



OZONE PARK / WOODHAVEN

		Rank (2002)	Rank (2004/5)
Population (2000):	141,608	26	-
Racial Diversity Index:	0.96	2	1
Median Household Income:	\$44,684	19	20
Income Diversity Ratio:	3.5	53	55
Median Monthly Rent:	\$900	15	21
Median Price/Unit (2-4 fam.):	\$215,135	30	29

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$45,973	-	-	\$44,684	19	20
Poverty Rate	11.9%	-	-	10.3%	38	42
% Immigrant Households	50.8%	-	-	53.7%	6	4
Rental Vacancy Rate	2.3%	-	-	4.5%	32	7
Number of Housing Units	47,320	-	-	47,903	40	41
% Public Housing	0.0%	-	-	0.0%	38	38
% Rent-Regulated/Other subsidized	36.2%	-	-	33.3%	46	46
Certificates of Occupancy	55	54	113	114	46	43
Units Authorized by New Residential Building Permits	104	192	148	-	46	45
Homeownership Rate	40.7%	-	-	42.2%	16	15
Index of Housing Price Appreciation (2-4 family building)	152.0	173.6	198.8	-	15	20 ¹
Home Purchase Loans (per 1,000 properties)	67.5	76.7	89.3	-	15	5
% Subprime Home Purchase Loans	7.6%	14.3%	23.9%	-	26	18
Refinance Loan Rate (per 1,000 properties)	85.9	130.4	86.8	-	18	14
% Subprime Refinance Loans	20.0%	21.2%	33.0%	-	24	22
Notices of Foreclosure (per 1,000 1-4 family properties)	11.4	11.8	14.2	-	28	24
% Tax Delinquencies (delinquent ≥ 1 year)	2.2%	1.3%	0.9%	-	37	40
% Vacant Land Area	-	1.6%	1.7%	1.5%	43	44
Serious Housing Code Violations (per 1,000 rental units)	29.2	27.1	24.8	-	27	33
% Students Performing at Grade Level - Reading	40.1%	41.2%	43.1%	-	32	32
% Students Performing at Grade Level - Math	36.7%	42.6%	49.6%	-	32	32
Felony Crime Rate (per 1,000 residents)	27.1	23.1	20.0	-	34	48

CD 409, like many other areas of the City, recently underwent a partial rezoning. The measure, covering all or part of 140 blocks in Kew Gardens and Richmond Hill, restricts building in some areas but also provides for increased development along specified commercial thoroughfares.

At 53.7% in 2005, CD 409 has the 4th highest percentage of immigrants in the City. The homeownership rate is increasing, and CD 409 had the 5th highest rate of home purchase loans in 2004. Subprime home purchase loans skyrocketed, however, from 7.6% of home loans in 2002 to 23.9% in 2004. CD 409 is the most racially diverse and the least economically diverse neighborhood in the 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).