2019

HOW IS AFFORDABLE HOUSING THREATENED IN YOUR NEIGHBORHOOD?

#NYChousingthreats

Association for Neighborhood & Housing Development (anhd)

HOW TO READ THIS CHART:
1. Find your neighborhood
2. Look across ← → and discover what indicators apply to your neighborhood
3. Look up ↑ and down ↓ to compare your neighborhood to others

KEY:
- Neighborhood that ranked in the Top 10 for the particular indicator.
- Neighborhood that ranked in the Top 20 for the particular indicator.
- Neighborhood that ranked in the Top 30 (applies to Threats Score only).

The Threats to Affordable Housing Score is the number of individual threats ranking in the Top 10 multiplied by two, plus the number of individual threats ranking in the Top 20.

NOTES:

This chart is just a small sample of possible indicators of threats to neighborhood affordable housing and is not meant to rank which neighborhoods are most at risk of losing affordable housing. Threats scores for a neighborhood should not be compared to previous years' scores, as the indicators included in each year's chart vary slightly. Note that no shading does not mean that a threat is absent for a neighborhood, but that it does not rank in the Top 20.

Data sources and notes: American Community Survey 2017, U.S. Department of Housing and Urban Development (HUD), University Neighborhood Housing Program's (UNHP) Building Indicator Project (BIP), NYC Department of Investigation with cleaning by the NYC Public Advocate, Housing Data Coalition, and Anti-Eviction Mapping Project, NYC Department of Housing Preservation and Development (HPD) and NYC Department of Buildings (DOB) via NYC Open Data, NYC Department of Finance (DOF), taxbills.nyc, NYU Furman Center and NYU Furman Center's CoreData.nyc, FFIEC Home Mortgage Disclosure Act (HMDA) data, and the Center for New York City Neighborhoods (CNYCN). Most data are aggregated by Community Districts, but some data are aggregated by Public Use Microdata Areas (PUMAs). PUMAs are designed by the U.S. Census Bureau and approximate New York City's Community Districts. However, because they are constructed from census tracts, their boundaries do not coincide precisely with Community District boundaries. There are 59 Community Districts in New York City, but only 55 Sub-Borough Areas/ PUMAs; four pairs of Community Districts were combined by the Census Bureau in creating PUMAs to improve sampling and protect the confidentiality of respondents. These pairs are Mott Haven/Melrose (BX 1) and Hunts Point/Longwood (BX 2), Morrisania/Crotona (BX 3) and Belmont/East Tremont (BX 6), the Financial District (MN 1) and Greenwich Village/ Soho (MN 2), and Clinton/Chelsea (MN 4) and Midtown (MN 5). For data sources and definitions for individual indicators, visit http://bit.ly/nychousingthreats19.

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Area	Neighborhood	% of AMI 2017	Unemploy. Rate 2017	% Rent Burden 2017	% Severe Crowding 2017	Income Stratification 2017	# Rent Stabilized Apts 2017	# DRIE & SCRIE Recipients 2018	Serious Housing Code Viol. per 1000 units 2018	# Housing Litigations 2018	# Units New Bldgs CO 2018	% Change Price/SqFt Res. Sales 2015-2018	LIHTC Units Eligible to Expire 2020-2024	# At-Risk HUD Subsidized Units 2019-2023	% Change LMI Home Purchase Loans 2013-2017	Share 1-4 Unit Non-Bank Loans 2017	Share 1-4 Unit Homes Flipped 2018	Evictions by Marshals 2018	Foreclosure Rate /1000 1-4 Unit & Condo 2018	Foreclosure Rate /1000 5+ Unit Bldgs 2018	Threats Score
BRONX																					
BX 1	MOTT HAVEN/MELROSE	23% AMI	13.5%	57.6%	4.8%	0.53	11,876	284	84.8	222	508	58.0%	208	184	-58.8%	43.3%	9.0%	421	9.8	1.4	16
BX 2	HUNTS POINT/LONGWOOD	23% AMI	13.5%	57.6%	4.8%	0.53	8,797	336	113.2	177	133	35.4%	69	483	-58.8%	43.3%	9.8%	299	11.0	2.2	15
BX 3	MORRISANIA/CROTONA	28% AMI	14.5%	58.8%	4%	0.55	12,935	377	76.4	288	117	34.2%	139	237	100.0%	63.0%	14.3%	561	23.6	0.0	20
BX 4	HIGHBRIDGE/S. CONCOURSE	33% AMI	12.5%	61.8%	8.9%	0.47	32,640	2,008	109.2	613	289	12.2%	310	581	70.0%	23.5%	12.5%	720	20.0	0.0	24
BX 5	UNIVERSITY HTS/FORDHAM	32% AMI	16%	64.4%	8.4%	0.50	29,256	1,618	102.3	529	132	26.5%	232	118	-85.7%	64.5%	13.8%	741	17.5	0.0	26
BX 6	BELMONT / EAST TREMONT	28% AMI	14.5%	58.8%	4%	0.55	14,078	435	128.8	321	243	35.6%	24	1,095	100.0%	63.0%	12.4%	587	13.0	0.0	19
BX 7	KINGSBRIDGE HTS/BEDFORD	37% AMI	10.7%	61.1%	9.7%	0.45	36,620	1,775	139.0	490	140	58.6%	-	271	121.4%	26.3%	12.5%	740	11.9	0.9	24
BX 8	RIVERDALE/FIELDSTON	61% AMI	8.2%	51.9%	4.2%	0.51	16,350	1,033	51.9	98	30	25.0%	-	121	16.3%	21.1%	3.0%	279	4.1	0.0	2
BX 9	PARKCHESTER/SOUNDVIEW	43% AMI	8.5%	55.2%	4.8%	0.47	15,522	1,127	48.6	320	33	23.9%	-	214	38.1%	54.3%	12.7%	666	8.3	1.9	10
BX 10	THROGS NECK/CO-OP CITY	68% AMI	7.7%	45.0%	2.7%	0.45	5,678	477	24.4	87	74	23.5%	-	746	-9.3%	49.7%	9.0%	213	11.3	3.0	4
BX 11	MORRIS PARK/BRONXDALE	53% AMI	9.9%	55.6%	4.6%	0.48	13,299	772	36.5	164	29	14.0%	-	216	73.9%	55.7%	8.5%	393	10.0	0.0	6
BX 12	WILLIAMSBRIDGE/BAYCHESTER	62% AMI	7.2%	57.6%	4.4%	0.46	11,961	523	135.0	384	61	29.6%	-	268	34.8%	70.1%	14.5%	685	21.3	4.4	13
BROOKLYN																					
BK 1	GREENPOINT/WILLIAMSBURG	88% AMI	5.5%	48.2%	3.1%	0.52	19,761	850	79.0	176	798	-18.8%	111	387	0.0%	7.9%	2.9%	135	4.2	2.6	5
BK 2	BROOKLYN HTS/FT. GREENE	109% AMI	5.6%	38.0%	3.1%	0.53	16,199	485	47.0	116	1,460	15.6%	25	104	-34.5%	8.5%	1.7%	138	4.0	6.3	6
BK 3	BEDFORD STUYVESANT	57% AMI	4.7%	52.2%	2.4%	0.53	12,094	378	162.4	415	409	30.2%	120	266	-97.1%	23.0%	4.6%	384	16.0	10.3	14
BK 4	BUSHWICK	55% AMI	5.2%	54.2%	3.8%	0.50	9,292	625	299.7	322	378	30.7%	6	541	-50.0%	25.0%	8.7%	207	15.0	4.0	9
BK 5	E. NEW YORK/STARRETT CITY	39% AMI	9%	53.5%	6.1%	0.52	5,988	281	111.8	496	81	34.2%	205	599	-33.3%	59.4%	15.5%	783	25.3	9.8	22
BK 6	P. SLOPE/CARROLL G./GOW/RED HOOK	152% AMI	4.2%	35.3%	3.5%	0.48	7,265	420	85.6	93	602	19.1%	86	-	-85.7%	6.6%	0.8%	63	2.0	0.8	5
BK 7	SUNSET PARK	59% AMI	6.7%	56.0%	9.6%	0.52	7,999	625	191.2	136	210	34.4%	-	525	-64.9%	21.6%	4.1%	87	2.6	1.5	9
BK 8	CROWN HEIGHTS/ PROSPECT HTS	68% AMI	6.8%	50.6%	3.4%	0.54	14,985	883	166.0	342	305	58.7%	78	644	-76.9%	16.0%	7.1%	318	15.6	5.0	14
BK 9	S. CROWN HTS/LEFFERTS GARDENS	58% AMI	7.8%	53.9%	3.4%	0.51	20,875	2,031	152.4	298	403	26.0%	39	215	20.0%	23.8%	10.6%	295	14.0	8.8	13
BK 10	BAY RIDGE	76% AMI	4.7%	48.8%	4.8%	0.49	12,355	877	89.1	74	33	22.1%	-	-	3.4%	17.6%	1.6%	134	3.9	1.1	1
BK 11	BENSONHURST	56% AMI	6.1%	54.7%	7.5%	0.47	15,298	1,573	107.9	137	186	31.2%	-	-	-15.0%	11.7%	2.0%	185	2.4	3.2	6
BK 12	BOROUGH PARK	46% AMI	5.2%	64.3%	10.7%	0.50	14,169	1,352	112.7	121	152	19.2%	-	891	-51.6%	29.8%	1.8%	134	11.3	2.3	10
BK 13	CONEY ISLAND	41% AMI	6.1%	57.6%	6.1%	0.54	9,290	1,264	35.2	91	309	29.0%	-	241	7.3%	18.8%	2.6%	185	8.0	27.0	9
BK 14	FLATBUSH/MIDWOOD	63% AMI	6.2%	56.7%	5.2%	0.50	32,287	3,246	123.7	423	472	28.0%	-	-	-38.2%	28.5%	3.4%	413	9.9	4.0	13
BK 15	SHEEPSHEAD BAY	66% AMI	5.2%	53.8%	3.4%	0.49	13,717	1,606	43.9	95	113	23.2%	-	-	2.5%	22.4%	5.4%	213	5.9	0.0	1
BK 16	BROWNSVILLE	24% AMI	20.7%	59.9%	1.2%	0.59	6,948	174	98.9	304	647	32.9%	41	246	-68.4%	60.9%	15.5%	377	30.7	3.0	21
BK 17	EAST FLATBUSH	55% AMI	5.9%	55.3%	2.6%	0.46	18,607	1,595	184.9	490	162	34.7%	16	140	8.3%	61.5%	11.5%	628	23.8	2.2	16
BK 18	FLATLANDS/CANARSIE	81% AMI	5.3%	48.7%	3.7%	0.44	2,875	205	45.3	203	25	16.5%	-	-	18.9%	55.6%	10.3%	378	17.6	10.4	7
MANHATTAN																					
MN 1	FINANCIAL DISTRICT	174% AMI	2.6%	36.7%	4.9%	0.53	7,668	123	6.9	15	1,042	39.8%	-	1,799	0.0%	3.8%	0.0%	43	2.7	0.0	8
MN 2	GREENWICH VILLAGE/SOHO	174% AMI	2.6%	36.7%	4.9%	0.53	11,318	1,211	50.9	104	544	1.3%	-	-	0.0%	3.8%	2.8%	69	1.7	0.0	3
MN 3	LES/CHINATOWN	47% AMI	6.3%	47.7%	5.4%	0.57	18,283	2,041	73.2	201	137	51.9%	193	1,099	-50.0%	9.8%	0.0%	193	1.3	3.2	15
MN 4	CLINTON/CHELSEA	128% AMI	4.8%	40.7%	2.6%	0.56	30,264	1,287	49.2	163	1,603	39.5%	-	177	30.0%	4.9%	0.0%	199	1.9	3.1	7
MN 5	MIDTOWN	128% AMI	4.8%	40.7%	2.6%	0.56	10,522	483	19.1	43	284	18.9%	-	-	30.0%	4.9%	0.0%	83	2.2	3.1	2
MN 6	STUY TOWN/TURTLE BAY	139% AMI	3.9%	42.1%	3.7%	0.53	23,812	1,624	17.3	60	857	5.6%	-	139	15.4%	7.9%	0.0%	114	2.2	1.1	6
MN 7	UPPER WEST SIDE	148% AMI	4.8%	39.2%	3.9%	0.58	28,395	2,530	39.2	189	614	48.1%	-	404	-83.3%	5.7%	7.1%	195	1.4	0.9	13
MN 8	UPPER EAST SIDE	159% AMI	2.1%	41.2%	3.1%	0.55	20,146	1,716	28.6	147	86	-1.1%	-	353	-81.8%	6.7%	5.9%	174	1.9	0.5	8
MN 9	MORNINGSIDE/HAMILTON	56% AMI	5.7%	50.6%	2.8%	0.58	17,724	1,580	163.1	306	2	32.6%	41	617	-20.0%	9.2%	0.0%	222	4.2	0.0	10
MN 10	CENTRAL HARLEM	57% AMI	8.2%	46.9%	2.1%	0.57	23,275	1,100	135.4	456	253	50.1%	1,031	737	-50.0%	5.1%	0.0%	442	6.4	2.2	16
MN 11	EAST HARLEM	42% AMI	8.9%	46.9%	3.5%	0.61	14,685	536	73.0	245	73	75.8%	722	1,189	-97.4%	6.6%	0.0%	338	3.9	0.9	13
MN 12	WASHINGTON HTS/INWOOD	61% AMI	8.7%	52.1%	4.5%	0.45	47,506	6,798	144.6	522	-	66.1%	92	40	-21.7%	15.4%	11.1%	467	1.5	3.2	15
QUEENS																					
QN 1	ASTORIA	75% AMI	4.6%	46.2%	2.6%	0.45	26,868	1,543	54.7	129	898	38.2%	1,104	374	-50.0%	20.0%	2.9%	187	3.0	0.0	10
QN 2	SUNNYSIDE/WOODSIDE	76% AMI	3%	50.5%	7%	0.44	20,068	1,237	41.7	73	1,127	73.5%	-	79	-44.9%	14.3%	2.2%	149	4.0	1.8	8
QN 3	JACKSON HEIGHTS	58% AMI	4.2%	60.2%	9.1%	0.43	12,366	1,318	46.7	140	65	33.7%	-	92	-8.1%	26.1%	9.1%	185	11.7	1.9	7
QN 4	ELMHURST/CORONA	53% AMI	4.3%	60.4%	11.7%	0.44	16,547	1,757	43.7	167	230	37.9%	-	89	-13.0%	23.6%	3.7%	258	6.0	6.6	10
QN 5	RIDGEWOOD/MASPETH	75% AMI	4.8%	45.7%	1.2%	0.43	8,877	525	137.2	124	210	27.5%	-	-	-47.2%	36.3%	3.7%	151	4.6	1.3	3
QN 6	REGO PARK/FOREST HILLS	87% AMI	3%	49.2%	5.6%	0.44	13,261	1,825	14.8	51	160	21.8%	-	-	-28.7%	22.7%	2.9%	138	2.1	0.0	5
QN 7	FLUSHING/WHITESTONE	55% AMI	2.6%	57.2%	3.9%	0.49	15,521	1,492	28.6	106	322	27.8%	-	134	-28.2%	14.8%	3.2%	264	4.8	9.6	6
QN 8	HILLCREST/FRESH MEADOWS	69% AMI	5.8%	54.7%	5%	0.44	12,499	1,052	31.8	85	142	25.9%	-	157	-16.7%	33.3%	3.0%	246	5.4	0.0	7
QN 9	OZONE PARK/WOODHAVEN	72% AMI	5.9%	53.6%	4%	0.41	5,976	471	58.4	129	36	27.6%	-	-	-30.5%	42.2%	10.2%	212	11.4	6.7	4
QN 10	S. OZONE PK /HOWARD BEACH	73% AMI	5.4%	53.9%	1.9%	0.44	730	77	54.1	100	13	25.5%	-	6	-31.1%	62.0%	10.4%	165	12.5	7.5	6
QN 11	BAYSIDE/LITTLE NECK	76% AMI	4.9%	47.0%	3.8%	0.45	2,783	236	10.6	25	146	21.6%	-	-	-6.7%	18.3%	2.1%	63	4.0	0.0	0
QN 12	JAMAICA/HOLLIS	63% AMI	7.4%	55.5%	5%	0.45	9,444	873	38.7	404	491	30.0%	-	178	-45.2%	83.5%	21.5%	669	26.0	6.7	17
QN 13	QUEENS VILLAGE	87% AMI	7.5%	48.7%	0.6%	0.40	1,859	160	18.2	195	25	22.3%	-	50	-15.2%	63.1%	13.3%	292	17.4	18.2	9
QN 14	ROCKAWAY/BROAD CHANNEL	58% AMI	10%	51.6%	4.3%	0.48	6,857	323	31.0	200	215	26.5%	-	911	26.7%	58.3%	9.3%	402	14.8	11.7	10
STATEN ISLAND																					
SI 1	STAPLETON /ST. GEORGE	68% AMI	3.9%	52.1%	3.4%	0.51	5,784	241	59.5	217	167	27.6%	66	220	39.2%	47.6%	9.4%	421	13.8	3.0	5
SI 2	S. BEACH/WILLOWBROOK	88% AMI	4.8%	50.7%	3.1%	0.44	676	80	18.2	21	219	-12.0%	-	79	96.4%	35.4%	4.7%	93	6.0	0.0	0
SI 3	TOTTENVILLE/GREAT KILLS	105% AMI	4.4%	43.4%	N/A	0.42	1,377	149	15.5	10	260	27.2%	-	-	101.4%	46.2%	4.1%	112	8.0	0.0	1