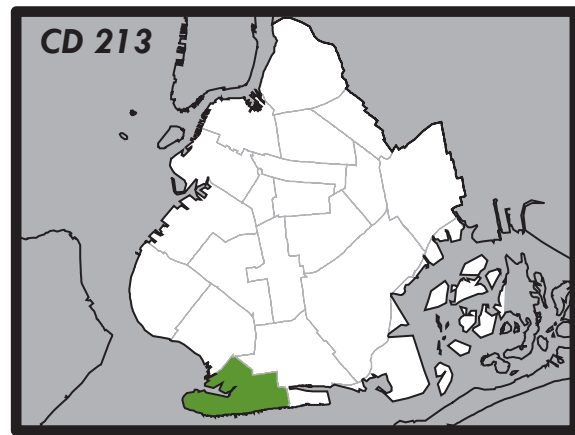


CONEY ISLAND

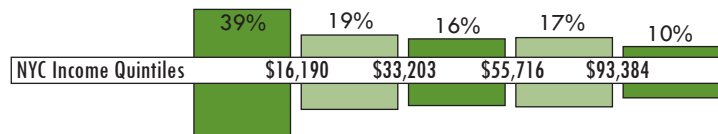
	2005	Rank '02	Rank '05
Population (2000)	106,120	44	-
Population Density (2000)	32.7	34	-
Median Monthly Rent	\$846	45	38
Median Price/Unit (2-4 fam.)	\$253,750	15	13 ¹
Racial Diversity Index	0.57	38	39
Income Diversity Ratio	8.1	10	2



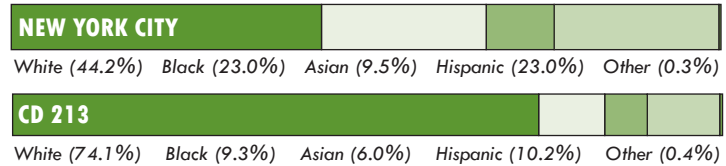
Homes prices in Coney Island have appreciated by more than 50% since 2002; but, at the same time, median household income has declined by 16% and the poverty rate has increased by 8 percentage points. In 2005, it had the second most economically diverse population in the City. Ranked 4th citywide in vacant land area, CD 213 appears ripe for new development, a fact that may be reflected in the 61% increase in certificates of occupancy the district has experienced in recent years. Coney Island has among the youngest housing stock, and 41.9% of the units in CD 213 are subsidized.

The proposed redevelopment of the Coney Island amusement area by Thor Equities has generated substantial media attention.

Percent of Households in CD 213 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 213



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$27,365	-	-	\$23,000	46	48
Poverty Rate	21.6%	-	-	29.6%	18	7
Percent Immigrant Households	61.7%	-	-	56.2%	5	7
Percent of Rental Units that are Subsidized	40.1%	-	-	41.9%	6	3
Percent of Rental Units that are Rent-Regulated	43.3%	-	-	33.8%	31	42
Certificates of Occupancy	134	108	191	216	31	29
Percent Vacant Land Area	-	12.5%	11.5%	12.3%	6	4
Median Age of Housing Stock	-	43	44	45	55	55
Homeownership Rate	32.4%	-	-	34.8%	21	20
Index of Housing Price Appreciation (2 to 4 family bldg.)	150.0	172.5	205.6	226.6	16	17 ¹
Home Purchase Loans (per 1,000 properties)	37.0	26.5	37.2	40.7	45	50
Percent of Home Purchase Loans that are Subprime	9.9%	8.0%	9.6%	11.8%	16	33
Percent of Refinance Loans that are Subprime	12.4%	14.7%	25.0%	23.1%	37	30
Notices of Foreclosure (per 1,000 1-4 family properties)	8.5	7.7	8.3	5.6	31	32
Percent Tax Delinquencies (delinquent ≥ 1 year)	3.1%	1.9%	1.4%	1.3%	26	26
Serious Housing Code Violations (per 1,000 rental units)	13.2	15.7	11.7	18.2	43	41
Percent of Students Performing at Grade Level - Reading	53.8%	54.8%	56.5%	65.3%	10	10
Percent of Students Performing at Grade Level - Math	53.0%	56.3%	61.1%	66.9%	10	10
Felony Crime Rate (per 1,000 residents)	31.0	26.9	24.1	25.4	27	31
Acres of Open Space (per 1,000 residents)	-	-	4.0	-	-	15
Asthma Hospitalizations (per 1,000 people)	2.4	3.0	2.8	2.5	30	28
Low Birth Weight (per 1,000 live births)	73	89	100	95	40	26

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