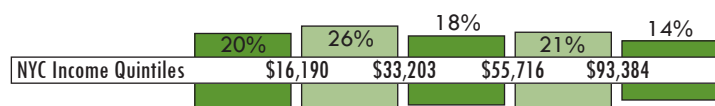


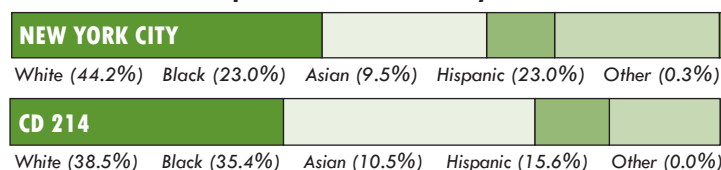
FLATBUSH/ MIDWOOD

	2005	Rank '02	Rank '05
Population (2000)	168,806	13	-
Population Density (2000)	58.0	12	-
Median Monthly Rent	\$850	32	34
Median Price/Unit (1 fam.)	\$725,500	5	1 ¹
Racial Diversity Index	0.92	6	5
Income Diversity Ratio	5.0	19	36

Percent of Households in CD 214 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 214



Flatbush/Midwood tops the citywide rankings in price appreciation and median price per unit for single-family homes. Median incomes have been trending upward, poverty has declined by 3 percentage points and overall income disparities in the district have decreased. CD 214 is Brooklyn's most racially diverse district and almost 60% of its households are immigrant-headed. CD 214 is the borough's second densest district and has a very low proportion of open space or vacant land compared to the rest of the borough. The housing stock in CD 214 is in worse shape than average—serious housing code violations are high, and although a high percentage is rent-regulated, little subsidized housing is available.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$33,878	-	-	\$35,000	37	30
Poverty Rate	21.3%	-	-	18.3%	20	23
Percent Immigrant Households	51.5%	-	-	59.2%	14	6
Percent of Rental Units that are Subsidized	6.9%	-	-	3.4%	39	42
Percent of Rental Units that are Rent-Regulated	75.1%	-	-	78.1%	6	8
Certificates of Occupancy	43	16	6	86	51	46
Percent Vacant Land Area	-	1.3%	1.3%	1.4%	47	47
Median Age of Housing Stock	-	72	73	74	30	28
Homeownership Rate	19.9%	-	-	21.2%	38	36
Index of Housing Price Appreciation (1 family building)	145.7	178.7	209.0	246.5	3	1 ¹
Home Purchase Loans (per 1,000 properties)	28.2	31.5	39.2	41.9	54	47
Percent of Home Purchase Loans that are Subprime	9.1%	7.9%	9.6%	13.0%	21	32
Percent of Refinance Loans that are Subprime	18.5%	14.4%	26.9%	22.9%	28	31
Notices of Foreclosure (per 1,000 1-4 family properties)	9.3	7.0	7.2	6.5	30	30
Percent Tax Delinquencies (delinquent ≥1 year)	3.2%	2.0%	1.3%	1.3%	25	26
Serious Housing Code Violations (per 1,000 rental units)	58.2	72.4	67.9	92.0	14	13
Percent of Students Performing at Grade Level - Reading	48.2%	50.4%	49.5%	58.8%	20	23
Percent of Students Performing at Grade Level - Math	44.3%	50.1%	54.1%	59.7%	22	22
Felony Crime Rate (per 1,000 residents)	29.9	29.4	27.8	25.7	29	30
Acres of Open Space (per 1,000 residents)	-	-	0.9	-	-	47
Asthma Hospitalization (per 1,000 people)	2.2	2.4	2.3	2.2	35	32
Low Birth Weight (per 1,000 live births)	94	93	88	104	20	14

¹ Ranked out of 15 community districts with the same predominant housing type (single family homes).