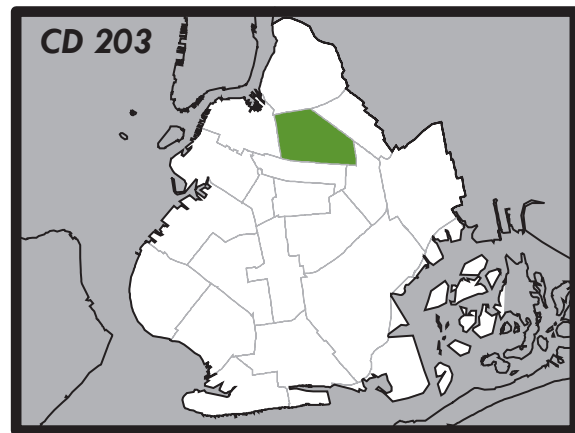


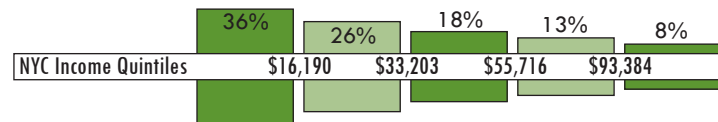
# BEDFORD STUYVESANT

	2005	Rank '02	Rank '05
<b>Population (2000)</b>	143,867	25	-
<b>Population Density (2000)</b>	52.6	14	-
<b>Median Monthly Rent</b>	\$760	51	49
<b>Median Price/Unit (2-4 fam.)</b>	\$226,667	22	16 <sup>1</sup>
<b>Racial Diversity Index</b>	0.57	42	39
<b>Income Diversity Ratio</b>	6.6	11	9

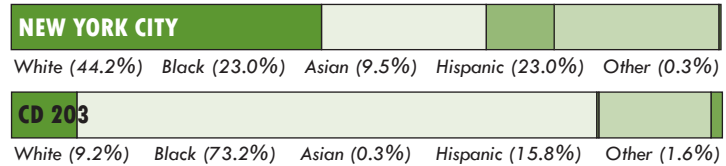


Bedford Stuyvesant has witnessed dramatic increases in the rate of home purchase lending since 2002, and the district now tops the citywide rankings for this indicator. The rates of homeownership and housing price appreciation have escalated in recent years, outpacing increases in both the borough and the City. Despite these promising trends, homeowners in CD 203 rely heavily on subprime loans, and the neighborhood consistently suffers from the highest rates of foreclosure in the City. Incomes in CD 203 have declined significantly in recent years, alongside increases in poverty rates and indicators of poor health outcomes, suggesting that social improvements lag behind the appreciating housing market.

## Percent of Households in CD 203 in Each New York City Income Quintile



## Racial and Ethnic Composition in New York City and CD 203



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
<b>Median Household Income (in 2004 dollars)</b>	\$27,190	-	-	\$22,200	47	51
<b>Poverty Rate</b>	29.8%	-	-	34.5%	8	5
<b>Percent Immigrant Households</b>	23.5%	-	-	22.4%	41	45
<b>Percent of Rental Units that are Subsidized</b>	28.4%	-	-	28.5%	11	11
<b>Percent of Rental Units that are Rent-Regulated</b>	22.7%	-	-	24.1%	48	46
<b>Certificates of Occupancy</b>	53	277	460	355	47	18
<b>Percent Vacant Land Area</b>	-	9.3%	9.1%	8.8%	8	8
<b>Median Age of Housing Stock</b>	-	88	84	85	2	3
<b>Homeownership Rate</b>	18.9%	-	-	21.2%	41	36
<b>Index of Housing Price Appreciation (2 to 4 family bldg.)</b>	185.2	216.5	244.0	277.4	4	5 <sup>1</sup>
<b>Home Purchase Loans (per 1,000 properties)</b>	75.5	94.1	120.2	157.2	7	1
<b>Percent of Home Purchase Loans that are Subprime</b>	16.1%	23.2%	34.3%	42.1%	5	10
<b>Percent of Refinance Loans that are Subprime</b>	38.0%	41.0%	49.2%	47%	4	10
<b>Notices of Foreclosure (per 1,000 1-4 family properties)</b>	43.9	46.2	43.1	34.2	1	1
<b>Percent Tax Delinquencies (delinquent ≥ 1 year)</b>	8.9%	6.2%	4.5%	4.1%	5	3
<b>Serious Housing Code Violations (per 1,000 rental units)</b>	100.3	93.9	97.4	109.5	2	12
<b>Percent of Students Performing at Grade Level - Reading</b>	33.1%	33.4%	33.6%	41.9%	43	48
<b>Percent of Students Performing at Grade Level - Math</b>	27.6%	35.8%	38.1%	43.4%	43	48
<b>Felony Crime Rate (per 1,000 residents)</b>	40.0	39.1	39.4	40.1	11	10
<b>Acres of Open Space (per 1,000 residents)</b>	-	-	0.4	-	-	56
<b>Asthma Hospitalizations (per 1,000 people)</b>	7.4	7.6	6.8	6.8	7	7
<b>Low Birth Weight (per 1,000 live births)</b>	122	106	116	129	3	2

<sup>1</sup> Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).