



JACKSON HEIGHTS

		Rank (2002)	Rank (2004/5)
Population (2000):	169,083	12	-
Racial Diversity Index:	0.84	6	18
Median Household Income:	\$35,600	27	29
Income Diversity Ratio:	3.9	42	53
Median Monthly Rent:	\$962	15	12
Median Price/Unit (2-4 fam.):	\$257,500	15	21

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$42,252	-	-	\$35,600	27	29
Poverty Rate	14.0%	-	-	11.6%	33	36
% Immigrant Households	57.2%	-	-	61.0%	3	2
Rental Vacancy Rate	0.9%	-	-	1.8%	48	44
Number of Housing Units	54,549	-	-	55,235	23	24
% Public Housing	0.0%	-	-	0.0%	38	38
% Rent-Regulated/Other subsidized	46.9%	-	-	45.7%	34	37
Certificates of Occupancy	179	198	186	183	24	32
Units Authorized by New Residential Building Permits	150	320	375	-	41	20
Homeownership Rate	36.0%	-	-	35.7%	18	18
Index of Housing Price Appreciation (2-4 family building)	164.5	195.5	224.1	-	10	9 ¹
Home Purchase Loans (per 1,000 properties)	59.3	56.7	65.5	-	19	22
% Subprime Home Purchase Loans	10.8%	15.8%	20.0%	-	12	23
Refinance Loan Rate (per 1,000 properties)	63.3	89.0	60.9	-	29	22
% Subprime Refinance Loans	23.1%	24.9%	33.0%	-	19	22
Notices of Foreclosure (per 1,000 1-4 family properties)	10.6	10.1	12.4	-	29	26
% Tax Delinquencies (delinquent ≥ 1 year)	2.5%	1.7%	1.3%	-	31	30
% Vacant Land Area	-	1.9%	1.8%	1.5%	41	44
Serious Housing Code Violations (per 1,000 rental units)	35.9	29.7	31.1	-	21	27
% Students Performing at Grade Level - Reading	46.1%	47.8%	48.0%	-	24	23
% Students Performing at Grade Level - Math	45.3%	48.7%	52.9%	-	20	24
Felony Crime Rate (per 1,000 residents)	26.0	20.8	21.1	-	36	43

Like CDs 401 and 402, CD 403 has a high immigrant population. At 61% of households, it is ranked 2nd overall in New York City for this indicator. The area also has a very low rental vacancy rate – only 1.8% of rental apartments were vacant in 2005. Home purchase loans have risen since 2002, but this has been paired with a doubling of subprime home purchase lending. Similar to CD 402, refinance

lending has decreased while the subprime share of refinance loans has gone up. CD 403 has very little vacant land and a relatively low crime rate. Although school performance in math increased in 2004, CD 403 dropped in the rankings for that indicator. CD 403 is one of the least economically diverse community districts in the City.

Numbers in italics are based on a small number of observations and should be treated with caution.

¹ Ranked out of 34 community districts with the same predominant housing type (2-4 family buildings).