Brooklyn CD 215, which includes Sheepshead Bay and Homecrest, is the subject of two recent rezonings. In Sheepshead Bay, parts of eight blocks as well as the Special Sheepshead Bay District have been rezoned to limit development. In addition, 70 blocks in Homecrest were rezoned to restrict overall development while permitting taller buildings on certain wide streets.

CD 215 had relatively low rates of tax delinquencies and serious housing code violations in 2004, and its rental vacancy rate was only 2.0% in 2005. Sheepshead Bay is one of the City’s most diverse neighborhoods with regard to income, but is one of the least diverse with regards to race. Nonetheless, almost 40% of households in CD 215 in 2005 were foreign-born.

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).