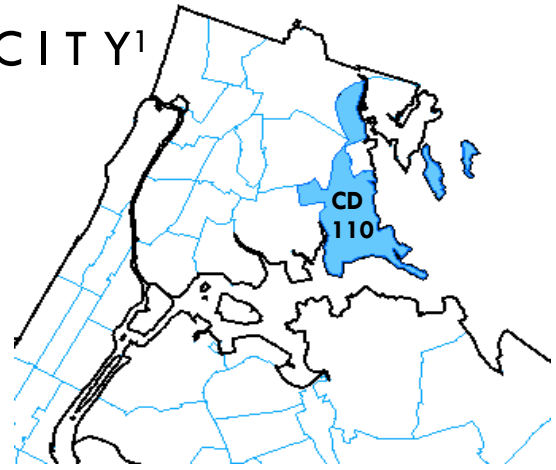


# THROGS NECK / CO-OP CITY<sup>1</sup>



		Rank (2002)	Rank (2004/5)
<b>Population (2000):</b>	<b>115,948</b>	38	-
<b>Racial Diversity Index:</b>	<b>0.86</b>	19	14
<b>Median Household Income:</b>	<b>\$40,700</b>	28	23
<b>Income Diversity Ratio:</b>	<b>5.7</b>	19	21
<b>Median Monthly Rent:</b>	<b>\$900</b>	32	21
<b>Median Price/Unit (2-4 fam.):</b>	<b>\$197,083</b>	32	35
<b>Median Price/Unit (1 fam.):</b>	<b>\$360,000</b>	27	30 <sup>2</sup>

2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$42,033	-	-	\$40,700	28	23	<b>Median Household Income (in 2004 dollars)</b>
11.0%	-	-	15.8%	42	32	<b>Poverty Rate</b>
13.8%	-	-	15.8%	52	49	<b>% Immigrant Households</b>
4.2%	-	-	2.6%	12	32	<b>Rental Vacancy Rate</b>
49,956	-	-	51,480	33	30	<b>Number of Housing Units</b>
10.8%	-	-	8.8%	18	22	<b>% Public Housing</b>
41.1%	-	-	51.4%	39	33	<b>% Rent-Regulated/Other subsidized</b>
137	135	165	158	28	37	<b>Certificates of Occupancy</b>
276	287	461	-	25	14	<b>Units Authorized by New Residential Building Permits</b>
68.7%	-	-	65.4%	4	5	<b>Homeownership Rate</b>
129.1	158.3	176.0	-	13	11 <sup>3</sup>	<b>Index of Housing Price Appreciation (1 family building)</b>
27.3	28.1	35.3	-	55	50	<b>Home Purchase Loans (per 1,000 properties)</b>
10.2%	15.5%	20.7%	-	14	22	<b>% Subprime Home Purchase Loans</b>
43.4	60.7	34.9	-	43	40	<b>Refinance Loan Rate (per 1,000 properties)</b>
18.5%	20.7%	30.0%	-	28	24	<b>% Subprime Refinance Loans</b>
7.3	7.8	7.7	-	32	31	<b>Notices of Foreclosure (per 1,000 1-4 family properties)</b>
1.8%	1.1%	0.8%	-	40	44	<b>% Tax Delinquencies (delinquent ≥ 1 year)</b>
-	5.8%	5.8%	6.0%	18	15	<b>% Vacant Land Area</b>
11.7	13.7	11.9	-	46	48	<b>Serious Housing Code Violations (per 1,000 rental units)</b>
32.5%	33.9%	34.3%	-	44	41	<b>% Students Performing at Grade Level - Reading</b>
28.4%	37.2%	41.4%	-	42	41	<b>% Students Performing at Grade Level - Math</b>
26.7	27.1	28.2	-	35	29	<b>Felony Crime Rate (per 1,000 residents)</b>

Three rezonings have recently been approved for CD 110: the Pelham Bay rezoning, Westchester Square rezoning, and the Brush Avenue rezoning. All three efforts aim to preserve neighborhood character and scale.

CD 110 ranks 49<sup>th</sup> in percentage of immigrant households, with a percentage of only 15.8% in 2005. It ranks 5<sup>th</sup>

highest in homeownership rate citywide, with a rate of 65.4% in 2005. Nevertheless, the homeownership rate decreased between 2002 and 2005, and the poverty rate in CD 110 increased significantly. Additionally, the crime rate has increased in absolute numbers more than all CDs but one in the City.

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

1 Community district 110 matches sub-borough area 108.

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).