



PARKCHESTER / SOUNDVIEW¹

		Rank (2002)	Rank (2004/5)
Population (2000):	167,859	14	-
Racial Diversity Index:	0.75	24	23
Median Household Income:	\$30,432	38	41
Income Diversity Ratio:	5.2	42	33
Median Monthly Rent:	\$775	44	46
Median Price/Unit (2-4 fam.):	\$159,650	44	49

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$32,838	-	-	\$30,432	38	41
Poverty Rate	20.5%	-	-	25.7%	21	14
% Immigrant Households	23.2%	-	-	25.3%	40	39
Rental Vacancy Rate	3.2%	-	-	2.5%	22	33
Number of Housing Units	65,986	-	-	66,082	14	15
% Public Housing	16.9%	-	-	15.4%	11	12
% Rent-Regulated/Other subsidized	46.5%	-	-	57.2%	35	26
Certificates of Occupancy	251	204	176	100	18	45
Units Authorized by New Residential Building Permits	312	212	201	-	21	37
Homeownership Rate	21.7%	-	-	24.3%	37	34
Index of Housing Price Appreciation (2-4 family building)	126.3	139.2	164.0	-	33	33 ²
Home Purchase Loans (per 1,000 properties)	78.7	40.4	47.2	-	6	38
% Subprime Home Purchase Loans	16.9%	19.8%	32.3%	-	3	11
Refinance Loan Rate (per 1,000 properties)	93.3	66.0	58.0	-	13	25
% Subprime Refinance Loans	29.9%	32.6%	41.6%	-	12	16
Notices of Foreclosure (per 1,000 1-4 family properties)	24.0	23.9	19.6	-	18	19
% Tax Delinquencies (delinquent ≥ 1 year)	3.6%	2.2%	1.6%	-	22	24
% Vacant Land Area	-	6.9%	7.1%	7.0%	11	11
Serious Housing Code Violations (per 1,000 rental units)	52.0	58.3	62.6	-	18	15
% Students Performing at Grade Level - Reading	29.1%	30.9%	30.3%	-	49	52
% Students Performing at Grade Level - Math	25.0%	34.0%	38.1%	-	48	45
Felony Crime Rate (per 1,000 residents)	31.9	30.6	30.2	-	24	22

CD 109 has one of the lowest median housing prices in the City for a unit in a 2-4 family building, but, like the rest of the City, prices rose significantly between 2002 and 2004. Units authorized by new residential building permits declined, as did home purchase loans and refinance lending. The percentage of new loans, both for home purchase and refinancing, that were subprime increased

markedly, however. The percentage of tax delinquencies that were delinquent for more than a year decreased from 3.6% to 1.6%. With 7% of its land vacant, CD 109 ranks number 11 citywide.

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

1 Community district 109 matches sub-borough area 107.

2 Ranked out of 34 community districts with the same predominant housing type (2-4 family buildings).