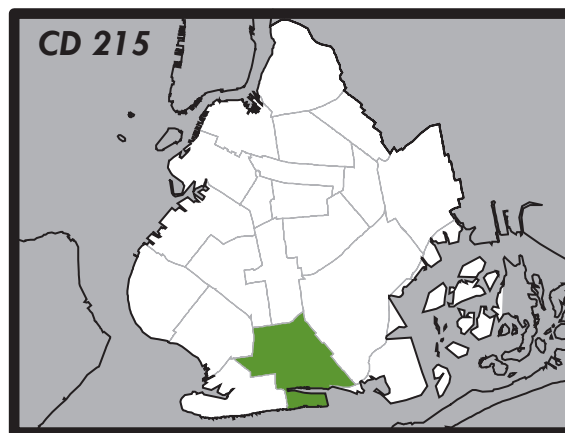


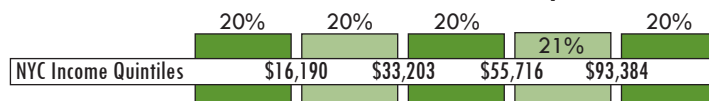
SHEEPSHEAD BAY

	2005	Rank '02	Rank '05
Population (2000)	160,319	21	-
Population Density (2000)	34.4	31	-
Median Monthly Rent	\$900	23	21
Median Price/Unit (1 fam.)	\$542,000	7	7 ¹
Racial Diversity Index	0.47	51	50
Income Diversity Ratio	6.7	4	7

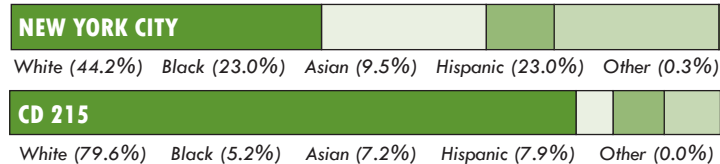


For many neighborhood and housing characteristics, Sheepshead Bay falls in the middle of citywide rankings. The district has experienced very little fluctuation in recent years, except in the rate of home price appreciation—the value of the district's stock of single-family homes increased by 75.5% between 2002 and 2005. CD 215 outperforms many other community districts in children's school performance in both reading and math. Despite the fact that more than half its households are headed by immigrants, CD 215 has one of the lowest racial diversity indices in the City.

Percent of Households in CD 215 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 215



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$43,784	-	-	\$40,000	24	24
Poverty Rate	16.4%	-	-	17.2%	28	25
Percent Immigrant Households	52.2%	-	-	52.9%	12	12
Percent of Rental Units that are Subsidized	7.4%	-	-	7.8%	38	32
Percent of Rental Units that are Rent-Regulated	57.0%	-	-	58.1%	20	17
Certificates of Occupancy	100	50	60	255	38	23
Percent Vacant Land Area	-	6.4%	6.5%	6.6%	12	12
Median Age of Housing Stock	-	64	65	65	37	36
Homeownership Rate	42.7%	-	-	42.0%	14	16
Index of Housing Price Appreciation (1 family bldg.)	140.3	182.0	203.0	215.8	8	2 ¹
Home Purchase Loans (per 1,000 properties)	34.5	42.3	47.8	43.1	49	46
Percent of Home Purchase Loans that are Subprime	6.8%	6.8%	5.5%	7.6%	34	36
Percent of Refinance Loans that are Subprime	11.9%	10.4%	16.8%	15.8%	39	40
Notices of Foreclosure (per 1,000 1-4 family properties)	4.7	4.8	4.3	3.4	39	40
Percent Tax Delinquencies (delinquent ≥ 1 year)	1.7%	1.1%	0.8%	0.8%	41	40
Serious Housing Code Violations (per 1,000 rental units)	10.0	11.7	14.6	15.1	49	47
Percent of Students Performing at Grade Level - Reading	51.8%	53.8%	53.6%	62.9%	14	16
Percent of Students Performing at Grade Level - Math	49.3%	54.4%	58.7%	64.5%	14	13
Felony Crime Rate (per 1,000 residents)	24.4	24.7	23.0	21.0	43	39
Acres of Open Space (per 1,000 residents)	-	-	1.1	-	-	42
Asthma Hospitalizations (per 1,000 people)	1.4	1.7	1.6	1.4	44	46
Low Birth Weight (per 1,000 live births)	84.0	63.0	74.0	74.0	26	46

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