

B R O O K L Y N

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BROOKLYN

		Rank (2002)	Rank (2004/5)
Population:	2,486,235	1	1
Racial Diversity Index:	0.90	2	2
Median Household Income:	\$35,000	4	4
Income Diversity Ratio:	6.3	2	3
Median Monthly Rent:	\$850	4	3
Median Price/Unit (2-4 fam.):	\$208,333	4	3
Median Price/Unit (1 fam.):	\$397,000	3	2

Brooklyn is New York City's most populous borough, and like the other four boroughs, Brooklyn has witnessed significant change on many fronts in recent years. Mirroring citywide patterns, educational performance has generally been on the rise and crime rates have been on the decline in Brooklyn. Housing prices have been rising rapidly in Brooklyn, with the median price of a single family home increasing from \$288,758 in 2002 to \$397,000 in 2004. The quality-controlled index of housing



	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Housing Stock and Land Use						
Number of Housing Units	930,085	-	-	944,731	1	1
Rental Vacancy Rate	2.7%	-	-	2.8%	3	3
% Public Housing	9.2%	-	-	9.3%	3	2
% Rent-Regulated/Other subsidized	51.7%	-	-	51.4%	3	3
Certificates of Occupancy	2,378	2,574	2,847	4,117	3	2
Units Authorized by New Residential Building Permits	5,260	5,770	4,767	-	2	2
Homeownership Rate	28.7%	-	-	29.2%	3	3
% Vacant Land Area	-	5.2%	5.1%	5.2%	2	2
Housing Prices and Affordability						
Index of Housing Price Appreciation (2-4 fam. building)	154.1	180.3	210.0	-	2	2
Median Monthly Rent (unsubsidized units, 2005 dollars)	\$779	-	-	\$850	4	3
Median Price Per Unit (2-4 fam. bldg., 2004 dollars)	\$146,829	\$179,660	\$208,333	-	4	3
Median Price Per Unit (1 fam. bldg., 2004 dollars)	\$288,758	\$343,433	\$397,000	-	3	2
Median Rent Burden - All renter households	29.1%	-	-	31.3%	2	3
Median Rent Burden - Unsubsidized low income renters	41.5%	-	-	48.5%	5	5
Housing Quality						
Serious Housing Code Violations (per 1,000 rentals)	50.3	50.0	52.9	-	2	2
% Tax Delinquencies (delinquent ≥ 1 year)	3.5%	2.3%	1.6%	-	2	2
% Severe Crowding - All renter households	3.6%	-	-	3.3%	3	4
% Severe Crowding - Unsubsidized low income renters	5.1%	-	-	4.8%	2	4

¹ Notice of foreclosure data is unavailable for Staten Island, therefore the ranking for this indicator only ranges from 1 to 4 in both 2002 and 2004.

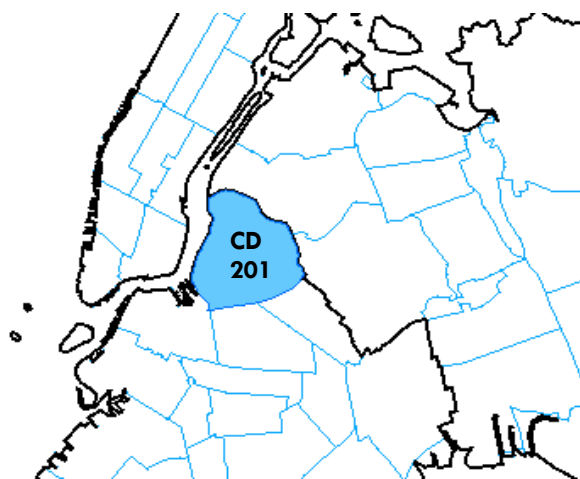
price appreciation showed a similar surge. Certificates of occupancy, which are issued for newly created housing units, have increased significantly as new housing becomes available. Perhaps as a result of new construction, severe residential overcrowding has declined in Brooklyn since 2002.

Following a citywide trend, the rate of tax delinquency has steadily declined in Brooklyn. The rate of home purchase loans per 1,000 properties has risen from 47.9 in 2002 to 58.4 in 2004. However, 18.4% of these loans were subprime in 2004, more than double the rate only two years earlier. Brooklyn ranks 2nd among the boroughs in both subprime home purchase and subprime refinance loans. It is also ranked 2nd in notices of foreclosure.

Although Brooklyn's racial diversity index remained steady between 2002 and 2005, the borough's racial composition shifted somewhat. The percentage of Brooklyn households who identify as Asian increased slightly from 6.4% to 7.3%, while the proportion of black (including Hispanic) households dropped from 35% in 2002 to 32.4% in 2005. The share of immigrants overall dropped from 40.2% to 37.5%.

Brooklyn is home to many large development projects and rezoning measures. The Atlantic Yards proposal, intended for the neighborhood of Prospect Heights, is by far the most controversial of these proposed developments. The Brooklyn Waterfront Greenway, a 14-mile stretch of green space from Sunset Park to Greenpoint, is another complex, contentious undertaking. In 2005, multiple rezonings took place in Brooklyn. Most were downzonings intended to restrict "out of context" development and preserve neighborhood character, although one – the Greenpoint-Williamsburg waterfront measure, approved in May 2005 – rezoned portions of that area from manufacturing to residential and allowed for increased building heights through an inclusionary zoning program.

	2002	2003	2004	2005	Rank 2002	Rank (2004/5)
Social, Demographic, and Income Indicators						
Population	2,479,338	2,483,164	2,497,859	2,486,235	1	1
Racial Diversity Index	0.89	-	-	0.90	2	2
% Immigrant Households	40.2%	-	-	37.5%	2	2
% Asian (inc. Hawaiian and Pacific Islander) Households	6.4%	-	-	7.3%	3	3
% Black (including Hispanic) Households	35.0%	-	-	32.4%	1	1
% Hispanic (non-Black) Households	16.4%	-	-	16.6%	4	4
% White (non-Hispanic) Households	42.0%	-	-	42.4%	4	3
% Native American Households	0.1%	-	-	0.2%	2	2
Median Household Income (in 2004 dollars)	\$36,997	-	-	\$35,000	4	4
Income Diversity Ratio	6.2	-	-	6.3	2	3
Poverty Rate	20.5%	-	-	20.7%	2	2
Unemployment Rate	9.1%	-	-	-	2	-
% Students Performing at Grade Level - Reading	40.3%	42.0%	41.9%	-	4	3
% Students Performing at Grade Level - Math	36.7%	42.6%	47.3%	-	3	4
Felony Crime Rate (per 1,000 residents)	29.6	28.6	27.6	-	3	3
Lending Indicators						
Home Purchase Loans (per 1,000 properties)	47.9	49.3	58.4	-	4	4
% Subprime Home Purchase Loans	8.4%	12.8%	18.4%	-	2	2
Home Purchase Loan Approval Rate	80.9%	80.4%	78.1%	-	4	4
Refinance Loan Rate (per 1,000 properties)	67.0	104.2	66.0	-	4	2
% Subprime Refinance Loans	22.2%	21.8%	35.5%	-	2	2
Notices of Foreclosure (per 1,000 1-4 family properties)	15.0	15.3	14.0	-	2	2 ¹



GREENPOINT / WILLIAMSBURG

		Rank (2002)	Rank (2004/5)
Population (2000):	160,338	20	-
Racial Diversity Index:	0.66	32	34
Median Household Income:	\$35,000	38	30
Income Diversity Ratio:	6.2	28	12
Median Monthly Rent:	\$900	44	21
Median Price/Unit (2-4 fam.):	\$229,417	38	27

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$32,838	-	-	\$35,000	38	30
Poverty Rate	24.2%	-	-	24.2%	15	17
% Immigrant Households	39.3%	-	-	38.3%	25	20
Rental Vacancy Rate	3.9%	-	-	1.7%	15	47
Number of Housing Units	55,000	-	-	54,412	22	26
% Public Housing	10.4%	-	-	10.3%	19	18
% Rent-Regulated/Other subsidized	62.2%	-	-	64.0%	22	17
Certificates of Occupancy	417	412	289	559	12	8
Units Authorized by New Residential Building Permits	922	1,455	837	-	3	4
Homeownership Rate	17.3%	-	-	16.8%	43	44
Index of Housing Price Appreciation (2-4 family building)	214.0	232.5	289.7	-	3	3 ¹
Home Purchase Loans (per 1,000 properties)	52.0	25.9	30.3	-	27	55
% Subprime Home Purchase Loans	8.1%	10.0%	3.0%	-	25	44
Refinance Loan Rate (per 1,000 properties)	50.6	74.4	40.2	-	36	34
% Subprime Refinance Loans	20.0%	16.0%	15.4%	-	24	39
Notices of Foreclosure (per 1,000 1-4 family properties)	3.7	4.4	4.4	-	44	38
% Tax Delinquencies (delinquent ≥ 1 year)	3.4%	2.6%	1.9%	-	24	22
% Vacant Land Area	-	4.1%	4.0%	4.3%	28	24
Serious Housing Code Violations (per 1,000 rental units)	26.8	22.5	19.6	-	28	36
% Students Performing at Grade Level - Reading	36.2%	43.9%	39.7%	-	36	36
% Students Performing at Grade Level - Math	36.2%	45.6%	45.8%	-	32	35
Felony Crime Rate (per 1,000 residents)	30.3	29.9	28.9	-	28	27

Nearly 200 blocks in Greenpoint-Williamsburg were rezoned in 2005 to make way for thousands of new residential units and a new 27.8 acre waterfront park. This massive rezoning initiative involved both land already zoned for residential use as well as land that was zoned for industrial activity and largely vacant. The zoning changes included a voluntary inclusionary zoning program, which allows developers who provide affordable housing to build extra stories.

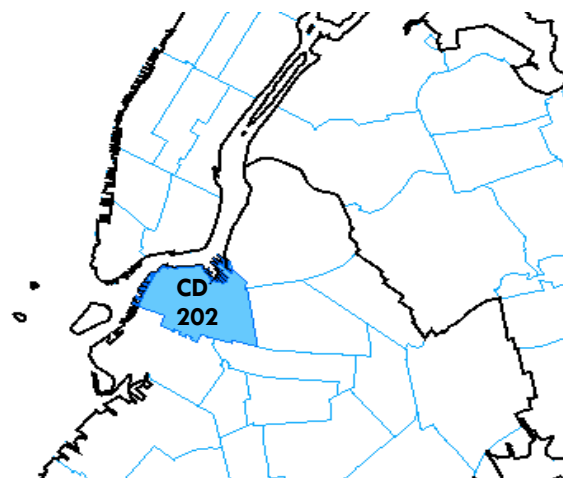
Growth has been evident in CD 201 for the past few years. The number of housing units authorized by new building permits has been consistently high in recent years, and the number of certificates of occupancy issued in the CD was the 8th highest in the City. Home prices are on the rise, with real median monthly rent increasing by the 4th highest dollar amount in the City. Our quality-controlled index of price appreciation shows that, for 2 to 4 family buildings, housing prices have risen in CD 201 more rapidly since 1994 than in almost any other CD in the City.

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).

FORT GREENE / BROOKLYN HEIGHTS

		Rank (2002)	Rank (2004/5)
Population (2000):	98,620	49	-
Racial Diversity Index:	0.86	12	14
Median Household Income:	\$42,500	22	22
Income Diversity Ratio:	5.7	3	21
Median Monthly Rent:	\$950	15	14
Median Price/Unit (2-4 fam.):	\$324,750	8	9



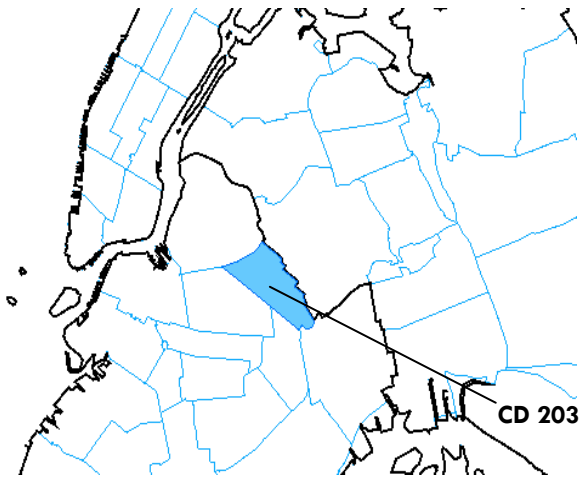
2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$44,879	-	-	\$42,500	22	22	Median Household Income (in 2004 dollars)
17.7%	-	-	18.0%	24	24	Poverty Rate
16.4%	-	-	18.6%	47	47	% Immigrant Households
4.7%	-	-	2.0%	7	39	Rental Vacancy Rate
50,252	-	-	50,083	32	35	Number of Housing Units
15.4%	-	-	15.8%	12	11	% Public Housing
47.6%	-	-	48.9%	32	36	% Rent-Regulated/Other subsidized
14	71	325	63	56	51	Certificates of Occupancy
234	349	357	-	31	23	Units Authorized by New Residential Building Permits
32.2%	-	-	29.2%	23	30	Homeownership Rate
237.4	308.9	363.5	-	1	1 ¹	Index of Housing Price Appreciation (2-4 family building)
60.6	63.6	59.0	-	18	27	Home Purchase Loans (per 1,000 properties)
4.5%	4.5%	4.4%	-	40	38	% Subprime Home Purchase Loans
71.2	108.7	52.3	-	25	26	Refinance Loan Rate (per 1,000 properties)
11.2%	9.8%	15.4%	-	41	39	% Subprime Refinance Loans
14.1	14.7	11.0	-	25	29	Notices of Foreclosure (per 1,000 1-4 family properties)
4.6%	3.4%	2.2%	-	18	19	% Tax Delinquencies (delinquent ≥ 1 year)
-	2.2%	2.3%	2.4%	36	33	% Vacant Land Area
25.8	21.3	18.2	-	29	39	Serious Housing Code Violations (per 1,000 rental units)
34.5%	36.2%	37.7%	-	39	37	% Students Performing at Grade Level - Reading
31.7%	38.5%	42.1%	-	37	39	% Students Performing at Grade Level - Math
56.6	53.4	51.2	-	5	5	Felony Crime Rate (per 1,000 residents)

CD 202, home to neighborhoods such as Brooklyn Heights, Clinton Hill, Boerum Hill and Fort Greene, is also the location for much of the Brooklyn Waterfront Greenway. The Greenway plan, the centerpiece of which is a public park intended to replace much of the industrial waterfront, spans 14 miles of Brooklyn's waterfront, from Sunset Park to Newtown Creek in Greenpoint.

Like the rest of the City, CD 202 has seen a marked decrease in property tax delinquencies. The prices of 2 to 4 family homes has risen more since 1994 than in any other CD in the City. Contrary to citywide trends, homeownership rates have decreased at the 4th highest rate in the City in percentage point terms. CD 202 ranks 21st citywide for income diversity, down from 2002, when the CD ranked 3rd.

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).



BEDFORD STUYVESANT

		Rank (2002)	Rank (2004/5)
Population (2000):	143,867	25	-
Racial Diversity Index:	0.57	42	39
Median Household Income:	\$22,200	47	51
Income Diversity Ratio:	6.6	13	8
Median Monthly Rent:	\$750	51	48
Median Price/Unit (2-4 fam.):	\$192,500	46	38

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$27,190	-	-	\$22,200	47	51
Poverty Rate	29.8%	-	-	34.5%	8	5
% Immigrant Households	22.4%	-	-	23.8%	41	41
Rental Vacancy Rate	2.7%	-	-	2.7%	27	29
Number of Housing Units	48,313	-	-	48,495	37	39
% Public Housing	18.2%	-	-	22.1%	9	5
% Rent-Regulated/Other subsidized	33.0%	-	-	30.6%	48	48
Certificates of Occupancy	53	277	460	355	47	18
Units Authorized by New Residential Building Permits	895	685	511	-	4	12
Homeownership Rate	18.9%	-	-	21.2%	41	36
Index of Housing Price Appreciation (2-4 family building)	186.9	209.3	245.0	-	4	6 ¹
Home Purchase Loans (per 1,000 properties)	75.5	94.1	120.2	-	7	2
% Subprime Home Purchase Loans	16.1%	23.2%	34.3%	-	5	10
Refinance Loan Rate (per 1,000 properties)	86.6	138.4	131.3	-	17	1
% Subprime Refinance Loans	38.0%	41.0%	49.2%	-	4	7
Notices of Foreclosure (per 1,000 1-4 family properties)	43.9	46.2	43.1	-	1	1
% Tax Delinquencies (delinquent ≥ 1 year)	8.9%	6.2%	4.5%	-	5	6
% Vacant Land Area	-	9.3%	9.1%	8.8%	8	8
Serious Housing Code Violations (per 1,000 rental units)	100.3	93.9	97.4	-	2	7
% Students Performing at Grade Level - Reading	33.1%	33.4%	33.3%	-	43	45
% Students Performing at Grade Level - Math	27.6%	35.8%	38.0%	-	43	47
Felony Crime Rate (per 1,000 residents)	40.0	39.1	39.4	-	11	10

Although the area has undergone a moderate residential resurgence in recent years, Bedford Stuyvesant continues to exhibit signs of housing and neighborhood distress. CD 203 led the City in the rates of home purchase and refinance loans, but this promising sign was countered by the prevalence of subprime loans, a potential sign of predatory lending. The rate of foreclosure notices, at 43.1 per 1,000

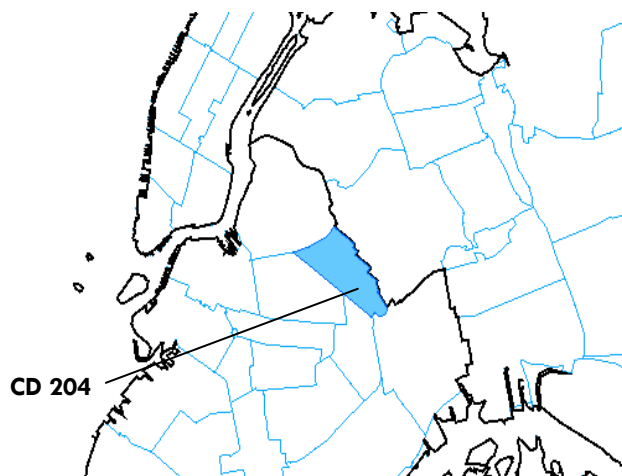
one to four family properties in 2004, was the highest in New York City that year. Real incomes fell significantly between 2002 and 2004. The area has also witnessed consistently high poverty rates and serious housing code violations rates in recent years.

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¹ Ranked out of 34 community districts with the same predominant housing type (2-4 family buildings).

BUSHWICK

Population (2000):	104,358	Rank (2002)	45	Rank (2004/5)	-
Racial Diversity Index:	0.75		26		23
Median Household Income:	\$30,000		48		42
Income Diversity Ratio:	5.4		22		25
Median Monthly Rent:	\$790		42		44
Median Price/Unit (2-4 fam.):	\$166,167		50		47



2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$27,146	-	-	\$30,000	48	42	Median Household Income (in 2004 dollars)
33.6%	-	-	28.3%	5	10	Poverty Rate
39.8%	-	-	44.3%	24	12	% Immigrant Households
5.4%	-	-	2.4%	2	34	Rental Vacancy Rate
40,426	-	-	40,442	55	55	Number of Housing Units
12.4%	-	-	13.3%	17	13	% Public Housing
45.6%	-	-	40.6%	38	42	% Rent-Regulated/Other subsidized
199	202	358	427	21	15	Certificates of Occupancy
402	625	325	-	15	27	Units Authorized by New Residential Building Permits
13.9%	-	-	13.6%	47	47	Homeownership Rate
163.9	192.5	227.1	-	11	8 ¹	Index of Housing Price Appreciation (2-4 family building)
86.4	84.3	121.4	-	3	1	Home Purchase Loans (per 1,000 properties)
9.4%	22.2%	34.8%	-	19	9	% Subprime Home Purchase Loans
75.6	124.2	123.6	-	21	4	Refinance Loan Rate (per 1,000 properties)
40.1%	42.8%	48.4%	-	2	10	% Subprime Refinance Loans
37.0	33.6	31.1	-	3	5	Notices of Foreclosure (per 1,000 1-4 family properties)
7.1%	4.9%	3.5%	-	9	12	% Tax Delinquencies (delinquent ≥ 1 year)
-	7.4%	7.2%	6.5%	9	13	% Vacant Land Area
175.8	193.0	184.1	-	1	1	Serious Housing Code Violations (per 1,000 rental units)
34.2%	36.3%	37.0%	-	40	38	% Students Performing at Grade Level - Reading
30.0%	36.6%	41.8%	-	40	40	% Students Performing at Grade Level - Math
31.2	30.7	29.2	-	26	25	Felony Crime Rate (per 1,000 residents)

Mortgage lending increased significantly in CD 204 from 2002 to 2004, jumping from 86.4 to 121.4 home purchase loans per 1,000 properties, ranking Bushwick highest in this category. Notices of foreclosure dropped slightly, but Bushwick still ranks quite high in this category. Rates of subprime lending have also been high in recent years.

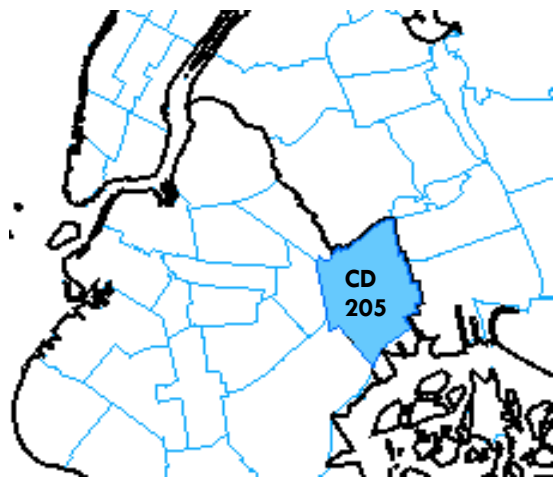
CD 204 also exhibited the highest rate of serious housing code violations, at 184.1 per 1,000 rental units. While CD

204 has a high rate of poverty, that rate fell between 2002 and 2005, and real median household income rose by 10%.

Much like the rest of the City, Bushwick's elementary education performance has improved, most notably in math. The crime rate has also improved in recent years, dropping from 31.2 to 29.2 felonies per 1,000 residents from 2002 to 2004.

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).



EAST NEW YORK

		Rank (2002)	Rank (2004/5)
Population (2000):	173,198	10	-
Racial Diversity Index:	0.85	23	17
Median Household Income:	\$28,000	38	45
Income Diversity Ratio:	6.0	20	16
Median Monthly Rent:	\$800	32	38
Median Price/Unit (2-4 fam.):	\$170,000	48	46

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$32,838	-	-	\$28,000	38	45
Poverty Rate	22.2%	-	-	25.9%	17	13
% Immigrant Households	42.5%	-	-	34.9%	16	27
Rental Vacancy Rate	1.7%	-	-	3.3%	40	20
Number of Housing Units	48,425	-	-	48,763	36	38
% Public Housing	20.2%	-	-	21.2%	5	6
% Rent-Regulated/Other subsidized	38.0%	-	-	35.4%	43	44
Certificates of Occupancy	440	397	396	482	11	12
Units Authorized by New Residential Building Permits	616	456	443	-	6	16
Homeownership Rate	23.5%	-	-	20.5%	36	39
Index of Housing Price Appreciation (2-4 family building)	138.1	165.0	193.9	-	25	22 ¹
Home Purchase Loans (per 1,000 properties)	67.8	77.4	106.4	-	14	3
% Subprime Home Purchase Loans	10.5%	22.5%	38.2%	-	13	4
Refinance Loan Rate (per 1,000 properties)	91.4	132.4	125.8	-	15	3
% Subprime Refinance Loans	35.9%	38.9%	50.7%	-	7	2
Notices of Foreclosure (per 1,000 1-4 family properties)	33.1	35.5	29.5	-	7	7
% Tax Delinquencies (delinquent ≥ 1 year)	6.0%	3.5%	2.4%	-	14	17
% Vacant Land Area	-	16.5%	16.3%	17.7%	4	2
Serious Housing Code Violations (per 1,000 rental units)	58	63.5	60.6	-	15	17
% Students Performing at Grade Level - Reading	26.8%	28.5%	28.4%	-	54	54
% Students Performing at Grade Level - Math	21.5%	29.6%	36.1%	-	57	53
Felony Crime Rate (per 1,000 residents)	33.4	34.6	36.4	-	19	14

Like many other New York City communities, CD 205 has witnessed an upsurge in home purchase and refinance lending, accompanied by a dramatic increase in subprime loans. Subprime home purchase loans have more than tripled from 10.5% in 2002 to 38.2% of loans in 2004. The rate of subprime refinance loans was among the highest in the City, at 50.7% in 2004.

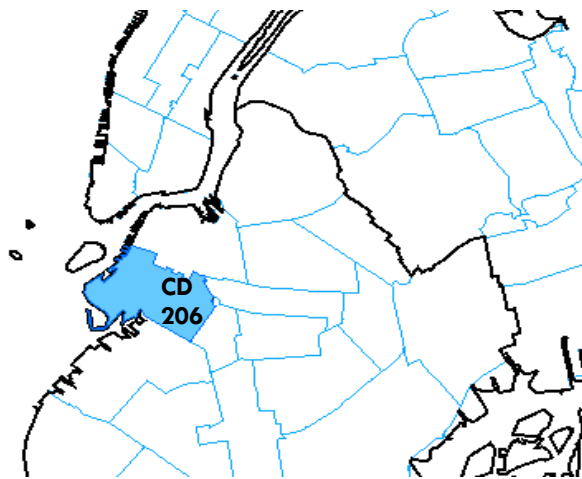
Although reading and math performance have improved in recent years - math scores have increased by the most percentage points citywide - CD 205 remains behind the rest of New York City. This area also has the 2nd highest percentage of vacant land in the City. Contrary to citywide trends, the felony crime rate increased and the homeownership rate decreased in CD 205.

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).

PARK SLOPE / CARROLL GARDENS

		Rank (2002)	Rank (2004/5)
Population (2000):	104,054	46	-
Racial Diversity Index:	0.59	31	37
Median Household Income:	\$50,000	12	13
Income Diversity Ratio:	5.4	22	25
Median Monthly Rent:	\$1,090	7	7
Median Price/Unit (2-4 fam.):	\$424,500	6	7



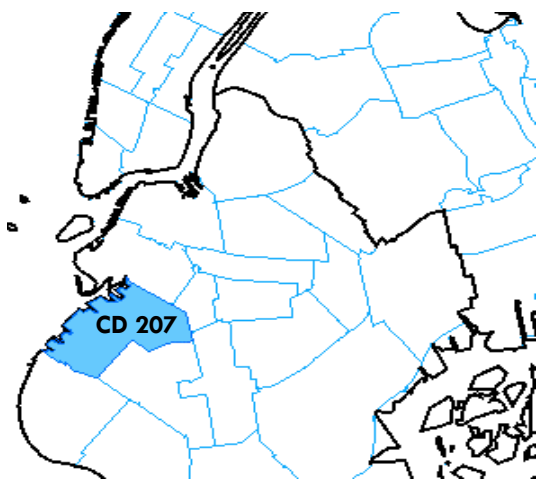
2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$51,446	-	-	\$50,000	12	13	Median Household Income (in 2004 dollars)
13.6%	-	-	13.3%	36	34	Poverty Rate
16.7%	-	-	15.9%	46	48	% Immigrant Households
4.3%	-	-	1.3%	9	50	Rental Vacancy Rate
47,687	-	-	47,782	39	42	Number of Housing Units
9.5%	-	-	10.9%	22	16	% Public Housing
37.7%	-	-	32.2%	44	47	% Rent-Regulated/Other subsidized
111	94	58	107	36	44	Certificates of Occupancy
281	90	147	-	23	47	Units Authorized by New Residential Building Permits
29.9%	-	-	29.5%	25	29	Homeownership Rate
232.8	271.5	332.0	-	2	2 ¹	Index of Housing Price Appreciation (2-4 family building)
64.0	64.4	67.7	-	17	19	Home Purchase Loans (per 1,000 properties)
3.2%	3.6%	2.0%	-	45	46	% Subprime Home Purchase Loans
96.3	157.0	60.6	-	10	23	Refinance Loan Rate (per 1,000 properties)
10.9%	7.0%	12.8%	-	42	45	% Subprime Refinance Loans
4.8	3.9	2.5	-	37	50	Notices of Foreclosure (per 1,000 1-4 family properties)
2.5%	1.4%	1.2%	-	31	35	% Tax Delinquencies (delinquent ≥ 1 year)
-	2.0%	1.9%	1.9%	39	38	% Vacant Land Area
21.9	16.4	14.7	-	35	44	Serious Housing Code Violations (per 1,000 rental units)
44.1%	44.7%	45.7%	-	27	28	% Students Performing at Grade Level - Reading
39.7%	45.1%	50.3%	-	27	30	% Students Performing at Grade Level - Math
32.4	32.3	31.4	-	21	18	Felony Crime Rate (per 1,000 residents)

The plan to build an Ikea furniture store in Red Hook has stirred controversy in CD 206. Proponents say the project will benefit the community through the creation of more than 500 new jobs, the construction of a new public waterfront esplanade, and a commitment to investing in the communities the store serves. Opponents say the benefits do not outweigh the traffic impacts, destruction of historic structures, and public investment in infrastructure.

CD 206, which also contains Park Slope and Carroll Gardens, ranks high in median monthly rent and median home prices. Since 1994, prices of 2 to 4 family homes have more than tripled, the 2nd highest increase in the City. The area has one of the lowest rates of foreclosure notices in the City, and its rental vacancy rate has dropped to a mere 1.3% in 2005.

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).



SUNSET PARK

		Rank (2002)	Rank (2004/5)
Population (2000):	120,063	34	-
Racial Diversity Index:	0.89	10	9
Median Household Income:	\$40,000	30	24
Income Diversity Ratio:	4.8	48	43
Median Monthly Rent:	\$892	22	29
Median Price/Unit (2-4 fam.):	\$258,333	22	18

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$39,406	-	-	\$40,000	30	24
Poverty Rate	18.2%	-	-	14.6%	23	33
% Immigrant Households	49.5%	-	-	36.9%	9	25
Rental Vacancy Rate	2.1%	-	-	2.3%	35	35
Number of Housing Units	46,978	-	-	48,032	41	40
% Public Housing	0.0%	-	-	0.0%	38	38
% Rent-Regulated/Other subsidized	40.5%	-	-	43.1%	41	39
Certificates of Occupancy	13	95	76	124	57	39
Units Authorized by New Residential Building Permits	170	75	173	-	38	42
Homeownership Rate	27.3%	-	-	28.0%	32	32
Index of Housing Price Appreciation (2-4 family building)	169.9	213.8	252.5	-	8	5 ¹
Home Purchase Loans (per 1,000 properties)	42.7	50.7	53.0	-	37	32
% Subprime Home Purchase Loans	7.3%	8.9%	7.1%	-	27	33
Refinance Loan Rate (per 1,000 properties)	62.3	92.4	51.5	-	31	27
% Subprime Refinance Loans	19.7%	17.4%	24.9%	-	27	31
Notices of Foreclosure (per 1,000 1-4 family properties)	6.1	5.9	7.0	-	35	35
% Tax Delinquencies (delinquent ≥ 1 year)	2.5%	1.9%	1.4%	-	31	26
% Vacant Land Area	-	0.8%	0.8%	0.8%	53	54
Serious Housing Code Violations (per 1,000 rental units)	32.2	32.6	30.7	-	24	28
% Students Performing at Grade Level - Reading	47.1%	48.1%	48.9%	-	21	21
% Students Performing at Grade Level - Math	43.8%	48.2%	54.0%	-	23	21
Felony Crime Rate (per 1,000 residents)	23.3	25.2	22.1	-	48	40

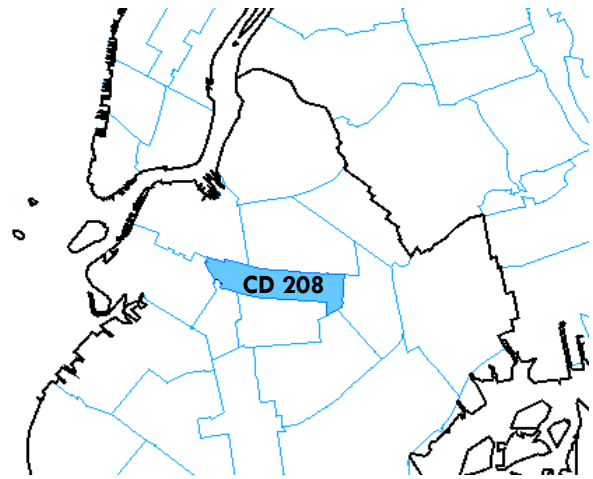
The rate of home purchase lending has increased steadily in recent years, along with home prices. Sunset Park has one of the lowest amounts of vacant land in the City – only 0.8% of land was unused in 2005. Sunset Park is one of the most racially diverse community districts in New York City. The poverty rate fell substantially between 2002 and 2005.

Sunset Park is one of the few neighborhoods in the City in which percentage of rental units that are rent-regulated or subsidized rose. Education performance has risen in recent years, particularly, student's math performance. Housing prices have appreciated dramatically, rising 48% in a two year period.

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).

CROWN HEIGHTS



		Rank (2002)	Rank (2004/5)
Population (2000):	96,076	50	-
Racial Diversity Index:	0.66	40	34
Median Household Income:	\$31,556	45	38
Income Diversity Ratio:	6.0	10	16
Median Monthly Rent:	\$800	32	38
Median Price/Unit (2-4 fam.):	\$200,000	40	34

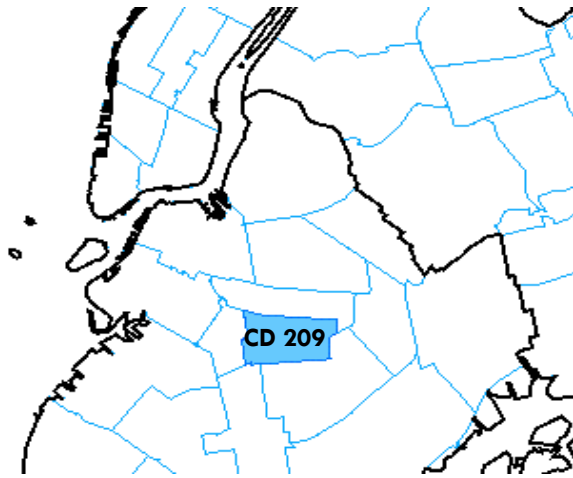
2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$29,252	-	-	\$31,556	45	38	Median Household Income (in 2004 dollars)
26.6%	-	-	24.4%	11	16	Poverty Rate
35.3%	-	-	31.1%	32	32	% Immigrant Households
3.3%	-	-	4.2%	20	13	Rental Vacancy Rate
50,894	-	-	54,780	30	25	Number of Housing Units
14.0%	-	-	8.9%	13	21	% Public Housing
60.5%	-	-	63.2%	24	19	% Rent-Regulated/Other subsidized
71	61	98	280	43	21	Certificates of Occupancy
180	308	270	-	35	29	Units Authorized by New Residential Building Permits
18.2%	-	-	19.3%	42	40	Homeownership Rate
168.3	216.8	233.8	-	9	7 ¹	Index of Housing Price Appreciation (2-4 family building)
70.5	64.4	71.6	-	10	14	Home Purchase Loans (per 1,000 properties)
7.0%	17.2%	27.1%	-	31	14	% Subprime Home Purchase Loans
73.5	121.2	94.4	-	23	11	Refinance Loan Rate (per 1,000 properties)
32.1%	27.7%	42.8%	-	11	14	% Subprime Refinance Loans
33.3	38.1	36.6	-	6	4	Notices of Foreclosure (per 1,000 1-4 family properties)
8.3%	6.8%	4.6%	-	6	4	% Tax Delinquencies (delinquent ≥ 1 year)
-	5.0%	4.9%	4.8%	22	21	% Vacant Land Area
89.6	96.1	95.0	-	4	8	Serious Housing Code Violations (per 1,000 rental units)
33.2%	34.0%	33.7%	-	42	44	% Students Performing at Grade Level - Reading
25.9%	33.1%	36.2%	-	45	52	% Students Performing at Grade Level - Math
34.4	33.6	30.7	-	16	20	Felony Crime Rate (per 1,000 residents)

Prospect Heights, part of CD 208, is the site of the proposed Atlantic Yards development, a large-scale, mixed-use project that would consist of a basketball arena, 6,800 units of housing, approximately one million square feet of office and retail space, and seven acres of open space. The proposal is a subject of intense debate.

Educational performance in CD 208, while on an upward trend, remains behind the majority of community districts in the City. The rate of notices of foreclosure and tax delinquencies are among the highest in the City. Serious housing code violations also are an issue in CD 208, with 95 violations occurring for every 1,000 rental units.

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¹ Ranked out of 34 community districts with the same predominant housing type (2-4 family buildings).



SOUTH CROWN HTS./ PROSPECT HEIGHTS

		Rank (2002)	Rank (2004/5)
Population (2000):	104,014	47	-
Racial Diversity Index:	0.55	46	41
Median Household Income:	\$31,200	36	40
Income Diversity Ratio:	4.7	49	44
Median Monthly Rent:	\$750	32	48
Median Price/Unit (2-4 fam.):	\$195,195	42	36

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$35,027	-	-	\$31,200	36	40
Poverty Rate	17.6%	-	-	19.2%	26	22
% Immigrant Households	50.3%	-	-	48.2%	7	7
Rental Vacancy Rate	4.0%	-	-	4.5%	14	7
Number of Housing Units	42,457	-	-	42,622	52	52
% Public Housing	0.0%	-	-	0.0%	38	38
% Rent-Regulated/Other subsidized	81.6%	-	-	87.6%	7	5
Certificates of Occupancy	41	10	7	122	52	40
Units Authorized by New Residential Building Permits	41	132	53	-	57	56
Homeownership Rate	15.3%	-	-	15.8%	46	45
Index of Housing Price Appreciation (2-4 family building)	137.4	163.7	186.4	-	26	26 ¹
Home Purchase Loans (per 1,000 properties)	33.1	34.7	39.2	-	50	45
% Subprime Home Purchase Loans	9.9%	20.1%	24.8%	-	16	16
Refinance Loan Rate (per 1,000 properties)	62.8	98.4	72.7	-	30	18
% Subprime Refinance Loans	33.8%	28.6%	46.4%	-	9	11
Notices of Foreclosure (per 1,000 1-4 family properties)	19.3	17.9	18.5	-	20	21
% Tax Delinquencies (delinquent ≥ 1 year)	6.4%	4.3%	3.2%	-	11	13
% Vacant Land Area	-	1.2%	1.6%	1.7%	49	41
Serious Housing Code Violations (per 1,000 rental units)	66.8	84.0	70.1	-	13	12
% Students Performing at Grade Level - Reading	33.7%	34.7%	33.8%	-	41	42
% Students Performing at Grade Level - Math	25.2%	32.1%	35.5%	-	47	54
Felony Crime Rate (per 1,000 residents)	35.6	32.8	31.1	-	15	19

Nearly half of the households in CD 209 are immigrant households, though this number decreased slightly between 2002 and 2005. Also of note is the community district's large share of rent-regulated and subsidized housing, the 5th highest proportion in the City.

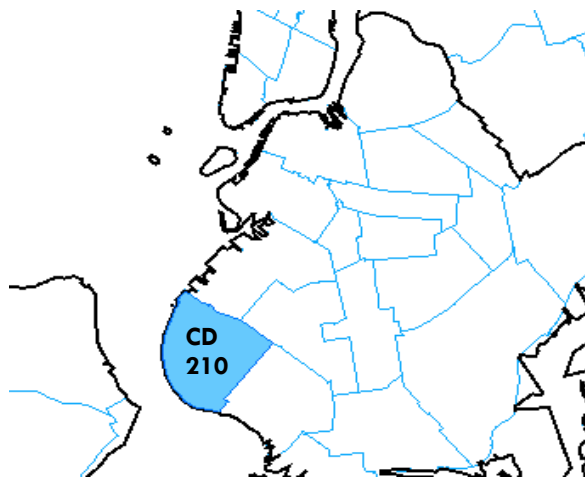
The number of certificates of occupancy issued rose to 122 in 2005, up from just 7 in 2004. Housing values have been steadily rising. Home purchase and refinance loans have also increased, as have the percentages of these loans that are subprime. CD 209 is one of the least racially diverse community districts, with a racial diversity index of 0.55.

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¹ Ranked out of 34 community districts with the same predominant housing type (2-4 family buildings).

BAY RIDGE / DYKER HEIGHTS

		Rank (2002)	Rank (2004/5)
Population (2000):	122,542	33	-
Racial Diversity Index:	0.55	47	41
Median Household Income:	\$50,000	8	13
Income Diversity Ratio:	5.3	35	31
Median Monthly Rent:	\$925	21	18
Median Price/Unit (2-4 fam.):	\$300,000	9	10



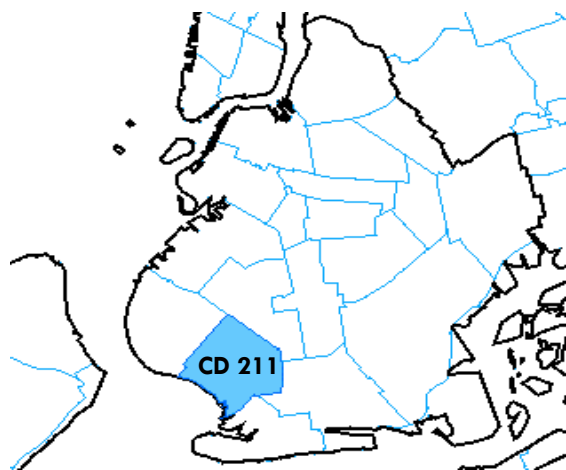
2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$56,919	-	-	\$50,000	8	13	Median Household Income (in 2004 dollars)
11.1%	-	-	10.8%	41	38	Poverty Rate
28.5%	-	-	25.9%	37	38	% Immigrant Households
5.4%	-	-	3.1%	2	21	Rental Vacancy Rate
53,282	-	-	56,496	25	21	Number of Housing Units
0.0%	-	-	0.0%	38	38	% Public Housing
58.0%	-	-	55.1%	27	29	% Rent-Regulated/Other subsidized
139	86	27	169	27	33	Certificates of Occupancy
160	71	183	-	40	40	Units Authorized by New Residential Building Permits
39.2%	-	-	39.2%	17	17	Homeownership Rate
131.6	161.5	185.4	-	29	27 ¹	Index of Housing Price Appreciation (2-4 family building)
40.6	45.3	44.0	-	40	42	Home Purchase Loans (per 1,000 properties)
6.3%	7.3%	3.8%	-	35	40	% Subprime Home Purchase Loans
47.0	79.6	33.7	-	38	44	Refinance Loan Rate (per 1,000 properties)
10.2%	10.4%	14.4%	-	44	42	% Subprime Refinance Loans
2.7	3.1	2.8	-	50	48	Notices of Foreclosure (per 1,000 1-4 family properties)
1.5%	0.9%	0.7%	-	46	46	% Tax Delinquencies (delinquent ≥ 1 year)
-	0.4%	0.3%	0.4%	58	58	% Vacant Land Area
8.6	12.4	11.6	-	50	50	Serious Housing Code Violations (per 1,000 rental units)
49.8%	53.2%	54.1%	-	17	12	% Students Performing at Grade Level - Reading
51.8%	53.9%	60.3%	-	12	12	% Students Performing at Grade Level - Math
20.2	19.3	19.8	-	54	49	Felony Crime Rate (per 1,000 residents)

CD 210 has the 2nd lowest percentage of vacant land in the City (0.4%). Tax delinquencies, notices of foreclosure, and serious housing code violations all were at relatively low levels in CD 210 in 2004, as was the felony crime rate. The area has a low rate both of conventional and subprime home purchase and refinance loans. Area students placed 12th among community districts in reading and math

performance in 2004, with reading scores increasing by the most percentage points citywide. Although real median household income declined, so too did the poverty rate. Since 2002, the share of immigrant households declined, from 28.5% to 25.9% in 2005.

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¹ Ranked out of 34 community districts with the same predominant housing type (2-4 family buildings).



BENSONHURST

		Rank (2002)	Rank (2004/5)
Population (2000):	172,129	11	-
Racial Diversity Index:	0.70	34	30
Median Household Income:	\$34,440	34	34
Income Diversity Ratio:	5.4	13	25
Median Monthly Rent:	\$850	30	32
Median Price/Unit (2-4 fam.):	\$258,333	21	18

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$37,8290	-	-	\$34,440	34	34
Poverty Rate	21.4%	-	-	17.2%	19	25
% Immigrant Households	49.9%	-	-	41.0%	8	16
Rental Vacancy Rate	1.9%	-	-	0.4%	37	55
Number of Housing Units	66,672	-	-	66,838	13	13
% Public Housing	0.0%	-	-	0.0%	38	38
% Rent-Regulated/Other subsidized	46.0%	-	-	45.7%	37	37
Certificates of Occupancy	136	97	100	159	30	35
Units Authorized by New Residential Building Permits	198	169	210	-	34	36
Homeownership Rate	28.7%	-	-	29.9%	28	27
Index of Housing Price Appreciation (2-4 family building)	134.2	164.9	203.3	-	27	19 ¹
Home Purchase Loans (per 1,000 properties)	34.6	37.0	42.5	-	48	43
% Subprime Home Purchase Loans	4.4%	9.3%	3.3%	-	42	42
Refinance Loan Rate (per 1,000 properties)	47.0	73.8	32.4	-	38	45
% Subprime Refinance Loans	15.3%	13.4%	18.5%	-	32	36
Notices of Foreclosure (per 1,000 1-4 family properties)	2.5	2.2	2.8	-	51	48
% Tax Delinquencies (delinquent ≥ 1 year)	1.3%	0.8%	0.6%	-	51	51
% Vacant Land Area	-	1.4%	1.4%	1.5%	45	44
Serious Housing Code Violations (per 1,000 rental units)	13	12.0	12.2	-	44	46
% Students Performing at Grade Level - Reading	51.3%	53.8%	54.9%	-	15	11
% Students Performing at Grade Level - Math	52.3%	54.8%	60.6%	-	11	11
Felony Crime Rate (per 1,000 residents)	18.5	17.0	16.4	-	56	56

Similar to neighboring Bay Ridge/Dyker Heights, CD 211 had high education performance scores, with reading scores increasing at the 3rd highest rate citywide, and it had an extremely low crime rate in 2004. CD 211, which encompasses Bensonhurst and Gravesend, among other neighborhoods, has a high percentage of immigrant households, at 41% in 2005.

Property tax delinquencies were extremely low in 2004 – only 0.6% of delinquencies were of one year or longer. Housing prices have been on the rise in CD 211, especially in the last two years.

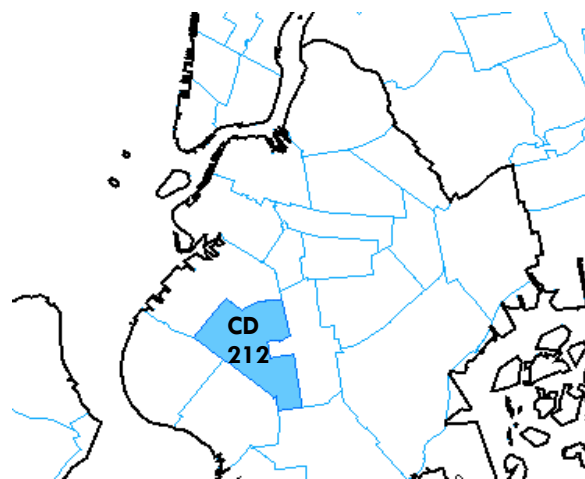
The City rezoned 120 blocks in Bensonhurst in 2005 to preserve the area's prevailing low-density character.

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).

BOROUGH PARK

		Rank (2002)	Rank (2004/5)
Population (2000):	185,046	9	-
Racial Diversity Index:	0.53	37	45
Median Household Income:	\$30,000	33	42
Income Diversity Ratio:	7.4	34	3
Median Monthly Rent:	\$850	28	32
Median Price/Unit (2-4 fam.):	\$275,000	17	12



2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$38,311	-	-	\$30,000	33	42	Median Household Income (in 2004 dollars)
23.2%	-	-	28.6%	16	8	Poverty Rate
44.4%	-	-	42.8%	12	14	% Immigrant Households
0.5%	-	-	4.4%	51	9	Rental Vacancy Rate
49,370	-	-	51,478	35	31	Number of Housing Units
0.0%	-	-	0.0%	38	38	% Public Housing
47.5%	-	-	54.7%	33	30	% Rent-Regulated/Other subsidized
75	179	43	159	40	35	Certificates of Occupancy
100	123	265	-	48	30	Units Authorized by New Residential Building Permits
28.6%	-	-	30.1%	29	26	Homeownership Rate
142.1	178.0	216.0	-	20	12 ¹	Index of Housing Price Appreciation (2-4 family building)
31.2	29.2	31.9	-	51	53	Home Purchase Loans (per 1,000 properties)
6.2%	8.3%	4.4%	-	36	38	% Subprime Home Purchase Loans
47.0	80.0	36.7	-	38	39	Refinance Loan Rate (per 1,000 properties)
13.1%	9.4%	14.8%	-	36	41	% Subprime Refinance Loans
5.2	4.4	3.2	-	36	45	Notices of Foreclosure (per 1,000 1-4 family properties)
2.4%	1.9%	1.4%	-	34	26	% Tax Delinquencies (delinquent ≥ 1 year)
-	1.3%	1.3%	1.4%	47	47	% Vacant Land Area
17	21.9	25.4	-	41	30	Serious Housing Code Violations (per 1,000 rental units)
49.7%	51.9%	52.8%	-	18	17	% Students Performing at Grade Level - Reading
49.4%	52.5%	58.3%	-	13	14	% Students Performing at Grade Level - Math
16.2	15.2	13.7	-	58	58	Felony Crime Rate (per 1,000 residents)

One of the City's most populous community districts according to the 2000 US Census, CD 212, which includes Borough Park, Kensington, and Midwood, is also one of the safest in the City. Ranked 58th out of 59 districts, CD 212's felony crime rate in 2004 was 13.7 per 1,000 residents. CD 212 is also one of the City's most economically diverse neighborhoods. Despite that attraction, the area's rental

vacancy rate is 4.4%, placing it among the highest in New York. Elementary school performance in CD 212 increased from 2002 to 2004, with more than 50% of students meeting or exceeding City and state standards. The high student performance and low crime rate may seem remarkable given Borough Park's high poverty rate.

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).



CONEY ISLAND

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

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

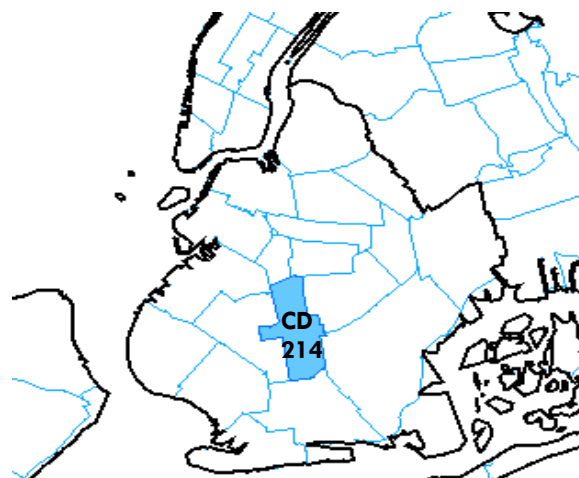
A recently released development plan from the Coney Island Development Corporation proposes to develop vacant and underused properties as a mixed use community, both providing affordable housing and reinforcing the area's character as an entertainment and amusement destination.

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

¹ Ranked out of 34 community districts with the same predominant housing type (2-4 family buildings).

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)

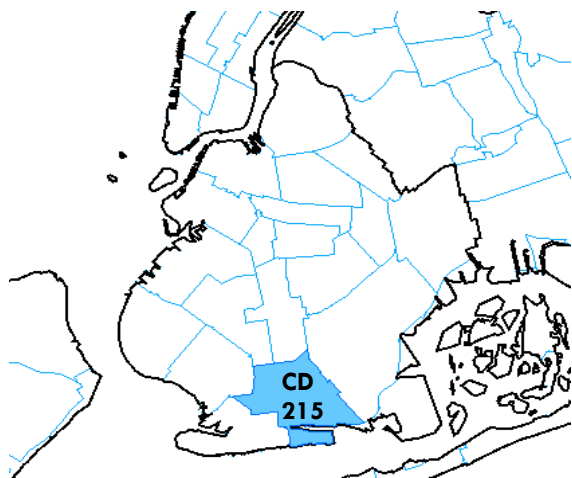
The rezoning of Brooklyn's Midwood neighborhood, approved in April 2006, covers an area of roughly 80 blocks and seeks to preserve the existing neighborhood character, though it also allows for higher density residential development on selected streets.

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).



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.

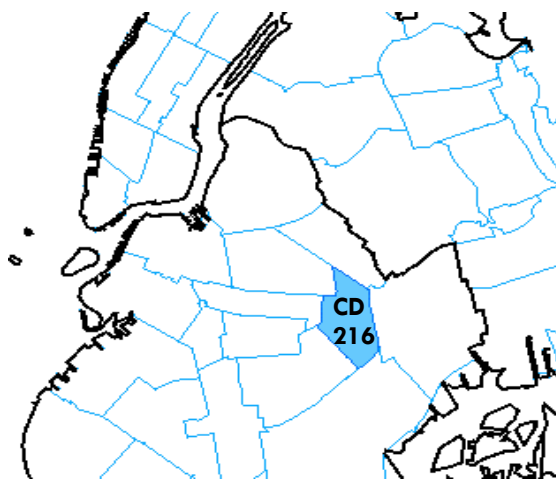
CD 215 had relatively low rates of tax delinquencies and serious housing code violations in 2004, and its rental vacancy rate was only 2.0% in 2005. Sheepshead Bay is one of the City's most diverse neighborhoods with regard to income, but is one of the least diverse with regards to race. Nonetheless,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

BROWNSVILLE

		Rank (2002)	Rank (2004/5)
Population (2000):	85,343	53	-
Racial Diversity Index:	0.47	49	50
Median Household Income:	\$22,338	43	50
Income Diversity Ratio:	7.4	16	3
Median Monthly Rent:	\$790	49	44
Median Price/Unit (2-4 fam.):	\$172,115	54	45



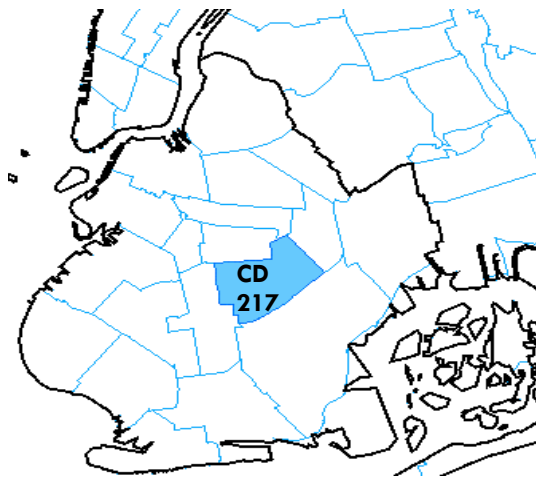
2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$29,554	-	-	\$22,338	43	50	Median Household Income (in 2004 dollars)
28.6%	-	-	31.6%	10	6	Poverty Rate
36.6%	-	-	34.1%	30	28	% Immigrant Households
0.1%	-	-	4.6%	52	6	Rental Vacancy Rate
43,169	-	-	43,501	50	50	Number of Housing Units
28.3%	-	-	26.2%	3	2	% Public Housing
36.8%	-	-	43.0%	45	40	% Rent-Regulated/Other subsidized
45	315	128	292	49	20	Certificates of Occupancy
291	309	227	-	22	34	Units Authorized by New Residential Building Permits
19.3%	-	-	19.1%	39	41	Homeownership Rate
152.9	188.1	211.3	-	14	13 ¹	Index of Housing Price Appreciation (2-4 family building)
85.2	77.6	96.0	-	4	4	Home Purchase Loans (per 1,000 properties)
10.9%	19.3%	37.2%	-	11	5	% Subprime Home Purchase Loans
76.5	116.6	121.4	-	20	5	Refinance Loan Rate (per 1,000 properties)
41.6%	44.3%	49.9%	-	1	3	% Subprime Refinance Loans
34.6	36.2	37.2	-	5	3	Notices of Foreclosure (per 1,000 1-4 family properties)
7.9%	4.7%	3.7%	-	7	9	% Tax Delinquencies (delinquent ≥ 1 year)
-	9.9%	9.3%	9.3%	7	6	% Vacant Land Area
82.4	81.4	84.2	-	9	10	Serious Housing Code Violations (per 1,000 rental units)
28.4%	30.3%	31.2%	-	51	47	% Students Performing at Grade Level - Reading
23.1%	32.1%	37.7%	-	51	49	% Students Performing at Grade Level - Math
42.6	39.7	39.3	-	10	11	Felony Crime Rate (per 1,000 residents)

The Brownsville/Ocean Hill area, which had one of the lowest populations in New York City in 2000, was among the City's poorest neighborhoods in 2005. It was near the top in many home lending categories in 2004. Home purchase and refinance loans were prevalent, and the rate of subprime loans was also extremely high. Although the crime rate and education performance have both improved since 2002, and math scores increased at the 2nd highest

rate citywide in the last two years (in percentage points), Brownsville/Ocean Hill remains at the lower end citywide for these two important indicators. Housing prices continued to rise in recent years, and the percent of tax delinquencies lasting more than one year fell to 3.7% in 2004. CD 216 has among the City's highest poverty rates and ranks 2nd citywide in the percent of housing units that are public housing.

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).



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

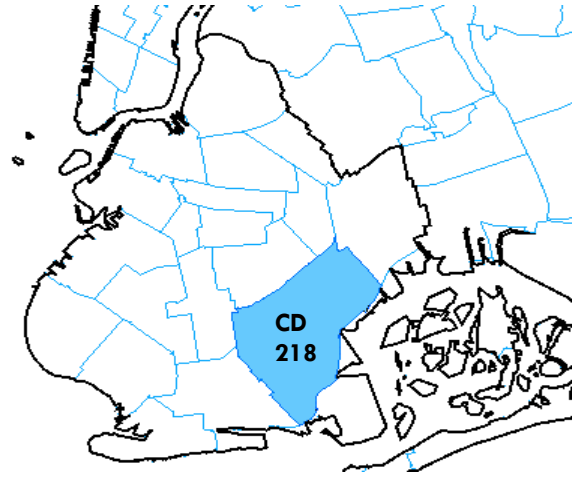
percent of those loans that are subprime increased even more sharply. The number of new certificates of occupancy and units authorized by new residential building permits have been consistently low, suggesting little new development.

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).

FLATLANDS / CANARSIE

		Rank (2002)	Rank (2004/5)
Population (2000):	194,653	17	-
Racial Diversity Index:	0.81	19	19
Median Household Income:	\$58,000	12	8
Income Diversity Ratio:	5.1	22	38
Median Monthly Rent:	\$918	8	20
Median Price/Unit (2-4 Fam.):	\$212,500	27	30



2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$51,446	-	-	\$58,000	12	8	Median Household Income (in 2004 dollars)
14.5%	-	-	11.2%	31	37	Poverty Rate
41.4%	-	-	37.8%	19	21	% Immigrant Households
1.6%	-	-	2.1%	42	37	Rental Vacancy Rate
67,017	-	-	66,211	12	14	Number of Housing Units
18.8%	-	-	17.5%	8	10	% Public Housing
16.4%	-	-	12.0%	53	54	% Rent-Regulated/Other subsidized
307	91	208	218	17	28	Certificates of Occupancy
276	231	179	-	25	41	Units Authorized by New Residential Building Permits
57.2%	-	-	60.8%	9	7	Homeownership Rate
129.2	144.5	167.2	-	31	31 ¹	Index of Housing Price Appreciation (2-4 family building)
50.4	55.4	71.9	-	29	13	Home Purchase Loans (per 1,000 properties)
11.3%	15.5%	23.7%	-	9	19	% Subprime Home Purchase Loans
101.4	162.3	107.4	-	7	8	Refinance Loan Rate (per 1,000 properties)
22.2%	25.1%	40.8%	-	20	18	% Subprime Refinance Loans
16.0	16.6	15.0	-	21	23	Notices of Foreclosure (per 1,000 1-4 family properties)
2.3%	1.2%	0.9%	-	36	40	% Tax Delinquencies (delinquent ≥ 1 year)
-	4.2%	4.2%	4.8%	27	21	% Vacant Land Area
22.3	14.2	17.6	-	34	40	Serious Housing Code Violations (per 1,000 rental units)
45.5%	47.9%	46.8%	-	25	34	% Students Performing at Grade Level - Reading
40.2%	46.8%	51.5%	-	26	27	% Students Performing at Grade Level - Math
27.9	26.7	26.1	-	33	32	Felony Crime Rate (per 1,000 residents)

CD 218 includes the neighborhoods of Canarsie, Flatlands, and Bergen Beach. With a median household income of \$58,000 in 2005, CD 218 has the 8th highest median income, which increased by the 2nd highest dollar amount in New York City. Only 12.0% of rental units are rent-regulated or subsidized (not including public housing), the 2nd lowest proportion in the City. Also, the rental vacancy

rate is quite low. The homeownership rate in Flatlands/Canarsie is among the highest citywide, and has increased by the 2nd most percentage points of all CDs. Refinance loans, at 107.4 per 1,000 properties, were high in 2004. On other neighborhood indicators such as education, crime, and poverty, CD 218 falls in the middle of the spectrum for New York City neighborhoods.

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).

