

2013

HOW IS AFFORDABLE HOUSING THREATENED IN YOUR NEIGHBORHOOD?



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.
- Yellow 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 2011 American Community Survey 1-Year Estimates, the University Neighborhood Housing Program's (UNHP) Building Indicator Project (BIP) database, and the Furman Center's "Data Research Tool" and 2011 State of New York City's Housing and Neighborhoods report. In addition the Furman Center provided data on the neighborhood impacts of Hurricane Sandy. 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 can be used 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) 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	JAMAICA/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	Share of Residential Units in SANDY Surge Area	Percent of Units with Severe Crowding	Serious Housing Code Violations	Elevated Child Blood Lead Levels	Loss of Rental Units Affordable to 80% AMI 2008-2011	Loss of Rent Stabilized Units 2008-2011	Percent of High Cost Home Purchase Loans	Percent of High Cost Refinance Loans	Percent of 1-3 Family Properties With Tax Delinquencies	Notice of Foreclosure Rate, 1-4 Family Homes	Percent of 4+ Family Properties with Tax Delinquencies	Notice of Foreclosure Rate, 5+ Unit Buildings	At-Risk Mitchell-Lama	At-Risk Section 8	Threats To Affordable Housing Present
101	\$21,146	40.6%	30.9%	20.0%	0.5%	3.5%	64.4%	3.9	-2758	18	9.0%	9.5%	3.1%	17.4	11.7%	12.6	0	959	15
102	\$21,146	40.6%	30.9%	20.0%	0.0%	3.5%	63.8%	3.9			9.0%	9.5%	4.5%	17.4	13.9%	18.6	111	1501	17
103	\$22,370	42.9%	36.0%	21.0%	0.0%	5.0%	60.1%	4			10.0%	7.9%	4.1%	34.8	14.2%	17	0	1027	21
104	\$22,849	41.1%	43.4%	19.2%	0.0%	6.5%	76.1%	4.7	4877	186	3.7%	12.5%	6.2%	40.7	9.9%	7.1	2110	1312	25
105	\$25,951	40.3%	36.6%	20.2%	14.8%	5.6%	76.3%	4	-5645	-4139	5.7%	5.7%	27.6	16.0%	14.6	0	262	24	24
106	\$22,370	42.9%	36.0%	21.0%	0.0%	5.0%	67.6%	6.5			10.0%	7.9%	5.4%	30.0	13.3%	11.4	0	2117	24
107	\$30,646	31.7%	37.5%	16.7%	0.0%	5.1%	75.9%	4.4	1	2990	6.4%	6.9%	5.5%	34.4	9.3%	8.2	295	105	22
108	\$55,119	18.7%	28.0%	12.3%	1.6%	2.7%	54.0%	1.6	-3617	-1133	2.1%	1.5%	2.2%	9.7	2.8%	11.1	901	155	3
109	\$35,833	27.7%	31.9%	11.5%	1.0%	6.4%	74.8%	3.6	-4523	-2782	7.4%	7.7%	3.4%	24.3	0.9%	17.8	129	318	17
110	\$53,436	12.6%	24.5%	12.2%	16.3%	0.0%	79.0%	4.3	1597	2540	6.0%	2.9%	2.3%	10.7	2.9%	3	263	262	6
111	\$40,745	21.0%	34.5%	14.7%	0.0%	4.0%	72.1%	3.2	827	2156	3.8%	2.7%	2.2%	15.7	4.3%	4.6	0	229	4
112	\$43,236	18.8%	34.7%	16.0%	0.0%	2.0%	72.5%	3.4	-3708	-655	5.8%	7.7%	3.6%	27.0	6.6%	7.6	200	90	12
201	\$47,003	31.7%	25.2%	8.7%	6.5%	4.1%	37.7%	9	-7888	1259	1.7%	1.7%	2.2%	7.6	3.1%	11.7	0	489	7
202	\$62,045	19.4%	21.5%	11.8%	1.5%	1.7%	25.2%	6.2	-3748	-2208	1.8%	1.3%	2.3%	12.7	1.9%	7.5	326	430	6
203	\$32,334	32.2%	30.2%	18.5%	0.0%	2.9%	49.4%	5.9	298	5653	9.4%	7.8%	6.1%	42.8	9.1%	31.7	0	1040	19
204	\$34,142	32.2%	34.5%	14.7%	0.0%	3.7%	50.9%	3.9	707	957	12.1%	8.2%	5.0%	41.8	10.6%	21.9	0	103	18
205	\$29,857	34.0%	27.6%	13.1%	3.8%	6.0%	69.1%	3	217	-277	9.9%	6.0%	4.1%	44.4	5.7%	15.6	0	315	16
206	\$87,293	10.3%	16.9%	8.5%	10.9%	2.1%	29.1%	6.3	-5026	-520	1.9%	1.0%	1.2%	4.5	1.6%	4.8	0	25	4
207	\$42,544	23.5%	28.8%	8.5%	0.0%	7.6%	45.1%	3.5	881	4249	1.9%	1.7%	1.4%	6.7	3.2%	7.9	0	641	3
208	\$40,511	26.9%	29.7%	14.4%	0.0%	3.6%	64.8%	3.1	-1406	843	3.4%	1.7%	5.0%	31.2	6.3%	27.3	142	732	12
209	\$37,446	21.6%	32.8%	17.4%	0.0%	4.8%	81.0%	4.8	-795	2296	6.0%	4.7%	4.2%	22.8	6.8%	17.6	160	266	15
210	\$56,541	14.9%	28.4%	9.8%	0.2%	3.7%	46.4%	4.7	-3607	3853	1.5%	1.3%	1.1%	4.8	2.9%	1	0	0	1
211	\$44,464	18.1%	31.9%	10.3%	4.7%	2.4%	58.2%	5.9	2078	1806	0.8%	2.3%	1.0%	4.0	1.5%	1	167	71	2
212	\$34,374	30.6%	46.5%	7.7%	0.0%	6.5%	64.3%	6.1	-4385	-2464	1.9%	3.3%	2.3%	12.0	3.1%	6.5	0	16	10
213	\$28,106	26.2%	33.3%	12.8%	97.2%	2.5%	67.7%	6.4	-3322	1551	1.7%	2.6%	2.2%	11.0	2.3%	38.4	672	570	14
214	\$40,470	22.0%	34.3%	11.2%	0.0%	6.4%	72.8%	9.3	-5864	-3544	2.3%	1.7%	2.4%	12.6	6.2%	12	0	202	11
215	\$47,610	15.0%	32.6%	9.0%	43.3%	1.0%	58.8%	5.3	-6028	-923	2.5%	2.0%	1.5%	7.6	1.4%	38.1	0	274	8
216	\$25,766	38.2%	29.2%	18.8%	0.0%	3.4%	55.4%	2.4	4305	3533	6.1%	7.9%	5.3%	39.9	9.2%	24.7	423	413	19
217	\$44,629	17.6%	32.8%	13.4%	0.0%	4.5%	84.8%	3.4	-494	-15	6.9%	7.2%	3.3%	27.5	8.1%	27.6	0	31	13
218	\$59,616	13.7%	26.5%	12.3%	36.4%	5.0%	61.9%	3.4	7775	830	4.4%	3.9%	1.6%	22.3	3.2%	9.3	0	5	5
301	\$119,866	7.5%	19.0%	4.8%	36.2%	2.2%	26.6%	2.7			1.6%	1.1%	0.0%	0.0	1.1%	21.5	0	339	4
302	\$119,866	7.5%	19.0%	4.8%	6.7%	2.2%	29.3%	6.7	-1522	-7206	1.6%	1.1%	1.1%	1.2	1.5%	2.3	0	536	6
303	\$39,162	28.6%	25.5%	6.7%	24.5%	4.3%	45.9%	2.4	-5890	5564	2.2%	1.0%	1.0%	0.0	2.7%	4.6	0	2067	9
304	\$83,030	13.1%	20.9%	8.2%	8.6%	2.1%	29.6%	3.9	-4193	-3883	2.7%	0.7%	0.7%	0.0	1.6%	4.5	0	767	5
305	\$83,030	13.1%	20.9%	8.2%	0.0%	2.1%	26.3%	8.9			2.7%	0.7%	0.0%	0.0	3.2%	9.5	214	250	3
306	\$101,548	11.0%	22.7%	6.9%	15.9%	1.9%	37.9%	3.5	-4667	-5440	0.4%	0.4%	0.5%	3.0	2.0%	8.9	208	70	5
307	\$92,160	11.5%	23.2%	6.4%	0.1%	1.4%	32.6%	5.7	-10098	-12231	1.2%	0.4%	0.7%	5.0	1.2%	2	0	669	6
308	\$105,217	6.6%	19.4%	5.8%	9.1%	2.4%	33.9%	2.5	-5027	-5698	1.5%	0.7%	1.0%	0.8	1.2%	2.3	1234	132	7
309	\$39,486	29.6%	29.2%	10.6%	0.0%	2.6%	62.0%	3.1	-9558	-6823	3.1%	0.9%	4.5%	23.6	6.9%	14.5	385	1177	14
310	\$35,350	26.5%	26.9%	15.4%	9.2%	1.6%	61.1%	2.7	-4513	-197	4.0%	2.0%	3.6%	16.0	5.9%	17.4	200	2064	11
311	\$30,900	29.3%	21.8%	13.5%	32.8%	3.6%	56.2%	4.5	-4110	-581	2.1%	0.8%	2.1%	17.7	4.6%	3.3	0	1671	8
312	\$37,581	25.8%	28.3%	16.1%	4.7%	2.5%	79.9%	2.4	-9763	-114	3.0%	0.8%	8.5%	28.5	8.1%	14.6	782	414	13
401	\$46,716	20.6%	27.8%	10.9%	4.0%	2.9%	38.5%	4.7	-3490	855	0.8%	3.6%	1.1%	5.6	3.1%	3.1	0	577	2
402	\$50,105	15.4%	31.7%	7.2%	13.1%	4.8%	47.0%	6.8	-2278	-3921	1.0%	0.5%	1.3%	9.0	2.1%	4.4	0	78	6
403	\$46,619	21.4%	31.3%	8.2%	0.0%	9.1%	54.0%	6.6	-504	1663	3.2%	3.1%	2.2%	21.5	2.2%	8.3	0	0	5
404	\$45,641	23.5%	33.9%	4.7%	0.0%	6.1%	53.9%	5.2	-2	-691	0.3%	1.2%	1.2%	10.8	2.0%	6.3	0	151	4
405	\$52,416	15.1%	30.2%	9.4%	0.0%	1.6%	36.6%	3.8	1424	1186	1.7%	2.7%	1.1%	6.8	2.6%	4.5	0	0	0
406	\$65,902	7.1%	24.1%	6.2%	0.8%	2.0%	53.4%	1.6	-4581	-4172	1.4%	0.7%	1.0%	4.4	2.3%	4.6	0	0	3
407	\$49,630	13.4%	34.8%	10.2%	2.6%	4.4%	44.7%	2.9	1133	-4689	1.5%	2.3%	1.1%	5.8	1.7%	5.5	155	191	6
408	\$53,240	15.6%	29.5%	11.5%	0.5%	2.5%	67.8%	5.1	-50	-2404	1.9%	1.7%	1.4%	7.0	2.1%	3.2	0	0	3
409	\$54,855	17.9%	33.2%	11.7%	0.0%	2.6%	51.5%	5.7	-2052	161	5.2%	4.4%	1.8%	21.3	2.7%	12.5	0	0	4
410	\$58,536	14.3%	38.6%	11.1%	20.3%	1.2%	39.6%	1.7	-3577	-2155	5.0%	5.4%	1.9%	17.8	2.4%	12.9	0	0	7
411	\$77,028	10.8%	27.3%	8.5%	0.4%	1.0%	30.6%	1	1866	1129	1.9%	1.5%	1.0%	4.4	1.0%	0	0	0	0
412	\$50,021	16.5%	33.8%	14.9%	0.3%	3.8%	73.3%	3.9	-708										