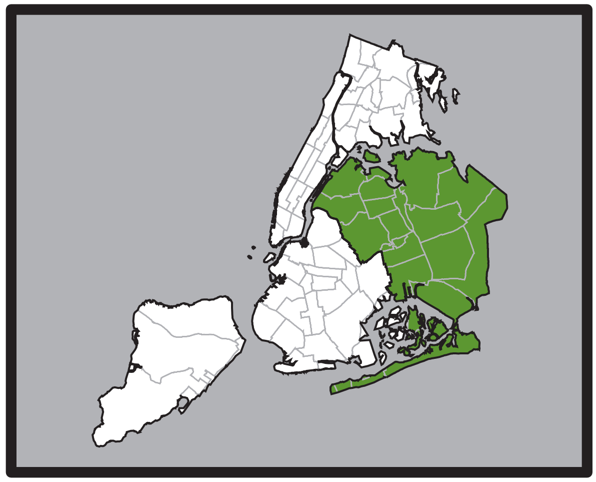
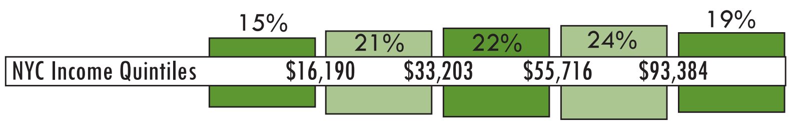
QUEENS

Queens

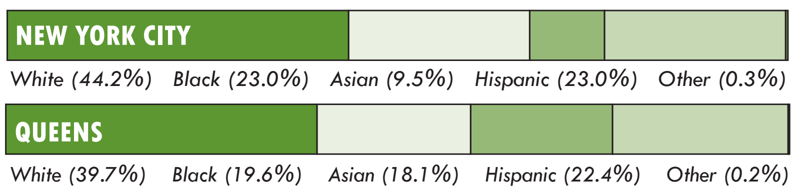
	2005	Rank (2002)	Rank (2005)
Population	2,256,576	2	2
Population Density	20.5	4	4
Median Household Income	$45,000	3	3
Median Monthly Rent	$950	2	2
Median Price/Unit (2-4 fam.)	$262,500	3	2
Racial Diversity Index	0.96	1	1
Income Diversity Ratio	4.70	5	5



Percent of Households in Queens in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and Queens



Queens has the second highest rate of homeownership of any borough. It is the most racially diverse borough and has the highest percentage of immigrants in the City. But Queens is the least income diverse of all the boroughs - residents of Queens are more alike in terms of income than residents of all the other boroughs.

Health indicators are, on the whole, quite positive for Queens' residents. Queens has the 2nd lowest rate of low-weight births and is ranked 4th for both asthma hospitalizations and infant mortality. With only 20 felonies per 1,000 residents, Queens is ranked the second safest borough. Approximately two-thirds of Queens' students are performing at grade level in math and reading, ranking it second citywide.

While there are relatively few serious housing code violations and tax delinquencies in the borough, Queens' rental units are the most severely crowded in the City (4.9% of all renter households have more than 1.5 persons per room). The housing stock in Queens is largely un-regulated and un-subsidized, compared to City averages: only 47.6% of the housing is rent-regulated; and only 6.6% is subsidized.

Queens, like much of the City has seen a real building boom (new building permits increased by 110% between 2002 and 2005, compared to a 71% increase citywide) that has resulted in tremendous growth in a few communities, including Astoria, Flushing/Whitestone, and Jamaica/Hollis.

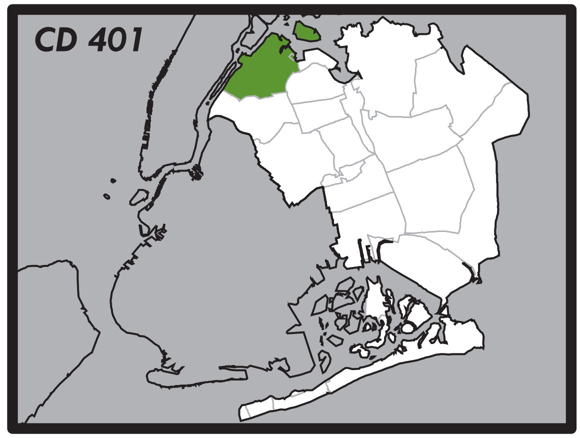
In February, 2007, the City proposed for public review a plan to rezone 368 blocks in Jamaica, Queens, expanding the downtown business district with nearly 3 million square feet of commercial space. The proposed rezoning would use inclusionary zoning to create and preserve an estimated 780 units of permanently affordable housing.

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Housing Stock and Land Use						
Number of Housing Units	820,704	-	-	828,001	2	2
Rental Vacancy Rate	1.8%	-	-	2.8%	5	3
Percent of Rental Units that are Subsidized	9.5%	-	-	6.6%	5	5
Percent of Rental Units that are Rent-Regulated	45.2%	-	-	47.6%	3	3
Certificates of Occupancy	1,899	2,438	2,935	3,566	4	3
Units Authorized by New Residential Building Permits	3,464	4,399	6,853	7,269	3	3
Homeownership Rate	46.0%	-	-	46.4%	2	2
Percent Vacant Land Area	-	4.6%	4.6%	3.8%	3	4
Acres of Open Space (per 1,000 residents)	-	-	38.2	-	-	2

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Housing Prices and Affordability						
Index of Housing Price Appreciation (1 family building)	138.7	166.4	187.2	204.1	3	3
Median Monthly Rent (unsubsidized units)	$886	-	-	$950	2	2
Median Price per Unit (2-4 family building)	$179,125	$210,514	$237,792	$262,500	3	2
Median Price per Unit (1 family building)	$298,541	$355,573	$401,146	$440,000	3	3
Median Rent Burden (all renter households)	27.4%	-	-	31.7%	5	2
Median Rent Burden (unsubsidized low income renters)	42.9%	-	-	50.5%	4	3
Housing Quality						
Serious Housing Code Violations (per 1,000 rental units)	24.2	21.9	23.1	24.8	4	4
Percent Tax Delinquencies (delinquent ≥1 year)	2.4%	1.5%	1.1%	1.0%	4	4
Percent Severe Crowding (all renter households)	5.6%	-	-	4.9%	1	1
Percent Severe Crowding (unsubsidized low income renters)	6.7%	-	-	5.4%	1	3
Median Age of Housing Stock	-	63	64	65	4	4
Social, Demographic and Income Indicators						
Population	2,248,293	2,244,238	2,250,718	2,256,576	2	2
Racial Diversity Index	0.94	-	-	0.96	1	1
Percent Immigrant Households	49.2%	-	-	51.2%	1	1
Percent Asian Households	17.3%	-	-	18.1%	1	1
Percent Black Households	19.4%	-	-	19.6%	3	3
Percent Hispanic Households	20.2%	-	-	22.4%	2	2
Percent White (non-Hispanic) Households	42.9%	-	-	39.7%	3	4
Percent Other Race Households	0.2%	-	-	0.2%	3	3
Median Household Income (in 2004 dollars)	$48,162	-	-	$45,000	3	3
Income Diversity Ratio	4.3	-	-	4.7	5	5
Poverty Rate	11.2%	-	-	11.6%	4	4
Unemployment Rate	7.4%	-	-	-	4	-
Percent Students Performing at Grade Level - Reading	47.6%	49.1%	49.7%	60.6%	2	2
Percent Students Performing at Grade Level - Math	44.7%	49.6%	55.0%	62.1%	2	2
Felony Crime Rate (per 1,000 residents)	25.1	22.2	21.4	20.0	4	4
Health Indicators						
Asthma Hospitalizations (per 1,000 people)	2.1	2.1	2.1	2.0	4	4
Low Birth Weight (per 1,000 live births)	78.3	80.2	84.7	82.2	4	2
Infant Mortality (per 1,000 births)	4.6	5.5	5.4	5.1	3	4
Elevated Blood Lead Levels (per 1,000 children tested)	12.0	9.7	8.4	-	3	4
Lending Indicators						
Home Purchase Loans (per 1,000 properties)	52.7	51.1	60.1	70.6	3	2
Percent of Home Purchase Loans that are Subprime	7.1%	11.5%	17.7%	28.2%	3	2
Refinance Loan Rate (per 1,000 properties)	72.8	101.7	62.2	58.6	3	3
Percent of Refinance Loans that are Subprime	20.9%	21.2%	34.2%	35.1%	3	3
Notices of Foreclosure (per 1,000 1-4 family properties)	10.2	10.5	11.8	9.1	4	3[1]

[1] Notice of foreclosure data is unavailable for Staten Island, therefore the ranking for this indicator only ranges from 1 to 4 in both 2002 and 2005.

ASTORIA

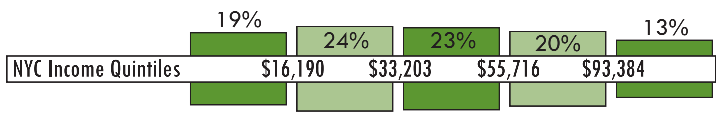


	2005	Rank '02	Rank '05
Population (2000)	211,220	4	-
Population Density (2000)	36.0	28	-
Median Monthly Rent	$950	14	16
Median Price/Unit (2-4 fam.)	$297,500	7	5[1]
Racial Diversity Index	0.78	16	22
Income Diversity Ratio	4.5	42	44

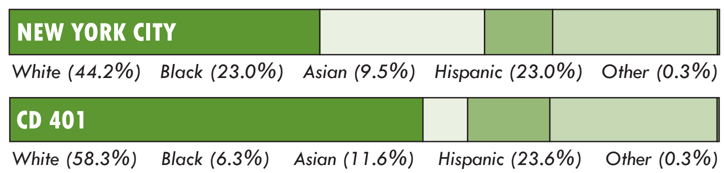
Astoria is one of the most populous community districts in the City and is undergoing substantial shifts in the racial and ethnic backgrounds of residents. While 40% of the households were headed by immigrant in 2005, that represents a big drop from the 54% of households headed by an immigrant just three years earlier. Reflecting citywide trends, Astoria has seen subprime lending double in the past four years.

A $22 million renovation of Queens Plaza—the gateway to Queens, located in CD 401—is expected to begin in early 2007 with a projected construction period of 18 months.

Percent of Households in CD 401 in Each New York City Income Quintile

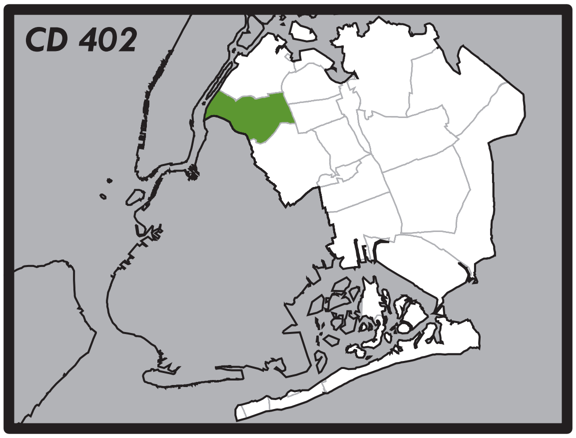


Racial and Ethnic Composition in New York City and CD 401



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$39,406	-	-	$38,300	30	28
Poverty Rate	17.7%	-	-	17.2%	24	25
Percent Immigrant Households	54.0%	-	-	40.0%	8	25
Percent of Rental Units that are Subsidized	14.9%	-	-	14.9%	26	21
Percent of Rental Units that are Rent-Regulated	54.4%	-	-	52.4%	23	24
Certificates of Occupancy	201	116	77	365	20	17
Percent Vacant Land Area	-	2.3%	2.0%	1.8%	34	39
Median Age of Housing Stock	-	73	74	75	21	21
Homeownership Rate	19.2%	-	-	18.1%	40	42
Index of Housing Price Appreciation (2 - 4 family bldg.)	147.0	180.2	197.6	236.8	18	13[1]
Home Purchase Loans (per 1,000 properties)	36.8	34.0	34.9	41.5	46	48
Percent of Home Purchase Loans that are Subprime	7.0%	14.1%	9.0%	14.0%	31	31
Percent of Refinance Loans that are Subprime	16.8%	14.4%	22.0%	21.1%	31	36
Notices of Foreclosure (per 1,000 1-4 family properties)	3.4	3.1	4.1	2.6	46	46
Percent Tax Delinquencies (delinquent ≥1 year)	1.7%	1.1%	0.7%	0.6%	41	46
Serious Housing Code Violations (per 1,000 rental units)	15.6	15.6	16.3	18.2	42	41
Percent of Students Performing at Grade Level - Reading	46.8%	48.4%	49.9%	60.5%	22	19
Percent of Students Performing at Grade Level - Math	47.1%	49.4%	54.2%	60.2%	15	19
Felony Crime Rate (per 1,000 residents)	24.9	19.1	20.3	19.8	41	43
Acres of Open Space (per 1,000 residents)	-	-	1.0	-	-	45
Asthma Hospitalizations (per 1,000 people)	1.5	1.4	1.8	1.8	43	39
Low Birth Weight (per 1,000 live births)	81	75	77	72	29	47

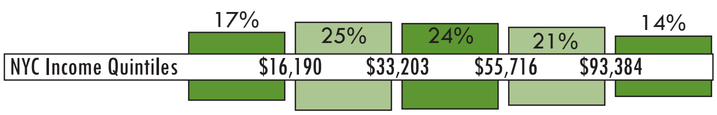
[1] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).



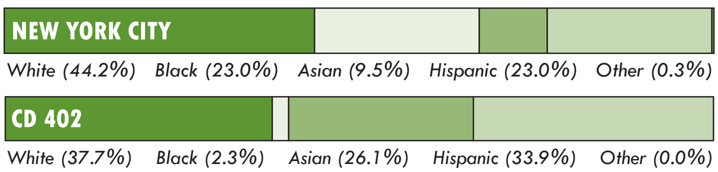
WOODSIDE/ SUNNYSIDE

	2005	Rank '02	Rank '05
Population (2000)	109,920	41	-
Population Density (2000)	21.8	47	-
Median Monthly Rent	$900	29	21
Median Price/Unit (2-4 fam.)	$305,000	4	5[1]
Racial Diversity Index	0.90	6	7
Income Diversity Ratio	4.1	30	51

Percent of Households in CD 402 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 402



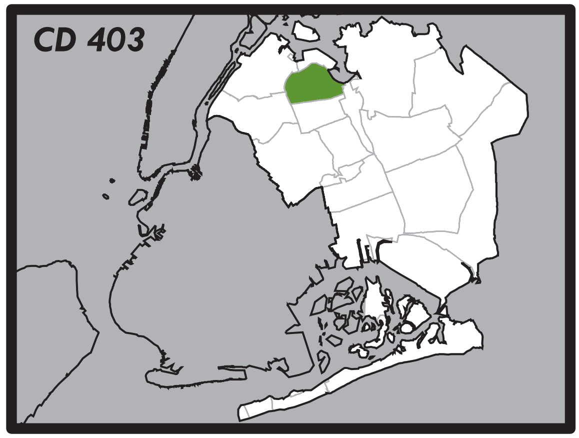
Sixty percent of the residents in Woodside/ Sunnyside are foreign born (the 4th highest rate in the City). But unlike the City, the percentage of households in CD 402 who are headed by immigrants fell between 2002 and 2005. The district has very little open space but is also one of the least dense neighborhoods in the City. In most of the City's neighborhoods, the homeownership rate increased between 2002 and 2005, but in CD 402 it fell by 3.2 percentage points.

Long Island City, in CD 402, has experienced a surge of new development lately, including a two-million-square-foot development by Silvercup Studios. The complex will include soundstages, offices, and 1000 apartments, 150 of which will be earmarked for people with low and moderate incomes.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$43,644	-	-	$40,000	25	24
Poverty Rate	14.2%	-	-	12.8%	32	35
Percent Immigrant Households	63.4%	-	-	60.6%	4	4
Percent of Rental Units that are Subsidized	1.6%	-	-	0.3%	51	48
Percent of Rental Units that are Rent-Regulated	73.5%	-	-	70.8%	7	9
Certificates of Occupancy	65	456	168	40	44	53
Percent Vacant Land Area	-	6.3%	6.2%	6.3%	13	14
Median Age of Housing Stock	-	72	73	74	30	28
Homeownership Rate	27.5%	-	-	24.3%	31	34
Index of Housing Price Appreciation (2 - 4 family bldg.)	177.7	192.8	216.0	231.2	5	15[1]
Home Purchase Loans (per 1,000 properties)	54.1	47.6	47.1	52.9	26	36
Percent of Home Purchase Loans that are Subprime	5.1%	7.8%	8.0%	15.6%	39	27
Percent of Refinance Loans that are Subprime	15.0%	11.9%	17.8%	21.5%	33	33
Notices of Foreclosure (per 1,000 1-4 family properties)	3.0	6.1	6.4	4.1	48	36
Percent Tax Delinquencies (delinquent ≥1 year)	1.7%	1.1%	1.0%	0.7%	41	44
Serious Housing Code Violations (per 1,000 rental units)	25.5	24.2	26.1	28.5	31	29
Percent of Students Performing at Grade Level - Reading	45.4%	47.4%	48.5%	58.8%	26	23
Percent of Students Performing at Grade Level - Math	43.5%	48.0%	53.1%	59.3%	24	23
Felony Crime Rate (per 1,000 residents)	31.6	28.7	26.8	23.0	25	35
Acres of Open Space (per 1,000 residents)	-	-	0.5	-	-	54
Asthma Hospitalization (per 1,000 people)	1.6	1.5	1.5	1.5	41	44
Low Birth Weight (per 1,000 live births)	70	58	64	71	44	48

[1] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).

JACKSON HEIGHTS

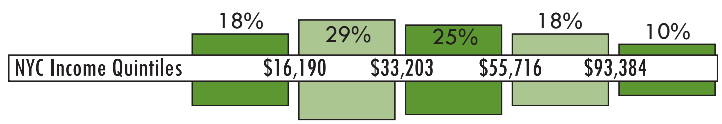


	2005	Rank '02	Rank '05
Population (2000)	169,083	12	-
Population Density (2000)	43.9	21	-
Median Monthly Rent	$960	15	12
Median Price/Unit (2-4 fam.)	$285,000	5	7[1]
Racial Diversity Index	0.84	6	18
Income Diversity Ratio	3.8	42	54

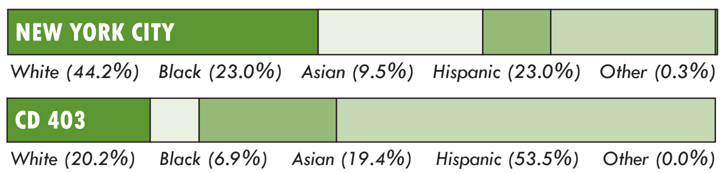
Jackson Heights exemplifies the racial and ethnic diversity of Queens with 71.1% of its households foreign born—the second highest rate in the City. Further, the percentage of immigrant households increased since 2002. However, CD 403 is one of the City's least economically diverse neighborhoods. Like much of the rest of the City, Jackson Heights saw a decrease in median income: it dropped by more than 15% between 2002 and 2005. Median home prices, however, increased during the same period.

The district's homeownership rate has stayed stable and close to the citywide average, but the rate of subprime home purchase loans almost tripled between 2002 and 2005.

Percent of Households in CD 403 in Each New York City Income Quintile

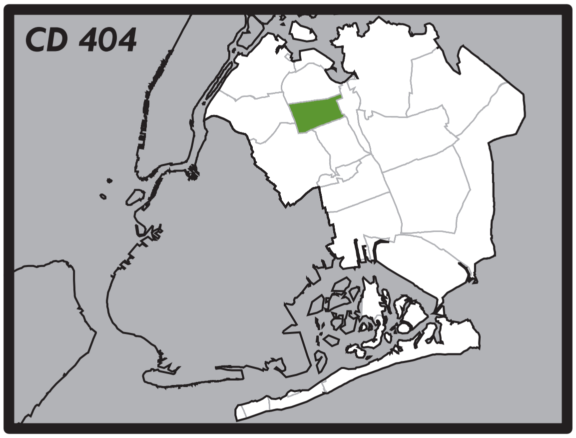


Racial and Ethnic Composition in New York City and CD 403



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$42,252	-	-	$35,600	27	29
Poverty Rate	14.0%	-	-	11.6%	33	36
Percent Immigrant Households	65.9%	-	-	71.1%	3	2
Percent of Rental Units that are Subsidized	3.1%	-	-	4.3%	44	40
Percent of Rental Units that are Rent-Regulated	43.7%	-	-	40.4%	30	35
Certificates of Occupancy	179	198	186	183	24	32
Percent Vacant Land Area	-	1.9%	1.8%	1.5%	41	44
Median Age of Housing Stock	-	68	69	69	34	35
Homeownership Rate	36.0%	-	-	35.7%	18	18
Index of Housing Price Appreciation (2 - 4 family bldg.)	163.7	193.4	220.9	251.3	11	9[1]
Home Purchase Loans (per 1,000 properties)	59.3	56.7	65.5	76.5	19	15
Percent of Home Purchase Loans that are Subprime	10.8%	15.8%	20.0%	31.4%	12	20
Percent of Refinance Loans that are Subprime	23.1%	24.9%	33.0%	33.5%	19	22
Notices of Foreclosure (per 1,000 1-4 family properties)	10.6	10.1	12.4	9.0	29	27
Percent Tax Delinquencies (delinquent ≥1 year)	2.5%	1.7%	1.3%	1.1%	31	34
Serious Housing Code Violations (per 1,000 rental units)	35.9	29.7	31.1	42.9	21	25
Percent of Students Performing at Grade Level - Reading	46.1%	47.8%	49.2%	59.6%	24	21
Percent of Students Performing at Grade Level - Math	45.3%	48.7%	53.6%	59.7%	20	21
Felony Crime Rate (per 1,000 residents)	26.0	20.8	21.1	19.6	36	45
Acres of Open Space (per 1,000 residents)	-	-	0.9	-	-	48
Asthma Hospitalizations (per 1,000 people)	2.0	2.2	1.8	1.8	37	39
Low Birth Weight (per 1,000 live births)	65	64	66	78	49	39

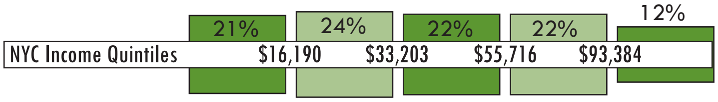
[1] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).



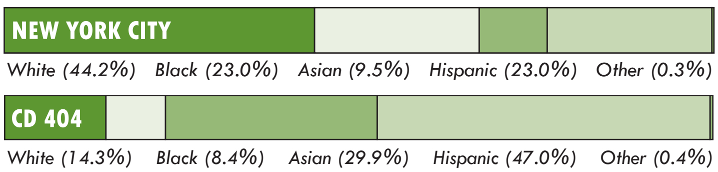
ELMHURST/ CORONA

	2005	Rank '02	Rank '05
Population (2000)	167,005	15	-
Population Density (2000)	35.8	29	-
Median Monthly Rent	$950	16	16
Median Price/Unit (2-4 fam.)	$272,500	10	10[1]
Racial Diversity Index	0.88	4	10
Income Diversity Ratio	5.1	45	31

Percent of Households in CD 404 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 404



In Elmhurst/Corona the percent of immigrant households increased by 12.1 percentage points in just three years. At 80.5%, that is the highest rate in the City. CD 404 also saw a 19.3% drop in median income and a significant rise in poverty rates (by 6.1 percentage points) between 2002 and 2005.

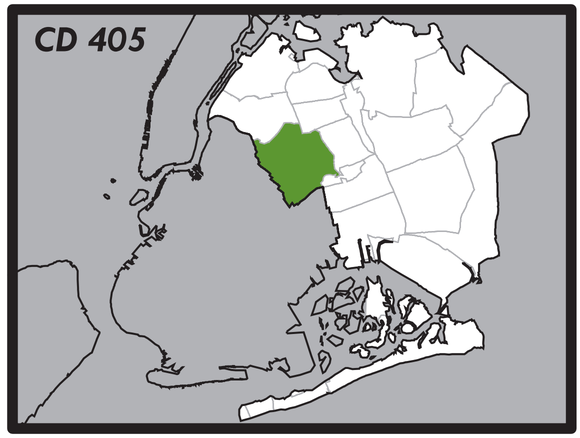
The housing stock in Elmhurst/Corona is much younger than the borough average, and more expensive (the median price for a 2-4 family in CD 404 is $272,500 or 4% more than the median cost for the borough). Unlike most of the rest of the City, CD 404 had a lower rate of homeownership in 2005 than it did in 2002.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$43,346	-	-	$35,000	26	30
Poverty Rate	14.0%	-	-	20.1%	33	21
Percent Immigrant Households	68.4%	-	-	80.5%	1	1
Percent of Rental Units that are Subsidized	5.1%	-	-	4.5%	42	39
Percent of Rental Units that are Rent-Regulated	59.5%	-	-	52.9%	18	23
Certificates of Occupancy	187	220	235	251	22	24
Percent Vacant Land Area	-	1.6%	1.6%	1.7%	43	41
Median Age of Housing Stock	-	46	47	47	53	53
Homeownership Rate	26.0%	-	-	21.1%	34	38
Index of Housing Price Appreciation (2 - 4 family bldg.)	151.1	184.9	204.6	229.3	15	16[1]
Home Purchase Loans (per 1,000 properties)	54.7	55.3	65.9	73.8	25	19
Percent of Home Purchase Loans that are Subprime	8.5%	14.1%	12.9%	24.5%	23	23
Percent of Refinance Loans that are Subprime	19.8%	20.1%	29.4%	32.3%	26	25
Notices of Foreclosure (per 1,000 1-4 family properties)	4.8	6.3	7.7	6.4	37	31
Percent Tax Delinquencies (delinquent ≥1 year)	1.5%	1.0%	0.6%	0.7%	46	44
Serious Housing Code Violations (per 1,000 rental units)	21.4	19.9	22.0	25.2	36	34
Percent of Students Performing at Grade Level - Reading	43.7%	46.2%	46.7%	56.6%	30	26
Percent of Students Performing at Grade Level - Math	38.9%	46.3%	51.7%	58.2%	28	26
Felony Crime Rate (per 1,000 residents)	23.5	22.0	22.2	22.0	46	36
Acres of Open Space (per 1,000 residents)	-	-	1.2	-	-	38
Asthma Hospitalization (per 1,000 people)	1.7	1.9	1.6	1.6	40	41
Low Birth Weight (per 1,000 live births)	57	66	66	65	57	53

[1] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).

RIDGEWOOD/ MASPETH

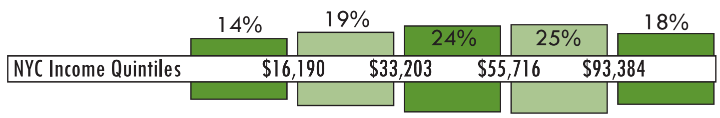
	2005	Rank '02	Rank '05
Population (2000)	165,911	16	-
Population Density (2000)	23.0	46	-
Median Monthly Rent	$900	23	21
Median Price/Unit (2-4 fam.)	$255,000	11	12[1]
Racial Diversity Index	0.61	36	36
Income Diversity Ratio	4.4	37	46



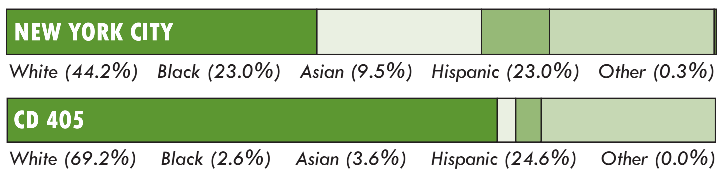
Between 2002 and 2005, median income in Ridgewood/Maspeth increased by more than 6% to $47,820. In the same time period, the felony crime rate decreased by 28%, making CD 405 one of the lowest crime areas in the City. Like only five other districts in the City, CD 405 has no subsidized units. CD 405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

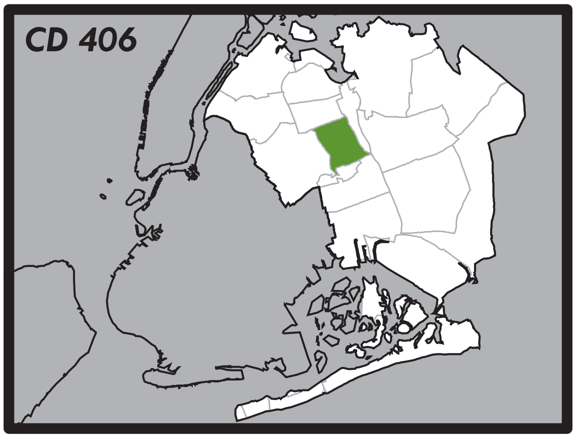


Racial and Ethnic Composition in New York City and CD 405



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

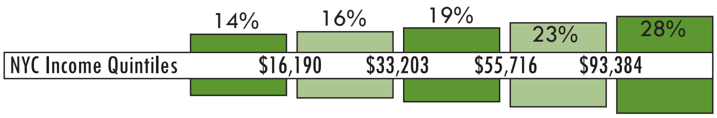
[1] Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).



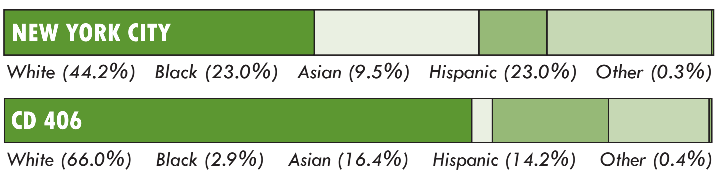
REGO PARK/ FOREST HILLS

	2005	Rank '02	Rank '05
Population (2000)	115,967	37	-
Population Density (2000)	39.6	25	-
Median Monthly Rent	$980	9	12
Median Price/Unit (1 fam.)	$635,000	1	4[1]
Racial Diversity Index	0.69	35	32
Income Diversity Ratio	5.4	18	27

Percent of Households in CD 406 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 406



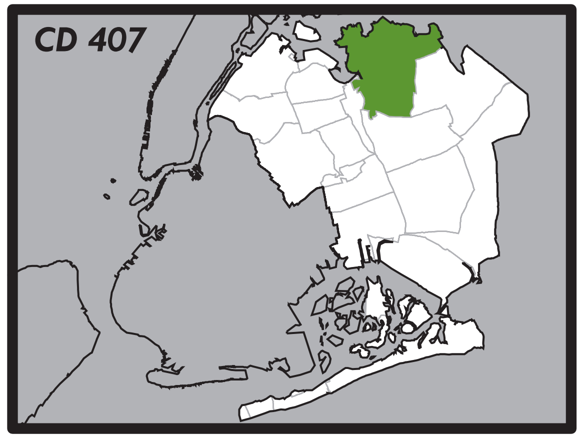
Rego Park/Forest Hills has one of the lowest rates of subprime refinance and home purchase loans in Queens, and in the City overall. There is not much vacant land left to build on in Rego Park/Forest Hills—only 1.2% of the district's land is vacant, ranking it 51st citywide for this indicator. CD 406 had little construction activity in recent years — only 22 certificates of occupancy were issued in 2005. While much of its housing stock is owner occupied one family houses, Rego Park/Forest Hills has the highest percentage of rental units that are rent-regulated in Queens (81.2%).

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$54,730	-	-	$55,000	9	9
Poverty Rate	10.3%	-	-	7.3%	47	54
Percent Immigrant Households	49.6%	-	-	52.0%	16	15
Percent of Rental Units that are Subsidized	10.7%	-	-	0.0%	33	50
Percent of Rental Units that are Rent-Regulated	68.0%	-	-	81.2%	10	4
Certificates of Occupancy	75	30	68	22	40	55
Percent Vacant Land Area	-	1.0%	1.0%	1.2%	51	51
Median Age of Housing Stock	-	53	54	55	44	44
Homeownership Rate	43.8%	-	-	45.5%	12	12
Index of Housing Price Appreciation (1 family building)	139.3	170.4	187.3	207.8	9	3[1]
Home Purchase Loans (per 1,000 properties)	56.5	49.9	53.8	57.4	23	32
Percent of Home Purchase Loans that are Subprime	2.5%	2.3%	1.9%	2.4%	46	48
Percent of Refinance Loans that are Subprime	5.7%	5.0%	6.7%	10.8%	48	46
Notices of Foreclosure (per 1,000 1-4 family properties)	2.1	2.8	2.5	2.1	52	50
Percent Tax Delinquencies (delinquent ≥1 year)	1.3%	0.9%	0.5%	0.6%	51	55
Serious Housing Code Violations (per 1,000 rental units)	12.2	10.4	10.9	12.1	45	51
Percent of Students Performing at Grade Level - Reading	50.5%	51.0%	51.8%	61.1%	16	18
Percent of Students Performing at Grade Level - Math	45.8%	52.5%	57.4%	64.5%	19	14
Felony Crime Rate (per 1,000 residents)	25.3	20.7	23.0	21.4	39	38
Acres of Open Space (per 1,000 residents)	-	-	3.2	-	-	19
Asthma Hospitalization (per 1,000 people)	1.3	1.4	1.3	1.2	47	47
Low Birth Weight (per 1,000 live births)	72	57	68	89	42	31

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

FLUSHING/ WHITESTONE

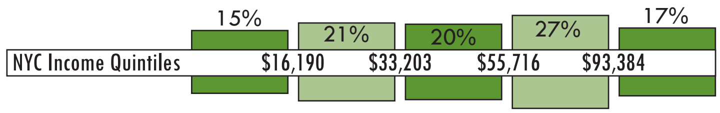
	2005	Rank '02	Rank '05
Population (2000)	242,952	1	-
Population Density (2000)	21.2	48	-
Median Monthly Rent	$1,000	14	9
Median Price/Unit (1 fam.)	$580,000	4	6[1]
Racial Diversity Index	0.87	15	12
Income Diversity Ratio	4.7	37	43



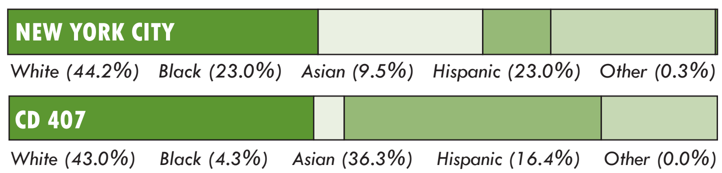
Flushing/Whitestone is one of the largest CDs in the City, both in land area and in population. CD 407 has one of the highest homeownership rates in the City.

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-feet 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

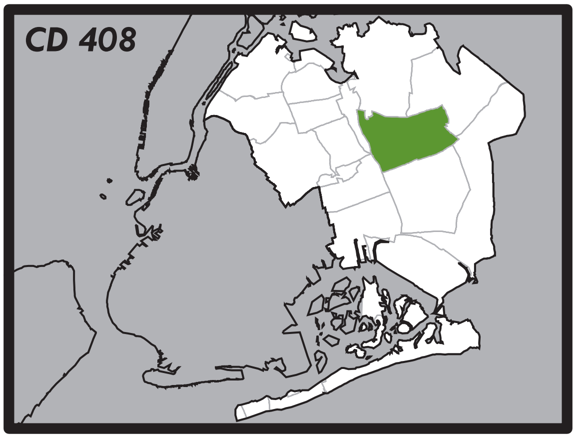


Racial and Ethnic Composition in New York City and CD 407



	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

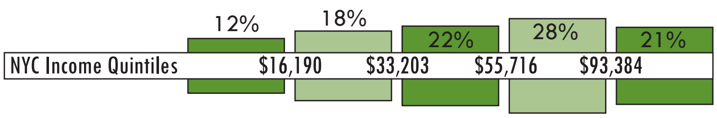
[1] Ranked out of 15 community districts with the same predominant housing type (single family homes).



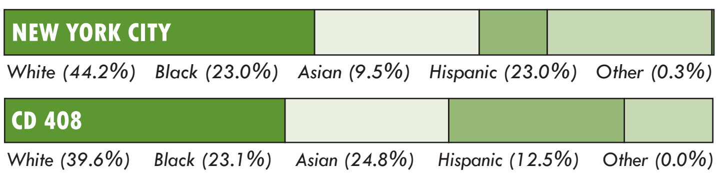
HILLCREST/ FRESH MEADOWS

	2005	Rank '02	Rank '05
Population (2000)	146,594	24	-
Population Density (2000)	19.5	51	-
Median Monthly Rent	$960	9	12
Median Price/Unit (1 fam.)	$595,000	6	5[1]
Racial Diversity Index	0.95	3	3
Income Diversity Ratio	3.9	42	53

Percent of Households in CD 408 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 408



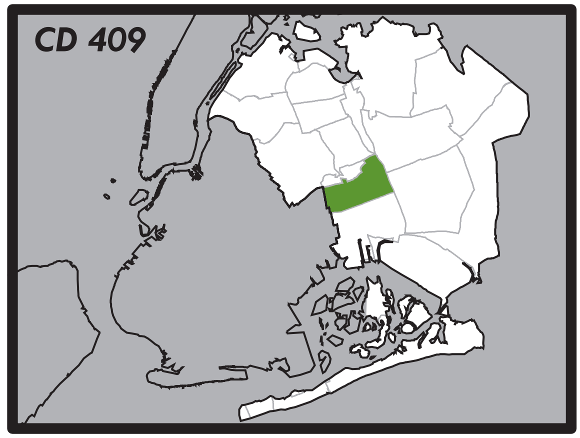
Hillcrest/Fresh Meadows saw an increase in the median household income between 2002 and 2005, unlike the rest of the borough or the City as a whole. This racially diverse community district also has seen a drop in its percentage of immigrant households. Growth is evident in the community district with certificates of occupancy increasing tenfold from 2002 to 2005. Hillcrest/Fresh Meadows is one of the least dense neighborhoods in the City, and enjoys a great deal of open space—at 5.5 acres per 1,000 residents, it is ranked 10th citywide for this indicator.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$47,068	-	-	$50,000	18	13
Poverty Rate	11.0%	-	-	10.7%	42	40
Percent Immigrant Households	45.7%	-	-	43.5%	19	22
Percent of Rental Units that are Subsidized	11.3%	-	-	10.4%	32	27
Percent of Rental Units that are Rent-Regulated	67.1%	-	-	68.3%	11	12
Certificates of Occupancy	35	58	130	343	54	19
Percent Vacant Land Area	-	0.9%	0.9%	1.0%	52	52
Median Age of Housing Stock	-	53	54	55	44	44
Homeownership Rate	49.8%	-	-	52.5%	10	10
Index of Housing Price Appreciation (1 family building)	145.8	172.9	194.1	206.5	2	4[1]
Home Purchase Loans (per 1,000 properties)	57.3	45.3	49.2	57.6	22	31
Percent of Home Purchase Loans that are Subprime	4.5%	6.5%	7.0%	14.6%	40	29
Percent of Refinance Loans that are Subprime	13.8%	12.0%	22.5%	21.5%	34	34
Notices of Foreclosure (per 1,000 1-4 family properties)	4.3	4.4	4.1	4.0	40	37
Percent Tax Delinquencies (delinquent ≥1 year)	1.5%	1.1%	0.7%	0.6%	46	46
Serious Housing Code Violations (per 1,000 rental units)	18.3	18.4	19.5	16.9	39	43
Percent of Students Performing at Grade Level - Reading	56.8%	57.7%	58.3%	67.7%	9	9
Percent of Students Performing at Grade Level - Math	54.5%	58.5%	63.7%	70.5%	9	9
Felony Crime Rate (per 1,000 residents)	25.0	23.5	22.1	19.4	40	48
Acres of Open Space (per 1,000 residents)	-	-	5.5	-	-	10
Asthma Hospitalization (per 1,000 people)	2.3	2.2	2.3	2.0	33	36
Low Birth Weight (per 1,000 live births)	77	74	95	83	35	38

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

OZONE PARK/ WOODHAVEN

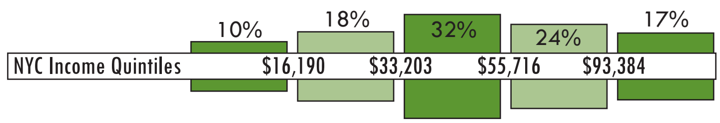
	2005	Rank '02	Rank '05
Population (2000)	141,608	26	-
Population Density (2000)	29.9	42	-
Median Monthly Rent	$900	16	21
Median Price/Unit (2-4 fam.)	$249,188	13	14[1]
Racial Diversity Index	0.96	2	1
Income Diversity Ratio	3.6	53	55



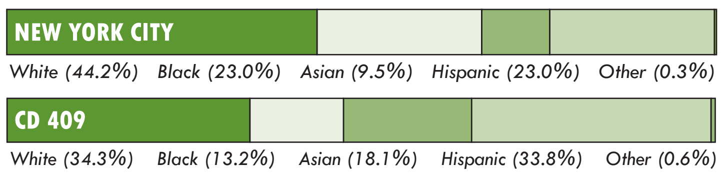
Ozone Park/Woodhaven is the most racially diverse community district in the City. Almost 60% of its households are headed by immigrants, making it fifth in the City for this indicator. Although housing code violations have gone up citywide, the violations in CD 409 dropped 3.3 violations per 1,000 over the past several years. CD 409 has some of the oldest housing stock in Queens, much older than the borough average of 65 years.

CD 409 has no subsidized housing units, and a comparatively small proportion of its housing is rent-regulated.

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

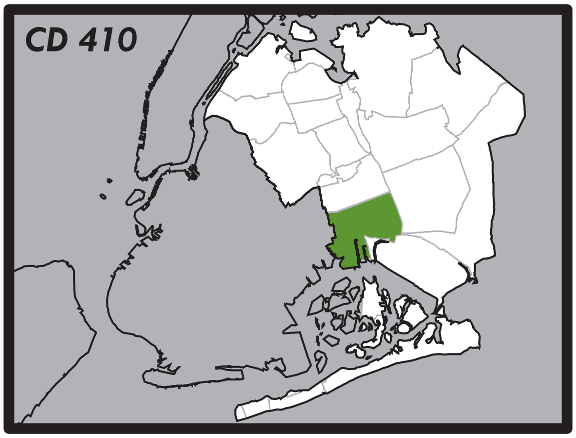


Racial and Ethnic Composition in New York City and CD 409



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$45,973	-	-	$44,684	19	20
Poverty Rate	11.9%	-	-	10.3%	38	42
Percent Immigrant Households	52.5%	-	-	59.3%	11	5
Percent of Rental Units that are Subsidized	1.8%	-	-	0.0%	50	50
Percent of Rental Units that are Rent-Regulated	34.4%	-	-	34.2%	38	41
Certificates of Occupancy	55	54	113	114	46	43
Percent Vacant Land Area	-	1.6%	1.7%	1.5%	43	44
Median Age of Housing Stock	-	78	79	80	11	11
Homeownership Rate	40.7%	-	-	42.2%	16	15
Index of Housing Price Appreciation (2 - 4 family bldg.)	150.0	171.2	196.5	225.1	17	18[1]
Home Purchase Loans (per 1,000 properties)	67.5	76.7	89.3	113.5	15	5
Percent of Home Purchase Loans that are Subprime	7.6%	14.3%	23.9%	37.1%	26	15
Percent of Refinance Loans that are Subprime	20.0%	21.2%	33.0%	36.4%	24	20
Notices of Foreclosure (per 1,000 1-4 family properties)	11.4	11.8	14.2	11.2	28	21
Percent Tax Delinquencies (delinquent ≥1 year)	2.2%	1.3%	0.9%	1.0%	37	36
Serious Housing Code Violations (per 1,000 rental units)	29.2	27.1	24.8	25.9	27	33
Percent of Students Performing at Grade Level - Reading	40.1%	41.2%	43.2%	54.9%	32	32
Percent of Students Performing at Grade Level - Math	36.7%	42.6%	49.8%	57.7%	32	28
Felony Crime Rate (per 1,000 residents)	27.1	23.1	20.0	19.6	34	46
Acres of Open Space (per 1,000 residents)	-	-	1.7	-	-	32
Asthma Hospitalizations (per 1,000 people)	2.7	1.6	2.0	1.9	27	37
Low Birth Weight (per 1,000 live births)	83	91	97	90	27	30

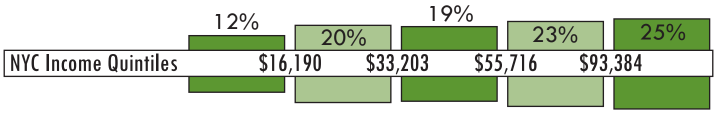
[1]Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).



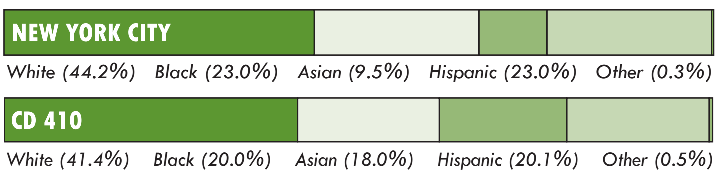
S. OZONE PARK/ HOWARD BEACH

	2005	Rank '02	Rank '05
Population (2000)	127,274	31	-
Population Density (2000)	19.9	50	--
Median Monthly Rent	$975	9	13
Median Price/Unit (1 fam.)	$400,000	12	10[1]
Racial Diversity Index	0.95	1	2
Income Diversity Ratio	4.2	50	50

Percent of Households in CD 410 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 410



South Ozone Park/Howard Beach enjoyed an increase in median income between 2002 and 2005. Although the poverty rate increased slightly during that time, it remains one of the City's lowest. Home prices appreciated by 47% in CD 410 since 2002, lagging behind both borough and citywide rates of appreciation. CD 410 has one of the highest rates of homeownership in the City. None of its housing stock is subsidized, and only 15.2% is rent-regulated.

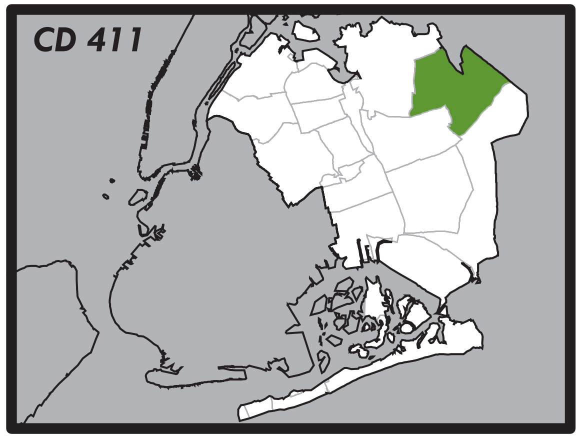
CD 410 is the second most racially diverse district in the City, and is ranked 10th citywide in the percentage of immigrant households. CD 410 is less dense than the City and borough averages as a whole, no doubt because it is home to JFK International Airport.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$50,133	-	-	$52,000	15	12
Poverty Rate	8.3%	-	-	8.6%	51	48
Percent Immigrant Households	43.1%	-	-	54.6%	25	10
Percent of Rental Units that are Subsidized	0.0%	-	-	0.0%	53	50
Percent of Rental Units that are Rent-Regulated	15.1%	-	-	15.2%	52	52
Certificates of Occupancy	87	38	151	139	39	38
Percent Vacant Land Area	-	6.0%	6.0%	4.9%	16	20
Median Age of Housing Stock	-	73	74	75	21	21
Homeownership Rate	62.4%	-	-	64.8%	6	6
Index of Housing Price Appreciation (1 family building)	135.2	164.8	184.1	199.4	11	11[1]
Home Purchase Loans (per 1,000 properties)	58.2	59.3	75.1	83.9	21	12
Percent of Home Purchase Loans that are Subprime	8.6%	13.4%	23.1%	39.4%	22	12
Percent of Refinance Loans that are Subprime	20.5%	22.8%	36.6%	34.7%	22	21
Notices of Foreclosure (per 1,000 1-4 family properties)	11.6	13.1	13.9	9.4	27	24
Percent Tax Delinquencies (delinquent ≥1 year)	2.7%	1.7%	1.2%	0.9%	29	38
Serious Housing Code Violations (per 1,000 rental units)	23.4	20.5	25.1	23.4	33	36
Percent of Students Performing at Grade Level - Reading	37.6%	38.7%	41.0%	53.4%	34	33
Percent of Students Performing at Grade Level - Math	34.5%	40.2%	47.9%	56.1%	34	31
Felony Crime Rate (per 1,000 residents)	22.4	19.4	20.7	20.4	51	41
Acres of Open Space (per 1,000 residents)	-	-	4.3	-	-	13
Asthma Hospitalization (per 1,000 people)	2.2	2.0	2.3	2.1	35	33
Low Birth Weight (per 1,000 live births)	109	96	108	115	6	6

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

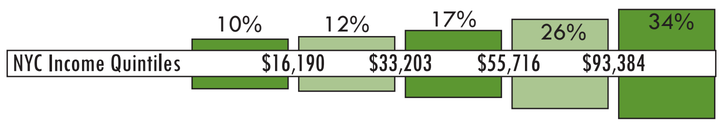
BAYSIDE/ LITTLE NECK

	2005	Rank '02	Rank '05
Population (2000)	116,404	36	-
Population Density (2000)	12.7	53	-
Median Monthly Rent	$1,200	6	7
Median Price/Unit (1 fam.)	$639,500	2	3[1]
Racial Diversity Index	0.70	30	30
Income Diversity Ratio	5.4	52	27

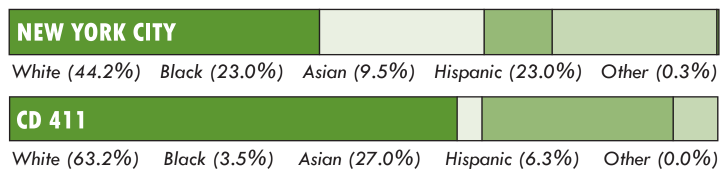


Little Neck has the second highest homeownership rate in New York City, which at 74.4% is nearly twice the citywide average. Bayside/Little Neck also has very low rates of housing code violations, tax delinquencies, foreclosures, and crime compared to the rest of the borough and the City. It is one of the City's least dense neighborhoods and has a relatively high proportion of open space per resident. Students in the district outperform their peers in the rest of the City—CD 411 ranks number one in the percentage of students testing at grade level in both reading and math.

Percent of Households in CD 411 in Each New York City Income Quintile

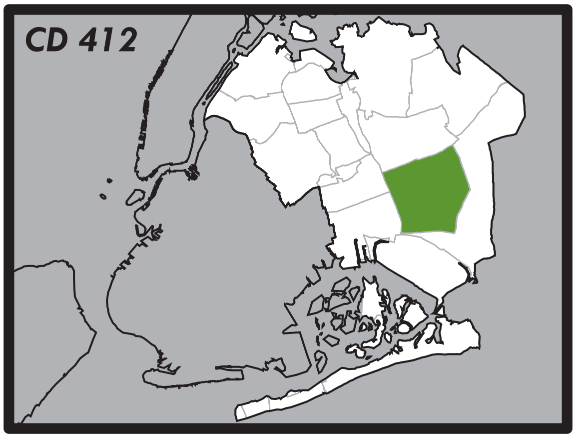


Racial and Ethnic Composition in New York City and CD 411



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$65,676	-	-	$60,000	5	7
Poverty Rate	4.4%	-	-	9.3%	55	44
Percent Immigrant Households	44.2%	-	-	40.3%	22	24
Percent of Rental Units that are Subsidized	0.1%	-	-	0.0%	52	50
Percent of Rental Units that are Rent-Regulated	20.6%	-	-	13.5%	49	53
Certificates of Occupancy	53	53	115	116	47	42
Percent Vacant Land Area	-	6.1%	6.1%	2.2%	14	35
Median Age of Housing Stock	-	53	54	55	44	44
Homeownership Rate	71.1%	-	-	74.4%	3	2
Index of Housing Price Appreciation (1 family building)	143.6	166.1	189.4	203.1	5	5[1]
Home Purchase Loans (per 1,000 properties)	54.8	47.3	50.2	48.0	24	41
Percent of Home Purchase Loans that are Subprime	4.2%	6.2%	3.4%	5.9%	43	38
Percent of Refinance Loans that are Subprime	10.6%	8.7%	13.3%	14.5%	43	42
Notices of Foreclosure (per 1,000 1-4 family properties)	2.8	2.3	3.1	2.3	49	47
Percent Tax Delinquencies (delinquent ≥1 year)	1.3%	0.7%	0.5%	0.5%	51	56
Serious Housing Code Violations (per 1,000 rental units)	8.0	7.9	7.0	6.8	51	56
Percent of Students Performing at Grade Level - Reading	73.7%	73.8%	74.4%	81.7%	1	1
Percent of Students Performing at Grade Level - Math	73.3%	75.7%	79.6%	84.4%	1	1
Felony Crime Rate (per 1,000 residents)	19.4	19.1	17.8	14.6	55	57
Acres of Open Space (per 1,000 residents)	-	-	8.2	-	-	5
Asthma Hospitalizations (per 1,000 people)	0.8	1.1	1.0	0.9	54	53
Low Birth Weight (per 1,000 live births)	65	50	69	67	49	52

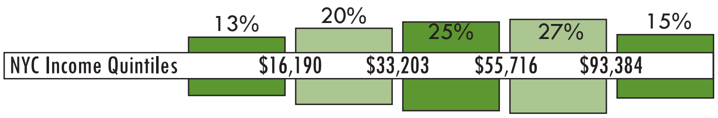
[1] Ranked out of 15 community districts with the same predominant housing type (single family homes).



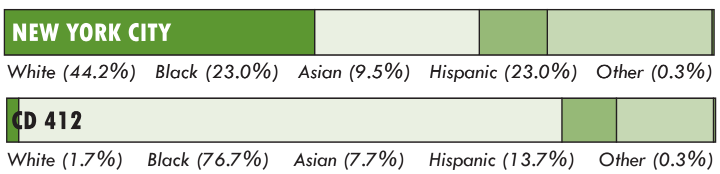
JAMAICA/ HOLLIS

	2005	Rank '02	Rank '05
Population (2000)	223,602	2	-
Population Density (2000)	23.8	45	-
Median Monthly Rent	$850	32	34
Median Price/Unit (1 fam.)	$349,000	15	15[1]
Racial Diversity Index	0.52	43	47
Income Diversity Ratio	4.0	50	52

Percent of Households in CD 412 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 412



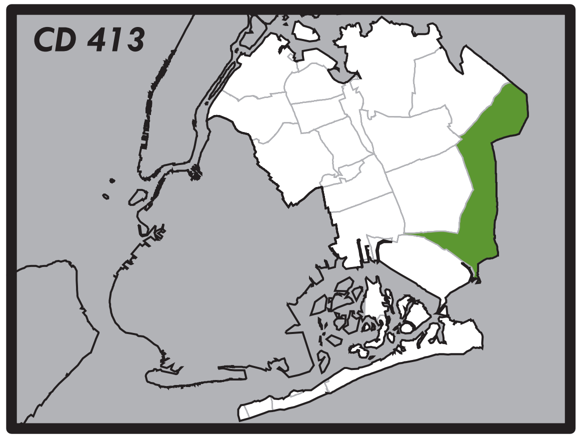
Jamaica/Hollis, the City's second most populous district, has relatively high rates of homeownership compared both to Queens and to the rest of the City. While the rate of home purchase loan originations has increased dramatically in recent years (more than doubling between 2002 and 2005), much of the district's new lending is subprime. Indeed, the rate of subprime home purchase loans in 2005 was more than five times higher than it was only three years earlier. At the same time, the district now has the 5th highest rate of foreclosures in the City. Certificates of occupancy increased so much since 2002 that the CD now ranks 5th in the City. CD 412 is affected by the major proposal the City announced in February 2007 to rezone downtown Jamaica.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$45,973	-	-	$45,000	19	18
Poverty Rate	9.6%	-	-	10.8%	48	38
Percent Immigrant Households	44.6%	-	-	47.3%	21	17
Percent of Rental Units that are Subsidized	17.7%	-	-	13.5%	21	24
Percent of Rental Units that are Rent-Regulated	29.6%	-	-	36.3%	40	39
Certificates of Occupancy	181	244	338	712	23	5
Percent Vacant Land Area	-	3.6%	3.5%	3.6%	30	28
Median Age of Housing Stock	-	68	69	70	34	33
Homeownership Rate	58.5%	-	-	59.0%	7	8
Index of Housing Price Appreciation (1 family building)	132.8	160.0	182.0	200.8	13	9[1]
Home Purchase Loans (per 1,000 properties)	51.3	54.9	77.6	106.4	28	6
Percent of Home Purchase Loans that are Subprime	9.3%	18.4%	36.7%	51.8%	20	2
Percent of Refinance Loans that are Subprime	36.9%	39.1%	49.9%	49.1%	6	6
Notices of Foreclosure (per 1,000 1-4 family properties)	27.2	27.7	30.9	24.1	15	5
Percent Tax Delinquencies (delinquent ≥1 year)	4.9%	3.5%	2.5%	2.1%	16	15
Serious Housing Code Violations (per 1,000 rental units)	51.4	49.2	47.8	44.9	19	23
Percent of Students Performing at Grade Level - Reading	43.8%	45.7%	45.6%	56.0%	29	30
Percent of Students Performing at Grade Level - Math	38.7%	44.8%	49.8%	57.3%	29	30
Felony Crime Rate (per 1,000 residents)	32.1	30.1	29.7	28.8	22	23
Acres of Open Space (per 1,000 residents)	-	-	1.4	-	-	35
Asthma Hospitalization (per 1,000 people)	3.6	3.5	3.8	3.2	19	21
Low Birth Weight (per 1,000 live births)	105	112	116	104	9	14

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

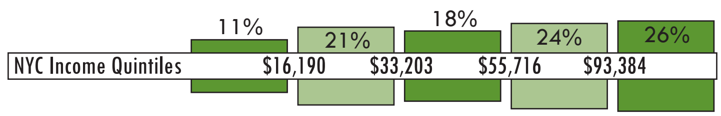
QUEENS VILLAGE

	2005	Rank '02	Rank '05
Population (2000)	196,284	7	-
Population Density (2000)	10.1	56	-
Median Monthly Rent	$950	16	16
Median Price/Unit (1 fam.)	$400,000	11	10[1]
Racial Diversity Index	0.79	16	20
Income Diversity Ratio	5.0	55	36

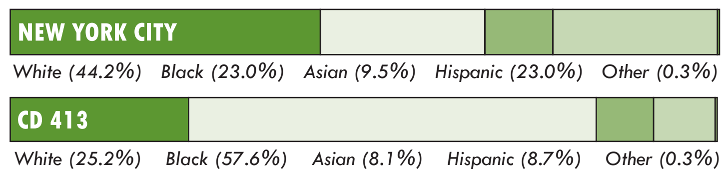


Queens Village is one of the City's most populous but least dense districts. Between 2002 and 2005, the median household income plummeted 16% and the poverty rate more than doubled. The percentage of immigrant households in Queens Village rose 11 points in those three years, suggesting a shift in the make up of the neighborhood. The district has among the highest rates of homeownership and the lowest crime rates in the City.

Percent of Households in CD 413 in Each New York City Income Quintile

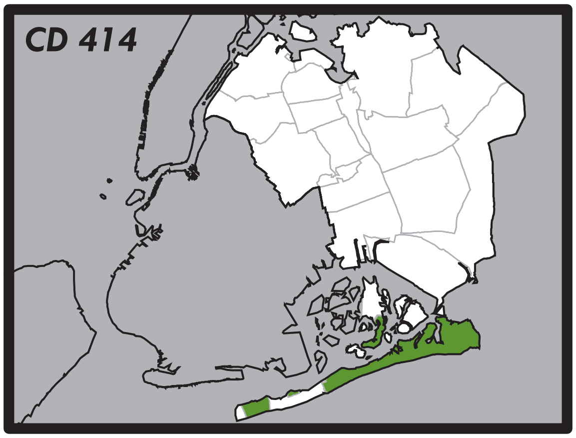


Racial and Ethnic Composition in New York City and CD 413



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$59,489	-	-	$50,000	7	13
Poverty Rate	5.1%	-	-	10.4%	53	41
Percent Immigrant Households	45.1%	-	-	50.4%	20	16
Percent of Rental Units that are Subsidized	5.6%	-	-	2.9%	41	43
Percent of Rental Units that are Rent-Regulated	16.6%	-	-	23.4%	51	47
Certificates of Occupancy	120	226	91	161	33	34
Percent Vacant Land Area	-	2.1%	2.1%	2.2%	38	35
Median Age of Housing Stock	-	58	59	60	41	39
Homeownership Rate	73.7%	-	-	71.9%	1	3
Index of Housing Price Appreciation (1 family building)	133.9	159.7	180.7	196.4	12	12[1]
Home Purchase Loans (per 1,000 properties)	48.7	53.0	64.9	77.9	31	14
Percent of Home Purchase Loans that are Subprime	8.4%	15.7%	27.8%	37.6%	24	14
Percent of Refinance Loans that are Subprime	27.8%	29.0%	43.0%	42.1%	15	15
Notices of Foreclosure (per 1,000 1-4 family properties)	15.3	15.5	16.3	12.1	23	19
Percent Tax Delinquencies (delinquent ≥1 year)	2.8%	1.6%	1.3%	1.1%	28	34
Serious Housing Code Violations (per 1,000 rental units)	35.2	29.6	24.9	28.1	22	30
Percent of Students Performing at Grade Level - Reading	49.1%	51.6%	50.5%	60.2%	19	20
Percent of Students Performing at Grade Level - Math	44.5%	49.2%	53.3%	60.2%	21	20
Felony Crime Rate (per 1,000 residents)	20.9	19.1	17.6	16.6	53	55
Acres of Open Space (per 1,000 residents)	-	-	2.8	-	-	22
Asthma Hospitalizations (per 1,000 people)	2.4	2.4	2.5	2.1	30	33
Low Birth Weight (per 1,000 live births)	97	121	113	100	16	19

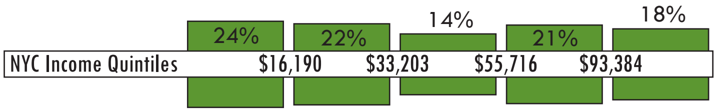
[1] Ranked out of 15 community districts with the same predominant housing type (single family homes).



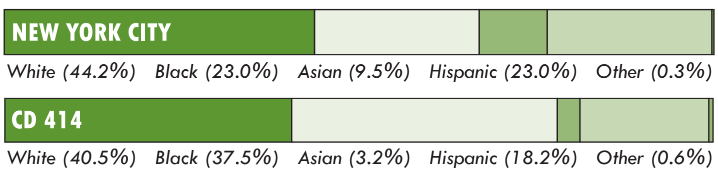
ROCKAWAY / BROAD CHANNEL

	2005	Rank '02	Rank '05
Population (2000)	106,686	43	-
Population Density (2000)	9.1	57	-
Median Monthly Rent	$750	32	50
Median Price/Unit (1 fam.)	$355,000	14	13[1]
Racial Diversity Index	0.88	13	10
Income Diversity Ratio	6.3	53	11

Percent of Households in CD 414 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 414



The median income in Rockaway/Broad Channel declined at a greater rate (23.9%) than any other district in Queens between 2002 and 2005. The small share of immigrant headed households, only 29.5%, makes this community district something of an anomaly in the borough, where immigrants account for 51.2% of the population. The district has the lowest rents and highest percentage of subsidized rental units in Queens.

CD 414 has experienced significant new development in recent years, with certificates of occupancy increasing dramatically each year since 2002. Vacant land nonetheless remains much higher than either the borough or citywide average.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	$45,973	-	-	$35,000	19	30
Poverty Rate	12.7%	-	-	17.2%	37	25
Percent Immigrant Households	22.1%	-	-	29.5%	42	37
Percent of Rental Units that are Subsidized	44%	-	-	36%	3	8
Percent of Rental Units that are Rent-Regulated	24%	-	-	41%	47	34
Certificates of Occupancy	177	331	440	529	25	10
Percent Vacant Land Area	-	17.0%	16.6%	18.1%	3	2
Median Age of Housing Stock	-	46	47	46	53	54
Homeownership Rate	42.0%	-	-	44.9%	15	13
Index of Housing Price Appreciation (1 family bldg.)	140.5	168.1	192.2	201.9	7	8[1]
Home Purchase Loans (per 1,000 properties)	47.4	59.1	74.8	91.8	32	11
Percent of Home Purchase Loans that are Subprime	9.7%	12.1%	26.0%	38.5%	18	13
Percent of Refinance Loans that are Subprime	23.9%	26.6%	42.4%	41.9%	17	16
Notices of Foreclosure (per 1,000 1-4 family properties)	15.3	15.3	18.8	16.6	23	13
Percent Tax Delinquencies (delinquent ≥1 year)	3.7%	2.7%	2.1%	1.7%	21	23
Serious Housing Code Violations (per 1,000 rental units)	34.7	32.4	34.8	30.4	23	28
Percent of Students Performing at Grade Level - Reading	36.3%	37.5%	40.0%	52.7%	35	34
Percent of Students Performing at Grade Level - Math	33.4%	39.0%	47.0%	55.3%	35	32
Felony Crime Rate (per 1,000 residents)	22.6	20.3	17.9	18.5	50	49
Acres of Open Space (per 1,000 residents)	-	-	7.0	-	-	6
Asthma Hospitalization (per 1,000 people)	3.8	4.0	3.8	4.5	17	15
Low Birth Weight (per 1,000 live births)	97	119	120	103	16	17

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