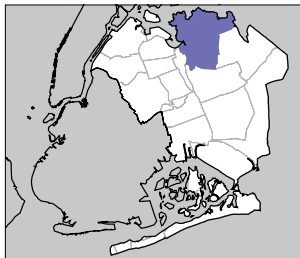


# FLUSHING / WHITESTONE – CD 407

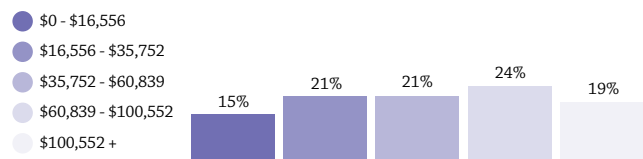


Flushing/Whitestone is the most populous community district in the City but one of the least dense. CD 407 has the highest percentage of Asians in the City, with 46% of its population

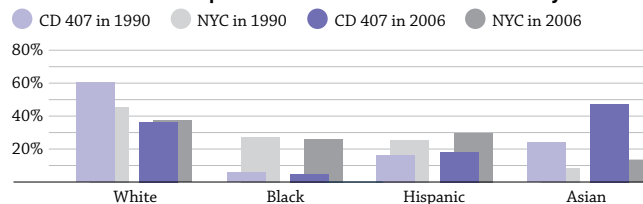
identifying themselves as Asian in 2006. CD 407 also has the highest percentage of the population aged 65 or older in Queens and the fifth highest city-wide. The median age of the housing stock in CD 407 is among the lowest in the City. More than half of the households are owner-occupied, and homebuyers have relied on subprime loans for home purchase and refinance at a far lower rate than the City or borough. In terms of housing safety, residents of CD 407 enjoy among the lowest rates of serious housing code violations and new elevated blood level diagnoses in the City.

	2006	Rank
Population	246,542	1
Population Density (1,000 persons per square mile)	21.5	45
Median Household Income	\$50,638	20
Income Diversity Ratio	4.5	37
Median Rent Burden (renter households)	34.1%	12
Rental Units that are Subsidized (percentage) ('05)	1.8%	47
Rental Units that are Rent-Regulated (percentage) ('05)	51.3%	25
Median Age of Housing Stock	51	50
Acres of Open Space (per 1,000 residents) ('04)	3.4	16

Percent of Households in CD 407 in Each New York City Income Quintile



Racial and Ethnic Composition of CD 407 versus New York City



	1990	2000	2005	2006	Rank (1990)	Rank (2006)
Rental Vacancy Rate	3.7%	1.9%	4.1%	0.9%	24	52
Certificates of Occupancy	476	582	520	688	7	7
Units authorized by new building permits*	36	529	769	754	20	15
Homeownership Rate	46.5%	47.3%	50.1%	50.2%	9	11
Vacant Land Area Rate	6.4%	4.0%	3.3%	3.4%	26	26
Index of Housing Price Appreciation (1 family building) <sup>1</sup>	96.8	100.0	160.0	168.2	-	8
Median Price per Unit (1 family building) <sup>1</sup>	\$353,610	\$357,073	\$598,710	\$610,500	7	6
Median Monthly Rent	\$996	\$967	\$1,045	\$1,077	5	8
Serious Housing Code Violations (per 1,000 rental units)	3.5	16.2	16.6	16.4	51	47
Tax Delinquencies (percentage) (delinquent ≥ 1 year)	-	2.7%	0.5%	0.8%	-	47
Home Purchase Loans (per 1,000 properties)*	32.4	42.7	55.5	51.1	24	33
Purchase Loans that were Subprime (percentage)*	11.2%	1.1%	9.0%	8.2%	21	36
Refinance Loans that were Subprime (percentage)*	16.8%	23.1%	18.8%	12.3%	45	39
Notices of Foreclosure (per 1,000 1-4 family properties)*	2.8	3.0	3.3	4.2	51	44
Severe Crowding Rate (renter households)	12.4%	17.9%	4.0%	4.0%	5	18
Foreign-Born Population (percentage)	39.3%	50.3%	50.7%	58.2%	9	4
Racial Diversity Index	0.78	0.87	0.87	0.85	18	16
Households with Kids under 18 Years Old (percentage)	28.5%	28.8%	27.7%	28.6%	33	37
Population Aged 65 and Older (percentage)	16.1%	15.8%	15.4%	17.8%	15	5
Poverty Rate	-	-	-	10.6%	-	42
Unemployment Rate	6.1%	5.5%	7.5%	7.8%	45	25
Mean Travel Time to Work (minutes)	37.5	40.5	40.4	41.1	33	24
Felony Crime Rate (per 1,000 residents)	62.1	24.4	17.0	15.8	50	55
Students Performing at Grade Level in Reading (percentage)	-	52.2%	70.9%	67.8%	-	8
Students Performing at Grade Level in Math (percentage)	-	54.2%	75.2%	78.2%	-	8
Asthma Hospitalizations (per 1,000 people)*	1.9	1.5	1.1	1.3	48	47
Blood Lead Levels (per 1,000 children tested, new diagnoses)*	34.1	13.1	8.9	4.4	47	53

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

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