



## CONEY ISLAND

		Rank (2002)	Rank (2004/5)
<b>Population (2000):</b>	<b>106,120</b>	44	-
<b>Racial Diversity Index:</b>	<b>0.57</b>	38	39
<b>Median Household Income:</b>	<b>\$23,000</b>	46	48
<b>Income Diversity Ratio:</b>	<b>7.7</b>	8	2
<b>Median Monthly Rent:</b>	<b>\$850</b>	44	32
<b>Median Price/Unit (2-4 fam.):</b>	<b>\$207,500</b>	36	33

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
<b>Median Household Income (in 2004 dollars)</b>	\$27,365	-	-	\$23,000	46	48
<b>Poverty Rate</b>	21.6%	-	-	29.6%	18	7
<b>% Immigrant Households</b>	55.9%	-	-	44.9%	4	11
<b>Rental Vacancy Rate</b>	2.5%	-	-	1.9%	30	42
<b>Number of Housing Units</b>	48,173	-	-	49,998	38	36
<b>% Public Housing</b>	19.7%	-	-	21.1%	6	7
<b>% Rent-Regulated/Other subsidized</b>	63.4%	-	-	54.6%	21	31
<b>Certificates of Occupancy</b>	134	108	191	216	31	29
<b>Units Authorized by New Residential Building Permits</b>	176	192	258	-	36	31
<b>Homeownership Rate</b>	32.4%	-	-	34.8%	21	20
<b>Index of Housing Price Appreciation (2-4 family building)</b>	148.0	172.1	204.6	-	17	17 <sup>1</sup>
<b>Home Purchase Loans (per 1,000 properties)</b>	37.0	26.5	37.2	-	45	49
<b>% Subprime Home Purchase Loans</b>	9.9%	8.0%	9.6%	-	16	29
<b>Refinance Loan Rate (per 1,000 properties)</b>	39.9	45.3	26.2	-	48	50
<b>% Subprime Refinance Loans</b>	12.4%	14.7%	25.0%	-	37	30
<b>Notices of Foreclosure (per 1,000 1-4 family properties)</b>	8.5	7.7	8.3	-	31	30
<b>% Tax Delinquencies (delinquent ≥ 1 year)</b>	3.1%	1.9%	1.4%	-	26	26
<b>% Vacant Land Area</b>	-	12.5%	11.5%	12.3%	6	4
<b>Serious Housing Code Violations (per 1,000 rental units)</b>	13.2	15.7	11.7	-	43	49
<b>% Students Performing at Grade Level - Reading</b>	53.8%	54.8%	56.2%	-	10	10
<b>% Students Performing at Grade Level - Math</b>	53.0%	56.3%	61.0%	-	10	10
<b>Felony Crime Rate (per 1,000 residents)</b>	31.0	26.9	24.1	-	27	36

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.

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).