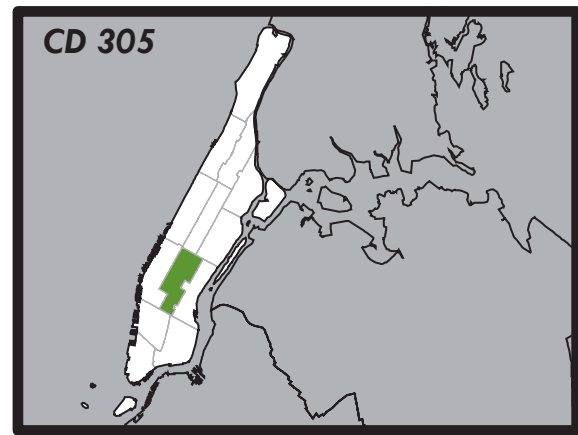


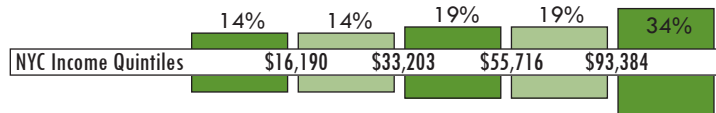
MIDTOWN¹

	2005	Rank '02	Rank '05
Population (2000)	44,028	58	-
Population Density (2000)	42.1	23	-
Median Monthly Rent	\$1,400	3	5
Median Price/Unit (condo.)	\$991,397	6	2 ²
Racial Diversity Index	0.55	40	41
Income Diversity Ratio	7.4	4	5

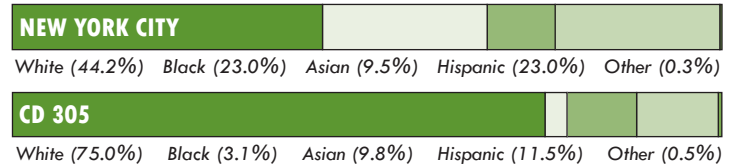


Like the Financial District, Midtown has a relatively small residential population and high rates of felony crime. But on almost other measure, Midtown does very well: median income is among the highest in the City; schools have high percentages of students performing at grade level; and there are relatively few asthma hospitalizations or babies born with low birth weights. Property values are at the top of the City's distribution, and the housing stock is relatively new and has few serious violations. The rate of home purchase loans in Midtown fell more quickly than in Manhattan overall and the rates of subprime lending and mortgage foreclosures are among the City's lowest.

Percent of Households in CD 305 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 305



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$54,730	-	-	\$54,752	9	10
Poverty Rate	10.9%	-	-	9.9%	45	43
Percent Immigrant Households	18.8%	-	-	18.4%	46	51
Percent of Rental Units that are Subsidized	12.3%	-	-	8.3%	28	30
Percent of Rental Units that are Rent-Regulated	63.5%	-	-	61.5%	14	14
Certificates of Occupancy	887	384	679	594	3	6
Percent Vacant Land Area	-	0.5%	0.5%	1.0%	56	52
Median Age of Housing Stock	-	64	64	57	37	41
Homeownership Rate	24.5%	-	-	24.4%	35	33
Index of Housing Price Appreciation (condominium)	182.7	188.6	257.7	253.8	7	7 ²
Home Purchase Loans (per 1,000 properties)	93.6	70.2	65.6	57.1	1	33
Percent of Home Purchase Loans that are Subprime	1.6%	2.3%	0.5%	0.9%	48	50
Percent of Refinance Loans that are Subprime	1.2%	1.6%	1.0%	2.5%	53	52
Notices of Foreclosure (per 1,000 1-4 family properties)	0.0	0.0	0.0	0.0	54	53
Percent Tax Delinquencies (delinquent ≥ 1 year)	0.0%	2.8%	0.0%	2.8%	58	13
Serious Housing Code Violations (per 1,000 rental units)	7.1	6.2	6.5	7.7	54	55
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)	226.9	207.8	199.6	187.3	1	1
Acres of Open Space (per 1,000 residents)	-	-	2.4	-	-	27
Asthma Hospitalizations (per 1,000 people)	2.0	2.0	1.6	1.9	37	37
Low Birth Weight (per 1,000 live births)	64	71	71	71	51	48

¹ Community districts 304 and 305 both fall within sub-borough area 303. 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).