

EAST HARLEM¹

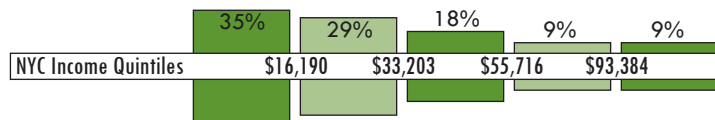
	2005	Rank '02	Rank '05
Population (2000)	117,743	35	-
Population Density (2000)	49.1	17	-
Median Monthly Rent	\$900	32	21
Median Price/Unit (5+ fam.)	\$126,563	4	2 ²
Racial Diversity Index	0.86	19	14
Income Diversity Ratio	6.0	12	14



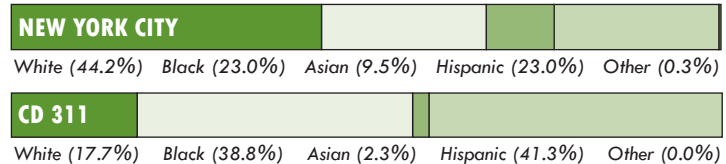
East Harlem leads the City in the percentage of the housing stock that is subsidized, even though that percentage fell between 2002 and 2005. The rate of home purchase lending in CD 311 decreased by more than two-thirds since 2002. The rate of tax delinquencies in CD 311 has decreased by more than half since 2002, although the CD continues to have one of the highest rates in the City.

Elementary student test performance in reading and math improved steadily since 2002, from less than one-third of students performing at grade level in 2002 to nearly one-half of students achieving that benchmark in 2005. Contrary to the citywide trend, the CD saw a decline in the rate of low birth weight babies born in 2005, but CD 311 had one of the highest rates of asthma hospitalizations in the City.

Percent of Households in CD 311 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 311



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$19,703	-	-	\$23,000	53	48
Poverty Rate	33.5%	-	-	27.1%	6	11
Percent Immigrant Households	18.6%	-	-	20.9%	47	47
Percent of Rental Units that are Subsidized	62.4%	-	-	54.6%	1	1
Percent of Rental Units that are Rent-Regulated	29.5%	-	-	34.3%	41	40
Certificates of Occupancy	590	352	1,012	380	8	1
Percent Vacant Land Area	-	2.8%	3.0%	3.6%	32	28
Median Age of Housing Stock	-	52	50	48	48	52
Homeownership Rate	10.3%	-	-	8.6%	49	50
Index of Housing Price Appreciation (5+ family bldg.)²	362.9	617.1	612.6	608.1	2	3 ³
Home Purchase Loans (per 1,000 properties)	69.2	32.8	30.4	20.9	11	55
Percent of Home Purchase Loans that are Subprime	1.0%	3.4%	2.8%	4.1%	51	44
Percent of Refinance Loans that are Subprime	8.2%	6.6%	10.1%	10.8%	45	47
Notices of Foreclosure (per 1,000 1-4 family properties)	6.2	11.2	11.2	9.1	34	25
Percent Tax Delinquencies (delinquent ≥ 1 year)	6.5%	4.4%	4.7%	2.9%	10	11
Serious Housing Code Violations (per 1,000 rental units)	30.2	46.3	43.5	39.4	25	26
Percent of Students Performing at Grade Level - Reading	32.5%	34.8%	33.9%	45.5%	45	40
Percent of Students Performing at Grade Level - Math	29.3%	37.2%	41.0%	48.0%	41	39
Felony Crime Rate (per 1,000 residents)	32.8	33.0	30.4	30.5	20	19
Acres of Open Space (per 1,000 residents)	-	-	2.4	-	-	28
Asthma Hospitalizations (per 1,000 people)	7.6	8.2	8.6	8.2	6	5
Low Birth Weight (per 1,000 live births)	101	90	106	97	12	23

¹ Community district 311 matches sub-borough area 309.

² Price indices of 2005 have been interpolated due to lack of observations. 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).