The median household income in Coney Island is far below that for Brooklyn, and 40% of households have incomes below the 20th percentile city-wide. More than half of the population in 2006 was foreign born, up from less than one third of the population in 1990. With more than a quarter of residents aged 65 or over, CD 213 has the highest percentage of older residents in the City, and one of the lowest percentages of households with children. CD 213 has some of the newest housing in the City. The median age of the housing stock is 46 years compared with Brooklyn’s median of 76 years. Although Coney Island has seen little new building in recent years, a major rezoning proposal that would allow large-scale development in the area is underway.