



SHEEPSHEAD BAY

		Rank (2002)	Rank (2004/5)
Population (2000):	160,319	21	-
Racial Diversity Index:	0.47	51	50
Median Household Income:	\$40,000	24	24
Income Diversity Ratio:	6.7	5	7
Median Monthly Rent:	\$900	22	21
Median Price/Unit (2-4 fam.):	\$265,000	16	14

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$43,784	-	-	\$40,000	24	24
Poverty Rate	16.4%	-	-	17.2%	28	25
% Immigrant Households	43.0%	-	-	39.9%	15	18
Rental Vacancy Rate	1.2%	-	-	2.0%	45	39
Number of Housing Units	61,460	-	-	64,886	17	16
% Public Housing	4.2%	-	-	7.6%	28	26
% Rent-Regulated/Other subsidized	59.5%	-	-	57.5%	25	24
Certificates of Occupancy	100	50	60	255	38	23
Units Authorized by New Residential Building Permits	111	320	212	-	43	35
Homeownership Rate	42.7%	-	-	42.0%	14	16
Index of Housing Price Appreciation (2-4 family building)	140.7	180.0	203.6	-	23	18 ¹
Home Purchase Loans (per 1,000 properties)	34.5	42.3	47.8	-	49	37
% Subprime Home Purchase Loans	6.8%	6.8%	5.5%	-	34	35
Refinance Loan Rate (per 1,000 properties)	43.7	72.0	34.0	-	42	42
% Subprime Refinance Loans	11.9%	10.4%	16.8%	-	39	38
Notices of Foreclosure (per 1,000 1-4 family properties)	4.7	4.8	4.3	-	39	39
% Tax Delinquencies (delinquent ≥ 1 year)	1.7%	1.1%	0.8%	-	41	44
% Vacant Land Area	-	6.4%	6.5%	6.6%	12	12
Serious Housing Code Violations (per 1,000 rental units)	10.0	11.7	14.6	-	49	45
% Students Performing at Grade Level - Reading	51.8%	53.8%	53.5%	-	14	16
% Students Performing at Grade Level - Math	49.3%	54.4%	58.6%	-	14	13
Felony Crime Rate (per 1,000 residents)	24.4	24.7	23.0	-	43	37

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).