



BAYSIDE / LITTLE NECK

		Rank (2002)	Rank (2004/5)
Population (2000):	116,404	36	-
Racial Diversity Index:	0.70	30	30
Median Household Income:	\$60,000	5	7
Income Diversity Ratio:	5.2	53	33
Median Monthly Rent:	\$1,200	6	5
Median Price/Unit (2-4 fam.):	\$325,000	7	8
Median Price/Unit (1 fam.):	\$562,750	7	9 ¹

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$65,676	-	-	\$60,000	5	7
Poverty Rate	4.4%	-	-	9.3%	55	44
% Immigrant Households	38.8%	-	-	32.6%	27	30
Rental Vacancy Rate	0.0%	-	-	3.0%	53	23
Number of Housing Units	46,673	-	-	47,415	43	43
% Public Housing	0.0%	-	-	0.0%	38	38
% Rent-Regulated/Other subsidized	20.8%	-	-	13.1%	51	53
Certificates of Occupancy	53	53	115	116	47	42
Units Authorized by New Residential Building Permits	97	167	160	-	49	44
Homeownership Rate	71.1%	-	-	74.4%	3	2
Index of Housing Price Appreciation (1 family building)	143.5	166.6	190.0	-	5	4 ²
Home Purchase Loans (per 1,000 properties)	54.8	47.3	50.2	-	24	34
% Subprime Home Purchase Loans	4.2%	6.2%	3.4%	-	43	41
Refinance Loan Rate (per 1,000 properties)	64.1	91.5	36.9	-	28	38
% Subprime Refinance Loans	10.6%	8.7%	13.3%	-	43	44
Notices of Foreclosure (per 1,000 1-4 family properties)	2.8	2.3	3.1	-	49	46
% Tax Delinquencies (delinquent ≥ 1 year)	1.3%	0.7%	0.5%	-	51	55
% Vacant Land Area	-	6.1%	6.1%	2.2%	14	35
Serious Housing Code Violations (per 1,000 rental units)	8.0	7.9	7.0	-	51	55
% Students Performing at Grade Level - Reading	73.7%	73.8%	74.2%	-	1	1
% Students Performing at Grade Level - Math	73.3%	75.7%	79.5%	-	1	1
Felony Crime Rate (per 1,000 residents)	19.4	19.1	17.8	-	55	54

On April 12, 2005, the City Council approved the Department of City Planning's rezoning proposal for Bayside. The Bayside rezoning seeks to protect the area's established detached and semi-detached residential character.

CD 411, which includes the neighborhoods of Bayside, Little Neck, and Douglaston, had the lowest poverty rate in the City in 2002, but it has more than doubled to 9.3% in

2005. The homeownership rate in the area is among the highest in the City, while subprime lending, housing code violations, and crime rate were all extremely low in 2004. CD 411 leads the City in elementary school performance, with reading scores increasing by the 5th most percentage points citywide since 2002.

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 type (single family homes).