



MORNING SIDE HTS. / HAMILTON¹

		Rank (2002)	Rank (2004/5)
Population (2000):	111,724	39	-
Racial Diversity Index:	0.94	4	4
Median Household Income:	\$32,918	38	37
Income Diversity Ratio:	6.2	1	12
Median Monthly Rent:	\$922	27	19
Median Price/Unit (2-4 fam.):	\$222,735	31	28
Median Price/Unit (5+ fam.):	\$82,185	25 ²	19 ³

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$32,838	-	-	\$32,918	38	37
Poverty Rate	25.5%	-	-	22.4%	14	19
% Immigrant Households	25.0%	-	-	28.1%	39	35
Rental Vacancy Rate	1.7%	-	-	4.4%	40	9
Number of Housing Units	53,317	-	-	53,178	24	27
% Public Housing	9.3%	-	-	8.8%	23	22
% Rent-Regulated/Other subsidized	80.3%	-	-	79.1%	8	9
Certificates of Occupancy	161	13	77	12	26	56
Units Authorized by New Residential Building Permits	170	0	58	-	38	55
Homeownership Rate	11.3%	-	-	12.5%	48	48
Index of Housing Price Appreciation (5+ family building)	289.6	436.6	582.0	-	3	3 ⁴
Home Purchase Loans (per 1,000 properties)	35.0	28.2	45.3	-	47	41
% Subprime Home Purchase Loans	3.7%	3.5%	0.9%	-	44	48
Refinance Loan Rate (per 1,000 properties)	47.6	67.1	29.0	-	37	47
% Subprime Refinance Loans	5.9%	5.7%	11.7%	-	47	46
Notices of Foreclosure (per 1,000 1-4 family properties)	29.8	29.4	25.4	-	11	14
% Tax Delinquencies (delinquent ≥ 1 year)	12.4%	7.2%	4.5%	-	2	6
% Vacant Land Area	-	1.9%	2.0%	2.7%	41	32
Serious Housing Code Violations (per 1,000 rental units)	69.4	72.8	76.0	-	12	11
% Students Performing at Grade Level - Reading	30.2%	32.9%	30.8%	-	46	48
% Students Performing at Grade Level - Math	25.8%	33.5%	38.5%	-	46	44
Felony Crime Rate (per 1,000 residents)	29.1	29.4	29.5	-	31	24

Over the next fifteen to twenty years, Columbia University plans to develop about 17 additional acres near its 36-acre campus. The plans have stirred community opposition.

CD 309 has seen a rise in its housing prices in recent years, with the appreciation index for 5+ family buildings increasing more than 100% from 2002 to 2004. The community has one of the lowest homeownership rates in the

City, similar to adjacent neighborhoods in northern Manhattan. The percentage of rent-regulated units has declined somewhat since 2002. Contrary to citywide trends, the crime rate increased in this neighborhood. CD 309, which in 2002 was the most economically diverse district in the City, now ranks 12th.

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

1 Community district 309 matches sub-borough area 307.

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.

4 Ranked out of 5 community districts with the same predominant housing type (5+ family buildings).