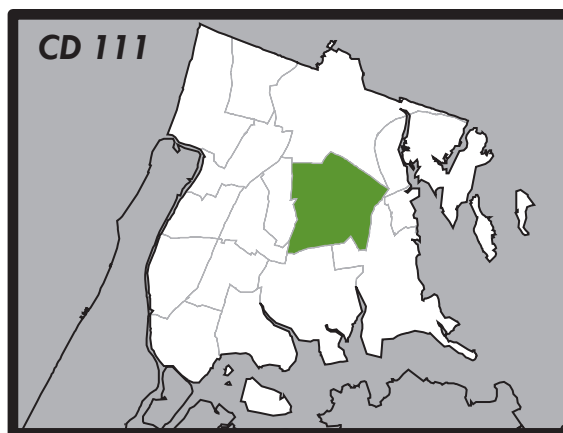


MORRIS PARK/ BRONXDALE¹

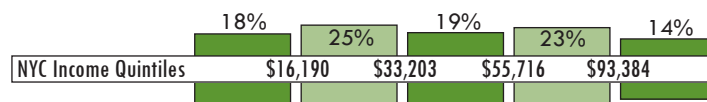
	2005	Rank '02	Rank '05
Population (2000)	110,706	40	-
Population Density (2000)	31.3	40	-
Median Monthly Rent	\$820	32	39
Median Price/Unit (2-4 fam.)	\$215,000	14	19 ²
Racial Diversity Index	0.91	10	6
Income Diversity Ratio	5.0	16	36



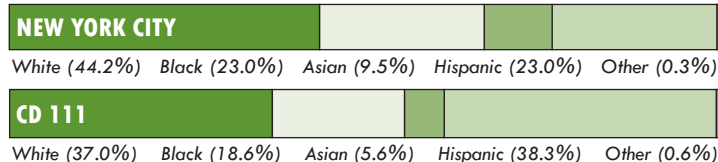
Most of Morris Park/Bronxdale's indicators regarding housing and neighborhood health quality have remained relatively stable between 2002 and 2005. The modest shifts have followed the City's general trends—a drop in median income, a slight decline in crime, and an increase in the educational attainment of its youth.

CD 111 is the site of a \$27M affordable housing and retail complex being built on an old brownfield site. The development, which is being financed by the New York City Housing Development Corporation's Low-Income Affordable Marketplace Program, will create 100 housing units and is due to be completed in 2007.

Percent of Households in CD 111 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 111



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$38,968	-	-	\$34,400	32	35
Poverty Rate	19.7%	-	-	17.2%	22	25
Percent Immigrant Households	40.4%	-	-	32.2%	29	36
Percent of Rental Units that are Subsidized	19.0%	-	-	17.0%	20	18
Percent of Rental Units that are Rent-Regulated	52.9%	-	-	54.2%	24	21
Certificates of Occupancy	57	47	231	40	45	53
Percent Vacant Land Area	-	2.2%	2.2%	2.1%	36	37
Median Age of Housing Stock	-	63	64	65	39	36
Homeownership Rate	29.4%	-	-	28.1%	26	31
Index of Housing Price Appreciation (2 - 4 family bldg.)	130.6	146.9	167.5	184.7	27	30 ²
Home Purchase Loans (per 1,000 properties)	40.4	43.4	63.1	71.4	41	23
Percent of Home Purchase Loans that are Subprime	14.0%	19.5%	24.7%	33.4%	7	18
Percent of Refinance Loans that are Subprime	22.0%	27.2%	39.2%	38.5%	21	19
Notices of Foreclosure (per 1,000 1-4 family properties)	13.3	13.9	12.3	9.1	26	26
Percent Tax Delinquencies (delinquent ≥ 1 year)	1.6%	1.1%	0.9%	0.6%	44	46
Serious Housing Code Violations (per 1,000 rental units)	29.4	31.0	37.5	44.1	26	24
Percent of Students Performing at Grade Level - Reading	35.1%	35.8%	35.6%	46.4%	37	38
Percent of Students Performing at Grade Level - Math	31.6%	39.3%	42.9%	49.3%	38	37
Felony Crime Rate (per 1,000 residents)	29.7	28.8	29.1	26.3	30	28
Acres of Open Space (per 1,000 residents)	-	-	3.5	-	-	18
Asthma Hospitalizations (per 1,000 people)	4.8	4.8	4.6	4.5	13	15
Low Birth Weight (per 1,000 live births)	77	88	95	87	35	32

¹ Community district 111 matches sub-borough area 109.

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