



## BEDFORD STUYVESANT

		Rank (2002)	Rank (2004/5)
<b>Population (2000):</b>	<b>143,867</b>	25	-
<b>Racial Diversity Index:</b>	<b>0.57</b>	42	39
<b>Median Household Income:</b>	<b>\$22,200</b>	47	51
<b>Income Diversity Ratio:</b>	<b>6.6</b>	13	8
<b>Median Monthly Rent:</b>	<b>\$750</b>	51	48
<b>Median Price/Unit (2-4 fam.):</b>	<b>\$192,500</b>	46	38

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
<b>Median Household Income (in 2004 dollars)</b>	\$27,190	-	-	\$22,200	47	51
<b>Poverty Rate</b>	29.8%	-	-	34.5%	8	5
<b>% Immigrant Households</b>	22.4%	-	-	23.8%	41	41
<b>Rental Vacancy Rate</b>	2.7%	-	-	2.7%	27	29
<b>Number of Housing Units</b>	48,313	-	-	48,495	37	39
<b>% Public Housing</b>	18.2%	-	-	22.1%	9	5
<b>% Rent-Regulated/Other subsidized</b>	33.0%	-	-	30.6%	48	48
<b>Certificates of Occupancy</b>	53	277	460	355	47	18
<b>Units Authorized by New Residential Building Permits</b>	895	685	511	-	4	12
<b>Homeownership Rate</b>	18.9%	-	-	21.2%	41	36
<b>Index of Housing Price Appreciation (2-4 family building)</b>	186.9	209.3	245.0	-	4	6 <sup>1</sup>
<b>Home Purchase Loans (per 1,000 properties)</b>	75.5	94.1	120.2	-	7	2
<b>% Subprime Home Purchase Loans</b>	16.1%	23.2%	34.3%	-	5	10
<b>Refinance Loan Rate (per 1,000 properties)</b>	86.6	138.4	131.3	-	17	1
<b>% Subprime Refinance Loans</b>	38.0%	41.0%	49.2%	-	4	7
<b>Notices of Foreclosure (per 1,000 1-4 family properties)</b>	43.9	46.2	43.1	-	1	1
<b>% Tax Delinquencies (delinquent ≥ 1 year)</b>	8.9%	6.2%	4.5%	-	5	6
<b>% Vacant Land Area</b>	-	9.3%	9.1%	8.8%	8	8
<b>Serious Housing Code Violations (per 1,000 rental units)</b>	100.3	93.9	97.4	-	2	7
<b>% Students Performing at Grade Level - Reading</b>	33.1%	33.4%	33.3%	-	43	45
<b>% Students Performing at Grade Level - Math</b>	27.6%	35.8%	38.0%	-	43	47
<b>Felony Crime Rate (per 1,000 residents)</b>	40.0	39.1	39.4	-	11	10

Although the area has undergone a moderate residential resurgence in recent years, Bedford Stuyvesant continues to exhibit signs of housing and neighborhood distress. CD 203 led the City in the rates of home purchase and refinance loans, but this promising sign was countered by the prevalence of subprime loans, a potential sign of predatory lending. The rate of foreclosure notices, at 43.1 per 1,000

one to four family properties in 2004, was the highest in New York City that year. Real incomes fell significantly between 2002 and 2004. The area has also witnessed consistently high poverty rates and serious housing code violations rates in recent years.

Numbers in italics are based on a small number of observations and should be treated with caution.

<sup>1</sup> Ranked out of 34 community districts with the same predominant housing type (2-4 family buildings).