



FLUSHING / WHITESTONE

		Rank (2002)	Rank (2004/5)
Population (2000):	242,952	1	-
Racial Diversity Index:	0.87	15	12
Median Household Income:	\$45,000	16	18
Income Diversity Ratio:	4.6	39	45
Median Monthly Rent:	\$1,000	14	9
Median Price/Unit (2-4 fam.):	\$290,000	10	11
Median Price/Unit (1 fam.):	\$530,000	10	12 ¹

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$49,384	-	-	\$45,000	16	18
Poverty Rate	10.6%	-	-	9.1%	46	45
% Immigrant Households	41.8%	-	-	42.5%	18	15
Rental Vacancy Rate	3.1%	-	-	2.3%	23	35
Number of Housing Units	94,387	-	-	95,077	4	4
% Public Housing	0.0%	-	-	0.0%	38	38
% Rent-Regulated/Other subsidized	53.6%	-	-	52.3%	30	32
Certificates of Occupancy	412	327	706	469	13	14
Units Authorized by New Residential Building Permits	365	636	792	-	18	6
Homeownership Rate	49.6%	-	-	51.1%	11	11
Index of Housing Price Appreciation (1 family building)	147.8	177.5	198.4	-	1	2 ²
Home Purchase Loans (per 1,000 properties)	50.2	47.1	51.2	-	30	33
% Subprime Home Purchase Loans	5.8%	7.3%	4.9%	-	37	36
Refinance Loan Rate (per 1,000 properties)	59.4	77.8	34.0	-	33	42
% Subprime Refinance Loans	11.4%	11.3%	20.0%	-	40	35
Notices of Foreclosure (per 1,000 1-4 family properties)	3.5	2.9	3.9	-	45	43
% Tax Delinquencies (delinquent ≥ 1 year)	1.3%	0.8%	0.6%	-	51	51
% Vacant Land Area	-	3.7%	3.6%	3.6%	29	28
Serious Housing Code Violations (per 1,000 rental units)	17.8	13.5	16.5	-	40	41
% Students Performing at Grade Level - Reading	58.8%	59.6%	60.6%	-	8	8
% Students Performing at Grade Level - Math	58.8%	61.3%	67.6%	-	8	8
Felony Crime Rate (per 1,000 residents)	23.4	22.3	19.6	-	47	51

CD 407 has been the subject of multiple rezonings in Whitestone, Kissena Park and College Point. The rezonings cover a combined 512 blocks. All three efforts are aimed to preserve the single-family, low-density character of existing buildings.

CD 407 had the highest population in the City in 2000, and it also covers a much larger land area than most other districts. The neighborhood was near the top in elementary school performance in 2004, and also had one of the lowest crime rates in the City, at only 19.6 felonies per 1,000 residents. Home values in the area have increased by 34% between 2002 and 2004.

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

¹ Ranked out of 50 community districts with sufficient single family homes sales.

² Ranked out of 13 community districts with the same predominant housing type (single family homes).