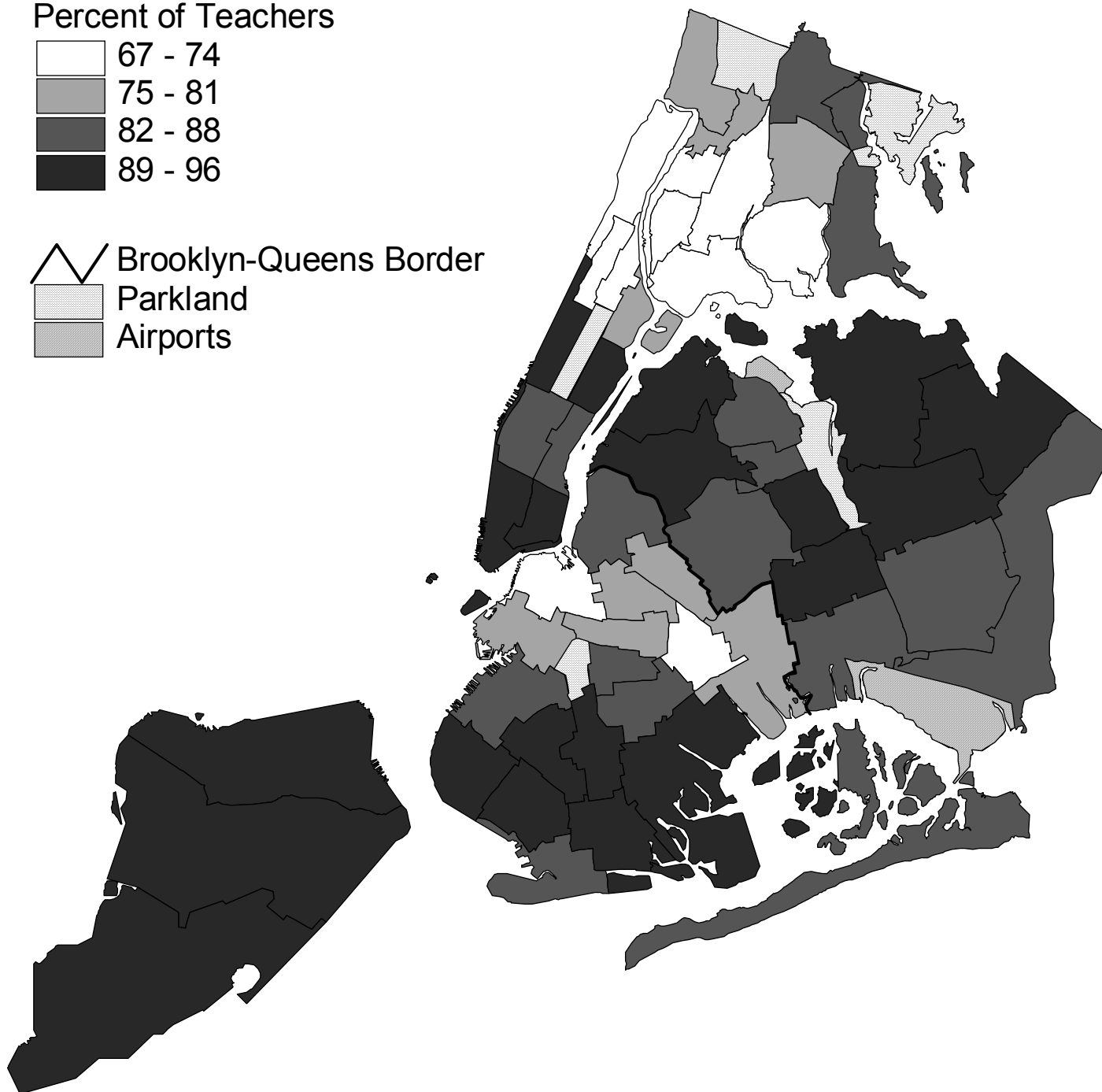
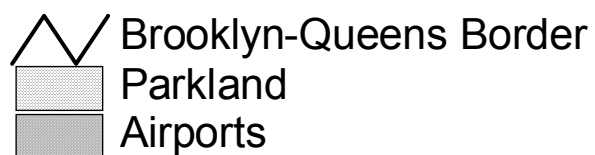
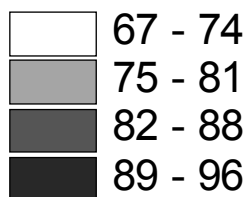
| <b>Borough</b> | <b>Sub-borough Area</b>                  | <b>Teachers Licensed and Permanently Assigned</b> | <b>Teachers with Master's Degrees</b> |
|----------------|------------------------------------------|---------------------------------------------------|---------------------------------------|
| Bronx          | 101 Mott Haven/Hunts Point               | 67%                                               | 61%                                   |
| Bronx          | 102 Morrisania/Belmont                   | 71%                                               | 63%                                   |
| Bronx          | 103 Highbridge/South Concourse           | 68%                                               | 64%                                   |
| Bronx          | 104 University Heights/Fordham           | 69%                                               | 68%                                   |
| Bronx          | 105 Kingsbridge Heights/Mosholu          | 76%                                               | 70%                                   |
| Bronx          | 106 Riverdale/Kingsbridge                | 77%                                               | 74%                                   |
| Bronx          | 107 Soundview/Parkchester                | 74%                                               | 68%                                   |
| Bronx          | 108 Throgs Neck/Co-op City               | 83%                                               | 73%                                   |
| Bronx          | 109 Pelham Parkway                       | 80%                                               | 71%                                   |
| Bronx          | 110 Williamsbridge/Baychester            | 82%                                               | 73%                                   |
| Brooklyn       | 201 Williamsburg/Greenpoint              | 84%                                               | 74%                                   |
| Brooklyn       | 202 Brooklyn Heights/Fort Greene         | 71%                                               | 65%                                   |
| Brooklyn       | 203 Bedford Stuyvesant                   | 75%                                               | 63%                                   |
| Brooklyn       | 204 Bushwick                             | 78%                                               | 66%                                   |
| Brooklyn       | 205 East New York/Starrett City          | 75%                                               | 65%                                   |
| Brooklyn       | 206 Park Slope/Carroll Gardens           | 77%                                               | 71%                                   |
| Brooklyn       | 207 Sunset Park                          | 83%                                               | 76%                                   |
| Brooklyn       | 208 North Crown Heights/Prospect Heights | 75%                                               | 68%                                   |
| Brooklyn       | 209 South Crown Heights                  | 84%                                               | 72%                                   |
| Brooklyn       | 210 Bay Ridge                            | 90%                                               | 80%                                   |
| Brooklyn       | 211 Bensonhurst                          | 89%                                               | 79%                                   |
| Brooklyn       | 212 Borough Park                         | 90%                                               | 79%                                   |
| Brooklyn       | 213 Coney Island                         | 85%                                               | 78%                                   |
| Brooklyn       | 214 Flatbush                             | 89%                                               | 76%                                   |
| Brooklyn       | 215 Sheepshead Bay/Gravesend             | 91%                                               | 78%                                   |
| Brooklyn       | 216 Brownsville/Ocean Hill               | 68%                                               | 63%                                   |
| Brooklyn       | 217 East Flatbush                        | 82%                                               | 71%                                   |
| Brooklyn       | 218 Flatlands/Canarsie                   | 89%                                               | 75%                                   |
| Manhattan      | 301 Greenwich Village/Financial District | 92%                                               | 83%                                   |
| Manhattan      | 302 Lower East Side/Chinatown            | 90%                                               | 83%                                   |
| Manhattan      | 303 Chelsea/Clinnton/Midtown             | 88%                                               | 82%                                   |
| Manhattan      | 304 Stuyvesant Town/Turtle-Bay           | 84%                                               | 78%                                   |
| Manhattan      | 305 Upper West Side                      | 90%                                               | 84%                                   |
| Manhattan      | 306 Upper East Side                      | 90%                                               | 82%                                   |
| Manhattan      | 307 Morningside Heights/Hamilton Heights | 73%                                               | 70%                                   |
| Manhattan      | 308 Central Harlem                       | 70%                                               | 66%                                   |
| Manhattan      | 309 East Harlem                          | 76%                                               | 68%                                   |
| Manhattan      | 310 Washington Heights/Inwood            | 73%                                               | 71%                                   |
| Queens         | 401 Astoria                              | 90%                                               | 79%                                   |
| Queens         | 402 Sunnyside/Woodside                   | 89%                                               | 80%                                   |
| Queens         | 403 Jackson Heights                      | 88%                                               | 79%                                   |
| Queens         | 404 Elmhurst/Corona                      | 87%                                               | 77%                                   |
| Queens         | 405 Middle Village/Ridgewood             | 88%                                               | 76%                                   |
| Queens         | 406 Rego Park/Forest Hills               | 93%                                               | 88%                                   |
| Queens         | 407 Flushing/Whitestone                  | 93%                                               | 86%                                   |
| Queens         | 408 Hillcrest/Fresh Meadows              | 93%                                               | 84%                                   |
| Queens         | 409 Ozone Park/Woodhaven                 | 89%                                               | 79%                                   |
| Queens         | 410 South Ozone Park/Howard Beach        | 88%                                               | 78%                                   |
| Queens         | 411 Bayside/Little Neck                  | 95%                                               | 87%                                   |
| Queens         | 412 Jamaica                              | 85%                                               | 74%                                   |
| Queens         | 413 Queens Village                       | 87%                                               | 80%                                   |
| Queens         | 414 Rockaways                            | 86%                                               | 72%                                   |
| Staten Island  | 501 North Shore                          | 94%                                               | 82%                                   |
| Staten Island  | 502 Mid-Island                           | 95%                                               | 86%                                   |
| Staten Island  | 503 South Shore                          | 96%                                               | 88%                                   |
| <b>Total</b>   | <b>New York City</b>                     | <b>82%</b>                                        | <b>73%</b>                            |

Source: Infoshare: NYC Board of Education

# Map 15-1

## Percent of Elementary and Middle School Teachers Licensed and Permanently Assigned, New York City Sub-borough Areas, 2001

Percent of Teachers

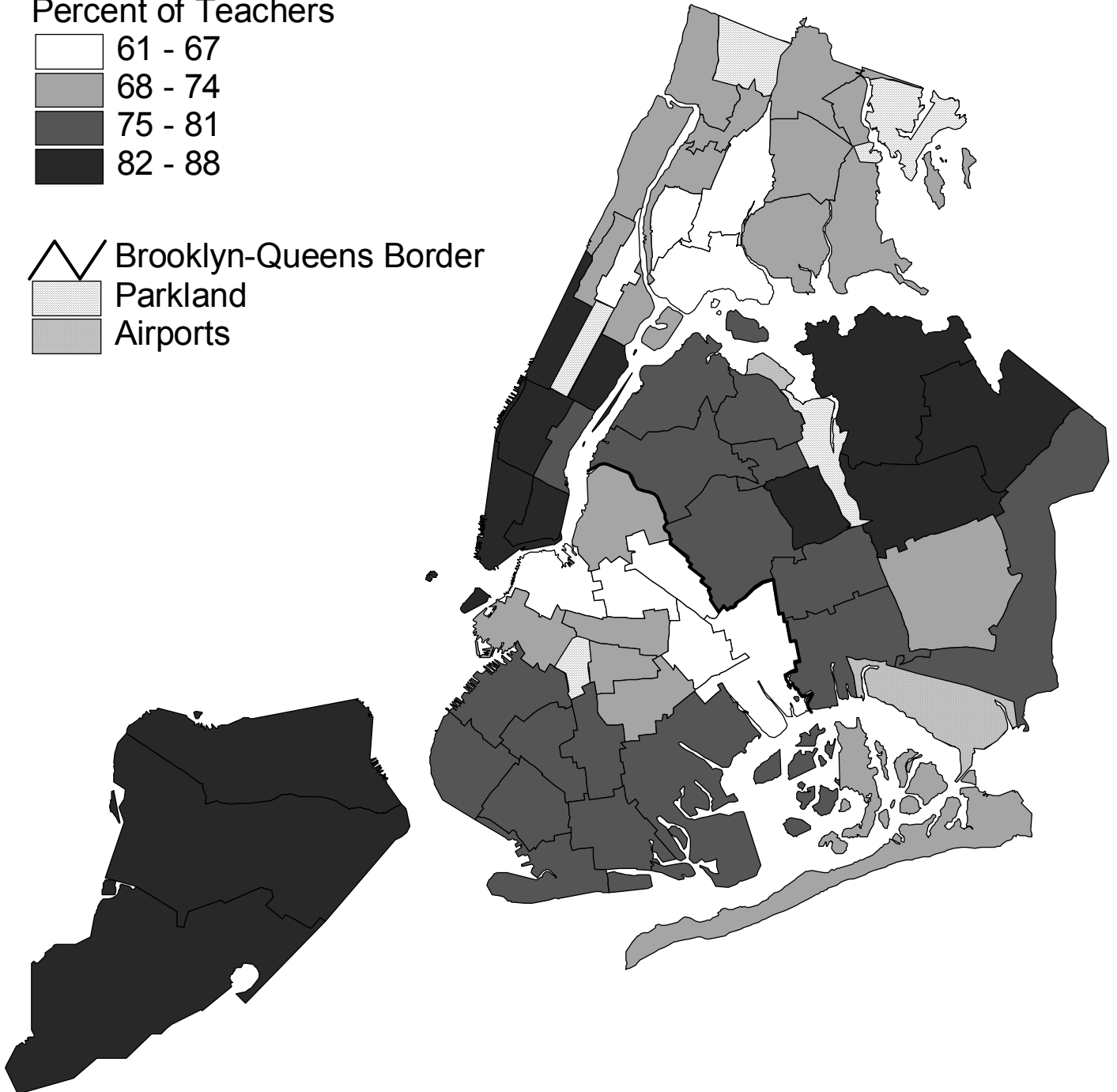
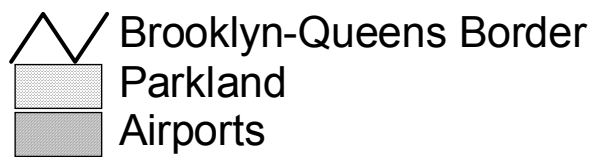
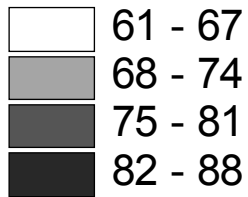


Source: Infoshare: NYC Board of Education

# Map 15-2

## Percent of Elementary and Middle School Teachers with Masters Degrees, New York City Sub-borough Areas, 2001

Percent of Teachers



Source: Infoshare: NYC Board of Education

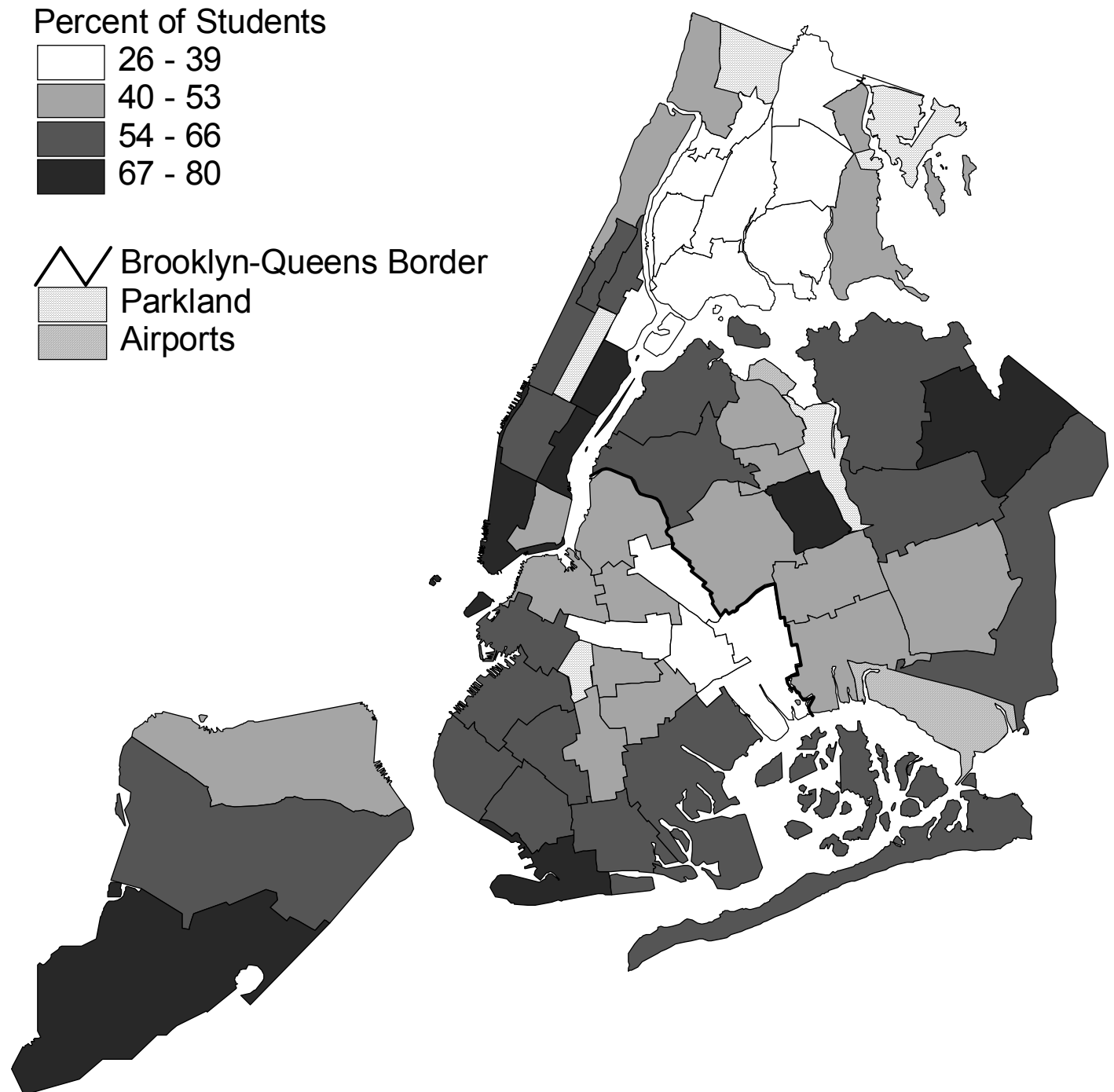


**Neighborhood Table 15-2**  
**Percent of Elementary and Middle School Student Performance,**  
**New York City Sub-borough Areas, 2001**

| <b>Borough</b> | <b>Sub-borough Area</b>                  | <b>Number of Students Enrolled</b> | <b>Performing at or Above Grade Level in English</b> | <b>Performing at or Above Grade Level in Math</b> |
|----------------|------------------------------------------|------------------------------------|------------------------------------------------------|---------------------------------------------------|
| Bronx          | 101 Mott Haven/Hunts Point               | 17,419                             | 27                                                   | 28                                                |
| Bronx          | 102 Morrisania/Belmont                   | 25,185                             | 27                                                   | 22                                                |
| Bronx          | 103 Highbridge/South Concourse           | 15,258                             | 26                                                   | 25                                                |
| Bronx          | 104 University Heights/Fordham           | 15,520                             | 31                                                   | 29                                                |
| Bronx          | 105 Kingsbridge Heights/Mosholu          | 7,811                              | 38                                                   | 32                                                |
| Bronx          | 106 Riverdale/Kingsbridge                | 8,438                              | 51                                                   | 43                                                |
| Bronx          | 107 Soundview/Parkchester                | 12,663                             | 37                                                   | 37                                                |
| Bronx          | 108 Throgs Neck/Co-op City               | 5,646                              | 52                                                   | 47                                                |
| Bronx          | 109 Pelham Parkway                       | 8,859                              | 39                                                   | 39                                                |
| Bronx          | 110 Williamsbridge/Baychester            | 16,287                             | 37                                                   | 35                                                |
| Brooklyn       | 201 Williamsburg/Greenpoint              | 9,698                              | 50                                                   | 49                                                |
| Brooklyn       | 202 Brooklyn Heights/Fort Greene         | 11,134                             | 49                                                   | 42                                                |
| Brooklyn       | 203 Bedford Stuyvesant                   | 15,603                             | 42                                                   | 37                                                |
| Brooklyn       | 204 Bushwick                             | 16,102                             | 39                                                   | 34                                                |
| Brooklyn       | 205 East New York/Starrett City          | 19,220                             | 30                                                   | 26                                                |
| Brooklyn       | 206 Park Slope/Carroll Gardens           | 10,617                             | 65                                                   | 55                                                |
| Brooklyn       | 207 Sunset Park                          | 6,083                              | 54                                                   | 48                                                |
| Brooklyn       | 208 North Crown Heights/Prospect Heights | 9,394                              | 39                                                   | 34                                                |
| Brooklyn       | 209 South Crown Heights                  | 7,786                              | 46                                                   | 41                                                |
| Brooklyn       | 210 Bay Ridge                            | 9,374                              | 63                                                   | 60                                                |
| Brooklyn       | 211 Bensonhurst                          | 15,186                             | 58                                                   | 57                                                |
| Brooklyn       | 212 Borough Park                         | 10,193                             | 58                                                   | 59                                                |
| Brooklyn       | 213 Coney Island                         | 10,721                             | 73                                                   | 67                                                |
| Brooklyn       | 214 Flatbush                             | 8,142                              | 52                                                   | 51                                                |
| Brooklyn       | 215 Sheepshead Bay/Gravesend             | 10,426                             | 66                                                   | 61                                                |
| Brooklyn       | 216 Brownsville/Ocean Hill               | 17,190                             | 35                                                   | 31                                                |
| Brooklyn       | 217 East Flatbush                        | 16,970                             | 51                                                   | 45                                                |
| Brooklyn       | 218 Flatlands/Canarsie                   | 15,390                             | 58                                                   | 51                                                |
| Manhattan      | 301 Greenwich Village/Financial District | 5,486                              | 78                                                   | 70                                                |
| Manhattan      | 302 Lower East Side/Chinatown            | 10,417                             | 51                                                   | 49                                                |
| Manhattan      | 303 Chelsea/Clinnton/Midtown             | 2,818                              | 66                                                   | 53                                                |
| Manhattan      | 304 Stuyvesant Town/Turtle-Bay           | 2,261                              | 73                                                   | 65                                                |
| Manhattan      | 305 Upper West Side                      | 7,188                              | 66                                                   | 57                                                |
| Manhattan      | 306 Upper East Side                      | 5,716                              | 80                                                   | 73                                                |
| Manhattan      | 307 Morningside Heights/Hamilton Heights | 8,557                              | 57                                                   | 53                                                |
| Manhattan      | 308 Central Harlem                       | 11,359                             | 56                                                   | 48                                                |
| Manhattan      | 309 East Harlem                          | 13,382                             | 37                                                   | 36                                                |
| Manhattan      | 310 Washington Heights/Inwood            | 21,016                             | 40                                                   | 36                                                |
| Queens         | 401 Astoria                              | 12,964                             | 54                                                   | 55                                                |
| Queens         | 402 Sunnyside/Woodside                   | 11,012                             | 54                                                   | 56                                                |
| Queens         | 403 Jackson Heights                      | 10,372                             | 50                                                   | 44                                                |
| Queens         | 404 Elmhurst/Corona                      | 9,743                              | 47                                                   | 40                                                |
| Queens         | 405 Middle Village/Ridgewood             | 17,790                             | 52                                                   | 43                                                |
| Queens         | 406 Rego Park/Forest Hills               | 8,169                              | 67                                                   | 65                                                |
| Queens         | 407 Flushing/Whitestone                  | 15,213                             | 62                                                   | 61                                                |
| Queens         | 408 Hillcrest/Fresh Meadows              | 11,041                             | 61                                                   | 58                                                |
| Queens         | 409 Ozone Park/Woodhaven                 | 11,075                             | 49                                                   | 45                                                |
| Queens         | 410 South Ozone Park/Howard Beach        | 10,710                             | 43                                                   | 40                                                |
| Queens         | 411 Bayside/Little Neck                  | 14,460                             | 76                                                   | 75                                                |
| Queens         | 412 Jamaica                              | 23,131                             | 43                                                   | 40                                                |
| Queens         | 413 Queens Village                       | 17,928                             | 58                                                   | 52                                                |
| Queens         | 414 Rockaways                            | 12,227                             | 58                                                   | 54                                                |
| Staten Island  | 501 North Shore                          | 15,916                             | 53                                                   | 45                                                |
| Staten Island  | 502 Mid-Island                           | 10,031                             | 63                                                   | 56                                                |
| Staten Island  | 503 South Shore                          | 13,588                             | 68                                                   | 60                                                |
| <b>Total</b>   | <b>New York City</b>                     | <b>683,807</b>                     | <b>57%</b>                                           | <b>53%</b>                                        |

Source: Infoshare: NYC Board of Education

**Map 15-3**  
**Percent of Elementary and Middle School Students**  
**Meeting State and City English Standards,**  
**New York City Sub-borough Areas, 2001**

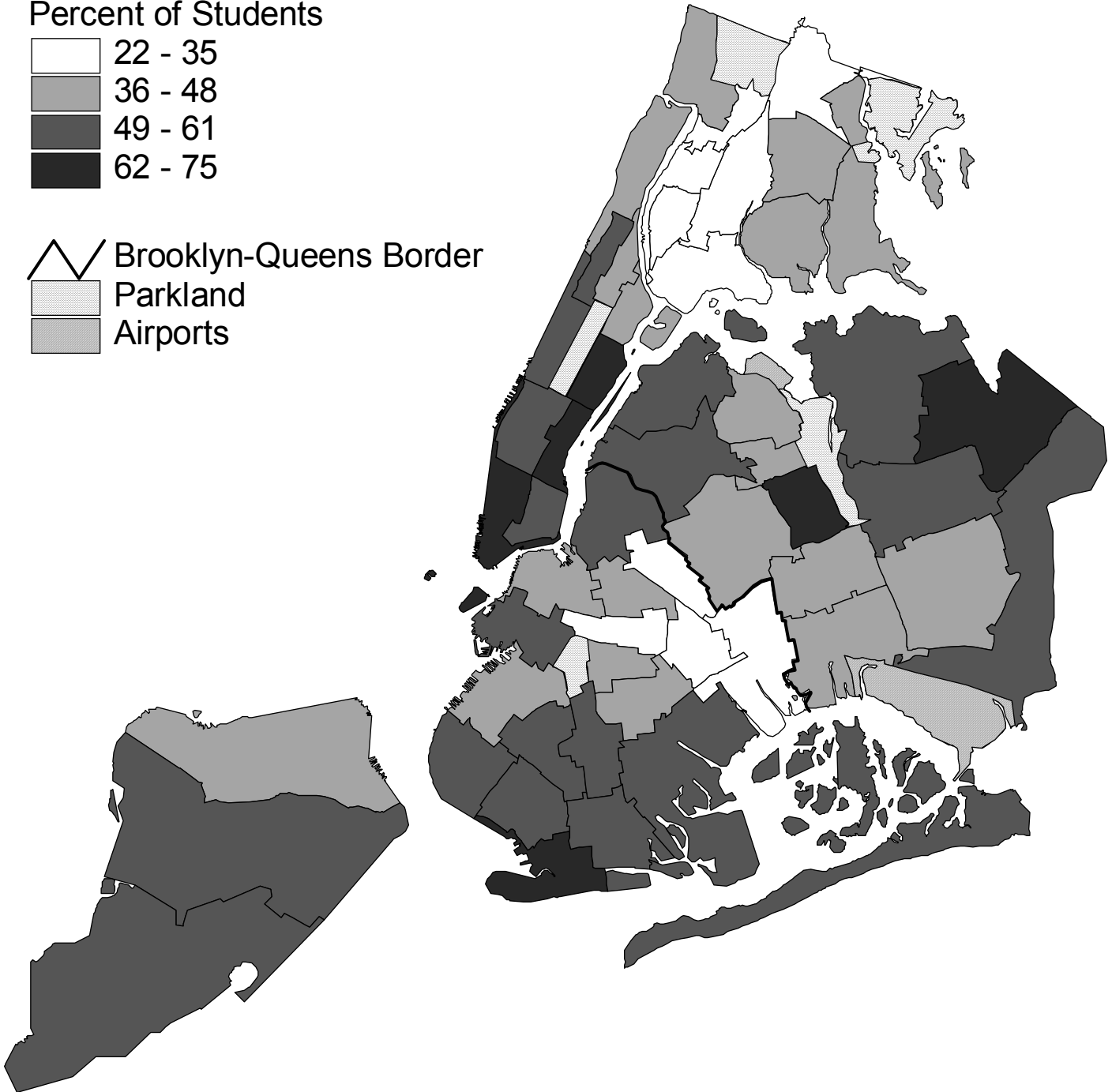
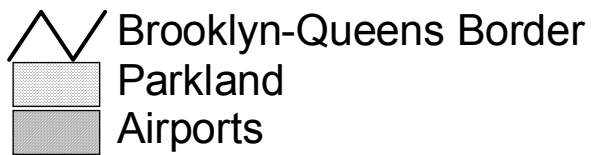
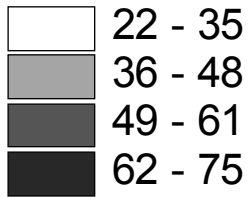


Source: Infoshare: NYC Board of Education

# Map 15-4

## Percent of Elementary and Middle School Students Meeting State and City Math Standards, New York City Sub-borough Areas, 2001

Percent of Students



Source: Infoshare: NYC Board of Education

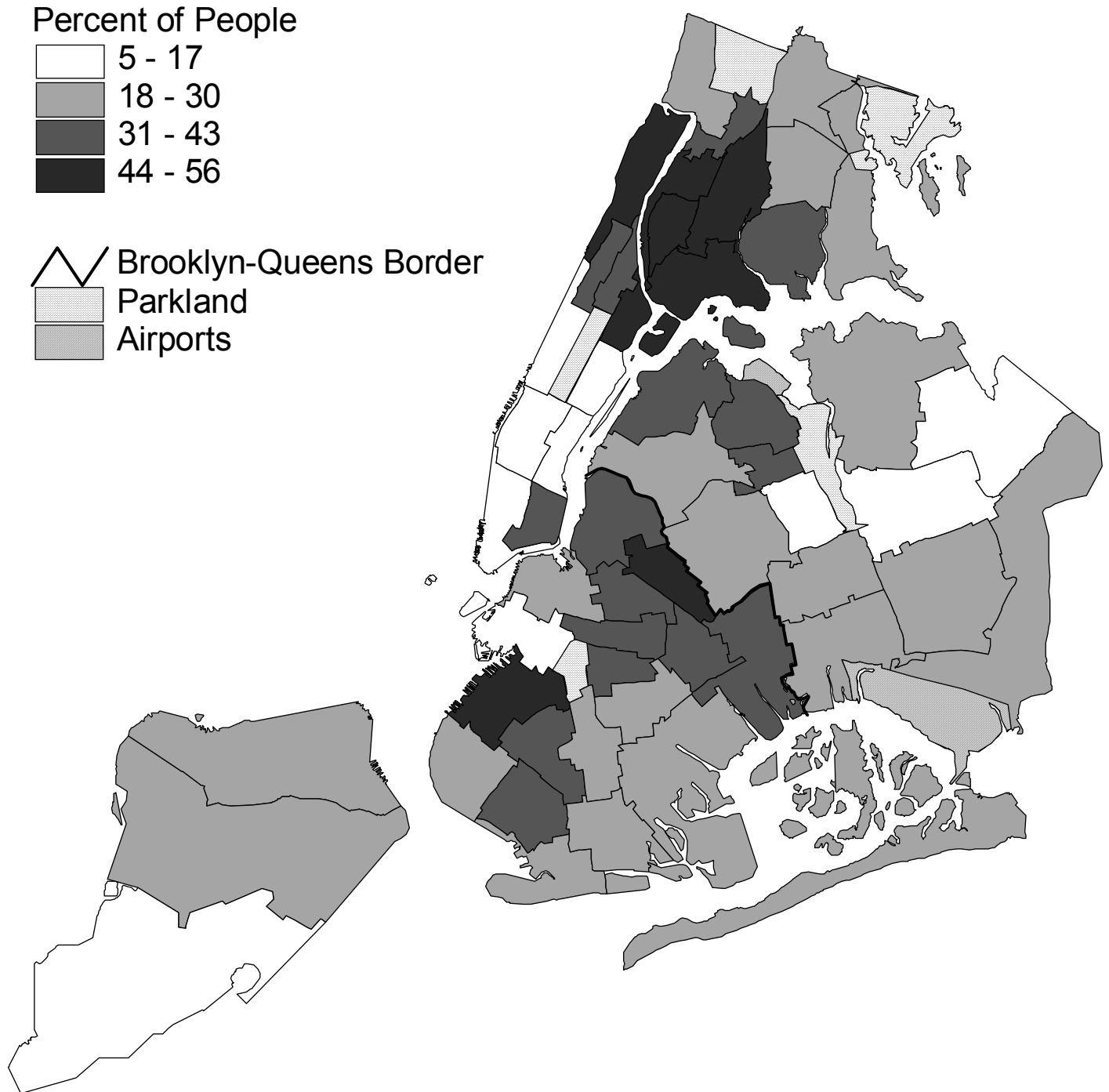
### Neighborhood Table 15-3

#### Highest Level of Educational Attainment for People Over 25, New York City Sub-borough Areas, 2000

| Borough       | Sub-borough Area                         | Less than<br>High School | High School<br>Diploma | Some<br>College | Bachelor's<br>Degree | Graduate<br>Degree |
|---------------|------------------------------------------|--------------------------|------------------------|-----------------|----------------------|--------------------|
| Bronx         | 101 Mott Haven/Hunts Point               | 56.2%                    | 21.8%                  | 16.5%           | 3.9%                 | 1.6%               |
| Bronx         | 102 Morrisania/Belmont                   | 49.4%                    | 23.8%                  | 19.2%           | 5.2%                 | 2.5%               |
| Bronx         | 103 Highbridge/South Concourse           | 47.6%                    | 23.3%                  | 21.3%           | 5.2%                 | 2.6%               |
| Bronx         | 104 University Heights/Fordham           | 48.2%                    | 23.2%                  | 20.8%           | 5.0%                 | 2.7%               |
| Bronx         | 105 Kingsbridge Heights/Mosholu          | 39.0%                    | 24.5%                  | 21.9%           | 9.0%                 | 5.6%               |
| Bronx         | 106 Riverdale/Kingsbridge                | 23.4%                    | 21.4%                  | 21.6%           | 15.7%                | 17.9%              |
| Bronx         | 107 Soundview/Parkchester                | 36.6%                    | 27.8%                  | 23.4%           | 8.4%                 | 3.9%               |
| Bronx         | 108 Throgs Neck/Co-op City               | 22.5%                    | 32.9%                  | 25.6%           | 11.9%                | 7.2%               |
| Bronx         | 109 Pelham Parkway                       | 29.3%                    | 28.1%                  | 21.7%           | 12.1%                | 8.8%               |
| Bronx         | 110 Williamsbridge/Baychester            | 29.0%                    | 28.2%                  | 25.7%           | 11.1%                | 6.0%               |
| Brooklyn      | 201 Williamsburg/Greenpoint              | 40.8%                    | 25.5%                  | 15.2%           | 11.7%                | 6.7%               |
| Brooklyn      | 202 Brooklyn Heights/Fort Greene         | 20.9%                    | 17.9%                  | 18.6%           | 21.9%                | 20.7%              |
| Brooklyn      | 203 Bedford Stuyvesant                   | 39.1%                    | 29.5%                  | 20.7%           | 6.9%                 | 3.7%               |
| Brooklyn      | 204 Bushwick                             | 54.0%                    | 23.5%                  | 15.7%           | 4.5%                 | 2.4%               |
| Brooklyn      | 205 East New York/Starrett City          | 40.9%                    | 29.0%                  | 20.4%           | 6.5%                 | 3.2%               |
| Brooklyn      | 206 Park Slope/Carroll Gardens           | 17.5%                    | 13.6%                  | 15.6%           | 27.4%                | 26.0%              |
| Brooklyn      | 207 Sunset Park                          | 44.4%                    | 23.6%                  | 15.5%           | 10.1%                | 6.3%               |
| Brooklyn      | 208 North Crown Hgts./Prospect Hgts.     | 31.9%                    | 27.5%                  | 22.3%           | 10.8%                | 7.5%               |
| Brooklyn      | 209 South Crown Heights                  | 30.8%                    | 29.8%                  | 25.1%           | 8.8%                 | 5.5%               |
| Brooklyn      | 210 Bay Ridge                            | 22.0%                    | 26.9%                  | 20.5%           | 18.8%                | 11.8%              |
| Brooklyn      | 211 Bensonhurst                          | 32.5%                    | 29.5%                  | 17.5%           | 13.4%                | 7.1%               |
| Brooklyn      | 212 Borough Park                         | 31.7%                    | 29.4%                  | 18.1%           | 12.0%                | 8.8%               |
| Brooklyn      | 213 Coney Island                         | 28.7%                    | 27.9%                  | 20.1%           | 15.0%                | 8.2%               |
| Brooklyn      | 214 Flatbush                             | 26.8%                    | 26.4%                  | 22.0%           | 13.9%                | 10.8%              |
| Brooklyn      | 215 Sheepshead Bay/Gravesend             | 21.5%                    | 28.0%                  | 21.6%           | 17.4%                | 11.6%              |
| Brooklyn      | 216 Brownsville/Ocean Hill               | 40.7%                    | 31.1%                  | 20.6%           | 5.5%                 | 2.1%               |
| Brooklyn      | 217 East Flatbush                        | 29.8%                    | 29.8%                  | 25.4%           | 10.0%                | 5.0%               |
| Brooklyn      | 218 Flatlands/Canarsie                   | 21.8%                    | 29.2%                  | 26.7%           | 13.8%                | 8.6%               |
| Manhattan     | 301 Greenwich Village/Financial District | 8.7%                     | 8.2%                   | 13.9%           | 36.4%                | 32.7%              |
| Manhattan     | 302 Lower East Side/Chinatown            | 41.8%                    | 16.0%                  | 14.3%           | 17.8%                | 10.1%              |
| Manhattan     | 303 Chelsea/Clinton/Midtown              | 11.1%                    | 11.8%                  | 16.6%           | 35.6%                | 25.0%              |
| Manhattan     | 304 Stuyvesant Town/Turtle-Bay           | 4.6%                     | 9.2%                   | 16.1%           | 38.5%                | 31.6%              |
| Manhattan     | 305 Upper West Side                      | 9.2%                     | 8.7%                   | 13.2%           | 32.0%                | 36.9%              |
| Manhattan     | 306 Upper East Side                      | 4.9%                     | 7.8%                   | 12.8%           | 37.6%                | 36.8%              |
| Manhattan     | 307 Morningside Hgts./Hamilton Hgts.     | 33.3%                    | 17.7%                  | 17.7%           | 14.1%                | 17.2%              |
| Manhattan     | 308 Central Harlem                       | 35.6%                    | 27.1%                  | 22.6%           | 9.5%                 | 5.1%               |
| Manhattan     | 309 East Harlem                          | 44.3%                    | 22.5%                  | 18.9%           | 7.7%                 | 6.6%               |
| Manhattan     | 310 Washington Heights/Inwood            | 44.3%                    | 18.7%                  | 17.7%           | 10.4%                | 9.0%               |
| Queens        | 401 Astoria                              | 31.1%                    | 26.9%                  | 19.1%           | 15.3%                | 7.6%               |
| Queens        | 402 Sunnyside/Woodside                   | 27.0%                    | 27.2%                  | 20.0%           | 16.7%                | 9.0%               |
| Queens        | 403 Jackson Heights                      | 36.4%                    | 25.1%                  | 20.9%           | 10.7%                | 6.9%               |
| Queens        | 404 Elmhurst/Corona                      | 34.0%                    | 26.8%                  | 19.4%           | 13.3%                | 6.5%               |
| Queens        | 405 Middle Village/Ridgewood             | 28.7%                    | 33.9%                  | 21.2%           | 10.4%                | 5.8%               |
| Queens        | 406 Rego Park/Forest Hills               | 12.9%                    | 20.5%                  | 20.6%           | 26.3%                | 19.7%              |
| Queens        | 407 Flushing/Whitestone                  | 22.8%                    | 27.5%                  | 21.5%           | 17.7%                | 10.5%              |
| Queens        | 408 Hillcrest/Fresh Meadows              | 17.1%                    | 23.2%                  | 23.9%           | 20.7%                | 15.2%              |
| Queens        | 409 Ozone Park/Woodhaven                 | 29.5%                    | 29.9%                  | 21.0%           | 12.5%                | 7.1%               |
| Queens        | 410 South Ozone Park/Howard Beach        | 29.2%                    | 35.3%                  | 21.7%           | 9.5%                 | 4.3%               |
| Queens        | 411 Bayside/Little Neck                  | 14.6%                    | 25.1%                  | 22.9%           | 22.1%                | 15.4%              |
| Queens        | 412 Jamaica                              | 28.9%                    | 29.5%                  | 26.8%           | 9.7%                 | 5.1%               |
| Queens        | 413 Queens Village                       | 19.2%                    | 28.3%                  | 28.6%           | 15.2%                | 8.8%               |
| Queens        | 414 Rockaways                            | 28.0%                    | 29.3%                  | 22.4%           | 11.7%                | 8.6%               |
| Staten Island | 501 North Shore                          | 20.8%                    | 31.2%                  | 25.2%           | 13.8%                | 9.0%               |
| Staten Island | 502 Mid-Island                           | 18.4%                    | 32.9%                  | 24.1%           | 14.6%                | 9.9%               |
| Staten Island | 503 South Shore                          | 13.1%                    | 36.8%                  | 27.7%           | 14.0%                | 8.3%               |
| <b>Total</b>  | <b>New York City</b>                     | <b>27.7%</b>             | <b>24.4%</b>           | <b>20.4%</b>    | <b>15.8%</b>         | <b>11.6%</b>       |

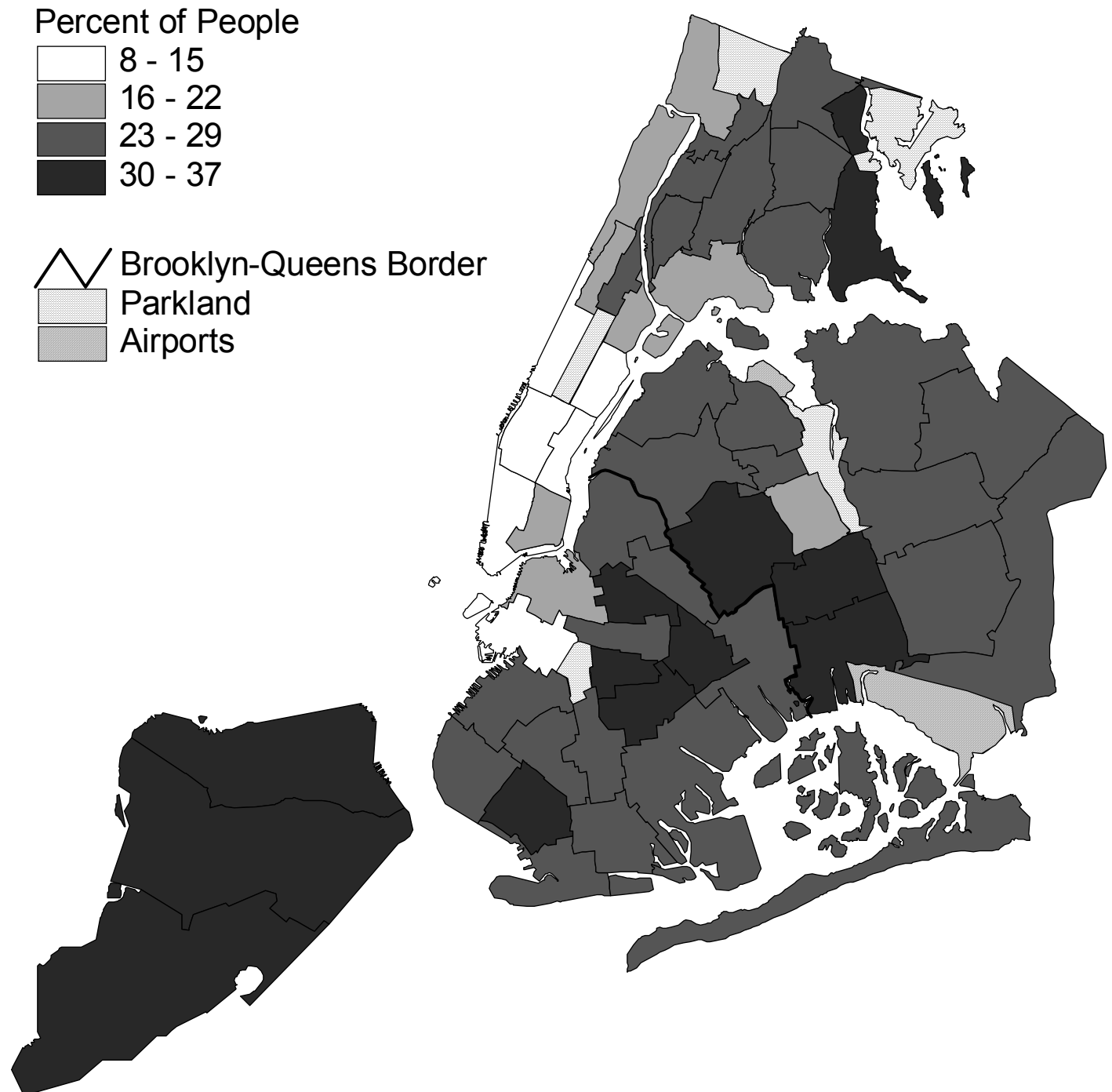
Source: US Census

**Map 15-5**  
**Percent of People Over 25 with Less**  
**than a High School Education,**  
**New York City Sub-borough Areas, 2000**



*Source: US Census*

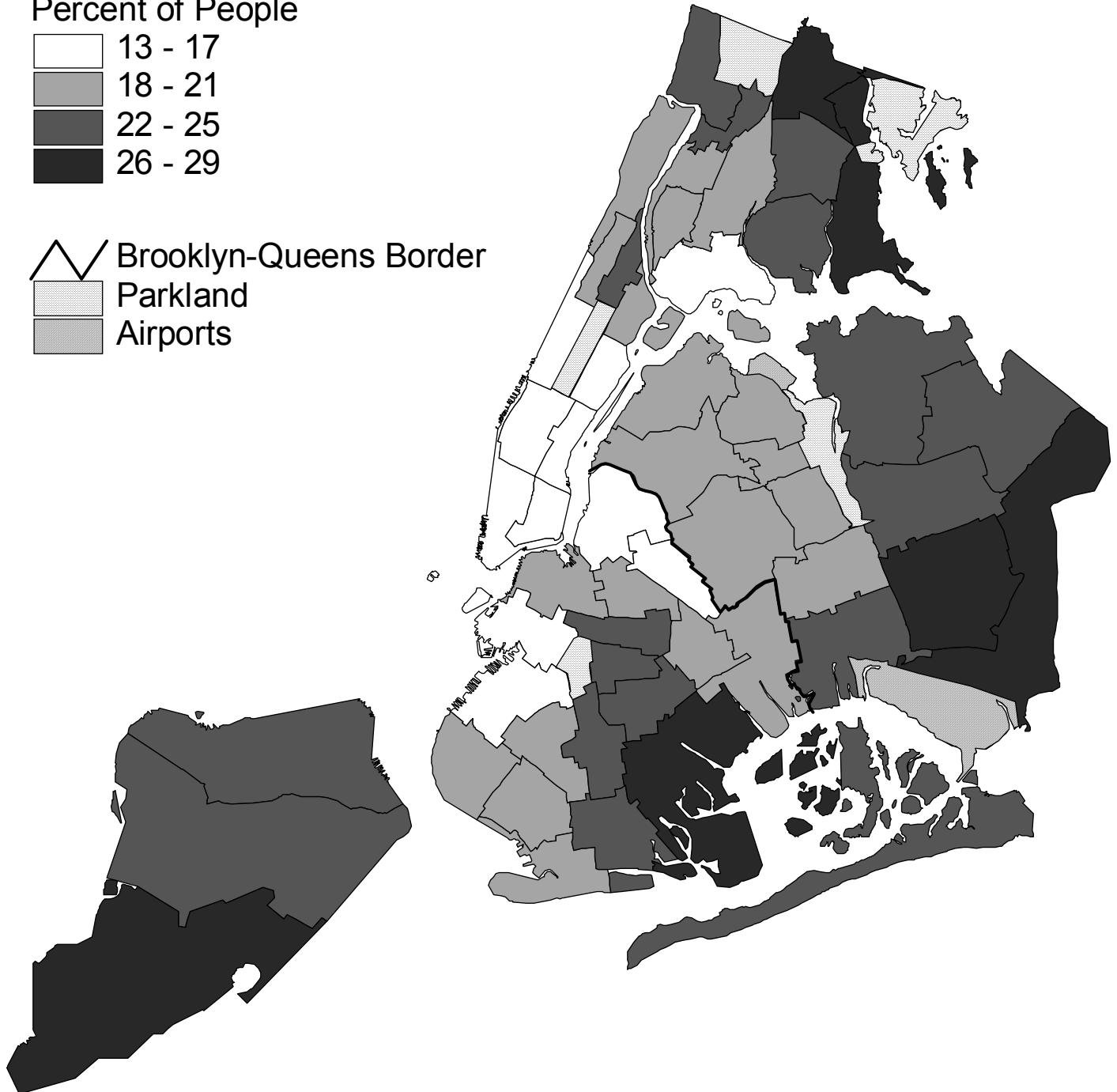
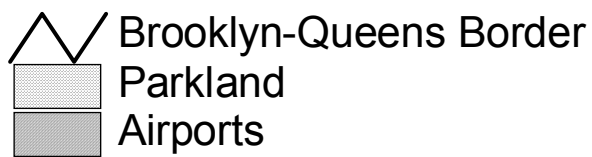
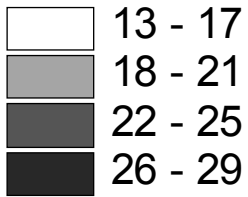
**Map 15-6**  
**Percent of People Over 25 with a**  
**High School Diploma or GED,**  
**New York City Sub-borough Areas, 2000**



Source: US Census

**Map 15-7**  
**Percent of People Over 25 with Some**  
**College or an Associate's Degree,**  
**New York City Sub-borough Areas, 2000**

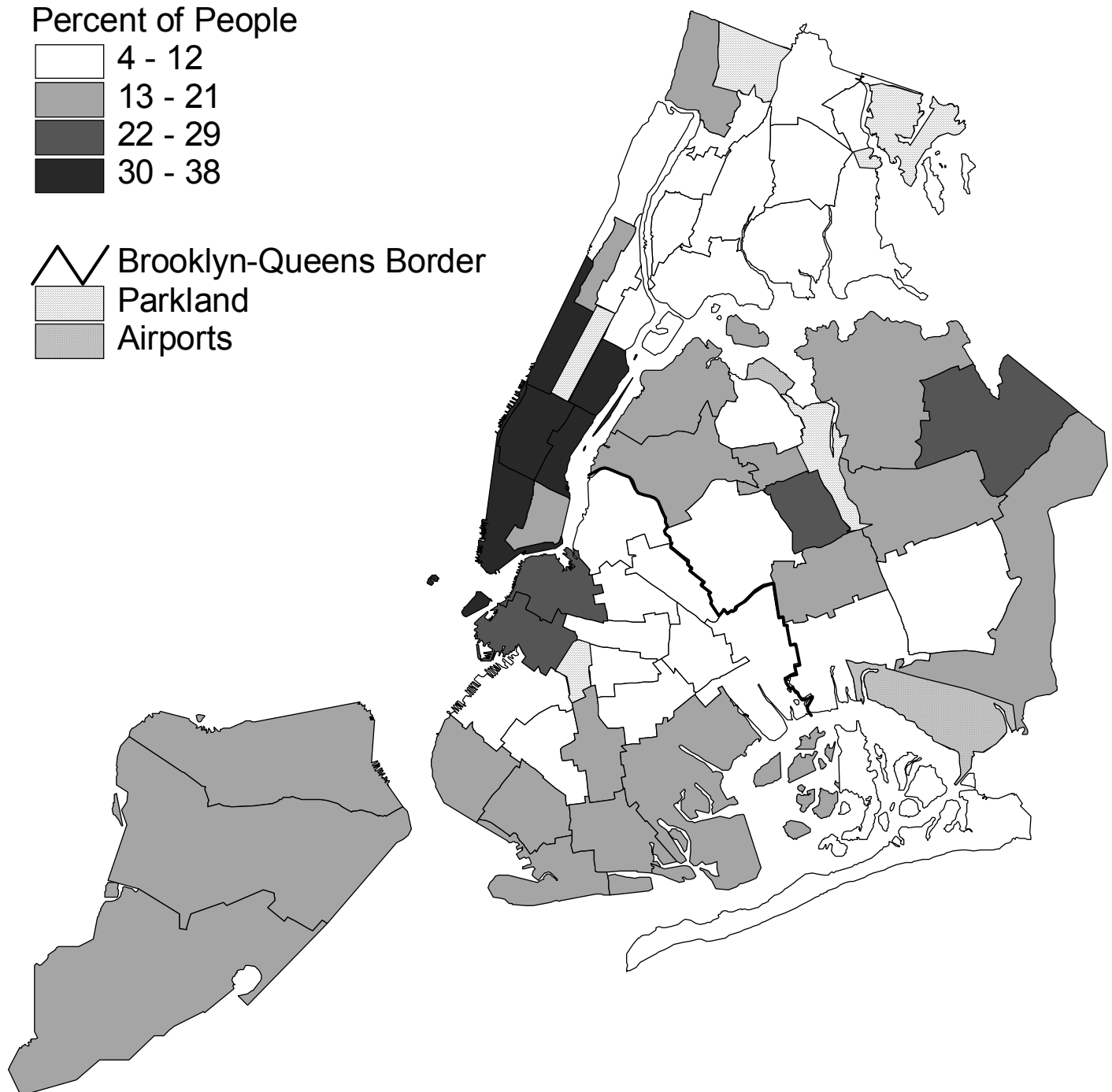
Percent of People



Source: US Census

# Map 15-8

## Percent of People Over 25 with a Bachelor's Degree, New York City Sub-borough Areas, 2000



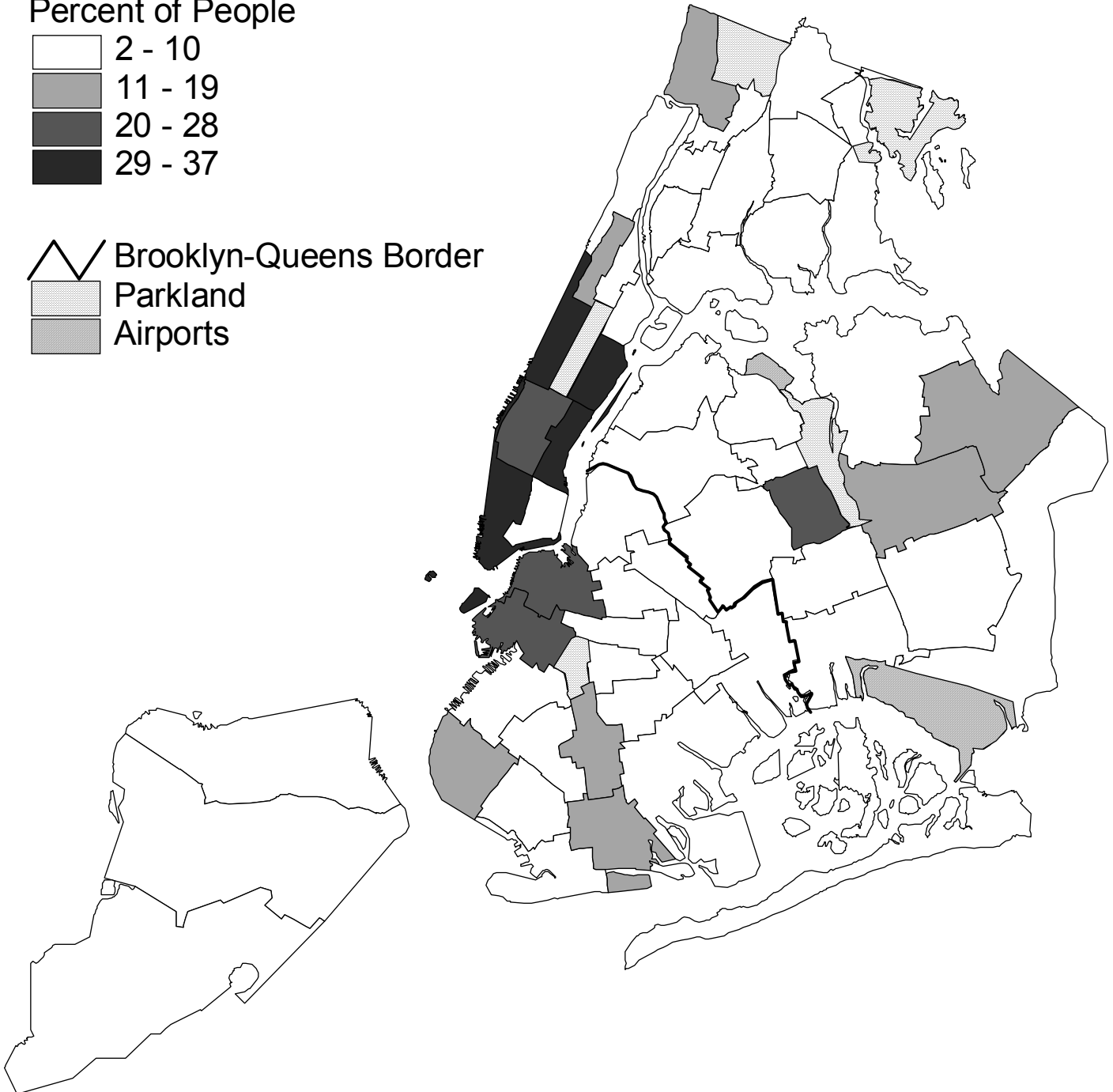
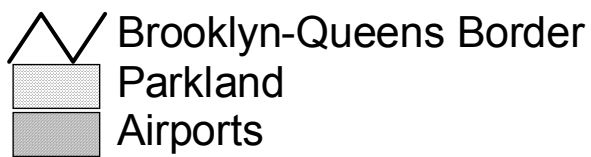
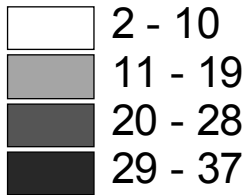
Source: US Census



# Map 15-9

## Percent of People Over 25 with a Graduate or Professional Degree, New York City Sub-borough Areas, 2000

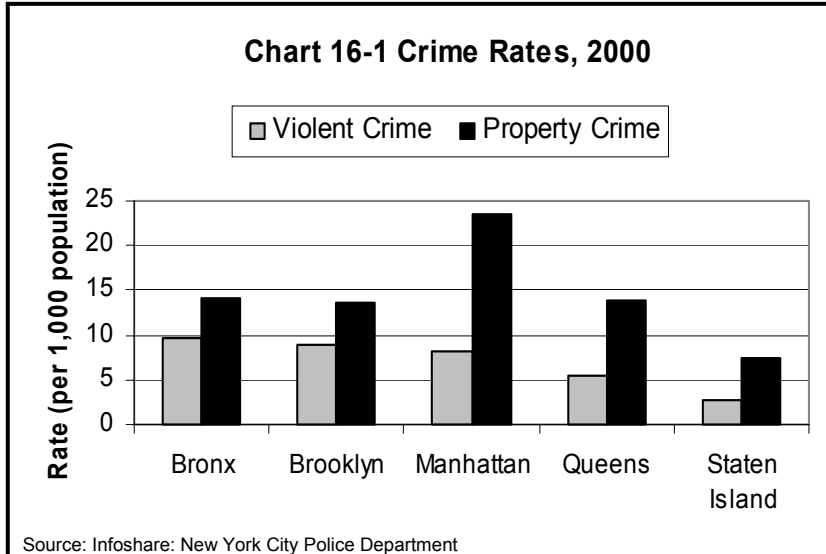
Percent of People



Source: US Census

## Chapter 16. Crime

The New York City Police Department collects data on a variety of crimes reported to it. The data in this chapter originate from the NYPD and were obtained through Infoshare, a data base of New York City information created by Community Studies of New York, Inc. The property crimes reported here include burglary, larceny, and motor vehicle theft; the violent crimes include murder, rape, robbery, and assault; and the total crime rate includes all seven types of serious crime. Rates are calculated as the number of crimes per 1,000 people residing in the area. Ideally, the crime rate would be calculated using the daytime population of an area. However, some neighborhoods, such as Midtown Manhattan, are visited each day by thousands of people who commute to work or visit as tourists, which greatly skews the actual crime rate. If we could determine the daytime population of these areas, we could provide a much better reflection of the likelihood of victimization in these areas.



Borough Table 16-1 illustrates that in 2000, there were a total of 183,973 serious crimes reported to the New York City Police Department, a rate of 23.0 crimes per 1,000 population. This total crime rate was composed of 15.4 property crimes per 1,000 population and 7.6 violent crimes per 1,000 population. The property crime rate was highest in Manhattan (23.5), followed by the Bronx (14.1), Queens (14.0), Brooklyn (13.7), and

**Borough Table 16-1 Crime in the Five Boroughs, 2000**

|                                     | Bronx  | Brooklyn | Manhattan | Queens | Staten Island | Total   |
|-------------------------------------|--------|----------|-----------|--------|---------------|---------|
| <b>Number:</b>                      |        |          |           |        |               |         |
| <b>Property Crime</b>               | 18,655 | 33,798   | 36,106    | 31,298 | 3,343         | 123,200 |
| <b>Violent Crime</b>                | 12,939 | 22,034   | 12,676    | 11,939 | 1,185         | 60,773  |
| <b>Total Crime</b>                  | 31,594 | 55,832   | 48,782    | 43,237 | 4,528         | 183,973 |
| <b>Rate (per 1,000 population):</b> |        |          |           |        |               |         |
| <b>Property Crime</b>               | 14.1   | 13.7     | 23.5      | 14.0   | 7.5           | 15.4    |
| <b>Violent Crime</b>                | 9.7    | 8.9      | 8.2       | 5.4    | 2.7           | 7.6     |
| <b>Total Crime</b>                  | 23.7   | 22.6     | 31.7      | 19.4   | 10.2          | 23.0    |

Source: Infoshare: New York City Police Department

### Exhibit 16-1 Highest and Lowest Property Crime Rates, 2000

#### Highest:

|           |                              |       |
|-----------|------------------------------|-------|
| Manhattan | Midtown                      | 202.4 |
| Manhattan | Financial District           | 94.6  |
| Manhattan | Clinton/Chelsea              | 45.5  |
| Manhattan | Stuyvesant Town/Turtle Bay   | 24.8  |
| Brooklyn  | Fort Greene/Brooklyn Heights | 21.1  |

#### Lowest:

|               |                           |     |
|---------------|---------------------------|-----|
| Staten Island | Tottenville/Great Kills   | 3.3 |
| Brooklyn      | Borough Park              | 8.8 |
| Staten Island | St. George/Stapleton      | 9.1 |
| Manhattan     | East Harlem               | 9.1 |
| Manhattan     | Washington Heights/Inwood | 9.5 |

Source: Infoshare: New York City Police Department

### Exhibit 16-2 Highest and Lowest Violent Crime Rates, 2000

#### Highest:

|           |                      |      |
|-----------|----------------------|------|
| Manhattan | Midtown              | 32.9 |
| Bronx     | Hunts Point/Longwood | 21.8 |
| Brooklyn  | Brownsville          | 17.4 |
| Brooklyn  | Bedford Stuyvesant   | 15.7 |
| Manhattan | Central Harlem       | 15.5 |

#### Lowest:

|               |                         |     |
|---------------|-------------------------|-----|
| Staten Island | Tottenville/Great Kills | 0.6 |
| Queens        | Bayside/Little Neck     | 2.1 |
| Staten Island | S. Beach/Willowbrook    | 2.2 |
| Manhattan     | Upper East Side         | 2.8 |
| Queens        | Rego Park/Forest Hills  | 3.0 |

Source: Infoshare: New York City Police Department

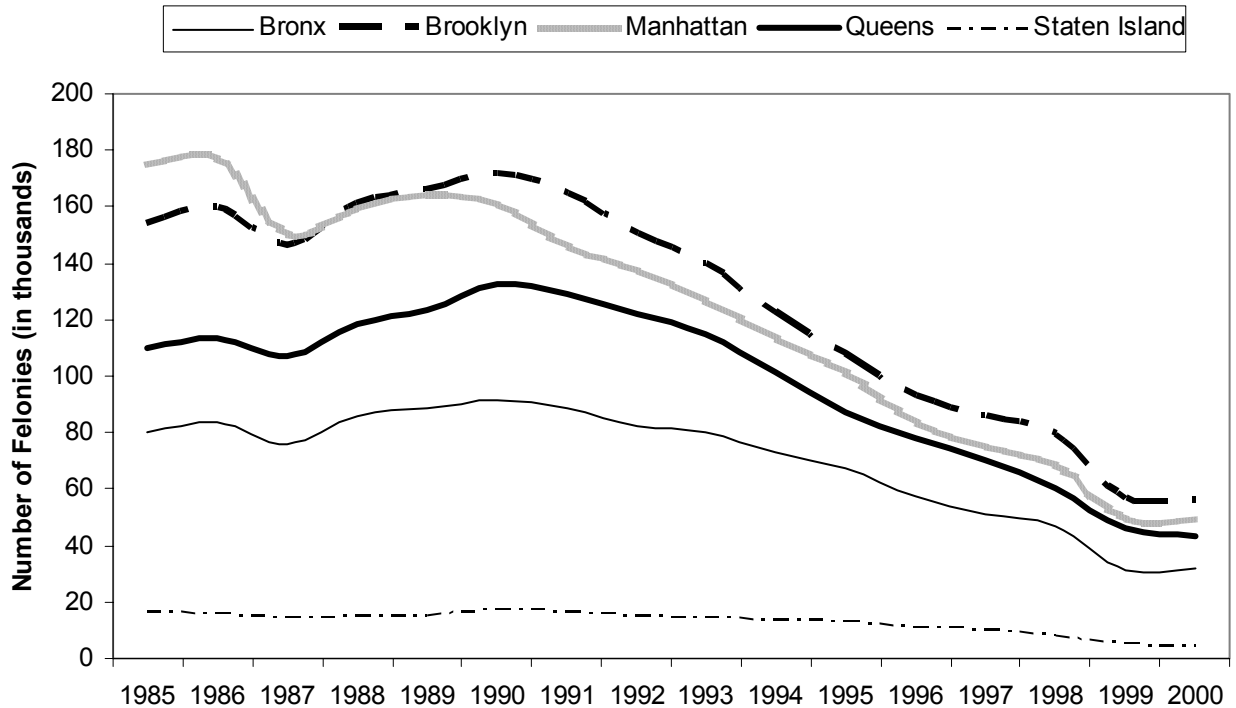
Staten Island (7.5). The violent crime rate was highest in the Bronx (9.7), followed by Brooklyn (8.9), Manhattan (8.2), Queens (5.4), and Staten Island (2.7).

At the Community District level, Exhibit 16-1 highlights that the highest property crimes rates were found in Manhattan: Midtown (202.4), the Financial District (94.6), Clinton/Chelsea (45.5), and Stuyvesant Town/Turtle Bay (24.8). Brooklyn's Fort Greene/Brooklyn Heights also demonstrated a relatively high crime rate, at 21.1. As previously mentioned, the unusually high crime rates in Midtown and the Financial district are skewed because of the large crowds of nonresidents working in or visiting those areas during the day.

Exhibit 16-1 also highlights the lowest property crime rates in 2000. In Staten Island's Tottenville/Great Kills, only 3.3 crimes for every 1,000 population occurred. Low property crime rates were also present in Brooklyn's Borough Park (8.8), Staten Island's St. George/Stapleton (9.1), and Manhattan's East Harlem (9.1) and Washington Heights/Inwood (9.5).

The highest and lowest violent crime rates within community districts are displayed in Exhibit 16-2. Manhattan's Midtown topped the list again with a violent crime rate of 32.9. This community district is followed by the Bronx's Hunts Point/Longwood (21.8), Brooklyn's Brownsville (17.4) and Bedford Stuyvesant (15.7), and Manhattan's Central Harlem (15.5). The lowest violent crime rates occurred in Tot-

### Chart 16-2 Total Reported Felonies, 1985-2000

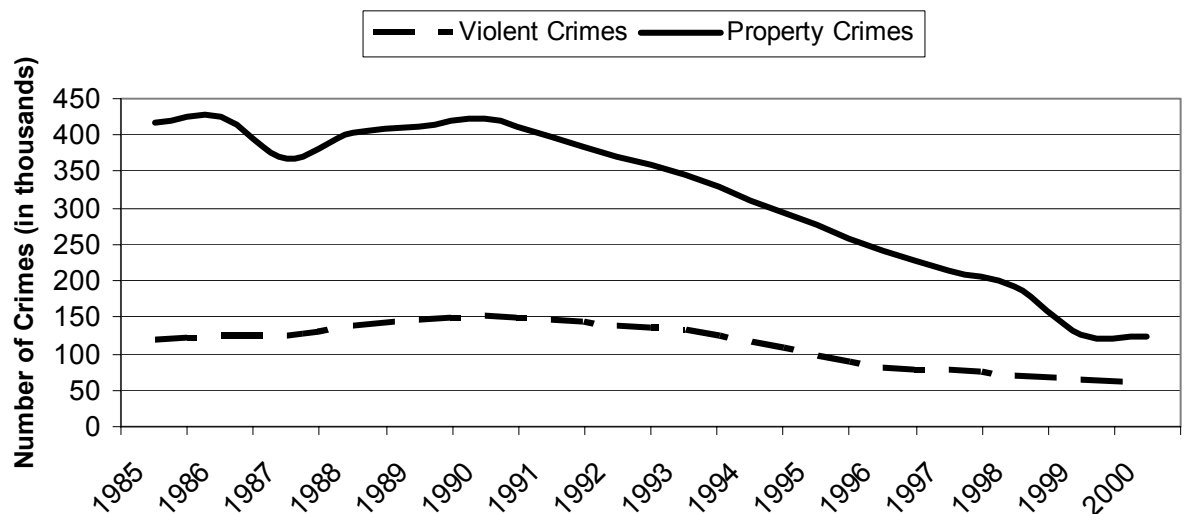


Source: Infoshare: New York City Police Department

tenville/Great Kills in Staten Island (0.6), Bayside/Little Neck in Queens (2.1), South Beach/Willowbrook in Staten Island (2.2), the Upper East Side in Manhattan (2.8), and Rego Park/Forest Hills in Queens (3.0).

While examining crime at one point in time can reveal a great deal of information, examining crime over time can provide a more complete picture of public safety. Chart 16-2 depicts the total number of crimes separately for each of the five boroughs. Manhattan and Brooklyn exhibited the most crimes in the late 1980s. The crime numbers in Queens and the Bronx were also high in the late 1980s, but significantly less than Manhattan and Brooklyn. These four boroughs all demon-

### Chart 16-3 Total Crimes in New York City, 1985-2000



Source: Infoshare: New York City Police Department

**Borough Table 16-2 Specific Crimes, 2000**

|                                                    | Bronx | Brooklyn | Manhattan | Queens | Staten Island | Total  |
|----------------------------------------------------|-------|----------|-----------|--------|---------------|--------|
| <b>Number:</b>                                     |       |          |           |        |               |        |
| <b>Murders</b>                                     | 190   | 240      | 105       | 112    | 24            | 671    |
| <b>Rapes</b>                                       | 503   | 738      | 355       | 413    | 55            | 2,064  |
| <b>Robberies</b>                                   | 6,072 | 11,914   | 7,028     | 6,711  | 458           | 32,183 |
| <b>Assaults</b>                                    | 6,174 | 9,142    | 5,188     | 4,703  | 648           | 25,855 |
| <b>Burglaries</b>                                  | 7,464 | 12,489   | 7,556     | 9,685  | 1,058         | 38,252 |
| <b>Larceny</b>                                     | 4,538 | 10,269   | 24,347    | 9,226  | 967           | 49,347 |
| <b>Motor Vehicle Theft</b>                         | 6,653 | 11,040   | 4,203     | 12,387 | 1,318         | 35,601 |
| <b>Rate (per 1,000 population):</b>                |       |          |           |        |               |        |
| <b>Murders</b>                                     | 0.1   | 0.1      | 0.1       | 0.1    | 0.1           | 0.1    |
| <b>Rapes</b>                                       | 0.4   | 0.3      | 0.2       | 0.2    | 0.1           | 0.3    |
| <b>Robberies</b>                                   | 4.6   | 4.8      | 4.6       | 3.0    | 1.0           | 4.0    |
| <b>Assaults</b>                                    | 4.6   | 3.7      | 3.4       | 2.1    | 1.5           | 3.2    |
| <b>Burglaries</b>                                  | 5.6   | 5.1      | 4.9       | 4.3    | 2.4           | 4.8    |
| <b>Larceny</b>                                     | 3.4   | 4.2      | 15.8      | 4.1    | 2.2           | 6.2    |
| <b>Motor Vehicle Theft</b>                         | 5.0   | 4.5      | 2.7       | 5.6    | 3.0           | 4.4    |
| Source: Infoshare: New York City Police Department |       |          |           |        |               |        |

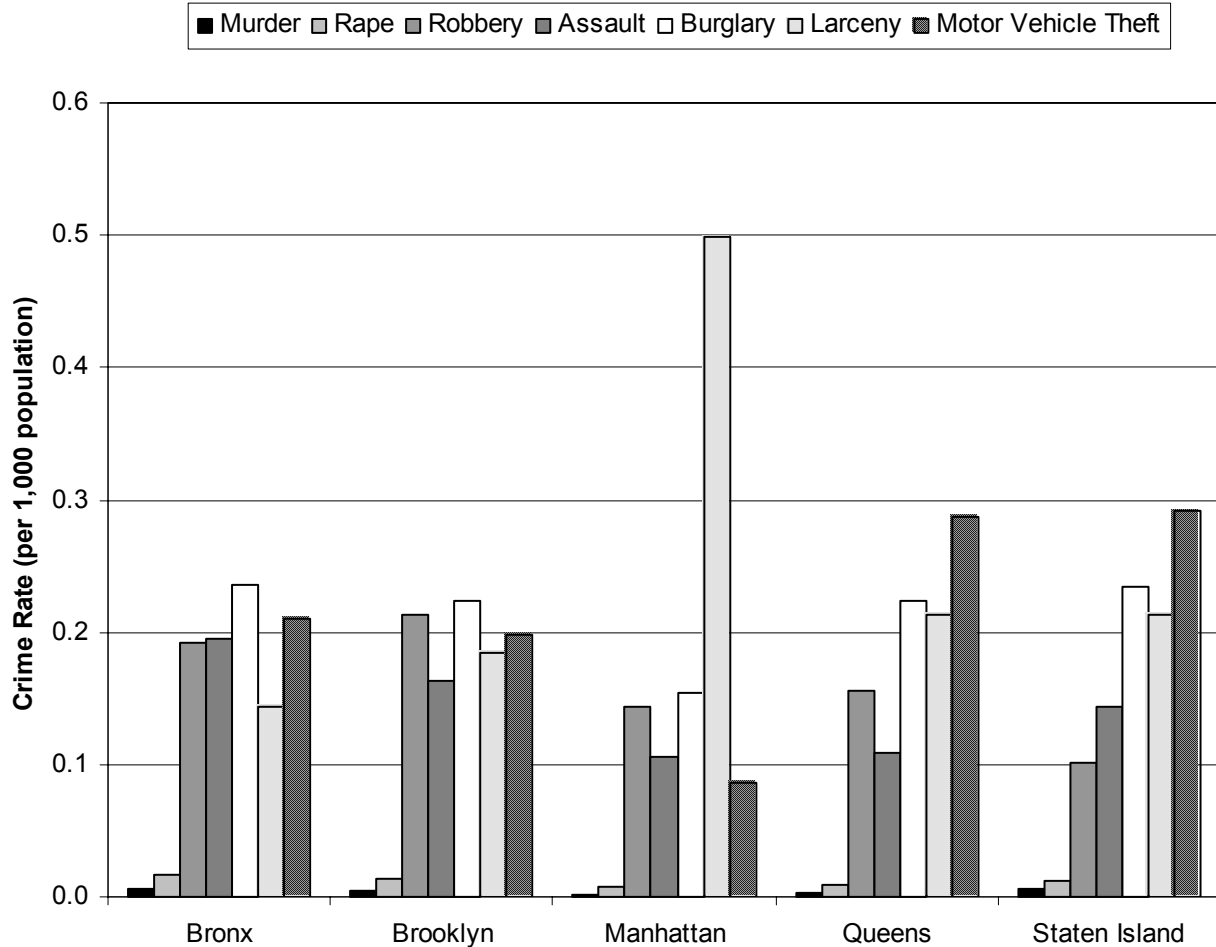
strated declining crime trends in the 1990s, so that by 2000 the four boroughs had similar numbers of total reported felonies. Finally, Staten Island's crime numbers were and continues to be quite low compared to the other four boroughs.

Chart 16-3 depicts another crime trend since 1985, but this time showing the violent and property crimes for the entire city. The chart reveals that, especially for property crimes, the numbers of crimes were quite high in the 1980s, and declined significantly throughout the 1990s.

Borough Table 16-2 examines the crime numbers and rates in more detail, breaking down the two categories of violent and property crimes into the following seven specific crimes: murders, rapes, robberies, assaults, burglaries, larcenies, and motor vehicle thefts. The first two violent crimes, murders and rapes, both had very few occurrences in all five boroughs. Accordingly, the rates for both kinds of violent crimes were also very low, with the highest rate for either crime being 0.4 in any of the boroughs.

The other two violent crimes, robberies and assaults, occurred more frequently. While Brooklyn had the highest occurrences of robberies and assaults (11,914 and 9,142, respectively), Staten Island had the lowest occurrences of the two crimes (458 and 648, respectively). While the number of crimes seem vastly different among the boroughs, the rates per 1,000 persons are much closer together. Brooklyn still had the highest crime rate for robberies at 4.8, but the rates for the Bronx and Manhattan were quite close, both at 4.6. The Queens robbery rate was somewhat lower at 3.0, and the Staten Island rate was the lowest at 1.0. While Brooklyn had the highest number of assaults by far, Brooklyn's assault rate of 3.7 was lower than the assault rate for the Bronx, at 4.6. Manhattan's assault rate came in third at 3.4, followed by Queens's rate of 2.1 and Staten Island's

### Chart 16-4 Specific Crime Rates, 2000



Source: Infoshare: New York City Police Department

rate of 1.5.

The three property crimes include burglaries, larcenies, and motor vehicle thefts. By definition, burglaries occur when a perpetrator breaks into a property to steal goods, whereas larcenies occur when goods are stolen without the use of force, such as a thief taking a woman's purse after she placed it on the ground and turned her back. The most striking detail in Borough Table 16-2 is the number of larceny crimes in Manhattan. At 24,347, this number is more than twice the number in the next highest

### Exhibit 16-3 Highest Murder Rates, 2000

Highest:

|           |                             |      |
|-----------|-----------------------------|------|
| Brooklyn  | East New York/Starrett City | 0.23 |
| Bronx     | Belmont/East Tremont        | 0.23 |
| Brooklyn  | Bedford Stuyvesant          | 0.21 |
| Manhattan | Central Harlem              | 0.20 |
| Bronx     | Williamsbridge/Baychester   | 0.19 |

Source: Infoshare: New York City Police Department

### Exhibit 16-4 Highest Rape Rates, 2000

Highest:

|           |                      |      |
|-----------|----------------------|------|
| Bronx     | Hunts Point/Longwood | 0.72 |
| Bronx     | Belmont/East Tremont | 0.71 |
| Manhattan | Central Harlem       | 0.71 |
| Brooklyn  | Brownsville          | 0.69 |
| Manhattan | Midtown              | 0.62 |

Source: Infoshare: New York City Police Department

### Exhibit 16-5 Highest Robbery Rates, 2000

Highest:

|           |                              |      |
|-----------|------------------------------|------|
| Manhattan | Midtown                      | 20.0 |
| Brooklyn  | Brownsville                  | 8.2  |
| Manhattan | Financial District           | 7.9  |
| Brooklyn  | Bedford Stuyvesant           | 7.8  |
| Brooklyn  | Fort Greene/Brooklyn Heights | 7.6  |

Source: Infoshare: New York City Police Department

### Exhibit 16-6 Highest Assault Rates, 2000

Highest:

|           |                      |      |
|-----------|----------------------|------|
| Bronx     | Hunts Point/Longwood | 14.8 |
| Manhattan | Midtown              | 12.3 |
| Brooklyn  | Brownsville          | 8.3  |
| Manhattan | Central Harlem       | 7.7  |
| Bronx     | Morrisania/Crotona   | 7.4  |

Source: Infoshare: New York City Police Department

borough, which is Brooklyn at 10,269. Similar to Brooklyn, the number of larcenies occurring Queens is 9,226, while the Bronx (4,538) and Staten Island (967) had much lower larceny occurrences. The larceny rates follow the same pattern as the numbers, with Manhattan's rate being the highest at 15.8, and Staten Island's rate being the lowest at 2.2.

For burglaries and motor vehicle thefts, the general trend is that more burglaries occurred than motor vehicle thefts in the Bronx, Brooklyn, and Manhattan, whereas more motor vehicle thefts occurred than burglaries in Queens and Staten Island. The rates of these two crimes also followed this trend. The highest rate of burglaries occurred in the Bronx (5.6), followed by Brooklyn (5.1), Manhattan (4.9), Queens (4.3) and Staten Island (2.4). The highest rate of motor vehicle thefts occurred in Queens (5.6), followed by the Bronx (5.0), Brooklyn (4.5), Staten Island (3.0), and Manhattan (2.7).

Exhibits 16-3 through 16-9 highlight the highest crime rates within community districts for the previously mentioned seven crimes. In Exhibit 16-3, the highest murder rates took place in Brooklyn's East New York/Starrett City (0.23), the Bronx's Belmont/East Tremont (0.23), Brooklyn's Bedford Stuyvesant (0.21), Manhattan's Central Harlem (0.20), and the Bronx's Williamsbridge/Baychester (0.19). In Exhibit 16-4, the highest incidences of rape occurred in Hunts Point/Longwood (0.72) and Belmont/East Tremont (0.71) in

### Exhibit 16-7 Highest Burglary Rates, 2000

#### Highest:

|           |                             |      |
|-----------|-----------------------------|------|
| Manhattan | Midtown                     | 28.9 |
| Manhattan | Financial District          | 14.7 |
| Bronx     | Belmont/East Tremont        | 8.4  |
| Bronx     | Hunts Point/Longwood        | 8.2  |
| Bronx     | Kingsbridge Heights/Bedford | 7.6  |

Source: Infoshare: New York City Police Department

### Exhibit 16-8 Highest Larceny Rates, 2000

#### Highest:

|           |                            |       |
|-----------|----------------------------|-------|
| Manhattan | Midtown                    | 164.5 |
| Manhattan | Financial District         | 73.3  |
| Manhattan | Clinton/Chelsea            | 35.6  |
| Manhattan | Stuyvesant Town/Turtle Bay | 17.1  |
| Manhattan | Greenwich Village/Soho     | 14.8  |

Source: Infoshare: New York City Police Department

### Exhibit 16-9 Highest Motor Vehicle Theft Rates, 2000

#### Highest:

|           |                            |     |
|-----------|----------------------------|-----|
| Manhattan | Midtown                    | 9.4 |
| Bronx     | Throgs Neck/Co-op City     | 7.8 |
| Queens    | S. Ozone Park/Howard Beach | 7.8 |
| Bronx     | Morris Park/Bronxdale      | 7.5 |
| Queens    | Woodside/Sunnyside         | 7.1 |

Source: Infoshare: New York City Police Department

the Bronx, Central Harlem in Manhattan (0.71), Brownsville in Brooklyn (0.69), and Midtown in Manhattan (0.62).

Exhibits 16-5 and 16-6 highlight the second two violent crimes, robberies and assaults. The highest robbery rates occurred in community districts in Manhattan and Brooklyn: Midtown (20.0) and the Financial District (7.9) in Manhattan; and Brownsville (8.2), Bedford Stuyvesant (7.8), and Fort Greene/Brooklyn Heights (7.6) in Brooklyn. The highest assault rates took place in the Bronx's Hunts Point/Longwood (14.8), Manhattan's Midtown (12.3), Brooklyn's Brownsville (8.3), Manhattan's Central Harlem (7.7), and the Bronx's Morrisania/Crotona (7.4).

The highest property crime rates within community districts are displayed in Exhibits 16-7 through 16-9. Exhibit 16-7 shows that the highest burglary rates occurred in Manhattan and the Bronx: Midtown (28.9) and the Financial District (14.7) in Manhattan; and Belmont/East Tremont (8.4), Hunts Point/Longwood (8.2), and Kingsbridge Heights/Bedford (7.6) in the Bronx. The highest larceny rates within community districts all occurred within Manhattan, as shown in Exhibit 16-8: Midtown (164.5), the Financial District (73.3), Clinton/Chelsea (35.6), Stuyvesant Town/Turtle Bay (17.1), and Greenwich Village/Soho (14.8). Finally, the highest motor vehicle thefts were spread out among Man-

hattan, the Bronx, and Queens. Manhattan's Midtown exhibited the highest rate of motor vehicle thefts, at 9.4. This community district was followed by the Bronx's Throgs Neck/Co-op City (7.8), Queens's South Ozone Park/Howard Beach (7.8), the Bronx's Morris Park/Bronxdale (7.5), and Queens's Woodside/Sunnyside (7.1).



# Neighborhood Table 16-1

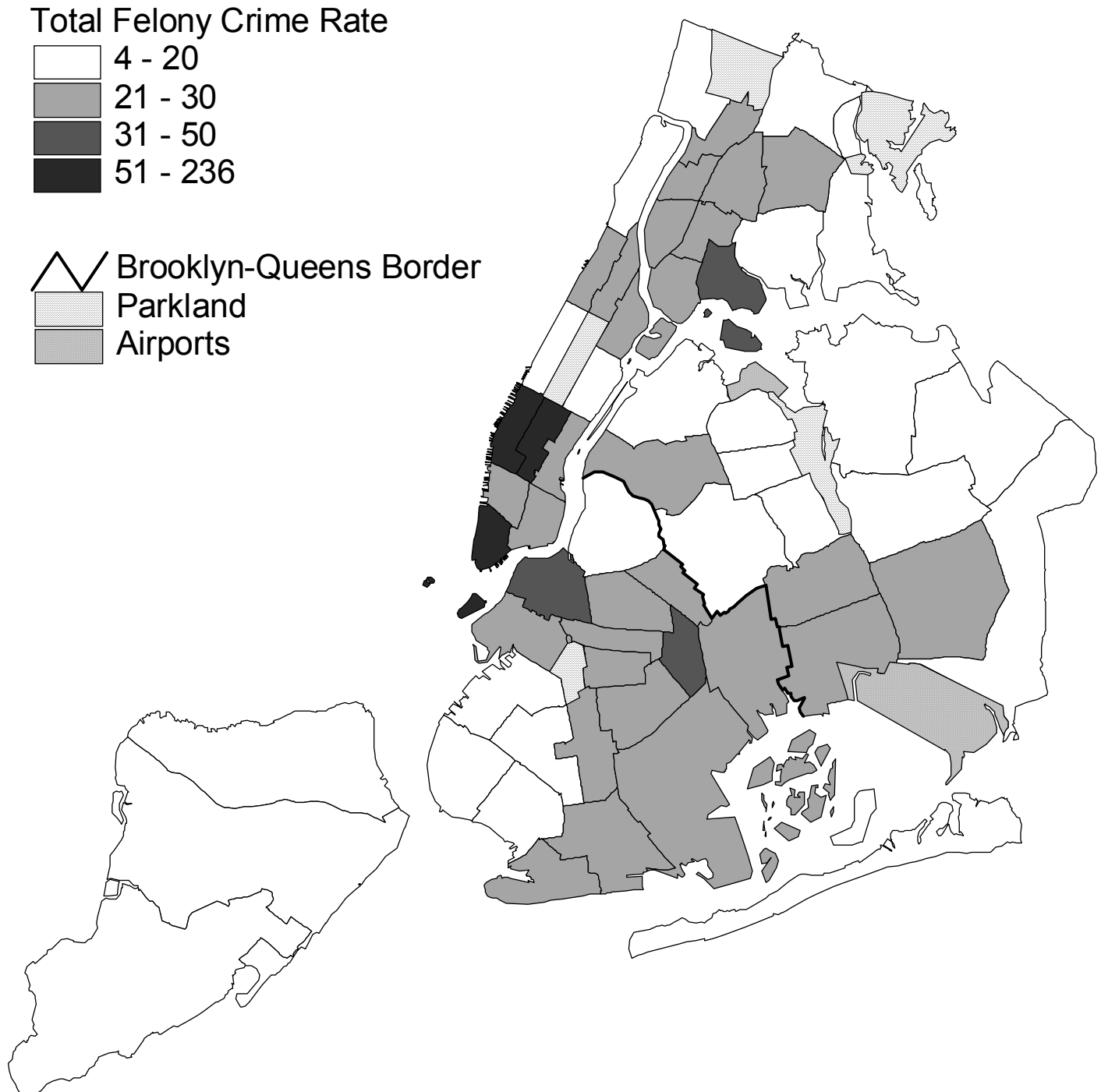
## Total Felony Crime Rates in New York City Community Districts, 2000

| Borough       | Community District               | Total Crime Rate<br>(Crimes per 1,000 Population) |             |              |               |
|---------------|----------------------------------|---------------------------------------------------|-------------|--------------|---------------|
|               |                                  | 1990                                              | 2000        | Change       | % Change      |
| Bronx         | 101 Mott Haven/Melrose           | 109.5                                             | 28.3        | -81.2        | -74.1%        |
| Bronx         | 102 Hunts Point/Longwood         | 117.6                                             | 38.5        | -79.1        | -67.3%        |
| Bronx         | 103 Morrisania/Crotona           | 93.9                                              | 27.0        | -66.9        | -71.2%        |
| Bronx         | 104 Highbridge/Concourse         | 91.4                                              | 25.9        | -65.4        | -71.6%        |
| Bronx         | 105 Fordham/University Heights   | 90.7                                              | 24.0        | -66.6        | -73.5%        |
| Bronx         | 106 Belmont/East Tremont         | 83.9                                              | 29.6        | -54.3        | -64.7%        |
| Bronx         | 107 Kingsbridge Hgts/Bedford     | 75.8                                              | 25.9        | -49.9        | -65.8%        |
| Bronx         | 108 Riverdale/Fieldston          | 61.9                                              | 18.6        | -43.2        | -69.9%        |
| Bronx         | 109 Parkchester/Soundview        | 64.0                                              | 20.0        | -43.9        | -68.7%        |
| Bronx         | 110 Throgs Neck/Co-op City       | 51.9                                              | 19.6        | -32.2        | -62.2%        |
| Bronx         | 111 Morris Park/Bronxdale        | 68.9                                              | 23.4        | -45.5        | -66.0%        |
| Bronx         | 112 Williamsbridge/Baychester    | 59.9                                              | 20.2        | -39.7        | -66.3%        |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 62.1                                              | 19.1        | -43.0        | -69.3%        |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 124.4                                             | 33.0        | -91.4        | -73.5%        |
| Brooklyn      | 203 Bedford Stuyvesant           | 99.0                                              | 29.4        | -69.6        | -70.3%        |
| Brooklyn      | 204 Bushwick                     | 85.3                                              | 23.9        | -61.4        | -72.0%        |
| Brooklyn      | 205 East New York/Starrett City  | 84.2                                              | 26.2        | -58.0        | -68.9%        |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 85.5                                              | 24.5        | -61.0        | -71.4%        |
| Brooklyn      | 207 Sunset Park                  | 58.1                                              | 17.6        | -40.5        | -69.7%        |
| Brooklyn      | 208 Crown Heights                | 90.1                                              | 26.3        | -63.8        | -70.8%        |
| Brooklyn      | 209 South Crown Heights/Prospect | 69.6                                              | 28.9        | -40.7        | -58.4%        |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 63.4                                              | 14.9        | -48.5        | -76.5%        |
| Brooklyn      | 211 Bensonhurst                  | 57.3                                              | 14.8        | -42.5        | -74.1%        |
| Brooklyn      | 212 Borough Park                 | 51.4                                              | 11.9        | -39.5        | -76.9%        |
| Brooklyn      | 213 Coney Island                 | 67.8                                              | 22.8        | -45.0        | -66.3%        |
| Brooklyn      | 214 Flatbush/Midwood             | 73.2                                              | 25.8        | -47.4        | -64.8%        |
| Brooklyn      | 215 Sheepshead Bay               | 70.1                                              | 21.0        | -49.1        | -70.0%        |
| Brooklyn      | 216 Brownsville                  | 108.4                                             | 32.2        | -76.2        | -70.3%        |
| Brooklyn      | 217 East Flatbush                | 60.8                                              | 23.6        | -37.1        | -61.1%        |
| Brooklyn      | 218 Flatlands/Canarsie           | 68.9                                              | 22.6        | -46.4        | -67.2%        |
| Manhattan     | 301 Financial District           | 430.2                                             | 107.4       | -322.8       | -75.0%        |
| Manhattan     | 302 Greenwich Village/Soho       | 85.0                                              | 25.5        | -59.5        | -70.0%        |
| Manhattan     | 303 Lower East Side/Chinatown    | 85.8                                              | 28.8        | -57.0        | -66.4%        |
| Manhattan     | 304 Clinton/Chelsea              | 192.2                                             | 55.5        | -136.7       | -71.1%        |
| Manhattan     | 305 Midtown                      | 735.7                                             | 235.3       | -500.4       | -68.0%        |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 96.2                                              | 29.2        | -66.9        | -69.6%        |
| Manhattan     | 307 Upper West Side              | 60.9                                              | 15.7        | -45.2        | -74.2%        |
| Manhattan     | 308 Upper East Side              | 71.1                                              | 19.2        | -51.9        | -73.0%        |
| Manhattan     | 309 Morningside Heights/Hamilton | 74.5                                              | 22.9        | -51.6        | -69.3%        |
| Manhattan     | 310 Central Harlem               | 104.7                                             | 27.0        | -77.7        | -74.2%        |
| Manhattan     | 311 East Harlem                  | 83.3                                              | 22.4        | -60.9        | -73.1%        |
| Manhattan     | 312 Washington Heights/Inwood    | 58.6                                              | 15.7        | -42.9        | -73.3%        |
| Queens        | 401 Astoria                      | 64.7                                              | 19.1        | -45.6        | -70.4%        |
| Queens        | 402 Woodside/Sunnyside           | 84.8                                              | 25.2        | -59.6        | -70.2%        |
| Queens        | 403 Jackson Heights              | 76.3                                              | 17.7        | -58.6        | -76.8%        |
| Queens        | 404 Elmhurst/Corona              | 67.9                                              | 16.7        | -51.2        | -75.4%        |
| Queens        | 405 Ridgewood/Maspeth            | 66.5                                              | 19.0        | -47.5        | -71.4%        |
| Queens        | 406 Rego Park/Forest Hills       | 70.5                                              | 17.8        | -52.7        | -74.8%        |
| Queens        | 407 Flushing/Whitestone          | 54.1                                              | 16.7        | -37.4        | -69.2%        |
| Queens        | 408 Hillcrest/Fresh Meadows      | 76.7                                              | 19.1        | -57.6        | -75.1%        |
| Queens        | 409 Ozone Park/Woodhaven         | 75.0                                              | 21.0        | -54.1        | -72.0%        |
| Queens        | 410 S. Ozone Park/Howard Beach   | 62.4                                              | 22.7        | -39.6        | -63.6%        |
| Queens        | 411 Bayside/Little Neck          | 56.7                                              | 13.8        | -42.8        | -75.6%        |
| Queens        | 412 Jamaica/Hollis               | 96.4                                              | 28.5        | -67.9        | -70.5%        |
| Queens        | 413 Queens Village               | 47.5                                              | 15.2        | -32.3        | -68.1%        |
| Queens        | 414 Rockaway/Broad Channel       | 57.8                                              | 18.6        | -39.2        | -67.9%        |
| Staten Island | 501 St. George/Stapleton         | 55.8                                              | 14.1        | -41.7        | -74.8%        |
| Staten Island | 502 S. Beach/Willowbrook         | 64.6                                              | 12.7        | -51.9        | -80.3%        |
| Staten Island | 503 Tottenville/Great Kills      | 15.4                                              | 4.0         | -11.4        | -74.0%        |
| <b>Total</b>  | <b>New York City</b>             | <b>78.3</b>                                       | <b>23.0</b> | <b>-55.3</b> | <b>-70.7%</b> |

Source: Infoshare: New York City Police Department

# Map 16-1

## Total Felony Crime Rates in New York City Community Districts, 2000



Source: Infoshare: New York City Police Department

## Neighborhood Table 16-2

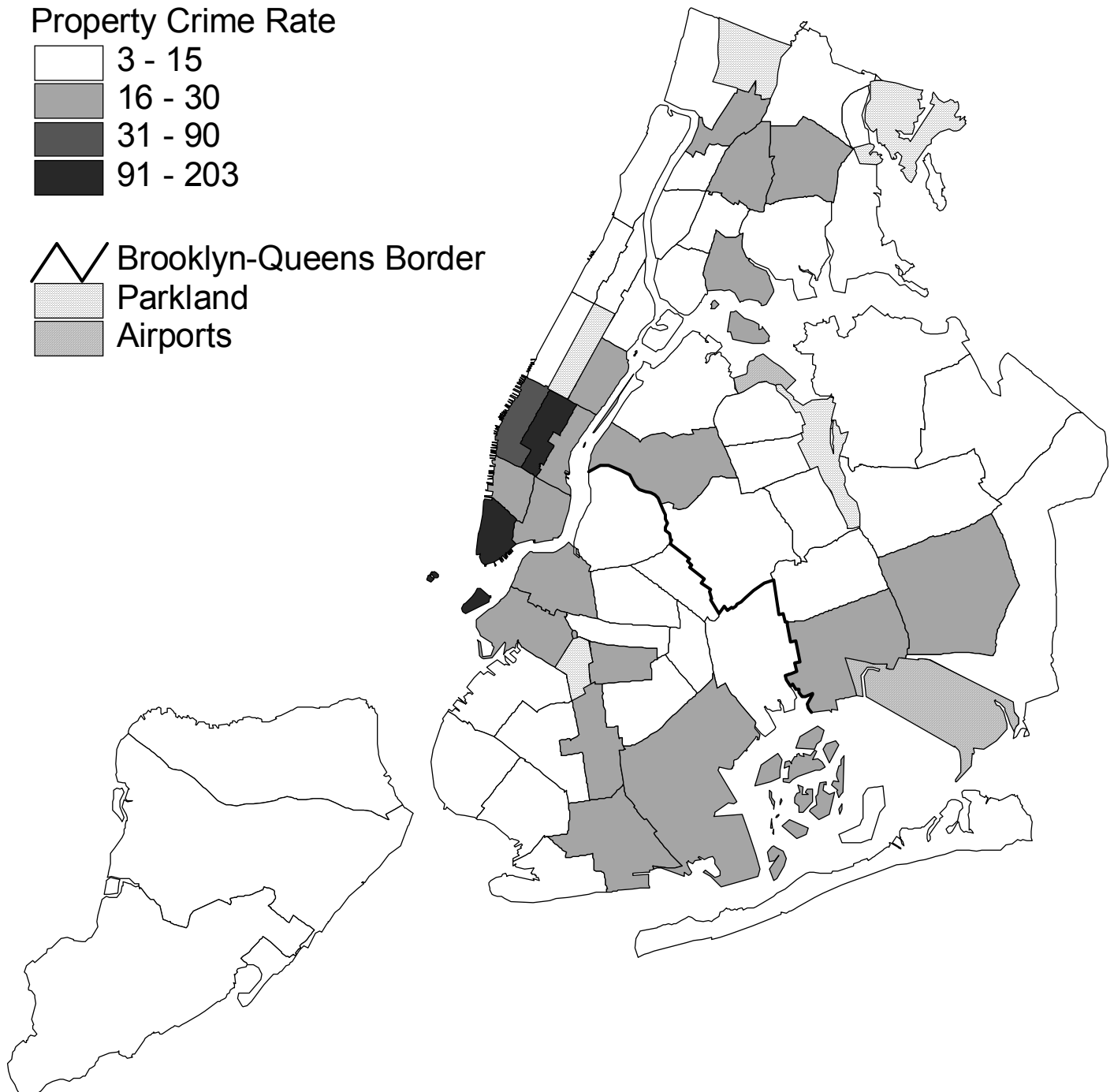
### Property Crime Rates in New York City Community Districts, 2000

| Borough       | Community District               | Property Crime Rate<br>(Crimes per 1,000 Population) |             |              |               |
|---------------|----------------------------------|------------------------------------------------------|-------------|--------------|---------------|
|               |                                  | 1990                                                 | 2000        | Change       | % Change      |
| Bronx         | 101 Mott Haven/Melrose           | 66.7                                                 | 13.8        | -52.9        | -79.3%        |
| Bronx         | 102 Hunts Point/Longwood         | 75.2                                                 | 16.7        | -58.5        | -77.8%        |
| Bronx         | 103 Morrisania/Crotona           | 55.4                                                 | 12.8        | -42.6        | -76.9%        |
| Bronx         | 104 Highbridge/Concourse         | 57.8                                                 | 13.8        | -44.0        | -76.2%        |
| Bronx         | 105 Fordham/University Heights   | 53.8                                                 | 13.0        | -40.8        | -75.9%        |
| Bronx         | 106 Belmont/East Tremont         | 53.1                                                 | 16.4        | -36.8        | -69.2%        |
| Bronx         | 107 Kingsbridge Hgts/Bedford     | 53.8                                                 | 15.8        | -38.0        | -70.7%        |
| Bronx         | 108 Riverdale/Fieldston          | 51.5                                                 | 14.4        | -37.1        | -72.1%        |
| Bronx         | 109 Parkchester/Soundview        | 44.0                                                 | 11.9        | -32.1        | -72.9%        |
| Bronx         | 110 Throgs Neck/Co-op City       | 44.3                                                 | 15.3        | -29.1        | -65.6%        |
| Bronx         | 111 Morris Park/Bronxdale        | 56.7                                                 | 16.9        | -39.8        | -70.2%        |
| Bronx         | 112 Williamsbridge/Baychester    | 44.3                                                 | 12.4        | -31.9        | -72.0%        |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 41.6                                                 | 11.6        | -30.0        | -72.1%        |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 78.1                                                 | 21.1        | -57.0        | -72.9%        |
| Brooklyn      | 203 Bedford Stuyvesant           | 52.4                                                 | 13.7        | -38.7        | -73.9%        |
| Brooklyn      | 204 Bushwick                     | 50.6                                                 | 12.5        | -38.1        | -75.4%        |
| Brooklyn      | 205 East New York/Starrett City  | 50.2                                                 | 13.0        | -37.2        | -74.1%        |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 62.2                                                 | 16.1        | -46.1        | -74.2%        |
| Brooklyn      | 207 Sunset Park                  | 42.8                                                 | 10.4        | -32.3        | -75.6%        |
| Brooklyn      | 208 Crown Heights                | 50.5                                                 | 13.1        | -37.3        | -74.0%        |
| Brooklyn      | 209 South Crown Heights/Prospect | 45.0                                                 | 16.6        | -28.4        | -63.1%        |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 54.4                                                 | 11.2        | -43.2        | -79.4%        |
| Brooklyn      | 211 Bensonhurst                  | 47.5                                                 | 11.1        | -36.4        | -76.6%        |
| Brooklyn      | 212 Borough Park                 | 44.2                                                 | 8.8         | -35.5        | -80.2%        |
| Brooklyn      | 213 Coney Island                 | 45.8                                                 | 13.8        | -32.0        | -69.9%        |
| Brooklyn      | 214 Flatbush/Midwood             | 52.0                                                 | 16.3        | -35.7        | -68.7%        |
| Brooklyn      | 215 Sheepshead Bay               | 58.9                                                 | 16.1        | -42.8        | -72.6%        |
| Brooklyn      | 216 Brownsville                  | 54.1                                                 | 14.8        | -39.3        | -72.7%        |
| Brooklyn      | 217 East Flatbush                | 40.3                                                 | 13.4        | -26.9        | -66.7%        |
| Brooklyn      | 218 Flatlands/Canarsie           | 56.0                                                 | 15.6        | -40.5        | -72.2%        |
| Manhattan     | 301 Financial District           | 360.6                                                | 94.6        | -266.0       | -73.8%        |
| Manhattan     | 302 Greenwich Village/Soho       | 66.6                                                 | 19.6        | -47.0        | -70.6%        |
| Manhattan     | 303 Lower East Side/Chinatown    | 60.5                                                 | 19.4        | -41.1        | -68.0%        |
| Manhattan     | 304 Clinton/Chelsea              | 148.4                                                | 45.5        | -102.8       | -69.3%        |
| Manhattan     | 305 Midtown                      | 599.3                                                | 202.4       | -396.9       | -66.2%        |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 81.0                                                 | 24.8        | -56.2        | -69.4%        |
| Manhattan     | 307 Upper West Side              | 48.4                                                 | 11.4        | -37.0        | -76.5%        |
| Manhattan     | 308 Upper East Side              | 60.5                                                 | 16.4        | -44.1        | -72.9%        |
| Manhattan     | 309 Morningside Heights/Hamilton | 47.5                                                 | 12.4        | -35.1        | -73.9%        |
| Manhattan     | 310 Central Harlem               | 61.5                                                 | 11.4        | -50.0        | -81.4%        |
| Manhattan     | 311 East Harlem                  | 51.6                                                 | 9.1         | -42.5        | -82.4%        |
| Manhattan     | 312 Washington Heights/Inwood    | 42.3                                                 | 9.5         | -32.8        | -77.5%        |
| Queens        | 401 Astoria                      | 49.1                                                 | 13.8        | -35.3        | -71.8%        |
| Queens        | 402 Woodside/Sunnyside           | 67.0                                                 | 19.1        | -47.9        | -71.4%        |
| Queens        | 403 Jackson Heights              | 59.4                                                 | 12.3        | -47.1        | -79.3%        |
| Queens        | 404 Elmhurst/Corona              | 51.1                                                 | 10.7        | -40.4        | -79.1%        |
| Queens        | 405 Ridgewood/Maspeth            | 55.6                                                 | 14.9        | -40.7        | -73.2%        |
| Queens        | 406 Rego Park/Forest Hills       | 62.5                                                 | 14.7        | -47.7        | -76.4%        |
| Queens        | 407 Flushing/Whitestone          | 46.6                                                 | 13.3        | -33.3        | -71.4%        |
| Queens        | 408 Hillcrest/Fresh Meadows      | 67.5                                                 | 14.8        | -52.7        | -78.1%        |
| Queens        | 409 Ozone Park/Woodhaven         | 62.3                                                 | 14.4        | -47.9        | -76.9%        |
| Queens        | 410 S. Ozone Park/Howard Beach   | 51.1                                                 | 16.5        | -34.6        | -67.7%        |
| Queens        | 411 Bayside/Little Neck          | 52.5                                                 | 11.7        | -40.8        | -77.7%        |
| Queens        | 412 Jamaica/Hollis               | 71.5                                                 | 19.1        | -52.4        | -73.3%        |
| Queens        | 413 Queens Village               | 38.5                                                 | 11.1        | -27.5        | -71.3%        |
| Queens        | 414 Rockaway/Broad Channel       | 37.7                                                 | 10.0        | -27.7        | -73.5%        |
| Staten Island | 501 St. George/Stapleton         | 43.6                                                 | 9.1         | -34.5        | -79.1%        |
| Staten Island | 502 S. Beach/Willowbrook         | 59.8                                                 | 10.5        | -49.2        | -82.4%        |
| Staten Island | 503 Tottenville/Great Kills      | 14.3                                                 | 3.3         | -11.0        | -76.7%        |
| <b>Total</b>  | <b>New York City</b>             | <b>57.9</b>                                          | <b>15.4</b> | <b>-42.5</b> | <b>-73.4%</b> |

Source: Infoshare: New York City Police Department

# Map 16-2

## Property Crime Rates in New York City Community Districts, 2000



Source: Infoshare: New York City Police Department

## Neighborhood Table 16-3

### Violent Crime Rates in New York City Community Districts, 2000

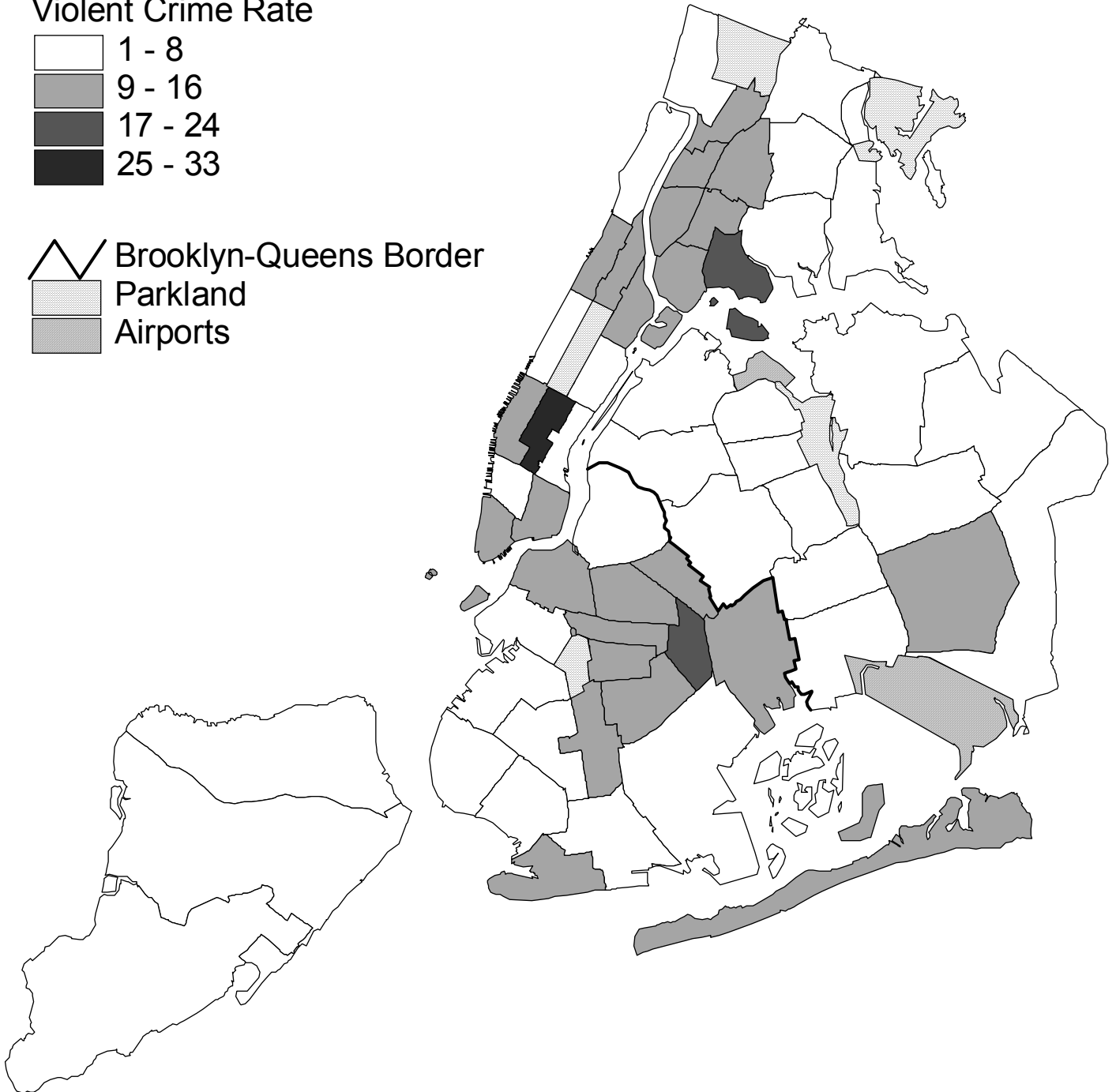
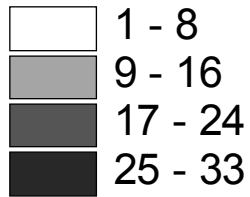
| Borough       | Community District               | Violent Crime Rate<br>(Crimes per 1,000 Population) |            |              |               |
|---------------|----------------------------------|-----------------------------------------------------|------------|--------------|---------------|
|               |                                  | 1990                                                | 2000       | Change       | % Change      |
| Bronx         | 101 Mott Haven/Melrose           | 42.8                                                | 14.5       | -28.2        | -66.0%        |
| Bronx         | 102 Hunts Point/Longwood         | 42.4                                                | 21.8       | -20.6        | -48.5%        |
| Bronx         | 103 Morrisania/Crotona           | 38.5                                                | 14.3       | -24.3        | -63.0%        |
| Bronx         | 104 Highbridge/Concourse         | 33.6                                                | 12.1       | -21.4        | -63.8%        |
| Bronx         | 105 Fordham/University Heights   | 36.8                                                | 11.0       | -25.8        | -70.1%        |
| Bronx         | 106 Belmont/East Tremont         | 30.7                                                | 13.2       | -17.5        | -57.0%        |
| Bronx         | 107 Kingsbridge Hgts/Bedford     | 22.0                                                | 10.1       | -11.8        | -53.9%        |
| Bronx         | 108 Riverdale/Fieldston          | 10.4                                                | 4.3        | -6.1         | -59.1%        |
| Bronx         | 109 Parkchester/Soundview        | 20.0                                                | 8.1        | -11.9        | -59.4%        |
| Bronx         | 110 Throgs Neck/Co-op City       | 7.5                                                 | 4.4        | -3.2         | -42.2%        |
| Bronx         | 111 Morris Park/Bronxdale        | 12.1                                                | 6.5        | -5.7         | -46.6%        |
| Bronx         | 112 Williamsbridge/Baychester    | 15.6                                                | 7.7        | -7.8         | -50.2%        |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 20.5                                                | 7.5        | -13.1        | -63.7%        |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 46.3                                                | 11.8       | -34.4        | -74.4%        |
| Brooklyn      | 203 Bedford Stuyvesant           | 46.6                                                | 15.7       | -30.9        | -66.3%        |
| Brooklyn      | 204 Bushwick                     | 34.7                                                | 11.5       | -23.2        | -67.0%        |
| Brooklyn      | 205 East New York/Starrett City  | 34.0                                                | 13.2       | -20.8        | -61.1%        |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 23.3                                                | 8.4        | -14.9        | -63.9%        |
| Brooklyn      | 207 Sunset Park                  | 15.3                                                | 7.2        | -8.2         | -53.1%        |
| Brooklyn      | 208 Crown Heights                | 39.7                                                | 13.2       | -26.5        | -66.8%        |
| Brooklyn      | 209 South Crown Heights/Prospect | 24.5                                                | 12.3       | -12.2        | -49.9%        |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 9.0                                                 | 3.7        | -5.3         | -59.2%        |
| Brooklyn      | 211 Bensonhurst                  | 9.8                                                 | 3.7        | -6.1         | -62.3%        |
| Brooklyn      | 212 Borough Park                 | 7.2                                                 | 3.1        | -4.1         | -56.5%        |
| Brooklyn      | 213 Coney Island                 | 22.0                                                | 9.0        | -12.9        | -58.9%        |
| Brooklyn      | 214 Flatbush/Midwood             | 21.2                                                | 9.5        | -11.7        | -55.2%        |
| Brooklyn      | 215 Sheepshead Bay               | 11.2                                                | 4.9        | -6.3         | -56.2%        |
| Brooklyn      | 216 Brownsville                  | 54.3                                                | 17.4       | -36.9        | -68.0%        |
| Brooklyn      | 217 East Flatbush                | 20.5                                                | 10.2       | -10.3        | -50.1%        |
| Brooklyn      | 218 Flatlands/Canarsie           | 12.9                                                | 7.0        | -5.9         | -45.5%        |
| Manhattan     | 301 Financial District           | 69.5                                                | 12.8       | -56.8        | -81.7%        |
| Manhattan     | 302 Greenwich Village/Soho       | 18.4                                                | 5.9        | -12.5        | -68.1%        |
| Manhattan     | 303 Lower East Side/Chinatown    | 25.2                                                | 9.4        | -15.8        | -62.7%        |
| Manhattan     | 304 Clinton/Chelsea              | 43.9                                                | 9.9        | -33.9        | -77.4%        |
| Manhattan     | 305 Midtown                      | 136.4                                               | 32.9       | -103.5       | -75.9%        |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 15.2                                                | 4.5        | -10.7        | -70.6%        |
| Manhattan     | 307 Upper West Side              | 12.5                                                | 4.3        | -8.1         | -65.3%        |
| Manhattan     | 308 Upper East Side              | 10.7                                                | 2.8        | -7.9         | -73.7%        |
| Manhattan     | 309 Morningside Heights/Hamilton | 27.0                                                | 10.5       | -16.5        | -61.1%        |
| Manhattan     | 310 Central Harlem               | 43.2                                                | 15.5       | -27.7        | -64.1%        |
| Manhattan     | 311 East Harlem                  | 31.7                                                | 13.4       | -18.4        | -57.9%        |
| Manhattan     | 312 Washington Heights/Inwood    | 16.3                                                | 6.1        | -10.1        | -62.2%        |
| Queens        | 401 Astoria                      | 15.6                                                | 5.3        | -10.3        | -66.1%        |
| Queens        | 402 Woodside/Sunnyside           | 17.8                                                | 6.1        | -11.7        | -65.8%        |
| Queens        | 403 Jackson Heights              | 16.9                                                | 5.5        | -11.4        | -67.7%        |
| Queens        | 404 Elmhurst/Corona              | 16.8                                                | 6.0        | -10.8        | -64.2%        |
| Queens        | 405 Ridgewood/Maspeth            | 10.9                                                | 4.1        | -6.8         | -62.4%        |
| Queens        | 406 Rego Park/Forest Hills       | 8.0                                                 | 3.0        | -5.0         | -62.3%        |
| Queens        | 407 Flushing/Whitestone          | 7.4                                                 | 3.4        | -4.1         | -54.9%        |
| Queens        | 408 Hillcrest/Fresh Meadows      | 9.2                                                 | 4.4        | -4.8         | -52.7%        |
| Queens        | 409 Ozone Park/Woodhaven         | 12.7                                                | 6.6        | -6.1         | -48.3%        |
| Queens        | 410 S. Ozone Park/Howard Beach   | 11.2                                                | 6.2        | -5.0         | -44.6%        |
| Queens        | 411 Bayside/Little Neck          | 4.2                                                 | 2.1        | -2.0         | -48.4%        |
| Queens        | 412 Jamaica/Hollis               | 24.9                                                | 9.4        | -15.5        | -62.2%        |
| Queens        | 413 Queens Village               | 9.0                                                 | 4.1        | -4.9         | -54.3%        |
| Queens        | 414 Rockaway/Broad Channel       | 20.2                                                | 8.6        | -11.6        | -57.3%        |
| Staten Island | 501 St. George/Stapleton         | 12.2                                                | 5.0        | -7.3         | -59.6%        |
| Staten Island | 502 S. Beach/Willowbrook         | 4.8                                                 | 2.2        | -2.6         | -54.6%        |
| Staten Island | 503 Tottenville/Great Kills      | 1.0                                                 | 0.6        | -0.4         | -36.3%        |
| <b>Total</b>  | <b>New York City</b>             | <b>20.4</b>                                         | <b>7.6</b> | <b>-12.8</b> | <b>-62.9%</b> |

Source: Infoshare: New York City Police Department

# Map 16-3

## Violent Crime Rates in New York City Community Districts, 2000

Violent Crime Rate



Source: Infoshare: New York City Police Department

# Neighborhood Table 16-4

## Specific Crimes in New York City Community Districts, 2000

(continued on next page)

| Borough       | Community District               | Number<br>of Murders | Murder<br>Rate* | Number<br>of Rapes | Rape<br>Rate* | Number of<br>Robberies | Robbery<br>Rate* |
|---------------|----------------------------------|----------------------|-----------------|--------------------|---------------|------------------------|------------------|
| Bronx         | 101 Mott Haven/Melrose           | 13                   | 0.15            | 39                 | 0.45          | 615                    | 7.08             |
| Bronx         | 102 Hunts Point/Longwood         | 5                    | 0.11            | 34                 | 0.72          | 289                    | 6.09             |
| Bronx         | 103 Morrisania/Crotona           | 12                   | 0.18            | 38                 | 0.56          | 417                    | 6.13             |
| Bronx         | 104 Highbridge/Concourse         | 24                   | 0.17            | 59                 | 0.42          | 838                    | 6.02             |
| Bronx         | 105 Fordham/University Heights   | 24                   | 0.19            | 47                 | 0.37          | 670                    | 5.33             |
| Bronx         | 106 Belmont/East Tremont         | 17                   | 0.23            | 53                 | 0.71          | 437                    | 5.88             |
| Bronx         | 107 Kingsbridge Hgts/Bedford     | 25                   | 0.18            | 48                 | 0.34          | 732                    | 5.19             |
| Bronx         | 108 Riverdale/Fieldston          | 5                    | 0.05            | 19                 | 0.20          | 205                    | 2.19             |
| Bronx         | 109 Parkchester/Soundview        | 16                   | 0.09            | 62                 | 0.35          | 721                    | 4.04             |
| Bronx         | 110 Throgs Neck/Co-op City       | 7                    | 0.07            | 18                 | 0.17          | 221                    | 2.12             |
| Bronx         | 111 Morris Park/Bronxdale        | 13                   | 0.12            | 23                 | 0.21          | 381                    | 3.45             |
| Bronx         | 112 Williamsbridge/Baychester    | 29                   | 0.19            | 63                 | 0.42          | 546                    | 3.63             |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 14                   | 0.09            | 30                 | 0.19          | 748                    | 4.67             |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 10                   | 0.10            | 27                 | 0.26          | 786                    | 7.55             |
| Brooklyn      | 203 Bedford Stuyvesant           | 30                   | 0.21            | 83                 | 0.58          | 1,110                  | 7.82             |
| Brooklyn      | 204 Bushwick                     | 17                   | 0.16            | 48                 | 0.46          | 591                    | 5.68             |
| Brooklyn      | 205 East New York/Starrett City  | 40                   | 0.23            | 96                 | 0.55          | 1,160                  | 6.68             |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 5                    | 0.05            | 24                 | 0.23          | 546                    | 5.25             |
| Brooklyn      | 207 Sunset Park                  | 8                    | 0.07            | 29                 | 0.24          | 504                    | 4.23             |
| Brooklyn      | 208 Crown Heights                | 18                   | 0.19            | 54                 | 0.56          | 653                    | 6.78             |
| Brooklyn      | 209 South Crown Heights/Prospect | 12                   | 0.12            | 29                 | 0.28          | 647                    | 6.27             |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 2                    | 0.02            | 10                 | 0.08          | 227                    | 1.84             |
| Brooklyn      | 211 Bensonhurst                  | 5                    | 0.03            | 21                 | 0.12          | 354                    | 2.09             |
| Brooklyn      | 212 Borough Park                 | 3                    | 0.02            | 19                 | 0.10          | 347                    | 1.88             |
| Brooklyn      | 213 Coney Island                 | 8                    | 0.08            | 28                 | 0.27          | 521                    | 4.96             |
| Brooklyn      | 214 Flatbush/Midwood             | 13                   | 0.08            | 51                 | 0.30          | 976                    | 5.73             |
| Brooklyn      | 215 Sheepshead Bay               | 6                    | 0.04            | 17                 | 0.10          | 518                    | 3.08             |
| Brooklyn      | 216 Brownsville                  | 13                   | 0.15            | 59                 | 0.69          | 696                    | 8.18             |
| Brooklyn      | 217 East Flatbush                | 26                   | 0.16            | 72                 | 0.43          | 722                    | 4.36             |
| Brooklyn      | 218 Flatlands/Canarsie           | 10                   | 0.05            | 41                 | 0.21          | 808                    | 4.16             |
| Manhattan     | 301 Financial District           | 3                    | 0.09            | 13                 | 0.40          | 256                    | 7.93             |
| Manhattan     | 302 Greenwich Village/Soho       | 0                    | 0.00            | 5                  | 0.05          | 379                    | 4.08             |
| Manhattan     | 303 Lower East Side/Chinatown    | 7                    | 0.04            | 36                 | 0.22          | 958                    | 5.75             |
| Manhattan     | 304 Clinton/Chelsea              | 5                    | 0.06            | 17                 | 0.20          | 502                    | 5.76             |
| Manhattan     | 305 Midtown                      | 6                    | 0.14            | 27                 | 0.62          | 876                    | 19.96            |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 2                    | 0.01            | 17                 | 0.11          | 383                    | 2.56             |
| Manhattan     | 307 Upper West Side              | 4                    | 0.02            | 17                 | 0.08          | 550                    | 2.65             |
| Manhattan     | 308 Upper East Side              | 4                    | 0.02            | 15                 | 0.07          | 392                    | 1.80             |
| Manhattan     | 309 Morningside Heights/Hamilton | 13                   | 0.12            | 31                 | 0.28          | 614                    | 5.50             |
| Manhattan     | 310 Central Harlem               | 22                   | 0.20            | 76                 | 0.71          | 736                    | 6.84             |
| Manhattan     | 311 East Harlem                  | 19                   | 0.16            | 43                 | 0.37          | 752                    | 6.39             |
| Manhattan     | 312 Washington Heights/Inwood    | 20                   | 0.10            | 58                 | 0.28          | 630                    | 3.02             |
| Queens        | 401 Astoria                      | 13                   | 0.07            | 28                 | 0.14          | 615                    | 3.11             |
| Queens        | 402 Woodside/Sunnyside           | 2                    | 0.02            | 18                 | 0.16          | 426                    | 3.89             |
| Queens        | 403 Jackson Heights              | 5                    | 0.03            | 32                 | 0.19          | 540                    | 3.20             |
| Queens        | 404 Elmhurst/Corona              | 5                    | 0.03            | 29                 | 0.17          | 635                    | 3.82             |
| Queens        | 405 Ridgewood/Maspeth            | 6                    | 0.04            | 18                 | 0.11          | 411                    | 2.47             |
| Queens        | 406 Rego Park/Forest Hills       | 0                    | 0.00            | 7                  | 0.06          | 232                    | 2.02             |
| Queens        | 407 Flushing/Whitestone          | 12                   | 0.05            | 16                 | 0.07          | 432                    | 1.76             |
| Queens        | 408 Hillcrest/Fresh Meadows      | 3                    | 0.02            | 16                 | 0.11          | 383                    | 2.67             |
| Queens        | 409 Ozone Park/Woodhaven         | 7                    | 0.05            | 29                 | 0.20          | 549                    | 3.77             |
| Queens        | 410 S. Ozone Park/Howard Beach   | 8                    | 0.06            | 31                 | 0.24          | 463                    | 3.63             |
| Queens        | 411 Bayside/Little Neck          | 4                    | 0.03            | 6                  | 0.05          | 144                    | 1.24             |
| Queens        | 412 Jamaica/Hollis               | 26                   | 0.12            | 100                | 0.45          | 1,015                  | 4.55             |
| Queens        | 413 Queens Village               | 7                    | 0.04            | 35                 | 0.18          | 433                    | 2.19             |
| Queens        | 414 Rockaway/Broad Channel       | 14                   | 0.13            | 48                 | 0.45          | 433                    | 4.06             |
| Staten Island | 501 St. George/Stapleton         | 20                   | 0.12            | 37                 | 0.23          | 307                    | 1.89             |
| Staten Island | 502 S. Beach/Willowbrook         | 2                    | 0.02            | 15                 | 0.12          | 118                    | 0.92             |
| Staten Island | 503 Tottenville/Great Kills      | 2                    | 0.01            | 3                  | 0.02          | 33                     | 0.22             |
| <b>Total</b>  | <b>New York City</b>             | <b>671</b>           | <b>0.08</b>     | <b>2,064</b>       | <b>0.26</b>   | <b>32,183</b>          | <b>4.02</b>      |

Source: Infoshare: New York City Police Department

\* Rates indicate number of crimes per 1,000 persons.



## Neighborhood Table 16-4

### Specific Crimes in New York City Community Districts, 2000

(continued on next page)

| Borough       | Community District               | Number<br>of Assaults | Assault<br>Rate* | Number<br>of Burglaries | Burglary<br>Rate* |
|---------------|----------------------------------|-----------------------|------------------|-------------------------|-------------------|
| Bronx         | 101 Mott Haven/Melrose           | 588                   | 6.77             | 468                     | 5.39              |
| Bronx         | 102 Hunts Point/Longwood         | 704                   | 14.84            | 390                     | 8.22              |
| Bronx         | 103 Morrisania/Crotona           | 504                   | 7.40             | 407                     | 5.98              |
| Bronx         | 104 Highbridge/Concourse         | 772                   | 5.55             | 820                     | 5.89              |
| Bronx         | 105 Fordham/University Heights   | 643                   | 5.12             | 857                     | 6.82              |
| Bronx         | 106 Belmont/East Tremont         | 482                   | 6.48             | 621                     | 8.35              |
| Bronx         | 107 Kingsbridge Hgts/Bedford     | 626                   | 4.43             | 1,067                   | 7.56              |
| Bronx         | 108 Riverdale/Fieldston          | 170                   | 1.82             | 397                     | 4.24              |
| Bronx         | 109 Parkchester/Soundview        | 653                   | 3.66             | 772                     | 4.32              |
| Bronx         | 110 Throgs Neck/Co-op City       | 209                   | 2.01             | 369                     | 3.55              |
| Bronx         | 111 Morris Park/Bronxdale        | 299                   | 2.70             | 581                     | 5.25              |
| Bronx         | 112 Williamsbridge/Baychester    | 524                   | 3.48             | 715                     | 4.75              |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 404                   | 2.52             | 776                     | 4.84              |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 404                   | 3.88             | 566                     | 5.44              |
| Brooklyn      | 203 Bedford Stuyvesant           | 1,012                 | 7.13             | 882                     | 6.21              |
| Brooklyn      | 204 Bushwick                     | 540                   | 5.19             | 691                     | 6.64              |
| Brooklyn      | 205 East New York/Starrett City  | 1,026                 | 5.90             | 701                     | 4.03              |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 303                   | 2.91             | 623                     | 5.99              |
| Brooklyn      | 207 Sunset Park                  | 314                   | 2.64             | 528                     | 4.44              |
| Brooklyn      | 208 Crown Heights                | 546                   | 5.67             | 586                     | 6.09              |
| Brooklyn      | 209 South Crown Heights/Prospect | 583                   | 5.65             | 685                     | 6.64              |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 212                   | 1.72             | 472                     | 3.83              |
| Brooklyn      | 211 Bensonhurst                  | 248                   | 1.46             | 774                     | 4.56              |
| Brooklyn      | 212 Borough Park                 | 206                   | 1.12             | 651                     | 3.53              |
| Brooklyn      | 213 Coney Island                 | 395                   | 3.76             | 467                     | 4.44              |
| Brooklyn      | 214 Flatbush/Midwood             | 580                   | 3.41             | 995                     | 5.84              |
| Brooklyn      | 215 Sheepshead Bay               | 285                   | 1.70             | 957                     | 5.69              |
| Brooklyn      | 216 Brownsville                  | 705                   | 8.28             | 490                     | 5.76              |
| Brooklyn      | 217 East Flatbush                | 872                   | 5.26             | 828                     | 5.00              |
| Brooklyn      | 218 Flatlands/Canarsie           | 507                   | 2.61             | 817                     | 4.20              |
| Manhattan     | 301 Financial District           | 138                   | 4.27             | 476                     | 14.74             |
| Manhattan     | 302 Greenwich Village/Soho       | 164                   | 1.76             | 278                     | 2.99              |
| Manhattan     | 303 Lower East Side/Chinatown    | 567                   | 3.40             | 761                     | 4.56              |
| Manhattan     | 304 Clinton/Chelsea              | 341                   | 3.92             | 605                     | 6.95              |
| Manhattan     | 305 Midtown                      | 539                   | 12.28            | 1,268                   | 28.90             |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 236                   | 1.57             | 667                     | 4.45              |
| Manhattan     | 307 Upper West Side              | 328                   | 1.58             | 461                     | 2.22              |
| Manhattan     | 308 Upper East Side              | 198                   | 0.91             | 721                     | 3.32              |
| Manhattan     | 309 Morningside Heights/Hamilton | 515                   | 4.62             | 548                     | 4.91              |
| Manhattan     | 310 Central Harlem               | 832                   | 7.73             | 494                     | 4.59              |
| Manhattan     | 311 East Harlem                  | 759                   | 6.45             | 378                     | 3.21              |
| Manhattan     | 312 Washington Heights/Inwood    | 571                   | 2.74             | 899                     | 4.32              |
| Queens        | 401 Astoria                      | 392                   | 1.98             | 946                     | 4.78              |
| Queens        | 402 Woodside/Sunnyside           | 222                   | 2.03             | 749                     | 6.84              |
| Queens        | 403 Jackson Heights              | 347                   | 2.05             | 509                     | 3.01              |
| Queens        | 404 Elmhurst/Corona              | 327                   | 1.97             | 587                     | 3.53              |
| Queens        | 405 Ridgewood/Maspeth            | 238                   | 1.43             | 913                     | 5.49              |
| Queens        | 406 Rego Park/Forest Hills       | 107                   | 0.93             | 457                     | 3.99              |
| Queens        | 407 Flushing/Whitestone          | 366                   | 1.49             | 938                     | 3.81              |
| Queens        | 408 Hillcrest/Fresh Meadows      | 223                   | 1.55             | 585                     | 4.08              |
| Queens        | 409 Ozone Park/Woodhaven         | 380                   | 2.61             | 719                     | 4.94              |
| Queens        | 410 S. Ozone Park/Howard Beach   | 293                   | 2.30             | 642                     | 5.04              |
| Queens        | 411 Bayside/Little Neck          | 96                    | 0.82             | 421                     | 3.62              |
| Queens        | 412 Jamaica/Hollis               | 957                   | 4.29             | 1,117                   | 5.01              |
| Queens        | 413 Queens Village               | 331                   | 1.68             | 659                     | 3.34              |
| Queens        | 414 Rockaway/Broad Channel       | 424                   | 3.97             | 443                     | 4.15              |
| Staten Island | 501 St. George/Stapleton         | 442                   | 2.72             | 622                     | 3.83              |
| Staten Island | 502 S. Beach/Willowbrook         | 145                   | 1.13             | 279                     | 2.18              |
| Staten Island | 503 Tottenville/Great Kills      | 61                    | 0.40             | 157                     | 1.03              |
| <b>Total</b>  | <b>New York City</b>             | <b>25,855</b>         | <b>3.23</b>      | <b>38,252</b>           | <b>4.78</b>       |

Source: Infoshare: New York City Police Department

\* Rates indicate number of crimes per 1,000 persons.

Furman Center for Real Estate and Urban Policy, New York University



# Neighborhood Table 16-4

## Specific Crimes in New York City Community Districts, 2000

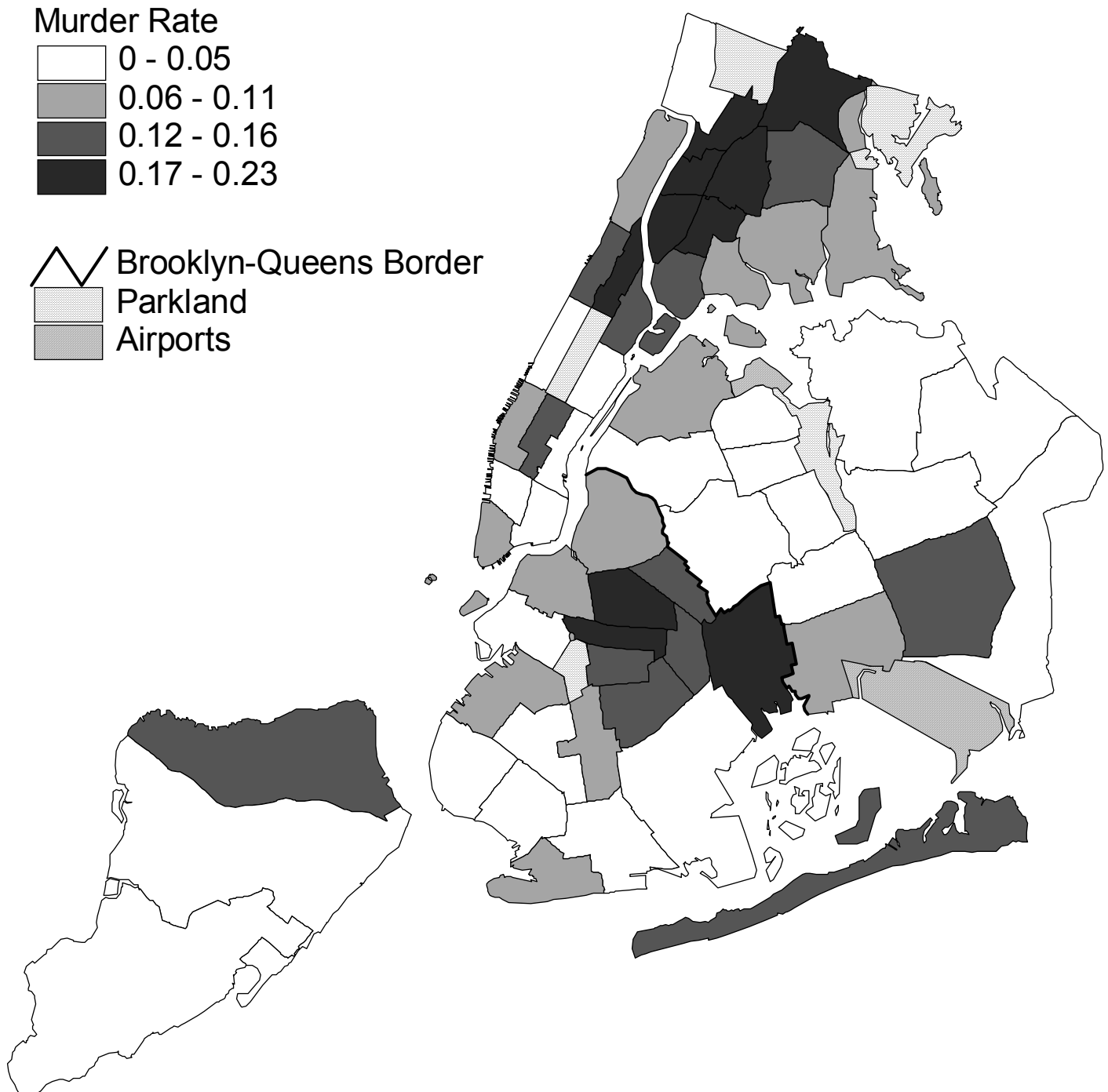
(continued on next page)

| Borough       | Community District               | Number<br>of Murders | Murder<br>Rate* | Number<br>of Rapes | Rape<br>Rate* | Number of<br>Robberies | Robbery<br>Rate* |
|---------------|----------------------------------|----------------------|-----------------|--------------------|---------------|------------------------|------------------|
| Bronx         | 101 Mott Haven/Melrose           | 13                   | 0.15            | 39                 | 0.45          | 615                    | 7.08             |
| Bronx         | 102 Hunts Point/Longwood         | 5                    | 0.11            | 34                 | 0.72          | 289                    | 6.09             |
| Bronx         | 103 Morrisania/Crotona           | 12                   | 0.18            | 38                 | 0.56          | 417                    | 6.13             |
| Bronx         | 104 Highbridge/Concourse         | 24                   | 0.17            | 59                 | 0.42          | 838                    | 6.02             |
| Bronx         | 105 Fordham/University Heights   | 24                   | 0.19            | 47                 | 0.37          | 670                    | 5.33             |
| Bronx         | 106 Belmont/East Tremont         | 17                   | 0.23            | 53                 | 0.71          | 437                    | 5.88             |
| Bronx         | 107 Kingsbridge Hgts/Bedford     | 25                   | 0.18            | 48                 | 0.34          | 732                    | 5.19             |
| Bronx         | 108 Riverdale/Fieldston          | 5                    | 0.05            | 19                 | 0.20          | 205                    | 2.19             |
| Bronx         | 109 Parkchester/Soundview        | 16                   | 0.09            | 62                 | 0.35          | 721                    | 4.04             |
| Bronx         | 110 Throgs Neck/Co-op City       | 7                    | 0.07            | 18                 | 0.17          | 221                    | 2.12             |
| Bronx         | 111 Morris Park/Bronxdale        | 13                   | 0.12            | 23                 | 0.21          | 381                    | 3.45             |
| Bronx         | 112 Williamsbridge/Baychester    | 29                   | 0.19            | 63                 | 0.42          | 546                    | 3.63             |
| Brooklyn      | 201 Greenpoint/Williamsburg      | 14                   | 0.09            | 30                 | 0.19          | 748                    | 4.67             |
| Brooklyn      | 202 Fort Greene/Brooklyn Heights | 10                   | 0.10            | 27                 | 0.26          | 786                    | 7.55             |
| Brooklyn      | 203 Bedford Stuyvesant           | 30                   | 0.21            | 83                 | 0.58          | 1,110                  | 7.82             |
| Brooklyn      | 204 Bushwick                     | 17                   | 0.16            | 48                 | 0.46          | 591                    | 5.68             |
| Brooklyn      | 205 East New York/Starrett City  | 40                   | 0.23            | 96                 | 0.55          | 1,160                  | 6.68             |
| Brooklyn      | 206 Park Slope/Carroll Gardens   | 5                    | 0.05            | 24                 | 0.23          | 546                    | 5.25             |
| Brooklyn      | 207 Sunset Park                  | 8                    | 0.07            | 29                 | 0.24          | 504                    | 4.23             |
| Brooklyn      | 208 Crown Heights                | 18                   | 0.19            | 54                 | 0.56          | 653                    | 6.78             |
| Brooklyn      | 209 South Crown Heights/Prospect | 12                   | 0.12            | 29                 | 0.28          | 647                    | 6.27             |
| Brooklyn      | 210 Bay Ridge/Dyker Heights      | 2                    | 0.02            | 10                 | 0.08          | 227                    | 1.84             |
| Brooklyn      | 211 Bensonhurst                  | 5                    | 0.03            | 21                 | 0.12          | 354                    | 2.09             |
| Brooklyn      | 212 Borough Park                 | 3                    | 0.02            | 19                 | 0.10          | 347                    | 1.88             |
| Brooklyn      | 213 Coney Island                 | 8                    | 0.08            | 28                 | 0.27          | 521                    | 4.96             |
| Brooklyn      | 214 Flatbush/Midwood             | 13                   | 0.08            | 51                 | 0.30          | 976                    | 5.73             |
| Brooklyn      | 215 Sheepshead Bay               | 6                    | 0.04            | 17                 | 0.10          | 518                    | 3.08             |
| Brooklyn      | 216 Brownsville                  | 13                   | 0.15            | 59                 | 0.69          | 696                    | 8.18             |
| Brooklyn      | 217 East Flatbush                | 26                   | 0.16            | 72                 | 0.43          | 722                    | 4.36             |
| Brooklyn      | 218 Flatlands/Canarsie           | 10                   | 0.05            | 41                 | 0.21          | 808                    | 4.16             |
| Manhattan     | 301 Financial District           | 3                    | 0.09            | 13                 | 0.40          | 256                    | 7.93             |
| Manhattan     | 302 Greenwich Village/Soho       | 0                    | 0.00            | 5                  | 0.05          | 379                    | 4.08             |
| Manhattan     | 303 Lower East Side/Chinatown    | 7                    | 0.04            | 36                 | 0.22          | 958                    | 5.75             |
| Manhattan     | 304 Clinton/Chelsea              | 5                    | 0.06            | 17                 | 0.20          | 502                    | 5.76             |
| Manhattan     | 305 Midtown                      | 6                    | 0.14            | 27                 | 0.62          | 876                    | 19.96            |
| Manhattan     | 306 Stuyvesant Town/Turtle Bay   | 2                    | 0.01            | 17                 | 0.11          | 383                    | 2.56             |
| Manhattan     | 307 Upper West Side              | 4                    | 0.02            | 17                 | 0.08          | 550                    | 2.65             |
| Manhattan     | 308 Upper East Side              | 4                    | 0.02            | 15                 | 0.07          | 392                    | 1.80             |
| Manhattan     | 309 Morningside Heights/Hamilton | 13                   | 0.12            | 31                 | 0.28          | 614                    | 5.50             |
| Manhattan     | 310 Central Harlem               | 22                   | 0.20            | 76                 | 0.71          | 736                    | 6.84             |
| Manhattan     | 311 East Harlem                  | 19                   | 0.16            | 43                 | 0.37          | 752                    | 6.39             |
| Manhattan     | 312 Washington Heights/Inwood    | 20                   | 0.10            | 58                 | 0.28          | 630                    | 3.02             |
| Queens        | 401 Astoria                      | 13                   | 0.07            | 28                 | 0.14          | 615                    | 3.11             |
| Queens        | 402 Woodside/Sunnyside           | 2                    | 0.02            | 18                 | 0.16          | 426                    | 3.89             |
| Queens        | 403 Jackson Heights              | 5                    | 0.03            | 32                 | 0.19          | 540                    | 3.20             |
| Queens        | 404 Elmhurst/Corona              | 5                    | 0.03            | 29                 | 0.17          | 635                    | 3.82             |
| Queens        | 405 Ridgewood/Maspeth            | 6                    | 0.04            | 18                 | 0.11          | 411                    | 2.47             |
| Queens        | 406 Rego Park/Forest Hills       | 0                    | 0.00            | 7                  | 0.06          | 232                    | 2.02             |
| Queens        | 407 Flushing/Whitestone          | 12                   | 0.05            | 16                 | 0.07          | 432                    | 1.76             |
| Queens        | 408 Hillcrest/Fresh Meadows      | 3                    | 0.02            | 16                 | 0.11          | 383                    | 2.67             |
| Queens        | 409 Ozone Park/Woodhaven         | 7                    | 0.05            | 29                 | 0.20          | 549                    | 3.77             |
| Queens        | 410 S. Ozone Park/Howard Beach   | 8                    | 0.06            | 31                 | 0.24          | 463                    | 3.63             |
| Queens        | 411 Bayside/Little Neck          | 4                    | 0.03            | 6                  | 0.05          | 144                    | 1.24             |
| Queens        | 412 Jamaica/Hollis               | 26                   | 0.12            | 100                | 0.45          | 1,015                  | 4.55             |
| Queens        | 413 Queens Village               | 7                    | 0.04            | 35                 | 0.18          | 433                    | 2.19             |
| Queens        | 414 Rockaway/Broad Channel       | 14                   | 0.13            | 48                 | 0.45          | 433                    | 4.06             |
| Staten Island | 501 St. George/Stapleton         | 20                   | 0.12            | 37                 | 0.23          | 307                    | 1.89             |
| Staten Island | 502 S. Beach/Willowbrook         | 2                    | 0.02            | 15                 | 0.12          | 118                    | 0.92             |
| Staten Island | 503 Tottenville/Great Kills      | 2                    | 0.01            | 3                  | 0.02          | 33                     | 0.22             |
| <b>Total</b>  | <b>New York City</b>             | <b>671</b>           | <b>0.08</b>     | <b>2,064</b>       | <b>0.26</b>   | <b>32,183</b>          | <b>4.02</b>      |

Source: Infoshare: New York City Police Department

\* Rates indicate number of crimes per 1,000 persons.

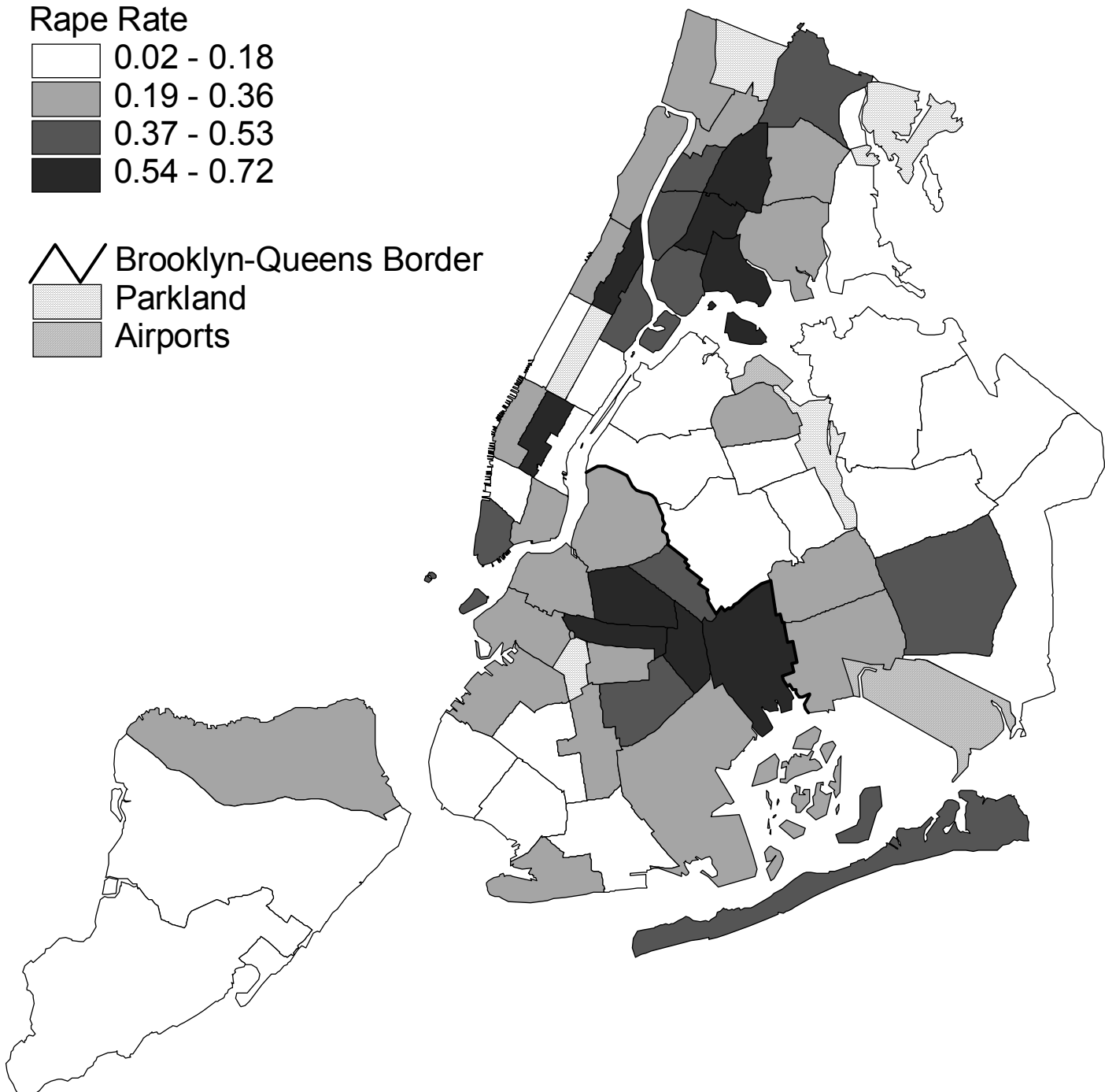
# Map 16-4 Murder Rates in New York City Community Districts, 2000



Source: Infoshare: New York City Police Department

# Map 16-5

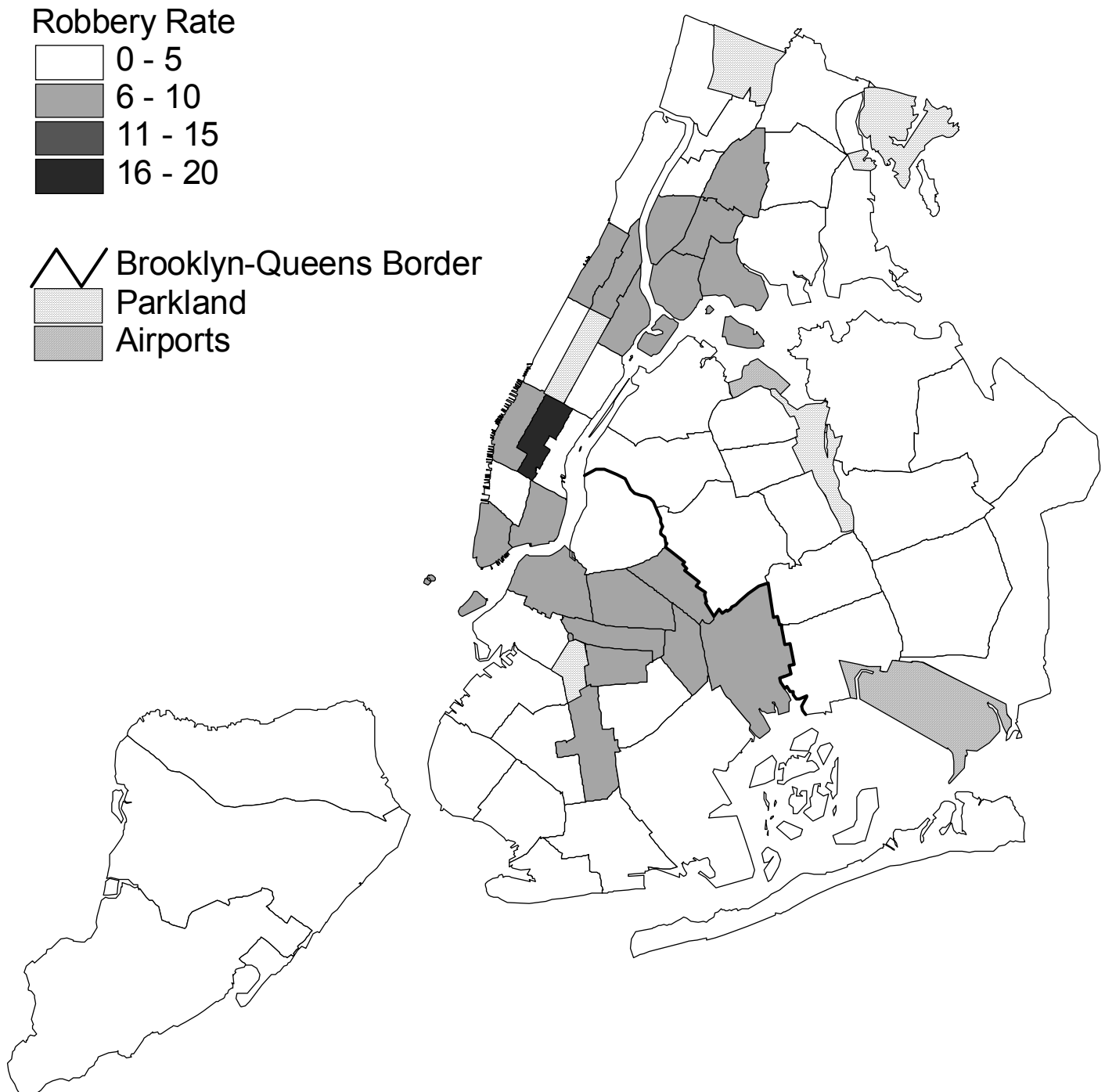
## Rape Rates in New York City Community Districts, 2000



Source: Infoshare: New York City Police Department

# Map 16-6

## Robbery Rates in New York City Community Districts, 2000

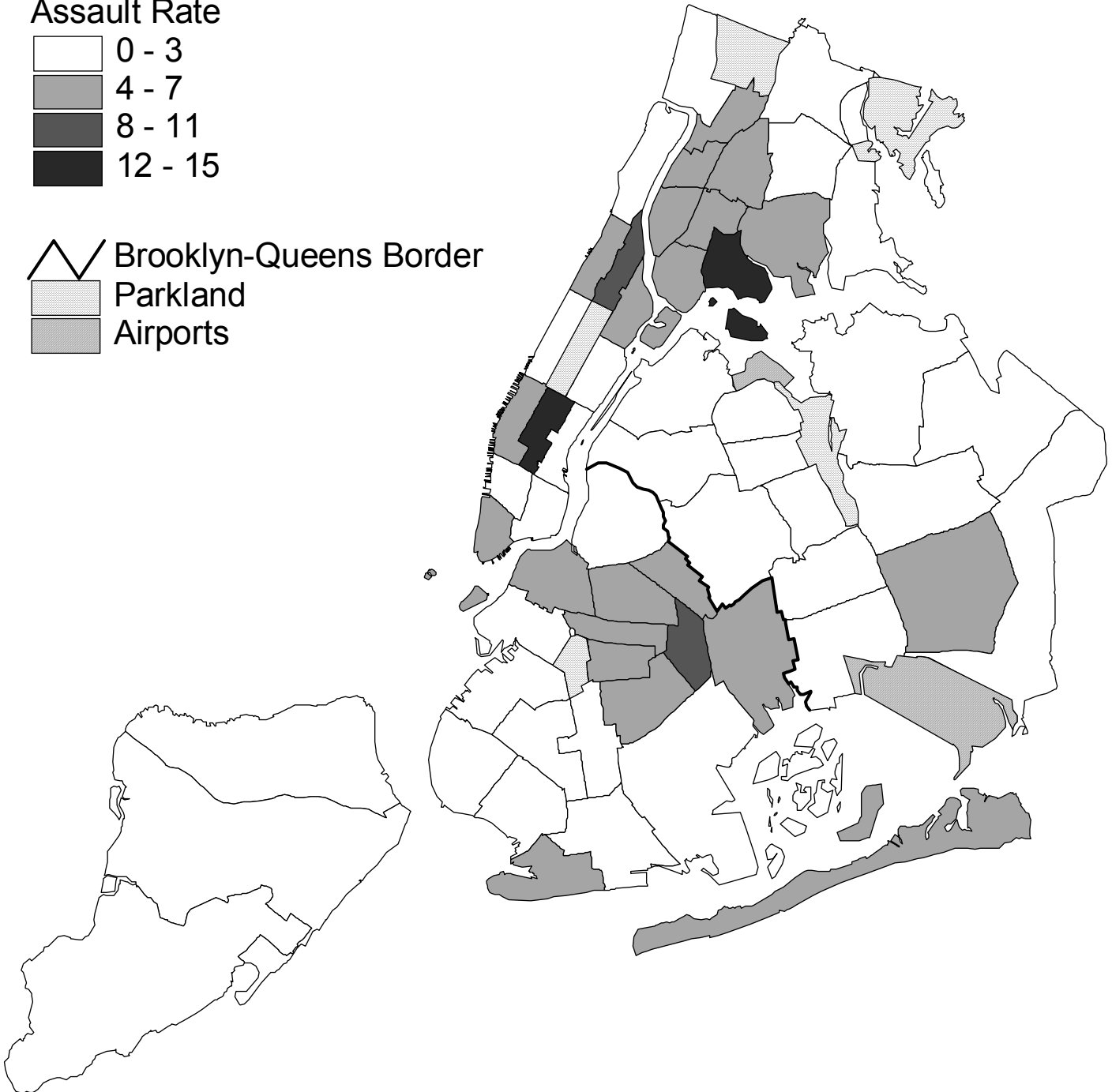
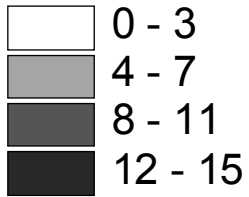


Source: Infoshare: New York City Police Department

# Map 16-7

## Assault Rates in New York City Community Districts, 2000

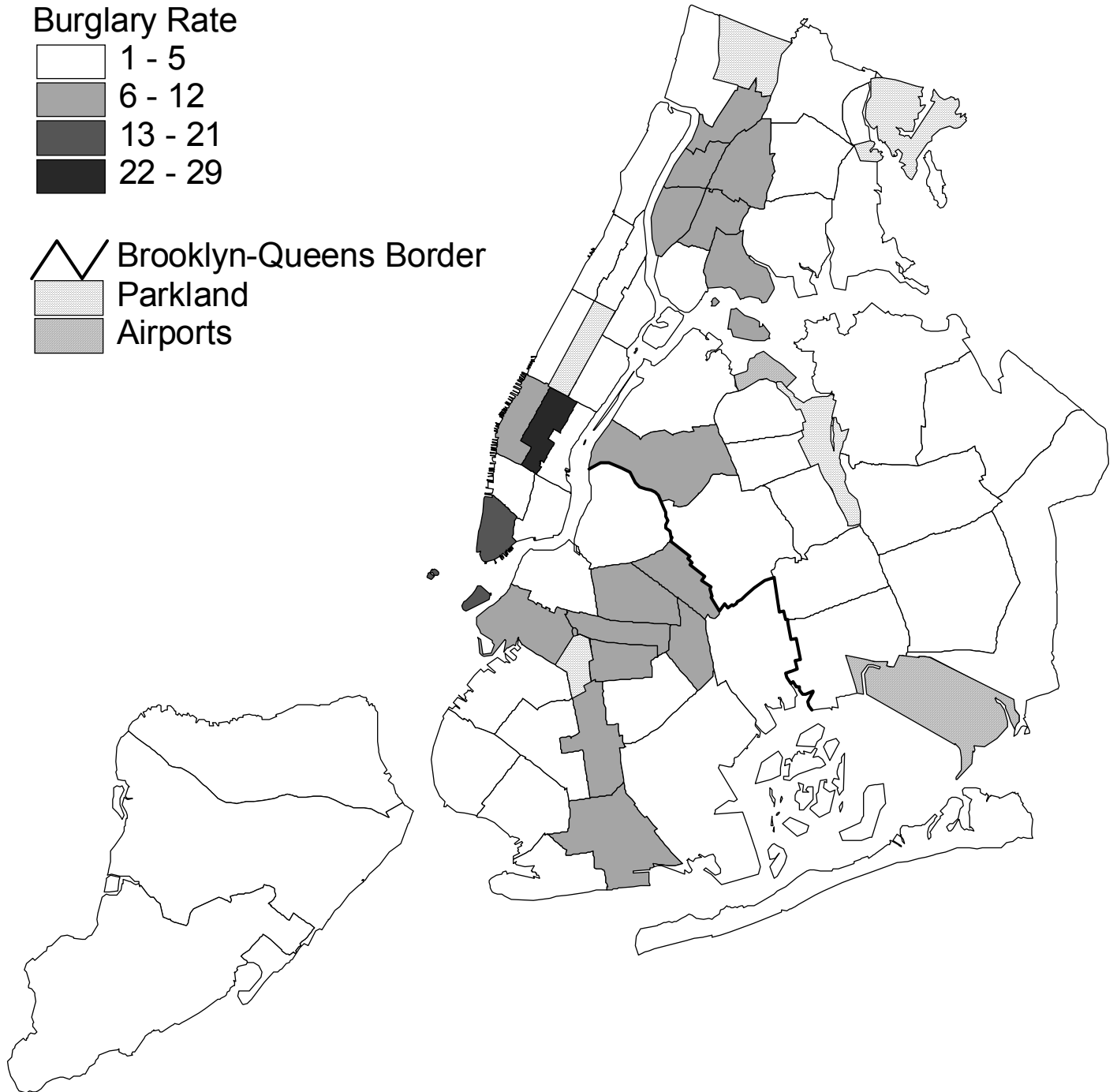
### Assault Rate



Source: Infoshare: New York City Police Department

# Map 16-8

## Burglary Rates in New York City Community Districts, 2000

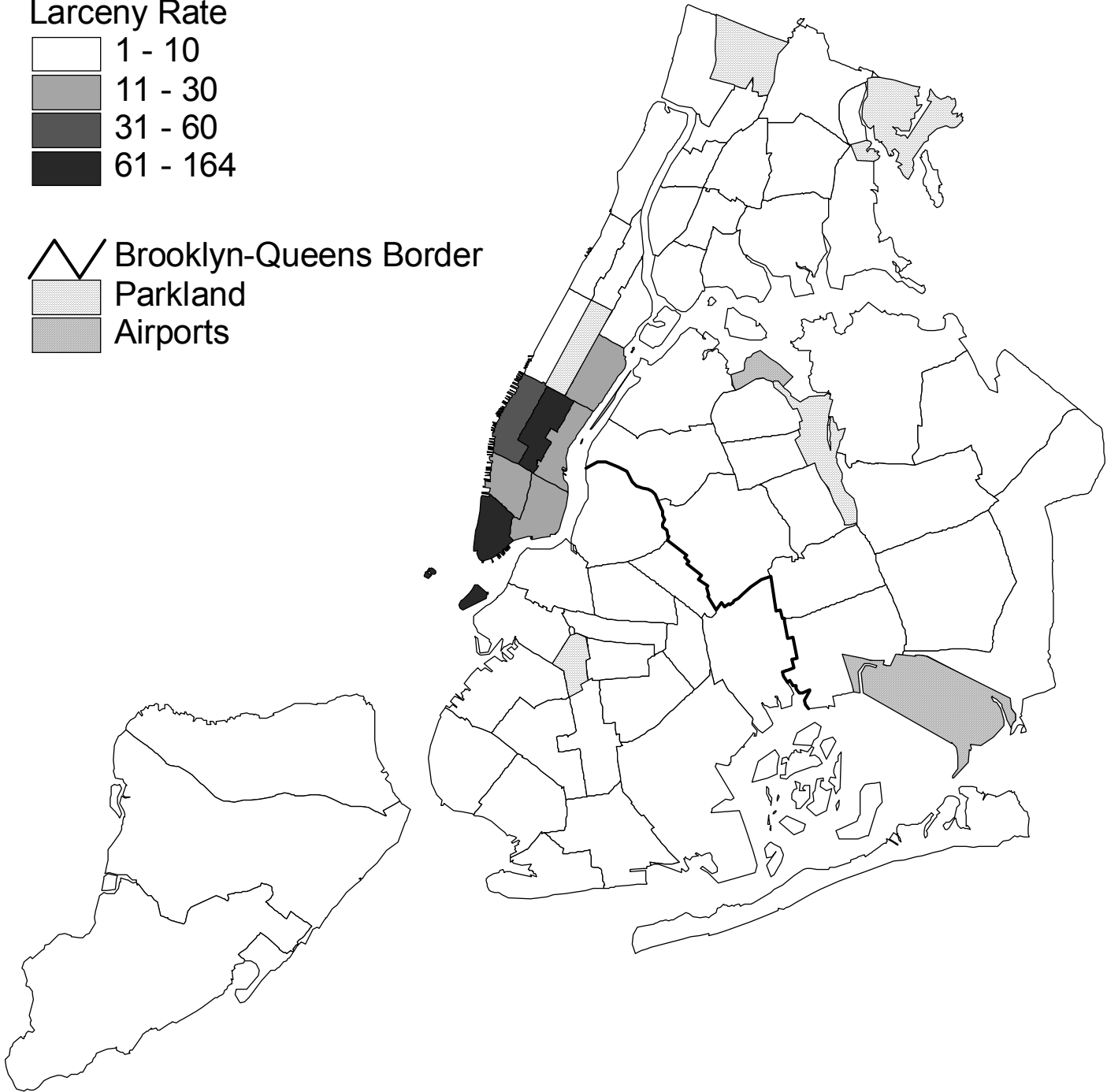
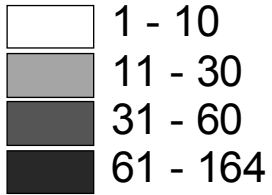


Source: Infoshare: New York City Police Department

# Map 16-9

## Larceny Rates in New York City Community Districts, 2000

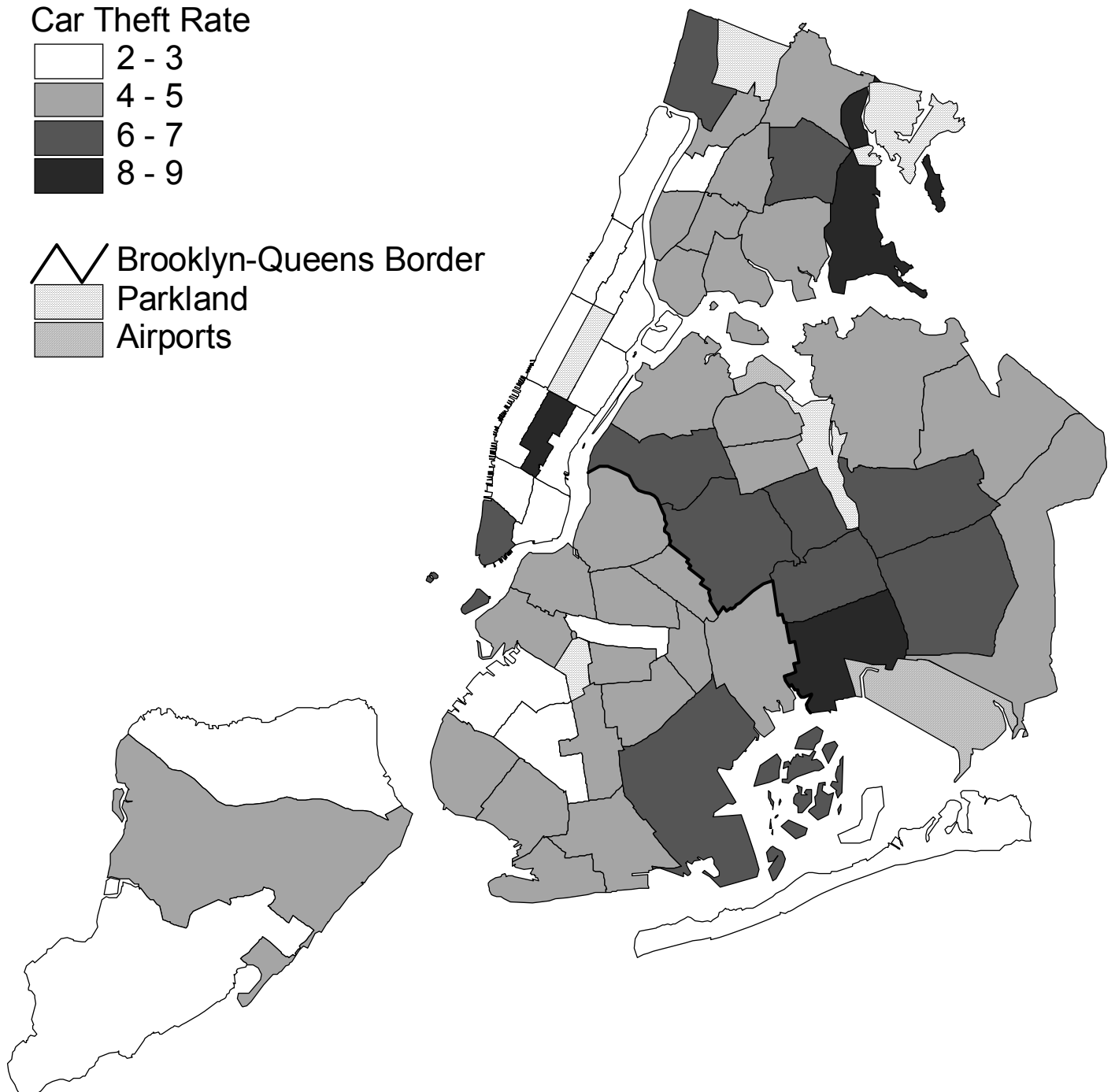
### Larceny Rate



Source: Infoshare: New York City Police Department

# Map 16-10

## Motor Vehicle Theft Rates in New York City Community Districts, 2000



Source: Infoshare: New York City Police Department



## II. A Look Back at the Year in Affordable Housing, 2001

### Introduction

In 2001, New York City's housing developers, financial institutions, and advocacy groups continued their efforts to expand affordable housing options for low- and moderate-income New Yorkers. Some of the projects were large scale, such as the continuing redevelopment of the Arverne community in the Rockaways. The City's housing community also made progress on a tremendous number of smaller new construction and rehabilitation projects, such as those undertaken by developers as part of HPD's Supportive Housing Loan Program and the HomeWorks Program. This section of the *State of New York City's Housing and Neighborhoods* provides a brief overview of some of the activities and projects that took place during 2001. A testament to the vitality of the City's housing community is that this overview will only scratch the surface of the activity in this sector.

### Housing Production and Rehabilitation

In 2001, a significant amount of affordable housing was produced or rehabilitated in New York City as a result of the cooperative efforts of government agencies and the nonprofit and for-profit sectors. The following section reviews some of the contributions made by each of these sectors to the development of affordable housing last year.

#### Government

Since 1987, the New York City Department of Housing Preservation and Development (HPD) has been the most innovative and productive municipal housing agency in the nation. In 2001, over 8,000 HPD-funded houses and apartments were completed and work began on an additional 11,830 units.

Several of the new construction projects HPD supported in 2001 were particularly innovative. One such project, a 128-condominium unit development in Harlem, will be energy efficient when completed. Approximately 70 percent of the building will be constructed from recycled or renewable resources; the filtration and mechanical systems will maximize fresh air and remove allergens from the air; the building will be "environmentally friendly" and use 35 percent less energy than is permissible under the New York State Energy Code and 70 percent less than many other comparable multifamily buildings in New York City; and it will minimize the use of fossil fuels through its reliance on geothermal energy for heating and air conditioning. HPD also started the development of two former brewery sites in Brooklyn, both of which are being developed as mixed-use sites. Finally, through the Cornerstone and Anchor programs, HPD has a substantial mid-rise new construction initiative underway for the first time in over 20 years. In fiscal year 2001-2002, construction began on over 1,000 HPD-supported units of mid-rise housing.

In terms of rehabilitation, HPD entered into an agreement with the United States Department of Housing and Urban Development (HUD) to rehabilitate more than 500 HUD residential properties. This effort will provide homeownership and rental opportunities for 2,400 New Yorkers citywide. HUD will commit \$130 million in development funds and \$7.7 million in anticipated sales proceeds to fully rehabilitate the properties to meet New York City's housing code.

HPD also worked with more than 40 private property managers in the Neighborhood Entrepreneurs Program (NEP), assisting them in acquiring, managing, renovating and assuming ownership of over 3,000 apartments in distressed, city-owned properties. Rehabilitation began on nearly 1,000 units of these units in 2001.

Through its longstanding association with the New York City Housing Partnership, HPD worked to provide new, affordable homeownership opportunities to low-, moderate- and middle-income New Yorkers through the New Homes, Neighborhood Builder and Mid-Rise, Mixed-Use Programs. With subsidies from HPD and the New York State Affordable Housing Corporation, the Housing Partnership developed more than 1,000 units in 2001 with over 2,000 additional units are in construction or predevelopment.

The City, through the New York City Housing Development Corporation (HDC), issued more than \$229 million in tax-exempt and taxable bonds in 2001 to provide financing for 1,226 units of affordable housing throughout the City. HDC also financed the redevelopment of buildings on W 148<sup>th</sup> Street in Harlem. When the first two phases of the block's rebirth are completed, 187 rehabilitated units of housing for very low-, low- and middle-income New Yorkers will have been created.

HPD also reorganized some of its activities to improve its ability to serve the diverse housing needs in the city. For example, it formed the Division of Special Needs Housing within the Office of Development. This division is devoted to developing housing for the homeless and people with special needs, such as mental illness or HIV/AIDS. Within that Division, HPD broke ground on the nation's first units of housing for young adults at risk of homelessness. This program, known as Foyer Housing, is designed to help young adults who are aging out of foster care and who are homeless or at risk of becoming homeless. HPD also created a Homeownership Division to focus on new construction and rehabilitation of one- to four-family homes, increase production, and provide assistance and encouragement to first-time homebuyers.

Another government program that spurred residential development was the 421-a partial tax exemption program. HPD received 302 new applications for this program, a significant increase over the prior fiscal year. The 421-b partial tax exemption program for new construction of one and two family homes experienced a similar increase.

HPD also selected a developer to construct Arverne-by-the-Sea in the Rockaways, a development that will eventually include 2,300 housing units, 250,000 square feet of retail space, a community recreation center, and a school. This construction, which includes no city subsidy, is the beginning of long-awaited new construction on land that has been vacant since it was condemned and cleared in 1968.

HPD's New Foundations Program also experienced a strong level of demand. This program provides land without additional subsidy to spur the development of ownership housing.

Also during 2001, HUD and HPD collaborated on seven new construction projects proposed for New York City. Two of these projects were nursing homes and the remaining five were housing for the elderly. These projects will add 239 beds and 373 units of housing for the elderly.

HUD also was a key player in New York's housing efforts, approving over \$129 million dollars in Section 8 Contract and PRAC Contract executions and renewals. HUD also approved a proposal by the New York City Housing Authority (NYCHA) to attach Section 8 vouchers to 1,000 newly constructed or substantially rehabilitated housing units, which should be ready by the end of 2003. New York City also received \$68 million from HUD under its Continuum of Care program to develop and maintain 122 supportive housing projects that will serve the City's homeless population.

### Nonprofit Organizations

New York City's nonprofit housing sector was also actively involved in the production of housing in 2001. A number of nonprofit organizations focused on the production of homeownership units, including the New York City Housing Partnership's New Homes program described above. Many other nonprofit organizations focused on rehabilitation. ACORN, for example, supported the rehabilitation of 114 units. Mutual Housing Association of New York (MHANY) also focused on providing homeownership opportunities to New Yorkers. In 2001, HPD selected MHANY and a private developer to rehabilitate approximately 35 buildings in Brooklyn as a part of the HomeWorks program. MHANY will market half of the units to families with incomes up to 80% of the area's median income. MHANY, using a HUD grant, also began rehabilitating a 5-unit building in Brooklyn. Prospective residents will provide 60 hours of manual labor in return for the homes.

Another nonprofit organization involved in housing construction and rehabilitation in 2001 was the Phipps Houses. In conjunction with the Macklowe Organization and BFC Partners, Phipps redeveloped two buildings in Manhattan under the City's Inclusionary Housing Zoning Bonus program. It also began construction of 170 new units of mixed-income housing and obtained the financing and sites for an additional 250 affordable units in the Bronx and Manhattan. Working with a private developer and New York-Presbyterian Hospital, Phipps also financed and developed a 100-unit building.

The Settlement Housing Fund also worked on several rehabilitation projects during 2001. The US Department of Housing and Urban Development (HUD) chose the Settlement Housing Fund to rehabilitate and assume ownership of a nine-building complex with 313 apartments in Brooklyn. The New York City Housing Authority also chose Settlement to develop 40 two-family homes that were intended to be sold to a mixed-income population.

The Fifth Avenue Committee, a community-based nonprofit organization in Brooklyn, was actively involved in creating affordable housing during 2001. Through HPD's Neighborhood Homes Program, the Fifth Avenue Committee rehabilitated 14 units in 4 buildings. The construction of this \$2 million dollar project was financed by the New York City Local Initiatives Support Corporation (LISC), as well as by end loans provided by Wells Fargo Bank. The Fifth Avenue Committee also constructed eleven 3-bedroom coops for low-income, first-time homebuyers in Brooklyn using subsidies from the New York State Housing Trust Fund, financial support from the Federal Home Loan Bank's Affordable Housing Program, construction financing from the Low Income Housing Fund, and loans from Astoria Federal Savings, M&T Bank, and Homesteaders Federal Credit Union.

Another nonprofit organization actively involved in the construction and rehabilitation of housing in 2001 was Asian Americans for Equality. This group purchased 36 properties in Queens from the city and renovated them without government subsidy. Asian Americans for Equality also began construction on Norfolk Apartments II, the first affordable housing project begun in lower Manhattan since September 11<sup>th</sup>. The project will bring 52 units of low-income rental housing to the Lower East Side community.

Abyssinian Development Corporation began two projects in 2001. The first, called the Lara B. Thomas Houses, was developed under the Neighborhood Redevelopment Program. The 82 new units of housing were budgeted at \$12.5 million and were financed with Low Income Housing Tax Credit equity from the New York Equity Fund. They also received subsidies from HPD. Abyssinian's second rehabilitation project, the Renaissance Homes project, was completed at the end of 2001. Renaissance Homes was developed under the HomeWorks Program, in which city-owned vacant homes are sold for \$1 to non-profit organizations for gut-rehabilitation into three family homes. The 34 units of housing built under this project received \$7 million in financing from Fleet Bank, Fannie Mae, and HPD.

In 2001, Habitat for Humanity held its second annual Martin Luther King Jr. "Build-in" at which 400 volunteers framed, insulated, and sheet-rocked 20 units. With respect to another project, Habitat was able to gather nearly 800 volunteers to work on 6 houses in the South Bronx.

### For Profit Organizations

Nonprofit organizations and city agencies were not alone in increasing New York City's stock of affordable housing. Private developers, including the contributions by private developers working with MHANY and Phipps outlined above, also actively contributed to the City's affordable housing development during 2001. This section will provide two additional illustrations.

In 2001, L&M Equity Partners completed construction of 133 units of housing and 5 stores in the Bronx. The combined total development cost of the projects was \$21 million, and both projects provided affordable housing for those with incomes ranging from 30% to 60% of the median income.

The Leewood Real Estate Group also undertook three new projects in 2001: Prospect Heights, Saratoga 8, and Mermaid Mom and Pop Stores. All three were a part of the New York City Housing Partnership's New Homes program (outlined above), and all were financed through a combination of private construction loans and city and state subsidies.

### **Housing Preservation and Anti-Abandonment**

In the wake of September 11<sup>th</sup>, HPD's Code inspectors and structural engineers worked directly with 2,235 residential buildings in the impact zone. Their goals were to inspect all residential buildings south of Canal Street for structural damage, as well as for health & safety issues such as dust, blocked ventilation, broken windows, and lack of gas, electricity or water. The inspections helped to improve building quality and stave off abandonment. HPD continued its normal code en-

forcement program, the results of which are detailed elsewhere in this report. Through its Third Party Transfer Program, HPD also began two new rounds of vestings of tax delinquent properties.

### **Rental Assistance**

HPD instituted a number of measures in 2001 to increase rental assistance to households in New York. First, HPD implemented a major reengineering of the Section 8 program to position it to meet future housing needs. The agency issued a total of 3,677 Section 8 vouchers and completed a total of 2,567 successful Section 8 lease-ups.

HPD also responded to the housing needs created by September 11<sup>th</sup> and the crash of American Airlines flight 587 in Queens on November 12, 2001. For example, HPD amended its Section 8 Administrative Plan to make federal rental assistance available to eligible households. As a result, 2,394 families who were at risk of losing their housing due to September 11th have registered with HPD for rental assistance. An additional 593 affected households received Section 8 vouchers. HPD also provided Section 8 rental assistance to eligible households with housing needs as a result of the crash of Flight 587.

### **Supportive Housing**

In 2001, the Fifth Avenue Committee participated in HPD's Supportive Housing Loan Program to create 67 studios for formerly homeless and low-income, single New Yorkers. This \$8.5 million project was financed by Low Income Housing Tax Credits, Federal HOME money, HPD's Supportive Housing Loan Program, and the Federal Home Loan Bank Affordable Housing Loan Program. The United States Department of Housing and Urban Development (HUD) also provided a Shelter Plus Care Section 8 contract for building operations.

Common Ground purchased The Andrews Hotel in 2001 to launch its First Step Housing Program. First Step Housing offers homeless people an alternative to the City's shelters by providing private, safe, clean and affordable short-term accommodations. Once completed, The Andrews will provide up to 146 living units that accommodate a bed, workspace and storage area.

During 2001, Community Access developed two new apartment buildings, totaling 118 new units and costing \$18 million. The first building, which housed 54 new units, was financed by HPD's Supportive Housing Loan Program, Low-Income Housing Tax Credits, and a grant from the Federal Home Loan Bank's Affordable Housing Program (through its member bank, HSBC). Community Access's second new building houses 64 units. This project was co-developed and co-sponsored by Dunn Development Corp., and has a total development budget of \$10 million. The project was financed by a construction loan from Community Preservation Corp., low-interest permanent financing from DHCR's Housing Trust Fund and low-income housing tax credits. Both developments are geared towards homeless and low-income individuals.

### **Financing Affordable Housing**

New York City benefits from the efforts of a wide variety of intermediary organizations and financial institutions that provide capital for housing construction, rehabilitation and purchase. Many of these same organizations also support development of affordable housing through charitable contributions to community-based housing organizations and through other philanthropic activities.

#### Intermediary Organizations and Equity Funds

Fannie Mae is an important player in the City's housing market, both as a purchaser of mortgage loans and as an investor in Low Income Housing Tax Credit projects. In 2001, Fannie Mae provided over \$4 billion in financing to support the purchase of more than 23,000 homes with over 31,000 units in New York City. Over 6,000 loans were for co-ops, with nearly half of these representing loans to first time homebuyers. Fannie Mae also provided over \$1.3 billion in financing for 522 multifamily projects with more than 40,000 units. Fannie Mae also invested over \$22 million in Low Income Housing Tax Credit equity, helping to create more than 1,300 affordable

units. To highlight some specific examples, Fannie Mae invested \$1.5 million in the Gibb Mansion project in Brooklyn, enabling the nonprofit developer, Pratt Area Community Council, to restore a decayed pre-civil war mansion into 71 units of low-income and supportive housing for individuals living with AIDS and HIV. Fannie Mae also supported community development efforts through its American Communities Fund. In Harlem, Fannie Mae provided equity for two new co-op projects for working families, Madison Park and Madison Court. And in Brooklyn, Fannie Mae participated in a construction loan with JPMorgan Chase for a Bushwick NEP cluster.

Neighborhood Housing Services (NHS) was particularly active in 2001. Among its achievements were the packaging and submission of 252 first-time mortgage loans which closed for \$42.9 million; facilitating 40 refinancing loans that closed for \$5.8 million; and originating and closing, through C.A.S.H III, GAP and Home Grant programs, 39 down payment and closing cost assistance loans and grants totaling \$303,738. It also originated and closed 197 housing rehabilitation loans through the Small Homes, One- to Four-Unit Gut Rehabilitation and Mixed-Use/Multifamily lending programs and the Senior Certificate and Melrose Commons grant programs for a value of \$7.4 million. For a second round of HomeWorks, NHS closed on nearly \$5 million in financing. In collaboration with HPD, it also closed on \$11.4 million in construction financing to begin development on 26 mixed-use buildings (75 units) in the StoreWorks program. Finally, through its Harlem Program it closed on 14 rehabilitation loans for \$1.4 million.

Various other intermediary organizations have helped New York City with affordable housing in 2001. For example, the AAFE Community Development Fund assisted over 130 first-time homebuyers close on their mortgages. It also provided loans for home purchase and renovation. Enterprise Social Investment Corporation, the New York State Housing Trust, the Low Income Housing Fund, and GreenPoint Bank all contributed to financing AAFE's Norfolk Apartments II. JPMorgan Chase Bank and the Low Income Housing Fund also provided construction financing. The AFL-CIO Housing Investment Trust and its companion program, the AFL-CIO Building Investment Trust, announced in September 2001 the allocation of \$250 million to housing and commercial real estate projects in New York City. This amount builds on the \$500 million, five-year investment program that it announced in June 2001.

The Local Initiatives Support Corporation (LISC) closed on 6 Neighborhood Redevelopment Program (NRP) projects, providing approximately \$2 million in predevelopment financing and committing approximately \$31 million in equity through the New York Equity Fund (NYEF). As a whole, NYEF committed approximately \$55 million in equity toward new NRP projects, which will create new housing units for low- and moderate-income families in Harlem, Brooklyn, and the South Bronx. NYEF announced a new \$150 million commitment to housing development in New York's low-income communities. This commitment will continue a longstanding partnership between NYEF, the City of New York, private corporations, and nonprofit community development groups that has resulted in over 16,000 affordable apartments.

In 2001, The New York Emerging Neighborhood Fund, L.P., the first-ever equity investment vehicle for the acquisition and stabilization of affordable housing in low-income communities, began acquiring properties. The Fund includes institutional investors such as Carver, Citibank, Community Development Trust, Fannie Mae, GreenPoint, HSBC, Israel Discount Bank, JP Morgan Chase, MetLife Insurance, the New York Community Investment Company and Washington Mutual. The Fund makes responsible, long-term investments in affordable housing, while providing CRA credit to bank investors. To date, the Fund has acquired, begun stabilizing and invested capital funds in the upgrading of nine buildings with 254 units and acquired partnership interests in three buildings with 25 more units.

### Financial Institutions

Individual banks in New York were extremely active in both construction and permanent financing for a wide variety of housing-related purposes in 2001. For example, Citibank provided approximately \$300 million to homebuyers and homeowners in low- and moderate-income communities who were either purchasing or refinancing their homes. Through its Center for Community Development Enterprise, it also provided approximately \$200 million in financing for affordable housing and commercial projects as well as lines of credit for nonprofit organizations serving low and

moderate-income residents. These funds went to developers participating in HPD's Neighborhood Entrepreneurs Program, Participation Loan Program, and Homeworks Program. Citibank also provided capital to LISC, supporting its construction lending to nonprofit community development corporations (CDCs) who were participating in HPD's Neighborhood Homes Program. The bank also made a \$28 million equity commitment to the 2001 New York Equity Fund.

During 2001, JPMorgan Chase and its community development subsidiaries lent or invested more than \$900 million in projects, mortgages, real estate loans, small business loans, and community development investments. The Community Development Group provided real estate, institutional, mortgage and small business finance, debt and equity investment, and a variety of regulatory, community outreach, and analytic services.

The Bank of New York was also quite active in 2001. It closed a total of \$19.3 million in construction loans to create 184 units of affordable housing in Manhattan, Brooklyn, and Queens. It also closed over 135 mortgage loans totaling over \$17 million. In connection with HPD's NEP program, the bank provided \$31.3 million in construction loan financing to create 576 units of affordable housing in 35 buildings in Manhattan and the Bronx. The Bank of New York also provided an \$8.7 million construction loan to finance Medford Landing, a 112 unit, senior citizen rental apartment complex that utilized Low-Income Housing Tax Credits.

Fleet Bank continued to play a significant role in housing in New York though its financing of close to 1,000 units of affordable housing in 2001. In addition to supporting intermediary lenders such as CPC, Neighborhood Housing Services, and Habitat for Humanity, Fleet provided a total of over \$230 million to finance community real estate developments in Metro NYC. This financing created over 1,300 units. Some of the highlights of Fleet's work in the Harlem community included mixed use developments, such as a \$27 million construction loan for a model development, the first clean, green, smart and full service condominium development in New York City and New York State under the ANCHOR program. This energy efficient condominium will offer 129 condominium apartments. Harlem also saw the completion of a 5-year, \$10 million development project. This project included 30 brownstones that will provide home ownership and rental opportunities for Harlem residents. In the Bronx, Fleet concentrated on multi family housing as well as moderate-income for-sale housing, providing approximately \$25 million and creating over 150 units. Fleet also provided over \$16 million to create over 200 units of low- and moderate-income rental housing in Brooklyn.

Deutsche Bank provided capital for several affordable housing projects in New York City during 2001. For example, Deutsche Bank made a \$5 million equity investment in the New York Equity Fund 2001. Deutsche Bank also extended a \$15 million line of credit to Local Initiatives Support Corporation (LISC), which will be used by its affiliates, the National Equity Fund and LIMAC, to cover project costs of housing rehabilitation and to finance the purchase of new mortgage loans until the receipt of loan repayments. Additionally, Deutsche Bank extended an \$8 million 10-year term loan to the National Community Development Initiative Second Decade, also known as Living Cities, which addresses urban revitalization.

Through its philanthropic arm, the Deutsche Bank Americas Foundation, Deutsche Bank funded a number of innovative projects. In 2001, DB Share II provided \$400,000 to help 9 nonprofit developers create more than 600 units of special needs housing. The Deutsche Bank Working Capital Program provided general operating support to eight community-based organizations in 2001. Four of these organizations will use \$300,000 in grant money and interest-free loans to fund pre-development costs for over 200 units of housing. In 2001, Deutsche Bank Americas Foundation also funded over \$6.3 million in community development grants to a multitude of organizations.

In 2001, M&T Bank originated over \$24 million in multifamily loans. In addition, the bank provided program related investments to the Enterprise Foundation (\$600k), LISC (\$500K), Non Profit Finance Fund (\$200K) and Neighborhood Housing Services of NY. M&T Bank also joined the NY Mortgage Coalition in 2001.

Also in 2001, Washington Mutual's charitable giving totaled more than \$70 million in grants and other support nationwide. Since entering the New York market in 2002, Washington Mutual's grant support has already exceeded \$2 million. Additionally, Washington Mutual has pledged a lending and community investment commitment of \$375 billion over the next 10 years for low- and

moderate-income individuals and families.

GreenPoint Bank increased its Home Ownership Grants by 40% from 2001. The awards assisted in making home ownership counseling services available to low and moderate-income households, with predatory lending education being a priority. GreenPoint also funded supportive housing being developed by Common Ground and the Asian Americans for Equality Community Development Fund, which will provide a variety of mortgage products to prospective homebuyers who are not serviced by its existing mortgage finance partners. GreenPoint additionally provided over \$54 million dollars of multifamily housing loans in low- and moderate-income communities.

## **Education and Advocacy**

### Homeownership Education

New York City has an incredibly rich supply of groups whose purpose is to educate tenants and potential homeowners. Many of these groups were especially busy in 2001. Some groups, such as AAFE, the Leewood Organization and NHS, focused on homeownership education. For example, AAFE provided homeownership counseling and assistance to the 36 families living in renovated properties in Queens in 2001. The Leewood Organization worked with Neighborhood Housing Services and Astella to provide homeownership training for all of their homebuyers. ACORN counseled over 600 families in connection with homeownership, anti-predatory lending, and refinancing. Neighborhood Housing Services (NHS) educated 4,856 first-time homebuyers through its HomeBuyer seminars, HomeBuyer's Clubs and One-on-One Counseling about the responsibilities of homeownership and the home buying process. The Fifth Avenue Committee, collaborating with Neighbors Helping Neighbors and UHAB, provided first-time homebuyer counseling to families who bought homes in one of its two new construction projects (highlighted above).

Other groups counseled prospective homeowners on financial issues, such as loans and mortgages. The New York Mortgage Coalition began a two-year pilot program called the Homeownership Stabilization Initiative, which addresses predatory lending issues. Under this program, clients may enroll in classes or meet individually with homeownership counselors who help them address credit issues, budget, and plan for homeownership. The program helps low- and moderate-income residents of New York City, Long Island and Westchester who wish to become first-time homebuyers or refinance their homes.

NHS also provided financial education to New York City residents. It completed the 11<sup>th</sup> year of the NHS-IBJ Educational Seminar Series, a program that afforded NHS the opportunity to educate, in 2001 alone, 1,880 prospective and current homeowners with the skills necessary to purchase, maintain, and secure their homes. NHS also educated 1,473 people through Foreclosure Prevention Seminars.

Abyssinian Development Corporation's Harlem Economic Literacy Program (HELP) also informed people about homeownership by contracting with an experienced Certified Homebuyer Counselor. Financial support for the HELP program came from FleetBoston, the Fannie Mae Foundation, and the Citigroup Foundation.

Aside from counseling individuals and single families on financial matters, many groups also provided educational programs for financial institutions, community organizations, and residential building managers and superintendents. For instance, Greenpoint Bank undertook a campaign to educate community organizations on the availability of the Federal Home Loan Bank's Affordable Housing Program funds. The Pratt Institute Center for Community and Environmental Development (PICCED) provided community housing development organizations with 10 training sessions to improve their capacity to renovate, build, and maintain housing using HOME funds. It also provided technical assistance to a project for single adults with HIV/AIDS that was being rehabilitated in 2001.

HPD's Housing Education Services enrolled over 2,950 owners, managers and superintendents in its courses, an increase of 950 or 47.5% over the prior year. HES offered a curriculum of 14 courses, 10 of which it had customized in partnership with private and community-based organizations. HPD's second-annual housing conference, "Housing the Next Generation," brought to-

gether housing and community development professionals to discuss how their work was being affected by demographic changes, new economic trends, land use transformations, and community safety. HPD also initiated a new education and professional advancement program for HPD employees. The six participants in the pilot year of the “Achieve Career Excellence” (ACE) program represented a cross-section of the agency.

Fannie Mae continued to support HPD’s homeownership initiatives by providing flexible underwriting guidelines for lenders originating loans for 2- to 4-unit properties through the HomeWorks, Neighborhood Homes, and New York City Housing Partnership’s New Homes Programs. Fannie Mae also continued to support the housing community by providing organizations with information and training on mortgage products and underwriting flexibilities to increase access to homeownership. The Fannie Mae Foundation worked closely with other financial institutions and the Congressional Black Caucus Foundation in convening a major forum to launch the WOW (With Ownership, Wealth) initiative aimed at increasing homeownership among African-Americans and narrowing the minority homeownership gap.

Other educational endeavors in 2001 targeted more specific issues, such as helping residents create cooperative ownership. New York ACORN Housing Company (NYAHC), for example, worked with Bronx residents to convert their buildings to cooperative ownership. NYAHC trained these residents on land trusts with the hope of eventually placing the residents’ buildings into the ACORN land trust to insure their long-term affordability. The Urban Homesteading Assistance Board (UHAB) provided assistance to approximately 75 buildings where tenants were working towards co-op ownership. Assistance took the form of helping these buildings develop tenant associations, increase tenant participation, and work with property managers. Once UHAB worked with tenants to create co-ops, it continued to support them through training, technical assistance, and support services. In 2001, UHAB’s two neighborhood centers taught 343 classes and had a total attendance of almost 3,600.

The Corporation for Supportive Housing (CSH) also conducted research on the supportive housing needs of individuals recently released from incarceration. It then provided technical assistance and project initiation grants to organizations that were developing this type of housing.

Finally, various groups provided educational programs to inform residents about maintenance issues. HPD’s website displays Housing Maintenance Code violations and Building Registration information online for the City’s residential housing stock. NHS educated 619 residents through its Water Damage Prevention program, which instructs clients on what is considered to be the most expensive cause of household damage. It also offered 44 Home Maintenance Training courses, from which 361 residents graduated.

### Advocacy and Policy Analysis

A number of groups in New York City help set the local agenda for housing by advocating on behalf of providers or consumers of affordable housing. Advocacy initiatives addressed topics such as affordable housing, anti-predatory lending, and the use of Section 8 vouchers.

Several groups focused their advocacy efforts on the affordable housing crisis in New York City. The New York State Association for Affordable Housing (NYSAAFH) initiated efforts to exempt affordable housing from two state bills: the prompt payment bill and labor neutrality bill. The New York Housing Conference issued a Position Statement to the Bloomberg Administration regarding the affordable housing crisis in the City. New York State Tenants & Neighbors Coalition conducted an organizing and advocacy campaign, the Rent 2002 Campaign, to lobby the State Legislature and Governor to renew the state’s rent control and rent stabilization laws a year early, in 2002, rather than wait until the rent laws expire on June 15, 2003, and to repeal “high rent” vacancy decontrol. The Rent Stabilization Association (RSA) worked with the City to help increase the amount of low income housing by adding more than one thousand units of housing to the City’s homeless housing programs. The Citizen’s Housing and Planning Council (CHPC) study of SONYMA’s mortgage insurance operations identified excess reserves that could be used to support affordable housing creation, a recommendation that was incorporated into the legislative programs of the City Council and the New York Housing Conference.

Other groups focused on anti-predatory lending. ACORN successfully worked for the pas-



sage of anti-predatory lending legislation in the City. The Neighborhood Economic Development Advocacy Project launched its Brooklyn-Queens Fair Housing Education and Outreach Project. This initiative seeks to provide training, education, and legal assistance to those vulnerable to predatory mortgage lending. NEDAP's primary partners in this initiative are South Brooklyn Legal Services and the Foreclosure Prevention Project.

Another main focus of advocacy concerned the use of Section 8 vouchers. Tenants & Neighbors assisted tenants in several buildings in organizing to stop their landlords from opting out of the federal project-based Section 8 subsidy program. It also worked with tenants in Mitchell-Lama buildings to stop their landlords from buying out of the program and converting to market rents. RSA worked with New York City to establish working groups to address the numerous bureaucratic hurdles that discourage property owners from participating in the Section 8 rent subsidy program and other programs that support the City's low-income housing efforts.

The Real Estate Board of New York (REBNY) was active on a number of fronts in 2001. Following the terrorist attacks on September 11, REBNY lobbied the federal government for assistance to enable the city to rebuild and worked with members of the real estate community to ensure that opportunistic rent hikes would not occur. REBNY also was instrumental in convincing the Charter Revision Commission not to transfer real property inspection and enforcement duties from the Buildings Department to the Fire Department. It further influenced the city to make Manhattan residential projects whose construction begins before December 31, 2003 eligible to receive 421-a abatements on a 10-year schedule and to extend cooperative/condominium tax abatements for an additional three years. In cooperation with the City of New York, REBNY also supported efforts to have apartments tested for lead paint.

Housing First! brought together a coalition of community, business, civic, labor and religious organizations to focus attention on the city's housing needs during the last mayoral election cycle. The coalition's platform called for a 10 year, \$10 billion capital investment plan to create and preserve over 185,000 housing units for a wide-range of income levels. Housing First! also brought together a housing production and preservation initiative. Working with policy experts, developers and advocates, Housing First! has articulated positions on a wide-range of issues related to the city's housing development needs, including financing strategies, land use policies, and regulatory reforms.

In 2001, the Supportive Housing Network (SHN) prepared the Blueprint for Ending Homelessness in New York City, a four-part plan to end widespread homelessness in NYC. The Blueprint, which was also endorsed by the ASPHA/Tier II Coalition, includes detailed analyses, recommendations, and implementation plans. SHN met with all New York City mayoral candidates and distributed the Blueprint to all City Council candidates and others running for office in New York City.

In other advocacy efforts, SHN launched and advocated for supportive housing within the Housing First! Affordable Housing for All New Yorkers Campaign, resulting in the inclusion of 16,000 units of supportive housing in the Campaign. SHN played a key role in the NYC Continuum of Care Coalition that resulted in a HUD award of \$67.9 million to 110 projects, including numerous supportive housing projects. Finally, SHN successfully advocated for administrative costs of up to 10% to be included in SRO Support Services Program (through NYS Office of Temporary Disability Assistance) statewide.

### III. Recent Research Findings

#### Homelessness and Housing Stability

Bahchieva, Raisa and Amy Hosier. 2001. Determinants of tenure duration in public housing: the case of New York City. *Journal of Housing Research* 12(2).

This article uses data from the tenant data files of the New York City Housing Authority to identify the determinants of tenure duration in public housing. The analysis identifies three main determinants of tenure duration: demographics, income level and sources, and housing characteristics. In terms of demographics, the single, young, or very old, white residents and non-Latino immigrants exhibit the highest exit rates from public housing. Those with incomes above 80 percent of the area medium also exit at higher than average rates. Residents living in housing with certain characteristics, such as small apartments and in higher-crime neighborhoods, also tend to move at higher rates. One surprising finding that the authors point out is that formerly homeless individuals have the highest probability of exiting during the early years of tenure.

Cowal, K., M. Shinn, B.C. Weitzman, D. Stojanovic, L. Labay. Mother-child separations among homeless and housed families receiving public assistance in New York City. 2002. *American Journal of Community Psychology* 30(5): 711-730.

Using data from a longitudinal survey of 543 poor families, this article examines the incidence, characteristics, and predictors of the state removing children from their mothers. Of the mothers in the study, 44% of the homeless mothers and 8% of the housed mothers had one or more of their children removed; it was rare for the children to be returned. While other variables, such as drug dependence, were indicators of separation, homelessness was the strongest.

Culhane, Dennis P., Stephen Metraux, and Trevor Hadley. 2002. Public Service Reductions Associated with Placement of Homeless Persons with Severe Mental Illness in Supportive Housing. *Housing Policy Debate* 13(1).

This article evaluates the impact of providing supportive housing for homeless persons with severe mental disabilities on their use of public shelters, public and private hospitals, and correctional facilities. The analysis demonstrates that substantial decreases in shelter use, hospitalization, length of stay per hospitalization, and time incarcerated exist for homeless persons in supportive housing. Prior to their placement in supportive housing, the authors estimate that a homeless individual uses \$40,451 in public services. This figure drops by \$16,281 when the homeless individual is placed in supportive housing while the annual cost of the housing is \$17,277. Overall, the net cost of placement in supportive housing is \$995 per person per year.

Logan, John R., Richard Alba and Wenquan Zhang. 2002. Immigrant enclaves and ethnic communities in New York and Los Angeles. *American Sociological Review* 67(2): 299-322.

This article examines two models for immigrant settlement patterns after 1965. The predominant model, the "immigrant enclave" model, states that the ethnic neighborhoods in inner cities serve as a staging ground for impoverished immigrants to assimilate and move on to more middle-class neighborhoods. This model indicates then that ethnic concentration among new immigrants is out of necessity. "Ethnic community" is the second model which states that even when assimilation into another community is a possibility, immigrants often chose to live in neighborhoods with members of their ethnic group out of preference.

After examining the 7 or 8 largest ethnic groups in New York and Los Angeles, the authors conclude that the “immigrant enclave” model alone does not explain the concentration of immigrants. Especially when looking at ethnic communities in suburban areas, the researchers find that immigrants sometimes chose to live in ethnic neighborhoods even when the possibility of living in a non-ethnic neighborhood exists.

Institute for Children and Poverty. 2001. Déjà vu: Family Homelessness in New York City. [www.instituteforchildrenandpoverty.org](http://www.instituteforchildrenandpoverty.org).

This report provides a profile of the typical homeless family and typical homeless child in New York City. It posits that homeless families and shelter providers must recognize that, because of the tight housing market, shelters can no longer operate as temporary or emergency shelters. To successfully address the needs of homeless families, the authors propose re-defining the goal of shelters to be “work plus housing”. Shelters must provide support services to homeless families such as job training and continuing education, the support and skills they need, as well as create the expectation that the parents work.

Maantay, Juliana. 2001. Zoning, Equity, and Public Health. *American Journal of Public Health* 91(7): 1033-1041.

This article examines the location of industrial zones in New York City to determine whether or not discriminatory zoning policies have resulted in the concentration of industrial sites in poorer communities and communities of color. The author finds that zoning policies have led to the concentration of industrial sites in poor neighborhoods. In fact, the author finds that industrial sites in more affluent neighborhoods or those with lower minority populations tend to be rezoned for other uses. This results in the expansion of industrial sites in poor, minority communities. The author emphasizes that concentrating industrial sites in these neighborhoods is a world-wide phenomena that public health professionals, planners, and policymakers around the world must work together to address.

Nunez, Ralph. 2001. Family Homelessness in New York City: A Case Study. *Political Science Quarterly*. 116(3) 367-379.

This article looks at the homeless children of New York City, who they are, who their parents are, and the impacts of homelessness on their lives. The typical homeless child is being raised by an unemployed single mother who receives no child support. It is also likely that the mother’s welfare benefits have been reduced or eliminated in the past year. While this is the typical case, it is not the rule. Fifteen percent of homeless families are employed. The author argues that they are homeless despite being employed because one or more forms of their public assistance benefits have been cut in the past year.

Homelessness has a significant effect on the health and education of children. Homeless children tend to receive sporadic health care and have a higher rate of illness. Despite these issues, twenty-seven percent of homeless families report having their Medicaid benefits cut in the last year. In terms of education, homeless children are less likely to be enrolled in pre-school, experience frequent school-transfers, and perform below-grade level. They also experience higher barriers to enrollment in school with twenty seven percent of homeless parents reporting problems enrolling their children in school.

Oakley, Deirdre. 2002. Housing homeless people: local mobilization of federal resources to fight NIMBYism. *Journal of Urban Affairs* 24(1): 97-116.

In the past, the combination of the exclusionary phenomena called “not-in-my backyard” or “NIMBYism” and local government’s authority over certain types of land uses has been a

formidable obstacle to the creation of human service facilities. The outcomes of recent cases of “NIMBYism” demonstrate that the power that local governments have traditionally enjoyed over housing for homeless people is diminishing. The U. S. Department of Housing and Urban Development’s (HUD) recent activism around housing discrimination, governance of Fair Housing Law enforcement, and administration of Stewart B. McKinney Homeless Assistance Funding, are the key ingredients in this decrease. As an example, the author details one non-profit organization’s use of extra-local (i.e. HUD) assistance to combat “NIMBYism” in Albany, New York. In this situation, a non-profit organization seeking to build housing for the homeless was denied by the city. The organization contacted HUD and mobilized the resources it had to offer. As a result, the non-profit was able to reach a settlement with the city. The author stresses that the federal government may play an increasingly important role in counteracting “NIMBYism” as it relates to housing for the homeless.

Supportive Housing Network of New York. 2002. *The Blueprint to End Homelessness in New York City*.

In this report, the Supportive Housing Network of New York (SHN) proposes a plan to end widespread and chronic homelessness in New York City within 10 years. SHN’s proposal reflects its belief that homelessness is a direct result of a lack of affordable housing. It bases its recommendations on four strategies: planning and coordination, permanent housing, prevention, and maximizing resources. In terms of planning and coordination, it recommends that the City initiate an interagency planning process that sets annual targets for reducing homelessness and develops a comprehensive plan to eliminate homelessness. It also recommends increasing the affordable housing stock by allocating 5% more of the City’s vacant units to homeless families each year, by developing more affordable housing for families, and by developing housing with supportive services for homeless individuals. Holding city agencies accountable for clients who become homeless after a change in benefits, expediting housing applications, and targeted rent subsidies are also actions the Supportive Housing Network recommends.

### **Housing Attainment, Choice, and Quality**

Ellen, Ingrid Gould, Katherine O'Regan, Amy Ellen Schwartz, and Leanna Stiefel. 2002. Immigrant children and urban schools: lessons from New York on segregation, resources, and school attendance patterns. *Brookings-Wharton Papers on Urban Affairs*.

This article examines the extent to which immigrant students in New York’s schools are segregated and how the intensity of the segregation varies across immigrant groups. After determining the level of segregation that exists, the authors discuss how school segregation may affect immigrant students. To assess the effect, the authors focus on two aspects of the school environment, peers and resources, which they consider vital to immigrant students’ experience.

Their analysis reveals that immigrant students are no more segregated from native-born students than non-whites and the poor are segregated from white, middle-class students. However, across immigrant groups, the consequences of segregation are different. Foreign-born students from the former Soviet Union are typically enrolled in schools where students are less likely to be non-white and poor while Dominican students are typically enrolled in schools that are all black and Hispanic, and poor. Racial segregation then, seems to have a marked effect on which immigrant groups attend certain schools and thus different implications for immigrants with different racial backgrounds.

Galster, George, Douglas Wissoker and Wendy Zimmerman. 2001. Testing for discrimination in home insurance: Results from New York City and Phoenix. *Urban Studies* 38(1): 141-156.

This paper looks at the provision of quotes for home insurance in New York City and Phoenix to determine whether or not discriminatory practices exist. More specifically, it examines whether or not those with homes in predominately black or Hispanic neighborhoods were treated differently by agents than comparable clients with homes in predominately white neighborhoods. Their analysis reveals that only 1 of 10 key measures reveals a statistically significant difference suggesting discrimination.

Listokin, David and Barbara Listokin. 2001. Asian Americans for equality: a case study of strategies for expanding immigrant homeownership. *Housing Policy Debate*. 12: 47-75.

This article examines the activities of one non-profit organization, Asian Americans for Equality (AAFE), which is working to remove the barriers Asian Americans face in becoming home owners. The authors highlight many of the services AAFE provides, including housing fairs, neighborhood publications, homeownership counseling, and education. The article also emphasizes the need for organizations such as AAFE to act as a broker between lenders and Asian Americans. This intermediary role could help identify and explain cultural differences which might undermine homeownership attainment.

Lobo, Arun Peter, Ronald Flores, and Joseph Salvo. 2002. The impact of Hispanic growth on the racial/ethnic composition of New York City neighborhoods. *Urban Affairs Review* 37(5): 703-727.

Different Hispanic groups that immigrated to New York City between 1970 and 1990 displayed different settlement patterns. While Puerto Rican and Dominican settlement patterns often resulted in transitions to all-minority neighborhoods, South Americans tended to integrate more with the native population. However, these patterns do not hold true post-1990 as new Hispanic groups immigrate and settle in New York and exhibit unique settlement patterns of their own.

Marsico, Richard D. 2001. Patterns of lending to low-income and minority persons and neighborhoods: The 1999 New York Metropolitan Area mortgage lending scorecard. *New York Law School Journal of Human Rights* 27(199): 199-249.

This report details the yearly trends in real estate-related lending and conventional home mortgage lending to minority and low- and moderate-income persons and neighborhoods in New York City. After the 1991 report, which demonstrated that these communities' credit needs were not being met, a consortium of community groups, lenders, and government agencies began to work to increase home mortgage lending in these communities. As a result, lending in these under-served communities began to increase relative to other communities. This 1999 report finds that these increases have significantly slowed and in some cases, lending to these communities has stagnated.

Merrifield, Andy. 2001. Leper's at the city gate: Single room occupancy and the housing crisis. *Dissent* 48(2): 78-84.

In this article the author examines the history and current state of single-room-occupancy units (SROs) in New York City. Initially used by single servicemen returning from World War I, the units were also cheap and safe shelter for the working class. Concentrated in Harlem, approximately two hundred thousand of these units existed in the 1950s. Their numbers have dwindled to less than forty thousand today. Through a combination of interviews with SRO tenants, legal services lawyers, and statistics, the author paints a picture of the current state of SRO units. Landlords, developers, brokers and other real estate inter-

ests often use unscrupulous tactics to remove tenants from their SROs to pave the way for “development.” As a result of this and the fact that other forms of affordable housing are scarce in New York, there are fewer and fewer options for single persons on fixed incomes beyond moving to a shelter.

Ondrich, Jan, Stephen Ross, and John Yinger. 2001. Geography of housing discrimination. *Journal of Housing Research* 12(2): 217-238.

This study uses data from the 1989 Housing Discrimination Study to examine discrimination by real estate agents in Atlanta, Chicago, Los Angeles, and New York. The authors use a new approach to evaluate discrimination: they compare real estate agents’ decision to show a house to a white customer with their decision to show that same house to a black customer. In each city, the likelihood of the agent showing white and black customers the same homes increased as the distance between the homes and the agent’s office increase. The authors believe this confirms the theory that agents are more likely to discriminate against a black customer if the potential sale is close to the agent’s white clientele.

Poulsen, M., R. Johnston, J. Forrest. Plural cities and ethnic enclaves: Introducing a measurement procedure for comparative study. 2002. *International Journal of Urban and Regional Research*. 26(2): 229-243.

This article tests the hypothesis that cities which have recently experienced rapid, multiethnic immigration are divided in their labor and housing markets by ethnic and economic lines. This division occurs because the immigrant populations are sharply divided into high-skilled workers and low-skilled, marginalized workers. Using New York, Sydney, and Auckland, the authors develop and use a method for comparing residential fragmentation. They find that residential fragmentation exists to a greater degree in New York than in Sydney and Auckland.

Rosenbaum, Emily. 2000. Urban children’s living arrangements and their economic status: New York City, 1993. *American Journal of Economics and Sociology* 59;(2): 217-252.

This article investigates the relationship between children’s economic well-being and their living arrangements. The author also examines the importance of living arrangements relative to other potential impacts on children’s economic well-being. Using survey data from New York City, the author finds that living arrangements and children’s well being are highly correlated. However, living arrangements are not the most important determinants. The characteristics and activities of the adult caretaker play a central, and far more important, role in children’s economic well-being. Additionally, the most important determinant underlying racial differences in children’s well-being is the householder’s human capital characteristics.

Rosenbaum, E., S. Friedman. 2001. Differences in the locational attainment of immigrant and native born households with children in New York City. *Demography*. 38(3): 337-348.

This paper looks at the housing attainment of immigrant families with children in New York City. It seeks to determine whether neighborhood conditions vary by immigrant status. The authors find that immigrant children, when compared to native born, tend to live in neighborhoods with higher teenage fertility rates, higher percentages of children performing below grade level in math, and higher rates of AFDC receipt. However, the race/ethnicity of the immigrant family has more of an impact on their housing attainment than their status as an immigrant household.

Van Ryzin, Gregg, Michelle Ronda and Douglas Muzzio. 2001. Factors related to self-sufficiency in a distressed public housing community. *Journal of Urban Affairs* 23(1): 57-69.

With data from a survey of approximately 400 households living in a public housing development that had just received HOPE VI funding, the authors examine the issues surrounding family economic self-sufficiency. Using the self-reported reasons for joblessness in addition to a logistic regression model, the authors find that, even when controlling for income, the presence of children, work experience, and car ownership are important to achieving economic self-sufficiency.

### **Community Development and Gentrification**

Ellen, Ingrid Gould, Michael H. Schill, Scott Susin, and Amy Ellen Schwartz. 2001. Building homes, reviving neighborhoods: spillovers from subsidized construction of owner-occupied housing in New York City. *Journal of Housing Research* 12(2): 185-216.

This article looks at the Nehemiah Plan and the Partnership New Homes Program, which subsidize the construction of affordable owner-occupied homes in distressed neighborhoods. Using a geo-coded dataset, the authors examine the impact of these programs on the property values of homes that are located inside a small ring surrounding the housing project sites. They compare changes in sale prices within the ring to changes in prices of properties in the same ZIP code, but outside the ring. The analysis reveals that property values within the ring rose relative to property values in the same ZIP codes but not in the ring. The authors suggest that at least a part of the difference is attributable to the Nehemiah Plan and Partnership New Homes projects.

Hackworth, Jason and Neil Smith. The Changing state of gentrification. 2001. *Journal of Economic and Social Geography*. 92(4): 464-477.

This article outlines the larger economic and political processes that fuel gentrification. Focusing on three neighborhoods in New York City, Clinton, Long Island City, and DUMBO, the authors highlight the role of state intervention, the globalization of real estate interest and the declining regulatory powers of the federal government. The authors argue that the state has begun to intervene on the side of developers in recent years as a result of devolution. As states receive less money from the federal government, they must scramble to generate tax revenues. By helping developers bring the middle class into cities, states boost their tax revenues. Next, to continue the process of gentrification, developers are moving to more remote areas of the city. The risks involved in gentrifying these areas are too great for a single developer, and thus the state must help.

Saegert, Susan, Gary Winkel, and Charles Swartz. 2002. Social Capital and Crime in New York City's Low-Income Housing. *Housing Policy Debate*. 13(1): 189-226.

This article examines the link between social capital and crime prevention in low-income housing. It seeks to identify the preconditions for and components of social capital that render it an effective tool in preventing crime. Using data from surveys of occupants in 487 buildings in Brooklyn and crime data from the New York City Police Department, the authors identify three components of social capital that are related to reduced crime. Basic participation in tenant associations, tenant "prosocial" norms, and a building's formal organization were all correlated with the reduction of certain types of crime in the buildings surveyed 6 to 12 months after social capital was measured. The authors point to alternative ownership structures, building characteristics, and housing policy as conditions which enhance the effectiveness of social capital.

## **Housing Policy and Regulation**

*A Proposal to Enhance Tax and Zoning Incentive for New Housing Production.* 2002. Citizens Housing and Planning Council of New York.

This policy paper examines two of the city's incentive programs for new housing construction: the 421-a tax incentive program and Inclusionary Housing. The authors argue that because of the city's budgetary constraints, these programs must be changed in order to stimulate housing production without direct subsidy. Some examples of changes they propose regarding the 421-a tax incentive program include: changing the definition of "Eligible debt-financed project," creating a sliding scale of set-aside percentages in the on-site program, and repealing the "initial adjusted monthly rent" formula. For changes to Inclusionary Zoning, they propose the following: expanding the program to incorporate commercial floor area bonuses, and removing the restriction that affordable housing must be managed by non-profits.

Hackworth, Jason. 2001. Inner-city real estate investment, gentrification, and economic recession in New York City. *Environment and Planning A* 33(5).

This article examines the impact of the early 1990's recession on gentrification in New York City using a larger scale of analysis than was used in previous studies. The author divides the city into the reinvested core (midtown Manhattan, southern Manhattan, and part of Brooklyn), the inner suburbs (Brooklyn, Queens, the Bronx), and the outer suburbs. He finds that while the reinvested core was hit hardest, in terms of housing markets by the economic downturn, reinvestment increased quickly after economic conditions became more favorable. In fact, reinvestment increased dramatically after the recession and the reinvested core spread outwards into upper Manhattan, and parts of the Bronx and Brooklyn. However, the suburban fringe of the city experienced a mild recession, but reinvestment did not return until 1997.

Johnson, M.P., H.F. Ladd, J. Ludwig. The benefits and costs of residential mobility programmes for the poor. 2002. *Housing Studies* 17(1): 125-138.

This article seeks to establish a framework for evaluating the benefits and costs of tenant-based rental subsidy programs that allow poor families to move from high to low poverty neighborhoods. The authors examine the Gautreaux, HUD's Moving to Opportunity, and the Yonkers, housing mobility programs. The data collected from these programs suggests that families who receive such rental subsidies may realize improved health status and reductions in welfare receipt. The housing mobility programs may also improve children's performance and behavior at school. When measuring the benefits in terms of money, the benefits to society are great; however, the effect of housing mobility on non-participants requires further study.

Lee, Moon Wah. 1999. *Housing New York City, 1999*. New York City Department of Housing Preservation and Development.

This report provides a look at the structural and functional characteristics of New York City's housing market. The report finds that the non-Puerto Rican Hispanic population experienced enormous increases between 1996 and 1999, increasing by 160,000 or 5% per year. All racial groups improved their levels of educational attainment between 1996 and 1999. In terms of homeownership, the number of owned households increased by 81,000 between 1996 and 1999. This increase is almost five times the rate of increase during the preceding nine-year period. Looking at the rate of homeownership by racial group, the report reveals that Hispanics and blacks own homes at a considerably lower rate than other races. The



number of foreign born households also increased significantly between 1991 and 1999.

Millennial Housing Commission. 2002. *Report of the Bipartisan Millennial Housing Commission*.

This report examines the importance of housing, especially affordable housing, to the infrastructure of the U.S., the methods for increasing private sector involvement in creating affordable housing, and whether or not the U. S. Department of Housing and Urban Development's programs work together to improve housing opportunities. The Commission finds that housing is extremely important. It is the nation's number one expense, generating over one-fifth of gross domestic product. Decent and affordable housing has a proven impact on a family's quality of life. Despite the importance of housing, the Commission finds that there is a lack of affordable housing. Almost 28 million Americans report spending more on housing than the government considers affordable. The Commission proposes a variety of measures to increase the affordable housing stock, including legislation to increase the financial incentives to private industry to develop affordable housing, and greater integration and funding of federal affordable housing programs.

Netzer, Dick, Michael Schill and Scott Susin. 2001. Changing Water and Sewer Finance: Distributional Impacts and Effects on the Viability of Affordable Housing. *Journal of the American Planning Association* 67(4): 420-436.

Across the United States, municipalities are shifting toward usage-based charges for sewer and water costs. This article examines the ramifications of universal metering for residents of multi-family housing. The authors find that multi-family buildings in low-income neighborhoods would experience a marked increase in their water and sewer bills. This increased cost would not be accompanied by increased income for the landlord, possibly threatening the affordable housing stock in New York.

*Report of the Citizens Housing and Planning Council on Housing Development in Downtown Manhattan*. September 2002. Citizens Housing and Planning Council of New York.

In this report, the Citizens Housing and Planning Council of New York argues that mixed-use, commercial/residential/culture district in Lower Manhattan is key to its rebuilding and recovery efforts. For this report, the focus is on recommendations regarding residential development downtown. Some of the recommendations include the following: the market should be allowed to regulate the balance between commercial and residential reuse of older office buildings; public agencies should not impose restrictions on the use of Liberty Bonds; and public agencies should use Liberty Bonds, with an amended 421-g tax incentive program, to encourage mixed-use conversions.

*The Second Decade of Reform: A Strategic Plan for New York City's Homeless Services*. June 2002. The Department of Homeless Services.

In its strategic plan, the Department of Homeless Services (DHS) recognizes the great strides the department has made in the last decade. Despite the quality shelter and services it provides, it recognizes that significant challenges lay ahead. More people are seeking shelter than before, and they are staying in shelter longer. To address this challenge, DHS sets forth a four part strategy: prevention, client services, permanency, and accountability. For the first part of the strategy, prevention, DHS proposes collaborating with other public agencies, especially those who place people into the homeless system. Next, DHS will evaluate the effectiveness of the many programs it has created. Third, DHS will participate in a council of all agencies involved in shelter activities. Finally, in terms of efficiency and accountability, the department will publish data on a routine basis.

U.S. Census Bureau. 2001. *The 1999 New York City Housing and Vacancy Survey*. Department of Housing Preservation and Development.

This survey is a source of information about the state of the City's housing stock, residential population, and other housing-related issues and trends. Produced every three years, it helps determine the City's rental vacancy rate, the supply of housing accommodations, and the condition of such accommodations. It also addresses other urgent housing issues in the City. Although the 1999 report finds that the rental vacancy rate is still significantly lower than the 5% threshold mandated by state law, advances in the quantity and quality of housing were made since the 1996 report. The survey found that the City's inventory of residential units increased by 44,000 and that housing and neighborhood physical conditions have improved since 1996. Additionally, it reported that residential building conditions and housing maintenance conditions have improved.

Vay Ryzin, Gregg and Thomas Kamber. 2002. Subtenures and housing outcomes for low income renters in New York City. *Journal of Urban Affairs* 24(2): 197-218.

This article evaluates the various policies in place to improve the housing options for low-income individuals by the following outcomes: housing quality, crowding, affordability, residential mobility/stability, and indicators of neighborhood quality. Of the policies it examines (including public housing, publicly subsidized private housing, rent vouchers, welfare shelter allowances, rent regulation, and tax incentives to landlords) the researchers find that the tenant-based Section 8 program results in the best set of outcomes.

### **Housing and Public Health**

Barr, R. Graham, Ana V. Diez-Roux, Charles Knirsch, and Ariel Ablos-Mendez. 2001. Neighborhood poverty and the resurgence of tuberculosis in New York City, 1984-1999. *American Journal of Public Health* 91(9): 1487-1493.

This article examines the increase in incidences of tuberculosis in New York City between 1984 and 1992. While public health officials recognize poverty as a risk factor for TB, they mainly attribute the increase in incidence to high rates of AIDS and immigration. Performing a longitudinal analysis, the authors examine the rates of AIDS and TB in census block groups. Their analysis reveals that neighborhood poverty was associated with TB even after adjusting for AIDS, proportion foreign-born, and race/ethnicity. They conclude that increases in neighborhood poverty are strongly associated with increases in TB incidence.

Corburn, Jason. Combining community-based research and local knowledge to confront asthma and subsistence-fishing hazards in Greenpoint/Williamsburg, Brooklyn, New York. 2002. *Environmental Health Perspectives* 110(2): 241-248.

This article traces the efforts of two community based groups, El Puente and The Watchperson Project, in the Greenpoint/Williamsburg neighborhood of Brooklyn, New York. These two groups have engaged in community-based participatory research to address the environmental health hazards facing their community. Both organizations were able to increase the local knowledge of environmental health hazards. The Watchperson group was able to contribute to the US Environmental Protection Agency's Cumulative Exposure project while El Puente was able to identify potential triggers for asthma in their neighborhood.

Merkin, Sharon, Lori Stevenson and Neil Powe. 2002. Geographic Socioeconomic Status, Race, and Advanced-State Breast Cancer in New York City. *American Journal of Public Health* 92(1): 64-70.

Many studies have examined the difference in breast cancer mortality rates between black and white women in the United States. These studies have pointed to 'stage distribution' as the explanation for the different mortality rates. Black women are diagnosed with breast cancer at more advanced stages than white women, and hence their chance for survival decreases. This study uses a cross-sectional design and data from 37,921 breast cancer cases diagnosed in New York City to examine the relationship between a residential area's socioeconomic status, race, and advanced stage breast cancer. The analysis reveals that both white and black women who lived in areas with lower levels of education and income have a greater likelihood of presenting with advanced-stage breast cancer.

Perera, Frederica et al. The challenge of preventing environmentally related disease in young children: community based research in New York City. 2002. *Environmental Health Perspectives* 110(2): 197-204.

The Columbia Center for Children's Environmental Health in Washington Heights has partnered with 10 community-based health and environmental advocacy groups to conduct research and educate the community on environmentally related diseases. The Center's current research revolves around the health effects of urban indoor and outdoor pollutants on children. They are studying a group of African-American and Dominican mothers and newborns to determine the effects of their exposure to a number of pollutants including: particulate matter, polycyclic aromatic hydrocarbons, diesel exhaust particulates, and home allergens. Final results of this study are not yet available and this article focuses mainly on the workings of an academic-community partnership.

Rauh, Virginia, Ginger Chew, Robin Garfinkel. Deteriorated housing contributes to high cockroach allergen levels in inner-city households. 2002. *Environmental Health Perspectives* 110(2): 323-327.

This article attempts to clarify the relationship between childhood asthma in low-income, inner-city populations, deteriorating housing, and exposures to indoor allergen levels. They hypothesize that the greater the level of housing deterioration, the higher the level of indoor allergens. The authors specifically examine the link between cockroach allergens and housing deterioration in Dominican and African American low-income households in northern Manhattan. They find that the allergen levels are related to the level of housing deterioration, even after adjusting for family characteristics. As such, public health officials should target interventions to address social-structural aspects of housing to reduce allergen exposure.