

HOW IS AFFORDABLE HOUSING THREATENED IN YOUR NEIGHBORHOOD?



KEY

■ Area that ranked in Top 10 for the particular indicator.

■ Area ranked in the Top 20 for the particular indicator.

■ Green shading does not mean the threat is absent for a particular area, but rather that it is out of the Top 20.

■ Threats to Affordable Housing Present (far right column) reflects the total number of weighted threats to a given neighborhood's affordable housing.

NOTES

Most data was compiled from the Furman Center's 2009 State of the City Housing Report. Data on at-risk Mitchell-Lama and Project-based Section 8 was provided by the Community Service Society of NY.

This is just a small sample of possible indicators, however, and is not meant to rank which neighborhoods are most at risk of losing affordable housing.

Most data is for Community Districts, but some data is for Sub-Borough Areas. Sub-borough Areas are geographic units created by the Census Bureau for the administration of the New York City Housing and Vacancy Survey. They are designed to approximate New York's Community Districts. However, because Sub-Borough Areas are constructed from census tracts, their boundaries do not coincide precisely with Community District boundaries. There are 59 Community Districts in New York but only 55 Sub-Borough Areas because the areas of four pairs of community districts were combined by the Census Bureau in creating the Sub-Borough Areas to improve sampling and protect the confidentiality of respondents. These pairs are Mott Haven/Melrose (CD 101) and Hunts Point/Longwood (CD 102) in the Bronx, Morrisania/Crotona (CD 103) and Belmont/East Tremont (CD 106) in the Bronx, the Financial District (CD 301) and Greenwich Village/Soho (CD 302) in Manhattan, and Clinton/Chelsea (CD 304) and Midtown (CD 305) in Manhattan.

ASSOCIATION FOR NEIGHBORHOOD AND HOUSING DEVELOPMENT, INC.

50 broad street, suite 1125
new york, ny 10004-2376
www.anhd.org

t 212.747.1117
f 212.747.1114
e info@anhd.org

BRONX

101	MOTT HAVEN/MELROSE
102	HUNTS POINT/LONGWOOD
103	MORRISANIA/CROTONA
104	HIGHBRIDGE/S. CONCOURSE
105	UNIVERSITY HTS/FORDHAM
106	BELMONT / EAST TREMONT
107	KINGSBRIDGE HTS/BEDFORD
108	RIVERDALE/FIELDSTON
109	PARKCHESTER/SOUNDVIEW
110	THROGS NECK/CO-OP CITY
111	MORRIS PARK/BRONXDALE
112	WILLIAMSBRIDGE/BAYCHESTER

BROOKLYN

201	GREENPOINT/WILLIAMSBURG
202	BROOKLYN HTS/FT. GREENE
203	BEDFORD STUYVESANT
204	BUSHWICK
205	E. NEW YORK/STARRETT CITY
206	PARK SLOPE/CARROLL GARDENS
207	SUNSET PARK
208	CROWN HEIGHTS
209	S. CROWN HTS/PROSPECT HTS
210	BAY RIDGE
211	BENSONHURST
212	BOROUGH PARK
213	CONEY ISLAND
214	FLATBUSH/MIDWOOD
215	SHEEPSHEAD BAY
216	BROWNSVILLE
217	EAST FLATBUSH
218	FLATLANDS/CANARSIE

MANHATTAN

301	FINANCIAL DISTRICT
302	GREENWICH VILLAGE/SOHO
303	LES/CHINATOWN
304	CLINTON/CHELSEA
305	MIDTOWN
306	STUY TOWN/TURTLE BAY
307	UPPER WEST SIDE
308	UPPER EAST SIDE
309	MORNINGSIDE/HAMILTON
310	CENTRAL HARLEM
311	EAST HARLEM
312	WASHINGTON HTS/INWOOD

QUEENS

401	ASTORIA
402	SUNNYSIDE/WOODSIDE
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 PK /HOWARD BEACH
411	BAYSIDE/LITTLE NECK
412	JAIMAICA/HOLLIS
413	QUEENS VILLAGE
414	ROCKAWAY/BROAD CHANNEL

STATEN ISLAND

501	STAPLETON /ST. GEORGE
502	S. BEACH/WILLOWBROOK
503	TOTTENVILLE/GREAT KILLS

	Median Household Income	Poverty Rate	Percent With Severe Rent Burden	Unemployment Rate	Median Age	Percent of Units with Severe Crowding	Serious Housing Code Violations	Elevated Blood Lead Levels	Certificates of Occupancy Issued	Loss of Rental Units Affordable to 80% AMI 2005-2008	Loss of Rent Stabilized Units 2005-2008	Notices of Foreclosure, 1-Family Homes	Notices of Foreclosure, 2-4 Family Homes	Notices of Foreclosure, 5+ Unit Buildings	Percent of Multi-Family Properties with Tax Delinquencies	Percent of High Cost Home Purchase Loans	Percent of High Cost Refinance Loans	At-Risk Mitchell-Lama	At-Risk Section 8
101	\$19,111	44.2%	39.0%	8.7%	52	5.0%	68.6	3.1	230										
102	\$20,962	43.0%	42.9%	12.5%	83	5.0%	167.3	2.6	452										
103	\$24,681	37.5%	42.1%	8.9%	51	2.7%	97.7	3.8	1,010	899	24	12.1	37.0	7	26.9%	7.9%	16.9%	1543	4313
104	\$26,853	34.4%	32.2%	14.9%	80	5.0%	146.3	4.2	359	3864	1309	42.9	47.3	6.4	25.5%	4.7%	14.0%	227	2624
105	\$20,962	34.4%	38.1%	12.5%	81	6.1%	173.2	3.8	93	2992	1168	22.0	40.0	7	36.4%	7.7%	18.8%	2737	1558
106	\$31,271	30.6%	34.7%	9.3%	79	2.7%	165.2	3	714	899	24	30.2	40.0	8.2	29.2%	7.9%	16.9%	1543	4313
107	\$56,432	15.0%	37.9%	6.5%	81	3.8%	152.6	3.1	96	2434	-1104	18.2	39.0	4.8	29.5%	6.1%	15.1%	375	127
108	\$39,994	21.4%	33.8%	7.3%	55	5.0%	85.8	4.1	322	1399	-4929	5.2	15.7	3.2	9.4%	2.0%	3.0%	1187	98
109	\$58,241	9.1%	26.3%	7.8%	63	3.3%	85.8	4	207	3820	3705	21.8	22.5	29.1	2.3%	8.6%	17.7%	2099	703
110	\$43,428	20.0%	38.9%	7.8%	48	0.0%	19.2	3.1	194	-1471		11.5	13.8	9.4	8.2%	4.0%	7.1%	143	0
111	\$46,330	16.8%	26.7%	6.3%	68	6.0%	57.9	3.2	144		-896	12.8	17.2	2.5	13.7%	7.8%	12.0%	0	0
112	\$46,330	21.8%	8.9%	6.8	1.9%	70.5	5.1	334	201	1068	25.0	31.2	14.5	19.5%	11.9%	14.1%	0	0	
201	\$41,101	30.8%	30.8%	4.2%	78	2.7%	24.2	11	1,593	-855	-1714	4.7	7.6	3.6	8.0%	1.3%	10.9%	1173	636
202	\$61,980	20.6%	29.5%	7.6%	58	3.8%	10.1	6.2	594	-2767	-194	14.6	16.8	14.3	5.0%	1.0%	5.7%	0	489
203	\$38,462	28.2%	27.5%	8.2%	78	6.0%	90.5	6.8	590	-745	-288	43.1	55.3	25.8	17.9%	9.0%	19.2%	267	1188
204	\$35,916	26.9%	18.9%	8.0%	77	7.1%	195.8	4.9	470	-445	-532	56.6	51.8	24	23.2%	8.3%	15.3%	0	240
205	\$35,854	27.8%	29.0%	8.2%	78	6.3%	101.1	4.3	514	-2708	1267	32.9	58.5	19.2	11.6%	12.3%	14.0%	7511	258
206	\$81,035	10.9%	30.7%	5.5%	88	0.5%	20.5	7	497	-15	3338	2.5	5.5	2.3	5.0%	0.8%	5.5%	0	0
207	\$43,750	22.8%	27.1%	5.5%	88	9.4%	56.3	3.7	499	-293	-700	5.1	8.9	4.6	11.0%	2.5%	5.5%	0	603
208	\$38,919	26.2%	28.5%	8.4%	86	2.1%	108.5	4.1	401	-1703	-2277	42.7	36.3	21.8	16.1%	6.3%	16.8%	530	2163
209	\$37,202	18.8%	34.2%	10.8%	81	5.9%	108.3	5	97	1493	-558	14.6	21.7	11.3	18.5%	3.2%	15.8%	832	2661
210	\$54,644	12.1%	47.6%	5.0%	81	2.6%	19.7	4.3	62	-1536	-1379	4.1	5.5	3.3	9.8%	1.2%	3.4%	559	0
211	\$38,518	16.9%	26.9%	7.5%	78	3.5%	22.6	7.7	331	-1931	419	6.1	3.4	3.1	5.7%	2.4%	5.7%	167	0
212	\$39,995	28.2%	38.8%	7.6%	78	5.1%	39.1	11.6	203	1767	-416	8.8	8.4	1.2	7.5%	1.3%	10.6%	0	0
213	\$32,377	19.0%	30.0%	8.3%	48	3.2%	24.7	8.1	195	688	2381	7.5	10.0	14.9	4.9%	1.6%	10.0%	1634	310
214	\$41,255	21.6%	34.9%	5.6%	77	5.4%	96.7	7.8	182	1855	787	9.6	13.5	4.1	18.9%	1.7%	7.0%	182	223
215	\$46,234	12.3%	22.9%	4.9%	68	5.8%	20.6	6.2	300	-1897	-2255	7.8	8.0	12.9	6.5%	2.6%	3.5%	0	0
216	\$27,248	32.6%	25.5%	15.9%	60	3.4%	111.2	2.6	260	-46	-741	17.8	65.5	17.7	20.0%	19.7%	21.4%	1555	2764
217	\$43,427	13.9%	23.6%	7.7%	78	4.3%	107.2	5.3	202	-2752	2336	27.4	33.1	14	19.9%	11.2%	17.6%	438	314
218	\$62,202	12.8%	25.3%	7.1%	53	5.1%	22.6	3.8	137	545	289	17.9	26.8	0	10.0%	6.0%	13.0%	0	0
301	\$105,336	8.8%	25.0%	3.2%	33	3.7%	1.4	11.7	857						2.3%	1.7%	3.4%	0	536
302	\$36,408	27.7%	27.2%	10.1%	93	3.7%	15	10.4	280		2217	0.0	0.0	0	4.4%	1.7%	3.4%	0	536
303	\$79,051	14.2%	22.2%	8.0	4.2%	14.4	4.8	87	2435	-3927	0.0	0.0	0.9	8.0%	1.4%	1.9%	138	2310	
304	\$107,449	6.3%	22.8%	6.8%	44	2.4%	12.7	10.4	945	-943	-4506	0.0	4.6	0.8	4.1%	1.6%	1.3%	2085	1001
305	\$102,640	9.9%	26.2%	6.8%	46	2.4%	6	11.3	592		-4506	0.0	0.0	0	5.0%	1.6%	1.3%	2085	1001
306	\$109,792	5.4%	24.6%	4.4%	52	3.4%	4.1	5.3	234	-1938	-6939	0.0	5.0	5.3	3.6%	1.3%	2.2%	312	700
307	\$37,439	27.4%	24.6%	4.4%	82	2.7%	11.4	8.6	230	-1113	-8039	0.0	0.0	2.1	3.2%	0.9%	0.6%	711	821
308	\$33,039	27.8%	34.4%	3.1%	51	2.2%	8.7	4.3	408	-330	-4846	2.7	1.9	0.9	3.2%	1.2%	2.1%	861	1569
309	\$30,226	27.1%	30.9%	5.3%	88	3.6%	103.9	5.8	295	-2483	553	45.1	29.0	14.3	16.3%	1.8%	8.3%	309	1929
310	\$37,744	24.2%	34.1%	8.9%	88	2.7%	43.5	4.4	676	1290	-4971	21.3	20.3	17.9	11.8%	1.6%	10.6%	479	3104
311	\$30,226	27.1%	33.2%	12.9%	52	3.7%	25.3	5.4	164	1162	-85	48.8	11.3	11.5	12.3%	2.4%	2.6%	580	3386
312	\$37,744	24.2%	33.2%	11.9%	84	3.6%	120.7	3.9	25	390	-1151	35.7	31.5	3.2	19.8%	1.3%	6.9%	0	795
401	\$51,880	16.4%	26.7%	6.4%	78	3.1%	11.1	8.4	653	-6493	-77	4.8	6.9	2.4	8.3%	2.4%	11.9%	377	918
402	\$54,125	11.4%	30.6%	6.0%	77	8.3%	21.3	6.8	559	-2447	1335	7.7	12.4	2.8	6.3%	1.4%	4.0%	0	0
403	\$47,805	18.0%	26.3%	6.6%	71	12.5%	33.6	7.9	404	-1635	3953	31.5	33.3	11.4	7.2%	3.0%	7.0%	132	0
404	\$41,711	17.9%	21.7%	6.3%	48	13.2%	16.1	7.1	318	-5197	2232	16.1	21.1	5.5	5.6%	4.4%	9.7%	0	205
405	\$53,632	11.4%	29.4%	4.5%	78	2.0%	22.8	3.9	229	-2497	2182	7.4	9.6	5.2	8.9%	2.3%	7.0%	0	0
406	\$66,260	6.7%	25.8%	6.2%	58	2.3%	7.7	4.3	140	-1890	-1998	4.1	5.1	4.1	5.4%	1.9%	6.6%	0	0
407	\$56,008	12.6%	6.6%	6.6%	51	4.8%	11.8	3.9	714	-2567	2361	5.4	7.6	14.8	3.7%	2.2%	7.0%	425	5
408	\$60,291	8.0%	32.0%	6.6%	58	3.8%	11.6	4.7	375	-1246	-2527	8.4	15.6	4.9	4.9%	2.7%	9.3%	0	0
409	\$52,002	11.9%	32.2%	9.4%	83	2.9%	26.5	6.3	261	-2999	325	25.2	36.6	7.1	7.8%	5.9%	9.7%	0	0
410	\$57,655	11.8%	33.2%	9.8%	78	3.5%	33.6	3.1	130	485		23.0	31.8	22.2	4.1%	6.5%	9.7%	0	0
411	\$73,735	6.5%	27.7%	5.1%	58	2.1%	6	3	168			5.2	6.7	0	3.7%	1.5%	4.6%	0	0
412	\$52,106	12.5%	23.6%	10.1%	68	5.2%	51.3												