Brooklyn CD 213, which covers neighborhoods such as Coney Island and Brighton Beach, is one of the most economically diverse areas in the City. The area also contains a high proportion of immigrant households, and ranks near the top of the City’s CDs in elementary school performance in both reading and math. At 12.3%, a relatively high percentage of land is vacant, and the rate of both home purchase and refinance loans were low in 2004 compared to other community districts in the City.

A recently released development plan from the Coney Island Development Corporation proposes to develop vacant and underused properties as a mixed use community, both providing affordable housing and reinforcing the area’s character as an entertainment and amusement destination.