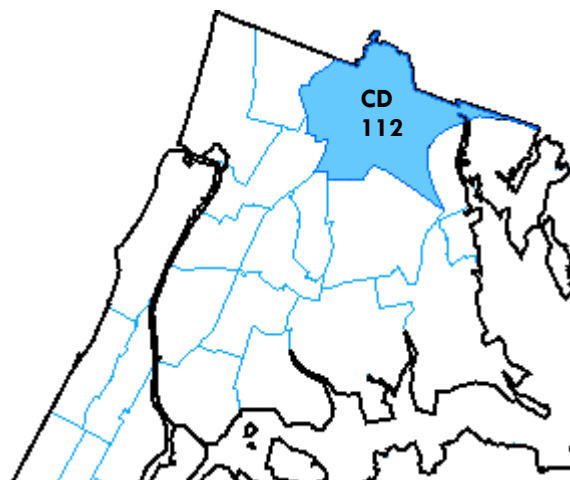


# WILLIAMSBRIDGE / BAYCHESTER<sup>1</sup>

		Rank (2002)	Rank (2004/5)
<b>Population (2000):</b>	<b>149,077</b>	23	-
<b>Racial Diversity Index:</b>	<b>0.69</b>	33	32
<b>Median Household Income:</b>	<b>\$31,400</b>	35	39
<b>Income Diversity Ratio:</b>	<b>6.5</b>	39	10
<b>Median Monthly Rent:</b>	<b>\$834</b>	22	36
<b>Median Price/Unit (2-4 fam.):</b>	<b>\$180,000</b>	39	42



2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$36,122	-	-	\$31,400	35	39	<b>Median Household Income (in 2004 dollars)</b>
16.7%	-	-	21.0%	27	20	<b>Poverty Rate</b>
41.2%	-	-	33.9%	20	29	<b>% Immigrant Households</b>
2.9%	-	-	2.9%	25	25	<b>Rental Vacancy Rate</b>
51,966	-	-	51,803	28	29	<b>Number of Housing Units</b>
12.9%	-	-	7.5%	15	27	<b>% Public Housing</b>
34.5%	-	-	42.9%	47	41	<b>% Rent-Regulated/Other subsidized</b>
124	281	207	251	32	26	<b>Certificates of Occupancy</b>
203	356	490	-	33	13	<b>Units Authorized by New Residential Building Permits</b>
32.5%	-	-	31.6%	20	22	<b>Homeownership Rate</b>
121.7	145.1	159.3	-	34	34 <sup>2</sup>	<b>Index of Housing Price Appreciation (2-4 family building)</b>
42.7	54.6	70.4	-	37	17	<b>Home Purchase Loans (per 1,000 properties)</b>
16.2%	26.3%	38.8%	-	4	3	<b>% Subprime Home Purchase Loans</b>
93.6	136.3	114.1	-	12	6	<b>Refinance Loan Rate (per 1,000 properties)</b>
28.9%	35.0%	49.1%	-	14	8	<b>% Subprime Refinance Loans</b>
24.1	22.8	22.7	-	17	17	<b>Notices of Foreclosure (per 1,000 1-4 family properties)</b>
3.5%	2.4%	1.7%	-	23	23	<b>% Tax Delinquencies (delinquent ≥ 1 year)</b>
-	2.3%	2.3%	3.9%	34	26	<b>% Vacant Land Area</b>
47.8	52.9	58.2	-	20	19	<b>Serious Housing Code Violations (per 1,000 rental units)</b>
35.1%	35.8%	35.5%	-	37	39	<b>% Students Performing at Grade Level - Reading</b>
31.6%	39.3%	42.8%	-	38	37	<b>% Students Performing at Grade Level - Math</b>
24.2	22.0	21.0	-	44	44	<b>Felony Crime Rate (per 1,000 residents)</b>

In December 2005, the City Council rezoned 36 blocks in CD 112 to preserve the area's lower density residential character. Prior to the rezoning CD 112 had one of the highest rates of new residential building permits in the borough.

Real median household income fell significantly, and poverty rate increased significantly — moving the CD to the 20<sup>th</sup> highest poverty rate in the City. The rate of subprime home purchase loans has increased sharply from 16.2% in 2002 to 38.8% in 2004.

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

<sup>1</sup> Community district 112 matches sub-borough area 110.

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