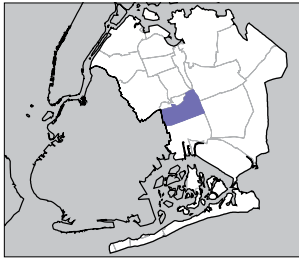


OZONE PARK / WOODHAVEN – CD 409

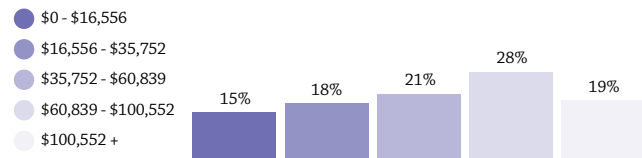


Ozone Park/Woodhaven has the highest rent burden in Queens, with renters spending 37% of their annual income on rent. Home purchase lending remains high in CD 409,

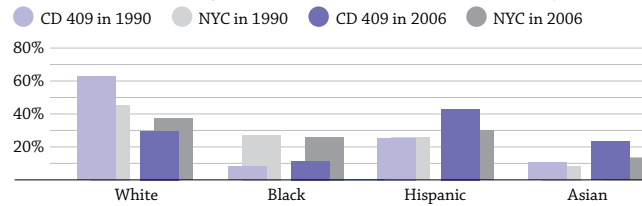
and nearly a third of those loans are subprime—higher than the City and borough percentages. Between 1990 and 2006, the percentage of the population that was white decreased more in CD 409 than in all but one other community district in the City, dropping from 61% to 28% of the population.

	2006	Rank
Population	138,679	28
Population Density (1,000 persons per square mile)	28.8	38
Median Household Income	\$52,722	18
Income Diversity Ratio	4.5	37
Median Rent Burden (renter households)	36.8%	5
Rental Units that are Subsidized (percentage) ('05)	0.0%	50
Rental Units that are Rent-Regulated (percentage) ('05)	34.2%	41
Median Age of Housing Stock	81	10
Acres of Open Space (per 1,000 residents) ('04)	1.5	30

Percent of Households in CD 409 in Each New York City Income Quintile



Racial and Ethnic Composition of CD 409 versus New York City



	1990	2000	2005	2006	Rank (1990)	Rank (2006)
Rental Vacancy Rate	4.3%	2.5%	5.9%	5.8%	14	14
Certificates of Occupancy	30	52	140	324	41	22
Units authorized by new building permits*	3	64	187	347	39	30
Homeownership Rate	42.3%	41.6%	50.1%	46.7%	11	13
Vacant Land Area Rate	1.6%	1.3%	1.2%	1.0%	51	48
Index of Housing Price Appreciation (2-4 family building) ¹	103.9	100.0	181.0	196.3	-	15
Median Price per Unit (2-4 family building) ¹	\$152,704	\$143,415	\$257,226	\$292,500	13	9
Median Monthly Rent	\$916	\$907	\$958	\$1,008	8	12
Serious Housing Code Violations (per 1,000 rental units)	5.4	25.6	25.9	21.5	41	33
Tax Delinquencies (percentage) (delinquent ≥ 1 year)	-	4.4%	1.0%	1.2%	-	35
Home Purchase Loans (per 1,000 properties)*	49.6	58.9	113.5	100.3	5	7
Purchase Loans that were Subprime (percentage)*	13.8%	2.1%	37.1%	30.7%	12	13
Refinance Loans that were Subprime (percentage)*	18.6%	37.7%	36.4%	24.7%	43	21
Notices of Foreclosure (per 1,000 1-4 family properties)*	4.4	11.8	10.5	17.2	40	19
Severe Crowding Rate (renter households)	5.0%	9.6%	3.3%	2.4%	37	39
Foreign-Born Population (percentage)	30.6%	48.7%	49.2%	50.2%	18	10
Racial Diversity Index	0.75	0.95	0.93	0.93	25	4
Households with Kids under 18 Years Old (percentage)	30.6%	38.5%	40.7%	41.3%	30	13
Population Aged 65 and Older (percentage)	14.4%	9.4%	9.0%	8.9%	19	47
Poverty Rate	-	-	-	14.2%	-	36
Unemployment Rate	7.4%	8.2%	9.4%	7.6%	36	27
Mean Travel Time to Work (minutes)	39.0	44.4	45.5	42.7	22	13
Felony Crime Rate (per 1,000 residents)	71.1	32.7	19.6	19.7	40	41
Students Performing at Grade Level in Reading (percentage)	-	36.1%	54.9%	57.3%	-	24
Students Performing at Grade Level in Math (percentage)	-	31.9%	57.7%	64.7%	-	20
Asthma Hospitalizations (per 1,000 people)*	2.5	2.4	2.0	2.2	38	34
Blood Lead Levels (per 1,000 children tested, new diagnoses)*	50.6	19.4	11.1	7.7	19	22

¹ 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.