

2016

HOW IS AFFORDABLE HOUSING THREATENED IN YOUR NEIGHBORHOOD?



KEY

■ Area that ranked in the Top 10 for the particular indicator. Area that ranged in the Top 15 for overall Threats indicator.

■ Area that ranked in the Top 20 for the particular indicator. Area that ranked in the Top 30 for overall Threats 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 2014 Housing Vacancy Survey and the 2014 American Community Survey 1-Year Estimates, NYCOpenData, NYC Dept 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) 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.

Thanks to ANHD intern, Alex Spatz, for his contribution.

ASSOCIATION FOR NEIGHBORHOOD AND HOUSING DEVELOPMENT, INC.

50 Broad Street, Suite 1402
New York, NY 10004-2699
www.anhd.org

t 212.747.1117 • f 212.747.1114
e info@anhd.org • twitter @ANHDNYC

BRONX

BX1	MOTT HAVEN/MELROSE	28% AMI	5.2%	59.0%	64.4%	3.6%	85	340	2,517	74%	10,325	1,251	577	1,021	211.1%	58%	3.3%	8.3%	19.3	4.7	18
BX2	HUNTS POINT/LONGWOOD	28% AMI	5.2%	59.0%	64.4%	3.6%	58	333	1,409	61%	8,487	460	111	202	211.1%	58%	4.8%	9.1%	29.3	2.3	15
BX3	MORRISANIA/CROTONA	30% AMI	7.5%	64.1%	66.1%	2.3%	197	428	2,399	30%	10,962	553	320	168	-7.0%	62%	4.2%	9.8%	41.6	6.8	22
BX4	HIGHBRIDGE/S. CONCOURSE	36% AMI	6.1%	62.3%	64.3%	7.0%	339	1,092	3,108	77%	33,579	1,213	2,110	2,079	-68.0%	36%	7.4%	7.4%	44.7	0.0	26
BX5	UNIVERSITY HTS/FORDHAM	28% AMI	7.0%	67.3%	61.4%	7.4%	125	1,035	3,014	125%	28,698	1,159	2,522	453		67%	7.7%	10.1%	40.9	4.6	28
BX6	BELMONT/EAST TREMONT	30% AMI	7.5%	64.1%	66.1%	2.3%	91	600	2,317	49%	13,256	618	1,543	1,960	-7.0%	62%	5.8%	11.9%	41.6	5.3	23
BX7	KINGSBRIDGE HTS/BEDFORD	48% AMI	8.7%	61.5%	73.6%	5.3%	218	906	2,103	83%	36,086	892	385	354	27.4%	24%	5.9%	8.3%	21.6	2.8	24
BX8	RIVERDALE/FIELDSTON	77% AMI	6.0%	54.9%	56.3%	3.9%	206	245	431	62%	15,169	0	1,570	123	40.4%	18%	2.7%	3.2%	9.2	0.0	6
BX9	PARKCHESTER/SOUNDVIEW	48% AMI	8.5%	57.8%	65.6%	3.9%	158	554	2,602	59%	14,791	1,022	2,391	1,692	35.7%	54%	3.0%	2.8%	15.4	14.1	20
BX10	THROGS NECK/CO-OP CITY	77% AMI	4.4%	40.2%	44.3%	0.6%	75	124	575	15%	4,923	0	15,635	424	-32.3%	51%	1.8%	2.7%	17.0	12.3	6
BX11	MORRIS PARK/BRONXDALE	64% AMI	6.7%	53.7%	59.1%	5.1%	98	278	1,000	34%	13,213	1,036	0	258	-53.5%	49%	2.2%	4.2%	17.7	9.8	7
BX12	WILLIAMSBRIDGE/BAYCHESTER	60% AMI	8.7%	62.7%	57.0%	2.7%	118	584	2,338	36%	10,877	122	367	514	-34.7%	70%	4.6%	7.8%	31.7	9.0	17

BROOKLYN

BK1	GREENPOINT/WILLIAMSBURG	82% AMI	4.7%	52.1%	57.1%	3.6%	85	232	518	170%	16,465	71	2,957	1,071	-63.1%	21%	1.9%	1.9%	3.8	4.8	8
BK2	BROOKLYN HTS/FT. GREENE	122% AMI	5.9%	36.9%	49.4%	2.9%	58	145	507	109%	10,854	579	748	0	-41.2%	15%	1.9%	1.5%	4.8	7.6	4
BK3	BEDFORD STUYVESANT	48% AMI	7.8%	53.9%	57.0%	4.6%	197	813	2,878	139%	8,924	348	694	736	370.5%	27%	5.4%	5.3%	22.8	10.6	19
BK4	BUSHWICK	55% AMI	9.4%	58.4%	61.9%	3.6%	339	725	1,325	103%	9,020	0	0	542	-30.1%	52%	4.1%	5.4%	20.7	5.2	15
BK5	E. NEW YORK/STARRETT CITY	45% AMI	4.6%	55.2%	54.0%	4.4%	125	709	3,511	30%	6,270	288	5,986	846	-52.2%	65%	3.7%	5.1%	36.0	14.7	18
BK6	PARK SLOPE/CARROLL GDN/GOW	159% AMI	5.1%	35.1%	45.4%	1.4%	91	140	339	64%	6,314	0	0	0	-83.5%	9%	1.3%	1.1%	2.9	4.9	0
BK7	SUNSET PARK	62% AMI	4.3%	60.4%	58.5%	7.9%	218	177	309	89%	7,735	110	0	674	-41.1%	19%	1.2%	1.8%	5.3	0.8	7
BK8	CROWN HEIGHTS	63% AMI	5.3%	50.0%	55.9%	3.8%	206	561	1,290	161%	14,152	608	142	1,262	51.9%	25%	3.9%	4.6%	21.9	5.2	15
BK9	S. CROWN HTS/PROSPECT HTS	58% AMI	6.9%	59.3%	72.5%	3.6%	158	493	780	115%	20,305	1,214	697	238	-63.1%	33%	4.9%	5.1%	17.4	13.9	16
BK10	BAY RIDGE	78% AMI	4.7%	50.8%	67.0%	6.8%	75	87	109	39%	12,456	0	811	559	-11.8%	17%	1.1%	2.3%	4.8	4.5	4
BK11	BENSONHURST	63% AMI	5.4%	55.8%	71.2%	4.5%	98	148	180	37%	15,412	0	167	0	-20.8%	16%	0.7%	1.3%	3.7	1.1	4
BK12	BOROUGH PARK	53% AMI	3.0%	61.5%	63.8%	7.6%	118	203	149	81%	13,704	0	182	218	-39.3%	30%	2.6%	2.4%	11.6	3.6	7
BK13	CONEY ISLAND	42% AMI	4.6%	58.1%	57.9%	3.2%	37	205	498	8%	8,790	321	4,047	192	-4.3%	16%	1.6%	1.6%	9.0	21.5	8
BK14	FLATBUSH/MIDWOOD	67% AMI	5.5%	53.6%	65.6%	5.4%	129	588	815	83%	31,276	0	0	103	-2.2%	25%	2.0%	3.7%	11.9	5.2	10
BK15	SHEEPSHEAD BAY	73% AMI	4.2%	56.5%	71.2%	3.9%	45	132	213	30%	13,365	74	0	51	1.1%	28%	1.3%	1.0%	9.4	7.3	5
BK16	BROWNSVILLE	35% AMI	5.6%	61.6%	56.9%	2.3%	102	404	2,321	53%	4,999	1,461	1,388	931	-27.4%	53%	4.8%	6.8%	37.4	3.2	18
BK17	EAST FLATBUSH	58% AMI	5.4%	57.5%	65.4%	1.8%	207	652	1,721	34%	18,764	136	0	0	-33.9%	55%	3.1%	7.4%	29.6	10.4	16
BK18	FLATLANDS/CANARSIE	82% AMI	5.5%	53.4%	57.0%	1.9%	39	209	870	-2%	2,876	0	438	7	-23.2%	55%	1.5%	2.9%	21.2	10.6	3

MANHATTAN

M1	FINANCIAL DISTRICT	183% AMI	3.3%	39.8%	63.5%	3.1%	4	14	41	273%	6,975	251	1,741	339		7%	0.0%	0.9%	3.8	0.0	3
M2	GREENWICH VILLAGE/SOHO	183% AMI	3.3%	39.8%	63.5%	3.1%	47	108	31	54%	11,879	175	0	262		7%	0.4%	1.6%	1.2	0.8	0
M3	LES/CHINATOWN	62% AMI	4.0%	44.2%	48.7%	2.1%	67	196	732	74%	18,728	1,910	2,337	1,392	-20.3%	8%	1.3%	2.3%	3.0	0.9	7
M4	CLINTON/CHELSEA	152% AMI	3.9%	38.8%	50.4%	1.8%	54	172	236	139%	28,149	621	4,509	866	81.9%	8%	1.1%	1.4%	3.1	0.8	10
M5	MIDTOWN	152% AMI	3.9%	38.8%	50.4%	1.8%	23	51	88	333%	10,609	0	214	0	81.9%	8%	0.0%	1.7%	1.6	0.0	4
M6	STUY TOWN/TURTLE BAY	163% AMI	3.0%	42.5%	60.6%	1.4%	18	69	92	-7%	25,296	0	852	174	-27.2%	12%	0.8%	1.5%	3.3	1.1	2
M7	UPPER WEST SIDE	159% AMI	3.1%	41.9%	53.4%	0.9%	39	210	435	132%	30,297	2,709	1,330	700	-46.4%	8%	0.3%	1.0%	1.5	0.4	8
M8	UPPER EAST SIDE	174% AMI	2.2%	36.4%	48.7%	1.1%	27	165	112	52%	23,311	593	1,886	1,891	-60.4%	8%	0.9%	1.3%	1.6	2.3	6
M9	MORNINGSIDE/HAMILTON	59% AMI	4.4%	49.1%	61.5%	2.9%	192	583	872	208%	17,285	281	385	795	-21.0%	10%	3.8%	4.2%	6.1	2.6	10
M10	CENTRAL HARLEM	58% AMI	8.4%	47.6%	55.5%	1.2%	171	504	1,798	201%	21,994	2,741	346	1,436	-54.7%	11%	2.3%	3.3%	9.0	2.2	13
M11	EAST HARLEM	44% AMI	5.7%	49.6%	50.0%	2.6%	85	286	1,704	158%	12,845	852	1,072	1,965		12%	1.7%	3.3%	2.4	0.9	10
M12	WASHINGTON HTS/INWOOD	60% AMI	7.5%	53.2%	68.5%	5.7%	180	993	1,096	96%	48,251	287	1,001	486	-43.4%	19%	5.4%	3.9%	5.5	1.3	15

QUEENS

Q1	ASTORIA	80% AMI	6.4%	48.7%	52.9%	2.1%	59	156	495	76%	24,910	0	379	510	-17.3%	26%	1.2%	1.7%	5.8	1.2	3
Q2	SUNNYSIDE/WOODSIDE	77% AMI	3.7%	57.0%	59.3%	4.5%	49	154	85	77%	16,186	0	80	80	-32.3%	20%	1.3%	0.9%	5.6	1.8	2
Q3	JACKSON HEIGHTS	64% AMI	4.6%	60.4%	66.0%	7.0%	50	201	317	34%	11,923	62	0	0	104.2%	33%	2.3%	1.9%	20.1	11.1	9
Q4	ELMHURST/CORONA	58% AMI	3.5%	62.0%	66.9%	11.8%	43	153	243	27%	15,849	296	0	295	-9.2%	31%	1.2%	1.8%	10.8	6.9	8
Q5	RIDGEWOOD/MASPETH	86% AMI	4.5%	44.4%	56.6%	1.0%	136	179	337	39%	8,729	0	0	0	-21.5%	50%	1.4%	1.7%	7.7	0.6	2
Q6	REGO PARK/FOREST HILLS	90% AMI	4.0%	47.6%	64.6%	3.2%	16	41	37	43%	13,041	0	0	0	9.6%	18%	1.0%	1.3%	3.6	0.0	2
Q7	FLUSHING/WHITESTONE	70% AMI	3.3%	57.8%	69.3%	3.7%	27	98	163	21%	15,922	0	0	135	-32.6%	22%	0.9%	1.3%	6.6	2.0	5
Q8	HILLCREST/FRESH MEADOWS	75% AMI	5.5%	55.2%	67.3%	2.7%	28	137	215	35%	13,721	0	256	77	12.6%	36%	1.2%	1.8%	8.3	4.5	3
Q9	OZONE PARK/WOODHAVEN	78% AMI	5.0%	55.4%	68.6%	1.4%	65	210	485	32%	5,878	0	0	7	-31.0%	46%	2.3%	3.1%	21.4	27.3	6
Q10	S. OZONE PK/HOWARD BEACH	76% AMI	5.9%	58.4%	63.4%	2.5%	49	142	363	15%	699	0	0	0	54.4%	51%	1.8%	2.5%	18.7	14.8	7
Q11	BAYSIDE/LITTLE NECK	110% AMI	3.5%	43.2%	42.0%	0.5%	10	26	23	22%	2,707	0	0	6	78.2%	23%	0.9%	0.8%	5.9	0.0	2
Q12	JAMAICA/HOLLIS	67% AMI	8.3%	59.7%	66.5%	2.3%	56	567	2,154	25%	8,772	0	5,860	607	-11.9%	68%	3.8%	6.6%	37.8	18.5	16
Q13	QUEENS VILLAGE	98% AMI	4.9%	53.0%	48.6%	0.6%	17	187	668	10%	1,912	0	0	0	-20.1%	56%	2.1%	5.4%	24.3	36.4	6
Q14	ROCKAWAY/BROAD CHANNEL	61% AMI	4.2%	54.3%	59.1%	2.1%	30	235	1,173	26%	6,716	1,435	5,259	1,654	-10.0%	49%	2.7%	2.5%	27.9	8.1	11

STATEN ISLAND

SI1	STAPLETON/ST. GEORGE	78% AMI	4.0%	52.5%	64.6%	2.4%	46	250	1,181	4%	4,775	989	989	664	-9.5%	42%	2.1%	7.2%	19.7	9.3	9
SI2	S. BEACH																				