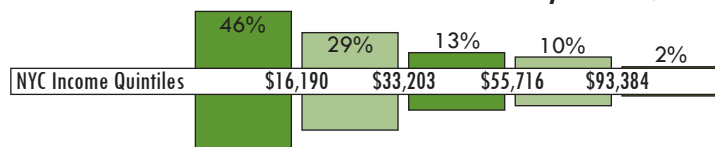


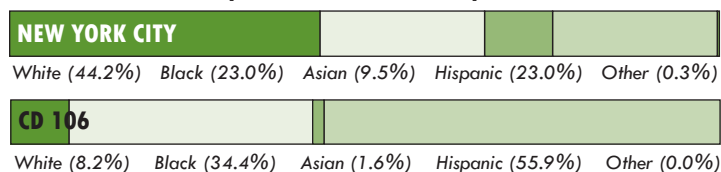
# BELMONT/EAST TREMONT<sup>1</sup>

	2005	Rank '02	Rank '05
<b>Population (2000)</b>	75,688	55	-
<b>Population Density (2000)</b>	32.3	36	-
<b>Median Monthly Rent</b>	\$750	54	50
<b>Median Price/Unit (2-4 fam.)</b>	\$180,833	28	26 <sup>2</sup>
<b>Racial Diversity Index</b>	0.75	25	23
<b>Income Diversity Ratio</b>	4.4	36	46

Percent of Households in CD 106 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 106



Even with a 9.6% increase in median household income between 2002 and 2005, Belmont/East Tremont still has one of the lowest median incomes in the City (\$16,800). Homeownership rates are stable, and low relative to the City as a whole, but high given the CD's median income. Property is appreciating rapidly, and the rate of home purchase lending has almost doubled, ranking CD 106 16<sup>th</sup> citywide for the rate of home purchase loans. In addition, the neighborhood is seeing steady improvements in school performance indicators.

Troublesome signs, however, include the high rate of subprime loans, and the high rate of serious housing code violations.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
<b>Median Household Income (in 2004 dollars)</b>	\$15,324	-	-	\$16,800	55	54
<b>Poverty Rate</b>	45.6%	-	-	40.0%	1	2
<b>Percent Immigrant Households</b>	27.5%	-	-	26.5%	38	38
<b>Percent of Rental Units that are Subsidized</b>	33.9%	-	-	36.2%	9	8
<b>Percent of Rental Units that are Rent-Regulated</b>	52.3%	-	-	51.0%	25	27
<b>Certificates of Occupancy</b>	109	46	204	82	37	49
<b>Percent Vacant Land Area</b>	-	6.1%	5.9%	5.6%	14	17
<b>Median Age of Housing Stock</b>	-	76	77	77	13	18
<b>Homeownership Rate</b>	8.3%	-	-	8.3%	50	51
<b>Index of Housing Price Appreciation (2 - 4 family bldg.)</b>	156.7	192.4	213.8	232.4	13	14 <sup>2</sup>
<b>Home Purchase Loans (per 1,000 properties)</b>	41.5	47.5	70.2	76.5	39	16
<b>Percent of Home Purchase Loans that are Subprime</b>	17.9%	24.0%	45.9%	48.1%	2	7
<b>Percent of Refinance Loans that are Subprime</b>	32.6%	31.6%	48.7%	52.2%	10	2
<b>Notices of Foreclosure (per 1,000 1-4 family properties)</b>	32.6	34.3	27.1	16.2	8	14
<b>Percent Tax Delinquencies (delinquent ≥1 year)</b>	5.8%	5.1%	3.6%	2.4%	15	14
<b>Serious Housing Code Violations (per 1,000 rental units)</b>	86.9	112.1	125.6	192.5	5	2
<b>Percent of Students Performing at Grade Level - Reading</b>	26.5%	28.4%	27.8%	39.1%	55	55
<b>Percent of Students Performing at Grade Level - Math</b>	22.2%	30.1%	35.1%	41.3%	54	53
<b>Felony Crime Rate (per 1,000 residents)</b>	43.2	41.8	41.0	36.3	9	11
<b>Acres of Open Space (per 1,000 residents)</b>	-	-	6.7	-	-	8
<b>Asthma Hospitalization (per 1,000 people)</b>	8.8	9.4	9.1	8.4	2	2
<b>Low Birth Weight (per 1,000 live births)</b>	72	88	113	117	42	5

<sup>1</sup> Community districts 103 and 106 both fall within sub-borough area 102. Data at the sub-borough area level for these two CDs is identical.

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