



EAST FLATBUSH

		Rank (2002)	Rank (2004/5)
Population (2000):	165,753	17	-
Racial Diversity Index:	0.28	55	54
Median Household Income:	\$40,000	29	24
Income Diversity Ratio:	4.4	46	47
Median Monthly Rent:	\$800	32	38
Median Price/Unit (2-4 fam.):	\$162,225	49	48

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$40,062	-	-	\$40,000	29	24
Poverty Rate	14.9%	-	-	15.9%	29	31
% Immigrant Households	60.9%	-	-	60.6%	1	3
Rental Vacancy Rate	3.7%	-	-	3.4%	18	18
Number of Housing Units	52,101	-	-	51,196	27	33
% Public Housing	0.0%	-	-	0.0%	38	38
% Rent-Regulated/Other subsidized	57.0%	-	-	50.5%	28	34
Certificates of Occupancy	40	13	17	44	53	52
Units Authorized by New Residential Building Permits	37	117	48	-	58	57
Homeownership Rate	31.2%	-	-	31.3%	24	23
Index of Housing Price Appreciation (2-4 family building)	128.6	141.5	165.0	-	32	32 ¹
Home Purchase Loans (per 1,000 properties)	38.7	43.7	61.2	-	44	25
% Subprime Home Purchase Loans	11.1%	23.8%	37.1%	-	10	6
Refinance Loan Rate (per 1,000 properties)	93.8	151.7	130.3	-	11	2
% Subprime Refinance Loans	33.9%	38.8%	49.5%	-	8	6
Notices of Foreclosure (per 1,000 1-4 family properties)	25.1	25.4	23.3	-	16	16
% Tax Delinquencies (delinquent ≥ 1 year)	4.6%	2.7%	2.0%	-	18	21
% Vacant Land Area	-	2.0%	1.9%	1.8%	39	39
Serious Housing Code Violations (per 1,000 rental units)	78.1	86.4	62.0	-	10	16
% Students Performing at Grade Level - Reading	39.1%	40.9%	39.9%	-	33	34
% Students Performing at Grade Level - Math	32.3%	38.9%	43.3%	-	36	36
Felony Crime Rate (per 1,000 residents)	28.0	25.7	24.5	-	32	33

At 60.6%, CD 217 has one of the highest percentages of immigrant households in New York City. The area, which encompasses Flatbush, Rugby, Farragut and other neighborhoods, is one of the City's least racially and economically diverse neighborhoods, however. The CD has relatively few serious housing code violations. Home purchase loans rose dramatically since 2002, and the

percent of those loans that are subprime increased even more sharply. The number of new certificates of occupancy and units authorized by new residential building permits have been consistently low, suggesting little new development.

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 same predominant housing type (2-4 family buildings).