2015

HOW IS AFFORDABLE HOUSING THREATENED IN YOUR NEIGHBORHOOD?

anhd
ASSOCIATION FOR NEIGHBORHOOD AND HOUSING DEVELOPMENT, INC.

KEY

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

Area that ranked in the Top 20 for the particular indicator. Area that ranked in the Top 25 for overall Threats to Affordable Housing Present indicator.

No 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 (far right column) reflects the total number of weighted threats to a given neighborhood's affordable housing.

NOTES

This 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. Neighborhood scores should not be used in comparison to previous years' scores because the indicators included in each year's chart vary slightly. Data was compiled using the U.S Census Bureau's 2011 Housing Vacancy Survey and the 2013 American Community Survey 1-Year Estimates, NYCOpenData, NYC Depart of Finance Data, the NYU Furman Center's "Data Research Tool," the University Neighborhood Housing Program's (UNHP) Building Indicator Project (BIP) database, the FFIEC Home Mortgage Disclosure Act data, and data from The Institute for Children, Poverty, and Homelessness (ICPH). Most data is for Community Districts, but some data is for Sub-Borough Areas or Public Use Microdata Areas (PUMA) both of which are defined by the U.S. Census Bureau and so we are able to use the two interchangeably. Sub-borough Areas are geographic units created by the Census Bureau for the administration of the New York City Housing and Vacancy Survey. Public Use Microdata Areas are designed for decennial census Public Use Microdata Sample (PUMS) data, American Community Survey (ACS) PUMS data and ACS period estimates. They approximate New York'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 but only 55 Sub-Borough Areas/PUMAs because the areas of four pairs of community districts were combined by the Census Bureau in creating the Sub-Borough Areas/PUMAs to improve sampling and protect the confidentiality of respondents. These pairs are Mott Haven/Melrose (CD 101) and Hunts Point/Longwood (CD 102), 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.

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		Percent of AMI, 2013 (Prioritized by Household Size)	Unemployment Rate, 2013	Percent with Rent Burden, 2013	Share of NHMP Units Affordable to the Average Neighborhood Resident 09-13	Percent of Severe Crowding 2013	Serious Housing Code Violations 2014	Number of Housing Litigations, 2014-2015	Families Entering Shelter System, 2014	Pct. Change in Residential Sales Price per Sqft, 2010-2014	Number of Rent Stabilized Apartments, 2014	LIHTC Units Eligible to Expire Within 5 Years (2015-2020)	At risk Mitchell-Lama	At risk HUD Subsidized Units, 2015	Percent of High Cost Home Purchase Loans, 2013	Percent of High Cost Refinance Loans, 2013	Percent of Residential Properties Tax Delinquent ≥ 1 year, 2013	Notices of Foreclosure Rate, 2014 (per 1,000 1-4 Family and Condo Properties)	Percent of 4+ Family Properties with Tax Delinquencies, 2013	Notices of Foreclosure, 2014 (5+ Unit Buildings)	Threats to Affordable Housing Present, 2015
BRONX																					
BX1	MOTT HAVEN/MELROSE	30% AMI	6.1%	57.1%	1.9%	6.6%	61.8%	867	370	123%	10,325	220	494	339	2.5%	1.7%	3.3%	22.6	8.3%	14.2	17
BX2	HUNTS POINT/LONGWOOD	30% AMI	6.1%	57.1%	2.1%	6.6%	61.0%	932	225	49%	8,487	371	111	0	2.5%	1.7%	4.8%	34.5	9.1%	6.8	18
BX3	MORRISANIA/CROTONA	32% AMI	10.2%	56.9%	3.8%	10.3%	58.0%	1,093	350	41%	10,962	928	320	1,325	8.1%	6.7%	4.2%	39.1	9.8%	6.9	26
BX4	HIGHBRIDGE/S. CONCOURSE	35% AMI	8.7%	65.6%	9.2%	10.7%	76.7%	3,092		90%	33,579	690	227	591	1.5%	10.5%	7.4%	52.7	7.4%	3.2	26
BX5	UNIVERSITY HTS/FORDHAM	32% AMI	9.4%	67.0%	11.1%	6.5%	80.1%	2,815	428	117%	28,698	895	2,522	0	15.2%	3.6%	7.7%	44.0	10.1%	4.6	32
BX6	BELMONT/EAST TREMONT	32% AMI	10.2%	56.9%	18.2%	10.3%	63.2%	1,622	354	39%	13,256	336	1,543	245	8.1%	6.7%	5.8%	31.9	11.9%	6.6	24
BX7	KINGSBRIDGE HTS/BEDFORD	38% AMI	10.9%	64.2%	32.5%	7.9%	75.1%	2,623	293	52%	36,086	0	295	730	10.3%	1.8%	5.9%	35.1	8.3%	0.9	24
BX8	RIVERDALE/FIELDSTON	82% AMI	7.7%	48.6%	56.2%	4.1%	50.6%	564	51	15%	15,169	0	1,295	784	1.1%	0.5%	2.7%	11.2	3.2%	0.0	4
BX9	PARKCHESTER/SOUNDVIEW	42% AMI	9.9%	52.3%	55.6%	3.6%	78.2%	1,447	380	42%	14,791	0	2,391	380	6.6%	6.6%	3.0%	26.9	2.8%	10.2	18
BX10	THROGS NECK/CO-OP CITY	75% AMI	5.1%	44.1%	97.2%	2.0%	77.6%	345	73	7%	4,923	0	15,635	1,388	3.1%	2.9%	1.8%	15.1	2.7%	3.1	8
BX11	MORRIS PARK/BRONXDALE	57% AMI	8.2%	51.4%	73.4%	3.2%	61.3%	849	142	30%	13,213	0	0	1,640	5.6%	0.9%	2.2%	15.8	4.2%	5.0	5
BX12	WILLIAMSBRIDGE/BAYCHESTER	60% AMI	9.2%	54.5%	33.8%	2.3%	74.8%	1,765	331	24%	10,877	0	367	410	8.8%	8.5%	4.6%	34.6	7.8%	18.3	19
BROOKLYN																					
BK1	GREENPOINT/WILLIAMSBURG	72% AMI	4.4%	46.4%	70.8%	3.2%	39.9%	649	85	109%	16,465	230	2,957	1,146	0.3%	0.1%	1.9%	6.6	1.9%	2.8	8
BK2	BROOKLYN HTS/FT. GREENE	108% AMI	6.3%	37.8%	100.0%	2.1%	40.9%	428	73	77%	10,854	24	748	601	0.4%	0.5%	1.9%	9.9	1.5%	2.9	2
BK3	BEDFORD STUYVESANT	49% AMI	10.0%	55.8%	20.2%	2.8%	55.9%	2,369	461	116%	8,924	861	694	409	3.8%	3.3%	5.4%	35.6	5.3%	14.6	21
BK4	BUSHWICK	55% AMI	10.8%	51.5%	85.4%	4.8%	47.7%	1,803	212	78%	9,020	140	0	1,564	6.0%	5.8%	4.1%	29.7	5.4%	5.7	16
BK5	E. NEW YORK/STARRETT CITY	48% AMI	7.6%	49.3%	10.6%	4.5%	72.7%	1,905	564	11%	6,270	435	7,511	947	6.6%	10.4%	3.1%	43.6	5.1%	24.1	23
BK6	PARK SLOPE/CARROLL GARDENS	142% AMI	3.7%	36.2%	68.9%	1.8%	31.9%	356	52	56%	6,314	118	0	1,209	0.0%	0.5%	1.3%	4.0	1.1%	0.8	2
BK7	SUNSET PARK	56% AMI	7.1%	57.3%	0.0%	6.2%	46.1%	584	47	58%	7,735	0	0	272	0.3%	0.2%	1.2%	7.4	1.8%	0.8	5
BK8	CROWN HEIGHTS	54% AMI	5.4%	52.8%	55.3%	1.8%	61.2%	1,673	222	135%	14,152	459	142	214	0.2%	3.0%	3.9%	30.5	4.6%	8.5	12
BK9	S. CROWN HTS/PROSPECT HTS	63% AMI	9.4%	50.7%	48.4%	3.7%	80.1%	1,423	113	85%	20,305	82	697	1,918	1.6%	1.3%	4.9%	21.4	5.1%	0.0	13
BK10	BAY RIDGE	80% AMI	5.9%	46.8%	88.9%	2.7%	47.1%	285	14	22%	12,456	0	1,370	507	0.2%	1.9%	1.1%	5.0	2.3%	2.2	1
BK11	BENSONHURST	62% AMI	5.8%	52.4%	0.0%	2.8%	61.3%	407	35	28%	15,412	0	167	166	0.9%	2.2%	0.9%	4.7	1.3%	2.1	4
BK12	BOROUGH PARK	50% AMI	4.1%	65.5%	14.6%	6.9%	64.0%	589	20	59%	13,704	0	182	352	1.9%	0.9%	2.6%	14.7	2.4%	1.2	7
BK13	CONEY ISLAND	43% AMI	6.3%	54.3%	41.6%	1.8%	63.9%	327	64	13%	8,790	0	4,139	0	1.6%	1.3%	1.6%	12.7	1.6%	11.9	6
BK14	FLATBUSH/MIDWOOD	56% AMI	6.3%	58.0%	72.1%	5.4%	71.2%	1,528	118	51%	31,276	0	0	0	0.5%	1.8%	2.0%	15.7	3.7%	3.1	8
BK15	SHEEPSHEAD BAY	68% AMI	4.7%	55.3%	100.0%	3.1%	65.7%	377	37	9%	13,365	0	0	0	1.4%	1.2%	1.3%	9.6	1.0%	2.4	2
BK16	BROWNSVILLE	37% AMI	8.9%	55.3%	4.9%	3.8%	54.5%	1,118	385	142%	4,999	319	1,388	0	9.7%	12.0%	4.8%	45.2	6.8%	12.6	24
BK17	EAST FLATBUSH	56% AMI	6.9%	57.5%	16.3%	2.2%	84.8%	2,019	266	17%	18,764	117	0	0	7.1%	10.3%	3.1%	32.4	7.4%	8.1	20
BK18	FLATLANDS/CANARSIE	86% AMI	6.2%	49.4%	26.4%	2.7%	74.3%	671	128	-7%	2,876	0	438	0	4.2%	3.0%	1.5%	24.0	2.9%	0.0	5
MANHATTAN																					
M1	FINANCIAL DISTRICT	183% AMI	3.2%	36.6%	0.0%	2.7%	31.7%	55	10	32%	6,975	440	1,741	1,391	0.1%	0.3%	0.0%	21.3	0.9%	0.0	6
M2	GREENWICH VILLAGE/SOHO	183% AMI	3.2%	36.6%	13.0%	2.7%	29.1%	358	6	44%	11,879	88	0	105	0.1%	0.3%	0.4%	3.7	1.6%	2.4	1
M3	LES/CHINATOWN	56% AMI	6.2%	48.0%	89.1%	3.0%	48.6%	669	122	65%	18,728	338	2,337	401	0.3%	0.5%	0.0%	2.3	1.4%	1.4	5
M4	CLINTON/CHELSEA	150% AMI	5.0%	43.7%	26.7%	2.2%	32.5%	494	45	119%	28,149	603	4,509	647	0.3%	0.2%	1.1%	0.0	1.4%	0.0	9
M5	MIDTOWN	150% AMI	5.0%	43.7%	100.0%	2.2%	29.7%	173	18	395%	10,609	937	214	643	0.3%	0.2%	0.0%	0.0	1.7%	3.4	5
M6	STUY TOWN/TURTLE BAY	161% AMI	2.2%	40.6%	0.0%	2.6%	35.1%	276	16	-24%	25,296	0	852	0	0.3%	0.1%	0.8%	0.0	1.5%	1.1	4
M7	UPPER WEST SIDE	146% AMI	4.7%	39.6%	64.6%	0.7%	30.3%	676	74	92%	30,297	1,643	1,330	398	0.3%	0.4%	0.3%	1.6	1.1%	0.9	6
M8	UPPER EAST SIDE	160% AMI	2.5%	44.2%	100.0%	1.6%	34.6%	478	23	31%	23,311	273	1,886	630	0.3%	0.3%	0.9%	4.7	1.3%	0.5	5
M9	MORNINGSIDE/HAMILTON	61% AMI	4.6%	48.5%	75.1%	3.3%	62.3%	1,714		142%	17,285	335	385	454	0.9%	0.9%	3.8%	24.9	4.2%	7.9	9
M10	CENTRAL HARLEM	50% AMI	6.5%	51.6%	18.9%	2.0%	62.5%	1,879	275	208%	21,994	1,762	346	559	0.4%	1.2%	2.3%	11.9	3.3%	8.0	11
M11	EAST HARLEM	37% AMI	7.6%	50.2%	7.9%	2.3%	60.1%	918	306	74%	12,845	1,398	1,072	0	0.4%	0.2%	1.7%	8.8	3.3%	0.9	9
M12	WASHINGTON HTS/INWOOD	48% AMI	8.5%	54.3%	77.1%	6.0%	77.0%	2,802	144	61%	48,251	92	1,001	574	0.9%	0.3%	5.4%	25.0	3.9%	3.2	16
QUEENS																					
Q1	ASTORIA	71% AMI	6.9%	47.2%	53.0%	2.7%	37.5%	521	75	78%	24,910	0	379	415	1.7%	1.5%	1.2%	6.0	1.7%	1.6	4
Q2	SUNNYSIDE/WOODSIDE	84% AMI	3.9%	47.0%	57.5%	4.1%	42.3%	418	17	51%	16,186	0	0	80	0.7%	0.8%	1.3%	8.3	0.9%	1.9	2
Q3	JACKSON HEIGHTS	62% AMI	4.5%	59.9%	11.1%	9.2%	53.8%	635	59	38%	11,923	62	0	93	0.8%	2.6%	2.3%	22.3	1.9%	7.4	7
Q4	ELMHURST/CORONA	58% AMI	4.5%	59.9%	0.0%	9.3%	55.7%	525	26	15%	15,849	296	0	308	0.9%	2.1%	1.2%	12.3	1.8%	5.5	8
Q5	RIDGEWOOD/MASPETH	79% AMI	5.2%	48.5%	100.0%	1.3%	34.9%	565	51	27%	8,729	0	0	0	1.1%	2.1%	1.4%	7.5	1.7%	10.4	2
Q6	REGO PARK/FOREST HILLS	87% AMI	4.2%	53.3%	46.1%	1.9%	49.8%	208	8	40%	13,041	0	0	0	0.7%	0.8%	1.0%	4.9	1.3%	0.0	0
Q7	FLUSHING/WHITESTONE	67% AMI	3.9%	55.0%	98.5%	2.4%	45.4%	387	31	14%	15,922	0	69	135	1.3%	1.2%	0.9%	5.5	1.3%	3.9	1
Q8	HILLCREST/FRESH MEADOWS	76% AMI	5.5%	58.4%	7.2%	2.5%	70.6%	433	29	93%	13,721	0	256	157	0.9%	1.8%	1.2%	7.7	1.8%	13.7	7
Q9	OZONE PARK/WOODHAVEN	78% AMI	5.7%	50.7%	92.7%	2.0%	49.0%	687	74	23%	5,878	0	0	0	1.3%	2.1%	2.3%	23.3	3.1%	20.5	3
Q10	S. OZONE PK/HOWARD BEACH	79% AMI	8.8%	57.1%	47.8%	2.4%	40.8%	460	49	13%	699	0	0	168	4.9%	3.5%	1.8%	21.0	2.5%	14.8	6
Q11	BAYSIDE/LITTLE NECK	96% AMI	4.3%	48.5%	100.0%	0.4%	33.4%	75	8	15%	2,707	0	0	12	0.3%	1.3%	0.9%	5.8	0.8%	0.0	0
Q12	JAMAICA/HOLLIS	64% AMI	10.1%	58.2%	31.9%	4.8%	73.5%	1,911	328	16%	8,772	0	5,860	716	9.2%	5.0%	3.8%	36.7	6.6%	0.0	21
Q13	QUEENS VILLAGE	97% AMI	6.1%	47.1%	69.8%	0.5%	18.2%	720	92	9%	1,912	0	0	51	6.0%	3.2%	2.1%	23.2	5.4%	0.0	3
Q14	ROCKAWAY/BROAD CHANNEL	62% AMI	4.3%	55.8%	0.0%	1.7%	59.2%	827	165	15%	6,716	0	5,719	2,081	3.8%	1.8%	2.7%	33.9	2.5%	8.2	12
STATEN ISLAND																					
SI1	STAPLETON/ST. GEORGE	80% AMI	4.9%	48.8%	97.3%	1.9%	36.5%	870	198	17%	4,775	79	989	1,645	3.6%	3.1%	2.1%	20.1	7.2%	3.2	8
SI2	S. BEACH/WILLOWBROOK	91% AMI	4.2%	57.3%	96.6%	1.0%	24.0%	95	11	27%	719	0	0	282	1.5%	1.7%	1.0%	12.0	1.0%	0.0	1
SI3	TOTTENVILLE/GREAT KILLS	113% AMI	4.0%	44.3%	81.5%	0.8%	71.4%	63	8	5%	1,374	0	0	61	1.6%	2.2%	1.2%	11.1	2.2%	0.0	1