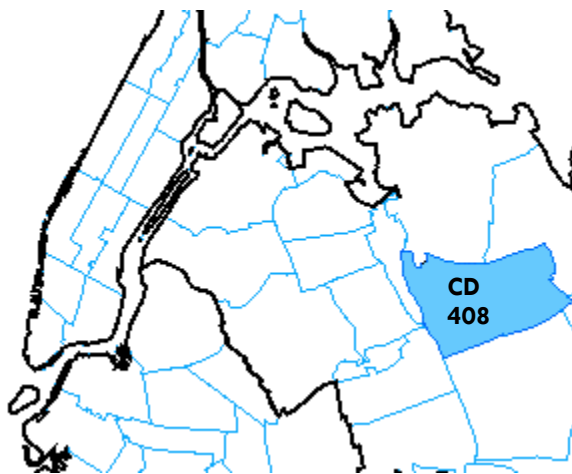


HILLCREST / FRESH MEADOWS

| | | Rank (2002) | Rank (2004/5) |
|--------------------------------------|------------------|----------------|------------------|
| Population (2000): | 146,594 | 24 | - |
| Racial Diversity Index: | 0.95 | 3 | 3 |
| Median Household Income: | \$50,000 | 18 | 13 |
| Income Diversity Ratio: | 3.7 | 44 | 54 |
| Median Monthly Rent: | \$960 | 8 | 13 |
| Median Price/Unit (2-4 fam.): | \$267,500 | 14 | 13 |
| Median Price/Unit (1 fam.): | \$506,500 | 13 | 15 ¹ |



| 2002 | 2003 | 2004 | 2005 | Rank (2002) | Rank (2004/5) | |
|----------|-------|-------|----------|----------------|------------------|---|
| \$47,068 | - | - | \$50,000 | 18 | 13 | Median Household Income (in 2004 dollars) |
| 11.0% | - | - | 10.7% | 42 | 40 | Poverty Rate |
| 38.8% | - | - | 35.7% | 27 | 26 | % Immigrant Households |
| 3.8% | - | - | 1.4% | 17 | 49 | Rental Vacancy Rate |
| 59,849 | - | - | 60,261 | 18 | 19 | Number of Housing Units |
| 8.2% | - | - | 9.3% | 24 | 20 | % Public Housing |
| 69.8% | - | - | 68.9% | 16 | 13 | % Rent-Regulated/Other subsidized |
| 35 | 58 | 130 | 343 | 54 | 19 | Certificates of Occupancy |
| 417 | 622 | 102 | - | 14 | 52 | Units Authorized by New Residential Building Permits |
| 49.8% | - | - | 52.5% | 10 | 10 | Homeownership Rate |
| 145.6 | 172.5 | 194.2 | - | 2 | 3 ¹ | Index of Housing Price Appreciation (1 family building) |
| 57.3 | 45.3 | 49.2 | - | 22 | 35 | Home Purchase Loans (per 1,000 properties) |
| 4.5% | 6.5% | 7.0% | - | 40 | 34 | % Subprime Home Purchase Loans |
| 61.5 | 74.0 | 37.3 | - | 32 | 37 | Refinance Loan Rate (per 1,000 properties) |
| 13.8% | 12.0% | 22.5% | - | 34 | 33 | % Subprime Refinance Loans |
| 4.3 | 4.4 | 4.1 | - | 40 | 41 | Notices of Foreclosure (per 1,000 1-4 family properties) |
| 1.5% | 1.1% | 0.7% | - | 46 | 46 | % Tax Delinquencies (delinquent ≥ 1 year) |
| - | 0.9% | 0.9% | 1.0% | 52 | 52 | % Vacant Land Area |
| 18.3 | 18.4 | 19.5 | - | 39 | 37 | Serious Housing Code Violations (per 1,000 rental units) |
| 56.8% | 57.7% | 58.0% | - | 9 | 9 | % Students Performing at Grade Level - Reading |
| 54.5% | 58.5% | 63.5% | - | 9 | 9 | % Students Performing at Grade Level - Math |
| 25.0 | 23.5 | 22.1 | - | 40 | 40 | Felony Crime Rate (per 1,000 residents) |

In an effort to preserve the low-rise, single-family character of CD 408's housing stock, the Department of City Planning recently rezoned 83 blocks in the neighborhoods of Fresh Meadows, Utopia Estates and West Cunningham Park.

The homeownership rate in CD 408, at 52.5% in 2005, is ranked 10th citywide. Median household income has grown by the 5th highest dollar amount in the City. Elementary

education performance is strong – CD 408 is ranked 9th out of the 59 community districts for both reading and math standardized test performance. Although vacant land is scarce, the neighborhood has experienced some new construction, as indicated by the certificates of occupancy and new units authorized by building permits. CD 408 is one of the most racially diverse and least economically diverse neighborhoods in the City.

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 home sales.

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