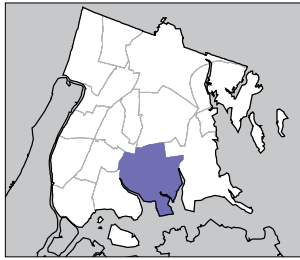


# PARKCHESTER / SOUNDVIEW – CD 109<sup>1</sup>

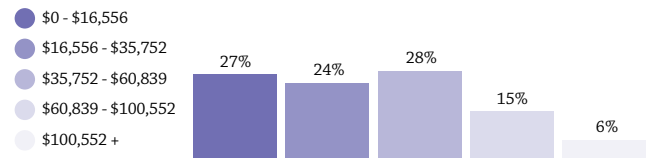


The unemployment rate in Parkchester/Soundview has declined steadily since 2000, but the poverty rate of 26% remains high relative to the city-wide rate. Rates of severe crowding have

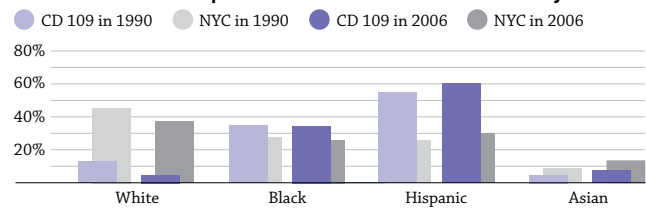
declined since 2000, as has the percentage of rental units that are vacant. The neighborhood has seen increases in certificates of occupancy and units authorized by new building permits since 2000, although a large percentage of the area remains vacant land. The demographic profile of the CD has changed since 1990 due to an increase in the percentage of immigrants, who made up nearly one third of the current residents in 2006.

	2006	Rank
Population	180,396	9
Population Density (1,000 persons per square mile)	42.5	24
Median Household Income	\$34,630	39
Income Diversity Ratio	5.2	26
Median Rent Burden (renter households)	30.0%	32
Rental Units that are Subsidized (percentage) ('05)	29.4%	10
Rental Units that are Rent-Regulated (percentage) ('05)	43.6%	31
Median Age of Housing Stock	65	38
Acres of Open Space (per 1,000 residents) ('04)	1.9	26

Percent of Households in CD 109 in Each New York City Income Quintile



Racial and Ethnic Composition of CD 109 versus New York City



	1990	2000	2005	2006	Rank (1990)	Rank (2006)
Rental Vacancy Rate	3.4%	5.3%	2.6%	2.7%	29	41
Certificates of Occupancy	74	27	108	173	31	41
Units authorized by new building permits*	10	212	192	475	33	24
Homeownership Rate	20.3%	20.2%	21.9%	21.7%	35	38
Vacant Land Area Rate	10.0%	7.6%	6.9%	7.9%	17	7
Index of Housing Price Appreciation (2-4 family building) <sup>2</sup>	112.0	100.0	158.8	176.7	-	26
Median Price per Unit (2-4 family building) <sup>2</sup>	\$146,534	\$117,073	\$189,247	\$201,333	14	28
Median Monthly Rent	\$657	\$713	\$761	\$774	40	39
Serious Housing Code Violations (per 1,000 rental units)	11.3	65.8	66.1	73.1	30	18
Tax Delinquencies (percentage) (delinquent ≥ 1 year)	-	6.8%	1.8%	2.1%	-	19
Home Purchase Loans (per 1,000 properties)*	39.6	54.1	60.9	64.9	14	23
Purchase Loans that were Subprime (percentage)*	7.3%	5.1%	34.5%	27.5%	39	16
Refinance Loans that were Subprime (percentage)*	31.3%	47.7%	42.9%	29.9%	20	17
Notices of Foreclosure (per 1,000 1-4 family properties)*	13.4	14.1	12.2	18.3	8	17
Severe Crowding Rate (renter households)	6.9%	9.9%	3.9%	3.6%	23	20
Foreign-Born Population (percentage)	19.1%	24.6%	28.2%	29.7%	43	35
Racial Diversity Index	0.80	0.75	0.75	0.73	15	25
Households with Kids under 18 Years Old (percentage)	36.9%	38.9%	41.6%	38.4%	13	23
Population Aged 65 and Older (percentage)	10.4%	9.1%	9.5%	9.9%	40	39
Poverty Rate	-	-	-	26.2%	-	15
Unemployment Rate	11.5%	13.8%	10.9%	8.4%	15	20
Mean Travel Time to Work (minutes)	41.6	45.8	42.9	43.4	8	9
Felony Crime Rate (per 1,000 residents)	73.8	35.0	28.1	25.2	37	27
Students Performing at Grade Level in Reading (percentage)	-	26.9%	39.3%	38.8%	-	53
Students Performing at Grade Level in Math (percentage)	-	22.5%	43.5%	47.7%	-	46
Asthma Hospitalizations (per 1,000 people)*	7.1	5.8	5.6	6.0	10	8
Blood Lead Levels (per 1,000 children tested, new diagnoses)*	38.4	12.4	5.9	5.4	42	47

<sup>1</sup> Community district 109 matches sub-borough area 107.

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

\* Not all data in the earliest column are from 1990. Please see Notes on page 17.