Belmont/East Tremont has the highest poverty rate in the City at 44%, and almost half of all residents fall into the City’s lowest income quintile. Since the ’90s, there has been steady and strong growth in housing prices and home purchase lending in CD 106. In 2005, however, subprime lending was seventh highest city-wide for home purchase loans and second for refinance loans. In 2006, CD 106 ranked 4th in the City for notices of foreclosure. There are significant signs of new development: housing stock has increased by 36% between 1990 and 2006 and the area’s vacant land has decreased by nearly 13 percentage points, from 18% to 5% during that same time period. New building might have contributed to less crowding in CD 106; the percent of renters that are severely crowded dropped by almost 10 percentage points from a high of 12% in 2000 to under 3% in 2006.