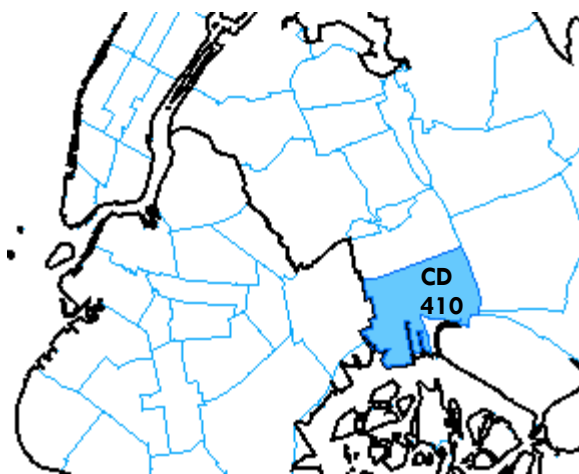


# SOUTH OZONE PARK / HOWARD BEACH



		Rank (2002)	Rank (2004/5)
<b>Population (2000):</b>	<b>127,274</b>	31	-
<b>Racial Diversity Index:</b>	<b>0.95</b>	1	2
<b>Median Household Income:</b>	<b>\$52,000</b>	15	12
<b>Income Diversity Ratio:</b>	<b>4.3</b>	50	50
<b>Median Monthly Rent:</b>	<b>\$975</b>	8	11
<b>Median Price/Unit (2-4 fam.):</b>	<b>\$212,000</b>	27	32
<b>Median Price/Unit (1 fam.):</b>	<b>\$360,000</b>	30	30 <sup>1</sup>

2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$50,133	-	-	\$52,000	15	12	<b>Median Household Income (in 2004 dollars)</b>
8.3%	-	-	8.6%	51	48	<b>Poverty Rate</b>
44.2%	-	-	47.2%	14	8	<b>% Immigrant Households</b>
2.7%	-	-	4.4%	27	9	<b>Rental Vacancy Rate</b>
43,037	-	-	41,160	51	54	<b>Number of Housing Units</b>
0.0%	-	-	0.0%	38	38	<b>% Public Housing</b>
14.7%	-	-	14.5%	54	52	<b>% Rent-Regulated/Other subsidized</b>
87	38	151	139	39	38	<b>Certificates of Occupancy</b>
93	240	120	-	51	48	<b>Units Authorized by New Residential Building Permits</b>
62.4%	-	-	64.8%	6	6	<b>Homeownership Rate</b>
136.5	165.5	186.7	-	9	6 <sup>2</sup>	<b>Index of Housing Price Appreciation (1 family building)</b>
58.2	59.3	75.1	-	21	10	<b>Home Purchase Loans (per 1,000 properties)</b>
8.6%	13.4%	23.1%	-	22	20	<b>% Subprime Home Purchase Loans</b>
97.0	138.9	87.8	-	9	13	<b>Refinance Loan Rate (per 1,000 properties)</b>
20.5%	22.8%	36.6%	-	22	21	<b>% Subprime Refinance Loans</b>
11.6	13.1	13.9	-	27	25	<b>Notices of Foreclosure (per 1,000 1-4 family properties)</b>
2.7%	1.7%	1.2%	-	29	35	<b>% Tax Delinquencies (delinquent ≥ 1 year)</b>
-	6.0%	6.0%	4.9%	16	20	<b>% Vacant Land Area</b>
23.4	20.5	25.1	-	33	31	<b>Serious Housing Code Violations (per 1,000 rental units)</b>
37.6%	38.7%	41.0%	-	34	33	<b>% Students Performing at Grade Level - Reading</b>
34.5%	40.2%	47.7%	-	34	33	<b>% Students Performing at Grade Level - Math</b>
22.4	19.4	20.7	-	51	45	<b>Felony Crime Rate (per 1,000 residents)</b>

CD 410 has a relatively high homeownership rate. At 64.8%, CD 410 placed 6<sup>th</sup> overall in the City for this indicator. Poverty is at a low level, and the percentage of housing stock that is rent-regulated is among the lowest in the City, at only 14.5%. Subprime home purchase lending has seen a marked increase, jumping from 8.6% in 2002 to 23.1% in 2004. Property tax delinquencies lasting longer

than a year have decreased over time, however, and the foreclosure rate has increased only slightly. Like other parts of the City, the crime rate in CD 410 decreased from 2002 to 2004. CD 410 ranks the 2<sup>nd</sup> highest citywide in terms of the racial diversity index, but is among the lowest in the City for income diversity.

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

<sup>1</sup> Ranked out of 50 community districts with sufficient single family home sales.

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