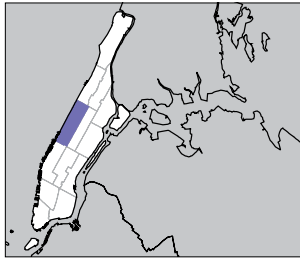


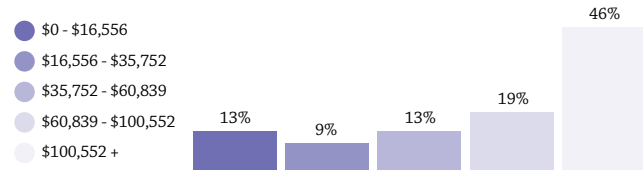
# UPPER WEST SIDE – CD 307<sup>1</sup>



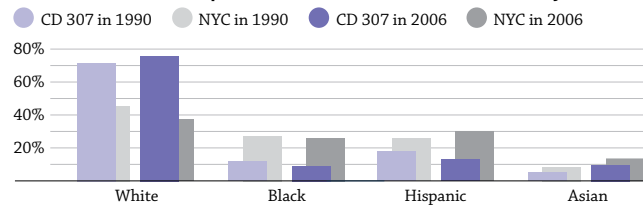
The Upper West Side enjoyed the largest increase in homeownership of any neighborhood in Manhattan from 1990 to 2006, with an impressive 11 percentage point jump. CD 307 had one of the lowest shares of households with children in the City, and had the highest percentage of residents over 65 in Manhattan in 2006. While CD 307 has a high median rent relative to the rest of the City, its residents' relatively high incomes resulted in the lowest median rent burden in Manhattan. Unlike city and borough trends, CD 307 saw a significant increase in the percentage of white residents between 1990 and 2006.

	2006	Rank
Population	216,812	2
Population Density (1,000 persons per square mile)	66.7	10
Median Household Income	\$90,633	3
Income Diversity Ratio	6.7	10
Median Rent Burden (renter households)	24.6%	53
Rental Units that are Subsidized (percentage) ('05)	9.3%	29
Rental Units that are Rent-Regulated (percentage) ('05)	68.7%	11
Median Age of Housing Stock	81	10
Acres of Open Space (per 1,000 residents) ('04)	2.7	18

Percent of Households in CD 307 in Each New York City Income Quintile



Racial and Ethnic Composition of CD 307 versus New York City



	1990	2000	2005	2006	Rank (1990)	Rank (2006)
Rental Vacancy Rate	5.4%	3.5%	3.7%	4.5%	11	23
Certificates of Occupancy	812	0	391	0	2	57
Units authorized by new building permits*	455	441	1177	779	2	14
Homeownership Rate	24.3%	29.2%	33.1%	35.6%	29	24
Vacant Land Area Rate	0.9%	6.4%	6.9%	7.3%	57	9
Index of Housing Price Appreciation (condominium) <sup>2,3</sup>	72.7	100.0	174.9	176.0	-	3
Median Price per Unit (condominium) <sup>2</sup>	\$377,904	\$730,217	\$871,226	\$952,541	5	4
Median Monthly Rent	\$916	\$1,125	\$1,159	\$1,269	8	5
Serious Housing Code Violations (per 1,000 rental units)	14.3	17.3	16.6	12.7	27	51
Tax Delinquencies (percentage) (delinquent ≥ 1 year)	-	2.7%	0.6%	0.2%	-	58
Home Purchase Loans (per 1,000 properties)*	69.7	72.1	50.3	46.1	1	40
Purchase Loans that were Subprime (percentage)*	0.5%	0.2%	0.9%	0.7%	55	50
Refinance Loans that were Subprime (percentage)*	0.5%	1.8%	1.6%	1.7%	55	53
Notices of Foreclosure (per 1,000 1-4 family properties)*	8.5	1.7	1.7	0.0	21	53
Severe Crowding Rate (renter households)	4.8%	4.0%	1.9%	2.0%	39	43
Foreign-Born Population (percentage)	20.5%	21.3%	18.8%	20.2%	40	50
Racial Diversity Index	0.63	0.65	0.59	0.57	34	44
Households with Kids under 18 Years Old (percentage)	12.7%	13.7%	17.2%	21.2%	51	50
Population Aged 65 and Older (percentage)	14.1%	13.4%	15.0%	14.8%	20	12
Poverty Rate	-	-	-	9.0%	-	48
Unemployment Rate	5.9%	4.8%	5.5%	4.4%	49	51
Mean Travel Time to Work (minutes)	29.0	30.3	30.1	28.8	50	50
Felony Crime Rate (per 1,000 residents)	90.7	28.8	24.8	21.2	20	37
Students Performing at Grade Level in Reading (percentage)	-	41.2%	56.4%	52.1%	-	34
Students Performing at Grade Level in Math (percentage)	-	34.2%	55.0%	59.9%	-	33
Asthma Hospitalizations (per 1,000 people)*	2.1	1.7	1.4	1.5	43	41
Blood Lead Levels (per 1,000 children tested, new diagnoses)*	38.9	19.0	6.1	5.7	40	41

<sup>1</sup> Community district 307 matches sub-borough area 305.

<sup>2</sup> Ranked out of 7 community districts with the same predominant housing type (condominiums).

<sup>3</sup> Price index should be treated with caution due to low number of observations. Price index of 2000 has been interpolated due to lack of observations.

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