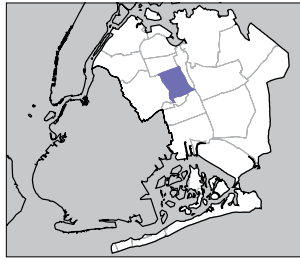


# REGO PARK / FOREST HILLS – CD 406

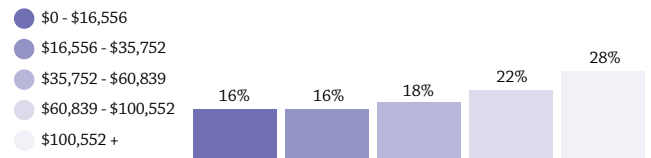


Rego Park/Forest Hills witnessed a net loss of housing units between 2005 and 2006, and the number of new building permits issued is the lowest in the City. The slow pace of new

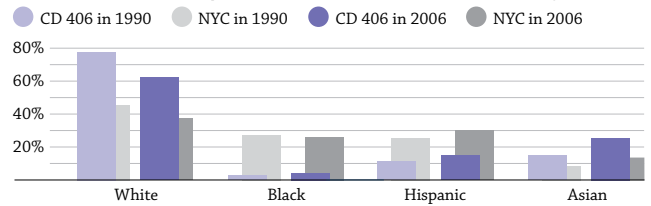
building may be associated with a high level of existing development—the CD has only 1% vacant land area. It has the lowest rental vacancy rate in the City (0.3%). CD 406 has stayed relatively immune to the high rates of subprime lending occurring throughout much of Queens, and has some of the lowest rates of subprime home purchase and refinance borrowing in the City. CD 406 has the third highest median household income in Queens and ranks 11th city-wide. Its poverty rate is among the lowest in the City.

	2006	Rank
Population	116,418	49
Population Density (1,000 persons per square mile)	40.7	25
Median Household Income	\$60,085	11
Income Diversity Ratio	5.5	21
Median Rent Burden (renter households)	28.9%	38
Rental Units that are Subsidized (percentage) ('05)	0.0%	50
Rental Units that are Rent-Regulated (percentage) ('05)	81.2%	4
Median Age of Housing Stock	56	43
Acres of Open Space (per 1,000 residents) ('04)	3.0	17

### Percent of Households in CD 406 in Each New York City Income Quintile



### Racial and Ethnic Composition of CD 406 versus New York City



	1990	2000	2005	2006	Rank (1990)	Rank (2006)
Rental Vacancy Rate	2.7%	2.0%	2.0%	0.3%	47	55
Certificates of Occupancy	337	171	23	70	11	54
Units authorized by new building permits*	32	81	33	26	22	59
Homeownership Rate	35.9%	38.3%	41.5%	42.8%	15	15
Vacant Land Area Rate	1.7%	1.1%	1.0%	1.0%	49	48
Index of Housing Price Appreciation (1 family building) <sup>1</sup>	106.8	100.0	169.6	170.7	-	7
Median Price per Unit (1 family building) <sup>1</sup>	\$408,753	\$398,049	\$655,484	\$650,040	2	3
Median Monthly Rent	\$916	\$1,004	\$1,019	\$1,068	8	10
Serious Housing Code Violations (per 1,000 rental units)	2.8	13.1	12.1	9.6	53	52
Tax Delinquencies (percentage) (delinquent ≥ 1 year)	-	2.9%	0.6%	0.8%	-	47
Home Purchase Loans (per 1,000 properties)*	23.6	47.7	57.4	49.8	40	35
Purchase Loans that were Subprime (percentage)*	8.0%	0.2%	2.4%	2.9%	35	44
Refinance Loans that were Subprime (percentage)*	13.8%	15.2%	10.8%	7.4%	48	48
Notices of Foreclosure (per 1,000 1-4 family properties)*	2.1	1.9	2.1	4.0	55	47
Severe Crowding Rate (renter households)	4.1%	8.4%	2.5%	2.7%	42	31
Foreign-Born Population (percentage)	40.6%	52.1%	46.9%	53.3%	7	7
Racial Diversity Index	0.54	0.71	0.77	0.75	37	22
Households with Kids under 18 Years Old (percentage)	17.8%	20.9%	21.4%	24.3%	50	46
Population Aged 65 and Older (percentage)	22.9%	18.8%	19.6%	17.0%	2	6
Poverty Rate	-	-	-	9.5%	-	47
Unemployment Rate	5.6%	5.2%	5.7%	6.2%	50	38
Mean Travel Time to Work (minutes)	40.2	42.3	43.3	41.6	16	21
Felony Crime Rate (per 1,000 residents)	82.4	28.3	21.4	17.9	29	50
Students Performing at Grade Level in Reading (percentage)	-	44.4%	61.1%	58.1%	-	19
Students Performing at Grade Level in Math (percentage)	-	40.7%	64.5%	68.7%	-	13
Asthma Hospitalizations (per 1,000 people)*	1.5	1.2	1.2	1.1	51	48
Blood Lead Levels (per 1,000 children tested, new diagnoses)* <sup>2</sup>	24.1	14.0	3.2	4.4	58	53

<sup>1</sup> Ranked out of 15 community districts with the same predominant housing type (single family buildings).

<sup>2</sup> Sample size is less than 20 newly identified cases in at least one year presented.

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