MORNINGSIDE HEIGHTS/HAMILTON[1]

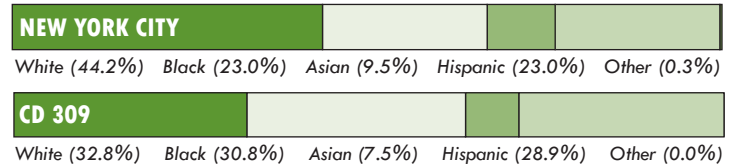|	2005	Rank '02	Rank '05
Population (2000)	111,724	39	-
Population Density (2000)	98.0	2	-
Median Monthly Rent	$884	22	31
Median Price/Unit (5+ fam.)	$125,611	2	3[2]
Racial Diversity Index	0.94	4	4
Income Diversity Ratio	6.5	2	10
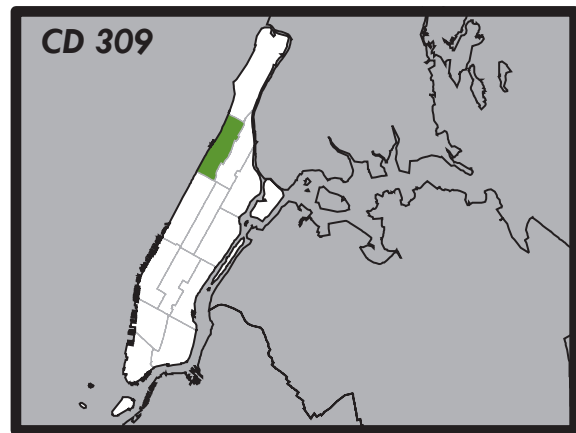
CD 309

Morningside Heights/Hamilton is one of the City's most diverse districts, both in the distribution of incomes and in terms of racial and ethnic composition. It also is one of the City's densest areas. Although CD 309 has experienced the greatest housing price appreciation for 5+ family buildings in the City, the housing stock shows signs of distress. The neighborhood has relatively high rates of tax delinquency and the share of housing units with serious code violations has been increasing steadily since 2002. Foreclosure rates in CD 309 are consistently twice as high as the borough-wide average. CD 309 had very few certificates of occupancy issued in 2005, ranking it near the bottom of the City's neighborhoods for residential construction.

Percent of Households in CD 309 in Each New York City Income Quintile

	24%	22%	22%	19%	12%
NYC Income Quintiles	$16,190	$33,203	$55,716	$93,384	
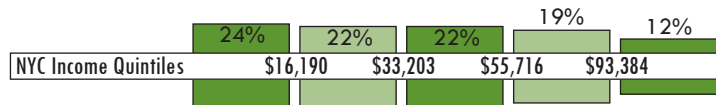
Racial and Ethnic Composition in New York City and CD 309

NEW YORK CITY

White (44.2%)   Black (23.0%)   Asian (9.5%)   Hispanic (23.0%)   Other (0.3%)

CD 309

White (32.8%)   Black (30.8%)   Asian (7.5%)   Hispanic (28.9%)   Other (0.0%)

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$32,838	-	-	$32,918	38	37
Poverty Rate	25.5%	-	-	22.4%	14	19
Percent Immigrant Households	29.4%	-	-	34.0%	37	35
Percent of Rental Units that are Subsidized	20.1%	-	-	22.4%	17	13
Percent of Rental Units that are Rent-Regulated	69.7%	-	-	64.9%	9	13
Certificates of Occupancy	161	13	77	12	26	56
Percent Vacant Land Area	-	1.9%	2.0%	2.7%	41	32
Median Age of Housing Stock	-	83	84	85	4	3
Homeownership Rate	11.3%	-	-	12.5%	48	48
Index of Housing Price Appreciation (5+ family bldg.)	287.4	465.6	576.8	823.9	3	1[2]
Home Purchase Loans (per 1,000 properties)	35.0	28.2	45.3	38.6	47	52
Percent of Home Purchase Loans that are Subprime	3.7%	3.5%	0.9%	2.3%	44	49
Percent of Refinance Loans that are Subprime	5.9%	5.7%	11.7%	10.4%	47	48
Notices of Foreclosure (per 1,000 1-4 family properties)	29.8	29.4	25.4	13.0	11	18
Percent Tax Delinquencies (delinquent ≥1 year)	12.4%	7.2%	4.5%	3.6%	2	5
Serious Housing Code Violations (per 1,000 rental units)	69.4	72.8	76.0	112.3	12	10
Percent of Students Performing at Grade Level - Reading	30.2%	32.9%	31.3%	42.3%	46	46
Percent of Students Performing at Grade Level - Math	25.8%	33.5%	38.0%	43.4%	46	47
Felony Crime Rate (per 1,000 residents)	29.1	29.4	29.5	26.6	31	27
Acres of Open Space (per 1,000 residents)	-	-	3.0	-	-	20
Asthma Hospitalizations (per 1,000 people)	3.5	4.0	3.7	3.3	21	19
Low Birth Weight (per 1,000 live births)	80	99	95	99	30	21

[1] Community district 309 matches sub-borough area 307.

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