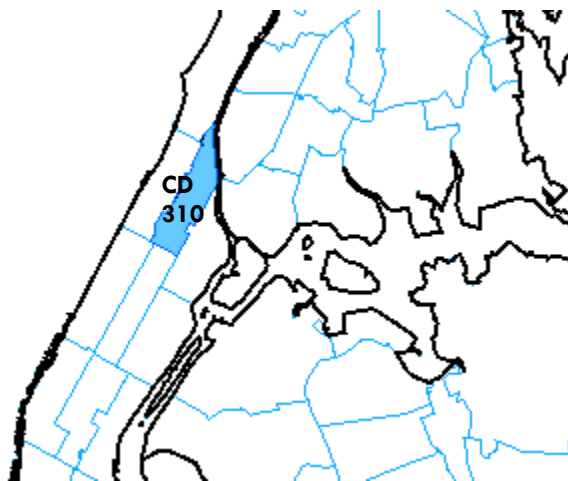


CENTRAL HARLEM<sup>1</sup>

		Rank (2002)	Rank (2004/5)
<b>Population (2000):</b>	<b>107,109</b>	42	-
<b>Racial Diversity Index:</b>	<b>0.54</b>	48	44
<b>Median Household Income:</b>	<b>\$26,000</b>	49	46
<b>Income Diversity Ratio:</b>	<b>6.0</b>	11	16
<b>Median Monthly Rent:</b>	<b>\$600</b>	55	55
<b>Median Price/Unit (2-4 fam.):</b>	<b>\$259,167</b>	33	17
<b>Median Price/Unit (5+ fam.):</b>	<b>\$75,000</b>	36 <sup>2</sup>	23 <sup>3</sup>



2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$26,270	-	-	\$26,000	49	46	<b>Median Household Income (in 2004 dollars)</b>
25.7%	-	-	24.0%	12	18	<b>Poverty Rate</b>
18.8%	-	-	19.7%	44	45	<b>% Immigrant Households</b>
5.4%	-	-	6.2%	2	3	<b>Rental Vacancy Rate</b>
52,663	-	-	55,642	26	22	<b>Number of Housing Units</b>
10.0%	-	-	10.8%	21	17	<b>% Public Housing</b>
78.2%	-	-	75.3%	10	10	<b>% Rent-Regulated/Other subsidized</b>
405	269	504	560	14	7	<b>Certificates of Occupancy</b>
235	627	300	-	30	28	<b>Units Authorized by New Residential Building Permits</b>
16.1%	-	-	13.8%	45	46	<b>Homeownership Rate</b>
399.1	477.4	591.8	-	1	2 <sup>4</sup>	<b>Index of Housing Price Appreciation (5+ family building)</b>
44.5	44.9	76.4	-	35	9	<b>Home Purchase Loans (per 1,000 properties)</b>
7.2%	5.6%	3.3%	-	28	42	<b>% Subprime Home Purchase Loans</b>
42.3	49.7	42.1	-	45	32	<b>Refinance Loan Rate (per 1,000 properties)</b>
26.4%	22.6%	29.6%	-	16	25	<b>% Subprime Refinance Loans</b>
32.4	29.9	20.0	-	9	18	<b>Notices of Foreclosure (per 1,000 1-4 family properties)</b>
12.8%	7.2%	4.7%	-	1	2	<b>% Tax Delinquencies (delinquent ≥ 1 year)</b>
-	5.3%	4.9%	4.8%	21	21	<b>% Vacant Land Area</b>
54.3	53.6	58.4	-	17	18	<b>Serious Housing Code Violations (per 1,000 rental units)</b>
29.1%	32.0%	30.7%	-	49	49	<b>% Students Performing at Grade Level - Reading</b>
24.3%	33.2%	37.8%	-	50	48	<b>% Students Performing at Grade Level - Math</b>
37.3	36.3	36.3	-	14	15	<b>Felony Crime Rate (per 1,000 residents)</b>

In response to recent and anticipated development activity in Harlem, the Department of City Planning has initiated the 125<sup>th</sup> Street/River-to-River study to generate a development framework for the entire 125<sup>th</sup> Street corridor between the Harlem and Hudson Rivers.

Despite having the lowest median rent in the City in 2005, home prices have surged in Central Harlem since 2002. The index of housing price appreciation increased 48% from

2002 to 2004. Home construction has increased as well, as indicated by the rise in units created from new residential building permits.

In CD 310, the rate of home purchase loans per 1,000 properties was 76.4 in 2004, up from 44.5 in 2002. The percentage of home purchase loans that are subprime decreased significantly in that time period.

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

<sup>1</sup> Community district 310 matches sub-borough area 308.

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

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

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