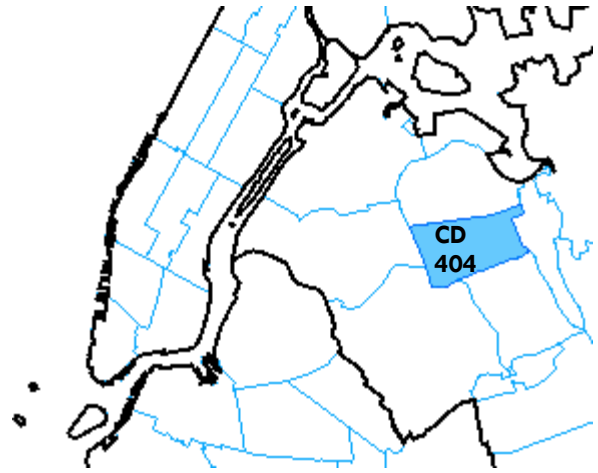


ELMHURST / CORONA

		Rank (2002)	Rank (2004/5)
Population (2000):	167,005	15	-
Racial Diversity Index:	0.88	4	10
Median Household Income:	\$35,000	26	30
Income Diversity Ratio:	5.4	44	25
Median Monthly Rent:	\$950	15	14
Median Price/Unit (2-4 fam.):	\$238,333	25	25



2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$43,346	-	-	\$35,000	26	30	Median Household Income (in 2004 dollars)
14.0%	-	-	20.1%	33	21	Poverty Rate
59.3%	-	-	70.0%	2	1	% Immigrant Households
1.1%	-	-	3.0%	46	23	Rental Vacancy Rate
45,181	-	-	46,288	46	45	Number of Housing Units
0.0%	-	-	0.0%	38	38	% Public Housing
64.4%	-	-	56.4%	20	27	% Rent-Regulated/Other subsidized
187	220	235	251	22	24	Certificates of Occupancy
241	312	373	-	29	21	Units Authorized by New Residential Building Permits
26.0%	-	-	21.1%	34	38	Homeownership Rate
151.5	185.6	207.0	-	16	15 ¹	Index of Housing Price Appreciation (2-4 family building)
54.7	55.3	65.9	-	25	20	Home Purchase Loans (per 1,000 properties)
8.5%	14.1%	12.9%	-	23	26	% Subprime Home Purchase Loans
52.0	74.1	49.0	-	34	29	Refinance Loan Rate (per 1,000 properties)
19.8%	20.1%	29.4%	-	26	26	% Subprime Refinance Loans
4.8	6.3	7.7	-	37	31	Notices of Foreclosure (per 1,000 1-4 family properties)
1.5%	1.0%	0.6%	-	46	51	% Tax Delinquencies (delinquent ≥ 1 year)
-	1.6%	1.6%	1.7%	43	41	% Vacant Land Area
21.4	19.9	22.0	-	36	34	Serious Housing Code Violations (per 1,000 rental units)
43.7%	46.2%	46.5%	-	30	26	% Students Performing at Grade Level - Reading
38.9%	46.3%	51.6%	-	28	26	% Students Performing at Grade Level - Math
23.5	22.0	22.2	-	46	39	Felony Crime Rate (per 1,000 residents)

CD 404 was once the planned site for a New York Jets football stadium, to be placed in Flushing Meadows/Corona Park. The Jets, however, have abandoned this proposal.

The area, home to the largest immigrant population in New York City, saw a decrease in the homeownership rate and an increase in the home purchase loan rate, along with a

similar jump in subprime loans. Property tax delinquencies have dropped, however, and the area's school performance, particularly in math, has seen a substantial jump. CD 404 has also experienced the 5th largest dollar decrease in real median monthly income and the largest percentage point decrease in the homeownership rate citywide since 2002.

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).