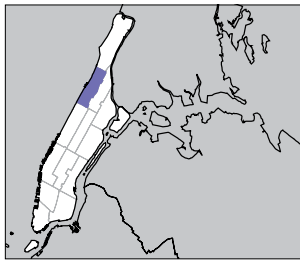


MORNINGSIDE HTS / HAMILTON HTS – CD 309¹

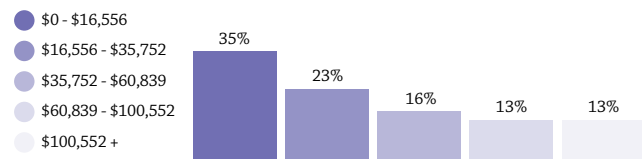


The homeownership rate in Morningside Heights/Hamilton Heights is only about half that of Manhattan and a little more than a third of the City's rate as a whole. Prices for multifamily buildings more than tripled in CD 309 between 2000 and 2005, but then started to decline in 2006, contrary to continuing upward trends in other neighborhoods in the borough. Similarly, although the City and borough enjoyed continued decreases in the felony crime rate, CD 309 posted a modest increase of 5% in felony crime in 2006. The unemployment rate for CD 309, however, dropped by an impressive 8 percentage points between 2000 and 2006, the fifth largest reduction in the City over that period.

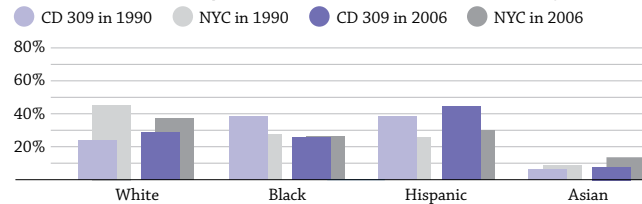
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	2006	Rank
Population	122,736	43
Population Density (1,000 persons per square mile)	93.0	3
Median Household Income	\$28,762	43
Income Diversity Ratio	8.3	2
Median Rent Burden (renter households)	32.0%	24
Rental Units that are Subsidized (percentage) ('05)	22.4%	13
Rental Units that are Rent-Regulated (percentage) ('05)	64.9%	13
Median Age of Housing Stock	86	2
Acres of Open Space (per 1,000 residents) ('04)	2.7	18

Percent of Households in CD 309 in Each New York City Income Quintile



Racial and Ethnic Composition of CD 309 versus New York City



	1990	2000	2005	2006	Rank (1990)	Rank (2006)
Rental Vacancy Rate	5.7%	4.3%	1.0%	2.5%	9	45
Certificates of Occupancy	71	71	0	158	32	42
Units authorized by new building permits*	0	2	386	309	46	35
Homeownership Rate	8.8%	10.9%	16.5%	12.4%	46	46
Vacant Land Area Rate	2.4%	2.1%	3.0%	2.9%	43	31
Index of Housing Price Appreciation (5+ family building) ²	73.1	100.0	321.5	314.2	-	1
Median Price per Unit (5+ family building) ²	\$28,435	\$43,171	\$129,663	\$116,656	3	3
Median Monthly Rent	\$577	\$665	\$682	\$704	46	47
Serious Housing Code Violations (per 1,000 rental units)	49.6	109.8	112.3	102.2	6	12
Tax Delinquencies (percentage) (delinquent ≥ 1 year)	-	13.9%	3.6%	3.7%	-	6
Home Purchase Loans (per 1,000 properties)*	22.2	31.1	38.6	36.8	43	51
Purchase Loans that were Subprime (percentage)*	1.1%	1.6%	2.3%	0.8%	52	49
Refinance Loans that were Subprime (percentage)*	21.4%	12.5%	10.4%	14.8%	36	34
Notices of Foreclosure (per 1,000 1-4 family properties)*	10.8	59.4	12.6	9.0	14	31
Severe Crowding Rate (renter households)	6.8%	7.9%	1.6%	2.7%	25	31
Foreign-Born Population (percentage)	30.5%	35.0%	32.6%	34.1%	19	30
Racial Diversity Index	0.91	0.89	0.90	0.91	3	7
Households with Kids under 18 Years Old (percentage)	24.8%	26.2%	28.0%	24.8%	42	44
Population Aged 65 and Older (percentage)	11.0%	10.0%	13.4%	13.3%	37	19
Poverty Rate	-	-	-	27.3%	-	14
Unemployment Rate	11.3%	16.5%	-	8.1%	16	24
Mean Travel Time to Work (minutes)	32.7	33.8	35.3	31.7	46	47
Felony Crime Rate (per 1,000 residents)	91.3	36.2	26.6	28.0	19	20
Students Performing at Grade Level in Reading (percentage)	-	28.6%	42.3%	38.8%	-	53
Students Performing at Grade Level in Math (percentage)	-	23.1%	43.4%	47.0%	-	48
Asthma Hospitalizations (per 1,000 people)*	5.6	3.9	3.7	3.8	17	17
Blood Lead Levels (per 1,000 children tested, new diagnoses)*	45.4	18.7	9.0	6.3	31	33

¹ Community district 309 matches sub-borough area 307.

² Ranked out of 5 community districts with the same predominant housing type (5+ family buildings).

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