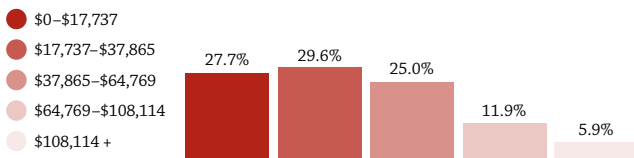




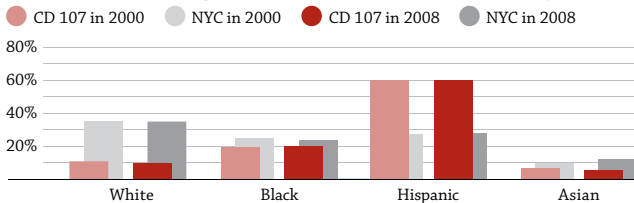
# KINGSBRIDGE HEIGHTS / BEDFORD – CD 107<sup>1</sup>

	2008	Rank
Population	122,723	–
Population Density (1,000 persons per square mile)	77.7	6
Median Household Income	\$31,271	49
Income Diversity Ratio	5.0	32
Subsidized Rental Units (% of rental units)	3.4%	41
Rent-Regulated Units (% of rental units)	88.3%	2
Residential Units within 1/4 Mile of a Park	99.9%	10
Residential Units within 1/2 Mile of a Subway/Rail Entrance	99.0%	6
Unused Capacity Rate (% of land area)	47.5%	7

## Households in CD 107 in Each New York City Income Quintile (2008)

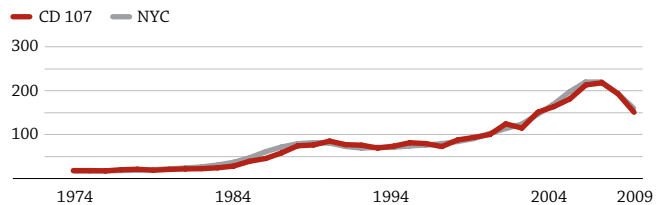


## Racial and Ethnic Composition of CD 107 versus New York City



In March, 2008, the New York City Economic Development Corporation selected the Related Companies to redevelop the Kingsbridge Armory, a 575,000 square foot building in the Kingsbridge section of the Bronx that has been out of use since 1974. Related's plan drew opposition from the Bronx City Council members and the Bronx Borough President Ruben Diaz Jr. primarily because the proposal lacked a "living wage" requirement. Despite community opposition to Related's plan, Bronx Community Board 7 approved the project in July 2009. However, in December 2009, the City Council voted down the proposal, 45-1, citing traffic and parking concerns and the lack of a living wage guarantee. The future of the armory is uncertain. For more information, visit [www.plannyc.org](http://www.plannyc.org).

## Index of Housing Price Appreciation (2-4 family buildings), 1974-2009



Since their peak in 2007, sale prices of 2-4 family homes in CD 107 have fallen by 31%, similar to the citywide decline of 27%.

	2000	2007	2008	2009	Rank ('00)	Rank ('08/'09)
Rental Vacancy Rate <sup>2</sup>	3.8%	–	4.4%	–	15	21
Certificates of Occupancy Issued	0	178	96	–	57	55
Units Authorized by New Residential Building Permits	3	56	515	142	57	4
Homeownership Rate	7.4%	8.9%	9.3%	–	49	49
Index of Housing Price Appreciation (2-4 family building) <sup>3</sup>	100.0	217.7	192.7	150.7	–	24
Median Price per Unit (2-4 family building) <sup>3</sup>	\$109,220	\$230,911	\$220,878	\$208,333	25	15
Median Monthly Rent	–	\$823	\$843	–	–	42
Median Rent Burden	–	36.9%	37.5%	–	–	3
Serious Housing Code Violations (per 1,000 rental units)	93.7	144.0	152.6	–	13	5
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	10.3%	3.8%	6.1%	–	15	9
Home Purchase Loan Rate (per 1,000 properties)	–	36.2	22.1	–	–	26
High Cost Home Purchase Loans (% of home purchase loans)	–	17.3%	6.1%	–	–	17
Refinance Loan Rate (per 1,000 properties)	–	26.8	10.3	–	–	41
High Cost Refinance Loans (% of refinance loans)	–	33.6%	15.1%	–	–	11
Notices of Foreclosure Rate (per 1,000 1-4 family properties)	20.7	34.0	33.4	32.7	14	19
Severe Crowding Rate (% of renter households)	–	4.9%	3.8%	–	–	24
Foreign-Born Population	36.6%	36.4%	40.7%	–	23	20
Racial Diversity Index	0.59	0.49	0.59	–	25	22
Households with Children under 18 Years Old	47.4%	44.7%	43.6%	–	8	7
Population Aged 65 and Older	7.6%	8.2%	7.7%	–	49	51
Poverty Rate	34.3%	29.5%	30.6%	–	10	7
Unemployment Rate	14.9%	9.9%	9.3%	–	12	11
Mean Travel Time to Work (minutes)	41.9	40.4	42.8	–	26	17
Felony Crime Rate (per 1,000 residents)	36.0	26.2	–	–	28	–
Students Performing at Grade Level in Reading	27.6%	44.0%	46.3%	59.3%	50	49
Students Performing at Grade Level in Math	21.2%	55.9%	66.9%	78.2%	50	38
Asthma Hospitalizations (per 1,000 residents)	5.7	7.4	7.2	–	11	6
Elevated Blood Lead Levels (incidence per 1,000 residents)	16.7	5.3	3.1	–	36	50
Net Waste After Recycling (pounds per capita)	–	2.7	2.8	2.7	–	9

1. Community district 107 matches sub-borough area 105. 2. The rental vacancy rate presented for 2008 is an average rate for 2006-2008. 3. Ranked out of 33 community districts with the same predominant housing type (2-4 family building).