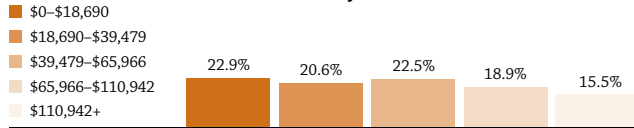




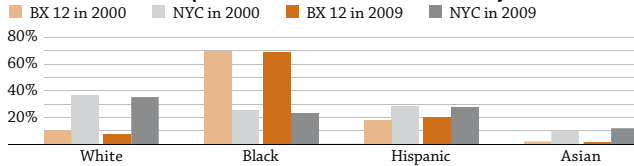
WILLIAMSBRIDGE / BAYCHESTER – BX 12

	2009	Rank
Population	145,986	-
Population Density (1,000 persons per square mile)	21.5	45
Median Household Income	\$46,165	31
Income Diversity Ratio	5.6	20
Public and Subsidized Rental Housing Units (% of rental units)	15.1%	28
Rent-Regulated Units (% of rental units)	39.1%	33
Residential Units in a Historic District	0.0%	32
Residential Units within 1/4 Mile of a Park	81.5%	44
Residential Units within 1/2 Mile of a Subway/Rail Entrance	67.8%	39
Unused Capacity Rate (% of land area)	35.1%	19

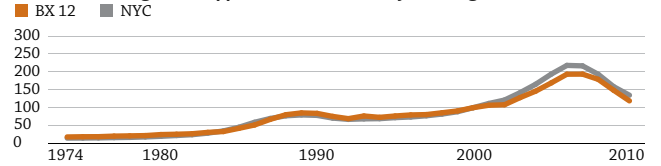
Households in BX 12 in Each New York City Income Quintile (2009)



Racial and Ethnic Composition of BX 12 versus New York City

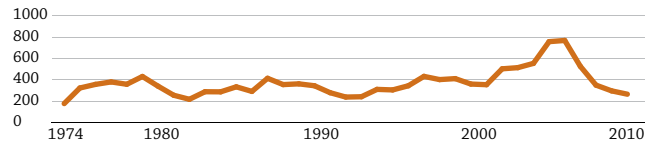


Index of Housing Price Appreciation (2-4 family buildings), 1974-2010



BX 12 saw price trends in the market for 2-4 family buildings that were similar to the rest of the city during the real estate boom. In 2010, prices in BX 12 fell by 19.3 percent, compared to 15.2 percent in the city as a whole, and are 37.6 percent below their peak in 2007.

Sales Volume (2-4 family buildings), 1974-2010



Sales volume for 2-4 family buildings has fallen in recent years, with 264 properties transacting in 2010 compared to 525 in 2007.

	2000	2008	2009	2010	Rank ('00)	Rank ('09/'10)
Housing						
Rental Vacancy Rate ¹	4.0%	-	4.7%	-	14	17
Units Issued New Certificates of Occupancy	158	334	405	-	21	17
Units Authorized by New Residential Building Permits	285	163	63	18	14	14
Homeownership Rate	35.9%	39.0%	39.7%	-	16	17
Index of Housing Price Appreciation (2-4 family building) ²	100.0	179.5	148.6	119.1	-	28
Median Sales Price per Unit (2-4 family building) ²	\$155,077	\$223,419	\$202,902	\$180,000	15	20
Sales Volume	556	541	464	443	23	25
Median Monthly Contract Rent	-	\$944	\$966	-	-	29
Median Rent Burden	-	30.5%	31.8%	-	-	26
Home Purchase Loan Rate (per 1,000 properties)	-	18.5	15.8	-	-	32
Refinance Loan Rate (per 1,000 properties)	-	23.8	21.2	-	-	26
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	-	33.5%	60.1%	-	-	4
Notices of Foreclosure Rate (per 1,000 1-4 family properties)	14.3	29.5	33.7	32.3	21	15
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	7.3%	3.0%	3.4%	-	22	19
Housing Code Violations, Serious (per 1,000 rental units)	-	70.5	70.0	84.6	-	17
Housing Code Violations, Total (per 1,000 rental units)	-	313.4	311.3	347.2	-	16
Severe Crowding Rate (% of renter households)	-	1.9%	2.4%	-	-	36
Population						
Foreign-Born Population	38.2%	39.2%	37.6%	-	21	26
Racial Diversity Index	0.52	0.50	0.49	-	34	42
Households with Children under 18 Years Old	42.2%	42.4%	39.0%	-	17	16
Population 65 and Older	11.2%	13.3%	11.0%	-	26	30
Poverty Rate	19.4%	16.8%	16.7%	-	27	28
Unemployment Rate	10.6%	8.9%	13.8%	-	22	7
Mean Travel Time to Work (minutes)	45.7	43.4	42.5	-	12	20
Students Performing at Grade Level in Reading	37.3%	-	-	34.1%	34	40
Students Performing at Grade Level in Math	31.9%	-	-	44.0%	36	45
Asthma Hospitalizations (per 1,000 people)	3.8	5.0	5.0	-	16	14
Elevated Blood Lead Levels (incidence per 1,000 children)	14.9	5.1	3.3	-	42	37

1. The rental vacancy rate for 2009 is an average rate for 2007-2009.

2. Ranked out of 33 community districts with the same predominant housing type (2-4 family building).