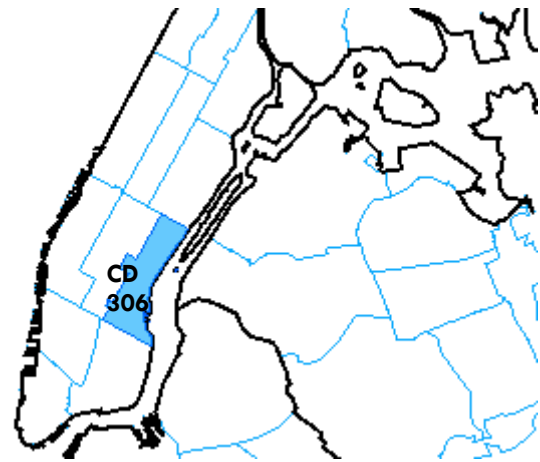


# STUYVESANT TOWN / TURTLE BAY<sup>1</sup>

|                                      |                    | Rank<br>(2002) | Rank<br>(2004/5) |
|--------------------------------------|--------------------|----------------|------------------|
| <b>Population (2000):</b>            | <b>136,152</b>     | 29             | -                |
| <b>Racial Diversity Index:</b>       | <b>0.48</b>        | 50             | 49               |
| <b>Median Household Income:</b>      | <b>\$76,010</b>    | 3              | 1                |
| <b>Income Diversity Ratio:</b>       | <b>5.6</b>         | 27             | 24               |
| <b>Median Monthly Rent:</b>          | <b>\$1,472</b>     | 4              | 4                |
| <b>Median Price/Unit (2-4 fam.):</b> | <b>\$1,497,500</b> | 3              | 3                |
| <b>Median Price/Unit (condo.):</b>   | <b>\$565,000</b>   | 7 <sup>2</sup> | 7 <sup>3</sup>   |



| 2002     | 2003  | 2004  | 2005     | Rank<br>(2002) | Rank<br>(2004/5) |   |
|----------|-------|-------|----------|----------------|------------------|---|
| \$78,811 | -     | -     | \$76,010 | 3              | 1                | <b>Median Household Income (in 2004 dollars)</b>                |
| 8.5%     | -     | -     | 8.0%     | 50             | 52               | <b>Poverty Rate</b>   |
| 13.9%    | -     | -     | 11.5%    | 51             | 54               | <b>% Immigrant Households</b>                                   |
| 4.3%     | -     | -     | 2.9%     | 9              | 25               | <b>Rental Vacancy Rate</b>                                      |
| 95,955   | -     | -     | 97,143   | 3              | 3                | <b>Number of Housing Units</b>                                  |
| 1.2%     | -     | -     | 1.3%     | 37             | 37               | <b>% Public Housing</b>   |
| 74.6%    | -     | -     | 63.9%    | 11             | 18               | <b>% Rent-Regulated/Other subsidized</b>                        |
| 372      | 230   | 728   | 83       | 16             | 48               | <b>Certificates of Occupancy</b>                                |
| 612      | 146   | 109   | -        | 7              | 49               | <b>Units Authorized by New Residential Building Permits</b>     |
| 27.3%    | -     | -     | 29.8%    | 32             | 28               | <b>Homeownership Rate</b>                                       |
| 184.6    | 188.6 | 220.7 | -        | 6              | 6 <sup>4</sup>   | <b>Index of Housing Price Appreciation (condominium)</b>        |
| 72.9     | 55.3  | 70.8  | -        | 9              | 16               | <b>Home Purchase Loans (per 1,000 properties)</b>               |
| 1.1%     | 1.5%  | 0.5%  | -        | 50             | 51               | <b>% Subprime Home Purchase Loans</b>                           |
| 74.7     | 89.7  | 28.6  | -        | 22             | 49               | <b>Refinance Loan Rate (per 1,000 properties)</b>               |
| 1.6%     | 1.1%  | 2.0%  | -        | 51             | 51               | <b>% Subprime Refinance Loans</b>                               |
| 3.1      | 6.1   | 3.0   | -        | 47             | 47               | <b>Notices of Foreclosure (per 1,000 1-4 family properties)</b> |
| 2.4%     | 1.3%  | 1.3%  | -        | 34             | 30               | <b>% Tax Delinquencies (delinquent ≥ 1 year)</b>                |
| -        | 0.5%  | 0.5%  | 0.5%     | 56             | 57               | <b>% Vacant Land Area</b>                                       |
| 4.2      | 6.0   | 6.4   | -        | 58             | 58               | <b>Serious Housing Code Violations (per 1,000 rental units)</b> |
| 67.9%    | 67.6% | 69.2% | -        | 2              | 2                | <b>% Students Performing at Grade Level - Reading</b>           |
| 63.1%    | 68.9% | 74.0% | -        | 2              | 2                | <b>% Students Performing at Grade Level - Math</b>              |
| 45.3     | 41.6  | 38.2  | -        | 8              | 12               | <b>Felony Crime Rate (per 1,000 residents)</b>                  |

Con Edison's old Waterside Plant is the site of a controversial new development project. If completed, a total of 6 million square feet of residential, commercial and retail space will run between 34<sup>th</sup> and 41<sup>st</sup> Streets along the East River.

Over the past few years, Stuyvesant Town/Turtle Bay has had the 2<sup>nd</sup> lowest rate of serious housing code violations in the City. Sharing a school district with CDs 301, 302 and 304, CD 305 ranks the 2<sup>nd</sup> best in elementary performance for both reading and math. Construction has slowed, and rental vacancy rates have dropped. CD 306 has also experienced the 3<sup>rd</sup> highest dollar increase in real median monthly rent citywide.

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

1 Community district 306 matches sub-borough area 304.  
 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).