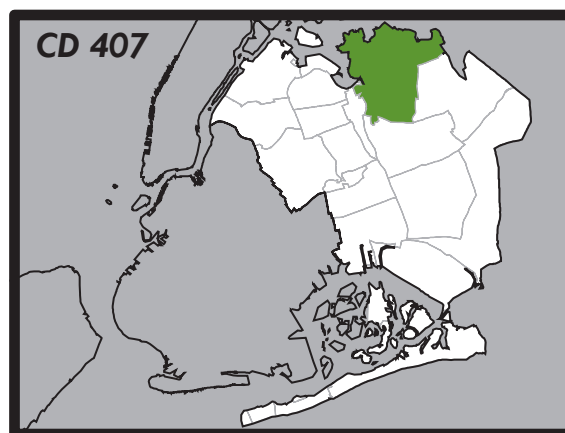


FLUSHING/ WHITESTONE

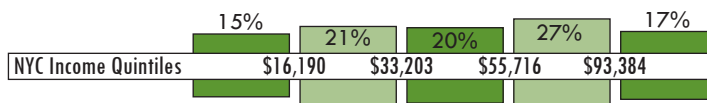
	2005	Rank '02	Rank '05
Population (2000)	242,952	1	-
Population Density (2000)	21.2	48	-
Median Monthly Rent	\$1,000	14	9
Median Price/Unit (1 fam.)	\$580,000	4	6 ¹
Racial Diversity Index	0.87	15	12
Income Diversity Ratio	4.7	37	43



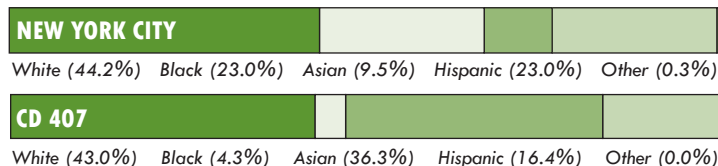
Flushing/Whitestone is one of the largest CDs in the City, both in land area and in population. CD 407 has one of the highest homeownership rates in the City.

Substantial new development in CD 407 has transformed the neighborhood into a major housing and commercial center. Flushing Promenade, a 450,000 square foot mixed retail and commercial project, was completed in 2004. Another major mixed use development, the Flushing Town Center, is scheduled to bring 800,000 square-foot of retail space, 1,100 residential units, and a waterfront esplanade to the neighborhood by 2009. The Flushing Commons development will bring another 500 units of housing to CD 407.

Percent of Households in CD 407 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 407



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$49,384	-	-	\$45,000	16	18
Poverty Rate	10.6%	-	-	9.1%	46	45
Percent Immigrant Households	48.3%	-	-	52.8%	18	13
Percent of Rental Units that are Subsidized	11.7%	-	-	1.8%	31	47
Percent of Rental Units that are Rent-Regulated	42.2%	-	-	51.3%	35	25
Certificates of Occupancy	412	327	706	469	13	14
Percent Vacant Land Area	-	3.7%	3.6%	3.6%	29	28
Median Age of Housing Stock	-	48	49	50	51	49
Homeownership Rate	49.6%	-	-	51.1%	11	11
Index of Housing Price Appreciation (1 family building)	146.9	175.6	195.7	202.1	1	7 ¹
Home Purchase Loans (per 1,000 properties)	50.2	47.1	51.2	55.5	30	35
Percent of Home Purchase Loans that are Subprime	5.8%	7.3%	4.9%	9.0%	37	35
Percent of Refinance Loans that are Subprime	11.4%	11.3%	20.0%	18.8%	40	37
Notices of Foreclosure (per 1,000 1-4 family properties)	3.5	2.9	3.9	3.2	45	43
Percent Tax Delinquencies (delinquent ≥ 1 year)	1.3%	0.8%	0.6%	0.5%	51	56
Serious Housing Code Violations (per 1,000 rental units)	17.8	13.5	16.5	16.6	40	44
Percent of Students Performing at Grade Level - Reading	58.8%	59.6%	60.8%	70.9%	8	8
Percent of Students Performing at Grade Level - Math	58.8%	61.3%	67.8%	75.2%	8	2
Felony Crime Rate (per 1,000 residents)	23.4	22.3	19.6	17.0	47	54
Acres of Open Space (per 1,000 residents)	-	-	3.6	-	-	17
Asthma Hospitalizations (per 1,000 people)	1.4	1.4	1.4	1.1	44	49
Low Birth Weight (per 1,000 live births)	64	60	61	59	51	58

¹ Ranked out of 15 community districts with the same predominant housing type (single family homes).