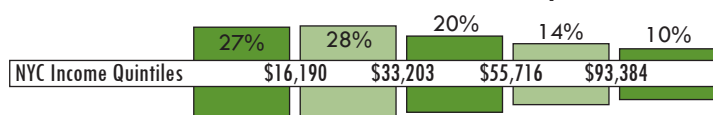


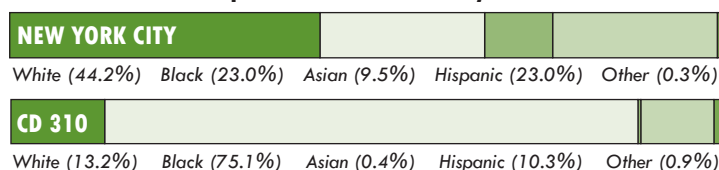
CENTRAL HARLEM¹

	2005	Rank '02	Rank '05
Population (2000)	107,109	42	-
Population Density (2000)	75.5	6	-
Median Monthly Rent	\$600	55	55
Median Price/Unit (5+ fam.)	\$91,138	3	4 ²
Racial Diversity Index	0.54	48	44
Income Diversity Ratio	5.8	7	18

Percent of Households in CD 310 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 310



In stark contrast to the rest of Manhattan, Central Harlem's rate of home purchase loans has soared, more than doubling between 2002 and 2005. Tax delinquencies and foreclosures all have dropped steadily since 2002, suggesting that the quality of CD 310's housing stock is improving. CD 310 is seeing considerable development activity, as the number of certificates of occupancy issued is among the City's highest.

Despite improvements in the performance among elementary students in 2005, the CD continues to post the 2nd lowest scores in the borough. The district's rate of asthma hospitalizations and low weight births also are among the worst in Manhattan.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$26,270	-	-	\$26,000	49	46
Poverty Rate	25.7%	-	-	24.0%	12	18
Percent Immigrant Households	20.7%	-	-	25.9%	43	39
Percent of Rental Units that are Subsidized	27.0%	-	-	15.3%	12	20
Percent of Rental Units that are Rent-Regulated	62.5%	-	-	70.0%	15	10
Certificates of Occupancy	405	269	504	560	14	7
Percent Vacant Land Area	-	5.3%	4.9%	4.8%	21	21
Median Age of Housing Stock	-	83	84	85	4	3
Homeownership Rate	16.1%	-	-	13.8%	45	46
Index of Housing Price Appreciation (5+ family bldg.)²	372.0	441.2	541.7	623.4	1	2 ³
Home Purchase Loans (per 1,000 properties)	44.5	44.9	76.4	93.3	35	9
Percent of Home Purchase Loans that are Subprime	7.2%	5.6%	3.3%	3.9%	28	45
Percent of Refinance Loans that are Subprime	26.4%	22.6%	29.6%	30.0%	16	26
Notices of Foreclosure (per 1,000 1-4 family properties)	32.4	29.9	20.0	7.3	9	29
Percent Tax Delinquencies (delinquent ≥1 year)	12.8%	7.2%	4.7%	3.2%	1	8
Serious Housing Code Violations (per 1,000 rental units)	54.3	53.6	58.4	58.1	17	20
Percent of Students Performing at Grade Level - Reading	29.1%	32.0%	31.1%	42.0%	50	47
Percent of Students Performing at Grade Level - Math	24.3%	33.2%	37.9%	43.2%	50	51
Felony Crime Rate (per 1,000 residents)	37.3	36.3	36.3	35.6	14	12
Acres of Open Space (per 1,000 residents)	-	-	1.2	-	-	41
Asthma Hospitalization (per 1,000 people)	6.6	7.4	6.8	6.2	8	8
Low Birth Weight (per 1,000 live births)	106	107	107	125	8	4

¹ Community district 310 matches sub-borough area 308.

² Price index should be treated with caution due to low number of observations.

³ Ranked out of 5 community districts with the same predominant housing type (5+ family buildings).