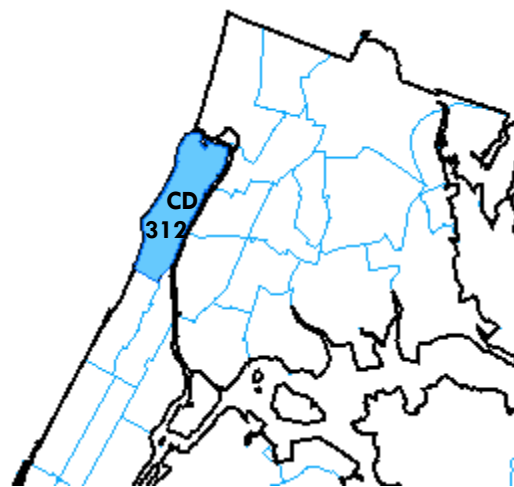


# WASHINGTON HTS. / INWOOD<sup>1</sup>

		Rank (2002)	Rank (2004/5)
<b>Population (2000):</b>	<b>208,414</b>	5	-
<b>Racial Diversity Index:</b>	<b>0.71</b>	28	29
<b>Median Household Income:</b>	<b>\$30,000</b>	43	42
<b>Income Diversity Ratio:</b>	<b>6.6</b>	8	8
<b>Median Monthly Rent:</b>	<b>\$770</b>	44	47
<b>Median Price/Unit (2-4 fam.):</b>	<b>\$158,667</b>	23	50
<b>Median Price/Unit (5+ fam.):</b>	<b>\$78,000</b>	45 <sup>2</sup>	21 <sup>3</sup>



2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$29,554	-	-	\$30,000	43	42	<b>Median Household Income (in 2004 dollars)</b>
29.3%	-	-	26.2%	9	12	<b>Poverty Rate</b>
47.8%	-	-	46.0%	10	10	<b>% Immigrant Households</b>
1.4%	-	-	1.8%	44	44	<b>Rental Vacancy Rate</b>
74,172	-	-	75,044	8	8	<b>Number of Housing Units</b>
3.5%	-	-	2.5%	31	34	<b>% Public Housing</b>
94.6%	-	-	94.7%	1	1	<b>% Rent-Regulated/Other subsidized</b>
117	0	13	9	34	5	<b>Certificates of Occupancy</b>
0	64	0	-	59	59	<b>Units Authorized by New Residential Building Permits</b>
7.3%	-	-	9.5%	53	49	<b>Homeownership Rate</b>
252.0	357.0	422.8	-	4	4 <sup>4</sup>	<b>Index of Housing Price Appreciation (5+ family building)</b>
47.1	40.1	41.8	-	33	44	<b>Home Purchase Loans (per 1,000 properties)</b>
0.5%	0.5%	0.7%	-	55	49	<b>% Subprime Home Purchase Loans</b>
38.6	64.7	25.9	-	51	51	<b>Refinance Loan Rate (per 1,000 properties)</b>
3.5%	2.5%	3.9%	-	49	49	<b>% Subprime Refinance Loans</b>
27.8	34.8	41.8	-	14	2	<b>Notices of Foreclosure (per 1,000 1-4 family properties)</b>
11.2%	7.5%	4.9%	-	3	1	<b>% Tax Delinquencies (delinquent ≥ 1 year)</b>
-	4.4%	4.4%	1.6%	24	43	<b>% Vacant Land Area</b>
83.0	77.3	92.9	-	7	9	<b>Serious Housing Code Violations (per 1,000 rental units)</b>
29.8%	32.7%	29.5%	-	47	53	<b>% Students Performing at Grade Level - Reading</b>
26.2%	32.8%	38.1%	-	44	45	<b>% Students Performing at Grade Level - Math</b>
23.6	21.3	21.4	-	45	42	<b>Felony Crime Rate (per 1,000 residents)</b>

CD 312 has witnessed a tremendous increase in foreclosure activity since 2002, with the rate per 1,000 one to four family properties rising from 27.8 to 41.8 in 2004. Indeed, Washington Heights/Inwood had the 2<sup>nd</sup> highest ranking for foreclosures in 2004, compared to the 14<sup>th</sup> highest in 2002. The rate of refinance loans rose to 25.9 per 1,000 properties in 2004, but the percentage of those loans that

are subprime was quite low, with a rate of 3.9%. CD 312's crime rate remained fairly stable, with a rate of 21.4 per 1,000 residents in 2004 and a rate of 23.6 in 2002. Washington Heights has also experienced a decrease in reading test scores, contrary to citywide trends.

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

<sup>1</sup> Community district 312 matches sub-borough area 310.

<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).