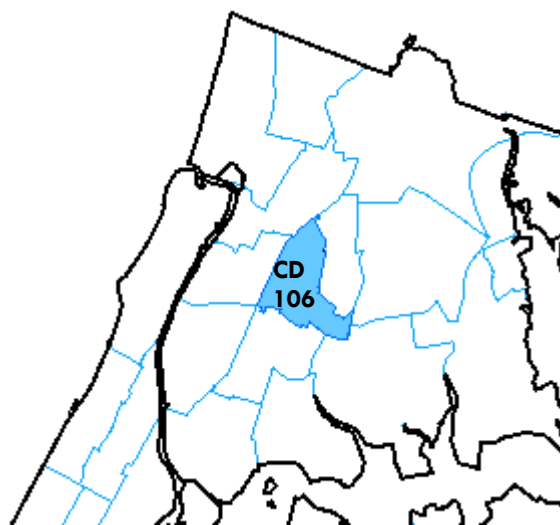


BELMONT / EAST TREMONT¹

		Rank (2002)	Rank (2004/5)
Population (2000):	75,688	55	-
Racial Diversity Index:	0.75	24	23
Median Household Income:	\$16,800	55	54
Income Diversity Ratio:	4.4	38	47
Median Monthly Rent:	\$731	53	52
Median Price/Unit (2-4 fam.):	\$147,500	52	53



2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$15,324	-	-	\$16,800	55	54	Median Household Income (in 2004 dollars)
45.6%	-	-	40.0%	1	2	Poverty Rate
31.1%	-	-	28.6%	34	34	% Immigrant Households
3.9%	-	-	2.1%	15	37	Rental Vacancy Rate
49,732	-	-	52,078	34	28	Number of Housing Units
19.3%	-	-	18.2%	7	9	% Public Housing
67.2%	-	-	68.4%	18	14	% Rent-Regulated/Other subsidized
109	46	204	82	37	49	Certificates of Occupancy
251	272	385	-	28	19	Units Authorized by New Residential Building Permits
8.3%	-	-	8.3%	50	51	Homeownership Rate
153.8	193.8	219.1	-	13	10 ²	Index of Housing Price Appreciation (2-4 family building)
41.5	47.5	70.2	-	39	18	Home Purchase Loans (per 1,000 properties)
17.9%	24.0%	45.9%	-	2	2	% Subprime Home Purchase Loans
43.3	66.5	71.4	-	44	20	Refinance Loan Rate (per 1,000 properties)
32.6%	31.6%	48.7%	-	10	9	% Subprime Refinance Loans
32.6	34.3	27.1	-	8	10	Notices of Foreclosure (per 1,000 1-4 family properties)
5.8%	5.1%	3.6%	-	15	10	% Tax Delinquencies (delinquent ≥ 1 year)
-	6.1%	5.9%	5.6%	14	17	% Vacant Land Area
86.9	112.1	125.6	-	5	2	Serious Housing Code Violations (per 1,000 rental units)
26.5%	28.4%	27.5%	-	55	55	% Students Performing at Grade Level - Reading
22.2%	30.1%	34.9%	-	54	55	% Students Performing at Grade Level - Math
43.2	41.8	41.0	-	9	8	Felony Crime Rate (per 1,000 residents)

One of the poorest neighborhoods in the City, CD 106 has seen the rate of home purchase loans increase from 41.5 per 1,000 properties in 2002 to 70.2 in 2004. In both 2002 and 2004 Belmont/East Tremont had the 2nd highest percentage of home purchase loans that were subprime in the City: 45.9% in 2004, compared to 17.9% in 2002. The rate of refinance loans also surged from 43.3 in 2002 to 71.4 per 1,000 properties in 2004. 48.7% of these refinance loans were subprime. The rate of serious housing

code violations increased to 125.6 in 2004, giving CD 106 the 2nd highest rate of serious code violations in the City.

While school performance in math jumped significantly, reading scores changed little. One sign of recovery, however, is the extent of new construction: CD 106 rose to number 19 in the number of new residential building permits.

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).