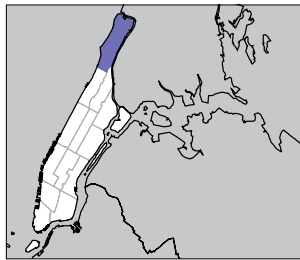


WASHINGTON HEIGHTS / INWOOD – CD 312¹

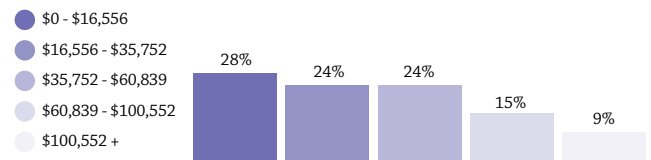


Washington Heights/Inwood has the highest percentage of immigrants of any Manhattan community district (50%). While the homeownership rate in CD 312 has shown a steady

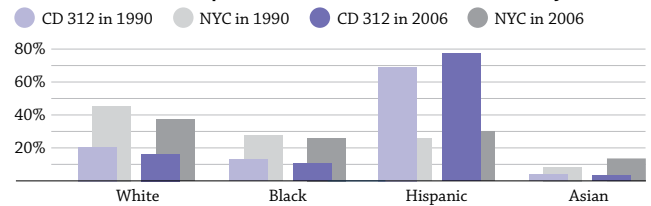
increase since 1990, CD 312 led Manhattan in the rate of foreclosure notices in 2006 by a wide margin. A relatively high-poverty area, CD 312 had one of the lowest percentages of students performing at grade level in Manhattan and in the City. Despite relatively low rents, the low incomes in CD 312 contributed to its having Manhattan's highest median rent burden in 2006.

	2006	Rank
Population	208,867	6
Population Density (1,000 persons per square mile)	69.4	9
Median Household Income	\$32,487	41
Income Diversity Ratio	5.5	21
Median Rent Burden (renter households)	32.4%	20
Rental Units that are Subsidized (percentage) ('05)	8.1%	31
Rental Units that are Rent-Regulated (percentage) ('05)	89.0%	2
Median Age of Housing Stock	82	9
Acres of Open Space (per 1,000 residents) ('04)	2.4	22

Percent of Households in CD 312 in Each New York City Income Quintile



Racial and Ethnic Composition of CD 312 versus New York City



	1990	2000	2005	2006	Rank (1990)	Rank (2006)
Rental Vacancy Rate	2.9%	2.4%	1.1%	0.6%	43	54
Certificates of Occupancy	20	0	58	0	47	57
Units authorized by new building permits*	0	127	264	162	46	52
Homeownership Rate	5.5%	6.5%	7.3%	8.3%	51	50
Vacant Land Area Rate	6.8%	4.7%	1.3%	1.4%	21	44
Index of Housing Price Appreciation (5+ family building) ²	77.5	100.0	248.7	310.4	-	2
Median Price per Unit (5+ family building) ²	\$32,906	\$41,080	\$87,079	\$106,171	2	5
Median Monthly Rent	\$617	\$701	\$743	\$731	44	42
Serious Housing Code Violations (per 1,000 rental units)	50.7	113.7	137.7	117.8	4	9
Tax Delinquencies (percentage) (delinquent ≥ 1 year)	-	17.9%	6.6%	7.0%	-	1
Home Purchase Loans (per 1,000 properties)*	10.5	50.1	45.3	42.9	55	43
Purchase Loans that were Subprime (percentage)*	1.1%	0.4%	3.4%	0.6%	52	52
Refinance Loans that were Subprime (percentage)*	11.8%	12.2%	5.5%	3.5%	50	49
Notices of Foreclosure (per 1,000 1-4 family properties)*	0.0	46.4	21.4	25.0	58	13
Severe Crowding Rate (renter households)	10.6%	14.7%	4.9%	2.7%	11	31
Foreign-Born Population (percentage)	49.8%	53.3%	49.3%	50.3%	5	9
Racial Diversity Index	0.66	0.55	0.54	0.54	32	47
Households with Kids under 18 Years Old (percentage)	34.5%	34.5%	36.7%	34.0%	21	32
Population Aged 65 and Older (percentage)	11.1%	9.9%	9.7%	12.5%	36	20
Poverty Rate	-	-	-	28.1%	-	12
Unemployment Rate	13.4%	14.5%	11.5%	11.4%	10	11
Mean Travel Time to Work (minutes)	37.2	40.4	40.4	38.3	34	35
Felony Crime Rate (per 1,000 residents)	66.9	24.4	19.5	17.3	45	51
Students Performing at Grade Level in Reading (percentage)	-	29.8%	41.3%	37.9%	-	56
Students Performing at Grade Level in Math (percentage)	-	24.2%	42.6%	44.9%	-	53
Asthma Hospitalizations (per 1,000 people)*	4.5	3.1	2.5	2.6	24	25
Blood Lead Levels (per 1,000 children tested, new diagnoses)*	33.7	11.1	6.3	5.5	49	45

¹ Community district 312 matches sub-borough area 310.

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.