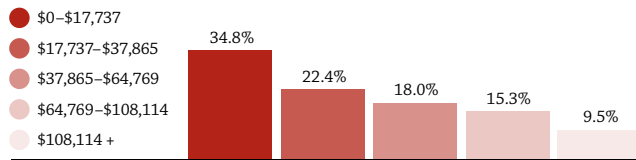




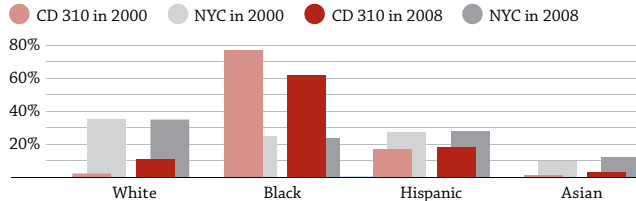
CENTRAL HARLEM – CD 310¹

	2008	Rank
Population	125,875	–
Population Density (1,000 persons per square mile)	86.8	5
Median Household Income	\$33,039	47
Income Diversity Ratio	7.6	6
Subsidized Rental Units (% of rental units)	28.7%	9
Rent-Regulated Units (% of rental units)	55.3%	14
Residential Units within 1/4 Mile of a Park	97.0%	18
Residential Units within 1/2 Mile of a Subway/Rail Entrance	97.3%	9
Unused Capacity Rate (% of land area)	30.0%	25

Households in CD 310 in Each New York City Income Quintile (2008)



Racial and Ethnic Composition of CD 310 versus New York City



In April, 2008, the City Planning Commission and the City Council approved a major rezoning of 125th Street in Harlem. The plan faced vocal opposition from community members who feared new development allowed by the rezoning would change the neighborhood's distinctive character and potentially displace existing residents and small businesses. The final rezoning included some compromises responding to the community's concerns, including limited building height, assurances that a large portion of all new housing will be moderately-priced, and financial aid for approximately 70 displaced businesses.

At the time of the rezoning, several plans for new development were in the works, including two hotels, two shopping malls, and a 21-story commercial and residential tower at 125th Street and Park Avenue called Harlem Park. The 380 foot tall, mixed-use Harlem Park tower was to be the tallest structure in the area and connect East Harlem and West Harlem.

The project was officially called off in December 2008 because the owner could not secure financing to build the tower. Today, the site remains vacant. The lack of development on this site may have also contributed to failed plans to build projects on two adjacent lots. For more information about this project, visit www.plannyc.org.

	2000	2007	2008	2009	Rank ('00)	Rank ('08/'09)
Rental Vacancy Rate ²	8.0%	–	4.5%	–	1	18
Certificates of Occupancy Issued	84	430	676	–	31	8
Units Authorized by New Residential Building Permits	261	567	357	96	15	9
Homeownership Rate	6.6%	12.2%	13.0%	–	52	48
Index of Housing Price Appreciation (5+ family building) ^{3, 4}	100.0	388.1	378.5	279.5	–	3
Median Price per Unit (5+ family building) ³	\$31,802	\$128,213	\$72,700	\$86,207	5	4
Median Monthly Rent	–	\$666	\$660	–	–	52
Median Rent Burden	–	29.7%	29.6%	–	–	34
Serious Housing Code Violations (per 1,000 rental units)	93.1	46.4	43.5	–	14	25
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	14.8%	3.1%	3.6%	–	3	13
Home Purchase Loan Rate (per 1,000 properties)	–	91.7	53.1	–	–	1
High Cost Home Purchase Loans (% of home purchase loans)	–	2.6%	1.6%	–	–	41
Refinance Loan Rate (per 1,000 properties)	–	22.9	10.0	–	–	44
High Cost Refinance Loans (% of refinance loans)	–	24.9%	10.6%	–	–	21
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	98.0	15.0	20.5	31.2	1	22
Severe Crowding Rate (% of renter households)	–	2.3%	2.7%	–	–	39
Foreign-Born Population	17.8%	22.2%	20.5%	–	51	50
Racial Diversity Index	0.37	0.51	0.57	–	50	24
Households with Children under 18 Years Old	34.0%	30.0%	31.6%	–	35	33
Population Aged 65 and Older	11.3%	11.0%	11.5%	–	24	27
Poverty Rate	36.4%	29.7%	27.8%	–	8	10
Unemployment Rate	18.6%	12.8%	8.9%	–	5	12
Mean Travel Time to Work (minutes)	37.3	33.5	36.1	–	42	44
Felony Crime Rate (per 1,000 residents)	42.9	32.8	–	–	15	–
Students Performing at Grade Level in Reading	28.6%	42.5%	50.5%	64.1%	48	39
Students Performing at Grade Level in Math	20.9%	57.4%	66.5%	75.9%	52	47
Asthma Hospitalizations (per 1,000 residents)	7.5	5.5	5.9	–	5	10
Elevated Blood Lead Levels (incidence per 1,000 residents)	23.3	8.3	4.4	–	13	32
Net Waste After Recycling (pounds per capita)	–	2.2	2.5	2.4	–	23

1. Community district 310 matches sub-borough area 308. 2. The rental vacancy rate presented for 2008 is an average rate for 2006–2008. 3. Ranked out of 5 community districts with the same predominant housing type (5+ family building). 4. Price index should be treated with caution due to low number of observations.