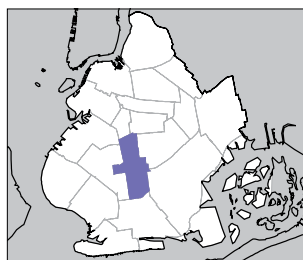


# FLATBUSH / MIDWOOD – CD 214

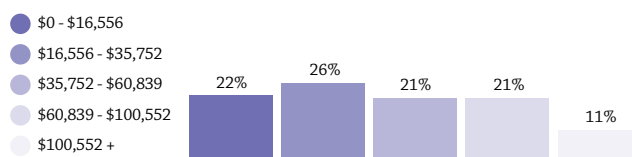


Flatbush/Midwood has the highest median price of a single family home among the 15 CDs where single family homes are the most prevalent housing type, but between 2005 and

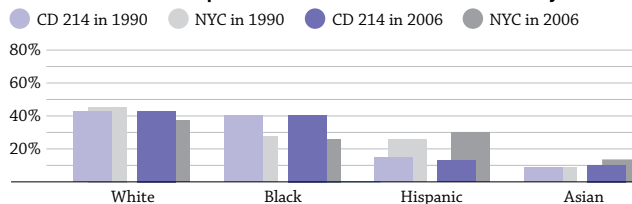
2006, the index of price appreciation on those homes fell by 4%. Compared with community districts city-wide, CD 214 had few new units authorized by building permits in 2006. CD 214 has seen a large, continuous increase in serious housing code violations since 2000, while the borough-wide rate dipped, then started back up. CD 214 also has one of the highest rates of new diagnoses of elevated blood lead levels per 1,000 children tested, though that rate decreased between 2005 and 2006, consistent with both borough and city-wide trends. More than 80% of the rental stock in CD 214 is rent-regulated or subsidized, compared with about 60% of rental housing in Brooklyn as a whole.

	2006	Rank
Population	163,099	16
Population Density (1,000 persons per square mile)	56.8	15
Median Household Income	\$40,120	34
Income Diversity Ratio	4.6	35
Median Rent Burden (renter households)	31.7%	25
Rental Units that are Subsidized (percentage) ('05)	3.4%	42
Rental Units that are Rent-Regulated (percentage) ('05)	78.1%	8
Median Age of Housing Stock	75	28
Acres of Open Space (per 1,000 residents) ('04)	0.8	43

Percent of Households in CD 214 in Each New York City Income Quintile



Racial and Ethnic Composition of CD 214 versus New York City



	1990	2000	2005	2006	Rank (1990)	Rank (2006)
Rental Vacancy Rate	2.8%	2.0%	1.7%	3.8%	44	29
Certificates of Occupancy	6	21	86	38	52	55
Units authorized by new building permits*	2	0	253	212	40	48
Homeownership Rate	19.7%	20.4%	23.1%	22.8%	36	37
Vacant Land Area Rate	1.4%	1.3%	1.2%	1.2%	55	46
Index of Housing Price Appreciation (1 family building) <sup>1</sup>	90.1	100.0	186.0	178.5	-	4
Median Price per Unit (1 family building) <sup>1</sup>	\$377,904	\$409,756	\$748,903	\$705,000	4	1
Median Monthly Rent	\$736	\$786	\$865	\$836	31	31
Serious Housing Code Violations (per 1,000 rental units)	27.3	86.4	92.0	103.6	15	11
Tax Delinquencies (percentage) (delinquent ≥ 1 year)	-	5.4%	1.3%	1.5%	-	27
Home Purchase Loans (per 1,000 properties)*	19.2	23.6	41.9	40.5	46	47
Purchase Loans that were Subprime (percentage)*	14.8%	2.5%	13.0%	16.2%	9	26
Refinance Loans that were Subprime (percentage)*	24.4%	27.9%	22.9%	29.6%	30	19
Notices of Foreclosure (per 1,000 1-4 family properties)*	7.9	7.6	6.7	10.2	22	29
Severe Crowding Rate (renter households)	10.5%	13.6%	6.4%	4.8%	12	11
Foreign-Born Population (percentage)	40.3%	49.4%	44.7%	45.6%	8	16
Racial Diversity Index	0.88	0.89	0.90	0.88	5	10
Households with Kids under 18 Years Old (percentage)	36.9%	37.5%	33.6%	35.2%	13	29
Population Aged 65 and Older (percentage)	12.2%	10.8%	12.0%	12.2%	30	23
Poverty Rate	-	-	-	18.1%	-	26
Unemployment Rate	9.1%	10.7%	8.5%	7.3%	25	29
Mean Travel Time to Work (minutes)	41.0	46.0	41.3	44.4	13	7
Felony Crime Rate (per 1,000 residents)	84.4	37.1	25.7	23.2	27	31
Students Performing at Grade Level in Reading (percentage)	-	46.8%	58.8%	57.4%	-	23
Students Performing at Grade Level in Math (percentage)	-	43.1%	59.7%	63.1%	-	29
Asthma Hospitalizations (per 1,000 people)*	3.1	2.5	2.4	2.4	31	31
Blood Lead Levels (per 1,000 children tested, new diagnoses)*	59.0	30.1	18.0	14.8	11	4

<sup>1</sup> Ranked out of 15 community districts with the same predominant housing type (single family buildings).

\* Not all data in the earliest column are from 1990. Please see Notes on page 17.