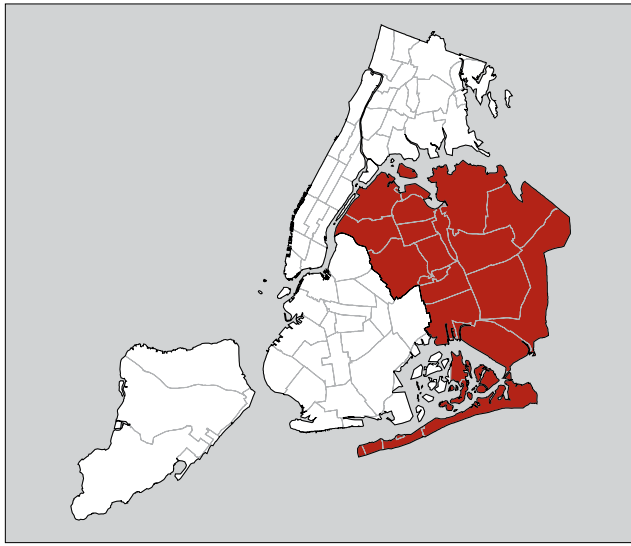


QUEENS



By many measures, the recession in New York City has most profoundly impacted Queens. Prices for single-family and 2–4 family buildings dropped between 2008 and 2009 by 12.1% and 18.3%, respectively—the largest declines in the five boroughs. Between 2008 and 2009, the number of foreclosure filings in the borough increased by 33%. In 2009, 41.3% of all foreclosures in the City occurred in Queens.

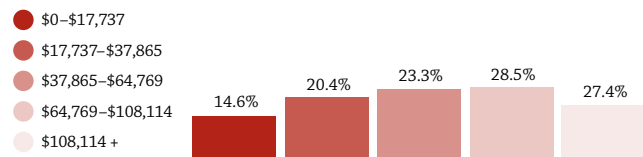
Renters in Queens also have been adversely affected by the recession. In 2008, 5.7% of renter households were severely overcrowded, a larger share than for the City as a whole and a 1.9 percentage point increase from 2007. The rate of serious housing code violations, however, declined over the past several years and was the lowest of any borough in 2008.

Queens continues to be New York City's most racially and ethnically diverse borough, with growing Hispanic and Asian communities making up 26.7% and 21.5% of the population, respectively, in 2008. The share of the borough's population that is foreign born—47.4% in 2008—was well above the City average of 36.4%. Over one-third of the immigrants in Queens are from Asia, primarily from China, Korea, and India.

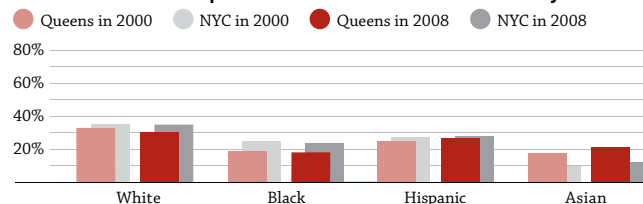
The share of the population of Queens that is aged 65 or older—13.3% in 2009—is the highest in the City. The share of households in Queens with children under age 18 (33.5%), is the second smallest in the City. Public school children outperformed their peers in other boroughs in 2008, with 76.0% and 87.1% performing at grade level in reading and math, respectively.

		2008 Rank
Population	2,293,007	2
Population Density (1,000 persons per square mile)	20.9	4
Median Household Income	\$55,835	3
Income Diversity Ratio	4.6	4
Subsidized Rental Units (% of rental units)	7.5%	5
Rent-Regulated Units (% of rental units)	48.3%	3
Residential Units within 1/4 Mile of a Park	74.9%	4
Residential Units within 1/2 Mile of a Subway/Rail Entrance	49.5%	4
Residential Units in a Historic District	1.3%	3
Unused Capacity Rate (% of land area)	22.3%	5
Land Area Upzoned (% '03–'07)	2.8%	3
Land Area Downzoned (% '03–'07)	3.1%	3
Land Area Contextual-Only Rezoned (% '03–'07)	13.5%	2

Households in Queens in Each New York City Income Quintile (2008)



Racial and Ethnic Composition of Queens versus New York City



Just under half (49.5%) of Queens' housing units are located more than a half-mile from a subway or rail entrance, leaving some areas of Queens isolated from public transportation. As a result, a smaller share of Queens residents use public transportation to commute than any borough other than Staten Island.

Despite its relatively low density, the share of land in Queens with significant unused zoning capacity (22.3% as of 2008) is the lowest of the five boroughs. Between 2003 and 2007, City-initiated rezonings led to 2.7% of land in Queens being upzoned, 3.3% of land being downzoned, and 12.8% of land being contextual-only rezoned. A comprehensive rezoning of Jamaica enacted in 2007 aims to increase housing density near the neighborhood's major transportation hubs. For more information on projects in Queens, please visit www.plannyc.org.

	2000	2007	2008	2009	Rank (2000)	Rank (08/09)
Housing Stock & Land Use						
Housing Units	817,250	835,538	840,834	-	2	3
Rental Vacancy Rate	2.3%	3.3%	3.5%	-	5	4
Certificates of Occupancy Issued	2,033	5,848	5,529	4,051	3	3
Units Authorized by New Residential Building Permits	3,207	5,166	6,071	739	2	2
Homeownership Rate	42.8%	46.4%	46.3%	-	2	2
Housing Prices & Affordability						
Index of Housing Price Appreciation (condominium)	100.0	236.6	232.6	213.0	-	5
Index of Housing Price Appreciation (1 family building)	100.0	210.4	186.5	163.9	-	3
Index of Housing Price Appreciation (2-4 family building)	100.0	220.1	190.6	155.7	-	3
Index of Housing Price Appreciation (5+ family building)	100.0	245.0	253.7	202.6	-	4
Median Price per Unit (1 family building)	\$280,318	\$516,316	\$458,363	\$419,000	2	3
Median Price per Unit (2-4 family building)	\$156,355	\$302,133	\$263,530	\$225,750	3	3
Median Monthly Rent	-	\$1,007	\$1,052	-	2	2
Median Rent Burden	-	31.1%	30.3%	-	-	4
Lending Indicators						
Home Purchase Loan Rate (per 1,000 properties)	-	38.1	24.4	-	-	3
High Cost Home Purchase Loans (% of home purchase loans)	-	12.1%	3.9%	-	-	2
Refinance Loan Rate (per 1,000 properties)	-	33.6	13.4	-	-	3
High Cost Refinance Loans (% of refinance loans)	-	24.1%	9.7%	-	-	3
Notices of Foreclosure (all residential properties)	2,632	6,033	6,235	8,294	2	1
Notices of Foreclosure Rate (per 1,000 1-4 family properties)	9.3	21.4	21.8	28.7	4	2
Properties that Entered REO	338	535	1,086	729	1	1
Housing Quality						
Serious Housing Code Violations (per 1,000 rental units)	25.4	22.0	21.4	-	4	5
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.8%	1.5%	1.6%	-	4	4
Severe Crowding Rate (% of renter households)	-	3.8%	5.7%	-	1	2
Social, Demographic & Income Indicators						
Population	2,230,847	2,277,779	2,293,007	-	2	2
Population Density (1,000 persons per square mile)	20.3	20.7	20.9	-	4	4
Foreign-Born Population	46.1%	48.4%	47.4%	-	1	1
Percent White	32.9%	30.7%	30.3%	-	4	4
Percent Black	19.0%	18.2%	18.1%	-	3	3
Percent Hispanic	25.0%	26.4%	26.7%	-	3	2
Percent Asian	17.5%	21.3%	21.5%	-	1	1
Racial Diversity Index	0.76	0.76	0.76	-	1	1
Median Household Income	\$52,873	\$53,171	\$55,835	-	3	3
Income Diversity Ratio	4.1	4.2	4.6	-	4	4
Households with Children under 18 Years Old	35.9%	34.1%	33.5%	-	4	4
Population Aged 65 and Older	12.7%	13.2%	13.3%	-	1	1
Poverty Rate	14.6%	12.0%	12.1%	-	4	4
Unemployment Rate	7.7%	6.6%	7.0%	-	4	3
Public Transportation Rate	48.2%	51.3%	52.8%	-	4	4
Mean Travel Time to Work (minutes)	42.2	41.3	42.7	-	4	1
Felony Crime Rate (per 1,000 residents)	28.8	18.9	18.0	-	4	4
Adult Incarceration Rate (per 100,000 people aged 15 or older)	510.4	458.1	449.5	-	4	5
Students Performing at Grade Level in Reading	47.0%	59.5%	65.4%	76.0%	2	1
Students Performing at Grade Level in Math	41.4%	74.5%	81.6%	87.1%	2	1
Health & Environmental Indicators						
Asthma Hospitalizations (per 1,000 residents)	2.1	2.0	2.0	-	4	4
Elevated Blood Lead Levels (incidence per 1,000 children)	16.8	5.2	4.4	-	3	3
Infant Mortality Rate (per 1,000 live births)	5.8	5	4.8	-	4	3
Low Birth Weight Rate (per 1,000 live births)	76	82	82	-	5	4
Net Waste After Recycling (pounds per capita) ¹	-	2.3	2.3	2.3	-	4

¹ The figures presented for each year refer to the City fiscal year beginning on July 1 of that year.