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).