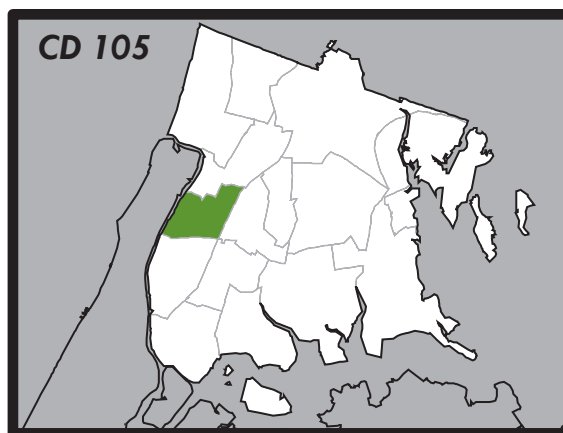


FORDHAM/ UNIVERSITY HEIGHTS¹

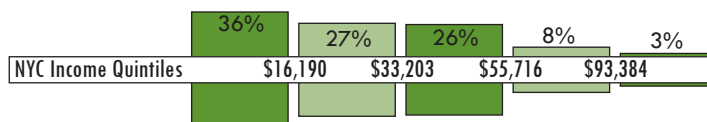
	2005	Rank '02	Rank '05
Population (2000)	82,159	54	-
Population Density (2000)	75.5	7	-
Median Monthly Rent	\$680	53	56
Median Price/Unit (2-4 fam.)	\$170,206	32	29 ²
Racial Diversity Index	0.49	44	48
Income Diversity Ratio	5.8	34	18



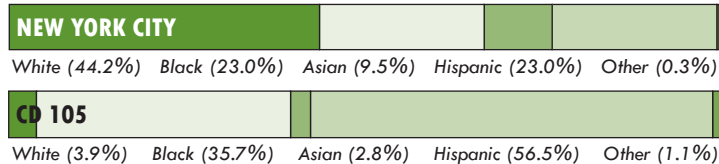
Fordham/University Height's rental stock remains relatively affordable. At \$680 per month, its median rent ranks among the lowest available citywide. This may be in large part due to the fact that 81.1% of its stock is rent regulated, the fifth highest percentage of rent-regulated stock in the City. Low rents also may reflect deficiencies. The district has the 3rd highest ranked housing code violations of any CD in the City.

Despite its consistently low rate of homeownership (2.3%), CD 105 has seen a dramatic increase in the rate of home purchase loans over the past few years, with half of those being subprime.

Percent of Households in CD 105 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 105



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$22,768	-	-	\$22,000	52	52
Poverty Rate	35.9%	-	-	37.2%	3	3
Percent Immigrant Households	44.1%	-	-	38.9%	23	29
Percent of Rental Units that are Subsidized	13.1%	-	-	14.3%	27	22
Percent of Rental Units that are Rent-Regulated	83.1%	-	-	81.1%	3	5
Certificates of Occupancy	137	116	31	85	28	47
Percent Vacant Land Area	-	4.3%	4.1%	3.7%	25	27
Median Age of Housing Stock	-	76	77	78	13	13
Homeownership Rate	2.2%	-	-	2.3%	55	55
Index of Housing Price Appreciation (2 - 4 family bldg.)	143.5	162.1	174.0	184.9	20	29 ²
Home Purchase Loans (per 1,000 properties)	39.7	47.5	56.0	83.0	42	13
Percent of Home Purchase Loans that are Subprime	18.1%	20.7%	47.3%	50.0%	1	5
Percent of Refinance Loans that are Subprime	37.7%	37.6%	55.2%	51.6%	5	4
Notices of Foreclosure (per 1,000 1-4 family properties)	35.4	32.1	28.2	22.1	4	8
Percent Tax Delinquencies (delinquent ≥ 1 year)	7.8%	5.1%	4.6%	3.7%	8	4
Serious Housing Code Violations (per 1,000 rental units)	83.0	89.4	120.9	190.4	7	3
Percent of Students Performing at Grade Level - Reading	25.5%	27.0%	27.2%	38.8%	56	56
Percent of Students Performing at Grade Level - Math	21.9%	29.2%	30.2%	38.6%	55	56
Felony Crime Rate (per 1,000 residents)	33.9	33.4	31.7	30.6	17	18
Acres of Open Space (per 1,000 residents)	-	-	1.1	-	-	43
Asthma Hospitalizations (per 1,000 people)	8.4	9.1	8.2	7.7	3	6
Low Birth Weight (per 1,000 live births)	96	96	89	100	18	19

¹ Community district 105 matches sub-borough area 104.

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