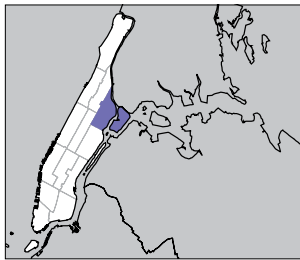


EAST HARLEM – CD 311¹

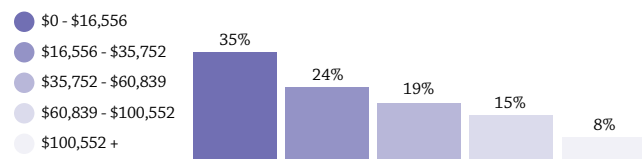


East Harlem has Manhattan's highest poverty rate and the highest percentage of households with children 18 or younger. CD 311 also has the lowest homeownership rate in

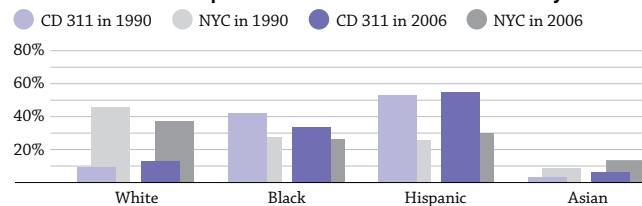
the borough with a rate that is less than a quarter of the city-wide rate. In contrast to the overall increase in homeownership enjoyed by the City and borough, the rate in CD 311 decreased slightly between 2005 and 2006. Also troubling is the significant jump in the rate of severe crowding, which left East Harlem with the highest rate in Manhattan and one of the highest in the City. CD 311 has the highest percentage of rent-subsidized units in the City.

	2006	Rank
Population	134,287	31
Population Density (1,000 persons per square mile)	57.1	14
Median Household Income	\$27,012	49
Income Diversity Ratio	6.5	12
Median Rent Burden (renter households)	27.1%	48
Rental Units that are Subsidized (percentage) ('05)	54.6%	1
Rental Units that are Rent-Regulated (percentage) ('05)	34.3%	40
Median Age of Housing Stock	52	48
Acres of Open Space (per 1,000 residents) ('04)	2.1	24

Percent of Households in CD 311 in Each New York City Income Quintile



Racial and Ethnic Composition of CD 311 versus New York City



	1990	2000	2005	2006	Rank (1990)	Rank (2006)
Rental Vacancy Rate	3.9%	3.5%	3.2%	0.8%	20	53
Certificates of Occupancy	87	210	401	196	28	36
Units authorized by new building permits*	35	334	281	408	21	27
Homeownership Rate	5.2%	6.3%	8.9%	7.6%	52	52
Vacant Land Area Rate	4.7%	3.1%	3.4%	3.7%	30	25
Index of Housing Price Appreciation (5+ family building) ^{2,3}	61.1	100.0	215.3	227.5	-	5
Median Price per Unit (5+ family building) ²	\$22,726	\$32,436	\$130,645	\$169,097	4	2
Median Monthly Rent	\$497	\$556	\$595	\$529	52	55
Serious Housing Code Violations (per 1,000 rental units)	33.4	59.9	39.4	39.4	11	24
Tax Delinquencies (percentage) (delinquent ≥ 1 year)	-	11.9%	2.9%	2.1%	-	19
Home Purchase Loans (per 1,000 properties)*	10.8	27.2	20.9	47.8	54	37
Purchase Loans that were Subprime (percentage)*	8.8%	4.9%	4.1%	2.7%	31	46
Refinance Loans that were Subprime (percentage)*	14.3%	25.0%	10.8%	17.7%	47	28
Notices of Foreclosure (per 1,000 1-4 family properties)*	7.1	37.5	8.9	1.8	26	51
Severe Crowding Rate (renter households)	6.6%	8.7%	1.9%	6.1%	26	4
Foreign-Born Population (percentage)	10.9%	21.1%	22.9%	23.1%	53	47
Racial Diversity Index	0.76	0.75	0.79	0.81	22	17
Households with Kids under 18 Years Old (percentage)	32.2%	30.5%	30.7%	36.5%	27	28
Population Aged 65 and Older (percentage)	11.3%	11.5%	11.8%	10.4%	34	35
Poverty Rate	-	-	-	36.9%	-	7
Unemployment Rate	16.1%	16.8%	9.8%	10.6%	7	14
Mean Travel Time to Work (minutes)	32.4	35.5	-	33.9	47	45
Felony Crime Rate (per 1,000 residents)	95.7	37.1	30.5	28.8	17	16
Students Performing at Grade Level in Reading (percentage)	-	29.4%	45.5%	42.9%	-	43
Students Performing at Grade Level in Math (percentage)	-	25.1%	48.0%	50.3%	-	40
Asthma Hospitalizations (per 1,000 people)*	18.9	10.5	8.6	7.5	1	5
Blood Lead Levels (per 1,000 children tested, new diagnoses)*	42.8	19.9	10.3	5.7	36	41

¹ Community district 311 matches sub-borough area 309.

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

³ Price index should be treated with caution due to low number of observations. Price index of 2005 has been interpolated due to lack of observations.

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