### Demographics

- **Population**: 156,855
- **Population Density (1,000 persons per square mile)**: 27.1
- **Median Household Income**: $35,854
- **Income Diversity Ratio**: 6.8
- **Subsidized Rental Units (% of rental units)**: 37.9%
- **Rent-Regulated Units (% of rental units)**: 20.4%
- **Residential Units within 1/4 mile of a Park**: 85.7%
- **Residential Units within 1/2 mile of a Subway/Rail Entrance**: 70.0%
- **Unused Capacity Rate (% of land area)**: 34.1%

### Economic Indicators

- **2008 Rank**
- **Population**: 156,855
- **Population Density (1,000 persons per square mile)**: 27.1
- **Median Household Income**: $35,854
- **Income Diversity Ratio**: 6.8
- **Subsidized Rental Units (% of rental units)**: 37.9%
- **Rent-Regulated Units (% of rental units)**: 20.4%
- **Residential Units within 1/4 mile of a Park**: 85.7%
- **Residential Units within 1/2 mile of a Subway/Rail Entrance**: 70.0%
- **Unused Capacity Rate (% of land area)**: 34.1%

### Rental Market

- **Rental vacancy rate**: 4.2%
- **Certificates of Occupancy Issued**: 404
- **Units Authorized by New Residential Building Permits**: 392
- **Homeownership Rate**: 23.4%
- **Index of Housing Price Appreciation (2–4 family building)**: 2%
- **Median Price per Unit (2–4 family building)**: $105,836
- **Median Rent**: $868
- **Median Rent Burden**: 34.0%

### Housing Quality

- **Serious Housing Code Violations (per 1,000 rental units)**: 77.2
- **Tax Delinquencies (% of residential properties delinquent >– 1 year)**: 100.0
- **Home Purchase loan Rate (per 1,000 properties)**: 23.3%
- **High Cost Home Purchase loans (% of home purchase loans)**: 12.3%
- **Refinance loan Rate (per 1,000 properties)**: 20.2%
- **High Cost Refinance loans (% of refinance loans)**: 14.0%
- **Notices of Foreclosure Rate (per 1,000 1– 4 family properties)**: 20.4%

### Social Indicators

- **Severe Crowding Rate (% of renter households)**: 5.2%
- **Foreign-Born Population**: 33.8%
- **Racial Diversity Index**: 0.63
- **Households with Children under 18 Years Old**: 50.3%
- **Population Aged 65 and Older**: 8.3%
- **Poverty Rate**: 31.3%
- **Unemployment Rate**: 15.2%
- **Mean Travel Time to Work (minutes)**: 48.2
- **Felony Crime Rate (per 1,000 residents)**: 26.1%
- **Students Performing at Grade Level in Reading**: 19.2%
- **Asthma Hospitalizations (per 1,000 residents)**: 4.7
- **Elevated Blood Lead Levels (incidence per 1,000 residents)**: 17.8

### Environmental Indicators

- **Net Waste After Recycling (pounds per capita)**: –

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1. The rental vacancy rate presented for 2008 is an average rate for 2006-2008.
2. Ranked out of 33 community districts with the same predominant housing type (2–4 family building).
3. The wording of the question about crowding in the American Community Survey was changed in 2008. The large increase from 2007 to 2008 may be partly due to this change in wording. Please use caution when comparing 2008 to earlier years.