



## MORRISANIA / CROTONA<sup>1</sup>

		Rank (2002)	Rank (2004/5)
<b>Population (2000):</b>	<b>68,574</b>	56	-
<b>Racial Diversity Index:</b>	<b>0.75</b>	24	23
<b>Median Household Income:</b>	<b>\$16,800</b>	55	54
<b>Income Diversity Ratio:</b>	<b>4.4</b>	38	47
<b>Median Monthly Rent:</b>	<b>\$731</b>	53	52
<b>Median Price/Unit (2-4 fam.):</b>	<b>\$140,000</b>	54	55

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
<b>Median Household Income (in 2004 dollars)</b>	\$15,324	-	-	\$16,800	55	54
<b>Poverty Rate</b>	45.6%	-	-	40.0%	1	2
<b>% Immigrant Households</b>	31.1%	-	-	28.6%	34	34
<b>Rental Vacancy Rate</b>	3.9%	-	-	2.1%	15	37
<b>Number of Housing Units</b>	49,732	-	-	52,078	34	28
<b>% Public Housing</b>	19.3%	-	-	18.2%	7	9
<b>% Rent-Regulated/Other subsidized</b>	67.2%	-	-	68.4%	18	14
<b>Certificates of Occupancy</b>	44	91	202	226	50	27
<b>Units Authorized by New Residential Building Permits</b>	362	516	326	-	19	26
<b>Homeownership Rate</b>	8.3%	-	-	8.3%	50	51
<b>Index of Housing Price Appreciation (2-4 family building)</b>	173.1	207.7	258.5	-	6	4 <sup>2</sup>
<b>Home Purchase Loans (per 1,000 properties)</b>	41.5	47.5	70.2	-	39	18
<b>% Subprime Home Purchase Loans</b>	17.9%	24.0%	45.9%	-	2	2
<b>Refinance Loan Rate (per 1,000 properties)</b>	43.3	66.5	71.4	-	44	20
<b>% Subprime Refinance Loans</b>	32.6%	31.6%	48.7%	-	10	9
<b>Notices of Foreclosure (per 1,000 1-4 family properties)</b>	38.2	36.8	25.9	-	2	13
<b>% Tax Delinquencies (delinquent ≥ 1 year)</b>	6.2%	4.5%	3.6%	-	12	10
<b>% Vacant Land Area</b>	-	7.0%	6.6%	8.0%	10	9
<b>Serious Housing Code Violations (per 1,000 rental units)</b>	54.6	55.7	67.5	-	16	14
<b>% Students Performing at Grade Level - Reading</b>	25.1%	26.6%	25.2%	-	57	57
<b>% Students Performing at Grade Level - Math</b>	21.8%	29.8%	32.8%	-	56	57
<b>Felony Crime Rate (per 1,000 residents)</b>	39.2	40.1	39.6	-	12	9

CD 103 has the 2<sup>nd</sup> lowest median household income in New York City, at \$16,800, and the 2<sup>nd</sup> highest poverty rate, with 40% of the households living in poverty. Additionally, CD 103 was one of four CDs for which crime rates increased from 2002 to 2004. Despite these signs of distress, the prices of homes are appreciating rapidly, with the price index rising nearly 50% from 2002 to 2004. The number of home purchase loans has nearly doubled from 41.5 per 1,000 properties in 2002 to 70.2 in 2004. In

Morrisania/Crotona 45.9% of the home purchase loans were subprime in 2004, which makes it the community district with the 2<sup>nd</sup> highest share of subprime home purchase loans in the City. CD 103 ranks near the bottom citywide in elementary school performance, with 32.8% of students performing at or above grade level in math in 2004, but this still represents a marked improvement from a low 21.8% in 2002.

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

1 Community districts 103 and 106 both fall within sub-borough area 102. Data at the sub-borough area level for these two CDs is identical.

2 Ranked out of 34 community districts with the same predominant housing type (2-4 family buildings).