



MORRIS PARK / BRONXDALE¹

		Rank (2002)	Rank (2004/5)
Population (2000):	110,706	40	-
Racial Diversity Index:	0.91	10	6
Median Household Income:	\$34,400	32	35
Income Diversity Ratio:	5.4	16	25
Median Monthly Rent:	\$820	32	37
Median Price/Unit (2-4 fam.):	\$190,740	35	39

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$38,968	-	-	\$34,400	32	35
Poverty Rate	19.7%	-	-	17.2%	22	25
% Immigrant Households	33.2%	-	-	29.5%	33	33
Rental Vacancy Rate	5.4%	-	-	1.8%	2	44
Number of Housing Units	41,283	-	-	42,830	54	51
% Public Housing	13.6%	-	-	12.8%	14	14
% Rent-Regulated/Other subsidized	58.7%	-	-	58.9%	26	21
Certificates of Occupancy	57	47	231	40	45	53
Units Authorized by New Residential Building Permits	51	59	79	-	55	53
Homeownership Rate	29.4%	-	-	28.1%	26	31
Index of Housing Price Appreciation (2-4 family building)	132.0	147.9	169.3	-	28	30 ²
Home Purchase Loans (per 1,000 properties)	40.4	43.4	63.1	-	41	24
% Subprime Home Purchase Loans	14.0%	19.5%	24.7%	-	7	17
Refinance Loan Rate (per 1,000 properties)	64.2	100.1	71.7	-	27	19
% Subprime Refinance Loans	22.0%	27.2%	39.2%	-	21	19
Notices of Foreclosure (per 1,000 1-4 family properties)	13.3	13.9	12.3	-	26	27
% Tax Delinquencies (delinquent ≥ 1 year)	1.6%	1.1%	0.9%	-	44	40
% Vacant Land Area	-	2.2%	2.2%	2.1%	36	37
Serious Housing Code Violations (per 1,000 rental units)	29.4	31.0	37.5	-	26	24
% Students Performing at Grade Level - Reading	35.1%	35.8%	35.5%	-	37	39
% Students Performing at Grade Level - Math	31.6%	39.3%	42.8%	-	38	37
Felony Crime Rate (per 1,000 residents)	29.7	28.8	29.1	-	30	26

Adopted by the City Council in October 2005, the Morris Park rezoning amends the zoning map for 12 full blocks and portions of 24 blocks in that neighborhood. The rezoning reinforces the low-density character of the neighborhood.

Despite a sizeable drop in real median household income, the area's poverty rate also decreased. Also, while homeownership rates declined, lending in CD 111 has increased in both home purchase and refinance loans. The rental vacancy rate fell significantly between 2002 and 2005, as little new development occurred.

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

1 Community district 111 matches sub-borough area 109.

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