Morningside Heights/Hamilton is one of the City’s most diverse districts, both in the distribution of incomes and in terms of racial and ethnic composition. It also is one of the City’s densest areas. Although CD 309 has experienced the greatest housing price appreciation for 5+ family buildings in the City, the housing stock shows signs of distress. The neighborhood has relatively high rates of tax delinquency and the share of housing units with serious code violations has been increasing steadily since 2002. Foreclosure rates in CD 309 are consistently twice as high as the borough-wide average. CD 309 had very few certificates of occupancy issued in 2005, ranking it near the bottom of the City’s neighborhoods for residential construction.