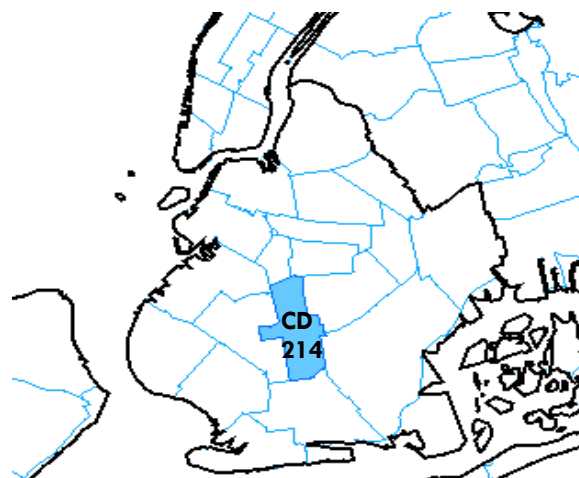


FLATBUSH / MIDWOOD

		Rank (2002)	Rank (2004/5)
Population (2000):	168,806	13	-
Racial Diversity Index:	0.92	6	5
Median Household Income:	\$35,000	37	30
Income Diversity Ratio:	5.3	18	31
Median Monthly Rent:	\$850	32	32
Median Price/Unit (2-4 fam.):	\$250,000	24	22
Median Price/Unit (1 fam.):	\$659,850	12	7 ¹



2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$33,878	-	-	\$35,000	37	30	Median Household Income (in 2004 dollars)
21.3%	-	-	18.3%	20	23	Poverty Rate
44.4%	-	-	52.8%	12	5	% Immigrant Households
0.9%	-	-	3.6%	48	17	Rental Vacancy Rate
58,410	-	-	58,716	20	20	Number of Housing Units
0.0%	-	-	0.0%	38	38	% Public Housing
82.1%	-	-	81.6%	5	7	% Rent-Regulated/Other subsidized
43	16	6	86	51	46	Certificates of Occupancy
69	44	69	-	53	54	Units Authorized by New Residential Building Permits
19.9%	-	-	21.2%	38	36	Homeownership Rate
144.2	178.3	208.9	-	4	1 ²	Index of Housing Price Appreciation (1 family building)
28.2	31.5	39.2	-	54	45	Home Purchase Loans (per 1,000 properties)
9.1%	7.9%	9.6%	-	21	29	% Subprime Home Purchase Loans
41.6	75.5	37.7	-	47	36	Refinance Loan Rate (per 1,000 properties)
18.5%	14.4%	26.9%	-	28	27	% Subprime Refinance Loans
9.3	7.0	7.2	-	30	33	Notices of Foreclosure (per 1,000 1-4 family properties)
3.2%	2.0%	1.3%	-	25	30	% Tax Delinquencies (delinquent ≥ 1 year)
-	1.3%	1.3%	1.4%	47	47	% Vacant Land Area
58.2	72.4	67.9	-	14	13	Serious Housing Code Violations (per 1,000 rental units)
48.2%	50.4%	49.5%	-	20	20	% Students Performing at Grade Level - Reading
44.3%	50.1%	54.2%	-	22	20	% Students Performing at Grade Level - Math
29.9	29.4	27.8	-	29	30	Felony Crime Rate (per 1,000 residents)

The rezoning of Brooklyn's Midwood neighborhood, approved in April 2006, covers an area of roughly 80 blocks and seeks to preserve the existing neighborhood character, though it also allows for higher density residential development on selected streets.

CD 214 has a low percentage of vacant land, at only 1.4%. More than four-fifths of the area's housing units are rent-regulated or subsidized. Although the home purchase loan rate was relatively low in 2004, subprime loans have nonetheless been on the rise. It is one of the most racially diverse community districts in the City, with one of the highest percentages of immigrant households.

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

¹ Ranked out of 50 community districts with sufficient single family home sales.

² Ranked out of 13 community districts with the same predominant housing type (single family homes).