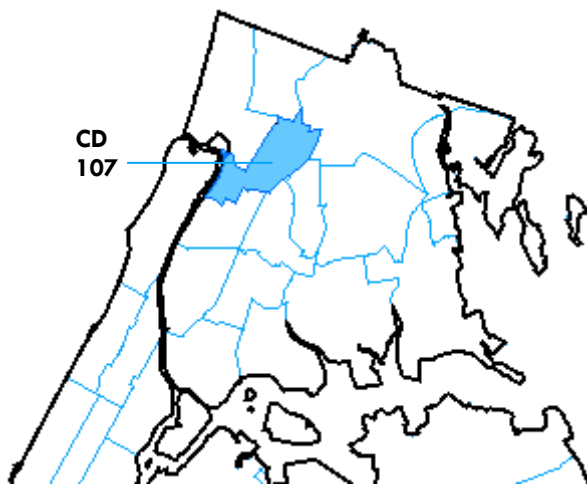


# KINGSBRIDGE HEIGHTS / BEDFORD PARK<sup>1</sup>



		Rank (2002)	Rank (2004/5)
<b>Population (2000):</b>	<b>141,411</b>	27	-
<b>Racial Diversity Index:</b>	<b>0.73</b>	16	26
<b>Median Household Income:</b>	<b>\$24,000</b>	50	47
<b>Income Diversity Ratio:</b>	<b>5.7</b>	15	21
<b>Median Monthly Rent:</b>	<b>\$800</b>	43	48
<b>Median Price/Unit (2-4 fam.):</b>	<b>\$150,250</b>	47	52

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
<b>Median Household Income (in 2004 dollars)</b>	\$23,063	-	-	\$24,000	50	47
<b>Poverty Rate</b>	33.7%	-	-	28.5%	4	9
<b>% Immigrant Households</b>	37.8%	-	-	37.7%	29	23
<b>Rental Vacancy Rate</b>	3.6%	-	-	3.1%	19	21
<b>Number of Housing Units</b>	45,984	-	-	47,036	44	44
<b>% Public Housing</b>	1.8%	-	-	1.8%	35	35
<b>% Rent-Regulated/Other subsidized</b>	89.5%	-	-	91.7%	3	2
<b>Certificates of Occupancy</b>	3	2	0	7	59	58
<b>Units Authorized by New Residential Building Permits</b>	77	4	107	-	52	51
<b>Homeownership Rate</b>	7.9%	-	-	6.6%	51	53
<b>Index of Housing Price Appreciation (2-4 family building)</b>	142.3	168.7	192.8	-	19	23 <sup>2</sup>
<b>Home Purchase Loans (per 1,000 properties)</b>	43.8	41.4	48.7	-	36	36
<b>% Subprime Home Purchase Loans</b>	11.5%	9.0%	22.3%	-	8	21
<b>Refinance Loan Rate (per 1,000 properties)</b>	39.0	47.4	50.2	-	50	28
<b>% Subprime Refinance Loans</b>	23.9%	31.6%	41.0%	-	17	17
<b>Notices of Foreclosure (per 1,000 1-4 family properties)</b>	32.4	30.6	28.7	-	9	8
<b>% Tax Delinquencies (delinquent ≥ 1 year)</b>	6.1%	3.8%	2.8%	-	13	14
<b>% Vacant Land Area</b>	-	4.3%	3.8%	4.0%	25	25
<b>Serious Housing Code Violations (per 1,000 rental units)</b>	73.2	80.4	97.5	-	11	6
<b>% Students Performing at Grade Level - Reading</b>	27.8%	29.7%	30.6%	-	52	50
<b>% Students Performing at Grade Level - Math</b>	22.8%	30.3%	36.5%	-	52	50
<b>Felony Crime Rate (per 1,000 residents)</b>	33.7	33.2	32.3	-	18	16

There is little new development in CD 107—it had one of the lowest number of certificates of occupancy issued citywide, with 0 in 2004 and 7 in 2005. Despite an increase in real median income and a decrease in poverty rate, CD 107 has the 8<sup>th</sup> highest rate of foreclosures citywide, with 28.7 per 1,000 one to four family homes receiving notice of foreclosure in 2004. The rate of refinance loans per 1,000 properties surged from 39.0 in 2002 to 50.2 in 2004. 41% of these loans were subprime.

Mirroring citywide trends, elementary education performance has improved in reading and math since 2002. 30.6% of students performed at or above grade level in reading in 2004, compared with 27.8% in 2002, and in math 36.5% of students performed at grade level in 2004, compared with 22.8% in 2002, which represents the 5<sup>th</sup> highest percentage point increase in the City.

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

1 Community district 107 matches sub-borough area 105.

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