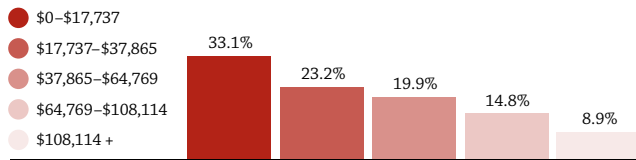




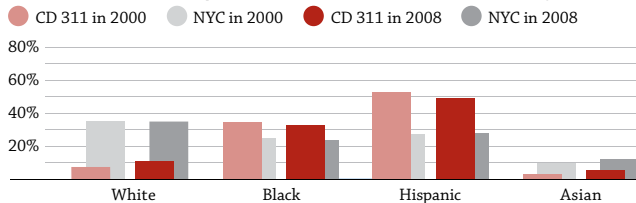
EAST HARLEM – CD 311¹

	2008	Rank
Population	126,609	-
Population Density (1,000 persons per square mile)	53.9	15
Median Household Income	\$30,226	50
Income Diversity Ratio	6.8	12
Subsidized Rental Units (% of rental units)	53.8%	1
Rent-Regulated Units (% of rental units)	34.0%	42
Residential Units within 1/4 Mile of a Park	100.0%	1
Residential Units within 1/2 Mile of a Subway/Rail Entrance	88.7%	23
Unused Capacity Rate (% of land area)	43.4%	10

Households in CD 311 in Each New York City Income Quintile (2008)



Racial and Ethnic Composition of CD 311 versus New York City



City-Initiated Rezonings, 2003–2007



■ Upzoned ■ Downzoned ■ Contextual-Only Rezoned

19.6% of land area in CD 311 was rezoned through City-initiated rezonings between 2003 and 2007. These rezonings increased the residential capacity in CD 311 by 2.9%.

	2000	2007	2008	2009	Rank ('00)	Rank ('08/'09)
Rental Vacancy Rate ²	3.5%	-	1.4%	-	21	54
Certificates of Occupancy Issued	210	119	164	-	16	49
Units Authorized by New Residential Building Permits	334	517	1,239	39	13	27
Homeownership Rate	6.3%	7.6%	6.6%	-	54	52
Index of Housing Price Appreciation (5+ family building) ^{3, 4}	100.0	542.5	330.7	338.0	-	1
Median Price per Unit (5+ family building) ³	\$44,495	\$210,174	\$122,291	\$132,609	3	2
Median Monthly Rent	-	\$573	\$602	-	-	54
Median Rent Burden	-	26.3%	27.0%	-	-	46
Serious Housing Code Violations (per 1,000 rental units)	59.9	32.4	25.3	-	19	32
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	11.9%	1.3%	1.5%	-	9	32
Home Purchase Loan Rate (per 1,000 properties)	-	22.9	22.0	-	-	27
High Cost Home Purchase Loans (% of home purchase loans)	-	1.9%	2.4%	-	-	31
Refinance Loan Rate (per 1,000 properties)	-	9.2	5.1	-	-	55
High Cost Refinance Loans (% of refinance loans)	-	18.5%	2.6%	-	-	50
Notices of Foreclosure Rate (per 1,000 1-4 family properties)	49.3	7.1	14.1	10.7	3	45
Severe Crowding Rate (% of renter households)	-	4.0%	3.7%	-	-	27
Foreign-Born Population	21.1%	25.5%	24.9%	-	47	41
Racial Diversity Index	0.59	0.63	0.64	-	25	16
Households with Children under 18 Years Old	38.1%	32.0%	36.1%	-	29	25
Population Aged 65 and Older	11.5%	11.9%	10.0%	-	22	41
Poverty Rate	37.1%	27.2%	27.1%	-	7	14
Unemployment Rate	16.8%	12.9%	12.9%	-	9	3
Mean Travel Time to Work (minutes)	35.5	32.9	35.7	-	47	46
Felony Crime Rate (per 1,000 residents)	37.1	31.3	-	-	22	-
Students Performing at Grade Level in Reading	32.5%	43.0%	52.3%	65.6%	43	37
Students Performing at Grade Level in Math	25.3%	56.4%	68.3%	77.3%	43	41
Asthma Hospitalizations (per 1,000 residents)	10.5	7.9	8.2	-	1	4
Elevated Blood Lead Levels (incidence per 1,000 residents)	19.9	5.2	5.4	-	21	24
Net Waste After Recycling (pounds per capita)	-	2.0	2.6	2.4	-	22

1. Community district 311 matches sub-borough area 309. 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.