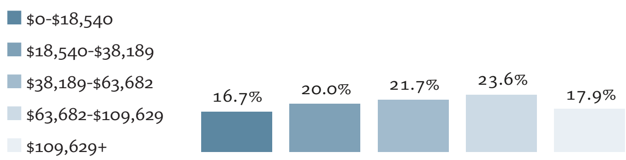
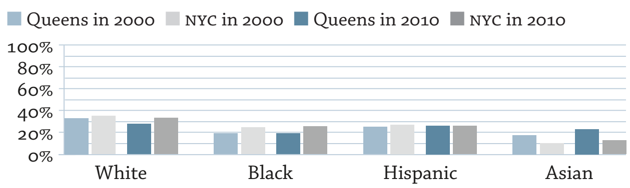
Queens

	2010	Rank
Population	2,230,722	2
Population Density (1,000 persons per square mile)	20.6	4
Median Household Income	$54,564	3
Income Diversity Ratio	4.5	5
Public and Subsidized Rental Housing Units (% of rental units)	7.1%	5
Rent-Regulated Units (% of rental units)[1]	43.3%	4
Residential Units within 1/2 Mile of a Subway/Rail Entrance	49.2%	4
Unused Capacity Rate (% of land area)	25.9%	5
Racial Diversity Index	0.76	1
Rental Vacancy Rate	3.3%	5

Household Income Distribution by New York City Income Quintile



Racial and Ethnic Composition



Queens is the most racially diverse of the city's boroughs. Two randomly chosen residents of the borough have a 76 percent chance of being of a different racial or ethnic group. Further, people of different races and ethnicities live in more integrated neighborhoods than elsewhere in the city. Forty percent of the residents of Queens live in an integrated tract, compared to 25.2 percent in the city as a whole. Forty-eight percent of Queens residents were born outside the United States. Almost 23 percent of Queens residents are of Asian descent, more than twice the share in any other borough.

About a third of the households in Queens have a child under 18. These students achieved proficiency in math at higher rates than students in any other borough (65.5%). Only 51.1 percent were proficient in reading in 2011, the second highest share in the city. As for health outcomes, Queens ranked last in asthma hospitalizations. Babies born to Queens residents were less likely than the citywide average to weigh less than five pounds, eight ounces. In 2010, 82 of every 1,000 births were low weight compared to a citywide rate of 88 that same year. Childhood obesity rates have been unchanged in Queens since 2009, at nearly 20 percent.

The share of Queens households that fell below the poverty line increased by 2.4 percentage points between 2009 and 2010, the largest increase of any borough. Still, the poverty rate was lower in Queens than in all boroughs other than Staten Island. Unemployment rose 1.2 percentage points in 2010 from the year before, the second largest increase after the Bronx. Income diversity in Queens is the lowest of all the boroughs: the household at the 80th percentile makes 4.5 times more than the households at the 20th percentile. The median household earned $54,564 in 2011, relatively unchanged in real terms from the median income in 2000.

The median renter household paid 34 percent of its income in rent in 2010, the second highest share in the city. Median rents are also the second highest in the city, both for recent movers and for all renters. The median rent paid by recent movers increased by about 8 percent between 2005 and 2010, slightly higher than the citywide increase during that period. Severe crowding in rental properties in Queens has been creeping up since 2005, with 4.8 percent of households having more than 1.5 household members per room in 2010, compared to 3.7 percent in 2005.

Although Queens experienced the second highest number of foreclosures of any borough in 2011, the number has fallen by almost 50 percent since 2009. Similarly, fewer properties in Queens entered REO status last year after the highs of the past two years (87 properties in 2011 compared to 882 in 2009 and 528 in 2010). Despite this positive trend, the borough still had more REOs than the next two hardest hit boroughs combined.

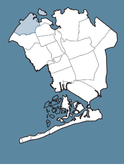
The refinancing rate fell between 2009 and 2010 in Queens, though less than it did in the city as a whole. The rate of home purchase loans in Queens also decreased slightly during that time. FHA/VA-backed home purchase loans increased by eight percentage points between 2009 and 2010 in Queens.

The value of 2–4 family properties in Queens fell almost four percent between 2010 and 2011, and has fallen by 28.6 percent since 2005. Single family homes fared somewhat better, experiencing a two percent decline between 2010 and 2011, while being down about 20 percent since 2005. Despite this decline in value, the property tax liability has risen by roughly six percent since 2005.

1. Data on rent-regulated units are from 2011.

Queens

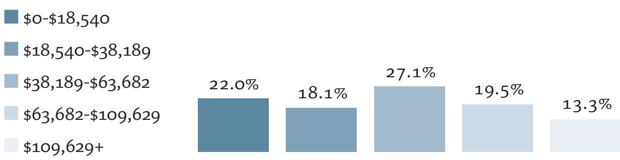
	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing: Stock							
Housing Units	817,250	–	–	832,127	–	2	3
Units Issued New Certificates of Occupancy	2,033	3,566	4,051	3,986	1,327	3	4
Units Authorized by New Residential Building Permits	3,207	6,206	926	591	1,290	2	1
Homeownership Rate	42.8%	–	45.3%	43.8%	–	2	2
Property Tax Liability ($ millions)	–	$2,372.0	$2,568.0	$2,634.5	$2,725.1	–	2
Housing: Market							
Index of Housing Price Appreciation (2–4 family buildings)	100.0	202.2	161.6	150.5	144.2	–	2
Index of Housing Price Appreciation (1 family buildings)	100.0	193.3	165.9	158.4	154.3	–	3
Median Sales Price per Unit (2–4 family buildings)	$175,099	$308,628	$240,579	$223,175	$217,400	2	2
Median Sales Price per Unit (1 family buildings)	$305,406	$512,440	$434,088	$416,525	$403,500	1	2
Sales Volume (2–4 family buildings)	5,050	7,538	4,099	3,894	3,214	2	2
Sales Volume (1 family buildings)	6,539	9,410	4,889	4,783	4,088	1	1
Median Monthly Rent (all renters)	–	$1,165	$1,255	$1,296	–	–	2
Median Monthly Rent (recent movers)	–	$1,304	$1,402	$1,409	–	–	2
Median Rent Burden	–	32.3%	30.9%	33.6%	–	–	2
Housing: Finance							
Home Purchase Loan Rate (per 1,000 properties)	–	52.6	21.4	21.1	–	–	3
High Cost Home Purchase Loans (% of home purchase loans)	–	24.7%	2.6%	1.1%	–	–	1
Refinance Loan Rate (per 1,000 properties)	–	55.0	20.6	16.4	–	–	4
High Cost Refinance Loans (% of refinance loans)	–	32.1%	3.2%	2.2%	–	–	3
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.5%	18.2%	26.2%	–	–	3
Notices of Foreclosure (all residential properties)	2,632	2,435	8,294	6,246	4,158	2	2
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	9.3	8.5	28.7	21.0	14.2	4	3
Properties that Entered REO	397	57	882	528	87	1	1
Tax Delinquencies (% of residential properties delinquent ≥ 1year)	4.8%	1.0%	1.9%	–	–	4	–
Housing: Quality and Crowding							
Serious Housing Code Violations (per 1,000 rental units)	–	24.7	21.5	21.5	20.8	–	5
Severe Crowding Rate (% of renter households)	–	3.7%	4.4%	4.8%	–	–	2
Population: Demographics							
Population	2,229,379	–	–	2,230,722	–	2	2
Population Density (1,000 persons per square mile)	20.4	–	–	20.6	–	4	4
Foreign-Born Population	46.1%	–	46.6%	47.7%	–	1	1
Percent White	34.9%	–	–	27.6%	–	4	4
Percent Black	20.1%	–	–	17.7%	–	3	3
Percent Hispanic	26.5%	–	–	27.5%	–	3	2
Percent Asian	18.6%	–	–	22.8%	–	1	1
Households with Children under 18 Years Old	35.9%	–	32.9%	33.7%	–	4	4
Population Aged 65 and Older	12.7%	–	13.0%	12.9%	–	1	2
Median Household Income	$57,605	$56,011	$57,655	$54,564	–	3	3
Income Diversity Ratio	4.1	4.4	4.4	4.5	–	4	5
Share of Population Living in Integrated Tracts	37.6%	–	–	40.5%	–	1	1
Population: Income, Education and Employment							
Poverty Rate	14.6%	–	12.6%	15.0%	–	4	4
Unemployment Rate	7.7%	–	9.9%	11.1%	–	4	2
Public Transportation Rate	48.2%	–	52.6%	51.7%	–	4	4
Mean Travel Time to Work (minutes)	42.2	–	42.2	41.1	–	4	2
Serious Crime Rate (per 1,000 residents)	28.8	20.0	16.9	17.4	–	4	4
Adult Incarceration Rate (per 100,000 people aged 15 or older)	517.5	–	495.3	483.7	–	4	5
Students Performing at Grade Level in Reading	47.0%	–	–	49.9%	51.1%	2	2
Students Performing at Grade Level in Math	41.4%	–	–	67.0%	65.5%	2	1
Population: Health							
Asthma Hospitalizations (per 1,000 people)	2.1	2.0	1.9	1.9	–	4	5
Low Birth Weight Rate (per 1,000 live births)	76	82	79	82	–	5	5
Elevated Blood Lead Levels (incidence per 1,000 children)	16.8	7.9	3.7	4.2	–	3	2
Children's Obesity Rate	–	–	19.7%	19.8%	19.7%	–	4



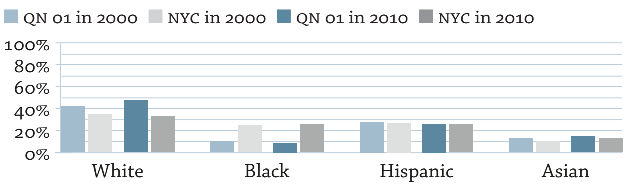
Astoria – QN 01

	2010	Rank
Population	166,666	13
Population Density (1,000 persons per square mile)	32.7	32
Median Household Income	$47,849	27
Income Diversity Ratio	4.7	38
Public and Subsidized Rental Housing Units (% of rental units)	14.2%	29
Rent-Regulated Units (% of rental units)[1]	53.0%	15
Residential Units within 1/2 Mile of a Subway/Rail Entrance	70.2%	36
Unused Capacity Rate (% of land area)	22.8%	40
Racial Diversity Index	0.67	14
Rental Vacancy Rate[2]	2.3%	51

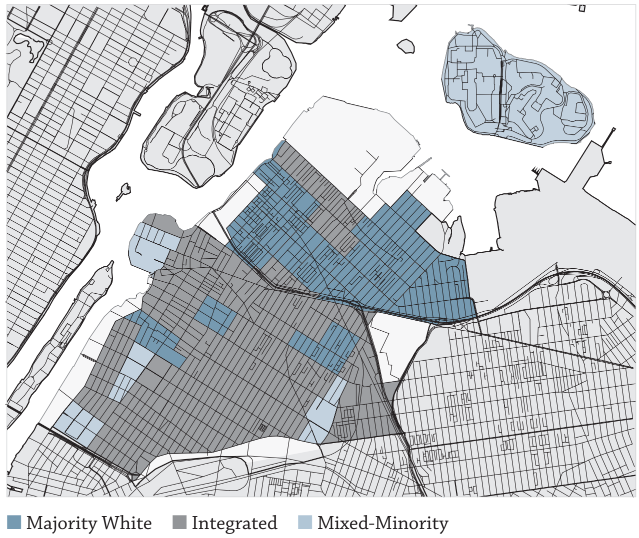
Household Income Distribution by New York City Income Quintile



Racial and Ethnic Composition



Census Tracts by Neighborhood Race/Ethnicity



Forty-seven percent of the population of QN 01 live in white-Hispanic *neighborhoods and another 15 percent live in other* white-minority *neighborhoods, so slightly less than two-thirds of the population live in an integrated neighborhood. Twenty-seven percent of the population live in* majority white *neighborhoods.*

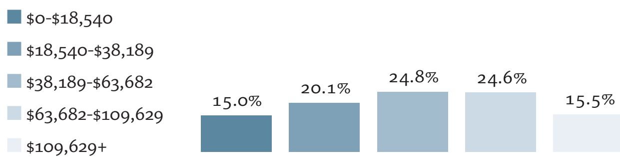
	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	178	365	615	558	140	18	19
Units Authorized by New Residential Building Permits	242	498	37	20	862	17	1
Homeownership Rate	20.0%	–	20.9%	18.1%	–	39	41
Index of Housing Price Appreciation (2–4 family buildings)[3]	100.0	209.8	172.5	184.4	191.7	–	9
Median Sales Price per Unit (2–4 family buildings)[3]	$188,673	$346,479	$279,804	$277,683	$298,750	7	8
Sales Volume	497	644	338	400	368	27	34
Median Monthly Rent (all renters)	–	$1,165	$1,255	$1,316	–	–	14
Median Monthly Rent (recent movers)	–	$1,339	$1,454	$1,440	–	–	14
Median Rent Burden	–	32.3%	29.5%	31.5%	–	–	35
Home Purchase Loan Rate (per 1,000 properties)	–	32.7	14.5	17.7	–	–	36
Refinance Loan Rate (per 1,000 properties)	–	36.6	16.4	13.2	–	–	38
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	7.4%	22.0%	–	–	26
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	2.7	2.3	9.7	6.9	5.6	46	46
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.0%	0.6%	1.0%	–	–	48	50
Serious Housing Code Violations (per 1,000 rental units)	–	18.2	11.2	9.5	10.2	–	52
Severe Crowding Rate (% of renter households)	–	3.7%	3.0%	4.9%	–	–	19
Property Tax Liability ($ millions)	–	$210.3	$237.8	$247.4	$252.9	–	10
Population							
Foreign-Born Population	46.0%	–	41.6%	44.9%	–	14	16
Households with Children under 18 Years Old	28.5%	–	18.0%	23.9%	–	45	48
Share of Population Living in Integrated Tracts	65.2%	–	–	62.2%	–	1	6
Population Aged 65 and Older	10.9%	11.8%	12.6%	11.7%	–	30	26
Poverty Rate	20.3%	–	15.9%	19.0%	–	25	28
Unemployment Rate	7.8%	–	10.5%	13.0%	–	34	18
Public Transportation Rate	62.6%	–	66.6%	66.8%	–	18	20
Mean Travel Time to Work (minutes)	36.2	–	35.4	36.1	–	45	42
Serious Crime Rate (per 1,000 residents)	26.5	19.8	–	–	20.2	48	36
Students Performing at Grade Level in Reading	46.6%	–	–	48.3%	49.3%	22	23
Students Performing at Grade Level in Math	42.5%	–	–	61.9%	64.7%	19	25
Asthma Hospitalizations (per 1,000 people)	2.0	1.8	1.9	1.9	–	36	37
Elevated Blood Lead Levels (incidence per 1,000 children)	21.6	–	3.8	4.7	–	17	20
Children's Obesity Rate	–	–	22.4%	21.7%	22.0%	–	23

1. Data on rent-regulated units are from 2011. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.

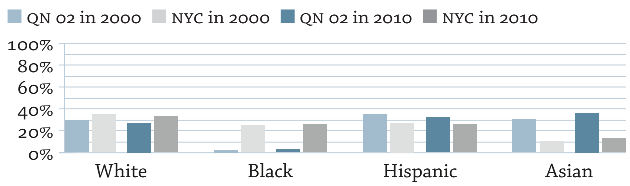
Woodside / Sunnyside – QN 02

	2010	Rank
Population	125,229	42
Population Density (1,000 persons per square mile)	21.1	44
Median Household Income	$53,679	19
Income Diversity Ratio	3.7	55
Public and Subsidized Rental Housing Units (% of rental units)	0.4%	55
Rent-Regulated Units (% of rental units)[1]	59.3%	10
Residential Units within 1/2 Mile of a Subway/Rail Entrance	88.4%	22
Unused Capacity Rate (% of land area)	28.1%	32
Racial Diversity Index	0.70	8
Rental Vacancy Rate[2]	2.1%	53

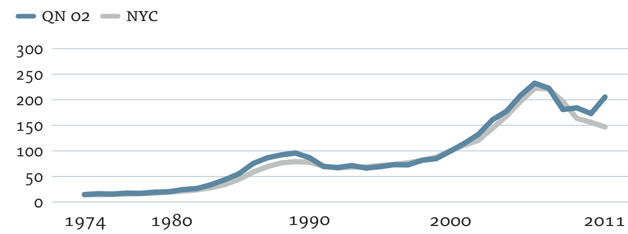
Household Income Distribution by New York City Income Quintile



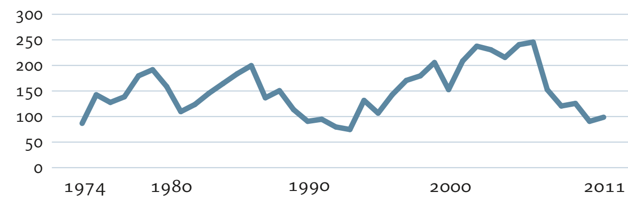
Racial and Ethnic Composition



Index of Housing Price Appreciation (2–4 family buildings), 1974–2011



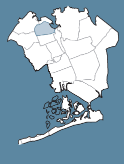
Sales Volume (2–4 family buildings), 1974–2011



Home prices in QN 02 followed the citywide trend for 2-4 family buildings until 2008. In 2008, prices were 22 percent below their peak, while prices in the city as a whole were 11 percent below their peak. Since 2008, however, prices have risen by 13 percent in QN 02, but have declined by 25 percent citywide.

	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	64	40	622	591	158	41	16
Units Authorized by New Residential Building Permits	116	1,012	20	8	14	35	23
Homeownership Rate	25.2%	–	25.8%	24.2%	–	31	36
Index of Housing Price Appreciation (2–4 family buildings)[3]	100.0	209.2	184.8	173.5	206.1	–	6
Median Sales Price per Unit (2–4 family buildings)[3]	$202,283	$360,455	$299,852	$278,969	$277,500	5	9
Sales Volume	269	416	613	472	378	42	33
Median Monthly Rent (all renters)	–	$1,211	$1,360	$1,337	–	–	11
Median Monthly Rent (recent movers)	–	$1,374	$1,548	$1,419	–	–	17
Median Rent Burden	–	30.6%	28.0%	33.5%	–	–	24
Home Purchase Loan Rate (per 1,000 properties)	–	43.7	33.4	26.4	–	–	7
Refinance Loan Rate (per 1,000 properties)	–	28.2	19.3	14.9	–	–	32
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	2.2%	11.5%	–	–	31
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	2.1	4.0	19.0	13.2	9.0	52	37
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.0%	0.8%	1.2%	–	–	39	46
Serious Housing Code Violations (per 1,000 rental units)	–	28.5	21.6	16.1	18.5	–	42
Severe Crowding Rate (% of renter households)	–	2.2%	6.1%	5.4%	–	–	14
Property Tax Liability ($ millions)	–	$189.7	$200.8	$204.5	$206.0	–	16
Population							
Foreign-Born Population	61.0%	–	55.0%	54.7%	–	3	3
Households with Children under 18 Years Old	29.9%	–	26.2%	26.0%	–	42	41
Share of Population Living in Integrated Tracts	65.2%	–	–	62.2%	–	1	6
Population Aged 65 and Older	11.0%	12.2%	12.5%	9.7%	–	29	40
Poverty Rate	16.4%	–	10.2%	12.2%	–	35	42
Unemployment Rate	7.4%	–	6.3%	7.4%	–	35	52
Public Transportation Rate	66.7%	–	72.8%	70.7%	–	10	12
Mean Travel Time to Work (minutes)	37.2	–	36.7	35.6	–	44	44
Serious Crime Rate (per 1,000 residents)	36.2	23.0	–	–	20.8	25	34
Students Performing at Grade Level in Reading	44.8%	–	–	47.7%	49.0%	24	25
Students Performing at Grade Level in Math	39.9%	–	–	62.6%	65.4%	24	20
Asthma Hospitalizations (per 1,000 people)	1.6	1.4	1.3	1.5	–	44	41
Elevated Blood Lead Levels (incidence per 1,000 children)	17.1	–	6.7	6.8	–	35	4
Children's Obesity Rate	–	–	22.7%	22.3%	22.2%	–	20

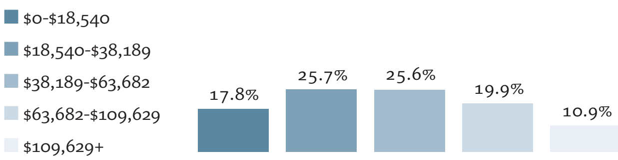
1. Data on rent-regulated units are from 2011. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.



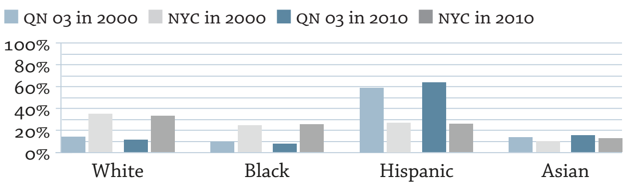
Jackson Heights – QN 03

	2010	Rank
Population	170,161	11
Population Density (1,000 persons per square mile)	42.5	24
Median Household Income	$46,162	28
Income Diversity Ratio	4.2	47
Public and Subsidized Rental Housing Units (% of rental units)	0.5%	54
Rent-Regulated Units (% of rental units)[1]	49.6%	20
Residential Units within 1/2 Mile of a Subway/Rail Entrance	53.4%	45
Unused Capacity Rate (% of land area)	16.6%	52
Racial Diversity Index	0.55	31
Rental Vacancy Rate[2]	2.8%	44

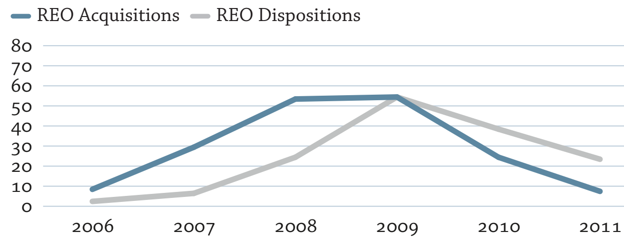
Household Income Distribution by New York City Income Quintile



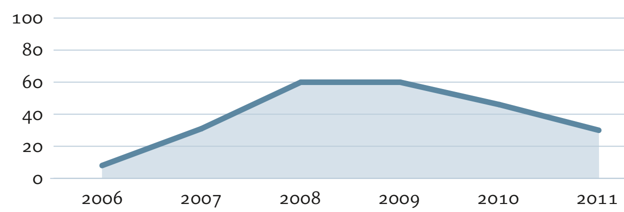
Racial and Ethnic Composition



Changes in REO Inventory



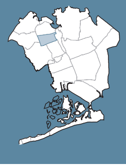
REO Stock (End of Year)



The REO stock declined by 50 percent by end of 2011, when only seven foreclosed properties became REO and 23 were sold. In 2008, the stock of REOs increased from 31 properties to 60, the largest year-to-year increase in QN 03 in recent years.

	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	67	183	184	226	109	39	24
Units Authorized by New Residential Building Permits	114	382	109	15	23	36	16
Homeownership Rate	33.1%	–	37.2%	33.7%	–	19	22
Index of Housing Price Appreciation (2–4 family buildings)[3]	100.0	222.3	167.5	151.9	150.1	–	15
Median Sales Price per Unit (2–4 family buildings)[3]	$185,506	$337,744	$256,269	$242,718	$230,000	8	11
Sales Volume	698	1,049	506	449	394	14	32
Median Monthly Rent (all renters)	–	$1,216	$1,245	$1,234	–	–	19
Median Monthly Rent (recent movers)	–	$1,281	$1,464	$1,296	–	–	31
Median Rent Burden	–	34.0%	31.9%	36.9%	–	–	7
Home Purchase Loan Rate (per 1,000 properties)	–	54.9	22.6	20.7	–	–	20
Refinance Loan Rate (per 1,000 properties)	–	52.1	15.5	13.0	–	–	39
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.1%	13.1%	20.6%	–	–	27
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	10.6	8.4	49.7	29.3	21.5	28	21
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.8%	1.1%	2.4%	–	–	26	28
Serious Housing Code Violations (per 1,000 rental units)	–	42.9	33.2	28.2	27.7	–	33
Severe Crowding Rate (% of renter households)	–	8.6%	9.7%	10.0%	–	–	1
Property Tax Liability ($ millions)	–	$144.7	$151.7	$156.1	$162.7	–	29
Population							
Foreign-Born Population	62.2%	–	62.3%	63.7%	–	2	2
Households with Children under 18 Years Old	41.6%	–	39.0%	38.6%	–	22	18
Share of Population Living in Integrated Tracts	27.5%	–	–	22.4%	–	19	29
Population Aged 65 and Older	9.8%	8.5%	9.6%	9.6%	–	37	41
Poverty Rate	19.3%	–	16.0%	22.4%	–	29	20
Unemployment Rate	9.9%	–	9.2%	10.3%	–	25	29
Public Transportation Rate	60.8%	–	66.5%	68.0%	–	22	19
Mean Travel Time to Work (minutes)	41.3	–	41.6	40.7	–	30	27
Serious Crime Rate (per 1,000 residents)	28.5	19.6	–	–	17.5	43	47
Students Performing at Grade Level in Reading	45.5%	–	–	47.9%	49.1%	23	24
Students Performing at Grade Level in Math	41.0%	–	–	62.3%	65.1%	22	24
Asthma Hospitalizations (per 1,000 people)	1.9	1.8	1.5	1.5	–	39	41
Elevated Blood Lead Levels (incidence per 1,000 children)	20.2	–	5.4	6.6	–	20	6
Children's Obesity Rate	–	–	22.6%	22.0%	22.1%	–	22

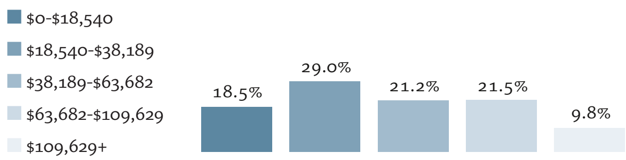
1. Data on rent-regulated units are from 2011. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.



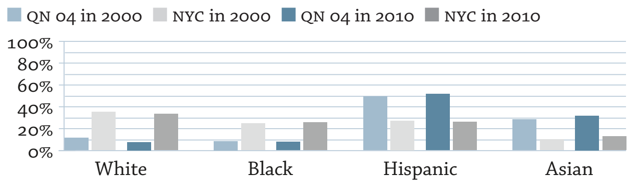
Elmhurst / Corona – QN 04

	2010	Rank
Population	136,517	32
Population Density (1,000 persons per square mile)	34.9	30
Median Household Income	$42,464	35
Income Diversity Ratio	3.8	54
Public and Subsidized Rental Housing Units (% of rental units)	2.5%	46
Rent-Regulated Units (% of rental units)[1]	54.0%	13
Residential Units within 1/2 Mile of a Subway/Rail Entrance	70.8%	34
Unused Capacity Rate (% of land area)	21.4%	41
Racial Diversity Index	0.62	18
Rental Vacancy Rate[2]	2.2%	52

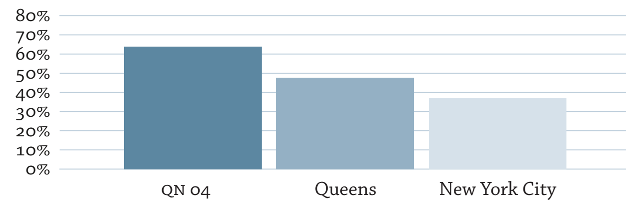
Household Income Distribution by New York City Income Quintile



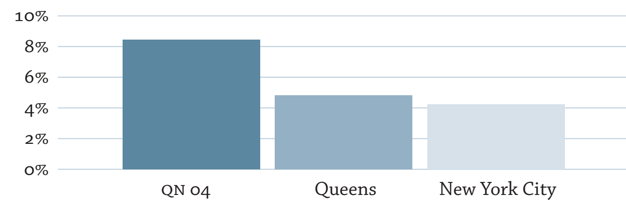
Racial and Ethnic Composition



Foreign-Born Population



Severe Crowding Rate (% of renter households)



Almost 64 percent of the population in QN 04 was born outside the United States, a share higher than in any other community district. While Queens has the highest share of foreign-born population of all the boroughs, the share in QN 04 tops the overall share in Queens by 16 percentage points. The severe crowding rate in QN 04 is almost twice that of the city as a whole.

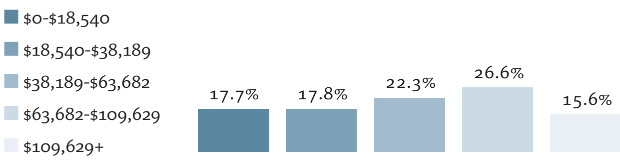
	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	136	251	394	321	181	22	12
Units Authorized by New Residential Building Permits	210	395	82	95	3	25	40
Homeownership Rate	21.8%	–	24.3%	27.6%	–	35	31
Index of Housing Price Appreciation (2–4 family buildings)[3]	100.0	207.1	163.9	164.9	143.5	–	16
Median Sales Price per Unit (2–4 family buildings)[3]	$173,063	$317,946	$272,090	$267,399	$235,000	9	10
Sales Volume	595	792	402	391	305	18	40
Median Monthly Rent (all renters)	–	$1,176	$1,287	$1,275	–	–	16
Median Monthly Rent (recent movers)	–	$1,258	$1,423	$1,368	–	–	20
Median Rent Burden	–	33.7%	35.3%	39.9%	–	–	4
Home Purchase Loan Rate (per 1,000 properties)	–	57.4	21.0	18.5	–	–	31
Refinance Loan Rate (per 1,000 properties)	–	37.1	12.0	9.1	–	–	49
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.1%	3.3%	9.3%	–	–	34
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	4.3	5.8	25.1	18.2	10.8	39	34
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.3%	0.7%	1.5%	–	–	44	38
Serious Housing Code Violations (per 1,000 rental units)	–	25.2	16.0	19.6	17.2	–	43
Severe Crowding Rate (% of renter households)	–	7.1%	10.7%	8.5%	–	–	3
Property Tax Liability ($ millions)	–	$143.3	$151.4	$156.9	$157.1	–	30
Population							
Foreign-Born Population	66.8%	–	65.9%	63.9%	–	1	1
Households with Children under 18 Years Old	41.8%	–	43.3%	36.4%	–	19	24
Share of Population Living in Integrated Tracts	4.4%	–	–	3.5%	–	39	43
Population Aged 65 and Older	8.6%	10.7%	9.0%	11.0%	–	46	32
Poverty Rate	19.2%	–	22.3%	19.2%	–	30	27
Unemployment Rate	9.3%	–	8.3%	8.5%	–	28	43
Public Transportation Rate	63.6%	–	70.5%	69.3%	–	16	15
Mean Travel Time to Work (minutes)	41.7	–	43.9	42.0	–	27	18
Serious Crime Rate (per 1,000 residents)	24.2	22.0	–	–	20.2	52	36
Students Performing at Grade Level in Reading	42.1%	–	–	46.9%	48.6%	28	28
Students Performing at Grade Level in Math	35.9%	–	–	63.5%	66.3%	27	16
Asthma Hospitalizations (per 1,000 people)	1.8	1.6	1.5	1.3	–	40	44
Elevated Blood Lead Levels (incidence per 1,000 children)	19.7	–	4.8	5.2	–	22	17
Children's Obesity Rate	–	–	23.1%	23.1%	22.3%	–	19

1. Data on rent-regulated units are from 2011. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.

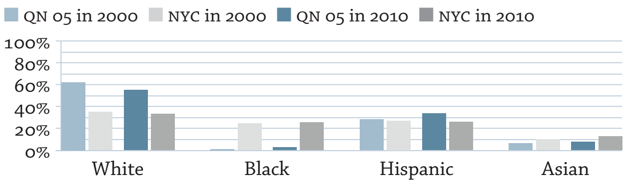
Ridgewood / Maspeth – QN 05

	2010	Rank
Population	180,932	9
Population Density (1,000 persons per square mile)	24.8	40
Median Household Income	$54,776	18
Income Diversity Ratio	4.0	50
Public and Subsidized Rental Housing Units (% of rental units)	0.0%	56
Rent-Regulated Units (% of rental units)[1]	37.3%	36
Residential Units within 1/2 Mile of a Subway/Rail Entrance	37.9%	49
Unused Capacity Rate (% of land area)	14.8%	54
Racial Diversity Index	0.58	26
Rental Vacancy Rate[2]	2.9%	41

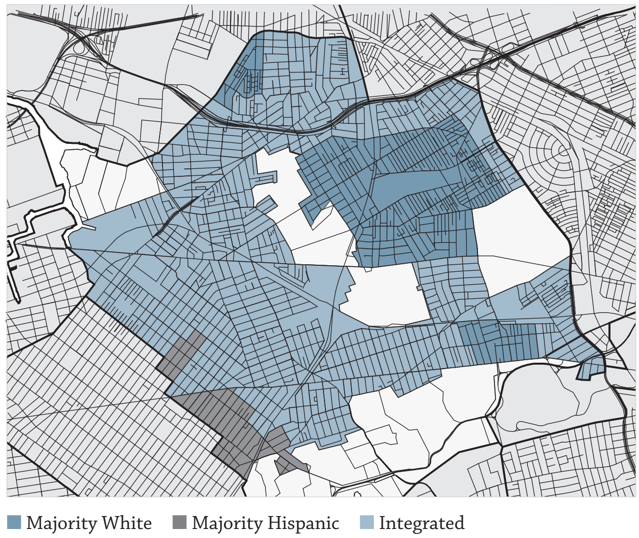
Household Income Distribution by New York City Income Quintile



Racial and Ethnic Composition



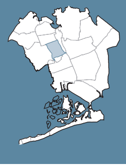
Census Tracts by Neighborhood Race/Ethnicity



More than three quarters of the population in QN 05 live in an integrated neighborhood, the fourth highest share of any community district in the city. Ninety percent of those who live in integrated neighborhoods live in white-Hispanic *neighborhoods.*

	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	109	122	167	188	26	24	42
Units Authorized by New Residential Building Permits	101	297	46	29	9	40	30
Homeownership Rate	40.5%	–	42.2%	40.4%	–	14	15
Index of Housing Price Appreciation (2–4 family buildings)[3]	100.0	212.1	186.8	172.6	171.1	–	11
Median Sales Price per Unit (2–4 family buildings)[3]	$166,276	$305,717	$251,039	$237,371	$228,333	12	12
Sales Volume	1,079	1,356	662	742	635	9	17
Median Monthly Rent (all renters)	–	$1,188	$1,234	$1,316	–	–	14
Median Monthly Rent (recent movers)	–	$1,293	$1,255	$1,430	–	–	15
Median Rent Burden	–	32.2%	31.5%	32.2%	–	–	31
Home Purchase Loan Rate (per 1,000 properties)	–	42.3	18.9	20.7	–	–	20
Refinance Loan Rate (per 1,000 properties)	–	46.3	22.9	19.2	–	–	21
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.3%	22.0%	25.9%	–	–	24
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	3.2	3.3	13.1	10.6	6.8	44	43
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.7%	0.6%	1.1%	–	–	51	47
Serious Housing Code Violations (per 1,000 rental units)	–	23.3	22.7	17.3	19.6	–	41
Severe Crowding Rate (% of renter households)	–	1.3%	3.8%	2.2%	–	–	44
Property Tax Liability ($ millions)	–	$166.1	$184.8	$189.8	$197.1	–	20
Population							
Foreign-Born Population	35.9%	–	36.8%	39.0%	–	25	25
Households with Children under 18 Years Old	35.0%	–	35.5%	36.4%	–	32	24
Share of Population Living in Integrated Tracts	41.7%	–	–	76.2%	–	12	4
Population Aged 65 and Older	13.8%	11.8%	11.9%	12.7%	–	15	20
Poverty Rate	13.8%	–	12.1%	17.1%	–	41	33
Unemployment Rate	7.3%	–	8.0%	7.9%	–	37	49
Public Transportation Rate	43.4%	–	51.9%	52.0%	–	45	40
Mean Travel Time to Work (minutes)	38.4	–	39.0	37.8	–	40	40
Serious Crime Rate (per 1,000 residents)	27.6	17.9	–	–	16.3	46	51
Students Performing at Grade Level in Reading	41.9%	–	–	46.9%	48.6%	29	28
Students Performing at Grade Level in Math	35.7%	–	–	63.7%	66.5%	29	15
Asthma Hospitalizations (per 1,000 people)	2.3	2.5	1.5	1.9	–	34	37
Elevated Blood Lead Levels (incidence per 1,000 children)	13.7	–	4.2	3.8	–	44	32
Children's Obesity Rate	–	–	23.2%	23.2%	22.4%	–	18

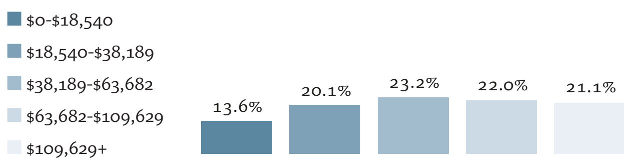
1. Data on rent-regulated units are from 2011. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.



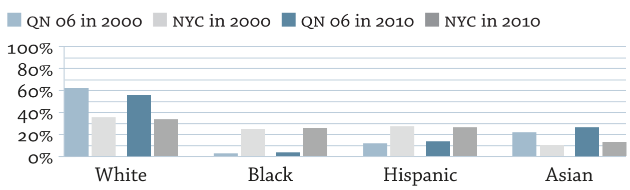
Rego Park / Forest Hills – QN 06

	2010	Rank
Population	114,462	51
Population Density (1,000 persons per square mile)	40.0	25
Median Household Income	$56,707	17
Income Diversity Ratio	4.8	33
Public and Subsidized Rental Housing Units (% of rental units)	1.5%	50
Rent-Regulated Units (% of rental units)[1]	69.9%	7
Residential Units within 1/2 Mile of a Subway/Rail Entrance	76.3%	31
Unused Capacity Rate (% of land area)	21.3%	42
Racial Diversity Index	0.61	21
Rental Vacancy Rate[2]	2.8%	44

Household Income Distribution by New York City Income Quintile

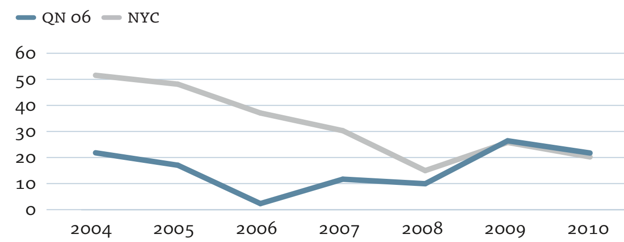


Racial and Ethnic Composition



Home Purchase Loan Rate (per 1,000 properties)

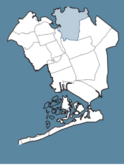
Refinance Loan Rate (per 1,000 properties)



In 2006, home purchase loan originations dropped significantly in QN 06. Since then they have consistently followed the citywide trends. The refinance loan rate in QN 06 has converged with the rate for the city as a whole. In 2004, loans were originated half as often in QN 06 as in the city as a whole but in 2010 the rate was slightly higher than the citywide average.

	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	172	22	82	179	39	19	39
Units Authorized by New Residential Building Permits	81	84	6	10	7	46	32
Homeownership Rate	38.3%	–	47.6%	42.0%	–	15	13
Index of Housing Price Appreciation (1 family buildings)[3]	100.0	186.1	186.1	186.6	188.9	–	2
Median Sales Price per Unit (1 family buildings)[3]	$461,502	$740,708	$670,483	$668,496	$632,400	4	3
Sales Volume	420	598	334	333	305	32	40
Median Monthly Rent (all renters)	–	$1,200	$1,339	$1,337	–	–	11
Median Monthly Rent (recent movers)	–	$1,398	$1,653	$1,512	–	–	12
Median Rent Burden	–	32.2%	29.9%	36.2%	–	–	9
Home Purchase Loan Rate (per 1,000 properties)	–	53.6	26.1	26.4	–	–	7
Refinance Loan Rate (per 1,000 properties)	–	17.3	26.7	22.0	–	–	13
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	1.3%	1.1%	–	–	48
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	1.9	2.1	7.9	7.6	4.4	53	50
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.9%	0.6%	0.8%	–	–	50	54
Serious Housing Code Violations (per 1,000 rental units)	–	12.1	7.7	9.2	9.9	–	53
Severe Crowding Rate (% of renter households)	–	2.5%	3.8%	3.2%	–	–	32
Property Tax Liability ($ millions)	–	$207.6	$208.5	$206.5	$213.1	–	15
Population							
Foreign-Born Population	52.1%	–	48.2%	49.6%	–	6	10
Households with Children under 18 Years Old	21.9%	–	22.0%	24.6%	–	50	45
Share of Population Living in Integrated Tracts	47.8%	–	–	77.5%	–	8	3
Population Aged 65 and Older	18.8%	19.6%	18.4%	16.5%	–	2	7
Poverty Rate	11.2%	–	10.4%	9.7%	–	45	49
Unemployment Rate	5.2%	–	8.4%	8.9%	–	49	40
Public Transportation Rate	60.7%	–	58.3%	66.0%	–	23	23
Mean Travel Time to Work (minutes)	42.3	–	41.3	39.7	–	25	32
Serious Crime Rate (per 1,000 residents)	28.3	21.4	–	–	17.7	44	44
Students Performing at Grade Level in Reading	48.0%	–	–	48.0%	48.9%	20	26
Students Performing at Grade Level in Math	42.0%	–	–	58.3%	60.6%	20	31
Asthma Hospitalizations (per 1,000 people)	1.2	1.2	1.2	1.1	–	49	51
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	14.0	–	2.5	1.6	–	43	56
Children's Obesity Rate	–	–	19.2%	19.2%	18.5%	–	41

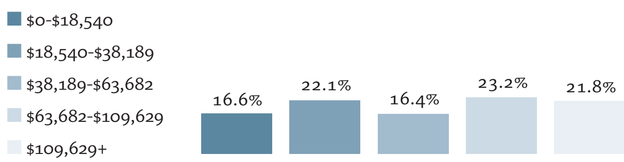
1. Data on rent-regulated units are from 2011. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 14 community districts with the same predominant housing type.
4. For at least one of the years for which data are presented, the sample size was less than 20 newly identified cases.



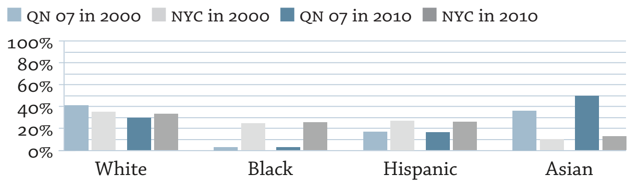
Flushing / Whitestone – QN 07

	2010	Rank
Population	257,327	1
Population Density (1,000 persons per square mile)	22.4	43
Median Household Income	$53,584	20
Income Diversity Ratio	4.8	33
Public and Subsidized Rental Housing Units (% of rental units)	3.6%	44
Rent-Regulated Units (% of rental units)[1]	43.1%	30
Residential Units within 1/2 Mile of a Subway/Rail Entrance	32.4%	51
Unused Capacity Rate (% of land area)	23.1%	37
Racial Diversity Index	0.64	17
Rental Vacancy Rate[2]	3.8%	28

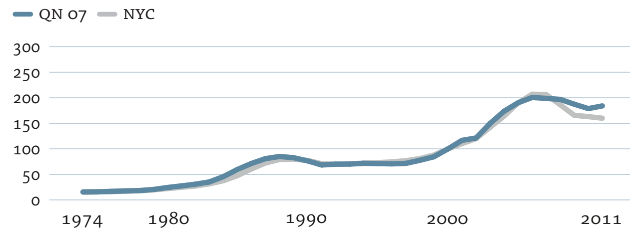
Household Income Distribution by New York City Income Quintile



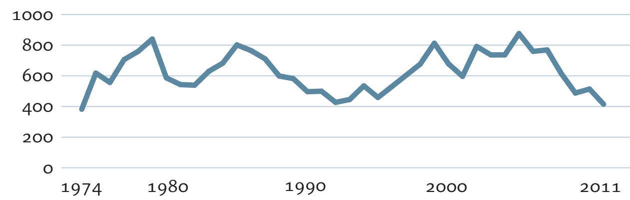
Racial and Ethnic Composition



Index of Housing Price Appreciation (1 family buildings), 1974–2011



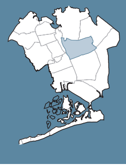
Sales Volume (1 family buildings), 1974–2011



Single family buildings in QN 07 have retained their value more during the real estate bust than single family buildings have in the city as a whole. Prices are down eight percent from the peak in the community district, versus 23 percent in the city as a whole.

	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	557	469	1,017	467	154	10	17
Units Authorized by New Residential Building Permits	529	737	244	174	145	7	4
Homeownership Rate	47.3%	–	46.6%	49.0%	–	9	8
Index of Housing Price Appreciation (1 family buildings)[3]	100.0	190.4	187.6	179.0	184.2	–	3
Median Sales Price per Unit (1 family buildings)[3]	$407,208	$687,135	$596,218	$596,504	$577,750	6	5
Sales Volume	1,593	1,984	1,170	1,247	1,176	5	2
Median Monthly Rent (all renters)	–	$1,223	$1,339	$1,368	–	–	10
Median Monthly Rent (recent movers)	–	$1,316	$1,433	$1,491	–	–	13
Median Rent Burden	–	35.0%	33.7%	34.3%	–	–	17
Home Purchase Loan Rate (per 1,000 properties)	–	47.5	23.5	21.1	–	–	18
Refinance Loan Rate (per 1,000 properties)	–	26.6	19.4	16.0	–	–	28
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	2.5%	2.9%	–	–	44
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	3.1	3.1	9.2	8.1	5.8	45	45
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.7%	0.5%	1.0%	–	–	51	50
Serious Housing Code Violations (per 1,000 rental units)	–	16.6	11.7	9.0	9.0	–	54
Severe Crowding Rate (% of renter households)	–	4.0%	4.3%	5.5%	–	–	11
Property Tax Liability ($ millions)	–	$335.5	$365.0	$373.8	$386.7	–	8
Population							
Foreign-Born Population	50.3%	–	54.4%	53.0%	–	8	5
Households with Children under 18 Years Old	31.5%	–	28.3%	29.9%	–	38	31
Share of Population Living in Integrated Tracts	44.5%	–	–	36.5%	–	10	13
Population Aged 65 and Older	15.8%	15.4%	15.0%	16.0%	–	9	9
Poverty Rate	13.2%	–	11.4%	14.3%	–	42	37
Unemployment Rate	5.5%	–	10.2%	11.6%	–	47	24
Public Transportation Rate	35.7%	–	43.7%	40.0%	–	50	49
Mean Travel Time to Work (minutes)	40.5	–	42.0	40.1	–	35	30
Serious Crime Rate (per 1,000 residents)	24.4	17.0	–	–	15.9	49	53
Students Performing at Grade Level in Reading	56.7%	–	–	58.2%	59.1%	8	8
Students Performing at Grade Level in Math	55.0%	–	–	74.6%	77.7%	8	8
Asthma Hospitalizations (per 1,000 people)	1.5	1.1	1.1	1.2	–	45	46
Elevated Blood Lead Levels (incidence per 1,000 children)	13.1	–	3.1	2.9	–	47	45
Children's Obesity Rate	–	–	15.4%	16.5%	15.9%	–	51

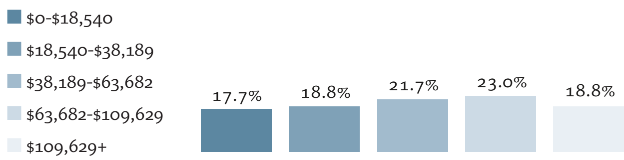
1. Data on rent-regulated units are from 2011. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 14 community districts with the same predominant housing type.



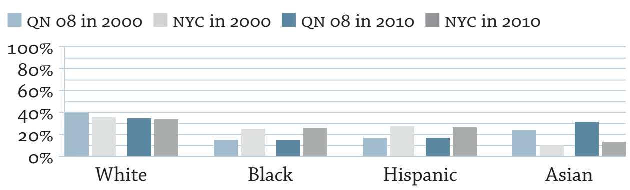
Hillcrest / Fresh Meadows – QN 08

	2010	Rank
Population	138,004	29
Population Density (1,000 persons per square mile)	18.3	47
Median Household Income	$56,807	16
Income Diversity Ratio	5.1	27
Public and Subsidized Rental Housing Units (% of rental units)	9.0%	34
Rent-Regulated Units (% of rental units)[1]	47.7%	23
Residential Units within 1/2 Mile of a Subway/Rail Entrance	27.6%	52
Unused Capacity Rate (% of land area)	23.0%	38
Racial Diversity Index	0.74	3
Rental Vacancy Rate[2]	4.2%	21

Household Income Distribution by New York City Income Quintile



Racial and Ethnic Composition



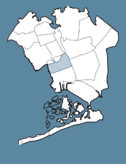
Census Tracts by Neighborhood Race/Ethnicity

Majority White · Majority Black · Majority Asian · Integrated · Mixed-Minority

More residents in QN 08 *live in a* white-Asian *neighborhood (46%) than live in any other neighborhood type. Nonetheless, there are more neighborhood types in* QN 08 *than in any other community district. The only neighborhood types not found are* majority Hispanic *and* white-black.

	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	67	343	394	180	78	39	31
Units Authorized by New Residential Building Permits	53	391	25	16	26	50	15
Homeownership Rate	43.8%	–	48.4%	46.0%	–	11	11
Index of Housing Price Appreciation (1 family buildings)[3]	100.0	187.4	165.5	165.7	173.8	–	6
Median Sales Price per Unit (1 family buildings)[3]	$417,388	$675,489	$554,378	$550,224	$565,000	5	6
Sales Volume	668	1,080	637	568	528	15	22
Median Monthly Rent (all renters)	–	$1,141	$1,245	$1,255	–	–	17
Median Monthly Rent (recent movers)	–	$1,258	$1,443	$1,399	–	–	19
Median Rent Burden	–	30.6%	28.6%	29.8%	–	–	45
Home Purchase Loan Rate (per 1,000 properties)	–	49.3	21.6	18.8	–	–	28
Refinance Loan Rate (per 1,000 properties)	–	31.4	17.5	14.4	–	–	35
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	4.5%	8.3%	–	–	37
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	3.9	3.8	15.9	10.2	7.0	41	41
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.1%	0.6%	1.3%	–	–	46	43
Serious Housing Code Violations (per 1,000 rental units)	–	16.9	11.5	19.0	16.3	–	44
Severe Crowding Rate (% of renter households)	–	2.2%	2.2%	2.7%	–	–	38
Property Tax Liability ($ millions)	–	$165.9	$173.3	$169.0	$178.2	–	22
Population							
Foreign-Born Population	44.8%	–	46.1%	45.5%	–	15	15
Households with Children under 18 Years Old	34.4%	–	31.9%	29.3%	–	34	35
Share of Population Living in Integrated Tracts	58.2%	–	–	63.1%	–	5	5
Population Aged 65 and Older	14.1%	15.0%	14.7%	15.7%	–	14	10
Poverty Rate	10.6%	–	12.9%	13.7%	–	46	39
Unemployment Rate	6.3%	–	10.9%	12.7%	–	44	22
Public Transportation Rate	43.3%	–	49.1%	46.1%	–	46	45
Mean Travel Time to Work (minutes)	43.2	–	44.6	40.1	–	22	30
Serious Crime Rate (per 1,000 residents)	26.9	19.4	–	–	16.9	47	49
Students Performing at Grade Level in Reading	55.8%	–	–	55.5%	56.5%	10	9
Students Performing at Grade Level in Math	50.9%	–	–	67.8%	70.7%	10	12
Asthma Hospitalizations (per 1,000 people)	2.4	2.2	1.9	2.0	–	30	32
Elevated Blood Lead Levels (incidence per 1,000 children)	19.6	–	3.4	5.1	–	23	18
Children's Obesity Rate	–	–	16.7%	17.0%	16.7%	–	49

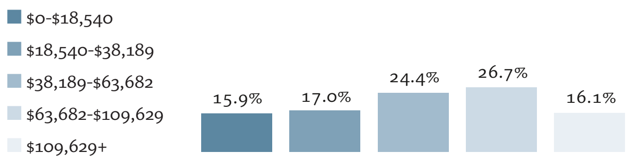
1. Data on rent-regulated units are from 2011. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 14 community districts with the same predominant housing type.



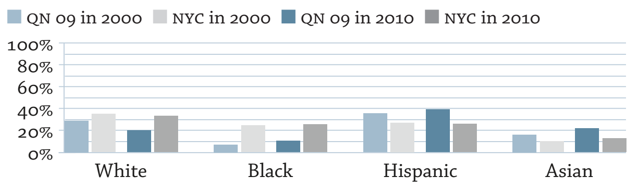
Kew Gardens / Woodhaven – QN 09

	2010	Rank
Population	135,589	33
Population Density (1,000 persons per square mile)	28.2	39
Median Household Income	$58,778	14
Income Diversity Ratio	4.3	46
Public and Subsidized Rental Housing Units (% of rental units)	0.0%	56
Rent-Regulated Units (% of rental units)[1]	36.4%	39
Residential Units within 1/2 Mile of a Subway/Rail Entrance	88.0%	23
Unused Capacity Rate (% of land area)	21.3%	42
Racial Diversity Index	0.75	2
Rental Vacancy Rate[2]	4.1%	23

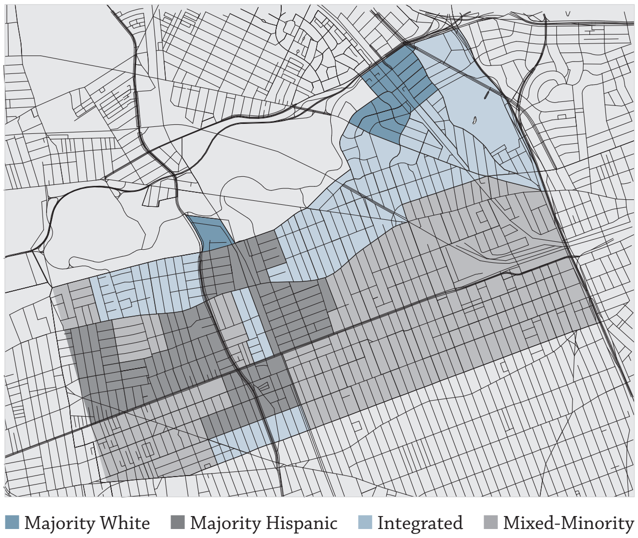
Household Income Distribution by New York City Income Quintile



Racial and Ethnic Composition



Census Tracts by Neighborhood Race/Ethnicity

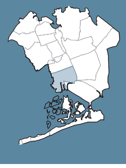


QN 09 is less integrated than Queens as whole, though it is still more integrated than most of the city. About a quarter of the population live in majority white *or* majority Hispanic *neighborhoods and about half the population lives in a* mixed-minority *neighborhood. The rest live in integrated neighborhoods, mostly* white-Hispanic.

	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	46	114	75	187	13	46	49
Units Authorized by New Residential Building Permits	64	229	61	8	12	48	25
Homeownership Rate	41.6%	–	46.2%	43.3%	–	12	12
Index of Housing Price Appreciation (2–4 family buildings)[3]	100.0	210.0	156.2	148.0	130.2	–	22
Median Sales Price per Unit (2–4 family buildings)[3]	$166,276	$299,894	$201,354	$187,119	$182,500	12	18
Sales Volume	1,083	1,466	659	673	572	8	20
Median Monthly Rent (all renters)	–	$1,106	$1,287	$1,214	–	–	21
Median Monthly Rent (recent movers)	–	$1,211	$1,360	$1,337	–	–	21
Median Rent Burden	–	33.3%	32.3%	31.9%	–	–	33
Home Purchase Loan Rate (per 1,000 properties)	–	79.4	21.2	23.3	–	–	15
Refinance Loan Rate (per 1,000 properties)	–	79.8	18.9	18.2	–	–	24
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.3%	37.4%	40.3%	–	–	18
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	11.9	10.3	46.6	34.1	21.3	25	22
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.4%	0.9%	1.8%	–	–	37	33
Serious Housing Code Violations (per 1,000 rental units)	–	25.9	26.4	32.6	27.7	–	33
Severe Crowding Rate (% of renter households)	–	3.3%	3.3%	2.9%	–	–	36
Property Tax Liability ($ millions)	–	$108.3	$118.8	$122.2	$126.5	–	34
Population							
Foreign-Born Population	48.7%	–	48.2%	49.4%	–	10	11
Households with Children under 18 Years Old	43.1%	–	43.2%	37.9%	–	13	20
Share of Population Living in Integrated Tracts	54.2%	–	–	26.2%	–	6	22
Population Aged 65 and Older	9.4%	9.0%	9.5%	8.6%	–	41	48
Poverty Rate	14.7%	–	11.6%	13.1%	–	37	41
Unemployment Rate	8.2%	–	11.7%	13.3%	–	31	17
Public Transportation Rate	51.5%	–	51.5%	56.3%	–	36	35
Mean Travel Time to Work (minutes)	44.4	–	43.0	44.4	–	18	8
Serious Crime Rate (per 1,000 residents)	32.7	19.6	–	–	17.6	33	46
Students Performing at Grade Level in Reading	38.6%	–	–	47.2%	48.2%	33	30
Students Performing at Grade Level in Math	34.2%	–	–	58.3%	61.2%	32	29
Asthma Hospitalizations (per 1,000 people)	2.4	2.0	2.3	2.1	–	30	31
Elevated Blood Lead Levels (incidence per 1,000 children)	19.4	–	6.0	5.7	–	24	14
Children's Obesity Rate	–	–	19.4%	19.9%	20.2%	–	36

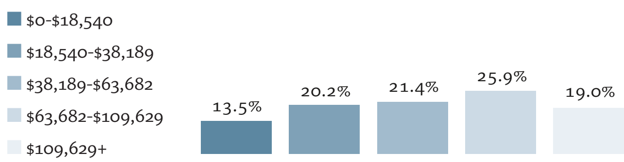
1. Data on rent-regulated units are from 2011. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.

S. Ozone Park / Howard Beach – QN 10

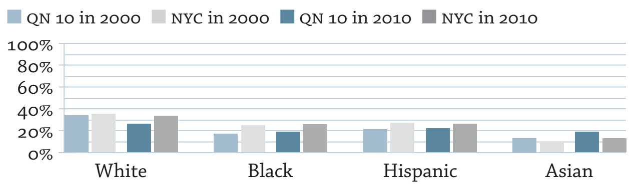


	2010	Rank
Population	135,257	35
Population Density (1,000 persons per square mile)	21.0	45
Median Household Income	$57,908	15
Income Diversity Ratio	4.1	49
Public and Subsidized Rental Housing Units (% of rental units)	1.1%	52
Rent-Regulated Units (% of rental units)[1]	3.8%	55
Residential Units within 1/2 Mile of a Subway/Rail Entrance	38.7%	48
Unused Capacity Rate (% of land area)	19.9%	46
Racial Diversity Index	0.82	1
Rental Vacancy Rate[2]	3.1%	37

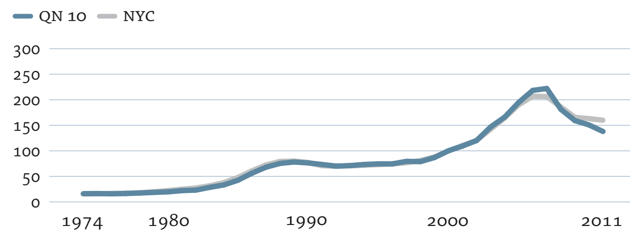
Household Income Distribution by New York City Income Quintile



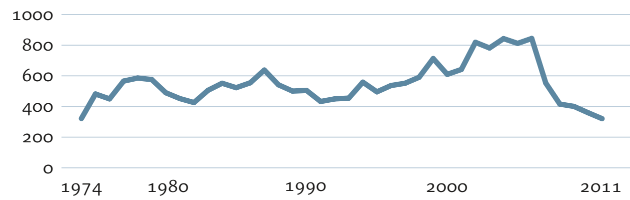
Racial and Ethnic Composition



Index of Housing Price Appreciation (1 family buildings), 1974–2011



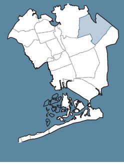
Sales Volume (1 family buildings), 1974–2011



Prices for single family buildings in QN 10 rose faster than the city as a whole during the boom, but also declined more than in the city as a whole in the real estate bust. Prices in the community district are down 38 percent since the peak. Furthermore, while prices declined by less than two percent citywide between 2010 and 2011, they fell by 8.5 percent in QN 10.

	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	42	139	46	50	26	47	42
Units Authorized by New Residential Building Permits	107	152	22	24	18	38	21
Homeownership Rate	63.0%	–	66.1%	65.2%	–	5	5
Index of Housing Price Appreciation (1 family buildings)[3]	100.0	194.6	159.0	150.5	137.7	–	13
Median Sales Price per Unit (1 family buildings)[3]	$270,522	$483,324	$371,329	$341,190	$336,750	12	12
Sales Volume	1,078	1,556	811	680	634	10	18
Median Monthly Rent (all renters)	–	$1,339	$1,172	$1,327	–	–	13
Median Monthly Rent (recent movers)	–	$1,433	$1,224	$1,337	–	–	21
Median Rent Burden	–	36.7%	30.2%	41.4%	–	–	3
Home Purchase Loan Rate (per 1,000 properties)	–	59.3	20.9	19.0	–	–	26
Refinance Loan Rate (per 1,000 properties)	–	85.1	19.4	16.9	–	–	26
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.6%	38.8%	45.1%	–	–	14
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	10.6	8.9	36.1	27.6	17.8	28	24
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.5%	0.9%	1.8%	–	–	27	33
Serious Housing Code Violations (per 1,000 rental units)	–	23.4	33.5	26.5	27.8	–	32
Severe Crowding Rate (% of renter households)	–	0.9%	0.6%	1.0%	–	–	54
Property Tax Liability ($ millions)	–	$111.3	$122.1	$125.8	$130.3	–	33
Population							
Foreign-Born Population	39.4%	–	44.7%	48.5%	–	19	12
Households with Children under 18 Years Old	41.7%	–	37.8%	40.6%	–	21	14
Share of Population Living in Integrated Tracts	25.4%	–	–	24.8%	–	21	23
Population Aged 65 and Older	11.8%	10.3%	13.4%	13.2%	–	21	18
Poverty Rate	11.5%	–	8.1%	11.6%	–	44	44
Unemployment Rate	7.0%	–	10.1%	10.2%	–	41	30
Public Transportation Rate	40.5%	–	46.2%	41.6%	–	47	47
Mean Travel Time to Work (minutes)	42.9	–	44.6	41.6	–	24	21
Serious Crime Rate (per 1,000 residents)	31.8	20.4	–	–	21.0	34	33
Students Performing at Grade Level in Reading	36.5%	–	–	47.0%	48.0%	36	31
Students Performing at Grade Level in Math	32.5%	–	–	58.2%	61.2%	33	29
Asthma Hospitalizations (per 1,000 people)	2.0	2.2	2.0	2.0	–	36	32
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	13.7	–	2.8	1.7	–	44	55
Children's Obesity Rate	–	–	19.4%	20.0%	20.6%	–	34

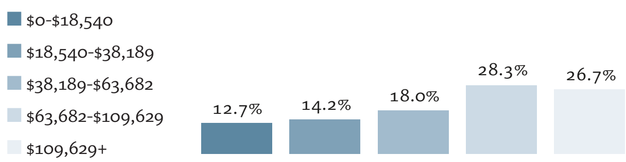
1. Data on rent-regulated units are from 2011. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 14 community districts with the same predominant housing type.
4. For at least one of the years for which data are presented, the sample size was less than 20 newly identified cases.



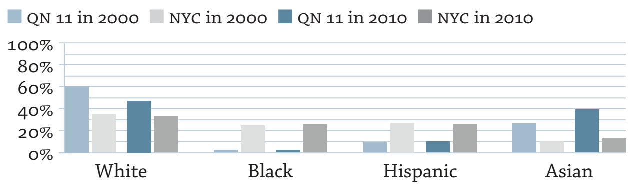
Bayside / Little Neck – QN 11

	2010	Rank
Population	120,428	46
Population Density (1,000 persons per square mile)	13.3	49
Median Household Income	$72,500	10
Income Diversity Ratio	4.2	47
Public and Subsidized Rental Housing Units (% of rental units)	0.0%	56
Rent-Regulated Units (% of rental units)[1]	22.3%	47
Residential Units within 1/2 Mile of a Subway/Rail Entrance	21.7%	56
Unused Capacity Rate (% of land area)	18.9%	48
Racial Diversity Index	0.62	18
Rental Vacancy Rate[2]	4.3%	20

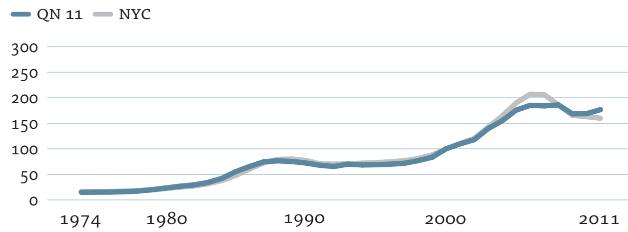
Household Income Distribution by New York City Income Quintile



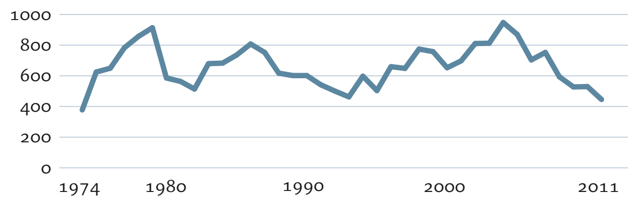
Racial and Ethnic Composition



Index of Housing Price Appreciation (1 family buildings), 1974–2011



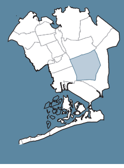
Sales Volume (1 family buildings), 1974–2011



Prices for single family homes in QN 11 have eclipsed their 2005 levels, but are still five percent below their peak. Citywide, prices have declined by 16 percent since 2005, and are down about 23 percent from their peak.

	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	47	116	83	114	107	44	26
Units Authorized by New Residential Building Permits	51	251	96	74	43	51	13
Homeownership Rate	67.3%	–	69.8%	70.7%	–	3	4
Index of Housing Price Appreciation (1 family buildings)[3]	100.0	175.8	168.5	168.7	176.6	–	5
Median Sales Price per Unit (1 family buildings)[3]	$475,076	$755,266	$643,288	$647,927	$620,000	2	4
Sales Volume	882	1,190	749	735	642	13	16
Median Monthly Rent (all renters)	–	$1,328	$1,464	$1,419	–	–	9
Median Monthly Rent (recent movers)	–	$1,630	$1,674	$1,676	–	–	9
Median Rent Burden	–	33.1%	32.1%	30.0%	–	–	43
Home Purchase Loan Rate (per 1,000 properties)	–	42.8	26.1	23.4	–	–	12
Refinance Loan Rate (per 1,000 properties)	–	29.3	24.2	20.6	–	–	16
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	2.6%	2.1%	–	–	46
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	2.6	2.1	8.0	6.8	4.4	47	50
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	2.5%	0.5%	0.8%	–	–	57	54
Serious Housing Code Violations (per 1,000 rental units)	–	6.8	5.9	7.1	5.4	–	56
Severe Crowding Rate (% of renter households)	–	2.2%	0.4%	1.1%	–	–	53
Property Tax Liability ($ millions)	–	$172.5	$187.8	$191.5	$200.9	–	18
Population							
Foreign-Born Population	35.9%	–	37.8%	43.8%	–	25	18
Households with Children under 18 Years Old	30.7%	–	31.6%	29.8%	–	41	32
Share of Population Living in Integrated Tracts	61.6%	–	–	94.4%	–	4	2
Population Aged 65 and Older	17.2%	15.5%	18.0%	16.2%	–	5	8
Poverty Rate	6.5%	–	7.6%	7.3%	–	53	51
Unemployment Rate	4.1%	–	8.5%	9.6%	–	54	36
Public Transportation Rate	27.8%	–	31.8%	30.0%	–	53	54
Mean Travel Time to Work (minutes)	39.8	–	40.6	40.6	–	37	29
Serious Crime Rate (per 1,000 residents)	20.0	14.6	–	–	14.1	56	57
Students Performing at Grade Level in Reading	73.6%	–	–	73.2%	73.4%	1	1
Students Performing at Grade Level in Math	70.1%	–	–	85.5%	87.8%	1	1
Asthma Hospitalizations (per 1,000 people)	0.9	0.9	1.2	0.8	–	53	53
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	5.3	–	2.8	1.0	–	58	58
Children's Obesity Rate	–	–	12.6%	13.1%	12.9%	–	53

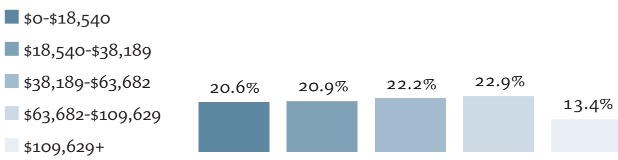
1. Data on rent-regulated units are from 2011. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 14 community districts with the same predominant housing type.
4. For at least one of the years for which data are presented, the sample size was less than 20 newly identified cases.



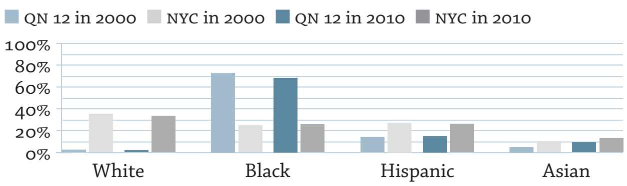
Jamaica / Hollis – QN 12

	2010	Rank
Population	222,074	2
Population Density (1,000 persons per square mile)	24.2	42
Median Household Income	$51,183	22
Income Diversity Ratio	4.4	45
Public and Subsidized Rental Housing Units (% of rental units)	10.1%	33
Rent-Regulated Units (% of rental units)[1]	34.7%	41
Residential Units within 1/2 Mile of a Subway/Rail Entrance	33.8%	50
Unused Capacity Rate (% of land area)	27.7%	33
Racial Diversity Index	0.51	40
Rental Vacancy Rate[2]	3.9%	27

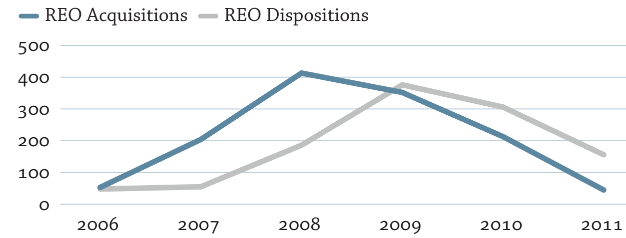
Household Income Distribution by New York City Income Quintile



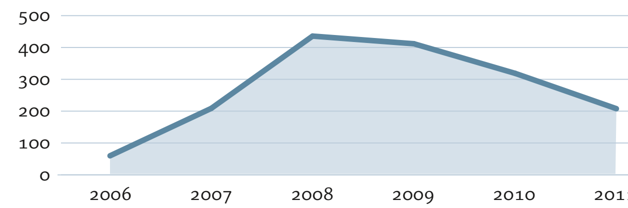
Racial and Ethnic Composition



Changes in REO Inventory



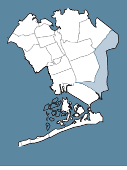
REO Stock (End of Year)



Throughout the real estate downturn, more properties have entered REO status in QN 12 than in any other community district. Though the stock of REO properties has fallen from a high of 438 in 2008 to 210 at the end of 2011, the stock of REOs is still more than twice that of the next highest community district.

	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	242	712	441	473	38	14	40
Units Authorized by New Residential Building Permits	218	717	89	61	29	23	14
Homeownership Rate	50.6%	–	51.1%	46.3%	–	8	10
Index of Housing Price Appreciation (1 family buildings)[3]	100.0	189.5	145.6	130.5	116.0	–	14
Median Sales Price per Unit (1 family buildings)[3]	$244,325	$407,622	$313,778	$281,571	$265,000	13	14
Sales Volume	1,524	3,172	1,758	1,867	1,351	7	1
Median Monthly Rent (all renters)	–	$1,048	$1,130	$1,121	–	–	27
Median Monthly Rent (recent movers)	–	$1,235	$1,260	$1,272	–	–	34
Median Rent Burden	–	30.9%	31.4%	34.8%	–	–	14
Home Purchase Loan Rate (per 1,000 properties)	–	65.9	14.4	20.6	–	–	22
Refinance Loan Rate (per 1,000 properties)	–	113.1	19.0	11.1	–	–	41
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	1.8%	68.4%	84.7%	–	–	2
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	23.2	22.5	57.8	41.5	29.1	9	10
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	9.6%	2.1%	4.1%	–	–	16	17
Serious Housing Code Violations (per 1,000 rental units)	–	44.9	51.9	61.9	57.3	–	21
Severe Crowding Rate (% of renter households)	–	5.2%	3.8%	5.5%	–	–	11
Property Tax Liability ($ millions)	–	$160.0	$182.5	$191.6	$199.6	–	19
Population							
Foreign-Born Population	34.2%	–	37.9%	42.3%	–	30	20
Households with Children under 18 Years Old	44.9%	–	41.6%	42.0%	–	12	11
Share of Population Living in Integrated Tracts	0.0%	–	–	0.2%	–	45	46
Population Aged 65 and Older	11.3%	11.2%	12.6%	11.2%	–	24	28
Poverty Rate	17.0%	–	12.7%	18.8%	–	33	29
Unemployment Rate	10.9%	–	14.5%	15.5%	–	19	10
Public Transportation Rate	49.8%	–	48.7%	50.3%	–	39	42
Mean Travel Time to Work (minutes)	49.3	–	47.3	47.5	–	2	1
Serious Crime Rate (per 1,000 residents)	43.8	28.8	–	–	29.9	13	15
Students Performing at Grade Level in Reading	44.1%	–	–	43.8%	45.2%	25	34
Students Performing at Grade Level in Math	35.9%	–	–	52.1%	55.4%	27	34
Asthma Hospitalizations (per 1,000 people)	3.7	3.1	3.6	3.3	–	19	19
Elevated Blood Lead Levels (incidence per 1,000 children)	18.0	–	4.0	3.9	–	31	28
Children's Obesity Rate	–	–	20.0%	19.6%	19.6%	–	37

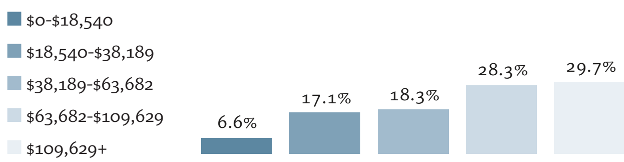
1. Data on rent-regulated units are from 2011. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 14 community districts with the same predominant housing type.



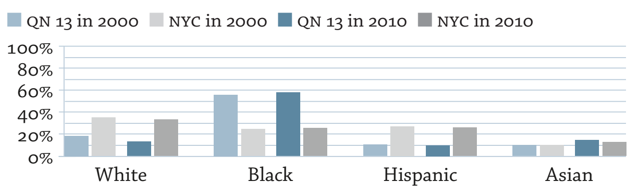
Queens Village – QN 13

	2010	Rank
Population	207,164	4
Population Density (1,000 persons per square mile)	10.6	52
Median Household Income	$78,237	8
Income Diversity Ratio	4.0	50
Public and Subsidized Rental Housing Units (% of rental units)	6.6%	38
Rent-Regulated Units (% of rental units)[1]	10.6%	53
Residential Units within 1/2 Mile of a Subway/Rail Entrance	10.1%	58
Unused Capacity Rate (% of land area)	20.9%	45
Racial Diversity Index	0.62	18
Rental Vacancy Rate[2]	5.0%	15

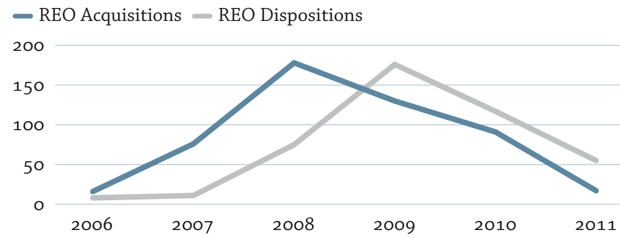
Household Income Distribution by New York City Income Quintile



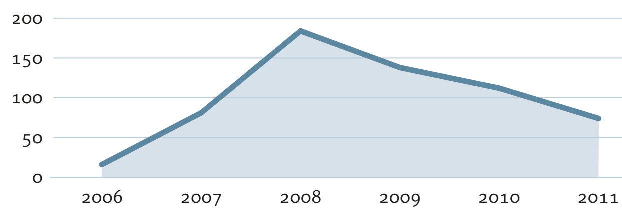
Racial and Ethnic Composition



Changes in REO Inventory



REO Stock (End of Year)



QN 13 has been especially hard hit by the real estate bust. The stock of REO properties in QN 13 has fallen by almost 60 percent since the peak in 2008, but there were still 74 properties in REO status at the end of 2011.

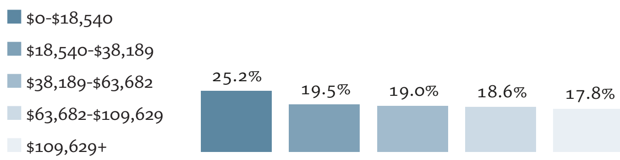
	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	62	161	155	109	18	42	46
Units Authorized by New Residential Building Permits	112	265	61	36	49	37	10
Homeownership Rate	72.3%	–	72.6%	72.2%	–	2	2
Index of Housing Price Appreciation (1 family buildings)[3]	100.0	197.8	168.9	162.4	150.2	–	12
Median Sales Price per Unit (1 family buildings)[3]	$278,259	$471,677	$388,065	$375,386	$350,000	11	11
Sales Volume	1,694	2,501	1,280	1,175	954	3	4
Median Monthly Rent (all renters)	–	$1,281	$1,360	$1,502	–	–	7
Median Monthly Rent (recent movers)	–	$1,526	$1,548	$1,543	–	–	11
Median Rent Burden	–	28.2%	29.0%	35.3%	–	–	12
Home Purchase Loan Rate (per 1,000 properties)	–	53.2	17.7	18.7	–	–	30
Refinance Loan Rate (per 1,000 properties)	–	94.1	26.0	18.9	–	–	23
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.4%	42.2%	53.6%	–	–	11
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	13.8	11.2	35.0	25.9	17.9	23	23
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.9%	1.1%	2.3%	–	–	24	30
Serious Housing Code Violations (per 1,000 rental units)	–	28.1	28.7	35.1	26.4	–	35
Severe Crowding Rate (% of renter households)	–	0.4%	1.8%	2.0%	–	–	45
Property Tax Liability ($ millions)	–	$184.1	$199.1	$212.8	$222.1	–	12
Population							
Foreign-Born Population	38.3%	–	42.3%	43.3%	–	20	19
Households with Children under 18 Years Old	42.5%	–	38.6%	40.5%	–	15	15
Share of Population Living in Integrated Tracts	24.4%	–	–	24.3%	–	22	25
Population Aged 65 and Older	12.2%	16.1%	13.4%	13.9%	–	20	15
Poverty Rate	7.2%	–	6.2%	7.1%	–	52	52
Unemployment Rate	7.3%	–	8.3%	10.1%	–	37	32
Public Transportation Rate	33.9%	–	33.5%	33.8%	–	52	52
Mean Travel Time to Work (minutes)	47.8	–	44.8	43.7	–	5	11
Serious Crime Rate (per 1,000 residents)	21.4	16.6	–	–	16.4	54	50
Students Performing at Grade Level in Reading	51.5%	–	–	48.3%	49.9%	16	22
Students Performing at Grade Level in Math	41.9%	–	–	55.5%	59.4%	21	32
Asthma Hospitalizations (per 1,000 people)	2.4	2.2	2.3	2.0	–	30	32
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	16.7	–	3.4	2.3	–	36	53
Children's Obesity Rate	–	–	18.7%	18.1%	18.4%	–	42

1. Data on rent-regulated units are from 2011. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 14 community districts with the same predominant housing type.
4. For at least one of the years for which data are presented, the sample size was less than 20 newly identified cases.

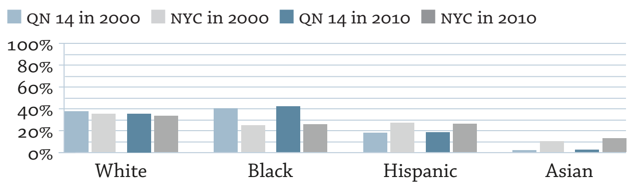
Rockaway / Broad Channel – QN 14

	2010	Rank
Population	124,031	44
Population Density (1,000 persons per square mile)	10.2	53
Median Household Income	$49,288	24
Income Diversity Ratio	6.7	8
Public and Subsidized Rental Housing Units (% of rental units)	45.4%	5
Rent-Regulated Units (% of rental units)[1]	17.9%	50
Residential Units within 1/2 Mile of a Subway/Rail Entrance	62.3%	40
Unused Capacity Rate (% of land area)	59.0%	2
Racial Diversity Index	0.67	14
Rental Vacancy Rate[2]	5.7%	9

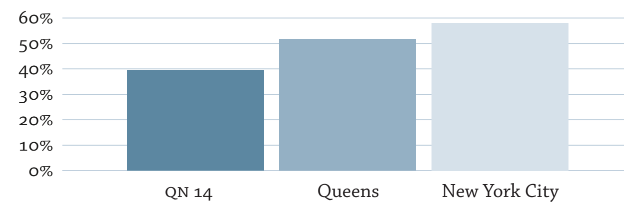
Household Income Distribution by New York City Income Quintile



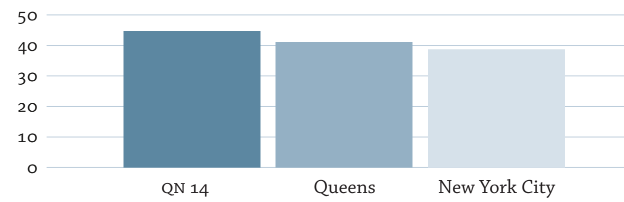
Racial and Ethnic Composition



Public Transportation Rate



Mean Travel Time to Work (minutes)



While almost 40 percent of the residents in QN 14 use public transportation to get to work, the community district has one of the lowest rates in New York City. The average commuter from QN 14 spends 44.7 minutes to get to work, the second longest time for any community district in Queens, though only about six minutes longer than the citywide average.

	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	235	529	416	343	240	15	8
Units Authorized by New Residential Building Permits	1,070	796	28	21	50	4	9
Homeownership Rate	35.1%	–	44.3%	37.8%	–	17	17
Index of Housing Price Appreciation (2–4 family buildings)[3]	100.0	205.9	159.5	128.5	123.2	–	27
Median Sales Price per Unit (2–4 family buildings)[3]	$143,201	$247,485	$188,361	$141,413	$142,500	18	31
Sales Volume	544	849	595	551	454	24	27
Median Monthly Rent (all renters)	–	$955	$983	$936	–	–	49
Median Monthly Rent (recent movers)	–	$1,048	$1,067	$1,337	–	–	21
Median Rent Burden	–	28.7%	30.2%	32.5%	–	–	29
Home Purchase Loan Rate (per 1,000 properties)	–	50.8	18.8	19.4	–	–	25
Refinance Loan Rate (per 1,000 properties)	–	69.5	19.9	15.7	–	–	29
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	2.6%	40.5%	41.3%	–	–	17
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	17.2	15.5	45.9	34.0	22.5	18	19
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	7.5%	1.7%	2.7%	–	–	21	23
Serious Housing Code Violations (per 1,000 rental units)	–	30.4	29.1	29.0	29.6	–	29
Severe Crowding Rate (% of renter households)	–	2.6%	2.2%	5.3%	–	–	16
Property Tax Liability ($ millions)	–	$71.2	$82.6	$84.7	$89.8	–	46
Population							
Foreign-Born Population	24.4%	–	26.6%	25.7%	–	39	43
Households with Children under 18 Years Old	40.1%	–	34.0%	38.8%	–	25	17
Share of Population Living in Integrated Tracts	22.1%	–	–	32.4%	–	27	16
Population Aged 65 and Older	14.2%	11.4%	13.8%	13.6%	–	12	16
Poverty Rate	22.4%	–	20.1%	22.4%	–	24	20
Unemployment Rate	12.8%	–	11.2%	14.2%	–	17	13
Public Transportation Rate	38.5%	–	45.7%	39.5%	–	48	50
Mean Travel Time to Work (minutes)	45.6	–	48.6	44.7	–	13	6
Serious Crime Rate (per 1,000 residents)	30.3	18.5	–	–	15.5	36	54
Students Performing at Grade Level in Reading	35.4%	–	–	46.9%	47.9%	37	32
Students Performing at Grade Level in Math	31.6%	–	–	58.2%	61.3%	37	28
Asthma Hospitalizations (per 1,000 people)	3.5	4.3	4.0	3.1	–	21	21
Elevated Blood Lead Levels (incidence per 1,000 children)[4]	16.5	–	3.0	2.8	–	39	46
Children's Obesity Rate	–	–	19.4%	20.1%	20.8%	–	33

1. Data on rent-regulated units are from 2011. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 33 community districts with the same predominant housing type.
4. For at least one of the years for which data are presented, the sample size was less than 20 newly identified cases.