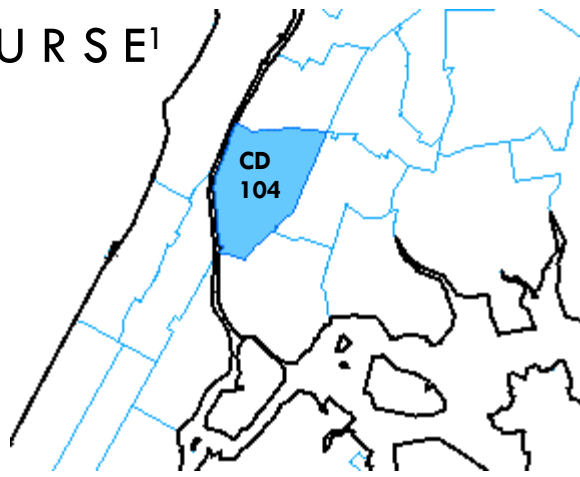


HIGHBRIDGE / CONCOURSE¹



		Rank (2002)	Rank (2004/5)
Population (2000):	139,563	28	-
Racial Diversity Index:	0.72	27	28
Median Household Income:	\$21,280	51	53
Income Diversity Ratio:	5.4	28	25
Median Monthly Rent:	\$743	50	51
Median Price/Unit (2-4 fam.):	\$142,333	51	54

2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$23,041	-	-	\$21,280	51	53	Median Household Income (in 2004 dollars)
31.9%	-	-	35.2%	7	4	Poverty Rate
40.5%	-	-	39.3%	23	19	% Immigrant Households
2.7%	-	-	3.8%	27	15	Rental Vacancy Rate
45,762	-	-	45,441	45	49	Number of Housing Units
3.5%	-	-	2.6%	31	33	% Public Housing
85.8%	-	-	88.7%	4	4	% Rent-Regulated/Other subsidized
35	249	200	192	54	30	Certificates of Occupancy
396	380	590	-	16	9	Units Authorized by New Residential Building Permits
7.5%	-	-	8.2%	52	52	Homeownership Rate
171.3	186.5	207.9	-	7	14 ²	Index of Housing Price Appreciation (2-4 family building)
28.6	23.8	37.5	-	53	48	Home Purchase Loans (per 1,000 properties)
14.5%	21.6%	31.1%	-	6	12	% Subprime Home Purchase Loans
17.7	25.3	28.9	-	55	48	Refinance Loan Rate (per 1,000 properties)
39.5%	41.9%	49.7%	-	3	5	% Subprime Refinance Loans
29.2	27.0	27.0	-	13	11	Notices of Foreclosure (per 1,000 1-4 family properties)
10.0%	6.3%	4.4%	-	4	8	% Tax Delinquencies (delinquent ≥ 1 year)
-	5.5%	4.9%	5.7%	19	16	% Vacant Land Area
84.3	87.0	109.8	-	6	5	Serious Housing Code Violations (per 1,000 rental units)
22.9%	23.9%	22.8%	-	58	58	% Students Performing at Grade Level - Reading
20.3%	27.3%	29.3%	-	58	58	% Students Performing at Grade Level - Math
32.1	31.6	28.2	-	22	28	Felony Crime Rate (per 1,000 residents)

In 2005, the Yankees announced plans for a new stadium in CD 104. Approval from the state legislature and the City Council are pending, but under the proposal, the state would contribute about \$70 million to increase parking from 7,000 spaces to 11,000. The City would replace lost parkland as part of the deal, which also includes a new commuter train station and expanded ferry terminal. Another project, the Gateway Center at Bronx Terminal Market, was approved in 2006. That plan calls for the

redevelopment of a portion of the current Bronx Terminal Market site, along with the Bronx House of Detention.

The percent of tax delinquencies decreased substantially from 10% in 2002 to 4.4% in 2004. On the other hand, CD 104 still had one of the highest rates of serious housing code violations citywide, with 109.8 per 1,000 rental units. The percentage of school children performing at grade level in reading and math is the 2nd lowest citywide.

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

1 Community district 104 matches sub-borough area 103.

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