



Association for Neighborhood & Housing Development

2022

HOW IS AFFORDABLE HOUSING THREATENED IN YOUR NEIGHBORHOOD?

HOW TO READ THIS CHART:

1. Find your Community District
2. Look across ← → and discover what risks apply to your Community District
3. Look up ↑ and down ↓ to compare your Community District to others

KEY:

- Community District that ranked in the Top 10 for the particular indicator.
- Community District that ranked in the Top 20 for the particular indicator.
- Community District 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.

For data definitions, sources, and methodology, visit bit.ly/nychousingthreats22

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, 20, and 30 overall scores.

This chart is just a small sample of possible indicators of threats to neighborhood affordable housing. Scores for a Community District should be compared to previous years' scores with caution, as the indicators included in each year's chart vary slightly and methodology can vary year to year. 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.

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| COMMUNITY DISTRICT | COVID-19 RISK AND IMPACT | | | | | | | | | | | | | DEMOGRAPHICS | | | | | | | HOUSING RISK | | | | | | | | | | | |
|--------------------|--|---|-------------------------|------------------------------------|-------------------------------------|-------------------------------|---|--------------------------------|--|--|---|--|--|---|--|---------------------------------|--|-------------------------------------|------------------------------------|-------------------------------------|--------------|-------|--|--|--|--|--|--|--|--|--|--|
| | COVID-19 Vaccination Rate as of April 18, 2022 | COVID-19 Death Rate (per 1,000 people) March 1, 2020 - April 15, 2022 | Percent Uninsured, 2020 | Percent with Severe Crowding, 2020 | Percent of Area Median Income, 2020 | Percent People of Color, 2020 | Percent Limited English Proficiency, 2020 | Percent with Rent Burden, 2020 | Rate of Eviction Filings (per 1,000 renter households), 2021 | Rate of Tenant-Initiated Cases (per 1,000 renter households), 2021 | Rate of Immediately Hazardous Housing Code Violations in G-Unit Buildings (per 1,000 Units), 2021 | Rate of Unplanned NYCCHA Service Outages (per 1,000 Units), 2021 | Change in Median Gross Rent, 2015-2020 | Change in Residential Sale Price per Square Foot, 2019-2021 | Number of New Non-Affordable Units, 2021 | Expiring LIHTC Units, 2023-2027 | Rate of Foreclosure Filings Per 1,000 Small (1-4 Unit) Loans, 2021 | Share of Non-Bank Small Loans, 2020 | Refinance Loan Approval Rate, 2020 | Threats to Affordable Housing Score | | | | | | | | | | | | |
| BRONX | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BX 1 | MOTT HAVEN/MELROSE | 68.9% | 4.7 | 9.0% | 5.3% | 27% AMI | 83.2% | 21.9% | 62.0% | 38.4 | 7.0 | 73.2 | 57.1 | 18.5% | 14.8% | 1,225 | 288 | 3.7 | 39.3% | 43.6% | 27 | BX 1 | | | | | | | | | | |
| BX 2 | HUNTS POINT/LONGWOOD | 68.9% | 4.7 | 9.0% | 5.3% | 27% AMI | 83.2% | 21.9% | 62.0% | 38.4 | 7.0 | 145.6 | 1.0 | 18.5% | - | 172 | 165 | 5.1 | 39.3% | 43.6% | 23 | BX 2 | | | | | | | | | | |
| BX 3 | MORRISANIA/CROTONA | 69.9% | 4.5 | 8.0% | 3.7% | 29% AMI | 84.5% | 21.4% | 60.6% | 40.8 | 7.6 | 100.7 | 40.2 | 7.6% | 12.1% | 654 | 0 | 6.1 | 71.9% | 41.4% | 20 | BX 3 | | | | | | | | | | |
| BX 4 | HIGHBRIDGE/S. CONCOURSE | 75.4% | 4.8 | 8.6% | 8.5% | 34% AMI | 85.3% | 25.0% | 61.9% | 37.4 | 6.8 | 192.7 | 23.6 | 4.7% | 29.1% | 481 | 676 | 5.7 | 27.8% | 50.3% | 25 | BX 4 | | | | | | | | | | |
| BX 5 | UNIVERSITY HTS/FORDHAM | 66.4% | 4.1 | 10.0% | 7.2% | 32% AMI | 86.2% | 24.1% | 63.9% | 39.0 | 6.2 | 146.7 | 20.7 | 7.9% | 22.3% | 200 | 0 | 5.5 | 71.1% | 43.5% | 24 | BX 5 | | | | | | | | | | |
| BX 6 | BELMONT / EAST TREMONT | 69.9% | 4.5 | 8.0% | 3.7% | 29% AMI | 84.5% | 21.4% | 60.6% | 40.8 | 7.6 | 199.4 | 86.7 | 7.6% | 10.0% | 819 | 106 | 4.9 | 71.9% | 41.4% | 22 | BX 6 | | | | | | | | | | |
| BX 7 | KINGSBRIDGE HTS/BEDFORD | 77.3% | 3.9 | 9.7% | 7.4% | 38% AMI | 81.6% | 26.6% | 63.9% | 39.1 | 5.4 | 171.9 | 61.0 | 7.5% | 22.9% | 505 | 0 | 2.3 | 35.2% | 39.0% | 22 | BX 7 | | | | | | | | | | |
| BX 8 | RIVERDALE/FIELDSTON | 69.2% | 2.8 | 5.9% | 2.8% | 67% AMI | 55.2% | 13.5% | 55.2% | 23.9 | 2.9 | 65.1 | 27.3 | 7.2% | 23.3% | 189 | 0 | 1.4 | 35.1% | 56.8% | 6 | BX 8 | | | | | | | | | | |
| BX 9 | PARKCHESTER/SOUNDVIEW | 69.4% | 4.1 | 8.7% | 4.6% | 47% AMI | 81.8% | 16.7% | 55.3% | 23.7 | 5.1 | 80.5 | 13.2 | 9.3% | 13.8% | 210 | 0 | 2.7 | 60.9% | 41.9% | 10 | BX 9 | | | | | | | | | | |
| BX 10 | THROGS NECK/CO-OP CITY | 72.5% | 4.5 | 5.0% | 1.3% | 66% AMI | 61.3% | 7.8% | 49.5% | 10.8 | 3.8 | 32.5 | 9.2 | 6.2% | 21.1% | 46 | 0 | 2.8 | 57.7% | 56.1% | 4 | BX 10 | | | | | | | | | | |
| BX 11 | MORRIS PARK/BRONXDALE | 67.1% | 3.7 | 7.4% | 3.8% | 55% AMI | 67.1% | 14.9% | 58.2% | 22.8 | 3.6 | 64.1 | 15.0 | 8.3% | 14.8% | 41 | 0 | 3.0 | 66.7% | 49.5% | 9 | BX 11 | | | | | | | | | | |
| BX 12 | WILLIAMSBRIDGE/BAYCHESTER | 69.1% | 3.5 | 7.1% | 3.8% | 56% AMI | 87.1 | 6.8% | 60.0% | 38.2 | 9.4 | 148.4 | 15.4 | 9.7% | 15.3% | 163 | 0 | 5.2 | 73.3% | 50.1% | 15 | BX 12 | | | | | | | | | | |
| BROOKLYN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BK 1 | GREENPOINT/WILLIAMSBURG | 69.8% | 2.8 | 5.5% | 3.8% | 90% AMI | 28.9% | 10.9% | 45.0% | 7.3 | 1.9 | 35.4 | 13.1 | 26.8% | -3.7% | 4,389 | 223 | 4.9 | 13.4% | 58.7% | 6 | BK 1 | | | | | | | | | | |
| BK 2 | BROOKLYN HTS/FT. GREENE | 67.2% | 1.7 | 3.2% | 3.2% | 115% AMI | 46.1% | 3.9% | 40.1% | 7.7 | 2.2 | 17.5 | 29.1 | 30.5% | 23.9% | 5,230 | 0 | 8.0 | 8.8% | 57.4% | 10 | BK 2 | | | | | | | | | | |
| BK 3 | BEDFORD STUYVESANT | 68.2% | 3.8 | 6.7% | 3.1% | 61% AMI | 66.6% | 5.5% | 51.9% | 16.3 | 6.7 | 106.7 | 18.1 | 24.8% | 11.0% | 980 | 0 | 16.9 | 29.1% | 52.9% | 9 | BK 3 | | | | | | | | | | |
| BK 4 | BUSHWICK | 66.9% | 3.1 | 10.8% | 3.8% | 59% AMI | 66.3% | 14.6% | 56.1% | 12.2 | 3.6 | 200.9 | 0.0 | 22.5% | 30.0% | 564 | 175 | 13.4 | 27.2% | 48.6% | 14 | BK 4 | | | | | | | | | | |
| BK 5 | E. NEW YORK/STARRETT CITY | 78.7% | 5.7 | 5.2% | 4.4% | 42% AMI | 79.7% | 11.6% | 59.1% | 25.2 | 6.1 | 99.3 | 10.5 | 9.0% | 20.2% | 791 | 253 | 17.3 | 61.3% | 45.2% | 18 | BK 5 | | | | | | | | | | |
| BK 6 | P. SLOPE/CARROLL G./GOW/RED HOOK | 74.4% | 1.7 | 3.0% | 1.7% | 145% AMI | 29.4% | 3.8% | 35.8% | 4.6 | 1.9 | 46.1 | 15.6 | 13.1% | 10.8% | 996 | 253 | 3.6 | 6.7% | 63.0% | 4 | BK 6 | | | | | | | | | | |
| BK 7 | SUNSET PARK | 78.4% | 3.0 | 11.6% | 6.5% | 64% AMI | 59.7% | 31.9% | 52.9% | 6.5 | 2.1 | 152.5 | - | 13.9% | 8.1% | 450 | 0 | 4.0 | 14.7% | 60.5% | 9 | BK 7 | | | | | | | | | | |
| BK 8 | CROWN HEIGHTS/ PROSPECT HTS | 53.6% | 2.5 | 6.3% | 2.3% | 70% AMI | 69.9% | 3.7% | 49.9% | 14.2 | 5.3 | 153.1 | 7.8 | 20.7% | 47.1% | 576 | 344 | 17.4 | 13.8% | 53.8% | 13 | BK 8 | | | | | | | | | | |
| BK 9 | S. CROWN HTS/LEFFERTS GARDENS | 59.9% | 4.4 | 7.2% | 3.9% | 63% AMI | 73.6% | 5.0% | 52.5% | 23.5 | 5.5 | 203.9 | 0.7 | 12.5% | 11.0% | 666 | 91 | 13.4 | 24.1% | 58.8% | 12 | BK 9 | | | | | | | | | | |
| BK 10 | BAY RIDGE | 83.2% | 3.3 | 6.2% | 3.5% | 76% AMI | 39.5% | 14.9% | 49.6% | 10.0 | 1.8 | 64.0 | - | 10.5% | 3.2% | 29 | 0 | 2.6 | 19.9% | 58.1% | - | BK 10 | | | | | | | | | | |
| BK 11 | BENSONHURST | 78.1% | 4.0 | 8.4% | 4.7% | 58% AMI | 56.2% | 31.9% | 58.4% | 11.2 | 2.0 | 96.3 | - | 11.7% | 1.5% | 134 | 0 | 2.3 | 18.0% | 59.5% | 8 | BK 11 | | | | | | | | | | |
| BK 12 | BOROUGH PARK | 63.1% | 4.2 | 5.4% | 7.3% | 49% AMI | 24.8% | 20.2% | 66.0% | 10.2 | 2.3 | 75.8 | - | 9.9% | 9.3% | 524 | 0 | 8.4 | 44.6% | 55.3% | 10 | BK 12 | | | | | | | | | | |
| BK 13 | CONY ISLAND | 61.0% | 6.8 | 6.7% | 4.5% | 43% AMI | 41.7% | 43.1% | 61.1% | 16.6 | 1.9 | 24.1 | 24.1 | 10.4% | 8.8% | 1,072 | 1,050 | 9.6 | 27.2% | 53.9% | 15 | BK 13 | | | | | | | | | | |
| BK 14 | FLATBUSH/MIDWOOD | 69.4% | 5.4 | 8.9% | 5.8% | 64% AMI | 55.5% | 16.1% | 54.4% | 25.7 | 3.9 | 161.5 | - | 9.5% | 5.3% | 353 | 31 | 8.2 | 32.1% | 59.8% | 9 | BK 14 | | | | | | | | | | |
| BK 15 | SHEEPSHEAD BAY | 70.1% | 4.8 | 5.7% | 3.0% | 69% AMI | 30.8% | 27.7% | 53.9% | 15.0 | 2.2 | 43.1 | 13.9 | 9.7% | 10.5% | 364 | 0 | 3.6 | 37.5% | 56.0% | 4 | BK 15 | | | | | | | | | | |
| BK 16 | BROWNSVILLE | 50.4% | 4.2 | 6.3% | 2.0% | 34% AMI | 90.3% | 7.4% | 61.6% | 17.9 | 4.8 | 92.1 | 14.4 | 4.7% | 21.5% | 228 | 226 | 21.3 | 53.6% | 44.4% | 16 | BK 16 | | | | | | | | | | |
| BK 17 | EAST FLATBUSH | 78.4% | 5.8 | 7.1% | 2.9% | 58% AMI | 95.8% | 4.6% | 57.3% | 40.3 | 8.4 | 278.3 | 4.5 | 10.1% | 13.7% | 1,097 | 100 | 13.9 | 59.4% | 51.5% | 17 | BK 17 | | | | | | | | | | |
| BK 18 | FLATLANDS/CANARSIE | 64.0% | 4.4 | 5.9% | 2.4% | 79% AMI | 76.1% | 5.6% | 50.2% | 13.3 | 4.8 | 60.0 | 13.0 | 8.8% | 19.6% | 115 | 223 | 10.6 | 61.1% | 55.3% | 9 | BK 18 | | | | | | | | | | |
| MANHATTAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MN 1 | FINANCIAL DISTRICT | 82.7% | 1.0 | 3.0% | 3.4% | 171% AMI | 23.4% | 3.5% | 36.2% | 7.8 | 1.2 | 1.4 | - | 5.7% | - | 2,898 | 440 | 16.9 | 3.9% | 57.6% | 6 | MN 1 | | | | | | | | | | |
| MN 2 | GREENWICH VILLAGE/SOHO | 82.7% | 1.0 | 3.0% | 3.4% | 171% AMI | 23.4% | 3.5% | 36.2% | 7.8 | 1.2 | 16.1 | - | 5.7% | 5.3% | 736 | 148 | 4.3 | 3.9% | 57.6% | 1 | MN 2 | | | | | | | | | | |
| MN 3 | LES/CHINATOWN | 80.7% | 3.6 | 4.3% | 3.8% | 50% AMI | 57.1% | 20.7% | 50.2% | 7.2 | 2.3 | 27.1 | 25.2 | 4.1% | - | 2,672 | 415 | 6.8 | 9.4% | 53.4% | 7 | MN 3 | | | | | | | | | | |
| MN 4 | CLINTON/CHELSEA | 115.6% | 2.0 | 2.8% | 2.9% | 126% AMI | 32.1% | 7.3% | 40.4% | 12.1 | 2.1 | 13.3 | 29.8 | -1.9% | - | 11,896 | 839 | 7.3 | 6.8% | 55.5% | 6 | MN 4 | | | | | | | | | | |
| MN 5 | MIDTOWN | 115.6% | 2.0 | 2.8% | 2.9% | 126% AMI | 32.1% | 7.3% | 40.4% | 12.1 | 2.1 | 9.0 | - | -1.9% | - | 7,214 | 223 | 0.0 | 6.8% | 55.5% | 3 | MN 5 | | | | | | | | | | |
| MN 6 | STUY TOWN/TURTLE BAY | 77.6% | 1.7 | 3.2% | 2.1% | 147% AMI | 26.9% | 3.5% | 42.9% | 5.4 | 0.7 | 7.2 | 16.0 | 12.3% | - | 3,628 | 0 | 7.4 | 9.2% | 59.5% | 4 | MN 6 | | | | | | | | | | |
| MN 7 | UPPER WEST SIDE | 86.5% | 2.2 | 2.9% | 2.7% | 141% AMI | 25.0% | 4.0% | 39.5% | 10.4 | 2.2 | 17.1 | 13.8 | 16.0% | - | 3,808 | 1,009 | 2.6 | 7.4% | 60.9% | 6 | MN 7 | | | | | | | | | | |
| MN 8 | UPPER EAST SIDE | 80.5% | 1.5 | 2.8% | 2.5% | 143% AMI | 20.7% | 3.2% | 40.6% | 6.4 | 1.1 | 10.5 | 31.8 | 9.0% | -11.3% | 1,950 | 671 | 6.6 | 7.1% | 61.2% | 5 | MN 8 | | | | | | | | | | |
| MN 9 | MORNINGSIDE/HAMILTON | 57.9% | 3.0 | 7.3% | 3.1% | 59% AMI | 63.2% | 11.6% | 53.4% | 19.1 | 4.1 | 116.5 | 38.1 | 12.4% | - | 650 | 0 | 8.4 | 8.1% | 52.8% | 7 | MN 9 | | | | | | | | | | |
| MN 10 | CENTRAL HARLEM | 63.8% | 3.5 | 6.3% | 2.5% | 57% AMI | 79.9% | 5.7% | 47.1% | 30.0 | 6.1 | 102.2 | 22.4 | 15.7% | 4.4% | 600 | 0 | 6.3 | 6.9% | 49.2% | 11 | MN 10 | | | | | | | | | | |
| MN 11 | EAST HARLEM | 77.4% | 4.8 | 6.9% | 3.1% | 36% AMI | 73.0% | 14.0% | 53.0% | 13.6 | 3.7 | 51.5 | 35.4 | 2.4% | - | 1,600 | 1073 | 7.6 | 6.1% | 52.7% | 11 | MN 11 | | | | | | | | | | |
| MN 12 | WASHINGTON HTS/INWOOD | 64.7% | 3.6 | 8.3% | 4.4% | 57% AMI | 66.6% | 20.3% | 50.9% | 24.6 | 4.0 | 142.1 | 14.3 | 9.1% | - | 97 | 25 | 13.0 | 12.5% | 59.5% | 10 | MN 12 | | | | | | | | | | |
| QUEENS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| QN 1 | ASTORIA | 88.8% | 4.1 | 6.8% | 3.3% | 80% AMI | 39.6% | 12.5% | 44.0% | 8.6 | 2.6 | 24.8 | 12.3 | 14.4% | -1.4% | 2,113 | 38 | 3.3 | 23.4% | 49.2% | 4 | QN 1 | | | | | | | | | | |
| QN 2 | SUNNYSIDE/WOODSIDE | 81.6% | 2.9 | 7.8% | 5.0% | 79% AMI | 55.3% | 22.5% | 48.1% | 12.2 | 2.0 | 17.3 | - | 11.6% | -1.2% | 6,316 | 0 | 3.3 | 13.4% | 53.2% | 6 | QN 2 | | | | | | | | | | |
| QN 3 | JACKSON HEIGHTS | 90.5% | 5.2 | 16.2% | 8.1% | 60% AMI | 63.8% | 32.2% | 60.4% | 14.9 | 3.5 | 56.8 | - | 10.6% | 10.1% | 276 | 0 | 9.4 | 32.9% | 50.9% | 11 | QN 3 | | | | | | | | | | |
| QN 4 | ELMHURST/CORONA | 109.9% | 5.4 | 15.6% | 9.5% | 52% AMI | 75.9% | 34.3% | 60.6% | 37.2 | 4.1 | 43.0 | - | 8.4% | 3.0% | 110 | 0 | 5.5 | 16.2% | 50.3% | 14 | QN 4 | | | | | | | | | | |
| QN 5 | RIDGEWOOD/MASPETH | 69.8% | 3.0 | 9.5% | 1.7% | 78% AMI | 27.6% | 13.5% | 46.5% | 6.5 | 3.6 | 212.7 | - | 15.4% | 6.2% | 262 | 0 | 2.9 | 45.8% | 60.0% | 7 | QN 5 | | | | | | | | | | |
| QN 6 | REGO PARK/FOREST HILLS | 76.2% | 3.4 | 4.3% | 3.7% | 90% AMI | 45.4% | 16.7% | 49.1% | 17.5 | 1.9 | 11.9 | - | 13.1% | 2.6% | 372 | 0 | 2.7 | 24.8% | 59.2% | 1 | QN 6 | | | | | | | | | | |
| QN 7 | FLUSHING/WHITESTONE | 93.6% | 3.9 | 12.1% | 4.0% | 58% AMI | 70.2% | 39.6% | 62.7% | 12.5 | 2.7 | 22.7 | 21.3 | 7.8% | 6.8% | 1,519 | 66 | 2.3 | 18.3% | 57.9% | 10 | QN 7 | | | | | | | | | | |
| QN 8 | HILLCREST/FRESH MEADOWS | 70.8% | 3.3 | 6.4% | 2.9% | 73% AMI | 65.2% | 15.2% | 52.3% | 18.4 | 2.9 | 23.4 | 7.2 | 8.4% | 5.7% | 116 | 0 | 3.7 | 38.0% | 54.0% | - | QN 8 | | | | | | | | | | |
| QN 9 | OZONE PARK/WOODHAVEN | 81.5% | 4.4 | 10.0% | 3.2% | 71% AMI | 65.8% | 14.3% | 54.5% | 19.7 | 5.8 | 35.6 | - | 8.3% | 9.6% | 95 | 0 | 6.7 | 53.7% | 52.5% | 5 | QN 9 | | | | | | | | | | |
| QN 10 | S. OZONE PK /HOWARD BEACH | 74.4% | 4.4 | 6.5% | 2.1% | 78% AMI | 69.6% | 5.1% | 56.7% | 18.2 | 8.4 | 31.5 | - | 12.7% | 14.5% | 112 | 0 | 7.3 | 60.7% | | | | | | | | | | | | | |