

2021

HOW IS AFFORDABLE HOUSING THREATENED IN YOUR NEIGHBORHOOD?

#NYChousingthreats



Association for Neighborhood & Housing Development

HOW TO READ THIS CHART:

- Find your neighborhood
- Look across ← → and discover what indicators apply to your neighborhood
- 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 ranks individual indicators and tallies those rankings to create a scoring system. Any individual indicator ranking in the top 10 is assigned 2 points, and an indicator ranking in the top 20 is assigned 1 point. Our indicators are color-coded to show top 10 and top 20 values. The total score is color-coded for the top 10 and 20, and additionally for the top 30 overall scores. When multiple districts rank in the top 10, more than twenty in the top 20, or more than thirty in the top 30.

This chart is just a small sample of possible indicators of threats to neighborhood affordable housing, COVID-19 risk, and demographic factors. It is not meant to comprehensively rank which neighborhoods are most at risk of losing affordable housing. Threat scores for a neighborhood should be compared to previous years' scores with caution, as the indicators included in each year's chart vary and methodology for indicators can change over time.

Data sources and notes: [1] NYC Department of Health and Mental Hygiene, [2] American Community Survey 2019, [3] U.S. Department of Housing and Urban Development (HUD), [4] NYC Department of Investigation, [5] NYC Department of Housing Preservation and Development (HPD), [6] New York City Housing Authority (NYCHA), [7] NYC Department of Finance (DOF), [8] NYC Department of Buildings, [9] NYCDB: <https://github.com/nycdb/nycdb>, [10] NYU Furman Center CoreData.nyc, [11] PropertyShark, [12] FFIEC Home Mortgage Disclosure Act (HMDA).

For detailed data sources and definitions for individual indicators, visit <http://bit.ly/nychousingthreats21>.

ASSOCIATION FOR NEIGHBORHOOD & 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

COVID-19 RISK AND IMPACT

DEMOGRAPHICS

HOUSING RISK

BRONX

BX 1	MOTT HAVEN/MELROSE
BX 2	HUNTS POINT/LONGWOOD
BX 3	MORRISANIA/CROTONA
BX 4	HIGHBRIDGE/S. CONCOURSE
BX 5	UNIVERSITY HTS/FORDHAM
BX 6	BELMONT / EAST TREMONT
BX 7	KINGSBRIDGE HTS/BREMONT
BX 8	RIVERDALE/FIELDSTON
BX 9	PARKCHESTER/SOUNDVIEW
BX 10	THROGS NECK/CO-OP CITY
BX 11	MORRIS PARK/BRONXDALE
BX 12	WILLIAMSBRIDGE/BAYCHESTER

BROOKLYN

BK 1	GREENPOINT/WILLIAMSBURG
BK 2	BROOKLYN HTS/FT. GREENE
BK 3	BEDFORD STUYVESANT
BK 4	BUSHWICK
BK 5	E. NEW YORK/STARRETT CITY
BK 6	P. SLOPE/CARROLL G./GOW/RED HOOK
BK 7	SUNSET PARK
BK 8	CROWN HEIGHTS/ PROSPECT HTS
BK 9	S. CROWN HTS/LEFFERTS GARDENS
BK 10	BAY RIDGE
BK 11	BENSONHURST
BK 12	BOROUGH PARK
BK 13	CONEY ISLAND
BK 14	FLATBUSH/MIDWOOD
BK 15	SHEEPSHEAD BAY
BK 16	BROWNSVILLE
BK 17	EAST FLATBUSH
BK 18	FLATLANDS/CANARSIE

MANHATTAN

MN 1	FINANCIAL DISTRICT
MN 2	GREENWICH VILLAGE/SOHO
MN 3	LES/CHINATOWN
MN 4	CLINTON/CHELSEA
MN 5	MIDTOWN
MN 6	STUY TOWN/TURTLE BAY
MN 7	UPPER WEST SIDE
MN 8	UPPER EAST SIDE
MN 9	MORNINGSIDE/HAMILTON
MN 10	CENTRAL HARLEM
MN 11	EAST HARLEM
MN 12	WASHINGTON HTS/INWOOD

QUEENS

QN 1	ASTORIA
QN 2	SUNNYSIDE/WOODSIDE
QN 3	JACKSON HEIGHTS
QN 4	ELMHURST/CORONA
QN 5	RIDGEWOOD/MASPETH
QN 6	REGO PARK/FOREST HILLS
QN 7	FLUSHING/WHITESTONE
QN 8	HILLCREST/FRESH MEADOWS
QN 9	OZONE PARK/WOODHAVEN
QN 10	S. OZONE PK /HOWARD BEACH
QN 11	BAYSIDE/LITTLE NECK
QN 12	JAMAICA/HOLLIS
QN 13	QUEENS VILLAGE
QN 14	ROCKAWAY/BROAD CHANNEL

STATEN ISLAND

SI 1	STAPLETON /ST. GEORGE
SI 2	S. BEACH/WILLOWBROOK
SI 3	TOTTENVILLE/GREAT KILLS

	COVID-19 Case Rate (per 1,000 People), February 2020 - April 2021 [1]	COVID-19 Death Rate (per 1,000 People), March 2020 - April 2021 [1]	Percent Uninsured, 2019 [2]	Percent with Severe Overcrowding, 2019 [2]	Percent Service Workers, 2019 [2]	Percent People of Color, 2019 [2]	Percent of Area Median Income, 2019 [2,3]	Percent with Rent Burden, 2019 [2]	Rate of Residential Evictions (per 1,000 People), Jan - March 2020 [4]	Number of Housing Litigations, 2020 [5]	Rate of Serious Housing Code Violations in 6-Unit Buildings (per 1,000 Units), 2020 [5]	Rate of Unplanned NYCHA Service Outages (per 1,000 Units), (April 2020 - March 2021) [6]	Number of SCRIE/DRIE Recipients, 2020 [7]	Percent Change in Avg Price per Sq Ft of Residential Sales, 2018-2020 [7]	Number of Units in New Buildings Issued Certificates of Occupancy, Apartments, 2019 [8]	Number of Rent Stabilized LIHTC Units Eligible to Expire, 2022-2026 [10]	Number of Foreclosure Filings, 2020 [11]	Share of 1-4 Unit Non-Bank Home Purchase Loans, 2019 [12]	Total Risk Score		
BX 1	114.6	3.8	10.1%	4.2%	51.4%	82.1%	28% AMI	64.2%	0.6	116	63.4	411.2	270	348.6%	361	12421	186	32	54.1%	23	BX 1
BX 2	114.6	3.8	10.1%	4.2%	51.4%	82.1%	28% AMI	64.2%	0.6	86	100.7	7.8	307	-8.1%	268	8663	138	31	54.1%	20	BX 2
BX 3	112.7	3.6	8.7%	3.8%	53.6%	83.7%	26% AMI	66.5%	0.9	121	77.7	282.2	350	71.4%	602	14110	0	55	68.0%	23	BX 3
BX 4	120.8	4.0	10.4%	8.1%	58.4%	82.7%	35% AMI	62.0%	0.8	260	131.1	344.0	1960	-25.1%	187	33450	318	39	23.9%	31	BX 4
BX 5	112.4	3.3	9.9%	7.3%	58.2%	84.5%	34% AMI	60.1%	0.9	246	122.7	1.5	1619	11.9%	282	29142	0	35	61.1%	23	BX 5
BX 6	112.7	3.6	8.7%	3.8%	53.6%	83.7%	26% AMI	66.5%	0.9	133	143.8	313.6	411	-17.5%	417	14679	43	39	68.0%	22	BX 6
BX 7	136.5	3.3	10.1%	7.5%	54.4%	77.2%	43% AMI	63.2%	0.7	200	116.4	146.6	1720	-17.7%	306	36130	33	26	31.9%	25	BX 7
BX 8	96.9	2.2	6.0%	3.7%	35.4%	49.9%	69% AMI	53.3%	0.3	36	40.1	139.0	962	6.6%	135	16431	0	26	23.6%	3	BX 8
BX 9	112.8	3.5	8.2%	4.6%	46.3%	82.3%	47% AMI	57.7%	0.5	156	60.0	118.3	859	-1.2%	695	15899	0	191	59.3%	17	BX 9
BX 10	125.4	3.6	5.4%	1.9%	39.0%	57.8%	69% AMI	53.3%	0.3	44	16.8	15.8	484	20.2%	56	5639	0	71	51.1%	6	BX 10
BX 11	111.8	3.0	8.5%	4.4%	43.8%	71.6%	63% AMI	55.5%	0.3	63	39.0	170.6	753	13.0%	57	13320	0	83	64.4%	9	BX 11
BX 12	109.6	2.8	7.4%	4.4%	41.1%	86.0%	63% AMI	60.9%	0.6	207	117.2	139.8	513	15.3%	169	11902	0	218	71.0%	19	BX 12
BK 1	100.6	2.3	5.9%	3.6%	18.5%	31.0%	111% AMI	36.5%	0.1	64	33.3	114.3	815	5.3%	814	21927	118	134	9.9%	5	BK 1
BK 2	52.2	1.3	4.0%	3.2%	13.4%	42.0%	129% AMI	39.2%	0.2	41	12.6	127.7	395	29.0%	1286	16696	25	90	9.8%	3	BK 2
BK 3	83.8	2.9	7.3%	3.1%	31.4%	66.0%	67% AMI	48.0%	0.4	154	96.5	133.4	386	35.1%	736	12330	0	295	20.5%	8	BK 3
BK 4	87.0	2.6	12.4%	3.6%	35.9%	65.1%	73% AMI	55.1%	0.2	128	171.9	-	592	3.3%	991	9956	113	124	13.6%	8	BK 4
BK 5	128.2	4.7	5.5%	4.7%	48.0%	75.4%	49% AMI	58.6%	0.6	156	84.8	144.2	189	-35.7%	242	7254	205	297	59.4%	24	BK 5
BK 6	55.5	1.3	3.2%	2.0%	10.1%	24.9%	173% AMI	33.0%	0.1	46	32.5	54.2	377	-4.7%	528	6391	76	66	6.7%	2	BK 6
BK 7	87.4	2.4	12.6%	7.4%	37.5%	57.4%	71% AMI	48.6%	0.1	69	131.7	-	611	-2.5%	131	8027	0	60	18.1%	6	BK 7
BK 8	54.9	1.8	7.2%	2.2%	20.7%	64.5%	85% AMI	44.9%	0.3	125	101.5	98.8	852	-4.0%	317	15213	81	104	14.3%	5	BK 8
BK 9	79.7	3.5	7.4%	3.6%	29.6%	71.7%	75% AMI	49.6%	0.5	109	149.9	3.8	1971	10.4%	93	20076	39	106	24.3%	9	BK 9
BK 10	105.4	2.6	6.9%	3.9%	26.6%	37.7%	85% AMI	45.6%	0.2	35	48.6	-	842	9.2%	24	11780	0	40	14.6%	1	BK 10
BK 11	105.1	2.8	9.7%	4.5%	38.3%	57.2%	61% AMI	56.5%	0.1	55	100.8	-	1528	-5.0%	46	14599	0	61	10.4%	6	BK 11
BK 12	139.1	3.4	5.6%	7.8%	23.9%	23.8%	55% AMI	64.3%	0.1	53	69.0	-	1306	22.2%	290	12883	0	172	40.0%	10	BK 12
BK 13	124.1	4.8	7.4%	4.6%	38.9%	42.7%	45% AMI	59.4%	0.3	35	24.5	234.3	1187	4.6%	238	9535	1,050	44	19.2%	11	BK 13
BK 14	114.3	4.4	8.7%	6.1%	31.4%	56.8%	71% AMI	52.9%	0.3	138	138.6	-	3182	-16.2%	481	30200	0	82	29.4%	14	BK 14
BK 15	148.6	3.8	6.4%	2.6%	31.3%	29.6%	82% AMI	49.3%	0.1	47	47.1	130.5	1565	-9.4%	126	12518	0	255	27.6%	6	BK 15
BK 16	75.0	3.2	6.9%	1.6%	45.9%	86.7%	35% AMI	64.0%	0.5	107	84.8	143.0	181	10.7%	278	7060	28	131	46.5%	13	BK 16
BK 17	95.2	4.5	8.5%	2.7%	42.1%	96.5%	67% AMI	55.5%	0.7	207	212.8	-	1629	-9.6%	270	18385	16	256	56.6%	20	BK 17
BK 18	92.6	3.4	5.7%	2.4%	30.7%	76.4%	86% AMI	48.1%	0.3	100	56.6	191.5	212	10.4%	5	2804	0	282	56.4%	7	BK 18
MN 1	67.7	0.8	3.1%	3.5%	10.2%	24.0%	192% AMI	33.9%	0.2	10	1.1	-	105	-	449	8997	440	58	3.2%	3	MANHATTAN
MN 2	67.7	0.8	3.1%	3.5%	10.2%	24.0%	192% AMI	33.9%	0.2	34	13.4	-	1098	14.0%	95	10369	0	39	3.2%	-	MANHATTAN
MN 3	87.2	2.7	5.4%	3.6%	29.9%	58.0%	48% AMI	51.9%	0.1	89	21.5	110.4	1955	-59.5%	154	17976	320	49	7.2%	6	MANHATTAN
MN 4	79.4	1.5	3.4%	3.5%	9.1%	30.9%	146% AMI	36.0%	0.3	77	10.0	191.6	1075	-76.7%	213	31321	745	187	5.3%	7	MANHATTAN
MN 5	79.4	1.5	3.4%	3.5%	9.1%	30.9%	146% AMI	36.0%	0.3	32	4.0	-	403	-	972	10496	0	231	5.3%	4	MANHATTAN
MN 6	60.3	1.3	3.4%	2.1%	7.7%	26.1%	185% AMI	33.6%	0.1	35	3.8	69.1	1445	-20.7%	96	23297	0	39	7.5%	3	MANHATTAN
MN 7	62.3	1.8	3.1%	2.4%	6.9%	23.8%	163% AMI	37.0%	0.1	89	11.4	120.6	2053	-24.1%	754	27438	973	50	5.0%	8	MANHATTAN
MN 8	59.3	1.1	3.1%	2.3%	9.1%	20.1%	158% AMI	36.6%	0.1	68	5.9	151.5	1471	-20.6%	134	19356	272	86	6.1%	5	MANHATTAN
MN 9	71.0	2.5	8.0%	3.7%	28.4%	54.0%	76% AMI	47.1%	0.2	107	83.4	264.2	1466	-12.6%	280	16932	0	45	11.3%	8	MANHATTAN
MN 10	77.1	2.8	6.6%	2.2%	28.9%	78.4%	62% AMI	46.6%	0.4	177	72.4	228.5	1025	-17.5%	143	23308	743	50	7.1%	11	MANHATTAN
MN 11	96.1	3.8	7.4%	3.6%	31.7%	72.6%	38% AMI	53.1%	0.3	84	43.0	167.6	503	-25.8%	427	16213	839	17	7.3%	8	MANHATTAN
MN 12	95.0	3.0	9.2%	4.7%	41.7%	65.4%	58% AMI	50.1%	0.4	190	106.3	225.5	6565	-9.5%	97	46658	92	16	8.4%	15	MANHATTAN
QN 1	109.3	3.0	7.0%	2.5%	25.8%	37.5%	90% AMI	43.2%	0.2	77	20.4	116.9	1482	-9.5%	470	26994	1,104	94	18.1%	6	QUEENS
QN 2	96.2	2.5	9.4%	4.8%	32.0%	52.7%	90% AMI	45.2%	0.2	48	11.9	-	1201	-10.8%	1488	22631	0	43	15.8%	6	QUEENS
QN 3	123.1	4.4	17.2%	7.6%	49.6%	61.7%	68% AMI</														