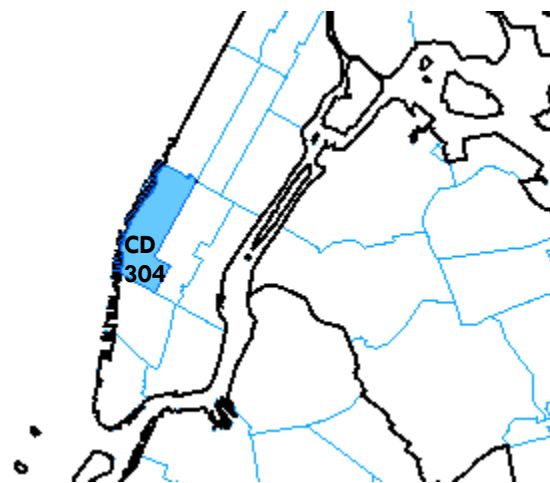


CLINTON / CHELSEA¹

		Rank (2002)	Rank (2004/5)
Population (2000):	87,479	52	-
Racial Diversity Index:	0.55	40	41
Median Household Income:	\$54,752	9	10
Income Diversity Ratio:	7.4	3	3
Median Monthly Rent:	\$1,475	3	3
Median Price/Unit (2-4 fam.):	\$728,333	5	6
Median Price/Unit (condo.):	\$865,000	3 ²	2 ³



2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$54,730	-	-	\$54,752	9	10	Median Household Income (in 2004 dollars)
10.9%	-	-	9.9%	45	43	Poverty Rate
15.7%	-	-	14.3%	50	51	% Immigrant Households
6.3%	-	-	1.2%	1	51	Rental Vacancy Rate
76,626	-	-	81,627	6	5	Number of Housing Units
4.1%	-	-	3.7%	29	29	% Public Housing
70.6%	-	-	65.5%	15	16	% Rent-Regulated/Other subsidized
2,344	1,580	693	269	1	22	Certificates of Occupancy
892	1,220	1,158	-	5	1	Units Authorized by New Residential Building Permits
24.5%	-	-	24.4%	35	33	Homeownership Rate
250.6	273.4	303.2	-	1	14	Index of Housing Price Appreciation (condominium)
93.6	70.2	65.6	-	1	21	Home Purchase Loans (per 1,000 properties)
1.6%	2.3%	0.5%	-	48	51	% Subprime Home Purchase Loans
108.7	103.6	34.9	-	5	40	Refinance Loan Rate (per 1,000 properties)
1.2%	1.6%	1.0%	-	53	54	% Subprime Refinance Loans
0.0	0.0	3.9	-	54	43	Notices of Foreclosure (per 1,000 1-4 family properties)
2.0%	1.6%	1.2%	-	39	35	% Tax Delinquencies (delinquent ≥ 1 year)
-	2.4%	2.3%	2.4%	33	33	% Vacant Land Area
7.9	10.7	12.0	-	52	47	Serious Housing Code Violations (per 1,000 rental units)
67.8%	67.5%	69.1%	-	7	7	% Students Performing at Grade Level - Reading
63.0%	68.8%	74.0%	-	7	2	% Students Performing at Grade Level - Math
124.9	119.0	114.8	-	2	2	Felony Crime Rate (per 1,000 residents)

CD 304 is home to many large developments either proposed or underway, including the development of Moynihan Station to replace Penn Station, the movement of Madison Square Garden to 9th Avenue, the expansion of the Javits Center, and the extension of the number 7 subway line. Also, in 2005 the City Council approved rezonings for both Hudson Yards and West Chelsea, which includes the High Line project.

Although crime in CD 304 has declined sharply since 2002, the area still has the 2nd highest crime rate in the City. Clinton/Chelsea is experiencing incredible growth, with the most units authorized by new residential building permits in the City in 2004 and the highest number of certificates of occupancy in 2002. CD 304 has experienced the 2nd highest dollar increase in real median monthly rents citywide since 2002.

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

¹ Community districts 304 and 305 both fall within sub-borough area 303. Data at the sub-borough area level for these two CDs will be identical.

² Ranked out of 44 community districts with sufficient condominium sales.

³ Ranked out of 47 community districts with sufficient condominium sales.

⁴ Ranked out of 7 community districts with the same predominant housing type (condominiums).