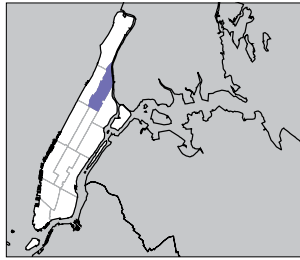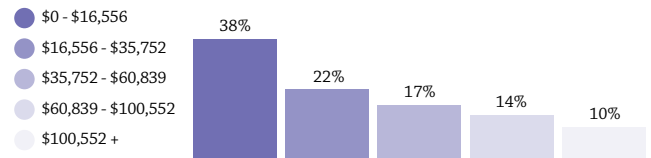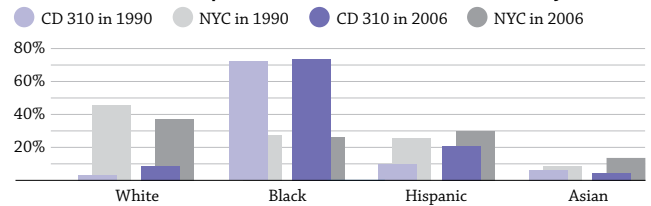# CENTRAL HARLEM – CD 310[1]

In 2006, Central Harlem had Manhattan's lowest median income and highest unemployment rate. The homeownership rate in CD 310 grew steadily between 1990 and 2006, but the rate of foreclosure notices increased 91% from 2005 to 2006, a much more dramatic increase than the city-wide or borough averages. Serious housing code violations have fallen dramatically in this neighborhood, and the large number of units authorized by building permits in 2006 indicates that new housing is on the way.

	2006	Rank
Population	118,143	46
Population Density (1,000 persons per square mile)	81.5	5
Median Household Income	$27,007	50
Income Diversity Ratio	7.5	4
Median Rent Burden (renter households)	30.1%	30
Rental Units that are Subsidized (percentage) ('05)	15.3%	20
Rental Units that are Rent-Regulated (percentage) ('05)	70.0%	10
Median Age of Housing Stock	86	2
Acres of Open Space (per 1,000 residents) ('04)	0.9	41

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

- $0 - $16,556
- $16,556 - $35,752
- $35,752 - $60,839
- $60,839 - $100,552
- $100,552 +

38% 22% 17% 14% 10%

Racial and Ethnic Composition of CD 310 versus New York City

- CD 310 in 1990
- NYC in 1990
- CD 310 in 2006
- NYC in 2006

White   Black   Hispanic   Asian

	1990	2000	2005	2006	Rank (1990)	Rank (2006)
Rental Vacancy Rate	8.4%	8.0%	6.0%	3.6%	1	32
Certificates of Occupancy	80	81	651	328	30	21
Units authorized by new building permits*	87	261	883	793	14	13
Homeownership Rate	4.6%	6.6%	8.5%	12.2%	53	47
Vacant Land Area Rate	8.0%	6.2%	3.9%	4.0%	20	23
Index of Housing Price Appreciation (5+ family building)[2,3]	60.5	100.0	230.0	284.2	-	3
Median Price per Unit (5+ family building)[2]	$22,681	$40,976	$94,077	$109,091	5	4
Median Monthly Rent	$497	$544	$628	$602	52	52
Serious Housing Code Violations (per 1,000 rental units)	85.0	93.1	58.1	45.3	1	23
Tax Delinquencies (percentage) (delinquent ≥ 1 year)	-	14.8%	3.2%	3.0%	-	11
Home Purchase Loans (per 1,000 properties)*	12.1	38.8	93.3	55.0	52	30
Purchase Loans that were Subprime (percentage)*	13.5%	7.6%	3.9%	4.4%	14	41
Refinance Loans that were Subprime (percentage)*	38.5%	38.9%	30.0%	16.8%	15	29
Notices of Foreclosure (per 1,000 1-4 family properties)*	10.1	59.6	9.2	17.6	17	18
Severe Crowding Rate (renter households)	6.1%	7.5%	2.3%	2.9%	29	26
Foreign-Born Population (percentage)	9.6%	17.8%	17.2%	20.8%	54	48
Racial Diversity Index	0.28	0.45	0.55	0.59	53	40
Households with Kids under 18 Years Old (percentage)	24.4%	28.3%	33.8%	32.5%	44	33
Population Aged 65 and Older (percentage)	15.1%	11.3%	9.2%	10.3%	18	36
Poverty Rate	-	-	-	28.7%	-	11
Unemployment Rate	17.8%	18.6%	-	13.4%	4	4
Mean Travel Time to Work (minutes)	34.0	37.3	35.8	35.5	45	42
Felony Crime Rate (per 1,000 residents)	118.2	42.9	35.6	34.9	9	11
Students Performing at Grade Level in Reading (percentage)	-	26.5%	42.0%	38.5%	-	55
Students Performing at Grade Level in Math (percentage)	-	21.2%	43.2%	47.8%	-	45
Asthma Hospitalizations (per 1,000 people)*	10.2	7.5	5.7	6.1	7	7
Blood Lead Levels (per 1,000 children tested, new diagnoses)*	68.9	23.3	11.9	7.5	4	24

[1] Community district 310 matches sub-borough area 308.
[2] Ranked out of 5 community districts with the same predominant housing type (5+ family buildings).
[3] Price index should be treated with caution due to low number of observations.
* Not all data in the earliest column are from 1990. Please see Notes on page 17.