

# 2020

## 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).
- 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 have equal values, it can mean that more than ten 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 not be compared to previous years' scores, 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 2018, [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] PropertyShark, [7] NYC Department of Finance (DOF), [8] NYCDDB: [github.com/nycd/nycd](https://github.com/nycd/nycd), [9] NYC Housing Authority (NYCHA), [10] NYU Furman Center CoreData.nyc, [11] FFIEC Home Mortgage Disclosure Act (HMDA). For detailed data sources and definitions for individual indicators, visit <http://bit.ly/nyhousingthreats20>.

ASSOCIATION FOR NEIGHBORHOOD & HOUSING DEVELOPMENT, INC.

50 Broad Street, Suite 1402  
New York, NY 10004-2699  
[www.anhd.org](http://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						Total Risk Score		
	COVID-19 Case Rate (per 1,000 residents), 2020 [1,2]	COVID-19 Death Rate (per 1,000 residents), 2020 [1,2]	Mortality from Conditions Causing COVID-19 (per 1,000 residents), 2015 [1]	Percent Uninsured, 2018 [2]	Percent Service Workers, 2018 [2]	Percent with Severe Crowding, 2018 [2]	Percent People of Color, 2018 [2]	Percent with Rent Burden, 2018 [2]	Percent of Area Median Income, 2018 [2,3]	Rate of Residential Evictions (per 1,000 residents), 2019 [4]	Number of Housing Litigations, 2019 [5]	Number of Foreclosure Filings, 2019 [7]	Number of SCRIE/DRIE Recipients, 2019 [7]	Percent Change in Avg Price per Sq Ft of Residential Sales, 2017-2019 [7]	Number of Rent Stabilized Apartments, 2018 [8]	Number of NYCHA Units, 2020 [9]	Severely Housing Code Violations in Gov. Unit Buildings (per 1,000 units), 2019 [5]	LHFC Units Eligible to Expire, 2021-2023 [10]	Share of 1-4 Unit Non-Bank Home Purchase Loans, 2018 [11]	Total Risk Score	
<b>BRONX</b>																					
BX 1	MOTT HAVEN/MELROSE	27.8	2.5	4.0	11.5%	46.1%	5.5%	81.7%	63.6%	28% AMI	3.6	216	40	284	17.5%	11,628	10,503	72.3	186	45.6%	21
BX 2	HUNTS POINT/LONGWOOD	27.8	2.5	3.8	11.5%	46.1%	5.5%	81.7%	63.6%	28% AMI	3.6	149	20	321	32.0%	8,854	208	131.3	0	45.6%	19
BX 3	MORRISANIA/CROTONA	25.6	2.2	4.2	8.6%	39.7%	4.0%	79.9%	63.6%	29% AMI	4.8	270	43	355	108.4%	13,571	7,322	104.9	122	61.6%	20
BX 4	HIGHBRIDGE/S. CONCOURSE	32.4	2.7	4.0	7.6%	43.7%	10.1%	81.9%	59.3%	37% AMI	4.9	605	56	2,042	45.5%	33,938	1,374	182.4	310	30.4%	28
BX 5	UNIVERSITY HTS/FORDHAM	27.2	2.0	3.4	9.2%	42.0%	5.8%	86.7%	65.7%	33% AMI	4.3	488	34	1,660	8.6%	29,582	1,345	182.0	209	56.4%	23
BX 6	BELMONT / EAST TREMONT	25.6	2.2	3.8	8.6%	39.7%	4.0%	79.9%	63.6%	29% AMI	4.8	310	29	419	24.5%	14,838	676	161.3	24	61.6%	18
BX 7	KINGSBRIDGE HTS/BEDFORD	36.1	2.6	3.3	8.5%	42.4%	6.8%	82.8%	65.8%	37% AMI	3.8	398	27	1,780	77.4%	36,417	232	156.1	0	37.2%	26
BX 8	RIVERDALE/FIELDSTON	26.5	2.3	4.1	5.4%	24.8%	4.9%	57.3%	58.4%	61% AMI	1.8	109	30	998	1.2%	17,170	2,022	48.6	0	22.6%	4
BX 9	PARKCHESTER/SOUNDVIEW	28.9	2.3	3.8	8.9%	35.5%	5.5%	84.1%	61.3%	48% AMI	3.0	278	176	901	24.0%	16,202	8,336	71.4	0	56.6%	17
BX 10	THROGS NECK/CO-OP CITY	36.9	2.4	3.6	5.5%	21.1%	0.7%	61.8%	47.8%	62% AMI	1.5	75	73	500	15.3%	5,697	2,028	28.5	0	43.8%	4
BX 11	MORRIS PARK/BRONXDALE	35.2	3.6	3.8	7.7%	25.7%	6.9%	66.6%	52.6%	60% AMI	2.4	156	56	781	12.4%	13,166	3,253	49.9	0	51.3%	10
BX 12	WILLIAMSBRIDGE/BAYCHESTER	39.5	2.8	3.3	7.2%	28.8%	4.5%	83.3%	64.7%	56% AMI	4.7	365	215	525	18.3%	12,672	3,305	147.7	0	67.6%	22
<b>BROOKLYN</b>																					
BK 1	GREENPOINT/WILLIAMSBURG	21.2	1.4	3.4	4.5%	11.7%	3.7%	24.6%	46.6%	91% AMI	0.8	149	81	849	9.7%	21,122	6,682	35.9	111	11.9%	3
BK 2	BROOKLYN HTS/FT. GREENE	10.7	1.4	3.4	3.1%	9.3%	3.3%	44.0%	44.1%	127% AMI	0.9	87	49	418	-4.2%	16,914	5,169	14.7	25	7.7%	3
BK 3	BEDFORD STUYVESANT	15.7	1.7	4.1	7.4%	21.9%	3.3%	64.8%	56.0%	61% AMI	2.6	388	196	399	28.2%	12,634	8,230	105.9	197	25.2%	13
BK 4	BUSHWICK	17.6	1.7	3.1	11.2%	24.2%	1.9%	62.9%	57.5%	60% AMI	1.5	246	116	630	14.1%	11,094	1,311	131.7	6	26.5%	8
BK 5	E. NEW YORK/STARRETT CITY	27.0	2.7	4.4	3.0%	35.4%	6.2%	74.4%	57.5%	45% AMI	3.5	431	240	205	14.0%	7,151	7,725	91.9	205	60.7%	23
BK 6	P. SLOPE/CARROLL G./GOW/RED HOOK	10.5	0.9	3.1	4.1%	5.4%	2.1%	29.0%	40.5%	141% AMI	0.5	55	47	399	0.9%	7,106	7,615	24.7	86	9.4%	3
BK 7	SUNSET PARK	14.7	1.4	2.9	11.7%	28.3%	8.3%	56.9%	53.6%	66% AMI	0.4	113	43	629	9.9%	8,725	0	97.5	0	17.0%	6
BK 8	CROWN HEIGHTS/ PROSPECT HTS	11.6	1.2	4.2	4.4%	15.2%	1.1%	69.8%	50.8%	75% AMI	1.7	280	80	891	8.3%	14,934	1,154	121.6	69	11.2%	6
BK 9	S. CROWN HTS/LEFFERTS GARDENS	21.5	2.6	3.8	5.1%	24.9%	2.6%	73.6%	47.9%	71% AMI	2.0	290	78	2,053	6.7%	21,140	263	171.8	39	19.1%	11
BK 10	BAY RIDGE	16.1	1.5	2.9	8.0%	19.9%	5.9%	40.0%	49.9%	81% AMI	0.8	69	56	887	7.0%	12,391	0	40.2	0	18.5%	1
BK 11	BENSONHURST	17.8	2.0	3.2	9.3%	30.7%	7.1%	58.3%	59.9%	59% AMI	0.7	139	29	1,597	2.9%	15,669	0	78.3	0	9.4%	8
BK 12	BOROUGH PARK	42.5	2.7	2.9	5.1%	17.1%	8.2%	20.5%	69.6%	52% AMI	0.7	122	100	1,374	10.7%	14,321	0	78.9	0	32.2%	11
BK 13	CONEY ISLAND	22.6	3.3	4.2	9.4%	28.6%	5.1%	38.8%	56.2%	45% AMI	1.7	53	54	1,219	17.1%	9,584	5,839	24.6	0	21.0%	10
BK 14	FLATBUSH/MIDWOOD	25.8	2.6	3.5	7.5%	26.9%	6.2%	57.1%	51.9%	68% AMI	1.7	322	82	3,299	-1.8%	32,446	0	154.6	0	26.6%	9
BK 15	SHEEPSHEAD BAY	23.7	2.2	3.3	7.2%	23.8%	3.1%	33.2%	56.3%	69% AMI	0.9	81	184	1,607	4.1%	13,485	2,200	36.4	0	23.7%	4
BK 16	BROWNSVILLE	15.3	1.6	5.7	7.5%	37.8%	1.5%	92.3%	62.3%	38% AMI	2.9	229	133	185	68.2%	7,092	8,464	89.6	22	55.4%	19
BK 17	EAST FLATBUSH	27.4	2.7	3.7	8.5%	31.3%	4.4%	95.9%	53.8%	65% AMI	3.6	436	213	1,674	22.1%	19,049	134	217.7	16	51.4%	20
BK 18	FLATLANDS/CANARSIE	27.5	2.5	3.6	5.6%	24.4%	4.2%	75.4%	49.2%	79% AMI	1.4	173	285	216	5.6%	2,938	4,387	70.3	0	51.2%	7
<b>MANHATTAN</b>																					
MN 1	FINANCIAL DISTRICT	8.8	0.6	2.7	3.5%	4.8%	3.1%	21.6%	33.7%	179% AMI	0.6	13	35	69	-54.5%	7,218	0	1.4	440	4.6%	2
MN 2	GREENWICH VILLAGE/SOHO	8.8	0.6	2.1	3.5%	4.8%	3.1%	21.6%	33.7%	179% AMI	0.6	91	45	1,177	10.9%	10,765	0	14.3	0	4.6%	-
MN 3	LES/CHINATOWN	12.4	1.5	3.2	5.4%	14.2%	2.2%	56.4%	51.5%	58% AMI	0.9	190	9	2,026	-13.8%	18,405	14,302	27.9	193	7.8%	8
MN 4	CLINTON/CHELSEA	13.3	0.8	2.7	3.5%	8.3%	3.8%	28.7%	41.5%	126% AMI	1.5	144	45	1,119	3.6%	31,846	841	13.4	733	5.0%	4
MN 5	MIDTOWN	13.3	0.8	2.6	3.5%	8.3%	3.8%	28.7%	41.5%	126% AMI	1.5	24	78	393	-7.4%	10,337	0	4.0	0	5.0%	-
MN 6	STUY TOWN/TURTLE BAY	9.7	0.7	2.4	3.7%	4.4%	1.9%	25.0%	40.7%	167% AMI	0.7	61	177	1,532	-2.2%	24,249	492	5.9	0	8.1%	4
MN 7	UPPER WEST SIDE	13.0	1.3	2.6	3.7%	5.8%	2.7%	24.1%	36.2%	147% AMI	0.7	161	36	2,177	-39.5%	27,869	7,181	19.2	0	6.2%	5
MN 8	UPPER EAST SIDE	13.0	1.2	2.3	2.9%	2.9%	3.5%	19.7%	40.4%	148% AMI	0.7	142	34	1,597	10.5%	19,863	1,320	11.8	0	5.1%	2
MN 9	MORNINGSIDE/HAMILTON	15.0	1.6	3.2	7.1%	24.5%	5.3%	66.4%	53.6%	66% AMI	0.9	261	5	1,547	-17.3%	17,107	3,475	110.6	59	10.2%	7
MN 10	CENTRAL HARLEM	16.9	1.6	5.4	6.4%	24.3%	2.7%	82.2%	49.5%	54% AMI	2.6	372	52	1,076	57.2%	23,216	8,653	63.0	536	4.4%	15
MN 11	EAST HARLEM	26.7	3.0	4.7	8.6%	23.1%	3.9%	67.7%	54.9%	38% AMI	2.5	205	18	527	46.4%	14,939	15,260	61.7	620	5.8%	14
MN 12	WASHINGTON HTS/INWOOD	21.8	2.1	2.7	8.4%	30.9%	4.7%	66.3%	51.9%	59% AMI	1.7	427	11	6,843	17.8%	47,799	2,266	144.2	92	12.2%	13
<b>QUEENS</b>																					
QN 1	ASTORIA	22.4	1.6	3.2	6.5%	18.4%	3.4%	37.6%	46.2%	79% AMI	1.1	104	57	1,527	9.6%	26,994	7,768	20.1	1,104	16.0%	7
QN 2	SUNNYSIDE/WOODSIDE	19.3	1.5	2.1	9.1%	30.1%	5.3%	55.1%	50.1%	80% AMI	0.9	77	50	1,243	12.0%	23,306	0	12.5	0	11.8%	4
QN 3	JACKSON HEIGHTS	36.1	3.2	2.8	17.6%	37.4%	9.1%	59.9%	61.1%	64% AMI	0.7	114	93	1,335	10.7%	12,638	0	41.6	0	28.6%	12
QN 4	ELMHURST/CORONA	39.9	3.7	2.6	19.0%	39.9%	12.2%	75.4%	64.2%	55% AMI	1.3	86	37	1,745	8.4%	17,054	0	30.6	0	20.2%	17
QN 5	RIDGEWOOD/MASPETH	20.2	1.5	3.8	8.4%	24.0%	2.5%	24.2%	48.8%	83% AMI	0.6	104	64	543	4.1%	9,239	0	80.4	0	39.7%	2
QN 6	REGO PARK/FOREST HILLS	21.3	2.2	2.8	5.6%	12.6%	6.7%	45.8%	47.7%	96% AMI	0.6	53</									