

2018

HOW IS AFFORDABLE HOUSING THREATENED IN YOUR NEIGHBORHOOD?

#NYChousingthreats



Association for Neighborhood & Housing Development

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).

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 2016, U.S. Department of Housing and Urban Development (HUD), University Neighborhood Housing Program's (UNHP) Building Indicator Project (BIP), NYC Department of Investigation, 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/nyhousingthreats>.

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Neighborhood	AMI	Percent of AMI, 2016	Unemployment Rate, 2016	Percent with Rent Burden, 2016	Income Stratification, 2016	Percent of Severe Crowding, 2016	Severely Overcrowded Units per 1,000 Units, 2017	Evictions Performed by Marshals, 2017	Number of Housing Litigations, 2017	Number of Rent Stabilized Apartments, 2016	Number of DRIF and SCRIF Recipients, 2017	Number of Units in New Buildings Issued Certificates of Occupancy, 2017	Percent Change in Price per Sq Ft of Residential Sales, 2015-2017	LHFC Units Eligible to Expire, 2016-2024	Number of At-Risk Mitchell Lama Units, 2018-2022	Number of At-Risk HUD Subsidized Units, 2018-2022	Percent Change in Low/Mod Income Home Purchase Loans, 2012-2016	Share of 1-4 Unit Non-Bank Flipped, 2017	Share of 1-4 Unit Homes	Notices of Foreclosure Rate per 1,000 1-4 Unit and Condo Properties, 2017	Notices of Foreclosure Rate per 1,000 5+ Unit Buildings, 2017	Threats to Affordable Housing Score	Neighborhood
		(Projected by Household Size)																					
BRONX																							BX 1
BX 1	MOTT HAVEN/MELROSE	29% AMI	10.6%	48.1%	0.53	4.1%	74.8	365	215	10,920	281	458	154.5%	208	0	451	-90.7%	50.0%	8.8%	12.1	6.2	18	BX 1
BX 2	HUNTS POINT/LONGWOOD	29% AMI	11.6%	48.1%	0.53	4.1%	101.8	296	167	8,733	329	3	98.5%	69	111	483	-90.7%	50.0%	14.5%	22.5	4.6	20	BX 2
BX 3	MORRISANIA/CROTONA	28% AMI	11.6%	48.0%	0.52	5.3%	65.9	526	269	11,926	363	522	108.4%	139	0	165	50.0%	54.3%	8.8%	24.7	1.7	20	BX 3
BX 4	HIGHBRIDGE/S. CONCOURSE	34% AMI	11.6%	47.8%	0.47	8.9%	100.7	808	569	33,576	2,055	160	9.9%	310	227	875	-29.4%	28.8%	7.5%	28.4	0.0	23	BX 4
BX 5	UNIVERSITY HTS/FORDHAM	29% AMI	12.7%	54.8%	0.46	7.6%	91.4	858	526	29,377	1,648	125	91.0%	232	0	163	-78.9%	53.3%	11.8%	26.8	4.5	27	BX 5
BX 6	BELMONT / EAST TREMONT	28% AMI	12.6%	48.0%	0.52	5.3%	122.2	596	363	14,139	443	325	95.5%	24	142	1,030	50.0%	54.3%	11.3%	26.3	3.9	22	BX 6
BX 7	KINGSBRIDGE HTS/BEDFORD	36% AMI	10.7%	50.6%	0.46	7.6%	126.1	867	421	36,749	1,784	280	57.3%	0	0	273	20.0%	23.2%	9.1%	15.8	0.0	21	BX 7
BX 8	RIVERDALE/FIELDSTON	66% AMI	6.6%	48.9%	0.49	3.9%	48.5	281	125	16,400	1,044	283	27.3%	0	0	123	92.3%	21.7%	4.3%	6.1	3.2	3	BX 8
BX 9	PARKCHESTER/SOUNDVIEW	40% AMI	9.6%	45.9%	0.46	5.1%	43.3	690	295	14,878	927	382	41.4%	0	695	145	37.8%	59.4%	11.5%	10.4	0.0	17	BX 9
BX 10	THROGS NECK/CO-OP CITY	68% AMI	8.4%	37.7%	0.42	1.6%	21.6	206	78	5,498	504	211	50.7%	0	15,515	649	14.6%	50.1%	8.1%	9.7	0.0	7	BX 10
BX 11	MORRIS PARK/BRONXDALE	56% AMI	8.5%	41.0%	0.45	5.4%	35.1	386	171	13,638	798	204	63.3%	0	172	219	105.6%	59.3%	5.4%	11.8	0.0	8	BX 11
BX 12	WILLIAMSBRIDGE/BAYCHESTER	55% AMI	9.2%	48.3%	0.47	4.5%	113.4	676	409	11,738	529	409	79.6%	0	376	264	42.3%	67.9%	17.3%	25.5	12.0	21	BX 12
BROOKLYN																							BK 1
BK 1	GREENPOINT/WILLIAMSBURG	79% AMI	6.1%	39.2%	0.50	3.6%	75.0	166	156	18,624	853	849	-5.5%	111	647	389	-42.9%	11.3%	1.3%	5.1	3.7	7	BK 1
BK 2	BROOKLYN HTS/FT. GREENE	101% AMI	6.3%	27.2%	0.56	3.5%	48.8	218	103	12,837	417	682	8.4%	25	0	105	-60.0%	8.8%	0.8%	4.8	2.8	6	BK 2
BK 3	BEDFORD STUYVESANT	56% AMI	8.5%	42.7%	0.52	3.7%	161.8	400	390	11,122	392	974	21.2%	120	267	409	-81.8%	25.0%	9.5%	21.0	10.8	19	BK 3
BK 4	BUSHWICK	52% AMI	7.4%	45.6%	0.50	4.6%	284.5	199	322	9,529	633	475	32.6%	6	0	544	-63.6%	37.7%	9.5%	21.0	6.0	12	BK 4
BK 5	E. NEW YORK/STARRETT CITY	41% AMI	8.0%	41.6%	0.51	4.2%	107.8	688	529	6,684	205	698	31.4%	205	5,653	686	-66.7%	64.7%	16.7%	32.9	12.0	25	BK 5
BK 6	P.SLOPE/CARROLL G.COW/RED HOOK	118% AMI	5.4%	30.4%	0.54	2.4%	84.5	46	65	6,552	400	170	1.0%	86	0	0	-85.7%	7.5%	1.9%	1.8	0.0	4	BK 6
BK 7	SUNSET PARK	55% AMI	5.3%	45.3%	0.49	8.6%	191.0	97	99	7,948	631	77	15.9%	0	0	442	-62.9%	13.1%	2.2%	4.8	1.6	6	BK 7
BK 8	CROWN HEIGHTS/ PROSPECT HTS	59% AMI	6.8%	40.2%	0.57	2.7%	159.4	316	307	14,393	881	431	10.5%	78	240	776	-73.7%	17.0%	11.0%	20.4	5.8	16	BK 8
BK 9	S. CROWN HTS/LEFFERTS GARDENS	57% AMI	7.9%	43.9%	0.47	4.6%	139.1	326	316	20,650	2,096	413	37.0%	39	0	76	-66.7%	30.7%	6.8%	18.6	0.0	13	BK 9
BK 10	BAY RIDGE	74% AMI	6.8%	41.5%	0.47	6.2%	81.5	144	77	12,584	872	23	20.9%	0	0	0	18.4%	15.5%	1.9%	3.3	3.4	2	BK 10
BK 11	BENSONHURST	55% AMI	6.1%	47.0%	0.48	4.9%	96.7	178	97	15,362	1,632	74	33.4%	0	166	0	-26.0%	11.8%	2.3%	3.1	2.1	6	BK 11
BK 12	BOROUGH PARK	46% AMI	5.1%	60.2%	0.55	9.2%	108.4	125	96	14,096	1,405	191	25.9%	0	0	1,074	-50.0%	23.6%	3.1%	12.5	2.4	11	BK 12
BK 13	CONEY ISLAND	44% AMI	9.5%	43.5%	0.51	4.3%	31.7	173	73	9,356	1,274	207	21.9%	0	4,665	1,024	16.7%	19.2%	4.1%	9.6	19.0	8	BK 13
BK 14	FLATBUSH/MIDWOOD	55% AMI	6.4%	47.5%	0.49	7.9%	103.7	359	359	31,841	3,267	212	31.0%	0	0	0	-3.2%	23.7%	6.9%	10.9	4.1	13	BK 14
BK 15	SHEEPSHEAD BAY	66% AMI	7.5%	46.1%	0.47	4.3%	42.1	170	105	13,422	1,650	270	13.5%	0	0	0	20.3%	25.1%	3.8%	7.8	2.4	3	BK 15
BK 16	BROWNSVILLE	34% AMI	14.0%	48.4%	0.61	2.4%	97.0	393	274	6,670	175	134	46.4%	41	0	328	-46.7%	65.5%	15.1%	35.5	3.1	21	BK 16
BK 17	EAST FLATBUSH	55% AMI	7.2%	44.8%	0.45	3.4%	170.4	685	496	18,851	1,594	263	40.3%	16	0	87	-20.0%	60.7%	10.8%	26.6	5.7	15	BK 17
BK 18	FLATLANDS/CANARSE	79% AMI	6.8%	38.0%	0.42	6.4%	43.6	322	170	2,895	207	206	33.8%	0	0	0	37.8%	56.0%	9.8%	21.0	0.0	7	BK 18
MANHATTAN																							MN 1
MN 1	FINANCIAL DISTRICT	165% AMI	3.9%	30.1%	0.54	3.4%	5.8	89	19	7,360	114	18	42.0%	0	0	251	-66.7%	4.2%	0.0%	2.3	0.0	4	MN 1
MN 2	GREENWICH VILLAGE/SOHO	165% AMI	4.9%	30.1%	0.54	3.4%	48.0	73	73	11,207	1,152	254	-26.9%	0	0	0	-66.7%	4.2%	0.0%	1.9	1.6	3	MN 2
MN 3	LES/CHINATOWN	50% AMI	5.6%	36.3%	0.58	3.1%	68.9	188	201	18,062	2,002	1,011	8.4%	193	0	1,157	-68.4%	7.5%	0.0%	2.1	7.9	16	MN 3
MN 4	CLINTON/CHELSEA	127% AMI	3.3%	33.7%	0.55	2.7%	49.8	224	146	27,357	1,117	1,609	-7.2%	0	5,073	279	6.7%	6.8%	0.0%	2.3	0.0	8	MN 4
MN 5	MIDTOWN	127% AMI	4.3%	33.7%	0.55	2.7%	19.5	61	47	9,681	373	2,571	-13.3%	0	0	0	6.7%	6.8%	0.0%	1.8	0.0	4	MN 5
MN 6	STUY TOWN/TURTLE BAY	136% AMI	3.3%	37.3%	0.50	2.7%	17.6	126	67	23,985	1,516	198	28.6%	0	0	141	-58.3%	6.2%	0.0%	1.9	0.0	4	MN 6
MN 7	UPPER WEST SIDE	135% AMI	5.2%	33.9%	0.58	2.1%	37.8	172	147	29,364	2,103	521	-18.2%	0	234	456	-75.0%	4.6%	0.0%	1.3	0.4	11	MN 7
MN 8	UPPER EAST SIDE	141% AMI	3.4%	31.8%	0.56	1.9%	26.4	181	135	21,535	1,634	506	-27.1%	0	0	2,411	42.9%	5.5%	2.4%	2.4	0.0	7	MN 8
MN 9	MORNINGSIDE/HAMILTON	55% AMI	7.4%	42.5%	0.59	2.9%	161.4	226	345	17,244	1,585	48	9.3%	41	0	363	22.2%	4.8%	0.0%	6.6	3.5	8	MN 9
MN 10	CENTRAL HARLEM	52% AMI	8.1%	36.8%	0.57	2.1%	134.2	450	397	23,261	1,126	166	12.1%	1,031	146	775	-9.1%	5.2%	2.3%	5.1	4.9	17	MN 10
MN 11	EAST HARLEM	39% AMI	7.3%	31.6%	0.60	3.6%	74.3	332	239	14,898	515	256	-5.3%	722	446	1,742	-66.7%	9.2%	0.0%	2.4	1.8	14	MN 11
MN 12	WASHINGTON HTS/INWOOD	55% AMI	9.0%	40.6%	0.47	5.6%	147.0	458	543	47,717	6,834	89	22.5%	92	0	145	-6.7%	15.6%	0.0%	7.4	1.3	12	MN 12
QUEENS																							QN 1
QN 1	ASTORIA	69% AMI	5.6%	34.4%	0.48	2.5%	52.6	211	125	25,816	1,547	756	25.0%	1,104	208	625	-42.9%	21.3%	2.3%	4.9	0.8	9	QN 1
QN 2	SUNNYSIDE/WOODSIDE	70% AMI	3.5%	40.0%	0.45	5.1%	41.1	118	91	16,852													