

MANHATTAN

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MANHATTAN

		Rank (2002)	Rank (2004/5)
Population:	1,593,200	3	3
Racial Diversity Index:	0.78	4	4
Income Diversity Ratio:	7.8	1	1
Median Household Income:	\$50,000	2	2
Median Monthly Rent:	\$1,186	1	1
Median Price/Unit (2-4 fam.):	\$432,917	1	1
Median Price/Unit (condo.):	\$695,000	1	1

Manhattan's neighborhoods have seen continued growth in the past few years, with steady increases in population. Still, the borough continues to typify many of New York City's sharpest contrasts in housing and neighborhood conditions. Manhattan contains the two wealthiest sub-borough areas in the City – Stuyvesant Town/Turtle Bay and Greenwich Village/Financial District – as well as the 8th poorest, East Harlem.



	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Housing Stock and Land Use						
Number of Housing Units	798,859	-	-	815,265	3	3
Rental Vacancy Rate	3.9%	-	-	3.8%	1	2
% Public Housing	9.6%	-	-	9.0%	2	3
% Rent-Regulated/Other subsidized	73.2%	-	-	67.6%	1	2
Certificates of Occupancy	7,863	4,965	6,111	4,825	1	1
Units Authorized by New Residential Building Permits	5,618	4,629	4,742	-	1	3
Homeownership Rate	22.6%	-	-	23.6%	4	4
% Vacant Land Area	-	2.4%	2.4%	2.3%	5	5
Housing Prices and Affordability						
Index of Housing Price Appreciation (condominium)	200.6	205.7	243.0	-	1	2
Median Monthly Rent (unsubsidized units, 2005 dollars)	\$1,027	-	-	\$1,186	1	1
Median Price Per Unit (2-4 fam. bldg., 2004 dollars)	\$192,505	\$261,363	\$432,917	-	1	1
Median Price Per Unit (condominium, 2004 dollars)	\$609,016	\$489,878 ¹	\$695,000	-	1	1
Median Rent Burden - All renter households	27.5%	-	-	29.1%	4	4
Median Rent Burden - Unsubsidized low income renters	50.0%	-	-	53.3%	1	1
Housing Quality						
Serious Housing Code Violations (per 1,000 rentals)	24.6	31.8	28.5	-	3	3
% Tax Delinquencies (delinquent ≥ 1 year)	4.8%	3.1%	2.2%	-	1	1
Severe Crowding - All renter households	3.1%	-	-	2.6%	5	5
Severe Crowding - Unsubsidized low income renters	4.7%	-	-	3.1%	4	5

¹ The median condominium price in Manhattan dropped in 2003 due to the conversion of approximately 800 units sold at below-market prices in Ruppert Yorkville Towers, a former Mitchell Lama development in the Upper East Side. Excluding these units would result in a Manhattan median condominium price of \$580,046 in 2003.

² Notice of foreclosure data is unavailable for Staten Island, therefore the ranking for this indicator only ranges from 1 to 4 in both 2002 and 2004.

Overall, Manhattan is the City's most economically diverse borough and is home to the community district with the highest income diversity ratio, the Lower East Side/Chinatown.

Renters in Manhattan pay more for housing than those in other parts of the City, but they also have access to the second-largest stock of rent-regulated units in the City. Prices to purchase an apartment in Manhattan have been on an upward trend for many years. Despite the elevated cost of apartments, median rent burdens and levels of severe crowding are not as high as those in other boroughs, likely because of Manhattan's greater number of affluent renters and rent-regulated units. That said, rent burdens for unsubsidized low-income renters are the highest in the City, and the share of the borough's rental stock that is rent-regulated appears to be falling.

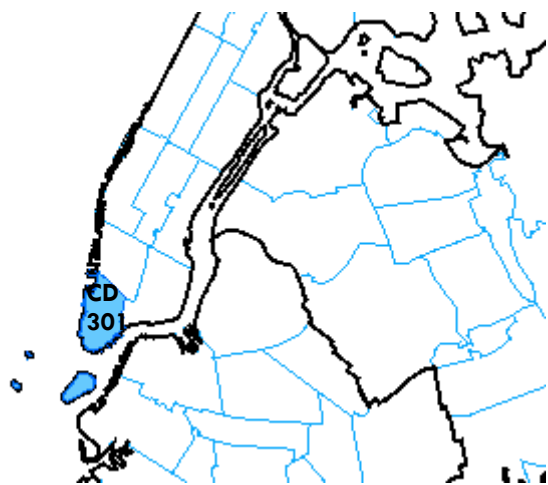
Housing construction activity has not risen as quickly in recent years in Manhattan as it has in other boroughs. In 2002, 30% of the City's total number of housing units authorized by new residential building permits were located in Manhattan. By 2004, Manhattan's share of housing units authorized by new building permits fell to 24%, and the borough slipped from the top-ranked borough for new permits to 3rd in this category.

Manhattan continues to have the lowest proportion of vacant land area in the City.

The mortgage lending market remains strong in Manhattan. The borough's rate of home purchase loan originations has declined somewhat from 2002, but this rate remains the 2nd highest in the City. Loan approval rates of 84.4% topped the citywide rankings. Manhattan has the lowest rate of subprime lending in the City by a significant margin, with subprime loans representing only 0.6% of home purchase loans and 3% of refinance loans in 2004.

Large-scale development projects and proposals are numerous in Manhattan, foremost among them is the lower Manhattan redevelopment effort. Other proposals, such as the extension of the number 7 subway line and the redevelopment of the East River waterfront, are currently awaiting further approval. Although Manhattan has not seen as many rezonings as the other boroughs, several rezonings have taken place or are underway in such downtown neighborhoods as the West Village and Tribeca.

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Social, Demographic, and Income Indicators						
Population	1,565,190	1,578,386	1,590,911	1,593,200	3	3
Racial Diversity Index	0.79	-	-	0.78	4	4
% Immigrant Households	20.3%	-	-	18.2%	4	4
% Asian (inc. Hawaiian and Pacific Islander) Households	7.6%	-	-	8.2%	2	2
% Black (including Hispanic) Households	13.9%	-	-	13.2%	4	4
% Hispanic (non-Black) Households	19.3%	-	-	18.1%	3	3
% White (non-Hispanic) Households	59.0%	-	-	60.2%	2	2
% Native American Households	0.1%	-	-	0.4%	4	1
Median Household Income (in 2004 dollars)	\$52,979	-	-	\$50,000	2	2
Income Diversity Ratio	9.7	-	-	7.8	1	1
Poverty Rate	16.2%	-	-	14.6%	3	3
Unemployment Rate	7.6%	-	-	-	3	-
% Students Performing at Grade Level - Reading	40.7%	40.5%	40.6%	-	3	4
% Students Performing at Grade Level - Math	36.4%	41.8%	47.4%	-	4	3
Felony Crime Rate (per 1,000 residents)	44.6	42.2	41.3	-	1	1
Lending Indicators						
Home Purchase Loans (per 1,000 properties)	67.4	56.5	60.5	-	2	2
% Subprime Home Purchase Loans	1.3%	1.8%	0.6%	-	5	5
Home Purchase Loan Approval Rate	87.9%	86.1%	84.4%	-	1	1
Refinance Loan Rate (per 1,000 properties)	83.8	99.3	32.6	-	2	5
% Subprime Refinance Loans	1.7%	1.6%	3.0%	-	5	5
Notices of Foreclosure (per 1,000 1-4 family properties)	12.1	13.2	10.4	-	3	4 ²



FINANCIAL DISTRICT¹

		Rank (2002)	Rank (2004/5)
Population (2000):	34,420	59	-
Racial Diversity Index:	0.38	52	52
Median Household Income:	\$75,000	2	2
Income Diversity Ratio:	5.2	7	33
Median Monthly Rent:	\$1,640	2	1
Median Price/Unit (2-4 fam.):	N/A	-	-
Median Price/Unit (condo.):	\$720,412	9 ²	5 ³

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$84,284	-	-	\$75,000	2	2
Poverty Rate	9.5%	-	-	7.9%	49	53
% Immigrant Households	10.9%	-	-	7.5%	55	55
Rental Vacancy Rate	4.1%	-	-	6.3%	13	2
Number of Housing Units	72,726	-	-	73,530	10	9
% Public Housing	0.0%	-	-	0.0%	38	38
% Rent-Regulated/Other subsidized	69.3%	-	-	57.3%	17	25
Certificates of Occupancy	452	629	759	955	10	1
Units Authorized by New Residential Building Permits	321	696	525	-	20	11
Homeownership Rate	28.1%	-	-	30.3%	30	24
Index of Housing Price Appreciation (condominium)	186.9	197.1	238.2	-	5	3 ⁴
Home Purchase Loans (per 1,000 properties)	93.3	62.1	78.0	-	2	7
% Subprime Home Purchase Loans	1.5%	1.8%	0.6%	-	49	50
Refinance Loan Rate (per 1,000 properties)	111.8	122.7	43.1	-	4	30
% Subprime Refinance Loans	1.5%	1.4%	2.1%	-	52	50
Notices of Foreclosure (per 1,000 1-4 family properties)	20.0	0.0	0.0	-	19	53
% Tax Delinquencies (delinquent ≥ 1 year)	0.0%	4.5%	0.0%	-	58	58
% Vacant Land Area	-	0.7%	0.5%	0.7%	54	55
Serious Housing Code Violations (per 1,000 rental units)	4.9	1.5	2.1	-	57	59
% Students Performing at Grade Level - Reading	67.9%	67.6%	69.2%	-	2	2
% Students Performing at Grade Level - Math	63.1%	68.9%	74.0%	-	2	2
Felony Crime Rate (per 1,000 residents)	106.4	101.6	96.9	-	3	3

Since the events of September 11, 2001, the government has attempted to revitalize the area through several economic incentives and targeted development. Much of this activity is channeled through the Lower Manhattan Development Corporation (LMDC), created by Governor Pataki and then-Mayor Giuliani. In addition to economic development, LMDC is in charge of building the memorial at the World Trade Center site.

In the Financial District, real median income has fallen by the 4th highest dollar amount in the City, but poverty rates also have declined. CD 301 has the lowest rate of serious housing code violations in the City. It also has the highest median monthly rent, which increased since 2002 by the highest dollar amount in the City. In 2005, CD 301 had the 2nd highest rental vacancy rate in the City.

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

¹ Community districts 301 and 302 both fall within sub-borough area 301. Data at the sub-borough area level for these two CDs will be identical.

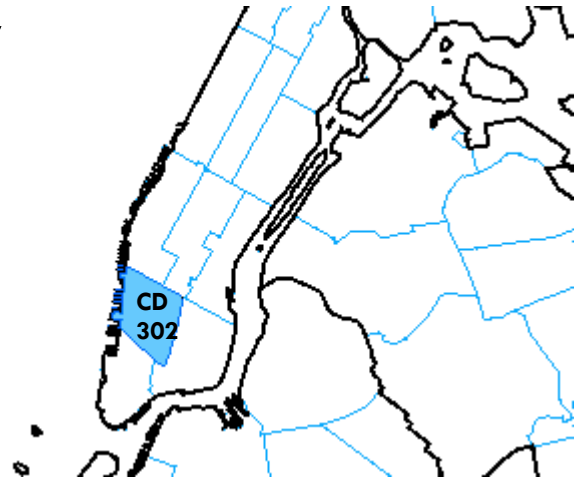
² Ranked out of 44 community districts with sufficient condominium sales.

³ Ranked out of 47 community districts with sufficient condominium sales.

⁴ Ranked out of 7 community districts with the same predominant housing type (condominiums).

GREENWICH VILLAGE / SOHO¹

		Rank (2002)	Rank (2004/5)
Population (2000):	93,119	51	-
Racial Diversity Index:	0.38	52	52
Median Household Income:	\$75,000	2	2
Income Diversity Ratio:	5.2	7	33
Median Monthly Rent:	\$1,640	2	1
Median Price/Unit (2-4 fam.):	\$1,555,035	2	2
Median Price/Unit (condo.):	\$1,318,634	3 ²	1 ³



2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$84,284	-	-	\$75,000	2	2	Median Household Income (in 2004 dollars)
9.5%	-	-	7.9%	49	53	Poverty Rate
10.9%	-	-	7.5%	55	55	% Immigrant Households
4.1%	-	-	6.3%	13	2	Rental Vacancy Rate
72,726	-	-	73,530	10	9	Number of Housing Units
0.0%	-	-	0.0%	38	38	% Public Housing
69.3%	-	-	57.3%	17	25	% Rent-Regulated/Other subsidized
380	9	287	190	15	31	Certificates of Occupancy
388	192	458	-	17	15	Units Authorized by New Residential Building Permits
28.1%	-	-	30.3%	30	24	Homeownership Rate
192.9	206.3	235.0	-	4	4 ⁴	Index of Housing Price Appreciation (condominium)
93.3	62.1	78.0	-	2	7	Home Purchase Loans (per 1,000 properties)
1.5%	1.8%	0.6%	-	49	50	% Subprime Home Purchase Loans
111.8	122.7	43.1	-	4	30	Refinance Loan Rate (per 1,000 properties)
1.5%	1.4%	2.1%	-	52	50	% Subprime Refinance Loans
1.3	1.3	0	-	53	53	Notices of Foreclosure (per 1,000 1-4 family properties)
1.1%	0.9%	0.2%	-	57	57	% Tax Delinquencies (delinquent ≥ 1 year)
-	0.7%	0.7%	0.7%	54	55	% Vacant Land Area
10.9	12.3	11.3	-	47	51	Serious Housing Code Violations (per 1,000 rental units)
67.9%	67.6%	69.2%	-	2	2	% Students Performing at Grade Level - Reading
63.1%	68.9%	74.0%	-	2	2	% Students Performing at Grade Level - Math
56.9	52.4	54.2	-	4	4	Felony Crime Rate (per 1,000 residents)

The City Council approved a rezoning in the Far West Village in 2005. The rezoning restricts high-rise development throughout a 14-block area.

Along with CD 301, CD 302 has the 2nd highest median household income and the highest median monthly rent in the City. It also has the 2nd highest reading and math performance scores. The CD has seen a sharp decline in the

rate of refinance loans, from 111.8 per 1,000 properties in 2002 to just 43.1 in 2004. It remains one of the community districts with the lowest percentage of tax delinquencies and foreclosures. In 2004, CD 302 had the highest rate of housing price appreciation since 2002 for condominiums and the median price per condo was the highest in the City at over \$1.3 million.

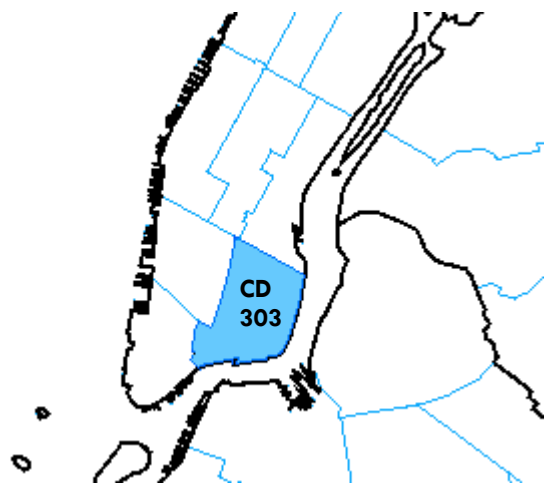
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1 Community districts 301 and 302 both fall within sub-borough area 301. Data at the sub-borough area level for these two CDs will be identical.

2 Ranked out of 44 community districts with sufficient condominium sales.

3 Ranked out of 47 community districts with sufficient condominium sales.

4 Ranked out of 7 community districts with the same predominant housing type (condominiums).



LOWER EAST SIDE / CHINATOWN¹

		Rank (2002)	Rank (2004/5)
Population (2000):	164,407	18	-
Racial Diversity Index:	0.90	6	7
Median Household Income:	\$33,000	38	36
Income Diversity Ratio:	8.3	2	1
Median Monthly Rent:	\$1,056	8	8
Median Price/Unit (2-4 fam.):	\$733,333	N/A	5
Median Price/Unit (5+ fam.):	\$154,167	8 ²	6 ³

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$32,838	-	-	\$33,000	38	36
Poverty Rate	25.7%	-	-	24.5%	12	15
% Immigrant Households	29.4%	-	-	21.1%	36	43
Rental Vacancy Rate	2.1%	-	-	2.0%	35	39
Number of Housing Units	74,735	-	-	77,366	7	7
% Public Housing	28.2%	-	-	25.4%	4	4
% Rent-Regulated/Other subsidized	66.3%	-	-	58.0%	19	23
Certificates of Occupancy	710	356	177	538	5	9
Units Authorized by New Residential Building Permits	216	630	395	-	32	18
Homeownership Rate	16.2%	-	-	17.4%	44	43
Index of Housing Price Appreciation (5+ family building)	197.1	249.4	266.6	-	5	5 ⁴
Home Purchase Loans (per 1,000 properties)	47.1	37.8	34.9	-	33	51
% Subprime Home Purchase Loans	0.8%	1.1%	0.0%	-	54	55
Refinance Loan Rate (per 1,000 properties)	35.4	49.1	20.6	-	52	54
% Subprime Refinance Loans	3.2%	2.5%	1.7%	-	50	52
Notices of Foreclosure (per 1,000 1-4 family properties)	0.0	0.0	0.0	-	54	53
% Tax Delinquencies (delinquent ≥ 1 year)	1.3%	2.2%	0.9%	-	51	40
% Vacant Land Area	-	1.4%	1.1%	1.3%	45	49
Serious Housing Code Violations (per 1,000 rental units)	7.2	16.8	19.3	-	53	38
% Students Performing at Grade Level - Reading	44.0%	44.7%	45.7%	-	28	28
% Students Performing at Grade Level - Math	41.0%	50.0%	54.7%	-	26	19
Felony Crime Rate (per 1,000 residents)	38.5	37.6	37.4	-	13	13

In 2003, the Mayor's Office of Lower Manhattan Development, the Department of City Planning, and the New York City Economic Development Corporation, began the East River Waterfront project, which aims to link the Financial District, the South Street Seaport, Chinatown and the Lower East Side with green space.

25.4% of the housing stock in CD 303 is public housing—the 4th highest proportion in the City. The percentage of rent-regulated units decreased by 8 percentage points between 2002 and 2005. Residents of Chinatown and the Lower East Side have a wide range of income levels: in 2005 the area had the highest income diversity ratio in the City. Additionally, math scores have increased since 2002 by the 4th highest number of percentage points in the City.

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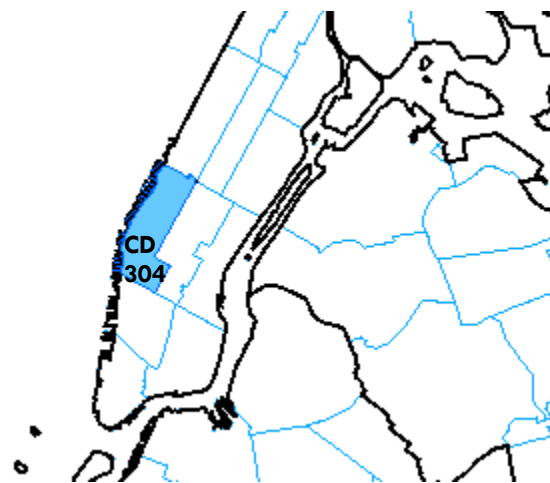
¹ Community district 303 matches sub-borough area 302.

² Ranked out of 47 community districts with sufficient sales of buildings with five or more units.

³ Ranked out of 45 community districts with sufficient sales of buildings with five or more units.

CLINTON / CHELSEA¹

		Rank (2002)	Rank (2004/5)
Population (2000):	87,479	52	-
Racial Diversity Index:	0.55	40	41
Median Household Income:	\$54,752	9	10
Income Diversity Ratio:	7.4	3	3
Median Monthly Rent:	\$1,475	3	3
Median Price/Unit (2-4 fam.):	\$728,333	5	6
Median Price/Unit (condo.):	\$865,000	3 ²	2 ³



2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$54,730	-	-	\$54,752	9	10	Median Household Income (in 2004 dollars)
10.9%	-	-	9.9%	45	43	Poverty Rate
15.7%	-	-	14.3%	50	51	% Immigrant Households
6.3%	-	-	1.2%	1	51	Rental Vacancy Rate
76,626	-	-	81,627	6	5	Number of Housing Units
4.1%	-	-	3.7%	29	29	% Public Housing
70.6%	-	-	65.5%	15	16	% Rent-Regulated/Other subsidized
2,344	1,580	693	269	1	22	Certificates of Occupancy
892	1,220	1,158	-	5	1	Units Authorized by New Residential Building Permits
24.5%	-	-	24.4%	35	33	Homeownership Rate
250.6	273.4	303.2	-	1	14	Index of Housing Price Appreciation (condominium)
93.6	70.2	65.6	-	1	21	Home Purchase Loans (per 1,000 properties)
1.6%	2.3%	0.5%	-	48	51	% Subprime Home Purchase Loans
108.7	103.6	34.9	-	5	40	Refinance Loan Rate (per 1,000 properties)
1.2%	1.6%	1.0%	-	53	54	% Subprime Refinance Loans
0.0	0.0	3.9	-	54	43	Notices of Foreclosure (per 1,000 1-4 family properties)
2.0%	1.6%	1.2%	-	39	35	% Tax Delinquencies (delinquent ≥ 1 year)
-	2.4%	2.3%	2.4%	33	33	% Vacant Land Area
7.9	10.7	12.0	-	52	47	Serious Housing Code Violations (per 1,000 rental units)
67.8%	67.5%	69.1%	-	7	7	% Students Performing at Grade Level - Reading
63.0%	68.8%	74.0%	-	7	2	% Students Performing at Grade Level - Math
124.9	119.0	114.8	-	2	2	Felony Crime Rate (per 1,000 residents)

CD 304 is home to many large developments either proposed or underway, including the development of Moynihan Station to replace Penn Station, the movement of Madison Square Garden to 9th Avenue, the expansion of the Javits Center, and the extension of the number 7 subway line. Also, in 2005 the City Council approved rezonings for both Hudson Yards and West Chelsea, which includes the High Line project.

Although crime in CD 304 has declined sharply since 2002, the area still has the 2nd highest crime rate in the City. Clinton/Chelsea is experiencing incredible growth, with the most units authorized by new residential building permits in the City in 2004 and the highest number of certificates of occupancy in 2002. CD 304 has experienced the 2nd highest dollar increase in real median monthly rents citywide since 2002.

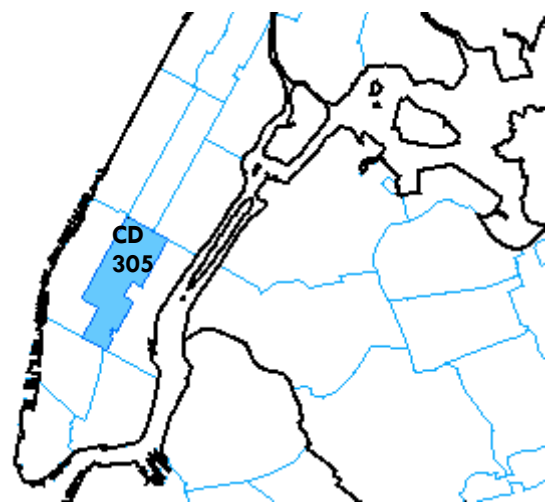
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¹ Community districts 304 and 305 both fall within sub-borough area 303. Data at the sub-borough area level for these two CDs will be identical.

² Ranked out of 44 community districts with sufficient condominium sales.

³ Ranked out of 47 community districts with sufficient condominium sales.

⁴ Ranked out of 7 community districts with the same predominant housing type (condominiums).

MIDTOWN¹

		Rank (2002)	Rank (2004/5)
Population (2000):	44,028	58	-
Racial Diversity Index:	0.55	40	41
Median Household Income:	\$54,752	9	10
Income Diversity Ratio:	7.4	3	3
Median Monthly Rent:	\$1,475	3	3
Median Price/Unit (2-4 fam.):	N/A	-	-
Median Price/Unit (condo.):	\$725,000	6 ²	4 ³

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$54,730	-	-	\$54,752	9	10
Poverty Rate	10.9%	-	-	9.9%	45	43
% Immigrant Households	15.7%	-	-	14.3%	50	51
Rental Vacancy Rate	6.3%	-	-	1.2%	1	51
Number of Housing Units	76,626	-	-	81,627	6	5
% Public Housing	4.1%	-	-	3.7%	29	29
% Rent-Regulated/Other subsidized	70.6%	-	-	65.5%	15	16
Certificates of Occupancy	887	384	679	594	3	6
Units Authorized by New Residential Building Permits	1,025	331	334	-	2	25
Homeownership Rate	24.5%	-	-	24.4%	35	33
Index of Housing Price Appreciation (condominium)	184.0	189.1	220.2	-	7	74
Home Purchase Loans (per 1,000 properties)	93.6	70.2	65.6	-	1	21
% Subprime Home Purchase Loans	1.6%	2.3%	0.5%	-	48	51
Refinance Loan Rate (per 1,000 properties)	108.7	103.6	34.9	-	5	40
% Subprime Refinance Loans	1.2%	1.6%	1.0%	-	53	54
Notices of Foreclosure (per 1,000 1-4 family properties)	0	0	0	-	54	53
% Tax Delinquencies (delinquent ≥ 1 year)	0.0%	2.8%	0.0%	-	58	58
% Vacant Land Area	-	0.5%	0.5%	1.0%	56	52
Serious Housing Code Violations (per 1,000 rental units)	7.1	6.2	6.5	-	54	57
% Students Performing at Grade Level - Reading	67.9%	67.6%	69.2%	-	2	2
% Students Performing at Grade Level - Math	63.1%	68.9%	74.0%	-	2	2
Felony Crime Rate (per 1,000 residents)	226.9	207.8	199.6	-	1	1

CD 305 is the site of the East Side Access (ESA) project, which will connect the Long Island Rail Road's (LIRR) Main and Port Washington lines in Queens to a new LIRR terminal beneath Grand Central Station in Manhattan. When completed in 2012, the ESA project will be the largest construction project ever undertaken by the Metropolitan Transit Authority.

Midtown has the highest crime rate in the City, though it also has experienced the largest decrease in crime rate (in raw numbers) since 2002. This high rate is partially because crime rates are calculated using the resident population, not including tourists or workers. Midtown has seen a sharp decrease in units authorized by new residential building permits, and its rental vacancy rate has fallen in recent years.

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¹ Community districts 304 and 305 both fall within sub-borough area 303. Data at the sub-borough area level for these two CDs will be identical.

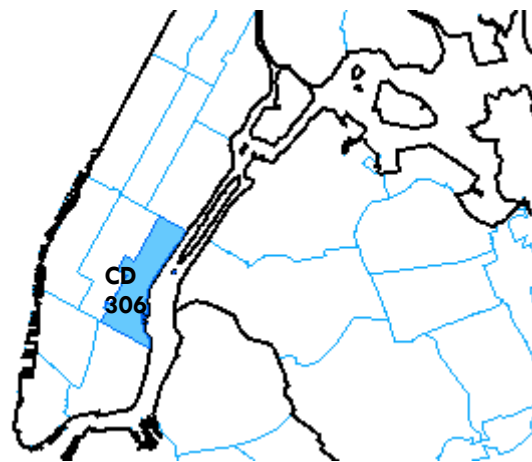
² Ranked out of 44 community districts with sufficient condominium sales.

³ Ranked out of 47 community districts with sufficient condominium sales.

⁴ Ranked out of 7 community districts with the same predominant housing type (condominiums).

STUYVESANT TOWN / TURTLE BAY¹

		Rank (2002)	Rank (2004/5)
Population (2000):	136,152	29	-
Racial Diversity Index:	0.48	50	49
Median Household Income:	\$76,010	3	1
Income Diversity Ratio:	5.6	27	24
Median Monthly Rent:	\$1,472	4	4
Median Price/Unit (2-4 fam.):	\$1,497,500	3	3
Median Price/Unit (condo.):	\$565,000	7 ²	7 ³



2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$78,811	-	-	\$76,010	3	1	Median Household Income (in 2004 dollars)
8.5%	-	-	8.0%	50	52	Poverty Rate
13.9%	-	-	11.5%	51	54	% Immigrant Households
4.3%	-	-	2.9%	9	25	Rental Vacancy Rate
95,955	-	-	97,143	3	3	Number of Housing Units
1.2%	-	-	1.3%	37	37	% Public Housing
74.6%	-	-	63.9%	11	18	% Rent-Regulated/Other subsidized
372	230	728	83	16	48	Certificates of Occupancy
612	146	109	-	7	49	Units Authorized by New Residential Building Permits
27.3%	-	-	29.8%	32	28	Homeownership Rate
184.6	188.6	220.7	-	6	6 ⁴	Index of Housing Price Appreciation (condominium)
72.9	55.3	70.8	-	9	16	Home Purchase Loans (per 1,000 properties)
1.1%	1.5%	0.5%	-	50	51	% Subprime Home Purchase Loans
74.7	89.7	28.6	-	22	49	Refinance Loan Rate (per 1,000 properties)
1.6%	1.1%	2.0%	-	51	51	% Subprime Refinance Loans
3.1	6.1	3.0	-	47	47	Notices of Foreclosure (per 1,000 1-4 family properties)
2.4%	1.3%	1.3%	-	34	30	% Tax Delinquencies (delinquent ≥ 1 year)
-	0.5%	0.5%	0.5%	56	57	% Vacant Land Area
4.2	6.0	6.4	-	58	58	Serious Housing Code Violations (per 1,000 rental units)
67.9%	67.6%	69.2%	-	2	2	% Students Performing at Grade Level - Reading
63.1%	68.9%	74.0%	-	2	2	% Students Performing at Grade Level - Math
45.3	41.6	38.2	-	8	12	Felony Crime Rate (per 1,000 residents)

Con Edison's old Waterside Plant is the site of a controversial new development project. If completed, a total of 6 million square feet of residential, commercial and retail space will run between 34th and 41st Streets along the East River.

Over the past few years, Stuyvesant Town/Turtle Bay has had the 2nd lowest rate of serious housing code violations in the City. Sharing a school district with CDs 301, 302 and 304, CD 305 ranks the 2nd best in elementary performance for both reading and math. Construction has slowed, and rental vacancy rates have dropped. CD 306 has also experienced the 3rd highest dollar increase in real median monthly rent citywide.

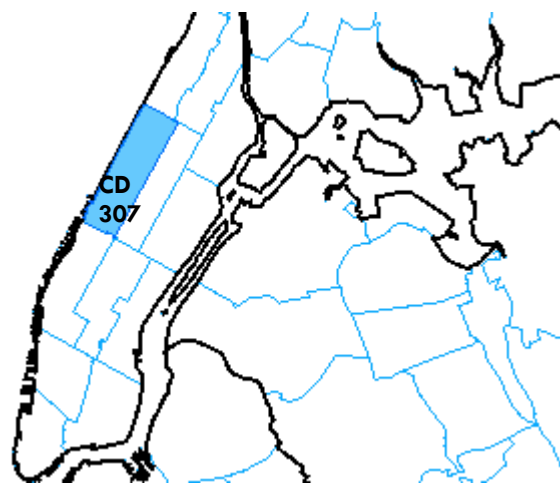
Numbers in italics are based on a small number of observations and should be treated with caution.

1 Community district 306 matches sub-borough area 304.

2 Ranked out of 44 community districts with sufficient condominium sales.

3 Ranked out of 47 community districts with sufficient condominium sales.

4 Ranked out of 7 community districts with the same predominant housing type (condominiums).



UPPER WEST SIDE¹

		Rank (2002)	Rank (2004/5)
Population (2000):	207,699	6	-
Racial Diversity Index:	0.58	38	38
Median Household Income:	\$70,000	4	4
Income Diversity Ratio:	7.3	6	6
Median Monthly Rent:	\$1,200	5	5
Median Price/Unit (2-4 fam.):	\$1,445,833	4	4
Median Price/Unit (condo.):	\$770,000	4 ²	3 ³

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$77,936	-	-	\$70,000	4	4
Poverty Rate	11.9%	-	-	9.1%	38	45
% Immigrant Households	16.2%	-	-	14.8%	49	50
Rental Vacancy Rate	4.4%	-	-	4.3%	8	12
Number of Housing Units	119,679	-	-	119,220	2	2
% Public Housing	5.8%	-	-	7.9%	26	25
% Rent-Regulated/Other subsidized	71.0%	-	-	69.8%	14	12
Certificates of Occupancy	772	538	597	482	4	11
Units Authorized by New Residential Building Permits	174	315	163	-	37	43
Homeownership Rate	29.1%	-	-	30.2%	27	25
Index of Housing Price Appreciation (condominium)	220.4	211.9	263.4	-	2	2 ⁴
Home Purchase Loans (per 1,000 properties)	73.1	66.1	61.2	-	8	25
% Subprime Home Purchase Loans	0.9%	1.6%	0.2%	-	53	54
Refinance Loan Rate (per 1,000 properties)	122.2	142.5	40.6	-	2	33
% Subprime Refinance Loans	0.8%	0.6%	0.9%	-	54	55
Notices of Foreclosure (per 1,000 1-4 family properties)	3.8	5.8	1.9	-	43	52
% Tax Delinquencies (delinquent ≥ 1 year)	3.1%	1.5%	0.7%	-	26	46
% Vacant Land Area	-	5.9%	5.7%	7.2%	17	10
Serious Housing Code Violations (per 1,000 rental units)	10.5	12.9	16.3	-	48	42
% Students Performing at Grade Level - Reading	46.5%	44.9%	45.0%	-	23	31
% Students Performing at Grade Level - Math	38.4%	44.4%	51.4%	-	31	28
Felony Crime Rate (per 1,000 residents)	25.4	24.7	24.3	-	38	35

The homeownership rate in CD 307 has increased slightly since 2002, but the rate of home purchase loans dropped to 61.2 per 1,000 properties in 2004. The Upper West Side has a low subprime rate for both home purchase loans and refinance loans. Additionally, CD 307 had a very low rate of foreclosure and tax delinquency in 2004.

While school performance in math improved significantly, as it did across the City, CD 307 was one of four neighborhoods in which school performance in reading dropped since 2002. CD 307 has one of the highest median incomes citywide.

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

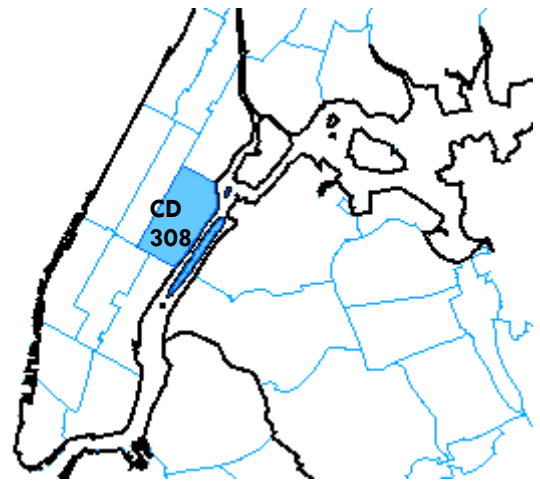
1 Community district 307 matches sub-borough area 305.

2 Ranked out of 44 community districts with sufficient condominium sales.

3 Ranked out of 47 community districts with sufficient condominium sales.

4 Ranked out of 7 community districts with the same predominant housing type (condominiums).

UPPER EAST SIDE¹



		Rank (2002)	Rank (2004/5)
Population (2000):	217,063	3	-
Racial Diversity Index:	0.36	52	53
Median Household Income:	\$74,700	1	3
Income Diversity Ratio:	5.2	26	33
Median Monthly Rent:	\$1,600	1	2
Median Price/Unit (2-4 fam.):	\$2,137,500	1	1
Median Price/Unit (condo):	\$717,500	5 ²	6 ³

2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$87,240	-	-	\$74,700	1	3	Median Household Income (in 2004 dollars)
5.1%	-	-	6.5%	53	55	Poverty Rate
12.2%	-	-	11.7%	54	53	% Immigrant Households
4.8%	-	-	6.0%	6	4	Rental Vacancy Rate
135,015	-	-	136,583	1	1	Number of Housing Units
3.6%	-	-	2.8%	30	31	% Public Housing
72.1%	-	-	60.1%	13	20	% Rent-Regulated/Other subsidized
673	605	585	752	6	4	Certificates of Occupancy
457	119	1,042	-	13	2	Units Authorized by New Residential Building Permits
33.5%	-	-	34.9%	19	19	Homeownership Rate
193.6	193.1	225.7	-	3	5 ⁴	Index of Housing Price Appreciation (condominium)
58.3	58.8	57.3	-	20	28	Home Purchase Loans (per 1,000 properties)
1.0%	1.4%	0.5%	-	51	51	% Subprime Home Purchase Loans
77.7	101.7	30.3	-	19	46	Refinance Loan Rate (per 1,000 properties)
0.8%	1.0%	1.3%	-	54	53	% Subprime Refinance Loans
4.2	6.7	4.2	-	41	40	Notices of Foreclosure (per 1,000 1-4 family properties)
1.5%	1.0%	1.4%	-	46	26	% Tax Delinquencies (delinquent ≥ 1 year)
-	0.2%	0.3%	0.3%	59	59	% Vacant Land Area
6.5	7.1	9.7	-	56	53	Serious Housing Code Violations (per 1,000 rental units)
67.9%	67.6%	69.2%	-	2	2	% Students Performing at Grade Level - Reading
63.1%	68.9%	74.0%	-	2	2	% Students Performing at Grade Level - Math
25.7	23.6	24.5	-	37	33	Felony Crime Rate (per 1,000 residents)

In November 2005, voters approved the Transportation Bond Act, which will provide funding for the Second Avenue Subway project. Shovels will break ground in 2006 on the new subway line's first phase, which will run down Second Avenue from 96th Street to 63rd Street. Ultimately, the Second Avenue Subway will run north to 125th Street and south to Hanover Square in the Financial District.

CD 308 has the City's 3rd highest median income but experienced the largest dollar decrease in household income citywide since 2002. At over \$2.1 million, the Upper East Side was the most expensive place to purchase a unit in a 2 to 4 family building in 2004. It has one of the lowest rates of poverty, and ranks near the bottom citywide in racial diversity.

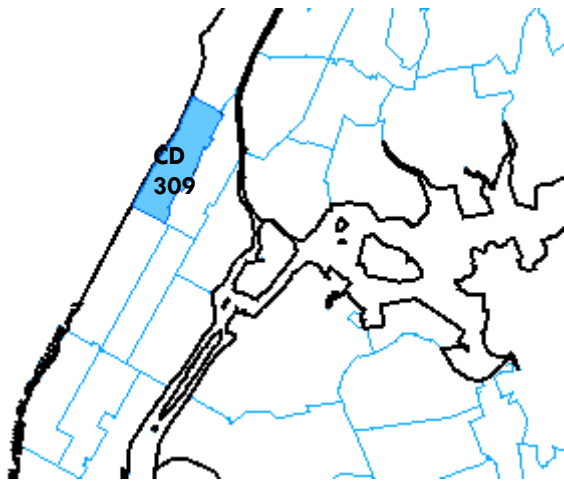
Numbers in italics are based on a small number of observations and should be treated with caution.

1 Community district 308 matches sub-borough area 306.

2 Ranked out of 44 community districts with sufficient condominium sales.

3 Ranked out of 47 community districts with sufficient condominium sales.

4 Ranked out of 7 community districts with the same predominant housing type (condominiums).



MORNING SIDE HTS. / HAMILTON¹

		Rank (2002)	Rank (2004/5)
Population (2000):	111,724	39	-
Racial Diversity Index:	0.94	4	4
Median Household Income:	\$32,918	38	37
Income Diversity Ratio:	6.2	1	12
Median Monthly Rent:	\$922	27	19
Median Price/Unit (2-4 fam.):	\$222,735	31	28
Median Price/Unit (5+ fam.):	\$82,185	25 ²	19 ³

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$32,838	-	-	\$32,918	38	37
Poverty Rate	25.5%	-	-	22.4%	14	19
% Immigrant Households	25.0%	-	-	28.1%	39	35
Rental Vacancy Rate	1.7%	-	-	4.4%	40	9
Number of Housing Units	53,317	-	-	53,178	24	27
% Public Housing	9.3%	-	-	8.8%	23	22
% Rent-Regulated/Other subsidized	80.3%	-	-	79.1%	8	9
Certificates of Occupancy	161	13	77	12	26	56
Units Authorized by New Residential Building Permits	170	0	58	-	38	55
Homeownership Rate	11.3%	-	-	12.5%	48	48
Index of Housing Price Appreciation (5+ family building)	289.6	436.6	582.0	-	3	3 ⁴
Home Purchase Loans (per 1,000 properties)	35.0	28.2	45.3	-	47	41
% Subprime Home Purchase Loans	3.7%	3.5%	0.9%	-	44	48
Refinance Loan Rate (per 1,000 properties)	47.6	67.1	29.0	-	37	47
% Subprime Refinance Loans	5.9%	5.7%	11.7%	-	47	46
Notices of Foreclosure (per 1,000 1-4 family properties)	29.8	29.4	25.4	-	11	14
% Tax Delinquencies (delinquent ≥ 1 year)	12.4%	7.2%	4.5%	-	2	6
% Vacant Land Area	-	1.9%	2.0%	2.7%	41	32
Serious Housing Code Violations (per 1,000 rental units)	69.4	72.8	76.0	-	12	11
% Students Performing at Grade Level - Reading	30.2%	32.9%	30.8%	-	46	48
% Students Performing at Grade Level - Math	25.8%	33.5%	38.5%	-	46	44
Felony Crime Rate (per 1,000 residents)	29.1	29.4	29.5	-	31	24

Over the next fifteen to twenty years, Columbia University plans to develop about 17 additional acres near its 36-acre campus. The plans have stirred community opposition.

CD 309 has seen a rise in its housing prices in recent years, with the appreciation index for 5+ family buildings increasing more than 100% from 2002 to 2004. The community has one of the lowest homeownership rates in the

City, similar to adjacent neighborhoods in northern Manhattan. The percentage of rent-regulated units has declined somewhat since 2002. Contrary to citywide trends, the crime rate increased in this neighborhood. CD 309, which in 2002 was the most economically diverse district in the City, now ranks 12th.

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

1 Community district 309 matches sub-borough area 307.

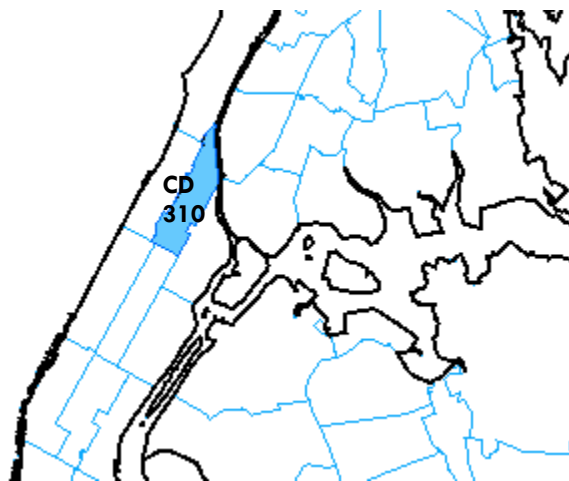
2 Ranked out of 47 community districts with sufficient sales of buildings with five or more units.

3 Ranked out of 45 community districts with sufficient sales of buildings with five or more units.

4 Ranked out of 5 community districts with the same predominant housing type (5+ family buildings).

CENTRAL HARLEM¹

		Rank (2002)	Rank (2004/5)
Population (2000):	107,109	42	-
Racial Diversity Index:	0.54	48	44
Median Household Income:	\$26,000	49	46
Income Diversity Ratio:	6.0	11	16
Median Monthly Rent:	\$600	55	55
Median Price/Unit (2-4 fam.):	\$259,167	33	17
Median Price/Unit (5+ fam.):	\$75,000	36 ²	23 ³



2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$26,270	-	-	\$26,000	49	46	Median Household Income (in 2004 dollars)
25.7%	-	-	24.0%	12	18	Poverty Rate
18.8%	-	-	19.7%	44	45	% Immigrant Households
5.4%	-	-	6.2%	2	3	Rental Vacancy Rate
52,663	-	-	55,642	26	22	Number of Housing Units
10.0%	-	-	10.8%	21	17	% Public Housing
78.2%	-	-	75.3%	10	10	% Rent-Regulated/Other subsidized
405	269	504	560	14	7	Certificates of Occupancy
235	627	300	-	30	28	Units Authorized by New Residential Building Permits
16.1%	-	-	13.8%	45	46	Homeownership Rate
399.1	477.4	591.8	-	1	2 ⁴	Index of Housing Price Appreciation (5+ family building)
44.5	44.9	76.4	-	35	9	Home Purchase Loans (per 1,000 properties)
7.2%	5.6%	3.3%	-	28	42	% Subprime Home Purchase Loans
42.3	49.7	42.1	-	45	32	Refinance Loan Rate (per 1,000 properties)
26.4%	22.6%	29.6%	-	16	25	% Subprime Refinance Loans
32.4	29.9	20.0	-	9	18	Notices of Foreclosure (per 1,000 1-4 family properties)
12.8%	7.2%	4.7%	-	1	2	% Tax Delinquencies (delinquent ≥ 1 year)
-	5.3%	4.9%	4.8%	21	21	% Vacant Land Area
54.3	53.6	58.4	-	17	18	Serious Housing Code Violations (per 1,000 rental units)
29.1%	32.0%	30.7%	-	49	49	% Students Performing at Grade Level - Reading
24.3%	33.2%	37.8%	-	50	48	% Students Performing at Grade Level - Math
37.3	36.3	36.3	-	14	15	Felony Crime Rate (per 1,000 residents)

In response to recent and anticipated development activity in Harlem, the Department of City Planning has initiated the 125th Street/River-to-River study to generate a development framework for the entire 125th Street corridor between the Harlem and Hudson Rivers.

Despite having the lowest median rent in the City in 2005, home prices have surged in Central Harlem since 2002. The index of housing price appreciation increased 48% from

2002 to 2004. Home construction has increased as well, as indicated by the rise in units created from new residential building permits.

In CD 310, the rate of home purchase loans per 1,000 properties was 76.4 in 2004, up from 44.5 in 2002. The percentage of home purchase loans that are subprime decreased significantly in that time period.

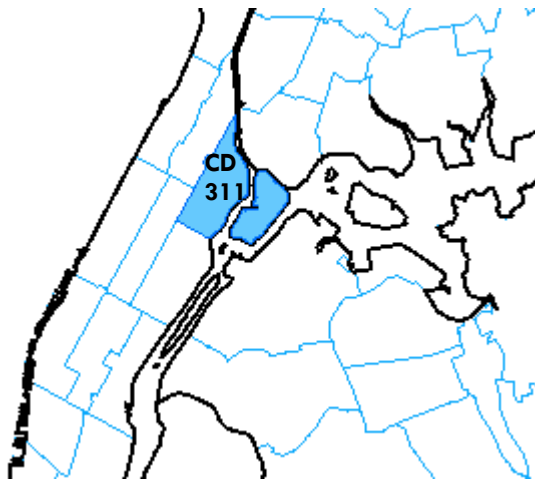
Numbers in italics are based on a small number of observations and should be treated with caution.

¹ Community district 310 matches sub-borough area 308.

² Ranked out of 47 community districts with sufficient sales of buildings with five or more units.

³ Ranked out of 45 community districts with sufficient sales of buildings with five or more units.

⁴ Ranked out of 5 community districts with the same predominant housing type (5+ family buildings).



EAST HARLEM¹

		Rank (2002)	Rank (2004/5)
Population (2000):	117,743	35	-
Racial Diversity Index:	0.86	19	14
Median Household Income:	\$23,000	53	48
Income Diversity Ratio:	6.2	11	12
Median Monthly Rent:	\$931	32	17
Median Price/Unit (2-4 fam.):	\$180,324	34	41
Median Price/Unit (5+ fam.):	\$99,375	43 ²	14 ³

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$19,703	-	-	\$23,000	53	48
Poverty Rate	33.5%	-	-	27.1%	6	11
% Immigrant Households	21.3%	-	-	19.1%	42	46
Rental Vacancy Rate	4.3%	-	-	2.9%	9	25
Number of Housing Units	43,972	-	-	45,932	49	47
% Public Housing	45.6%	-	-	38.4%	1	1
% Rent-Regulated/Other subsidized	46.1%	-	-	50.4%	36	35
Certificates of Occupancy	590	352	1,012	380	8	1
Units Authorized by New Residential Building Permits	1,128	289	200	-	1	38
Homeownership Rate	10.3%	-	-	8.6%	49	50
Index of Housing Price Appreciation (5+ family building)	361.0	619.9	609.2	-	2	1 ⁴
Home Purchase Loans (per 1,000 properties)	69.2	32.8	30.4	-	11	54
% Subprime Home Purchase Loans	1.0%	3.4%	2.8%	-	51	45
Refinance Loan Rate (per 1,000 properties)	32.0	23.2	11.0	-	54	55
% Subprime Refinance Loans	8.2%	6.6%	10.1%	-	45	47
Notices of Foreclosure (per 1,000 1-4 family properties)	6.2	11.2	11.2	-	34	28
% Tax Delinquencies (delinquent ≥ 1 year)	6.5%	4.4%	4.7%	-	10	2
% Vacant Land Area	-	2.8%	3.0%	3.6%	32	28
Serious Housing Code Violations (per 1,000 rental units)	30.2	46.3	43.5	-	25	23
% Students Performing at Grade Level - Reading	32.5%	34.8%	33.8%	-	44	42
% Students Performing at Grade Level - Math	29.3%	37.2%	41.0%	-	41	42
Felony Crime Rate (per 1,000 residents)	32.8	33.0	30.4	-	20	21

East Harlem ranks 48th citywide in median household income, with a 2005 median income of \$23,000, but it has experienced the 3rd highest dollar increase in real income citywide since 2002. The poverty rate in CD 311 fell to 27.1% in 2005. Housing prices in East Harlem have increased by 69% since 2002. The rate of home purchase loans decreased by more than half, and the rate of

refinance loans dropped sharply as well. Elementary math performance improved considerably between 2002 and 2004, with an increase from 29.3% to 41.0% of students performing at or above their grade level in math. East Harlem is one of the most racially diverse neighborhoods. It also has one of the lowest percentages of immigrant households.

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

¹ Community district 311 matches sub-borough area 309.

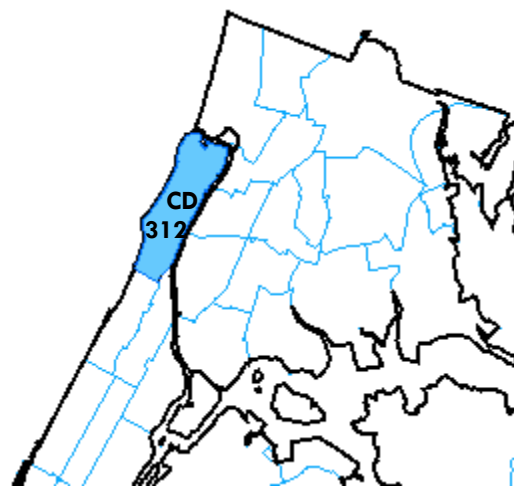
² Ranked out of 47 community districts with sufficient sales of buildings with five or more units.

³ Ranked out of 45 community districts with sufficient sales of buildings with five or more units.

⁴ Ranked out of 5 community districts with the same predominant housing type (5+ family buildings).

WASHINGTON HTS. / INWOOD¹

		Rank (2002)	Rank (2004/5)
Population (2000):	208,414	5	-
Racial Diversity Index:	0.71	28	29
Median Household Income:	\$30,000	43	42
Income Diversity Ratio:	6.6	8	8
Median Monthly Rent:	\$770	44	47
Median Price/Unit (2-4 fam.):	\$158,667	23	50
Median Price/Unit (5+ fam.):	\$78,000	45 ²	21 ³



2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$29,554	-	-	\$30,000	43	42	Median Household Income (in 2004 dollars)
29.3%	-	-	26.2%	9	12	Poverty Rate
47.8%	-	-	46.0%	10	10	% Immigrant Households
1.4%	-	-	1.8%	44	44	Rental Vacancy Rate
74,172	-	-	75,044	8	8	Number of Housing Units
3.5%	-	-	2.5%	31	34	% Public Housing
94.6%	-	-	94.7%	1	1	% Rent-Regulated/Other subsidized
117	0	13	9	34	5	Certificates of Occupancy
0	64	0	-	59	59	Units Authorized by New Residential Building Permits
7.3%	-	-	9.5%	53	49	Homeownership Rate
252.0	357.0	422.8	-	4	4 ⁴	Index of Housing Price Appreciation (5+ family building)
47.1	40.1	41.8	-	33	44	Home Purchase Loans (per 1,000 properties)
0.5%	0.5%	0.7%	-	55	49	% Subprime Home Purchase Loans
38.6	64.7	25.9	-	51	51	Refinance Loan Rate (per 1,000 properties)
3.5%	2.5%	3.9%	-	49	49	% Subprime Refinance Loans
27.8	34.8	41.8	-	14	2	Notices of Foreclosure (per 1,000 1-4 family properties)
11.2%	7.5%	4.9%	-	3	1	% Tax Delinquencies (delinquent ≥ 1 year)
-	4.4%	4.4%	1.6%	24	43	% Vacant Land Area
83.0	77.3	92.9	-	7	9	Serious Housing Code Violations (per 1,000 rental units)
29.8%	32.7%	29.5%	-	47	53	% Students Performing at Grade Level - Reading
26.2%	32.8%	38.1%	-	44	45	% Students Performing at Grade Level - Math
23.6	21.3	21.4	-	45	42	Felony Crime Rate (per 1,000 residents)

CD 312 has witnessed a tremendous increase in foreclosure activity since 2002, with the rate per 1,000 one to four family properties rising from 27.8 to 41.8 in 2004. Indeed, Washington Heights/Inwood had the 2nd highest ranking for foreclosures in 2004, compared to the 14th highest in 2002. The rate of refinance loans rose to 25.9 per 1,000 properties in 2004, but the percentage of those loans that

are subprime was quite low, with a rate of 3.9%. CD 312's crime rate remained fairly stable, with a rate of 21.4 per 1,000 residents in 2004 and a rate of 23.6 in 2002. Washington Heights has also experienced a decrease in reading test scores, contrary to citywide trends.

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

¹ Community district 312 matches sub-borough area 310.

² Ranked out of 47 community districts with sufficient sales of buildings with five or more units.

³ Ranked out of 45 community districts with sufficient sales of buildings with five or more units.

⁴ Ranked out of 5 community districts with the same predominant housing type (5+ family buildings).

