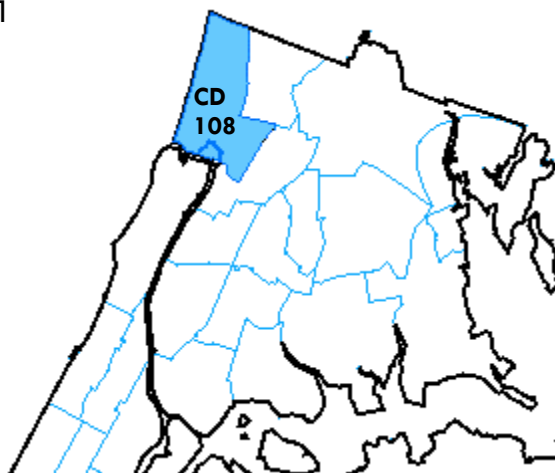


RIVERDALE /FIELDSTON¹

		Rank (2002)	Rank (2004/5)
Population (2000):	101,332	48	-
Racial Diversity Index:	0.79	19	20
Median Household Income:	\$44,000	17	21
Income Diversity Ratio:	6.1	28	15
Median Monthly Rent:	\$863	31	31
Median Price/Unit (2-4 fam.):	\$212,500	20	30
Median Price/Unit (1 fam.):	\$630,000	8	8 ²



2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$49,257	-	-	\$44,000	17	21	Median Household Income (in 2004 dollars)
13.7%	-	-	16.3%	35	30	Poverty Rate
29.7%	-	-	24.1%	35	40	% Immigrant Households
2.4%	-	-	2.7%	31	29	Rental Vacancy Rate
51,966	-	-	50,795	28	34	Number of Housing Units
2.4%	-	-	1.7%	34	36	% Public Housing
81.9%	-	-	81.8%	6	6	% Rent-Regulated/Other subsidized
6	27	129	0	58	59	Certificates of Occupancy
64	223	199	-	54	39	Units Authorized by New Residential Building Permits
32.3%	-	-	33.1%	22	21	Homeownership Rate
134.6	157.2	163.1	-	10	13 ³	Index of Housing Price Appreciation (1 family building)
30.8	34.6	38.7	-	52	47	Home Purchase Loans (per 1,000 properties)
1.8%	2.7%	4.5%	-	47	37	% Subprime Home Purchase Loans
33.2	50.8	24.4	-	53	52	Refinance Loan Rate (per 1,000 properties)
7.3%	7.3%	13.9%	-	46	43	% Subprime Refinance Loans
6.5	7.7	7.1	-	33	34	Notices of Foreclosure (per 1,000 1-4 family properties)
2.1%	1.7%	1.0%	-	38	38	% Tax Delinquencies (delinquent ≥ 1 year)
-	4.8%	4.7%	5.1%	23	19	% Vacant Land Area
24.9	33.9	44.9	-	32	22	Serious Housing Code Violations (per 1,000 rental units)
27.8%	29.7%	30.6%	-	52	50	% Students Performing at Grade Level - Reading
22.8%	30.3%	36.5%	-	52	50	% Students Performing at Grade Level - Math
23.3	21.2	20.3	-	48	46	Felony Crime Rate (per 1,000 residents)

On October 11, 2005, the City Council approved a downzoning in CD 108. The rezoning aims to preserve neighborhood character in the areas generally located west of Riverdale Avenue/Henry Hudson Parkway and east of the Hudson River between West 230th and West 261st streets. The predominant development in this area is single family detached houses on large lots.

CD 108 is one of the many neighborhoods in the City in which real median household income fell. The poverty rate also increased significantly, as did the number of serious housing code violations. It remains one of the CDs with the highest percentage of rent-regulated and subsidized units (81.8%).

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

1 Community district 108 matches sub-borough area 106.

2 Ranked out of 50 community districts with sufficient single family home sales.

3 Ranked out of 13 community districts with the same predominant housing type (single family homes).