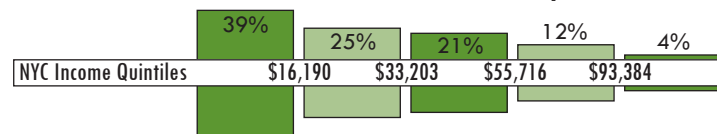


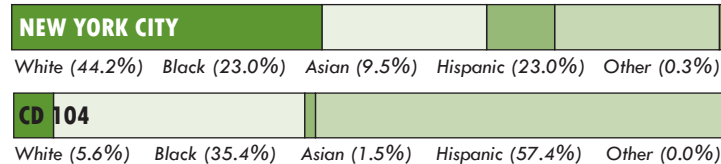
HIGHBRIDGE/ CONCOURSE¹

	2005	Rank '02	Rank '05
Population (2000)	139,563	28	-
Population Density (2000)	71.9	8	-
Median Monthly Rent	\$740	50	55
Median Price/Unit (2-4 fam.)	\$171,667	27	28 ²
Racial Diversity Index	0.72	27	28
Income Diversity Ratio	5.3	22	29

Percent of Households in CD 104 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 104



While Highbridge/Concourse has followed the City's trend of decreases in tax delinquencies over the past few years, it still has the second highest rate of any CD. Another indication of the distressed housing stock in CD 104 is the very high rate of serious housing code violations. The housing stock is among the oldest in the City and an unusually high percentage of the housing is rent-regulated. CD 104 ranks the highest in percent of refinance loans that are subprime.

From 2002 to 2005, CD 104 saw a drop in median income of 7.6%, and as of 2005, 35.2% of residents live in poverty. In 2006, CD 104 saw the groundbreakings for two major developments—Yankee Stadium and the Gateway Center, which are both scheduled to be complete by 2009.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$23,041	-	-	\$21,280	51	53
Poverty Rate	31.9%	-	-	35.2%	7	4
Percent Immigrant Households	43.7%	-	-	44.3%	24	20
Percent of Rental Units that are Subsidized	8.4%	-	-	12.0%	36	26
Percent of Rental Units that are Rent-Regulated	81.0%	-	-	79.9%	4	6
Certificates of Occupancy	35	249	200	192	54	30
Percent Vacant Land Area	-	5.5%	4.9%	5.7%	19	16
Median Age of Housing Stock	-	76	77	78	13	13
Homeownership Rate	7.5%	-	-	8.2%	52	52
Index of Housing Price Appreciation (2 - 4 family bldg.)²	170.3	182.4	204.2	243.3	8	12 ³
Home Purchase Loans (per 1,000 properties)	28.6	23.8	37.5	40.0	53	51
Percent of Home Purchase Loans that are Subprime	14.5%	21.6%	31.1%	47.2%	6	8
Percent of Refinance Loans that are Subprime	39.5%	41.9%	49.7%	52.8%	3	1
Notices of Foreclosure (per 1,000 1-4 family properties)	29.2	27.0	27.0	21.1	13	10
Percent Tax Delinquencies (delinquent ≥1 year)	10.0%	6.3%	4.4%	4.4%	4	2
Serious Housing Code Violations (per 1,000 rental units)	84.3	87.0	109.8	179.6	6	4
Percent of Students Performing at Grade Level - Reading	22.9%	23.9%	23.1%	33.3%	58	58
Percent of Students Performing at Grade Level - Math	20.3%	27.3%	24.7%	32.9%	58	58
Felony Crime Rate (per 1,000 residents)	32.1	31.6	28.2	29.8	22	21
Acres of Open Space (per 1,000 residents)	-	-	1.7	-	-	33
Asthma Hospitalization (per 1,000 people)	7.7	9.1	8.0	8.3	5	3
Low Birth Weight (per 1,000 live births)	93	85	103	103	21	17

¹ Community district 104 matches sub-borough area 103.

² Price index should be treated with caution due to low number of observations.

³ Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).