



GREENPOINT / WILLIAMSBURG

		Rank (2002)	Rank (2004/5)
Population (2000):	160,338	20	-
Racial Diversity Index:	0.66	32	34
Median Household Income:	\$35,000	38	30
Income Diversity Ratio:	6.2	28	12
Median Monthly Rent:	\$900	44	21
Median Price/Unit (2-4 fam.):	\$229,417	38	27

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$32,838	-	-	\$35,000	38	30
Poverty Rate	24.2%	-	-	24.2%	15	17
% Immigrant Households	39.3%	-	-	38.3%	25	20
Rental Vacancy Rate	3.9%	-	-	1.7%	15	47
Number of Housing Units	55,000	-	-	54,412	22	26
% Public Housing	10.4%	-	-	10.3%	19	18
% Rent-Regulated/Other subsidized	62.2%	-	-	64.0%	22	17
Certificates of Occupancy	417	412	289	559	12	8
Units Authorized by New Residential Building Permits	922	1,455	837	-	3	4
Homeownership Rate	17.3%	-	-	16.8%	43	44
Index of Housing Price Appreciation (2-4 family building)	214.0	232.5	289.7	-	3	3 ¹
Home Purchase Loans (per 1,000 properties)	52.0	25.9	30.3	-	27	55
% Subprime Home Purchase Loans	8.1%	10.0%	3.0%	-	25	44
Refinance Loan Rate (per 1,000 properties)	50.6	74.4	40.2	-	36	34
% Subprime Refinance Loans	20.0%	16.0%	15.4%	-	24	39
Notices of Foreclosure (per 1,000 1-4 family properties)	3.7	4.4	4.4	-	44	38
% Tax Delinquencies (delinquent ≥ 1 year)	3.4%	2.6%	1.9%	-	24	22
% Vacant Land Area	-	4.1%	4.0%	4.3%	28	24
Serious Housing Code Violations (per 1,000 rental units)	26.8	22.5	19.6	-	28	36
% Students Performing at Grade Level - Reading	36.2%	43.9%	39.7%	-	36	36
% Students Performing at Grade Level - Math	36.2%	45.6%	45.8%	-	32	35
Felony Crime Rate (per 1,000 residents)	30.3	29.9	28.9	-	28	27

Nearly 200 blocks in Greenpoint-Williamsburg were rezoned in 2005 to make way for thousands of new residential units and a new 27.8 acre waterfront park. This massive rezoning initiative involved both land already zoned for residential use as well as land that was zoned for industrial activity and largely vacant. The zoning changes included a voluntary inclusionary zoning program, which allows developers who provide affordable housing to build extra stories.

Growth has been evident in CD 201 for the past few years. The number of housing units authorized by new building permits has been consistently high in recent years, and the number of certificates of occupancy issued in the CD was the 8th highest in the City. Home prices are on the rise, with real median monthly rent increasing by the 4th highest dollar amount in the City. Our quality-controlled index of price appreciation shows that, for 2 to 4 family buildings, housing prices have risen in CD 201 more rapidly since 1994 than in almost any other CD in the City.

Numbers in italics are based on a small number of observations and should be treated with caution.

¹ Ranked out of 34 community districts with the same predominant housing type (2-4 family buildings).