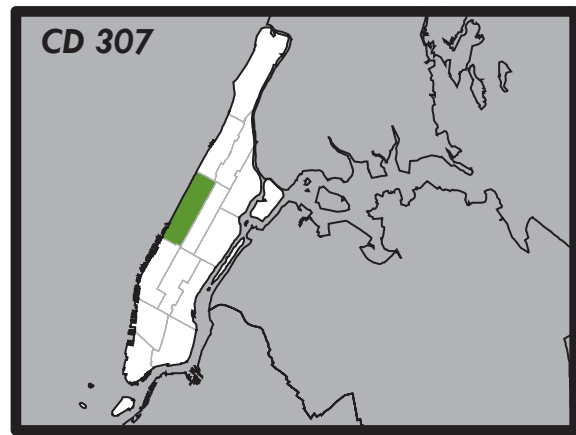


UPPER WEST SIDE¹

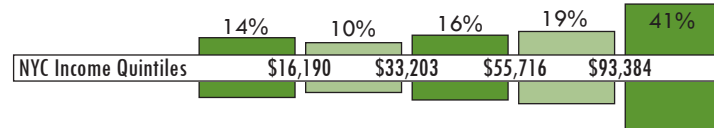
	2005	Rank '02	Rank '05
Population (2000)	207,699	6	-
Population Density (2000)	59.1	11	-
Median Monthly Rent	\$1,200	5	7
Median Price/Unit (condo.)	\$844,000	4	3 ²
Racial Diversity Index	0.58	38	38
Income Diversity Ratio	7.5	4	4



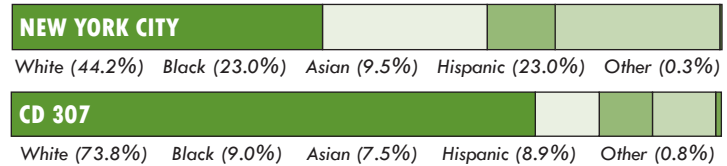
The median price of condominiums in the Upper West Side is the third highest in the City. The rate of home purchase lending dropped by more than 30% since 2002.

CD 307 has one of the highest percentages of vacant land in the City, and growth in the housing stock (reflected by new certificates of occupancy) has been strong. Manhattan's Community Board 7 and the Department of City Planning have proposed a rezoning, however, to limit the height of new buildings on 62 blocks between 97th Street and 110th Street in CD 307. If approved, the rezoning would include an exception to the height limit for developments that include affordable units for low and moderate income tenants.

Percent of Households in CD 307 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 307



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$77,936	-	-	\$70,000	4	4
Poverty Rate	11.9%	-	-	9.1%	38	45
Percent Immigrant Households	17.8%	-	-	20.1%	49	48
Percent of Rental Units that are Subsidized	15.1%	-	-	9.3%	25	29
Percent of Rental Units that are Rent-Regulated	63.6%	-	-	68.7%	13	11
Certificates of Occupancy	772	538	597	482	4	11
Percent Vacant Land Area	-	5.9%	5.7%	7.2%	17	10
Median Age of Housing Stock	-	78	79	80	11	11
Homeownership Rate	29.1%	-	-	30.2%	27	25
Index of Housing Price Appreciation (condominium)	220.1	210.6	541.7	314.3	2	2 ²
Home Purchase Loans (per 1,000 properties)	73.1	66.1	61.2	50.3	8	38
Percent of Home Purchase Loans that are Subprime	0.9%	1.6%	0.2%	0.9%	53	52
Percent of Refinance Loans that are Subprime	0.8%	0.6%	0.9%	1.6%	54	54
Notices of Foreclosure (per 1,000 1-4 family properties)	3.8	5.8	1.9	3.7	43	38
Percent Tax Delinquencies (delinquent ≥ 1 year)	3.1%	1.5%	0.7%	0.6%	26	46
Serious Housing Code Violations (per 1,000 rental units)	10.5	12.9	16.3	16.6	48	44
Percent of Students Performing at Grade Level - Reading	46.5%	44.9%	45.3%	56.4%	23	27
Percent of Students Performing at Grade Level - Math	38.4%	44.4%	51.0%	55.0%	31	33
Felony Crime Rate (per 1,000 residents)	25.4	24.7	24.3	24.8	38	32
Acres of Open Space (per 1,000 residents)	-	-	2.9	-	-	21
Asthma Hospitalizations (per 1,000 people)	1.3	1.5	1.3	1.5	47	44
Low Birth Weight (per 1,000 live births)	80	80	88	87	30	32

¹Community district 307 matches sub-borough area 305.

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