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.