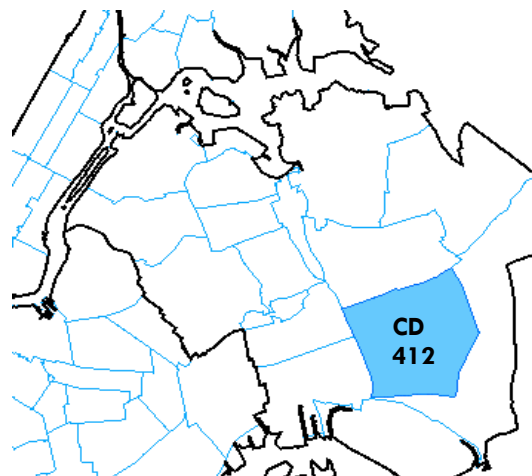


## JAMAICA/HOLLIS

		Rank (2002)	Rank (2004/5)
<b>Population (2000):</b>	<b>223,602</b>	2	-
<b>Racial Diversity Index:</b>	<b>0.52</b>	43	47
<b>Median Household Income:</b>	<b>\$45,000</b>	19	18
<b>Income Diversity Ratio:</b>	<b>4.0</b>	51	52
<b>Median Monthly Rent:</b>	<b>\$884</b>	32	30
<b>Median Price/Unit (2-4 fam.):</b>	<b>\$190,000</b>	37	40
<b>Median Price/Unit (1 fam.):</b>	<b>\$299,500</b>	41	38 <sup>1</sup>



2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$45,973	-	-	\$45,000	19	18	<b>Median Household Income (in 2004 dollars)</b>
9.6%	-	-	10.8%	48	38	<b>Poverty Rate</b>
39.3%	-	-	40.4%	25	17	<b>% Immigrant Households</b>
1.9%	-	-	2.7%	37	29	<b>Rental Vacancy Rate</b>
73,123	-	-	73,166	9	10	<b>Number of Housing Units in 2000</b>
6.0%	-	-	10.1%	25	19	<b>% Public Housing</b>
40.9%	-	-	38.3%	40	43	<b>% Rent-Regulated/Other subsidized</b>
181	244	338	712	23	5	<b>Certificates of Occupancy</b>
562	341	363	-	10	22	<b>Units Created from New Residential Building Permits</b>
58.5%	-	-	59.0%	7	8	<b>Homeownership Rate</b>
131.5	160.1	182.3	-	12	7 <sup>2</sup>	<b>Index of Housing Price Appreciation (1 family building)</b>
51.3	54.9	77.6	-	28	8	<b>Home Purchase Loans (per 1,000 properties)</b>
9.3%	18.4%	36.7%	-	20	7	<b>% Subprime Home Purchase Loans</b>
92.5	127.4	113.8	-	14	7	<b>Refinance Loan Rate (per 1,000 properties)</b>
36.9%	39.1%	49.9%	-	6	3	<b>% Subprime Refinance Loans</b>
27.2	27.7	30.9	-	15	6	<b>Notices of Foreclosure (per 1,000 1-4 family properties)</b>
4.9%	3.5%	2.5%	-	16	15	<b>% Tax Delinquencies (delinquent ≥ 1 year)</b>
-	3.6%	3.5%	3.6%	30	28	<b>% Vacant Land Area</b>
51.4	49.2	47.8	-	19	21	<b>Serious Housing Code Violations (per 1,000 rental units)</b>
43.8%	45.7%	45.5%	-	29	30	<b>% Students Performing at Grade Level - Reading</b>
38.7%	44.8%	49.7%	-	29	31	<b>% Students Performing at Grade Level - Math</b>
32.1	30.1	29.7	-	22	23	<b>Felony Crime Rate (per 1,000 residents)</b>

The Department of City Planning proposal to rezone all or parts of 68 blocks in the southeastern Queens neighborhood of Springfield Gardens was approved in April 2005. The rezoning is designed to protect the low-scale, residential character of the Springfield Gardens area.

CD 412, which covers Jamaica and Hollis, among other neighborhoods, has one of the highest homeownership rates. Home purchase and refinance loans increased greatly, but this was accompanied by a rise in subprime lending, making CD 412 the 3<sup>rd</sup> highest in subprime refinance lending citywide. The notice of foreclosure rate, at 30.9 per 1,000 properties, was 6<sup>th</sup> highest in the City in 2004.

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).