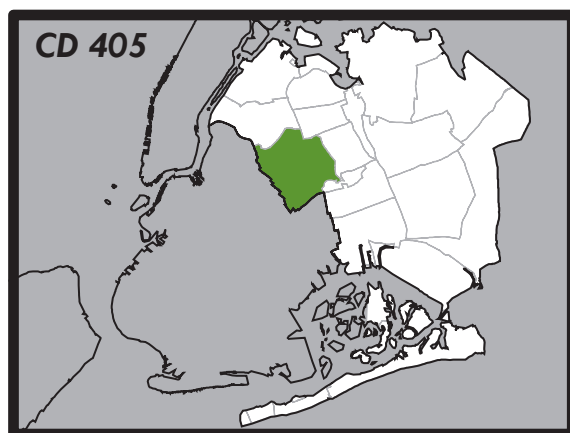


# RIDGEWOOD/ MASPETH

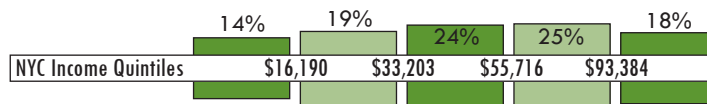
	2005	Rank '02	Rank '05
<b>Population (2000)</b>	165,911	16	-
<b>Population Density (2000)</b>	23.0	46	-
<b>Median Monthly Rent</b>	\$900	23	21
<b>Median Price/Unit (2-4 fam.)</b>	\$255,000	11	12 <sup>1</sup>
<b>Racial Diversity Index</b>	0.61	36	36
<b>Income Diversity Ratio</b>	4.4	37	46



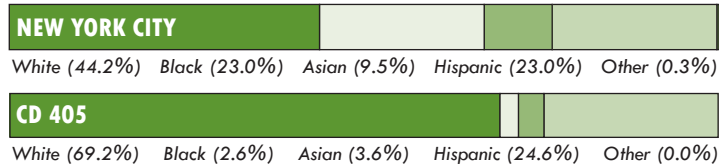
Between 2002 and 2005, median income in Ridgewood/Maspeth increased by more than 6% to \$47,820. In the same time period, the felony crime rate decreased by 28%, making CD 405 one of the lowest crime areas in the City. Like only five other districts in the City, CD 405 has no subsidized units. CD 405 also has a relatively low percentage of rent-regulated housing units.

CD 405 is home to the proposed site of an 800,000 square foot mixed-use development and a 190,000 square foot public high school near Queens Borough Hall. The development, which would require demolition of a parking garage, has sparked community debate on the need for parking space in the area.

## Percent of Households in CD 405 in Each New York City Income Quintile



## Racial and Ethnic Composition in New York City and CD 405



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
<b>Median Household Income (in 2004 dollars)</b>	\$44,879	-	-	\$47,820	22	17
<b>Poverty Rate</b>	11.6%	-	-	8.6%	40	48
<b>Percent Immigrant Households</b>	42.7%	-	-	42.0%	26	23
<b>Percent of Rental Units that are Subsidized</b>	0.0%	-	-	0.0%	53	50
<b>Percent of Rental Units that are Rent-Regulated</b>	27.4%	-	-	28.0%	43	45
<b>Certificates of Occupancy</b>	72	87	117	122	42	40
<b>Percent Vacant Land Area</b>	-	1.2%	1.2%	1.3%	49	49
<b>Median Age of Housing Stock</b>	-	73	74	75	21	21
<b>Homeownership Rate</b>	43.6%	-	-	44.2%	13	14
<b>Index of Housing Price Appreciation (2 - 4 family bldg.)</b>	140.8	175.1	207.1	218.8	23	20 <sup>1</sup>
<b>Home Purchase Loans (per 1,000 properties)</b>	39.5	43.9	46.3	56.5	43	34
<b>Percent of Home Purchase Loans that are Subprime</b>	10.1%	13.0%	13.9%	20.6%	15	26
<b>Percent of Refinance Loans that are Subprime</b>	18.3%	16.0%	23.7%	26.0%	30	27
<b>Notices of Foreclosure (per 1,000 1-4 family properties)</b>	4.0	4.5	5.0	3.3	42	41
<b>Percent Tax Delinquencies (delinquent ≥ 1 year)</b>	1.3%	0.9%	0.6%	0.6%	51	46
<b>Serious Housing Code Violations (per 1,000 rental units)</b>	19.4	15.6	19.9	23.3	38	37
<b>Percent of Students Performing at Grade Level - Reading</b>	43.4%	46.0%	46.5%	56.4%	31	27
<b>Percent of Students Performing at Grade Level - Math</b>	38.6%	46.0%	51.5%	58.0%	30	27
<b>Felony Crime Rate (per 1,000 residents)</b>	24.8	21.2	19.1	17.9	42	52
<b>Acres of Open Space (per 1,000 residents)</b>	-	-	2.1	-	-	30
<b>Asthma Hospitalizations (per 1,000 people)</b>	2.3	2.4	2.3	2.5	33	28
<b>Low Birth Weight (per 1,000 live births)</b>	61	70	76	68	54	51

<sup>1</sup> Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).