



## EAST HARLEM<sup>1</sup>

		Rank (2002)	Rank (2004/5)
<b>Population (2000):</b>	<b>117,743</b>	35	-
<b>Racial Diversity Index:</b>	<b>0.86</b>	19	14
<b>Median Household Income:</b>	<b>\$23,000</b>	53	48
<b>Income Diversity Ratio:</b>	<b>6.2</b>	11	12
<b>Median Monthly Rent:</b>	<b>\$931</b>	32	17
<b>Median Price/Unit (2-4 fam.):</b>	<b>\$180,324</b>	34	41
<b>Median Price/Unit (5+ fam.):</b>	<b>\$99,375</b>	43 <sup>2</sup>	14 <sup>3</sup>

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
<b>Median Household Income (in 2004 dollars)</b>	\$19,703	-	-	\$23,000	53	48
<b>Poverty Rate</b>	33.5%	-	-	27.1%	6	11
<b>% Immigrant Households</b>	21.3%	-	-	19.1%	42	46
<b>Rental Vacancy Rate</b>	4.3%	-	-	2.9%	9	25
<b>Number of Housing Units</b>	43,972	-	-	45,932	49	47
<b>% Public Housing</b>	45.6%	-	-	38.4%	1	1
<b>% Rent-Regulated/Other subsidized</b>	46.1%	-	-	50.4%	36	35
<b>Certificates of Occupancy</b>	590	352	1,012	380	8	1
<b>Units Authorized by New Residential Building Permits</b>	1,128	289	200	-	1	38
<b>Homeownership Rate</b>	10.3%	-	-	8.6%	49	50
<b>Index of Housing Price Appreciation (5+ family building)</b>	361.0	619.9	609.2	-	2	1 <sup>4</sup>
<b>Home Purchase Loans (per 1,000 properties)</b>	69.2	32.8	30.4	-	11	54
<b>% Subprime Home Purchase Loans</b>	1.0%	3.4%	2.8%	-	51	45
<b>Refinance Loan Rate (per 1,000 properties)</b>	32.0	23.2	11.0	-	54	55
<b>% Subprime Refinance Loans</b>	8.2%	6.6%	10.1%	-	45	47
<b>Notices of Foreclosure (per 1,000 1-4 family properties)</b>	6.2	11.2	11.2	-	34	28
<b>% Tax Delinquencies (delinquent ≥ 1 year)</b>	6.5%	4.4%	4.7%	-	10	2
<b>% Vacant Land Area</b>	-	2.8%	3.0%	3.6%	32	28
<b>Serious Housing Code Violations (per 1,000 rental units)</b>	30.2	46.3	43.5	-	25	23
<b>% Students Performing at Grade Level - Reading</b>	32.5%	34.8%	33.8%	-	44	42
<b>% Students Performing at Grade Level - Math</b>	29.3%	37.2%	41.0%	-	41	42
<b>Felony Crime Rate (per 1,000 residents)</b>	32.8	33.0	30.4	-	20	21

East Harlem ranks 48<sup>th</sup> citywide in median household income, with a 2005 median income of \$23,000, but it has experienced the 3<sup>rd</sup> highest dollar increase in real income citywide since 2002. The poverty rate in CD 311 fell to 27.1% in 2005. Housing prices in East Harlem have increased by 69% since 2002. The rate of home purchase loans decreased by more than half, and the rate of

refinance loans dropped sharply as well. Elementary math performance improved considerably between 2002 and 2004, with an increase from 29.3% to 41.0% of students performing at or above their grade level in math. East Harlem is one of the most racially diverse neighborhoods. It also has one of the lowest percentages of immigrant households.

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

<sup>1</sup> Community district 311 matches sub-borough area 309.

<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).