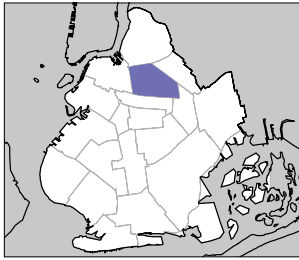


BEDFORD STUYVESANT – CD 203

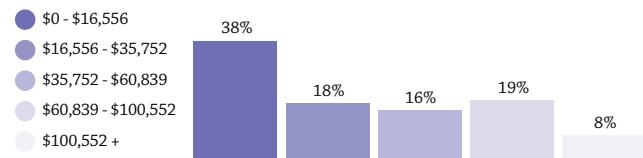


The subprime crisis has hit the Bedford Stuyvesant neighborhood hard. CD 203 leads the City with more than 52 notices of foreclosure per 1,000 properties. High rates of subprime borrowing, on top of increased lending volume for home purchases in 2005 and 2006, suggest that the high rate of notices of foreclosures is likely to continue. Sales prices for 2-4 family home have been increasing sharply since 2000. A reversal in the housing market could compound the problem of the CD's high rate of notices of foreclosure. Bedford Stuyvesant is home to some of the City's oldest housing stock, and although the rate of serious housing code violations has decreased by more than 17% since 2000, the neighborhood still ranks in the top ten city-wide. CD 203 has the sixth highest poverty rate in the City, and a population that is more racially homogenous than most areas of the City.

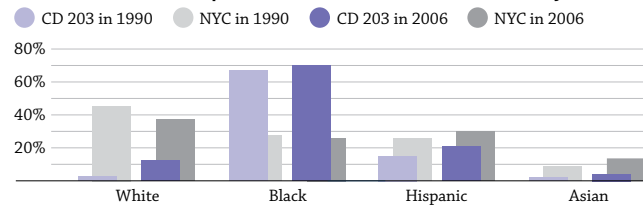
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	2006	Rank
Population	132,087	35
Population Density (1,000 persons per square mile)	57.4	13
Median Household Income	\$27,598	48
Income Diversity Ratio	8.1	3
Median Rent Burden (renter households)	35.3%	10
Rental Units that are Subsidized (percentage) ('05)	28.5%	11
Rental Units that are Rent-Regulated (percentage) ('05)	24.1%	46
Median Age of Housing Stock	83	8
Acres of Open Space (per 1,000 residents) ('04)	0.3	53

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



Racial and Ethnic Composition of CD 203 versus New York City



	1990	2000	2005	2006	Rank (1990)	Rank (2006)
Rental Vacancy Rate	5.9%	6.6%	5.1%	8.9%	7	3
Certificates of Occupancy	0	108	398	1,047	53	2
Units authorized by new building permits*	142	125	636	809	9	12
Homeownership Rate	17.8%	19.2%	23.3%	26.1%	39	34
Vacant Land Area Rate	12.8%	10.4%	6.2%	6.0%	13	11
Index of Housing Price Appreciation (2-4 family building) ¹	70.4	100.0	182.3	202.9	-	8
Median Price per Unit (2-4 family building) ¹	\$84,836	\$117,073	\$233,978	\$250,000	28	16
Median Monthly Rent	\$577	\$605	\$651	\$638	46	50
Serious Housing Code Violations (per 1,000 rental units)	50.0	130.3	109.5	107.2	5	10
Tax Delinquencies (percentage) (delinquent ≥ 1 year)	-	16.4%	4.1%	5.4%	-	2
Home Purchase Loans (per 1,000 properties)*	27.5	57.5	157.2	143.1	34	3
Purchase Loans that were Subprime (percentage)*	12.5%	12.3%	42.1%	33.9%	17	11
Refinance Loans that were Subprime (percentage)*	70.6%	61.0%	47.0%	38.8%	2	4
Notices of Foreclosure (per 1,000 1-4 family properties)*	14.2	33.0	34.8	52.4	5	1
Severe Crowding Rate (renter households)	7.5%	6.6%	1.7%	2.0%	21	43
Foreign-Born Population (percentage)	12.1%	18.4%	18.8%	19.6%	52	51
Racial Diversity Index	0.40	0.50	0.56	0.65	47	35
Households with Kids under 18 Years Old (percentage)	35.5%	36.3%	44.0%	40.5%	16	17
Population Aged 65 and Older (percentage)	9.0%	8.8%	9.5%	9.4%	45	45
Poverty Rate	-	-	-	37.7%	-	6
Unemployment Rate	15.9%	17.9%	13.9%	12.8%	8	8
Mean Travel Time to Work (minutes)	38.4	44.7	39.2	40.0	27	32
Felony Crime Rate (per 1,000 residents)	103.0	44.3	40.1	34.8	14	12
Students Performing at Grade Level in Reading (percentage)	-	29.6%	41.9%	41.2%	-	46
Students Performing at Grade Level in Math (percentage)	-	23.6%	43.4%	45.8%	-	52
Asthma Hospitalizations (per 1,000 people)*	10.3	7.2	6.1	5.4	5	11
Blood Lead Levels (per 1,000 children tested, new diagnoses)*	96.6	28.9	14.9	13.4	1	5

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

* Not all data in the earliest column are from 1990. Please see Notes on page 17.