South Crown Heights/Prospect Heights is among the most densely populated neighborhoods in the City and has one of the lowest percentages of vacant land. More than 85% of the housing stock is either rent regulated or subsidized, and very little new building is taking place. The rental vacancy rate is lower than the borough-wide rate. Social indicators show signs of distress in CD 209: nearly a quarter of residents live in poverty, the unemployment rate is well above that for the City, and the CD has one of the lowest percentages of students performing at or above grade level in the City.