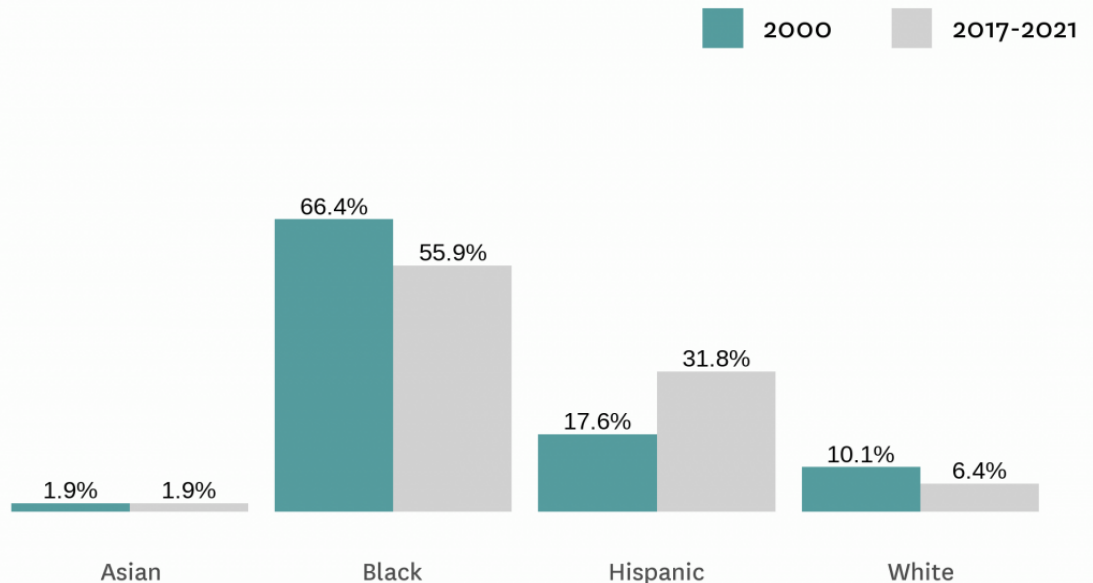


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CRJ 204
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10/22/2023

NEIGHBORHOOD DEMOGRAPHICS

My neighborhood is located in the Bronx, a borough in New York City, a city in the state of New York. My area of the Bronx is the Baychester/Williamsbridge area. According to 2019 data, in 2021, there were approximately 134,899 residents, with 1.9% identifying as Asian, 55.9% as Black, 31.8% as Hispanic, and 6.4% as white. The Asian population remained the same, Hispanics increasing by 14.2%. The Black population decreased by a solid 10.5%, with the White population decreasing by 3.7%. This is all according to comparisons between the 2000 census and a 2021 Furman Center's American Community Survey.

Racial and Ethnic Composition of Williamsbridge/Baychester



Sources: Census (2000) and American Community Survey (2021), Furman Center

HOUSING MARKET AND CONDITIONS

HOUSING MARKET AND CONDITIONS

Indicator	2000	2006	2010	2019	2021	2022
Housing Stock						
Homeownership rate	35.9%	41.1%	35.4%	39.1%	40.8%	
Housing units		50,413	52,437	52,461	51,051	
Rental vacancy rate			5.2%	2.5%	2.2%	
Serious housing code violations (per 1,000 privately owned rental units)		70.9	95.0	162.3	153.6	192.3
Severe crowding rate (% of renter households)			2.9%	6.1%	4.6%	
Total housing code violations (per 1,000 privately owned rental units)		340.4	389.7	509.8	566.2	640.1
Finance - Distress						
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	14.2	20.5	31.9	18.0	7.9	13.7
Notices of foreclosure, all residential properties	248	361	572	320	142	245
Notices of foreclosure, initial, 1-4 family and condo properties	183	283	416	137	42	93
Notices of foreclosure, repeat, 1-4 family and condo properties	50	67	140	178	97	147
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)				113.5	43.6	97.3
Pre-foreclosure notices, 1-4 family and condo properties				1,988	763	1,703
Properties entering REO, 1-4 family	45	8	40			


Sales - Volume

Sales volume, 1 family building	185	424	144	195	148	223
Sales volume, 2-4 family building	366	793	239	323	283	377
Sales volume, 5+ family building	12	29	26	19	10	18
Sales volume, condominium	0	40	1	4	4	1
Sales volume, all property types	563	1,286	410	541	445	619

Sales - Median Prices

Median sales price per unit, 1 family building (2022\$)	\$314,390	\$541,030	\$418,800	\$512,880	\$562,340	\$570,000
Median sales price per unit, 2-4 family building (2022\$)	\$201,380	\$333,750	\$239,500	\$303,830	\$334,220	\$335,000
Median sales price per unit, 5+ family building (2022\$)	\$87,090	\$133,970	\$94,660	\$127,420	\$171,750	\$151,790
Median sales price per unit, condominium (2022\$)		\$270,740	\$336,830	\$138,810	\$188,330	\$340,000

Sales - Housing Price Index

Index of housing price appreciation, 1 family building	100.0	203.0	160.4	220.5	273.9	273.2
Index of housing price appreciation, 2-4 family building	100.0	202.1	153.9	217.3	261.4	281.5
Index of housing price appreciation, 5+ family building	100.0	200.2	166.0	313.9	343.9	320.6
Index of housing price appreciation, condominium 	100.0					
Index of housing price appreciation, all property types	100.0	203.7	155.5	220.0	266.7	279.5

When comparing the homeownership rate from 2000 to 2021, it increased from 35.9% to 40.8%. Housing units increased from less than 50,000 to 51,051. The rental vacancy rate decreased from more than 5.2% to 2.2%. The notices of foreclosure for all rental properties barely decrease from 248 to 245. The sales volume for a one family building increased from 185 to 223. With condominiums starting out at 0, increasing to 40 in 2006, and decreasing all the way down to 1 by 2021. The median sales price per unit of a one family building, in 2022 dollars, started off as \$314,390 in 2001, increasing to \$570,000 by 2021.



RENTAL REPORTS

Between 2010 and 2021, the median rent in my neighborhood for two and three bedroom apartments rose from \$1500-\$1760 (in 2022 dollars). The median rent for recent movers was \$1430-\$1750. The median rent for studios in one bedroom apartments rose from \$1180-\$1380. The affordability of rental units at 30% (from 2010 to 2021) rose from 7.6% to 12.5%. For affordable rental units at 80%, there was an increase from 69.6% to 78.5%. For affordability at 120%, it rose from 98.2%, increasing to 100% in 2019, then decreasing to 99.7% in 2021. When it comes to rent burden, moderately rent-burdened households increased (from 2006) from 22.2%, reaching a high of 27.3% in 2019, to then decrease to 21.4% in 2021. For severely rent burdened households, the burden was 26.1% in 2000, rose to 27.6% by 2010, rose again and stagnated at 34.4% from 2019 to 2021.

RENTERS						
Indicator	2000	2006	2010	2019	2021	2022
Median Rent						
Median rent, 2- and 3-bedrooms (2022\$)			\$1,500	\$1,710	\$1,760	
Median rent, all (2022\$)	\$1,170	\$1,290	\$1,350	\$1,510	\$1,490	
Median rent, recent movers (2022\$)			\$1,430	\$1,610	\$1,750	
Median rent, studios and 1-bedrooms (2022\$)			\$1,180	\$1,300	\$1,380	
Change in collected rent (2019-2020)					3.2%	
Affordability						
Rental units affordable at 30% AMI (% of recently available units)			7.6%	7.8%	12.5%	
Rental units affordable at 80% AMI (% of recently available units)			69.6%	84.4%	78.5%	
Rental units affordable at 120% AMI (% of recently available units)			98.2%	100.0%	99.7%	
Rent Burden						
Moderately rent-burdened households		22.2%	25.0%	27.3%	21.4%	
Moderately rent-burdened households, low income			30.9%	31.6%	28.5%	
Moderately rent-burdened households, moderate income			12.2%	11.5%	6.6%	
Severely rent-burdened households	26.1%		27.6%	34.4%	34.4%	
Severely rent-burdened households, low income			39.7%	44.4%	43.5%	
Severely rent-burdened households, moderate income			0.7%	0.3%	0.0%	

LOCAL CRIME

In my neighborhood, the New York City Police Department's (NYPD) 47th precinct handles crime. The NYPD's COMPSTAT recording system documents all the crimes in a week-to-date, 28 day, year-to-date, 2 year, 13 year, and 30 year guideline, and it's filtered by the specific precinct. As of this year, in the vicinity of the 47th precinct, which includes my neighborhood, there has been 10 murders, 35 rapes, 393 robberies, 704 felonious assaults, 222 burglaries, and about 640 instances of grand larceny. This is actually less from last year. Murders have gone down, along with rapes, burglaries, and grand larceny.

 Eric L. Adams Mayor		Police Department City of New York		 Edward A. Caban Police Commissioner								
Volume 30 Number 43		CompStat		47th Precinct								
Report Covering the Week 10/23/2023 Through 10/29/2023												
Crime Complaints												
	Week to Date			28 Day		Year to Date*		2 Year	13 Year	30 Year		
	2023	2022	% Chg	2023	2022	% Chg	2023	2022	% Chg	% Chg	% Chg	
Murder	0	0	***.*	0	2	-100.0	10	13	-23.1	-23.1	-52.4	-60.0
Rape	0	1	-100.0	3	1	200.0	35	40	-12.5	0.0	0.0	-45.3
Robbery	13	14	-7.1	40	39	2.6	393	375	4.8	35.5	7.1	-66.3
Fel. Assault	17	14	21.4	68	51	33.3	704	613	14.8	16.4	93.9	-4.0
Burglary	4	8	-50.0	16	28	-42.9	222	242	-8.3	8.3	-25.0	-85.8
Gr. Larceny	14	14	0.0	67	73	-8.2	640	644	-0.6	48.8	141.5	38.2

Felonious assaults have increased by 14.8%, and robberies have increased by 4.8%. This decrease in serious violent crime has affected the lives of would-be victims. So far, this week, there has been no murders, no rapes, but 13 robberies, 17 felonious assaults, 4 burglaries, and 14 instances of grand larceny. This means a 50% reduction in burglaries, a 100% reduction in rapes, and an unfortunate 21.4% increase in felonious assaults, when compared to this same week last year.

STATE CRIME

According to the Prison Policy Initiative, in my Bronx, New York zip code of 10466, the number of people in state prison, as of 2020 was 200, with the rate of imprisonment per 100,000 being 283. In my neighboring zip code of 10467, there were 258 people in state prison, as of 2020. In that zip code, the rate of imprisonment per 100,000 is 248.

New York ZIP codes ⓘ	City ⓘ	Number of people in state prison from each ZIP code, 2020 ⓘ	Census population, 2020 ⓘ	Total population, 2020 ⓘ	Imprisonment rate per 100,000 ⓘ
10463	Bronx	30	43,799	43,049	109
10466	Bronx	200	70,420	70,620	283
10467	Bronx	258	103,660	103,918	248

(New York State Prison population from my community's zip code, 10466, with my neighboring zip code of 10467, along with the census and total populations of my community in 2020, and the imprisonment rate per 100,000)