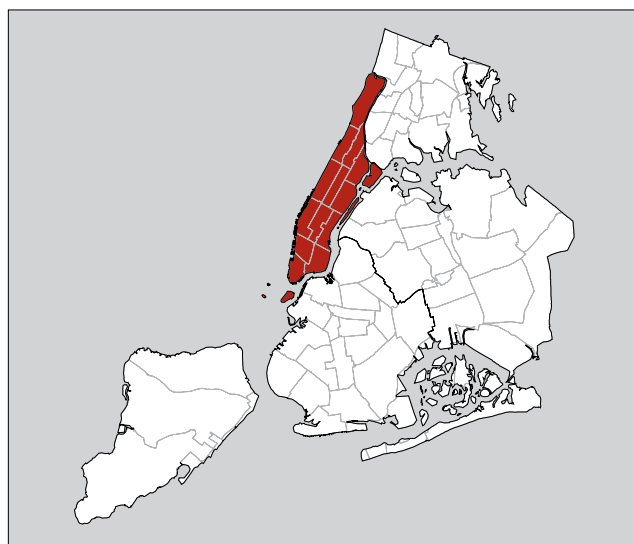




Until recently, Manhattan seemed immune to the current real estate downturn. While housing prices were flat or declining in the rest of the City in 2007 and 2008, the market in Manhattan stayed relatively strong. Since then, however, the downturn has caught up with the borough: condominium prices fell 14.3% from 2008 to 2009, while prices of large multifamily rental buildings dropped 20%. By the end of 2009, prices of these properties had fallen to levels not seen since 2006.

Most of Manhattan's residents—over 75%—are renters. The median rent in Manhattan is the highest of the five boroughs. However, Manhattan has the smallest percentage of rent-burdened residents of the five boroughs, perhaps as a result of Manhattan's relatively high incomes and high rates of regulated and subsidized rental units.

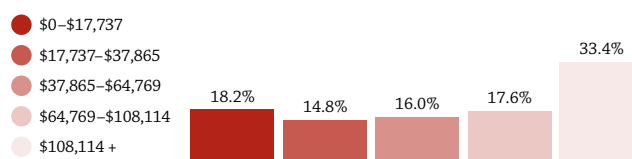
Manhattan has the highest income diversity ratio of the boroughs. This is the result of a highly skewed distribution of earnings: 33% of Manhattan households are in the highest New York City income quintile while 19% are in the lowest. Manhattan has a much smaller middle class than the other boroughs.

In addition to being economically diverse, Manhattan also is quite racially and ethnically diverse. Between 2000 and 2008, however, the share of white and Asian residents in Manhattan increased, while the percentage of black and Hispanic residents decreased.

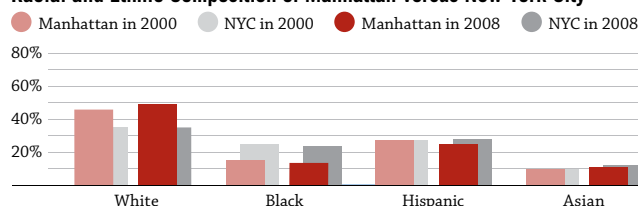
Manhattan has the smallest percentage of households with children of the five boroughs. The perfor-

		2008 Rank
Population	1,634,795	3
Population Density (1,000 persons per square mile)	71.3	1
Median Household Income	\$68,771	2
Income Diversity Ratio	9.0	1
Subsidized Rental Units (% of rental units)	16.0%	3
Rent-Regulated Units (% of rental units)	54.5%	1
Residential Units within 1/4 Mile of a Park	92.6%	1
Residential Units within 1/2 Mile of a Subway/Rail Entrance	90.7%	1
Residential Units in a Historic District	11.7%	1
Unused Capacity Rate (% of land area)	26.4%	4
Land Area Upzoned (% '03-'07)	3.1%	2
Land Area Downzoned (% '03-'07)	1.0%	5
Land Area Contextual-Only Rezoned (% '03-'07)	1.1%	5

Households in Manhattan in Each New York City Income Quintile (2008)



Racial and Ethnic Composition of Manhattan versus New York City



mance of its public school students steadily increased in reading and math in the last decade. Despite this progress, Manhattan public school children still trail behind students in Queens and Staten Island in reading and math scores.

Only about 5% of Manhattan's land area was subject to City-initiated rezonings between 2003 to 2007, the smallest percentage of any of the boroughs. However, in 2008, the City accelerated its rezoning efforts in Manhattan, making significant changes to the zoning along 125th Street in Harlem and in the East Village/Lower East Side. Projects underway in Manhattan also include efforts to improve the pedestrian environment. The success of Summer Streets, a program to temporarily close streets in Manhattan, and "Green Light for Midtown," a specific initiative to create pedestrian plazas and restrict vehicular traffic in Midtown, led to the indefinite pedestrianization of Broadway between 33rd Streets and 47th Streets. For more information on this and other ongoing Manhattan projects, please visit www.plannyc.org.

	2000	2007	2008	2009	Rank (2000)('08/'09)	Rank
Housing Stock & Land Use						
Housing Units	798,144	844,349	850,942	–	3	2
Rental Vacancy Rate	3.4%	2.9%	3.4%	–	3	5
Certificates of Occupancy Issued	5,131	7,456	4,793	5,139	1	2
Units Authorized by New Residential Building Permits	4,980	8,875	9,735	556	1	3
Homeownership Rate	20.1%	23.1%	23.7%	–	4	4
Housing Prices & Affordability						
Index of Housing Price Appreciation (condominium)	100.0	220.8	235.4	201.8	–	4
Index of Housing Price Appreciation (1 family building)	100.0	193.5	200.0	162.1	–	5
Index of Housing Price Appreciation (2–4 family building)	100.0	262.5	251.7	207.9	–	1
Index of Housing Price Appreciation (5+ family building)	100.0	339.4	320.6	254.0	–	1
Median Price per Unit (condominium)	\$627,912	\$1,015,042	\$1,081,140	\$987,702	1	1
Median Price per Unit (5+ family building)	\$60,405	\$206,940	\$104,626	\$81,522	3	3
Median Monthly Rent	–	\$1,055	\$1,108	–	1	1
Median Rent Burden	–	26.4%	27.1%	–	–	5
Lending Indicators						
Home Purchase Loan Rate (per 1,000 properties)	–	42.3	28.5	–	–	1
High Cost Home Purchase Loans (% of home purchase loans)	–	2.2%	1.4%	–	–	5
Refinance Loan Rate (per 1,000 properties)	–	12.9	13.2	–	–	4
High Cost Refinance Loans (% of refinance loans)	–	7.7%	2.6%	–	–	5
Notices of Foreclosure (all residential properties)	356	259	334	724	5	5
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	31.3	7.5	11.6	13.4	1	5
Properties that Entered REO	7	1	3	6	4	5
Housing Quality						
Serious Housing Code Violations (per 1,000 rental units)	43.1	31.5	30.8	–	3	3
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	6.6%	1.7%	1.9%	–	1	3
Severe Crowding Rate (% of renter households)	–	2.4%	3.2%	–	4	5
Social, Demographic & Income Indicators						
Population	1,540,934	1,625,251	1,634,795	–	3	3
Population Density (1,000 persons per square mile)	67.1	70.9	71.3	–	1	1
Foreign-Born Population	29.4%	29.1%	28.1%	–	3	4
Percent White	45.8%	48.8%	49.2%	–	2	2
Percent Black	15.3%	13.7%	13.4%	–	4	4
Percent Hispanic	27.2%	24.7%	24.5%	–	2	3
Percent Asian	9.3%	10.7%	10.6%	–	2	2
Racial Diversity Index	0.68	0.67	0.67	–	3	3
Median Household Income	\$58,593	\$64,217	\$68,771	–	2	2
Income Diversity Ratio	7.8	8.4	9.0	–	1	1
Households with Children under 18 Years Old	19.7%	19.5%	19.7%	–	5	5
Population Aged 65 and Older	12.2%	12.6%	12.9%	–	2	2
Poverty Rate	20.0%	17.6%	16.9%	–	3	3
Unemployment Rate	8.5%	6.7%	6.7%	–	3	4
Public Transportation Rate	63.3%	61.2%	61.8%	–	1	2
Mean Travel Time to Work (minutes)	30.5	30.3	30.4	–	5	5
Felony Crime Rate (per 1,000 residents)	52.2	36.3	33.5	–	1	1
Adult Incarceration Rate (per 100,000 people aged 15 or older)	2,742.3	1,775.1	1,786.4	–	1	1
Students Performing at Grade Level in Reading	40.3%	49.9%	57.4%	69.7%	3	3
Students Performing at Grade Level in Math	33.5%	63.5%	73.3%	81.7%	4	3
Health & Environmental Indicators						
Asthma Hospitalizations (per 1,000 residents)	3.1	2.4	2.6	–	3	3
Elevated Blood Lead Levels (incidence per 1,000 children)	17.9	5.4	4.9	–	2	2
Infant Mortality Rate (per 1,000 live births)	5.1	3.7	4.6	–	5	5
Low Birth Weight Rate (per 1,000 live births)	78	82	87	–	4	4
Net Waste After Recycling (pounds per capita) ¹	–	2.3	2.3	2.2	–	5

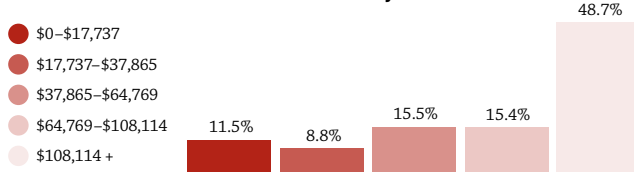
¹ The figures presented for each year refer to the City fiscal year beginning on July 1 of that year.



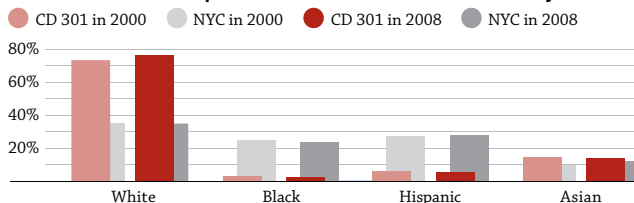
FINANCIAL DISTRICT – CD 301¹

	2008	Rank
Population	152,633	–
Population Density (1,000 persons per square mile)	47.7	21
Median Household Income	\$105,336	3
Income Diversity Ratio	7.3	7
Subsidized Rental Units (% of rental units)	2.3%	44
Rent-Regulated Units (% of rental units)	50.5%	23
Residential Units within 1/4 Mile of a Park	95.2%	23
Residential Units within 1/2 Mile of a Subway/Rail Entrance	99.4%	5
Unused Capacity Rate (% of land area)	–	–

Households in CD 301 in Each New York City Income Quintile (2008)



Racial and Ethnic Composition of CD 301 versus New York City

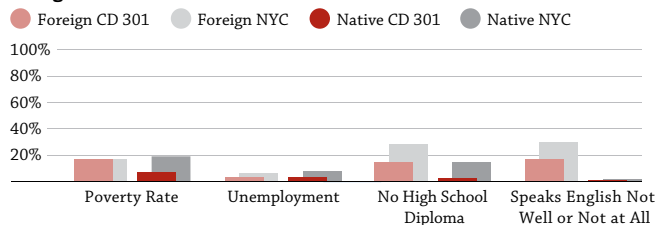


Top Five Countries of Origin for Foreign-Born Residents in CD 301

Country of Origin	CD 301	NYC	U.S.
China	25.9%	10.2%	5.0%
United Kingdom	7.3%	1.1%	1.8%
Canada	5.8%	0.7%	2.2%
Japan	4.7%	0.7%	0.9%
India	4.3%	2.5%	4.3%

The immigrant make-up of CD 301 looks quite different from the City as a whole. It includes much larger shares of immigrants born in China, the United Kingdom, Canada, and Japan than the rest of the City.

Immigrant Characteristics in CD 301 and NYC



In CD 301, 17% of the foreign-born population does not speak English well and/or does not have a high school diploma. These rates are much lower than in the rest of the City.

	2000	2007	2008	2009	Rank ('00)	Rank ('08/'09)
Rental Vacancy Rate ²	2.6%	–	4.2%	–	34	22
Certificates of Occupancy Issued	586	695	857	–	8	4
Units Authorized by New Residential Building Permits	491	1,486	1,206	29	10	32
Homeownership Rate	25.9%	27.2%	29.3%	–	30	30
Index of Housing Price Appreciation (condominium) ³	100.0	211.3	231.2	192.1	–	6
Median Price per Unit (condominium) ³	\$753,745	\$969,298	\$1,200,554	\$977,500	4	6
Median Monthly Rent	–	\$1,870	\$1,869	–	–	1
Median Rent Burden	–	25.4%	24.6%	–	–	53
Serious Housing Code Violations (per 1,000 rental units)	5.6	1.0	1.4	–	58	59
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.4%	0.0%	0.0%	–	58	58
Home Purchase Loan Rate (per 1,000 properties)	–	67.2	41.8	–	–	2
High Cost Home Purchase Loans (% of home purchase loans)	–	3.3%	1.7%	–	–	39
Refinance Loan Rate (per 1,000 properties)	–	17.5	15.6	–	–	19
High Cost Refinance Loans (% of refinance loans)	–	6.4%	3.4%	–	–	47
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	–	–	–	–	–	–
Severe Crowding Rate (% of renter households)	–	2.5%	3.7%	–	–	27
Foreign-Born Population	23.3%	24.3%	23.2%	–	43	45
Racial Diversity Index	0.43	0.45	0.39	–	42	46
Households with Children under 18 Years Old	11.4%	14.2%	18.2%	–	53	50
Population Aged 65 and Older	10.5%	8.7%	8.5%	–	32	47
Poverty Rate	9.9%	8.6%	8.8%	–	49	47
Unemployment Rate	5.8%	3.3%	3.2%	–	46	52
Mean Travel Time to Work (minutes)	24.4	25.3	24.9	–	55	54
Felony Crime Rate (per 1,000 residents)	144.7	87.1	–	–	3	–
Students Performing at Grade Level in Reading	66.2%	75.6%	79.2%	85.8%	2	2
Students Performing at Grade Level in Math	61.0%	82.7%	88.5%	92.6%	2	3
Asthma Hospitalizations (per 1,000 residents)	0.9	0.7	0.8	–	53	54
Elevated Blood Lead Levels (incidence per 1,000 residents) ⁴	12.8	2.3	11.7	–	51	1
Net Waste After Recycling (pounds per capita)	–	2.1	2.3	1.9	–	46

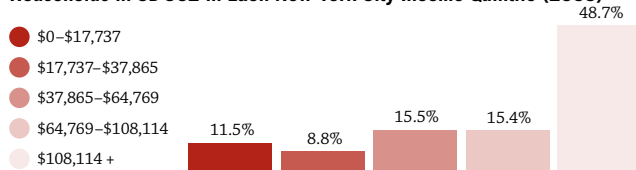
1. Community districts 301 and 302 both fall within sub-borough 301. Data at the sub-borough area level for these two CDs are identical. 2. The rental vacancy rate presented for 2008 is an average rate for 2006–2008. 3. Ranked out of 7 community districts with the same predominant housing type (condominium). 4. Sample size is less than 20 newly identified cases in at least one year presented.



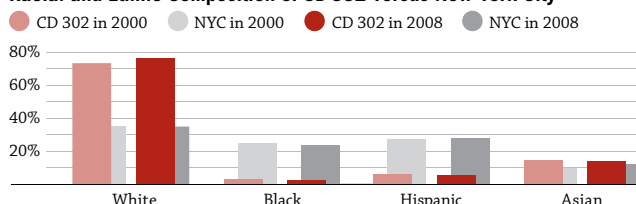
GREENWICH VILLAGE / SOHO – CD 302¹

	2008	Rank
Population	152,633	–
Population Density (1,000 persons per square mile)	47.7	21
Median Household Income	\$105,336	3
Income Diversity Ratio	7.3	7
Subsidized Rental Units (% of rental units)	2.3%	44
Rent-Regulated Units (% of rental units)	50.5%	21
Residential Units within 1/4 Mile of a Park	99.2%	15
Residential Units within 1/2 Mile of a Subway/Rail Entrance	99.9%	4
Unused Capacity Rate (% of land area)	7.0%	57

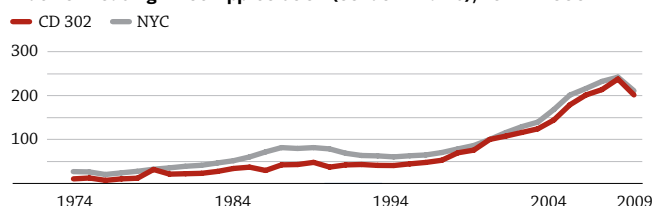
Households in CD 302 in Each New York City Income Quintile (2008)



Racial and Ethnic Composition of CD 302 versus New York City

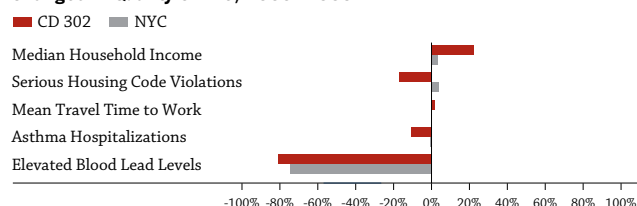


Index of Housing Price Appreciation (condominiums), 1974–2009



During the recent housing boom, condominium prices shot up 138% in CD 302 from 2000 to 2008. Although prices fell in 2009, CD 302 still boasts the most expensive condos in the City.

Changes in Quality of Life, 2000–2008



CD 302 was one of the only community districts to see a marked increase in median household income from 2000 to 2008. Median income increased by 22.6% in the CD, compared with a 3% increase citywide.

	2000	2007	2008	2009	Rank ('00)	Rank ('08/'09)
Rental Vacancy Rate ²	2.6%	–	4.2%	–	34	22
Certificates of Occupancy Issued	28	242	280	–	51	33
Units Authorized by New Residential Building Permits	31	231	360	9	53	46
Homeownership Rate	25.9%	27.2%	29.3%	–	30	30
Index of Housing Price Appreciation (condominium) ³	100.0	213.4	237.5	201.4	–	4
Median Price per Unit (condominium) ³	\$840,955	\$1,773,972	\$1,569,397	\$1,650,000	1	1
Median Monthly Rent	–	\$1,870	\$1,869	–	–	1
Median Rent Burden	–	25.4%	24.6%	–	–	53
Serious Housing Code Violations (per 1,000 rental units)	18.1	15.4	15.0	–	43	44
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.6%	0.3%	0.4%	–	54	57
Home Purchase Loan Rate (per 1,000 properties)	–	67.2	41.8	–	–	2
High Cost Home Purchase Loans (% of home purchase loans)	–	3.3%	1.7%	–	–	39
Refinance Loan Rate (per 1,000 properties)	–	17.5	15.6	–	–	19
High Cost Refinance Loans (% of refinance loans)	–	6.4%	3.4%	–	–	47
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	2.6	0.0	0.0	5.1	47	55
Severe Crowding Rate (% of renter households)	–	2.5%	3.7%	–	–	27
Foreign-Born Population	23.3%	24.3%	23.2%	–	43	45
Racial Diversity Index	0.43	0.45	0.39	–	42	46
Households with Children under 18 Years Old	11.4%	14.2%	18.2%	–	53	50
Population Aged 65 and Older	10.5%	8.7%	8.5%	–	32	47
Poverty Rate	9.9%	8.6%	8.8%	–	49	47
Unemployment Rate	5.8%	3.3%	3.2%	–	46	52
Mean Travel Time to Work (minutes)	24.4	25.3	24.9	–	55	54
Felony Crime Rate (per 1,000 residents)	69.5	51.2	–	–	5	–
Students Performing at Grade Level in Reading	66.2%	75.6%	79.2%	85.8%	2	2
Students Performing at Grade Level in Math	61.0%	82.7%	88.5%	92.6%	2	3
Asthma Hospitalizations (per 1,000 residents)	0.9	0.7	0.8	–	53	54
Elevated Blood Lead Levels (incidence per 1,000 residents) ⁴	54.9	21.0	10.4	–	1	5
Net Waste After Recycling (pounds per capita)	–	2.1	2.3	1.9	–	46

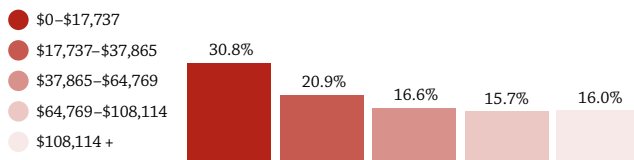
1. Community districts 301 and 302 both fall within sub-borough 301. Data at the sub-borough area level for these two CDs are identical. 2. The rental vacancy rate presented for 2008 is an average rate for 2006–2008. 3. Ranked out of 7 community districts with the same predominant housing type (condominium). 4. Sample size is less than 20 newly identified cases in at least one year presented.



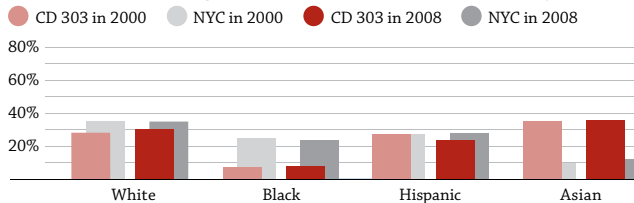
LOWER EAST SIDE / CHINATOWN — CD 303¹

	2008	Rank
Population	168,794	–
Population Density (1,000 persons per square mile)	97.0	2
Median Household Income	\$36,408	44
Income Diversity Ratio	8.8	2
Subsidized Rental Units (% of rental units)	39.2%	3
Rent-Regulated Units (% of rental units)	37.9%	35
Residential Units within 1/4 Mile of a Park	99.1%	16
Residential Units within 1/2 Mile of a Subway/Rail Entrance	80.8%	30
Unused Capacity Rate (% of land area)	21.0%	43

Households in CD 303 in Each New York City Income Quintile (2008)



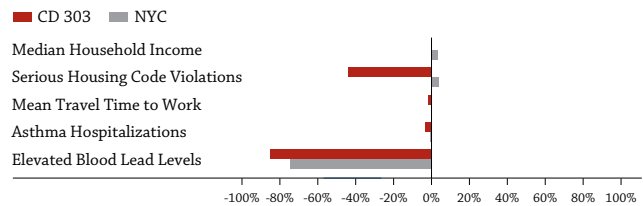
Racial and Ethnic Composition of CD 303 versus New York City



	2000	2007	2008	2009	Rank ('00)	Rank ('08/'09)
Rental Vacancy Rate ²	2.1%	–	2.4%	–	42	43
Certificates of Occupancy Issued	711	717	87	–	6	57
Units Authorized by New Residential Building Permits	229	239	222	12	21	44
Homeownership Rate	12.0%	12.6%	14.0%	–	46	47
Index of Housing Price Appreciation (5+ family building) ³	100.0	354.3	375.1	291.5	–	2
Median Price per Unit (5+ family building) ³	\$51,214	\$274,196	\$267,047	\$203,540	1	1
Median Monthly Rent	–	\$706	\$713	–	–	49
Median Rent Burden	–	28.9%	30.1%	–	–	31
Serious Housing Code Violations (per 1,000 rental units)	25.7	20.9	14.4	–	35	45
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.2%	0.9%	0.9%	–	45	48
Home Purchase Loan Rate (per 1,000 properties)	–	26.0	19.2	–	–	36
High Cost Home Purchase Loans (% of home purchase loans)	–	2.1%	1.4%	–	–	45
Refinance Loan Rate (per 1,000 properties)	–	9.1	11.4	–	–	32
High Cost Refinance Loans (% of refinance loans)	–	8.3%	1.9%	–	–	53
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	0.0	0.0	0.0	13.1	56	40
Severe Crowding Rate (% of renter households)	–	4.8%	4.2%	–	–	23
Foreign-Born Population	40.3%	40.5%	35.2%	–	17	30
Racial Diversity Index	0.72	0.70	0.72	–	4	3
Households with Children under 18 Years Old	22.1%	17.3%	17.1%	–	49	53
Population Aged 65 and Older	13.4%	15.4%	16.1%	–	17	10
Poverty Rate	28.4%	27.3%	27.7%	–	18	12
Unemployment Rate	9.4%	8.4%	10.1%	–	27	7
Mean Travel Time to Work (minutes)	30.9	29.6	30.3	–	50	50
Felony Crime Rate (per 1,000 residents)	43.1	35.0	–	–	14	–
Students Performing at Grade Level in Reading	41.0%	58.5%	63.7%	74.4%	31	22
Students Performing at Grade Level in Math	36.9%	69.7%	78.4%	84.6%	26	29
Asthma Hospitalizations (per 1,000 residents)	2.9	2.6	2.8	–	26	25
Elevated Blood Lead Levels (incidence per 1,000 residents)	32.0	4.6	4.8	–	2	30
Net Waste After Recycling (pounds per capita)	–	2.0	2.2	2.1	–	38

In November of 2008, the City rezoned more than 100 blocks of the Lower East Side, allowing buildings up to 12 stories high along East Houston, Delancey, and Chrystie Streets, and stretches of Second Avenue and Avenue D, while capping building heights at 80 feet on smaller streets. Neighborhood opponents raised fears that the plan would increase traffic, displace residents, and change the neighborhood character. In February 2009, a coalition of community groups sued the City, contending environmental impact assessment requirements were not met during the approval process; the court ruled in favor of the City. The rezoning also prompted residents in areas not covered under the neighborhood rezoning plan to form The Coalition to Protect Chinatown and Lower East Side. For more information, please visit www.plannyc.org.

Changes in Quality of Life, 2000–2008



Serious housing code violations decreased in CD 303, in contrast to the citywide increase.

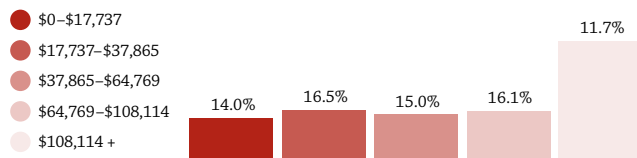
1. Community district 303 matches sub-borough area 302. 2. The rental vacancy rate presented for 2008 is an average rate for 2006–2008. 3. Ranked out of 5 community districts with the same predominant housing type (5+ family building)



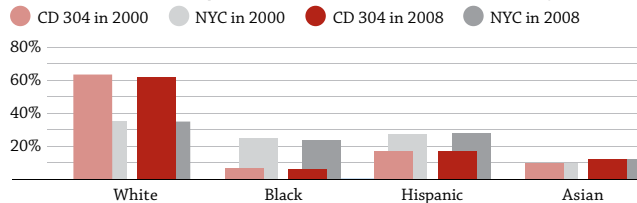
CLINTON / CHELSEA – CD 304¹

	2008	Rank
Population	145,155	–
Population Density (1,000 persons per square mile)	50.1	19
Median Household Income	\$79,051	7
Income Diversity Ratio	7.9	4
Subsidized Rental Units (% of rental units)	10.5%	27
Rent-Regulated Units (% of rental units)	50.9%	20
Residential Units within 1/4 Mile of a Park	75.9%	42
Residential Units within 1/2 Mile of a Subway/Rail Entrance	87.2%	25
Unused Capacity Rate (% of land area)	17.5%	52

Households in CD 304 in Each New York City Income Quintile (2008)



Racial and Ethnic Composition of CD 304 versus New York City



	2000	2007	2008	2009	Rank ('00)	Rank ('08/'09)
Rental Vacancy Rate ²	3.7%	–	4.0%	–	16	26
Certificates of Occupancy Issued	1,021	983	945	–	2	3
Units Authorized by New Residential Building Permits	1,151	2,945	2,896	125	3	6
Homeownership Rate	20.2%	24.9%	24.2%	–	37	36
Index of Housing Price Appreciation (condominium) ³	100.0	236.6	258.1	209.4	–	1
Median Price per Unit (condominium) ³	\$780,187	\$982,966	\$1,126,236	\$997,943	3	5
Median Monthly Rent	–	\$1,407	\$1,452	–	–	4
Median Rent Burden	–	25.2%	25.9%	–	–	50
Serious Housing Code Violations (per 1,000 rental units)	16.6	13.2	12.7	–	46	46
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.4%	1.1%	0.4%	–	58	40
Home Purchase Loan Rate (per 1,000 properties)	–	59.3	40.2	–	–	5
High Cost Home Purchase Loans (% of home purchase loans)	–	3.5%	1.6%	–	–	41
Refinance Loan Rate (per 1,000 properties)	–	13.0	13.3	–	–	27
High Cost Refinance Loans (% of refinance loans)	–	5.6%	1.3%	–	–	54
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	4.0	3.9	3.9	3.9	40	56
Severe Crowding Rate (% of renter households)	–	2.1%	2.4%	–	–	43
Foreign-Born Population	25.3%	24.1%	22.6%	–	37	48
Racial Diversity Index	0.55	0.49	0.57	–	30	24
Households with Children under 18 Years Old	8.4%	8.1%	8.0%	–	54	55
Population Aged 65 and Older	11.4%	11.5%	9.9%	–	23	43
Poverty Rate	14.4%	14.7%	14.2%	–	38	33
Unemployment Rate	7.3%	5.3%	6.8%	–	37	28
Mean Travel Time to Work (minutes)	24.8	25.5	24.7	–	54	55
Felony Crime Rate (per 1,000 residents)	152.8	92.2	–	–	2	–
Students Performing at Grade Level in Reading	66.2%	75.6%	79.2%	85.8%	2	2
Students Performing at Grade Level in Math	61.0%	82.7%	88.5%	92.6%	2	3
Asthma Hospitalizations (per 1,000 residents)	2.0	1.7	1.6	–	36	41
Elevated Blood Lead Levels (incidence per 1,000 residents) ⁴	27.8	7.3	10.4	–	6	5
Net Waste After Recycling (pounds per capita)	–	3.2	2.6	2.2	–	33

City-Initiated Rezoning, 2003–2007



■ Upzoned ■ Downzoned ■ Contextual-Only Rezoned

11.8% of land area in CD 304 was rezoned through City-initiated rezonings between 2003 and 2007. These rezonings increased the residential capacity in CD 304 by 26.2%.

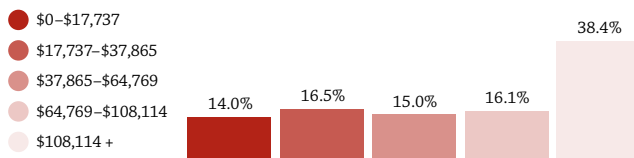
1. Community districts 304 and 305 both fall within sub-borough 303. Data at the sub-borough area level for these two CDs are identical. 2. The rental vacancy rate presented for 2008 is an average rate for 2006–2008. 3. Ranked out of 7 community districts with the same predominant housing type (condominium). 4. Sample size is less than 20 newly identified cases in at least one year presented



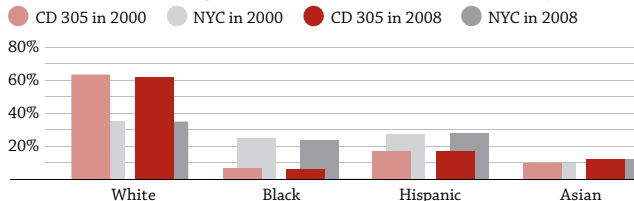
MIDTOWN – CD 305¹

	2008	Rank
Population	145,155	–
Population Density (1,000 persons per square mile)	50.1	19
Median Household Income	\$79,051	7
Income Diversity Ratio	7.9	4
Subsidized Rental Units (% of rental units)	10.5%	27
Rent-Regulated Units (% of rental units)	50.9%	20
Residential Units within 1/4 Mile of a Park	94.7%	24
Residential Units within 1/2 Mile of a Subway/Rail Entrance	100.0%	1
Unused Capacity Rate (% of land area)	–	–

Households in CD 305 in Each New York City Income Quintile (2008)



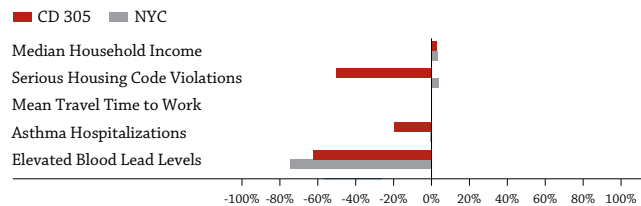
Racial and Ethnic Composition of CD 305 versus New York City



	2000	2007	2008	2009	Rank ('00)	Rank ('08/'09)
Rental Vacancy Rate ²	3.7%	–	4.0%	–	16	26
Certificates of Occupancy Issued	730	1,998	592	–	5	12
Units Authorized by New Residential Building Permits	1,174	337	952	18	2	39
Homeownership Rate	20.2%	24.9%	24.2%	–	37	36
Index of Housing Price Appreciation (condominium) ³	100.0	219.5	247.2	205.4	–	3
Median Price per Unit (condominium) ³	\$580,780	\$1,327,516	\$1,496,575	\$1,190,549	6	2
Median Monthly Rent	–	\$1,407	\$1,452	–	–	4
Median Rent Burden	–	25.2%	25.9%	–	–	50
Serious Housing Code Violations (per 1,000 rental units)	12.1	6.7	6.0	–	51	55
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.0%	0.0%	0.0%	–	48	58
Home Purchase Loan Rate (per 1,000 properties)	–	59.3	40.2	–	–	5
High Cost Home Purchase Loans (% of home purchase loans)	–	3.5%	1.6%	–	–	41
Refinance Loan Rate (per 1,000 properties)	–	13.0	13.3	–	–	27
High Cost Refinance Loans (% of refinance loans)	–	5.6%	1.3%	–	–	54
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	–	–	–	–	–	–
Severe Crowding Rate (% of renter households)	–	2.1%	2.4%	–	–	43
Foreign-Born Population	25.3%	24.1%	22.6%	–	37	48
Racial Diversity Index	0.55	0.49	0.57	–	30	24
Households with Children under 18 Years Old	8.4%	8.1%	8.0%	–	54	55
Population Aged 65 and Older	11.4%	11.5%	9.9%	–	23	43
Poverty Rate	14.4%	14.7%	14.2%	–	38	33
Unemployment Rate	7.3%	5.3%	6.8%	–	37	28
Mean Travel Time to Work (minutes)	24.8	25.5	24.7	–	54	55
Felony Crime Rate (per 1,000 residents)	271.6	161.3	–	–	1	–
Students Performing at Grade Level in Reading	66.2%	75.6%	79.2%	85.8%	2	2
Students Performing at Grade Level in Math	61.0%	82.7%	88.5%	92.6%	2	3
Asthma Hospitalizations (per 1,000 residents)	2.0	1.7	1.6	–	36	41
Elevated Blood Lead Levels (incidence per 1,000 residents) ⁴	30.2	12.6	11.3	–	3	3
Net Waste After Recycling (pounds per capita)	–	3.2	2.6	2.2	–	33

On May 24, 2009, the City began a new project titled “Green Light for Midtown.” The plan created new pedestrian malls in Times Square and Herald Square, closing portions of Broadway to vehicle traffic. The project aims to improve pedestrian safety and facilitate traffic flow. In August 2009, the City’s Department of Transportation announced it had completed the initial construction phase of this project and would begin to analyze its impact on mobility, safety and public life. In early 2010, Mayor Bloomberg made the project a permanent fixture. For more information on this project, please visit www.plannyc.org.

Changes in Quality of Life, 2000–2008



From 2000 to 2008, serious housing code violations decreased in CD 305, in contrast to the citywide increase during this time period. CD 305 now has one of the lowest rates of code violations among all the CDs in the City.

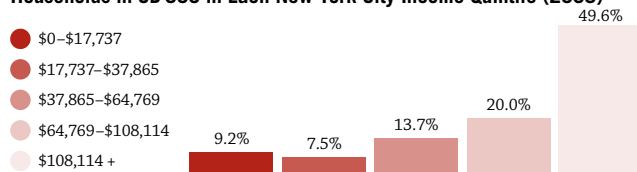
1. Community districts 304 and 305 both fall within sub-borough 303. Data at the sub-borough area level for these two CDs are identical. 2. The rental vacancy rate presented for 2008 is an average rate for 2006–2008. 3. Ranked out of 7 community districts with the same predominant housing type (condominium). 4. Sample size is less than 20 newly identified cases in at least one year presented.



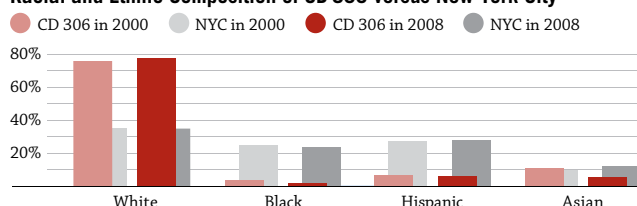
STUYVESANT TOWN / TURTLE BAY – CD 306¹

	2008	Rank
Population	149,132	–
Population Density (1,000 persons per square mile)	90.9	4
Median Household Income	\$107,449	2
Income Diversity Ratio	4.9	33
Subsidized Rental Units (% of rental units)	2.6%	42
Rent-Regulated Units (% of rental units)	48.2%	30
Residential Units within 1/4 Mile of a Park	95.4%	21
Residential Units within 1/2 Mile of a Subway/Rail Entrance	91.0%	19
Unused Capacity Rate (% of land area)	22.2%	37

Households in CD 306 in Each New York City Income Quintile (2008)



Racial and Ethnic Composition of CD 306 versus New York City



On October 17, 2006, Tishman Speyer Properties and BlackRock Investment Bank signed the largest real estate deal in American history, purchasing Stuyvesant Town and Peter Cooper Village for \$5.4 billion. The immense complex of 110 apartment buildings consists of 11,232 units on 40 acres of land. Residents feared the sale would mean that their rent-stabilized units would be deregulated to market rates.

On March 5, 2009 the Appellate Division of the State Supreme Court ruled it was illegal for Tishman Speyer and other property owners to deregulate apartments while also receiving tax breaks from the City; the decision was upheld by the New York Court of Appeals.

In December 2009, Tishman Speyer Properties and BlackRock Realty agreed to reduce rents on the wrongly deregulated buildings, which affected about 4,000 units.

Adding to the development's troubles, Fannie Mae and Freddie Mac made clear they would not be able to provide assistance if the owners defaulted on loans. In January 2010, Tishman Speyer and BlackRock Realty announced that it would return the complex to its lenders after defaulting on \$16 million loan payment. Its creditors have assumed ownership of the apartment complex and are seeking a new manager. For more information on this project, visit www.plannyc.org.

	2000	2007	2008	2009	Rank ('00)	Rank ('08/'09)
Rental Vacancy Rate ²	2.5%	–	3.1%	–	35	32
Certificates of Occupancy Issued	281	584	234	–	12	38
Units Authorized by New Residential Building Permits	495	284	902	18	9	39
Homeownership Rate	26.3%	29.8%	31.9%	–	28	26
Index of Housing Price Appreciation (condominium) ³	100.0	215.8	217.5	199.0	–	5
Median Price per Unit (condominium) ³	\$471,211	\$930,255	\$847,213	\$775,000	7	7
Median Monthly Rent	–	\$1,743	\$1,737	–	–	2
Median Rent Burden	–	24.0%	25.5%	–	–	51
Serious Housing Code Violations (per 1,000 rental units)	7.7	4.3	4.1	–	57	57
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.6%	1.0%	0.5%	–	32	44
Home Purchase Loan Rate (per 1,000 properties)	–	38.2	27.2	–	–	17
High Cost Home Purchase Loans (% of home purchase loans)	–	1.4%	1.3%	–	–	47
Refinance Loan Rate (per 1,000 properties)	–	11.4	13.5	–	–	25
High Cost Refinance Loans (% of refinance loans)	–	6.4%	2.2%	–	–	51
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	0.0	0.0	3.0	6.0	56	52
Severe Crowding Rate (% of renter households)	–	1.5%	3.4%	–	–	33
Foreign-Born Population	24.0%	25.4%	22.7%	–	40	47
Racial Diversity Index	0.40	0.44	0.37	–	46	48
Households with Children under 18 Years Old	8.4%	11.4%	10.2%	–	54	54
Population Aged 65 and Older	14.6%	14.5%	14.6%	–	11	14
Poverty Rate	7.9%	9.7%	6.3%	–	51	53
Unemployment Rate	4.2%	4.4%	4.4%	–	52	49
Mean Travel Time to Work (minutes)	25.6	24.9	26.8	–	53	53
Felony Crime Rate (per 1,000 residents)	50.0	33.1	–	–	8	–
Students Performing at Grade Level in Reading	66.2%	75.6%	79.2%	85.8%	2	2
Students Performing at Grade Level in Math	61.0%	82.7%	88.5%	92.6%	2	3
Asthma Hospitalizations (per 1,000 residents)	1.2	1.3	1.3	–	49	46
Elevated Blood Lead Levels (incidence per 1,000 residents) ⁴	16.6	6.4	5.3	–	38	25
Net Waste After Recycling (pounds per capita)	–	2.9	2.0	1.9	–	50

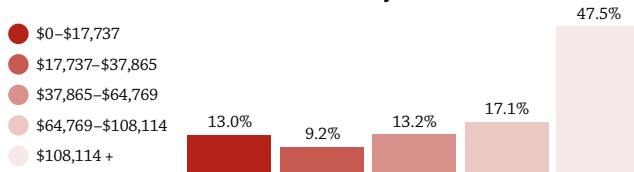
1. Community district 306 matches sub-borough area 304. 2. The rental vacancy rate presented for 2008 is an average rate for 2006–2008. 3. Ranked out of 7 community districts with the same predominant housing type (condominium). 4. Sample size is less than 20 newly identified cases in at least one year presented.



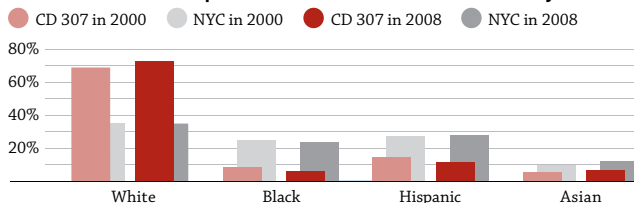
UPPER WEST SIDE – CD 307¹

	2008	Rank
Population	207,754	–
Population Density (1,000 persons per square mile)	63.9	11
Median Household Income	\$102,640	4
Income Diversity Ratio	7.8	5
Subsidized Rental Units (% of rental units)	9.2%	32
Rent-Regulated Units (% of rental units)	58.7%	11
Residential Units within 1/4 Mile of a Park	99.8%	13
Residential Units within 1/2 Mile of a Subway/Rail Entrance	99.0%	6
Unused Capacity Rate (% of land area)	21.5%	40

Households in CD 307 in Each New York City Income Quintile (2008)

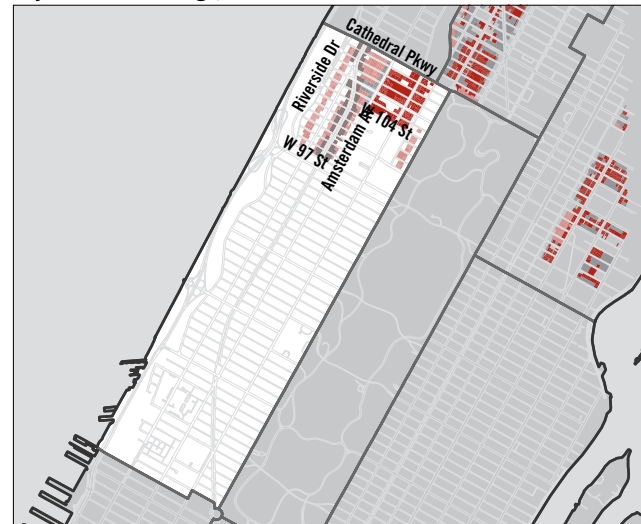


Racial and Ethnic Composition of CD 307 versus New York City



	2000	2007	2008	2009	Rank ('00)	Rank ('08/'09)
Rental Vacancy Rate ²	3.5%	–	4.2%	–	21	22
Certificates of Occupancy Issued	921	1,031	230	–	3	39
Units Authorized by New Residential Building Permits	441	1,198	1,095	0	11	53
Homeownership Rate	29.2%	31.6%	32.4%	–	24	25
Index of Housing Price Appreciation (condominium) ³	100.0	219.7	225.2	208.3	–	2
Median Price per Unit (condominium) ³	\$700,796	\$1,084,138	\$1,105,943	\$1,050,000	5	4
Median Monthly Rent	–	\$1,435	\$1,398	–	–	5
Median Rent Burden	–	24.4%	23.4%	–	–	55
Serious Housing Code Violations (per 1,000 rental units)	17.3	13.2	11.4	–	45	49
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.7%	0.9%	0.9%	–	51	48
Home Purchase Loan Rate (per 1,000 properties)	–	42.5	30.4	–	–	14
High Cost Home Purchase Loans (% of home purchase loans)	–	1.5%	0.9%	–	–	54
Refinance Loan Rate (per 1,000 properties)	–	14.3	16.4	–	–	15
High Cost Refinance Loans (% of refinance loans)	–	4.7%	0.6%	–	–	55
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	1.9	0.0	0.0	1.7	53	57
Severe Crowding Rate (% of renter households)	–	2.1%	2.7%	–	–	39
Foreign-Born Population	21.3%	20.5%	21.8%	–	46	49
Racial Diversity Index	0.49	0.42	0.45	–	37	41
Households with Children under 18 Years Old	14.6%	19.3%	17.9%	–	51	51
Population Aged 65 and Older	13.4%	13.4%	13.9%	–	17	17
Poverty Rate	10.0%	9.9%	9.9%	–	48	45
Unemployment Rate	4.8%	4.3%	4.4%	–	51	49
Mean Travel Time to Work (minutes)	30.3	30.2	29.8	–	52	51
Felony Crime Rate (per 1,000 residents)	28.8	20.1	–	–	41	–
Students Performing at Grade Level in Reading	43.1%	57.1%	62.3%	75.4%	27	15
Students Performing at Grade Level in Math	34.5%	69.9%	76.1%	84.7%	31	28
Asthma Hospitalizations (per 1,000 residents)	1.7	1.3	1.4	–	41	43
Elevated Blood Lead Levels (incidence per 1,000 residents)	19.0	8.9	8.6	–	25	7
Net Waste After Recycling (pounds per capita)	–	2.1	2.3	2.2	–	35

City-Initiated Rezoning, 2003–2007



■ Upzoned ■ Downzoned ■ Contextual-Only Rezoned

12.7% of land area in CD 307 was rezoned through City-initiated rezonings between 2003 and 2007. These rezonings decreased the residential development capacity in CD 307 by 0.6%. Rezoning also included stricter height limits along Broadway, which may have the practical effect of reducing development capacity even more.

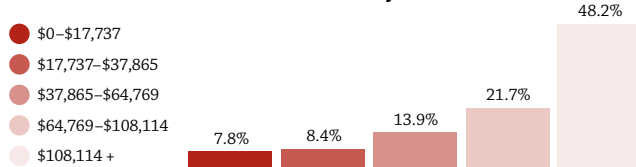
1. Community district 307 matches sub-borough area 305. 2. The rental vacancy rate presented for 2008 is an average rate for 2006–2008. 3. Ranked out of 7 community districts with the same predominant housing type (condominium)



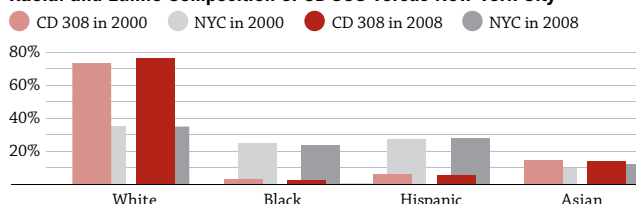
UPPER EAST SIDE – CD 308¹

	2008	Rank
Population	232,241	–
Population Density (1,000 persons per square mile)	112.7	1
Median Household Income	\$109,792	1
Income Diversity Ratio	5.3	26
Subsidized Rental Units (% of rental units)	6.4%	33
Rent-Regulated Units (% of rental units)	50.3%	22
Residential Units within 1/4 Mile of a Park	76.1%	41
Residential Units within 1/2 Mile of a Subway/Rail Entrance	73.4%	33
Unused Capacity Rate (% of land area)	22.9%	35

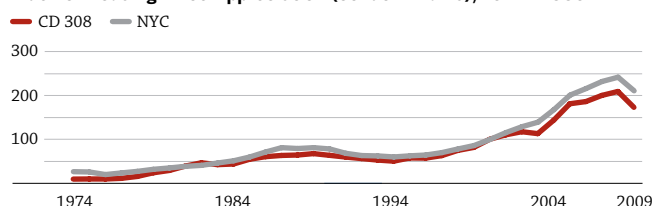
Households in CD 308 in Each New York City Income Quintile (2008)



Racial and Ethnic Composition of CD 308 versus New York City

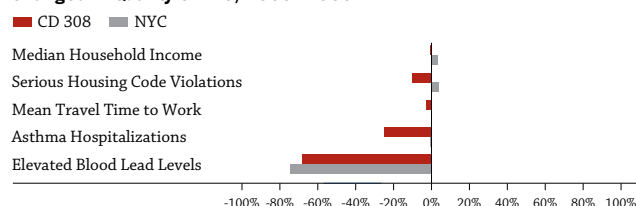


Index of Housing Price Appreciation (condominiums), 1974–2009



During the recent housing boom, condominium prices did not rise as rapidly in CD 308 as they did in the rest of the City. After a 17% drop in 2009, prices are now lower than they were in 2005.

Changes in Quality of Life, 2000–2008



Real median income fell slightly from 2000 to 2008 in CD 308.

Asthma hospitalizations continued to decline from their already low rates and remain the lowest in the City.

	2000	2007	2008	2009	Rank ('00)	Rank ('08/'09)
Rental Vacancy Rate ²	2.8%	–	4.1%	–	32	25
Certificates of Occupancy Issued	559	455	408	–	9	21
Units Authorized by New Residential Building Permits	241	1,000	162	210	18	2
Homeownership Rate	30.7%	36.0%	35.8%	–	22	21
Index of Housing Price Appreciation (condominium) ³	100.0	200.0	209.0	172.8	–	7
Median Price per Unit (condominium) ³	\$821,644	\$1,059,710	\$1,220,642	\$1,080,000	2	3
Median Monthly Rent	–	\$1,724	\$1,718	–	–	3
Median Rent Burden	–	23.6%	24.4%	–	–	54
Serious Housing Code Violations (per 1,000 rental units)	9.7	10.4	8.7	–	54	52
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.1%	0.7%	1.1%	–	46	53
Home Purchase Loan Rate (per 1,000 properties)	–	28.6	17.7	–	–	43
High Cost Home Purchase Loans (% of home purchase loans)	–	1.1%	1.2%	–	–	51
Refinance Loan Rate (per 1,000 properties)	–	10.2	11.3	–	–	33
High Cost Refinance Loans (% of refinance loans)	–	5.2%	2.1%	–	–	52
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	2.5	1.6	3.2	5.6	49	54
Severe Crowding Rate (% of renter households)	–	1.5%	2.2%	–	–	45
Foreign-Born Population	21.5%	19.8%	23.1%	–	44	46
Racial Diversity Index	0.31	0.32	0.33	–	53	49
Households with Children under 18 Years Old	13.3%	16.9%	17.8%	–	52	52
Population Aged 65 and Older	14.2%	14.9%	16.5%	–	12	8
Poverty Rate	6.5%	4.7%	5.4%	–	53	54
Unemployment Rate	3.7%	3.4%	3.1%	–	55	53
Mean Travel Time to Work (minutes)	30.7	29.0	29.8	–	51	51
Felony Crime Rate (per 1,000 residents)	29.9	20.5	–	–	38	–
Students Performing at Grade Level in Reading	66.2%	75.6%	79.2%	85.8%	2	2
Students Performing at Grade Level in Math	61.0%	82.7%	88.5%	92.6%	2	3
Asthma Hospitalizations (per 1,000 residents)	0.8	0.7	0.6	–	55	55
Elevated Blood Lead Levels (incidence per 1,000 residents) ⁴	13.6	4.9	4.3	–	46	34
Net Waste After Recycling (pounds per capita)	–	2.2	2.4	2.1	–	41

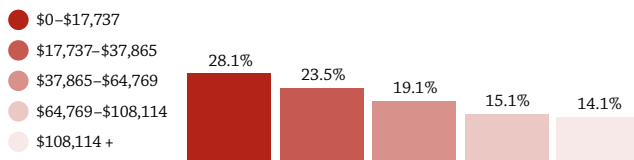
1. Community district 308 matches sub-borough area 306. 2. The rental vacancy rate presented for 2008 is an average rate for 2006–2008. 3. Ranked out of 7 community districts with the same predominant housing type (condominium). 4. Sample size is less than 20 newly identified cases in at least one year presented.



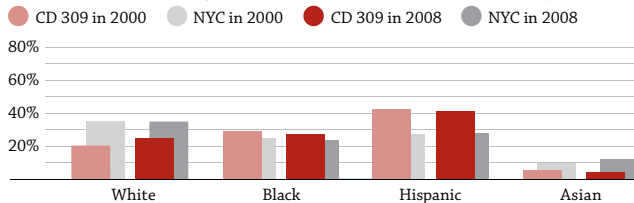
MORNINGSIDE HEIGHTS / HAMILTON – CD 309¹

	2008	Rank
Population	123,363	–
Population Density (1,000 persons per square mile)	93.5	3
Median Household Income	\$37,439	42
Income Diversity Ratio	6.9	11
Subsidized Rental Units (% of rental units)	19.2%	17
Rent-Regulated Units (% of rental units)	64.5%	9
Residential Units within 1/4 Mile of a Park	100.0%	1
Residential Units within 1/2 Mile of a Subway/Rail Entrance	100.0%	1
Unused Capacity Rate (% of land area)	28.0%	30

Households in CD 309 in Each New York City Income Quintile (2008)



Racial and Ethnic Composition of CD 309 versus New York City



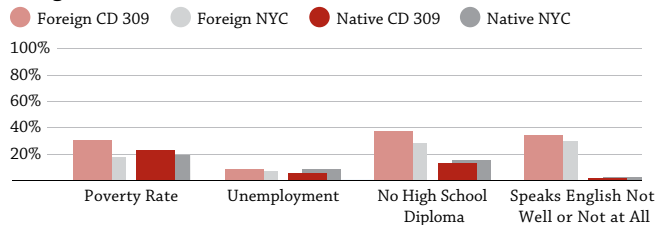
	2000	2007	2008	2009	Rank ('00)	Rank ('08/'09)
Rental Vacancy Rate ²	4.3%	–	2.9%	–	12	37
Certificates of Occupancy Issued	0	94	295	–	57	31
Units Authorized by New Residential Building Permits	2	27	136	0	58	53
Homeownership Rate	10.9%	15.3%	14.1%	–	47	46
Index of Housing Price Appreciation (5+ family building) ³	100.0	427.2	364.4	266.4	–	4
Median Price per Unit (5+ family building) ³	\$43,239	\$172,450	\$127,323	\$114,286	4	3
Median Monthly Rent	–	\$845	\$895	–	–	33
Median Rent Burden	–	28.0%	32.5%	–	–	20
Serious Housing Code Violations (per 1,000 rental units)	109.8	100.9	103.9	–	9	12
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	13.9%	3.8%	4.3%	–	7	9
Home Purchase Loan Rate (per 1,000 properties)	–	36.9	19.9	–	–	33
High Cost Home Purchase Loans (% of home purchase loans)	–	2.6%	1.8%	–	–	38
Refinance Loan Rate (per 1,000 properties)	–	18.2	14.2	–	–	24
High Cost Refinance Loans (% of refinance loans)	–	12.5%	8.3%	–	–	31
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	66.7	14.3	33.9	13.9	2	38
Severe Crowding Rate (% of renter households)	–	1.6%	3.6%	–	–	29
Foreign-Born Population	35.0%	34.1%	33.7%	–	27	34
Racial Diversity Index	0.69	0.71	0.69	–	9	7
Households with Children under 18 Years Old	30.9%	26.7%	27.6%	–	40	42
Population Aged 65 and Older	10.0%	10.8%	11.6%	–	34	25
Poverty Rate	30.1%	24.0%	27.4%	–	13	13
Unemployment Rate	16.5%	6.9%	5.3%	–	10	42
Mean Travel Time to Work (minutes)	33.8	35.2	32.8	–	49	48
Felony Crime Rate (per 1,000 residents)	36.2	24.4	–	–	25	–
Students Performing at Grade Level in Reading	31.8%	39.3%	47.6%	61.6%	45	47
Students Performing at Grade Level in Math	24.7%	56.2%	66.5%	76.6%	44	42
Asthma Hospitalizations (per 1,000 residents)	3.9	3.4	3.5	–	15	19
Elevated Blood Lead Levels (incidence per 1,000 residents)	18.7	5.0	5.8	–	28	23
Net Waste After Recycling (pounds per capita)	–	2.0	2.3	2.3	–	31

Top Five Countries of Origin for Foreign-Born Residents in CD 309

Country of Origin	CD 309	NYC	U.S.
Dominican Republic	41.3%	12.1%	2.0%
Mexico	7.3%	5.9%	30.1%
China	4.6%	10.2%	5.0%
Ecuador	4.2%	4.5%	1.1%
Other Caribbean	3.4%	2.9%	0.6%

Over 40% of immigrants in CD 309 were born in the Dominican Republic compared to 12% of New York City's immigrants and 2% of all U.S. immigrants.

Immigrant Characteristics in CD 309 and NYC



The poverty rate for foreign-born residents of CD 309 is markedly higher than the citywide average. 37% of immigrants in CD 309 do not have a high school diploma compared to 28% of immigrants citywide.

1. Community district 309 matches sub-borough area 307. 2. The rental vacancy rate presented for 2008 is an average rate for 2006–2008.

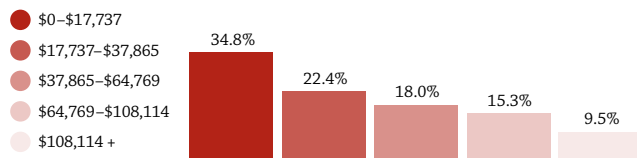
3. Ranked out of 5 community districts with the same predominant housing type (5+ family building)



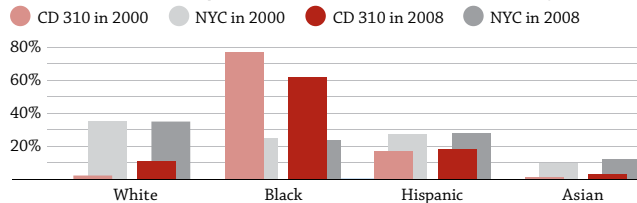
CENTRAL HARLEM – CD 310¹

	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

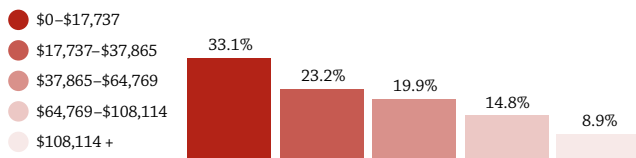
1. Community district 310 matches sub-borough area 308. 2. The rental vacancy rate presented for 2008 is an average rate for 2006–2008. 3. Ranked out of 5 community districts with the same predominant housing type (5+ family building). 4. Price index should be treated with caution due to low number of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



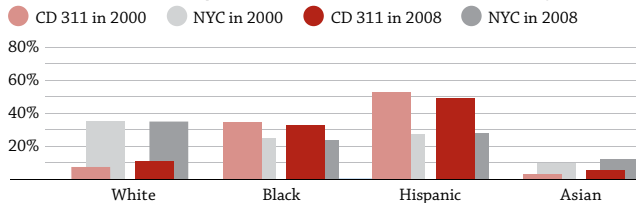
EAST HARLEM – CD 311¹

	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



	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

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%.

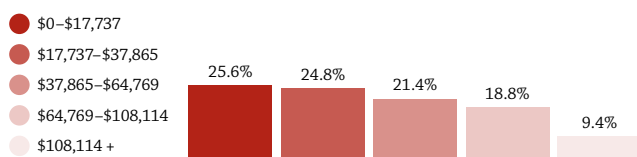
1. Community district 311 matches sub-borough area 309. 2. The rental vacancy rate presented for 2008 is an average rate for 2006–2008. 3. Ranked out of 5 community districts with the same predominant housing type (5+ family building). 4. Price index should be treated with caution due to low number of observations.



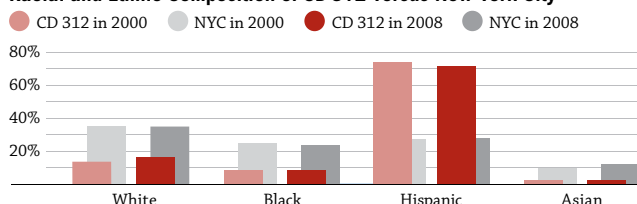
WASHINGTON HEIGHTS / INWOOD – CD 312¹

	2008	Rank
Population	203,239	–
Population Density (1,000 persons per square mile)	67.5	9
Median Household Income	\$37,744	41
Income Diversity Ratio	5.4	23
Subsidized Rental Units (% of rental units)	6.4%	33
Rent-Regulated Units (% of rental units)	89.5%	1
Residential Units within 1/4 Mile of a Park	100.0%	1
Residential Units within 1/2 Mile of a Subway/Rail Entrance	100.0%	1
Unused Capacity Rate (% of land area)	23.2%	34

Households in CD 312 in Each New York City Income Quintile (2008)



Racial and Ethnic Composition of CD 312 versus New York City

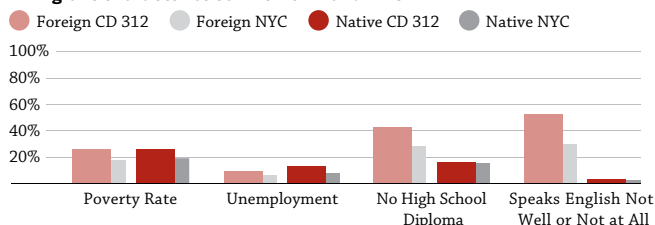


Top Five Countries of Origin for Foreign-Born Residents in CD 312

Country of Origin	CD 312	NYC	U.S.
Dominican Republic	64.6%	12.1%	2.0%
Mexico	6.6%	5.9%	30.1%
Ecuador	4.1%	4.5%	1.1%
Cuba	3.3%	0.7%	2.6%
Other Caribbean	1.5%	2.9%	0.6%

Over 64% of immigrants in CD 312 hail from the Dominican Republic, the largest concentration of Dominicans in the City.

Immigrant Characteristics in CD 312 and NYC



In CD 312, more than half of foreign-born residents do not speak English well. Citywide, this share is less than 30%.

	2000	2007	2008	2009	Rank ('00)	Rank ('08/'09)
Rental Vacancy Rate ²	2.4%	–	0.8%	–	37	55
Certificates of Occupancy Issued	0	108	25	–	57	59
Units Authorized by New Residential Building Permits	127	44	208	0	32	53
Homeownership Rate	6.5%	8.3%	8.6%	–	53	50
Index of Housing Price Appreciation (5+ family building) ³	100.0	358.6	322.5	163.2	–	5
Median Price per Unit (5+ family building) ³	\$48,838	\$129,990	\$124,421	\$68,627	2	5
Median Monthly Rent	–	\$815	\$821	–	–	45
Median Rent Burden	–	31.0%	31.1%	–	–	27
Serious Housing Code Violations (per 1,000 rental units)	113.7	104.8	120.7	–	6	7
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	17.9%	7.8%	7.3%	–	1	1
Home Purchase Loan Rate (per 1,000 properties)	–	38.9	26.7	–	–	18
High Cost Home Purchase Loans (% of home purchase loans)	–	2.0%	1.3%	–	–	47
Refinance Loan Rate (per 1,000 properties)	–	13.1	12.5	–	–	28
High Cost Refinance Loans (% of refinance loans)	–	12.7%	6.9%	–	–	38
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	45.1	25.2	32.4	35.8	4	16
Severe Crowding Rate (% of renter households)	–	2.5%	3.6%	–	–	29
Foreign-Born Population	53.3%	49.2%	49.0%	–	5	10
Racial Diversity Index	0.43	0.46	0.46	–	42	40
Households with Children under 18 Years Old	40.8%	33.1%	30.5%	–	24	36
Population Aged 65 and Older	9.9%	11.3%	12.5%	–	35	23
Poverty Rate	29.8%	27.2%	24.2%	–	14	17
Unemployment Rate	14.5%	12.1%	11.9%	–	14	5
Mean Travel Time to Work (minutes)	40.4	40.3	38.7	–	36	38
Felony Crime Rate (per 1,000 residents)	24.4	16.9	–	–	49	–
Students Performing at Grade Level in Reading	33.8%	33.9%	42.8%	57.4%	40	54
Students Performing at Grade Level in Math	27.4%	53.2%	65.4%	76.3%	40	45
Asthma Hospitalizations (per 1,000 residents)	3.1	2.4	2.9	–	24	24
Elevated Blood Lead Levels (incidence per 1,000 residents)	11.1	3.5	3.9	–	54	42
Net Waste After Recycling (pounds per capita)	–	2.1	2.1	2.3	–	27

1. Community district 312 matches sub-borough area 310. 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)