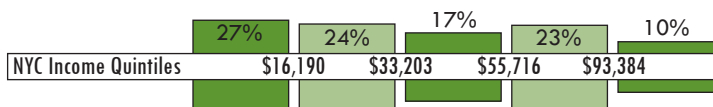


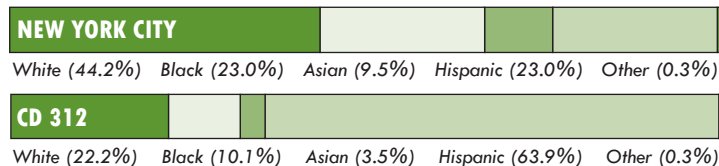
WASHINGTON HEIGHTS/INWOOD¹

	2005	Rank '02	Rank '05
Population (2000)	208,414	5	-
Population Density (2000)	69.2	9	-
Median Monthly Rent	\$763	44	48
Median Price/Unit (5+ fam.)	\$84,357	5	5 ²
Racial Diversity Index	0.71	28	29
Income Diversity Ratio	6.7	8	7

Percent of Households in CD 312 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 312



Although Washington Heights and Inwood have experienced strong housing price appreciation recently, the housing stock shows signs of distress. The district has the City's highest rate of tax delinquency and one of the borough's highest rates of serious housing code violations. CD 312 also has the borough's highest rates of foreclosure. The percentage of students performing at grade level in both reading and math improved significantly in CD 312 from 2004 to 2005, although the district still ranks very low on both of these indicators.

In 2006, City Planning proposed a rezoning of the Sherman Creek area in CD 312. The rezoning would increase the density of the existing residential area, and allow for mixed-use developments on the waterfront, which is currently zoned for industrial uses.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$29,554	-	-	\$30,000	43	42
Poverty Rate	29.3%	-	-	26.2%	9	12
Percent Immigrant Households	53.8%	-	-	55.9%	9	8
Percent of Rental Units that are Subsidized	9.8%	-	-	8.1%	35	31
Percent of Rental Units that are Rent-Regulated	88.5%	-	-	89.0%	2	2
Certificates of Occupancy	117	0	13	9	34	57
Percent Vacant Land Area	-	4.4%	4.4%	1.6%	24	43
Median Age of Housing Stock	-	79	80	81	10	9
Homeownership Rate	7.3%	-	-	9.5%	53	49
Index of Housing Price Appreciation (5+ family bldg.)	260.2	356.8	428.9	498.4	4	4 ²
Home Purchase Loans (per 1,000 properties)	47.1	40.1	41.8	45.3	33	43
Percent of Home Purchase Loans that are Subprime	0.5%	0.5%	0.7%	3.4%	55	46
Percent of Refinance Loans that are Subprime	3.5%	2.5%	3.9%	5.5%	49	49
Notices of Foreclosure (per 1,000 1-4 family properties)	27.8	34.8	41.8	21.7	14	9
Percent Tax Delinquencies (delinquent ≥1 year)	11.2%	7.5%	4.9%	6.6%	3	1
Serious Housing Code Violations (per 1,000 rental units)	83.0	77.3	92.9	137.7	7	7
Percent of Students Performing at Grade Level - Reading	29.8%	32.7%	30.2%	41.3%	47	51
Percent of Students Performing at Grade Level - Math	26.2%	32.8%	36.9%	42.6%	44	52
Felony Crime Rate (per 1,000 residents)	23.6	21.3	21.4	19.5	45	47
Acres of Open Space (per 1,000 residents)	-	-	2.5	-	-	25
Asthma Hospitalization (per 1,000 people)	3.1	3.4	3.0	2.6	24	27
Low Birth Weight (per 1,000 live births)	78	79	82	75	32	44

¹Community district 312 matches sub-borough area 310.

²Ranked out of 5 community districts with the same predominant housing type (5+ family buildings).