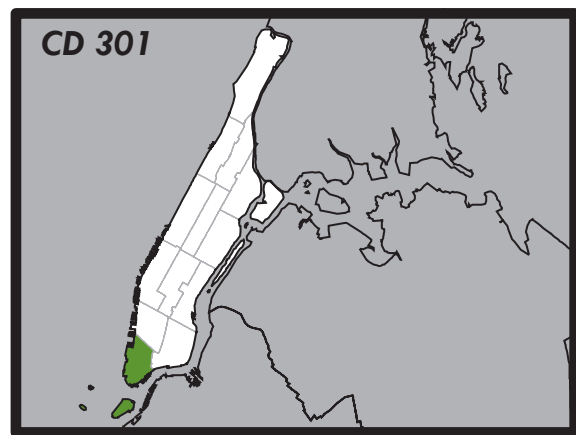


FINANCIAL DISTRICT¹

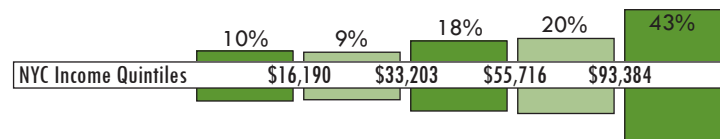
	2005	Rank '02	Rank '05
Population (2000)	34,420	59	-
Population Density (2000)	39.2	26	-
Median Monthly Rent	\$1,630	2	1
Median Price/Unit (condo.)	\$751,836	2	5 ²
Racial Diversity Index	0.38	52	52
Income Diversity Ratio	4.8	9	42



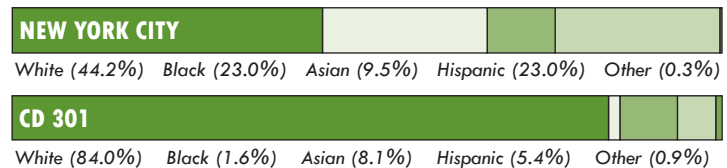
The Financial District has the fewest residents and highest rents in the City. Although CD 301 has the second highest median income and some of the City's best performing students, it also has among the City's highest felony crime rates, probably due to the fact that, while many people work in the area, relatively few actually live there.

CD 301 has witnessed tremendous growth in recent years, with more new certificates of occupancy in 2005 than any other district in the City (CD 301 accounted for nearly 20% of the entire borough's certificates that year). Although the Financial District is known for its narrow streets and and skyscrapers, it actually falls in the middle of the City's neighborhoods in terms of population density, and enjoys more open space than most communities.

Percent of Households in CD 301 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 301



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$84,284	-	-	\$75,000	2	2
Poverty Rate	9.5%	-	-	7.9%	49	53
Percent Immigrant Households	13.8%	-	-	11.6%	55	55
Percent of Rental Units that are Subsidized	8.0%	-	-	4.7%	37	38
Percent of Rental Units that are Rent-Regulated	61.6%	-	-	54.6%	17	18
Certificates of Occupancy	452	629	759	955	10	1
Percent Vacant Land Area	-	0.7%	0.5%	0.7%	54	55
Median Age of Housing Stock	-	32	31	34	58	58
Homeownership Rate	28.1%	-	-	30.3%	30	24
Index of Housing Price Appreciation (condominium)	187.1	197.3	235.0	271.1	5	5 ²
Home Purchase Loans (per 1,000 properties)	93.3	62.1	78.0	66.6	2	25
Percent of Home Purchase Loans that are Subprime	1.5%	1.8%	0.6%	0.9%	49	51
Percent of Refinance Loans that are Subprime	1.5%	1.4%	2.1%	2.8%	52	50
Notices of Foreclosure (per 1,000 1-4 family properties)	20.0	0.0	0.0	0.0	19	53
Percent Tax Delinquencies (delinquent ≥ 1 year)	0.0%	4.5%	0.0%	0.0%	58	58
Serious Housing Code Violations (per 1,000 rental units)	4.9	1.5	2.1	2.0	57	59
Percent of Students Performing at Grade Level - Reading	67.9%	67.6%	67.5%	75.1%	2	2
Percent of Students Performing at Grade Level - Math	63.1%	68.9%	72.6%	73.2%	2	3
Felony Crime Rate (per 1,000 residents)	106.4	101.6	96.9	96.5	3	3
Acres of Open Space (per 1,000 residents)	-	-	4.5	-	-	12
Asthma Hospitalizations (per 1,000 people)	0.9	0.8	0.7	0.8	52	54
Low Birth Weight (per 1,000 live births)	75	67	70	69	38	50

¹ Community districts 301 and 302 both fall within sub-borough area 301. Data at the sub-borough area level for these two CDs will be identical.

² Ranked out of 7 community districts with the same predominant housing type (condominiums).