

Attachment F

Demography

Table F-1 presents population information for the census tracts within the study area. In 1990, the population of the study area was 9,089 increasing to 10,042 by 2000, a growth of 10.5 percent. Much of this growth was in tract 945, which experienced an increase of 13 percent. By comparison, the population of Queens increased by 14.2 percent and New York City by 9.4 percent over the same period. The study area has been an area of substantial population growth over the past decades, particularly as vacant land has been developed with new residences.

In 2000, the racial make-up of the study area was primarily white (non-Hispanic), accounting for 63.1 percent of the study area population. Blacks (non-Hispanic) made up only 1.3 percent; Hispanics accounted for 17 percent; and, Asians (non-Hispanic) comprised 16.2 percent of the total study area population. The percent of non-Hispanic whites in the study area was much greater than in Queens or New York City, respectively at 33 and 35 percent.

The proportion of young people (under 18) in the study area was 21.7 percent, less than Queens (22.8 percent) or the city as a whole (24.1 percent). The proportion of elderly persons (65 and over) in the study area was 14.7 percent, higher than Queens (12.7 percent) and the city (11.7 percent).

Table F-1
Demographic and Economic Characteristics (Census 2000)

Socioeconomic Characteristic		Tract 939	Tract 945	Tract 947	Study Area	Queens	New York City
Total Population		3,741	4,191	2,110	10,042	2,229,379	8,008,278
Percent of population below 18 years of age		22.6	19.1	25.1	21.7	22.8	24.1
Percent of population above 65 years of age		12.0	17.5	14.2	14.7	12.7	11.7
Race/Ethnicity Composition of Population (In percent)	Whites (Non-Hispanic)	70.9	72.2	76.6	80.3	48.0	43.2
	Blacks (Non-Hispanic)	0.8	2.5	0	1.4	19.8	26.4
	Hispanic	19.3	11.4	23.9	17.0	25.0	27.0
	American Indian, Eskimo (Non-Hispanic)	0	0.2	0	0.1	0.3	0.2
	Asian or Pacific Islander (Non-Hispanic)	18.0	15.8	13.7	16.2	17.6	9.8
	Other Race or Two or More Races (Non-Hispanic)	2.1	2.5	1.2	2.1	4.3	2.9
Total Households		1,354	1,452	753	3,559	782,646	3,022,477
Median Household Income (in dollars, 1999)		45,893	62,870	50,929	n/a	42,439	38,293
Total Families		1,000	1,166	540	2,706	542,804	1,869,809
Median Family Income (in dollars, 1999)		54,936	73,750	61,875	n/a	48,608	41,887
Per Capita Income (in dollars)		20,799	27,281	22,303	n/a	19,222	22,402
Percent of Persons below the Poverty Level		6.2	3.6	12.3	6.4	14.6	21.2
Median Home Value (in dollars)		217,200	341,900	218,900	n/a	212,600	211,900
Median Gross Rent (in dollars)		928	968	747	n/a	775	705
Source: US Census, 2000 SF3.							

Income

Table F-1 presents median family and per capita income information as available for the census tracts included in the study area. In general, incomes in the study area are higher than both the city and Queens County. The range of median household incomes in the study area was \$45,893 to \$62,870 (1999 dollars) compared to \$42,439 for Queens and \$38,293 for the city. Median family and per capita incomes show similar relative distributions (Table F-1). In the 2000 Census, the number of persons for whom poverty status was determined in the study area was 639, or 6.4 percent. This compares to rates of 14.6 percent for the County of Queens and 21.2 percent for New York City. The study area is one of above average incomes with smaller proportions of poverty than in Queens or the city.

Housing

In 1990, there were 3,457 housing units in the study area. By 2000, the total number of housing units increased by 5.5 percent to 3,649. This increase was less than the 8.6 percent increase in housing units for Queens and the 7 percent increase for the city during the same decade. These data reflect the gradual infill of housing during the 1990s in the study area, compared to much higher rates of growth in the study area during the 1980s when more vacant land was available.

In 2000, the percentage of owner-occupied housing in the study area was 66.2 percent; this percentage substantially exceeded that for Queens (42.8 percent) and New York City (30.2 percent). In 2000, the overall housing vacancy rate for the study area was 2.8 percent, compared to the vacancy rates of Queens (4.2 percent) and New York City (5.6 percent).

In 2000, of all housing units in the study area, 90 percent were one or two-family units. Table F-1 presents median housing values and monthly gross rent information for the census tracts included in the study area. The median housing value (2000) ranged from \$217,200 to \$341,900 among the three tracts; this was higher than for Queens (\$212,600) or the city (\$211,900). Median monthly gross rent for the study area ranged from \$747 to \$968, while the median for Queens was \$775, and for New York City it was \$705.

Employment and Earnings

2000 Census data on the employment characteristics of the resident labor force in the study area, Queens County and New York City are shown in Table F-2. The total number of employed persons in the study area was 4,422, accounting for 44 percent of the resident population. The industry with the greatest number of employees was Services - comprising 39.7 percent of the workforce; this represented a smaller proportion than for Queens (46.1 percent) and about the same as New York City (39.9 percent). In the study area, relatively higher proportions of the workforce are found in Transportation/Utilities (10.7 percent), Retail Trade (11.1 percent) and Finance, Insurance and Real Estate (12.8 percent).

The unemployment rate for Queens in November 2004 (not-seasonally adjusted) was 5.4 percent (down from 6.6 percent November 2003), and for New York City was 5.4 percent (down from 8.1 percent the prior year). Comparable unemployment figures are not available for the census tracts comprising the study area.

Table F-2
Employment by Industry (2000 Census)

Industry	Persons Employed (16 Years or older)					
	Study Area ⁽¹⁾	% of Study Area	Queens County	% of Queens County	New York City	% of New York City
Agriculture, Forestry, Fisheries and Mining	7	0.2	552	0.1	2,101	0.1
Construction	303	6.9	51,610	5.4	139,385	7.4
Manufacturing	316	7.1	75,346	7.9	217,602	7.1
Transportation, Warehousing & Utilities	471	10.7	79,700	8.3	211,506	9.7
Wholesale Trade	172	3.9	34,670	3.6	101,812	3.9
Retail Trade	489	11.1	96,859	10.1	295,803	9.9
Information	160	3.6	37,281	3.9	173,594	5.3
Finance, Insurance, Real Estate (FIRE)	566	12.8	97,854	10.2	372,809	12.0
Services	1,755	39.7	441,540	46.1	1,616,406	39.9
Public Administration	183	4.1	41,372	4.3	146,807	4.6
Total	4,422	100	956,784	100.0	3,277,825	100.0
Note: ⁽¹⁾ Study area includes Census Tracts 938, 945 and 947. Source: 2000 US Census SF3						