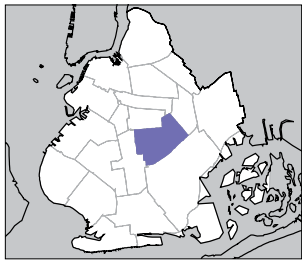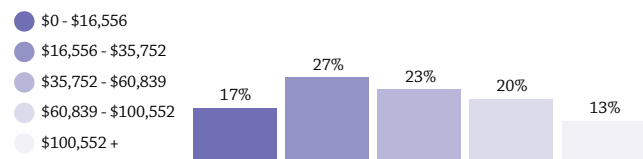East Flatbush, like its neighbor Brownsville, continues to see an increase in home purchase lending activity. The percen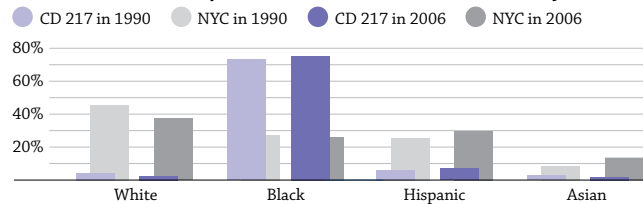tage of those loans that are subprime remains one of the highest in the City at 44%, despite a 3 percentage point drop between 2005 and 2006. Notices of foreclosure have increased by 23% since 2005. CD 217 is one of the least racially diverse neighborhoods in the City, despite the fact that more than half of the population is foreign born; 92% of residents in CD 217 are black and 1% is white. There is little new construction in East Flatbush and with almost 7% of the rental stock vacant, it has one of the City's highest vacancy rates.

	2006	Rank
Population	147,390	23
Population Density (1,000 persons per square mile)	48.8	18
Median Household Income	$41,503	32
Income Diversity Ratio	3.9	47
Median Rent Burden (renter households)	33.1%	16
Rental Units that are Subsidized (percentage) ('05)	6.4%	33
Rental Units that are Rent-Regulated (percentage) ('05)	45.8%	29
Median Age of Housing Stock	76	20
Acres of Open Space (per 1,000 residents) ('04)	0.1	59

Percent of Households in CD 217 in Each New York City Income Quintile

- $0 - $16,556
- $16,556 - $35,752
- $35,752 - $60,839
- $60,839 - $100,552
- $100,552 +

17% 27% 23% 20% 13%

Racial and Ethnic Composition of CD 217 versus New York City

- CD 217 in 1990
- NYC in 1990
- CD 217 in 2006
- NYC in 2006

(White, Black, Hispanic, Asian)

	1990	2000	2005	2006	Rank (1990)	Rank (2006)
Rental Vacancy Rate	3.1%	3.6%	6.1%	6.6%	40	5
Certificates of Occupancy	26	82	44	125	45	46
Units authorized by new building permits*	2	26	143	162	40	52
Homeownership Rate	31.1%	32.1%	33.2%	38.2%	20	20
Vacant Land Area Rate	2.2%	1.9%	1.7%	1.8%	45	40
Index of Housing Price Appreciation (2-4 family building)[1]	108.0	100.0	161.8	178.2	-	23
Median Price per Unit (2-4 family building)[1]	$142,678	$112,683	$202,684	$220,048	16	24
Median Monthly Rent	$776	$786	$857	$842	28	30
Serious Housing Code Violations (per 1,000 rental units)	31.7	111.1	83.5	101.4	14	13
Tax Delinquencies (percentage) (delinquent ≥ 1 year)	-	8.2%	1.8%	2.1%	-	19
Home Purchase Loans (per 1,000 properties)*	27.1	32.8	72.3	79.6	35	17
Purchase Loans that were Subprime (percentage)*	15.8%	6.9%	46.9%	43.9%	4	3
Refinance Loans that were Subprime (percentage)*	50.2%	57.0%	48.5%	35.3%	8	9
Notices of Foreclosure (per 1,000 1-4 family properties)*	14.6	16.5	19.2	23.6	3	14
Severe Crowding Rate (renter households)	11.4%	10.5%	1.8%	2.3%	7	40
Foreign-Born Population (percentage)	50.8%	54.5%	52.1%	53.5%	4	6
Racial Diversity Index	0.26	0.22	0.21	0.20	54	54
Households with Kids under 18 Years Old (percentage)	41.3%	36.9%	41.5%	42.9%	10	9
Population Aged 65 and Older (percentage)	7.1%	9.1%	10.4%	11.2%	50	29
Poverty Rate	-	-	-	19.1%	-	24
Unemployment Rate	10.6%	12.5%	9.1%	8.4%	17	20
Mean Travel Time to Work (minutes)	43.7	50.1	43.0	45.6	1	4
Felony Crime Rate (per 1,000 residents)	67.6	33.4	23.8	21.4	44	34
Students Performing at Grade Level in Reading (percentage)	-	39.0%	49.9%	48.7%	-	35
Students Performing at Grade Level in Math (percentage)	-	31.9%	49.9%	53.4%	-	35
Asthma Hospitalizations (per 1,000 people)*	4.5	3.8	3.8	3.6	24	20
Blood Lead Levels (per 1,000 children tested, new diagnoses)*	52.7	19.0	10.0	9.6	13	14

[1] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).

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