East Flatbush, like its neighbor Brownsville, continues to see an increase in home purchase lending activity. The percentage 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.