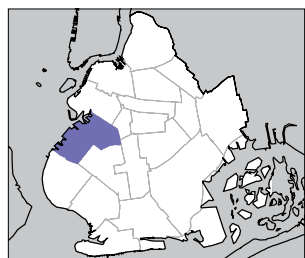


# SUNSET PARK – CD 207

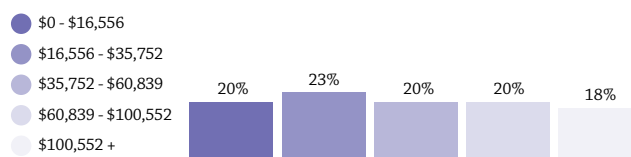


Sunset Park/Windsor Terrace has seen a significant demographic shift in recent years. Between 1990 and 2006, the proportion of the population that was foreign born

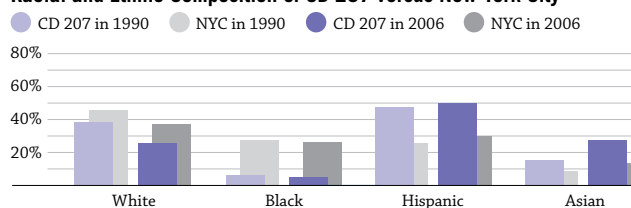
grew by 15 percentage points, making up almost half of the district's population in 2006. CD 207 also has witnessed rapid price appreciation, with prices of 2-4 family homes more than doubling between 2000 and 2006. The CD has little room to grow because it falls nearly at the bottom of the City's CDs in percentage of vacant land area. It ranks near the middle of the CDs in the number of units authorized by new building permits, but maintains an extremely tight rental market, with a vacancy rate of only 1%. It also ranks eighth in the City for severe crowding in renter households.

	2006	Rank
Population	153,066	20
Population Density (1,000 persons per square mile)	36.9	26
Median Household Income	\$46,867	25
Income Diversity Ratio	5.0	27
Median Rent Burden (renter households)	28.6%	42
Rental Units that are Subsidized (percentage) ('05)	2.9%	43
Rental Units that are Rent-Regulated (percentage) ('05)	40.2%	36
Median Age of Housing Stock	86	2
Acres of Open Space (per 1,000 residents) ('04)	1.0	35

Percent of Households in CD 207 in Each New York City Income Quintile



Racial and Ethnic Composition of CD 207 versus New York City



	1990	2000	2005	2006	Rank (1990)	Rank (2006)
Rental Vacancy Rate	4.1%	2.2%	4.2%	1.0%	16	50
Certificates of Occupancy	83	39	130	91	29	52
Units authorized by new building permits*	0	81	574	423	46	26
Homeownership Rate	26.8%	25.2%	33.5%	31.7%	26	28
Vacant Land Area Rate	1.7%	1.1%	0.7%	0.7%	49	54
Index of Housing Price Appreciation (2-4 family building) <sup>1</sup>	91.8	100.0	196.9	208.1	-	6
Median Price per Unit (2-4 family building) <sup>1</sup>	\$146,534	\$146,341	\$294,194	\$319,300	14	7
Median Monthly Rent	\$736	\$786	\$837	\$873	31	24
Serious Housing Code Violations (per 1,000 rental units)	20.2	37.8	50.0	60.4	21	21
Tax Delinquencies (percentage) (delinquent ≥ 1 year)	-	4.5%	1.0%	1.3%	-	32
Home Purchase Loans (per 1,000 properties)*	31.9	43.5	58.8	50.3	25	34
Purchase Loans that were Subprime (percentage)*	15.4%	1.7%	10.5%	10.2%	6	33
Refinance Loans that were Subprime (percentage)*	38.6%	34.3%	22.8%	16.4%	14	31
Notices of Foreclosure (per 1,000 1-4 family properties)*	8.6	6.6	5.1	6.2	20	37
Severe Crowding Rate (renter households)	7.9%	12.6%	3.2%	5.0%	18	8
Foreign-Born Population (percentage)	32.0%	46.4%	42.3%	46.9%	14	12
Racial Diversity Index	0.85	0.87	0.88	0.86	8	12
Households with Kids under 18 Years Old (percentage)	37.0%	37.5%	41.8%	40.5%	12	17
Population Aged 65 and Older (percentage)	10.7%	9.1%	10.1%	8.8%	38	48
Poverty Rate	-	-	-	20.8%	-	21
Unemployment Rate	8.7%	8.3%	8.3%	4.4%	28	51
Mean Travel Time to Work (minutes)	37.9	40.6	39.9	41.5	28	23
Felony Crime Rate (per 1,000 residents)	56.6	28.6	19.7	18.6	55	48
Students Performing at Grade Level in Reading (percentage)	-	42.0%	59.2%	58.0%	-	20
Students Performing at Grade Level in Math (percentage)	-	38.5%	58.7%	63.2%	-	28
Asthma Hospitalizations (per 1,000 people)*	5.2	2.7	2.1	1.8	18	38
Blood Lead Levels (per 1,000 children tested, new diagnoses)*	50.0	21.2	13.6	12.0	21	7

<sup>1</sup> 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.