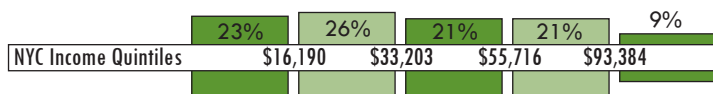


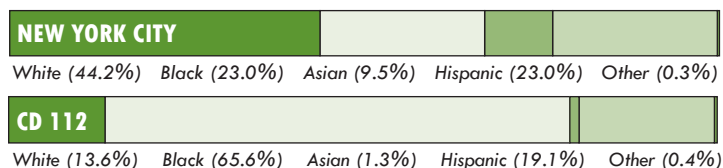
WILLIAMSBRIDGE/ BAYCHESTER¹

	2005	Rank '02	Rank '05
Population (2000)	149,077	23	-
Population Density (2000)	20.2	49	-
Median Monthly Rent	\$850	23	34
Median Price/Unit (2-4 fam.)	\$207,438	17	20 ²
Racial Diversity Index	0.69	33	32
Income Diversity Ratio	5.8	37	18

Percent of Households in CD 112 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 112



Even with a drop in median income of 13.1%, and an increase in poverty rates of 4.3 percentage points between 2002 and 2005, residents of Williamsbridge/Baychester are doing well compared to the rest of the Bronx. CD 112 has the highest rate of home purchase lending of any CD in the Bronx (92.3 per 1,000 properties), and enjoys homeownership rates near the City average.

However, many of the homes are financed with subprime loans. Half of the district's home purchase loans are subprime, ranking it 4th in the City. CD 112 has the second-to-lowest percentage of rent-regulated apartments in the borough and is ranked 37th citywide for this indicator.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$36,122	-	-	\$31,400	35	39
Poverty Rate	16.7%	-	-	21.0%	27	20
Percent Immigrant Households	49.7%	-	-	43.6%	15	21
Percent of Rental Units that are Subsidized	17.7%	-	-	12.9%	21	25
Percent of Rental Units that are Rent-Regulated	29.1%	-	-	38.4%	42	37
Certificates of Occupancy	124	281	207	251	32	26
Percent Vacant Land Area	-	2.3%	2.3%	3.9%	34	26
Median Age of Housing Stock	-	68	69	70	34	33
Homeownership Rate	32.5%	-	-	31.6%	20	22
Index of Housing Price Appreciation (2 - 4 family bldg.)	122.9	144.9	160.1	181.4	32	32 ²
Home Purchase Loans (per 1,000 properties)	42.7	54.6	70.4	92.3	37	10
Percent of Home Purchase Loans that are Subprime	16.2%	26.3%	38.8%	50.5%	4	4
Percent of Refinance Loans that are Subprime	28.9%	35.0%	49.1%	51.8%	14	3
Notices of Foreclosure (per 1,000 1-4 family properties)	24.1	22.8	22.7	14.8	17	16
Percent Tax Delinquencies (delinquent ≥1 year)	3.5%	2.4%	1.7%	1.8%	23	19
Serious Housing Code Violations (per 1,000 rental units)	47.8	52.9	58.2	65.2	20	19
Percent of Students Performing at Grade Level - Reading	35.1%	35.8%	35.6%	46.4%	38	38
Percent of Students Performing at Grade Level - Math	31.6%	39.3%	42.9%	49.3%	39	38
Felony Crime Rate (per 1,000 residents)	24.2	22.0	21.0	19.8	44	42
Acres of Open Space (per 1,000 residents)	-	-	7.0	-	-	7
Asthma Hospitalization (per 1,000 people)	4.4	4.7	4.5	4.6	15	14
Low Birth Weight (per 1,000 live births)	100	106	121	111	13	10

¹ Community district 112 matches sub-borough area 110.

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