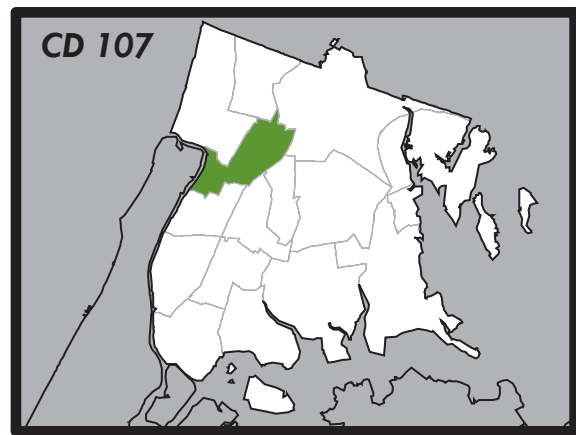


KINGSBRIDGE HEIGHTS/BEDFORD¹

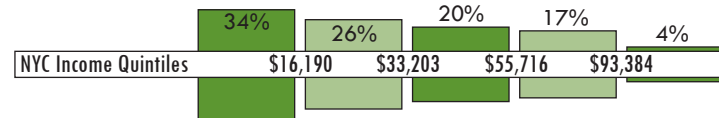
	2005	Rank '02	Rank '05
Population (2000)	141,411	27	-
Population Density (2000)	83.9	5	-
Median Monthly Rent	\$800	43	40
Median Price/Unit (2-4 fam.)	\$184,500	23	24 ²
Racial Diversity Index	0.73	16	26
Income Diversity Ratio	5.9	15	16



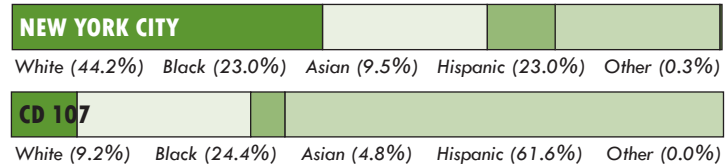
Kingsbridge Heights/Bedford has seen a milder rise in subprime home purchases than many of the surrounding communities. Indeed, the fact that even with a 18.4 percentage point increase in the rate of subprime refinance loans between 2002 and 2005, CD 107 has dropped from 8th to 22nd is indicative of just how severe the City's reliance on subprime lending has been over the past few years.

CD 107 has the highest proportion of rent-regulated units in the City and has experienced little new construction activity—only seven certificates of occupancy were issued in 2005. In late 2006, the City released an RFP for the redevelopment of the landmark 575,000 square-foot Kingsbridge Armory into a mixed-use facility and anchor for the community.

Percent of Households in CD 107 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 107



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$23,063	-	-	\$24,000	50	47
Poverty Rate	33.7%	-	-	28.5%	4	9
Percent Immigrant Households	41.0%	-	-	35.2%	27	31
Percent of Rental Units that are Subsidized	3.1%	-	-	3.5%	44	41
Percent of Rental Units that are Rent-Regulated	89.6%	-	-	89.8%	1	1
Certificates of Occupancy	3	2	0	7	59	58
Percent Vacant Land Area	-	4.3%	3.8%	4.0%	25	25
Median Age of Housing Stock	-	76	77	78	13	13
Homeownership Rate	7.9%	-	-	6.6%	51	53
Index of Housing Price Appreciation (2 - 4 family bldg.)	143.6	167.5	192.2	201.2	19	23 ²
Home Purchase Loans (per 1,000 properties)	43.8	41.4	48.7	62.4	36	27
Percent of Home Purchase Loans that are Subprime	11.5%	9.0%	22.3%	26.2%	8	22
Percent of Refinance Loans that are Subprime	23.9%	31.6%	41.0%	42.3%	17	14
Notices of Foreclosure (per 1,000 1-4 family properties)	32.4	30.6	28.7	15.3	9	15
Percent Tax Delinquencies (delinquent ≥ 1 year)	6.1%	3.8%	2.8%	1.9%	13	18
Serious Housing Code Violations (per 1,000 rental units)	73.2	80.4	97.5	165.0	11	5
Percent of Students Performing at Grade Level - Reading	27.8%	29.7%	30.7%	43.6%	52	43
Percent of Students Performing at Grade Level - Math	22.8%	30.3%	36.6%	43.2%	52	49
Felony Crime Rate (per 1,000 residents)	33.7	33.2	32.3	29.7	18	22
Acres of Open Space (per 1,000 residents)	-	-	2.8	-	-	22
Asthma Hospitalizations (per 1,000 people)	6.3	6.4	6.7	5.9	10	10
Low Birth Weight (per 1,000 live births)	78	87	85	93	32	28

¹ Community district 107 matches sub-borough area 105.

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