



LOWER EAST SIDE / CHINATOWN¹

		Rank (2002)	Rank (2004/5)
Population (2000):	164,407	18	-
Racial Diversity Index:	0.90	6	7
Median Household Income:	\$33,000	38	36
Income Diversity Ratio:	8.3	2	1
Median Monthly Rent:	\$1,056	8	8
Median Price/Unit (2-4 fam.):	\$733,333	N/A	5
Median Price/Unit (5+ fam.):	\$154,167	8 ²	6 ³

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$32,838	-	-	\$33,000	38	36
Poverty Rate	25.7%	-	-	24.5%	12	15
% Immigrant Households	29.4%	-	-	21.1%	36	43
Rental Vacancy Rate	2.1%	-	-	2.0%	35	39
Number of Housing Units	74,735	-	-	77,366	7	7
% Public Housing	28.2%	-	-	25.4%	4	4
% Rent-Regulated/Other subsidized	66.3%	-	-	58.0%	19	23
Certificates of Occupancy	710	356	177	538	5	9
Units Authorized by New Residential Building Permits	216	630	395	-	32	18
Homeownership Rate	16.2%	-	-	17.4%	44	43
Index of Housing Price Appreciation (5+ family building)	197.1	249.4	266.6	-	5	5 ⁴
Home Purchase Loans (per 1,000 properties)	47.1	37.8	34.9	-	33	51
% Subprime Home Purchase Loans	0.8%	1.1%	0.0%	-	54	55
Refinance Loan Rate (per 1,000 properties)	35.4	49.1	20.6	-	52	54
% Subprime Refinance Loans	3.2%	2.5%	1.7%	-	50	52
Notices of Foreclosure (per 1,000 1-4 family properties)	0.0	0.0	0.0	-	54	53
% Tax Delinquencies (delinquent ≥ 1 year)	1.3%	2.2%	0.9%	-	51	40
% Vacant Land Area	-	1.4%	1.1%	1.3%	45	49
Serious Housing Code Violations (per 1,000 rental units)	7.2	16.8	19.3	-	53	38
% Students Performing at Grade Level - Reading	44.0%	44.7%	45.7%	-	28	28
% Students Performing at Grade Level - Math	41.0%	50.0%	54.7%	-	26	19
Felony Crime Rate (per 1,000 residents)	38.5	37.6	37.4	-	13	13

In 2003, the Mayor's Office of Lower Manhattan Development, the Department of City Planning, and the New York City Economic Development Corporation, began the East River Waterfront project, which aims to link the Financial District, the South Street Seaport, Chinatown and the Lower East Side with green space.

25.4% of the housing stock in CD 303 is public housing—the 4th highest proportion in the City. The percentage of rent-regulated units decreased by 8 percentage points between 2002 and 2005. Residents of Chinatown and the Lower East Side have a wide range of income levels: in 2005 the area had the highest income diversity ratio in the City. Additionally, math scores have increased since 2002 by the 4th highest number of percentage points in the City.

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

¹ Community district 303 matches sub-borough area 302.

² Ranked out of 47 community districts with sufficient sales of buildings with five or more units.

³ Ranked out of 45 community districts with sufficient sales of buildings with five or more units.