



RIDGEWOOD / MASPETH

		Rank (2002)	Rank (2004/5)
Population (2000):	165,911	16	-
Racial Diversity Index:	0.61	36	36
Median Household Income:	\$47,820	22	17
Income Diversity Ratio:	4.4	39	47
Median Monthly Rent:	\$900	22	21
Median Price/Unit (2-4 fam.):	\$243,667	26	24

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$44,879	-	-	\$47,820	22	17
Poverty Rate	11.6%	-	-	8.6%	40	48
% Immigrant Households	36.6%	-	-	37.4%	30	24
Rental Vacancy Rate	1.6%	-	-	4.8%	42	5
Number of Housing Units	67,062	-	-	67,039	11	12
% Public Housing	0.0%	-	-	0.0%	38	38
% Rent-Regulated/Other subsidized	27.5%	-	-	28.1%	49	49
Certificates of Occupancy	72	87	117	122	42	40
Units Authorized by New Residential Building Permits	117	123	757	-	42	7
Homeownership Rate	43.6%	-	-	44.2%	13	14
Index of Housing Price Appreciation (2-4 family building)	141.1	176.0	206.4	-	22	16 ¹
Home Purchase Loans (per 1,000 properties)	39.5	43.9	46.3	-	43	40
% Subprime Home Purchase Loans	10.1%	13.0%	13.9%	-	15	25
Refinance Loan Rate (per 1,000 properties)	71.6	119.5	58.9	-	24	24
% Subprime Refinance Loans	18.3%	16.0%	23.7%	-	30	32
Notices of Foreclosure (per 1,000 1-4 family properties)	4.0	4.5	5.0	-	42	37
% Tax Delinquencies (delinquent ≥ 1 year)	1.3%	0.9%	0.6%	-	51	51
% Vacant Land Area	-	1.2%	1.2%	1.3%	49	49
Serious Housing Code Violations (per 1,000 rental units)	19.4	15.6	19.9	-	38	35
% Students Performing at Grade Level - Reading	43.4%	46.0%	46.3%	-	31	27
% Students Performing at Grade Level - Math	38.6%	46.0%	51.4%	-	30	28
Felony Crime Rate (per 1,000 residents)	24.8	21.2	19.1	-	42	52

A large portion of CD 405 – 161 blocks in the Middle Village/Glendale neighborhoods – is part of a rezoning, approved in March 2006, that addresses community concerns regarding recent residential development that is inconsistent with the established scale and character of the neighborhoods. The rezoning lowers allowable density and restricts commercial uses in the area.

CD 405, which has one of the highest vacancy rates in the City, is enjoying considerable growth, as indicated by the large number of units authorized by new residential building permits. Real median household income has grown by the 4th highest dollar amount citywide since 2002. The area's school test scores have risen dramatically, and the crime rate has fallen to one of the lowest in New York 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).