



EAST NEW YORK

		Rank (2002)	Rank (2004/5)
Population (2000):	173,198	10	-
Racial Diversity Index:	0.85	23	17
Median Household Income:	\$28,000	38	45
Income Diversity Ratio:	6.0	20	16
Median Monthly Rent:	\$800	32	38
Median Price/Unit (2-4 fam.):	\$170,000	48	46

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$32,838	-	-	\$28,000	38	45
Poverty Rate	22.2%	-	-	25.9%	17	13
% Immigrant Households	42.5%	-	-	34.9%	16	27
Rental Vacancy Rate	1.7%	-	-	3.3%	40	20
Number of Housing Units	48,425	-	-	48,763	36	38
% Public Housing	20.2%	-	-	21.2%	5	6
% Rent-Regulated/Other subsidized	38.0%	-	-	35.4%	43	44
Certificates of Occupancy	440	397	396	482	11	12
Units Authorized by New Residential Building Permits	616	456	443	-	6	16
Homeownership Rate	23.5%	-	-	20.5%	36	39
Index of Housing Price Appreciation (2-4 family building)	138.1	165.0	193.9	-	25	22 ¹
Home Purchase Loans (per 1,000 properties)	67.8	77.4	106.4	-	14	3
% Subprime Home Purchase Loans	10.5%	22.5%	38.2%	-	13	4
Refinance Loan Rate (per 1,000 properties)	91.4	132.4	125.8	-	15	3
% Subprime Refinance Loans	35.9%	38.9%	50.7%	-	7	2
Notices of Foreclosure (per 1,000 1-4 family properties)	33.1	35.5	29.5	-	7	7
% Tax Delinquencies (delinquent ≥ 1 year)	6.0%	3.5%	2.4%	-	14	17
% Vacant Land Area	-	16.5%	16.3%	17.7%	4	2
Serious Housing Code Violations (per 1,000 rental units)	58	63.5	60.6	-	15	17
% Students Performing at Grade Level - Reading	26.8%	28.5%	28.4%	-	54	54
% Students Performing at Grade Level - Math	21.5%	29.6%	36.1%	-	57	53
Felony Crime Rate (per 1,000 residents)	33.4	34.6	36.4	-	19	14

Like many other New York City communities, CD 205 has witnessed an upsurge in home purchase and refinance lending, accompanied by a dramatic increase in subprime loans. Subprime home purchase loans have more than tripled from 10.5% in 2002 to 38.2% of loans in 2004. The rate of subprime refinance loans was among the highest in the City, at 50.7% in 2004.

Although reading and math performance have improved in recent years - math scores have increased by the most percentage points citywide - CD 205 remains behind the rest of New York City. This area also has the 2nd highest percentage of vacant land in the City. Contrary to citywide trends, the felony crime rate increased and the homeownership rate decreased in CD 205.

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

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