

QN08

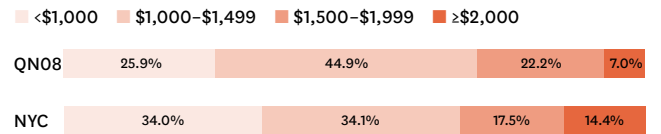
Hillcrest/ Fresh Meadows



Single-Year Indicators	2013	Rank
♦ Population	153,638	23
♦ Population density (1,000 persons per square mile)	20.6	47
♦ Racial diversity index	0.74	2
♦ Income diversity ratio	4.9	40
♦ Rental vacancy rate	2.3%	47
Rent-stabilized or rent-controlled units (forthcoming) ¹	-	-
Public and other income-restricted subsidized rental units ²	8.5%	31
Median asking rent	\$1,600	32
Housing units in FEMA preliminary flood hazard areas ³	0.0%	37
Residential units within 1/4 mile of a park	70.4%	36
Land with unused zoning capacity	23.1%	44

Median Rent*	2005-07	2011-13	% Change	2011-13 Rank
All renters	QN08 \$1,209	\$1,305	8.0%	18
	NYC \$1,116	\$1,226	9.9%	-
Recent movers	QN08 \$1,413	\$1,460	3.3%	17
	NYC \$1,344	\$1,469	9.3%	-

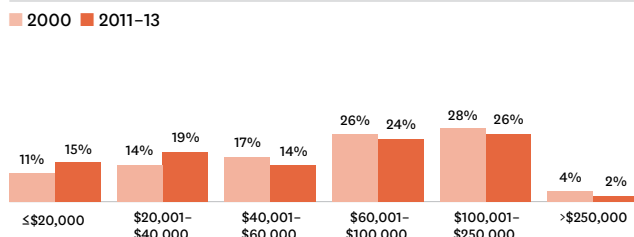
Distribution of Gross Rent, 2011-2013



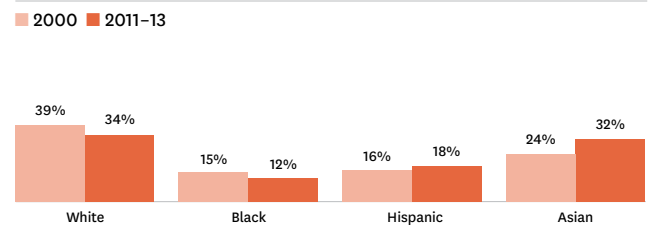
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	53	241	17	44	127	50	36
Units issued new certificates of occupancy	49	178	142	78	11	38	52
♦ Homeownership rate	43.8%	-	46.0%	46.2%	-	11	12
Serious housing code violations (per 1,000 privately owned rental units)	-	15.2	20.9	17.3	19.0	-	41
♦ Severe crowding rate (% of renter households)	-	-	2.7%	3.7%	-	-	26
Sales volume	668	809	571	693	663	15	22
Index of housing price appreciation, all property types	100.0	196.2	168.7	188.5	192.9	-	40
Median sales price per unit, 1 family building ⁴	\$438,470	\$688,014	\$578,015	\$578,552	\$630,000	5	6
♦ Median rent burden	-	29.6%	29.7%	34.3%	-	-	20
♦ Severely rent-burdened households	-	25.5%	25.8%	32.2%	-	-	23
♦ Severely rent-burdened households, low income	-	44.1%	46.4%	55.9%	-	-	6
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.2%	1.0%	-	-	49
Home purchase loan rate (per 1,000 properties)	-	34.3	18.8	20.3	-	-	27
Refinance loan rate (per 1,000 properties)	-	19.1	14.4	16.5	-	-	34
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	8.3%	4.5%	-	-	31
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	58.6	33.8	-	35
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	3.9	8.9	10.3	9.2	7.6	40	37
Tax delinquencies ≥ 1 year (% of residential properties)	-	1.0%	1.0%	1.3%	-	-	46

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
♦ Households with children under 18 years old	34.4%	-	29.3%	32.1%	-	34	30
♦ Population age 65 and older	14.1%	-	15.7%	14.2%	-	14	18
♦ Foreign-born population	44.8%	47.3%	46.1%	46.7%	-	15	12
Population living in racially integrated tracts	58.2%	-	63.1%	-	-	5	5
♦ Median household income	\$72,041	\$62,272	\$60,696	\$59,906	-	12	15
♦ Poverty rate	10.6%	9.5%	11.6%	16.3%	-	46	37
♦ Unemployment rate	6.3%	6.9%	10.2%	10.2%	-	44	28
♦ Car-free commute (% of commuters)	47.8%	48.5%	52.3%	51.8%	-	45	46
♦ Mean travel time to work (minutes)	43.2	41.4	42.4	43.1	-	22	15
Serious crime rate (per 1,000 residents)	18.5	12.0	8.8	8.6	7.3	39	54
Students performing at grade level in English language arts	-	-	-	37.8%	39.6%	-	14
Students performing at grade level in math	-	-	-	44.4%	49.7%	-	12

Household Income Distribution (2014\$)



Racial and Ethnic Composition



♦ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. *Percentage of all rental housing units. **Represents 2012 conditions. ***Represents 2014 conditions. ****Ranked out of 12 community districts where this property type was the predominant type sold in 2000-2014.