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.