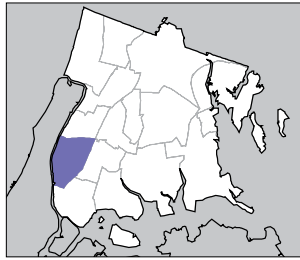


HIGHBRIDGE / CONCOURSE – CD 104¹

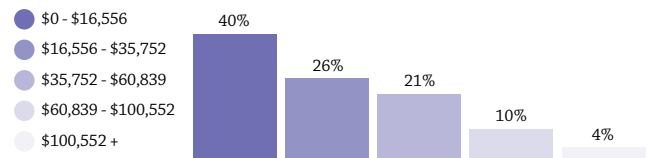


Highbridge/Concourse has seen a dramatic increase in home purchase lending since 1996, but much of the recent lending has been subprime, and the rate of notices of foreclosure dou-

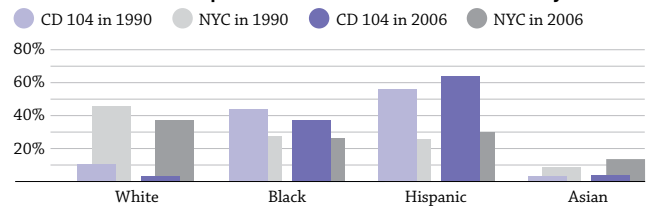
bled between 2005 and 2006. The racial diversity index in CD 104 shows evidence of decreasing diversity in the neighborhood, potentially fueled by the 7 percentage point decrease in the black population between 1990 and 2006. The CD also has the third highest unemployment rate in the City, although the unemployment rate has varied widely since 1990, reaching a high of 18% unemployment in 2000, and a low of 11% in 2005. CD 104 is second from the bottom city-wide in school performance, but performance has improved significantly over the past 10 years. Improvements in the asthma hospitalization rate, which ranks second highest in the city in 2006, have been slow.

	2006	Rank
Population	132,838	34
Population Density (1,000 persons per square mile)	72.2	8
Median Household Income	\$24,334	51
Income Diversity Ratio	5.7	18
Median Rent Burden (renter households)	35.8%	8
Rental Units that are Subsidized (percentage) ('05)	12.0%	26
Rental Units that are Rent-Regulated (percentage) ('05)	79.9%	6
Median Age of Housing Stock	78	17
Acres of Open Space (per 1,000 residents) ('04)	1.0	35

Percent of Households in CD 104 in Each New York City Income Quintile



Racial and Ethnic Composition of CD 104 versus New York City



	1990	2000	2005	2006	Rank (1990)	Rank (2006)
Rental Vacancy Rate	3.2%	3.2%	5.5%	4.6%	36	21
Certificates of Occupancy	0	331	271	234	53	32
Units authorized by new building permits*	22	94	940	236	27	44
Homeownership Rate	6.2%	6.9%	7.6%	5.0%	49	54
Vacant Land Area Rate	13.6%	5.9%	5.0%	4.6%	10	18
Index of Housing Price Appreciation (2-4 family building) ^{2,3}	73.2	100.0	168.6	187.2	-	19
Median Price per Unit (2-4 family building) ²	\$77,123	\$99,512	\$177,204	\$198,125	29	30
Median Monthly Rent	\$577	\$665	\$671	\$680	46	48
Serious Housing Code Violations (per 1,000 rental units)	32.2	110.6	179.6	170.1	12	4
Tax Delinquencies (percentage) (delinquent ≥ 1 year)	-	14.3%	4.4%	5.2%	-	4
Home Purchase Loans (per 1,000 properties)*	11.3	29.3	40.0	47.5	53	38
Purchase Loans that were Subprime (percentage)*	10.4%	12.0%	47.2%	26.0%	23	18
Refinance Loans that were Subprime (percentage)*	45.5%	53.1%	52.8%	41.9%	11	1
Notices of Foreclosure (per 1,000 1-4 family properties)*	12.0	19.5	20.2	40.5	10	3
Severe Crowding Rate (renter households)	13.2%	16.4%	6.0%	5.0%	4	8
Foreign-Born Population (percentage)	27.7%	35.0%	40.2%	40.5%	22	21
Racial Diversity Index	0.71	0.67	0.61	0.65	27	35
Households with Kids under 18 Years Old (percentage)	42.8%	44.5%	50.1%	46.7%	7	4
Population Aged 65 and Older (percentage)	7.0%	6.9%	7.2%	7.6%	51	52
Poverty Rate	-	-	-	39.3%	-	4
Unemployment Rate	15.7%	18.1%	11.2%	13.9%	9	3
Mean Travel Time to Work (minutes)	39.0	43.1	41.0	40.7	22	27
Felony Crime Rate (per 1,000 residents)	78.1	41.2	29.8	28.0	31	20
Students Performing at Grade Level in Reading (percentage)	-	19.9%	33.3%	34.3%	-	58
Students Performing at Grade Level in Math (percentage)	-	14.6%	32.9%	37.3%	-	58
Asthma Hospitalizations (per 1,000 people)*	11.1	7.4	8.3	8.4	4	2
Blood Lead Levels (per 1,000 children tested, new diagnoses)*	41.6	16.5	9.0	5.9	38	38

¹ Community district 104 matches sub-borough area 103.

² Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).

³ Price index should be treated with caution due to low number of observations.

* Not all data in the earliest column are from 1990. Please see Notes on page 17.