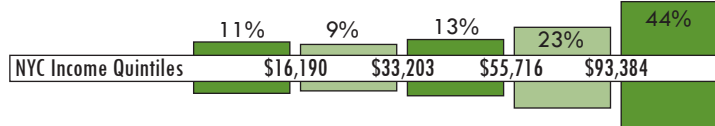


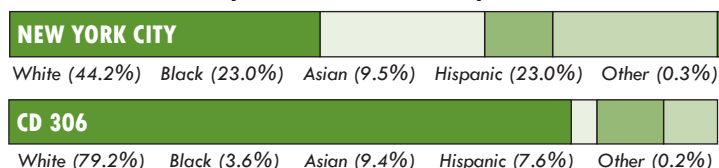
# STUYVESANT TOWN/ TURTLE BAY<sup>1</sup>

	2005	Rank '02	Rank '05
<b>Population (2000)</b>	136,152	29	-
<b>Population Density (2000)</b>	87.4	4	-
<b>Median Monthly Rent</b>	\$1,469	4	4
<b>Median Price/Unit (condo.)</b>	\$740,000	7	6 <sup>2</sup>
<b>Racial Diversity Index</b>	0.48	50	49
<b>Income Diversity Ratio</b>	5.5	23	23

Percent of Households in CD 306 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 306



Residents of Stuyvesant Town/Turtle Bay have the highest median income in the City and one of the lowest poverty rates. The CD also is one of the densest in the City, and both vacant land and open space are scarce. The rate of home purchase lending has dropped significantly in recent years, while rates of subprime lending remain consistently low.

In October 2006, the more than 11,000 rental units in the Stuyvesant Town and Peter Cooper Village complex, in CD 306, were sold to Tishman Speyer. Nearly two-thirds of the units are currently rent regulated. Tenants and housing advocates fear that the new owners will not preserve the affordability of the property but Tishman Speyer has claimed that there will be no radical shift in the composition of tenants.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
<b>Median Household Income (in 2004 dollars)</b>	\$78,811	-	-	\$76,010	3	1
<b>Poverty Rate</b>	8.5%	-	-	8.0%	50	52
<b>Percent Immigrant Households</b>	16.6%	-	-	15.9%	51	52
<b>Percent of Rental Units that are Subsidized</b>	10.3%	-	-	5.1%	34	36
<b>Percent of Rental Units that are Rent-Regulated</b>	66.6%	-	-	60.6%	12	15
<b>Certificates of Occupancy</b>	372	230	728	83	16	48
<b>Percent Vacant Land Area</b>	-	0.5%	0.5%	0.5%	56	57
<b>Median Age of Housing Stock</b>	-	55	55	57	42	41
<b>Homeownership Rate</b>	27.3%	-	-	29.8%	32	28
<b>Index of Housing Price Appreciation (condominium)</b>	185.7	188.7	174.0	254.2	6	6 <sup>2</sup>
<b>Home Purchase Loans (per 1,000 properties)</b>	72.9	55.3	70.8	58.3	9	30
<b>Percent of Home Purchase Loans that are Subprime</b>	1.1%	1.5%	0.5%	0.8%	50	53
<b>Percent of Refinance Loans that are Subprime</b>	1.6%	1.1%	2.0%	2.7%	51	51
<b>Notices of Foreclosure (per 1,000 1-4 family properties)</b>	3.1	6.1	3.0	3.0	47	44
<b>Percent Tax Delinquencies (delinquent ≥1 year)</b>	2.4%	1.3%	1.3%	1.3%	34	26
<b>Serious Housing Code Violations (per 1,000 rental units)</b>	4.2	6.0	6.4	6.5	58	57
<b>Percent of Students Performing at Grade Level - Reading</b>	67.9%	67.6%	67.5%	75.1%	2	2
<b>Percent of Students Performing at Grade Level - Math</b>	63.1%	68.9%	72.6%	73.2%	2	3
<b>Felony Crime Rate (per 1,000 residents)</b>	45.3	41.6	38.2	34.4	8	14
<b>Acres of Open Space (per 1,000 residents)</b>	-	-	0.4	-	-	55
<b>Asthma Hospitalization (per 1,000 people)</b>	1.4	1.5	1.6	1.6	44	41
<b>Low Birth Weight (per 1,000 live births)</b>	82	78	91	78	28	39

<sup>1</sup> Community district 306 matches sub-borough area 304.

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