

New York State Comptroller
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Richmond Hill and Ozone Park

An Economic Snapshot

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Prepared by the Office of the State Deputy Comptroller

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Introduction

The Richmond Hill and Ozone Park area, bordering Jamaica Bay in southeast Queens, is surrounded by parks, expressways and the John F. Kennedy International Airport (JFK). The area, which is comprised of two neighborhoods — Richmond Hill/Woodhaven (Queens Community District 9), and South Ozone Park/Howard Beach (Community District 10) — had a combined 2024 population of 254,860.

The area saw growth in private sector jobs led by health care, leisure and hospitality and transportation and warehousing from 2014 to 2024, and an increase in the number of private sector firms fueled by business services and construction. The area has welcomed significant investment both within and adjacent to its boundaries, aiding private sector job growth during the period.

Most socio-economic metrics in the combined area also improved: smaller shares of households were below the poverty level, used Medicaid and were without broadband access than boroughwide. Even so, neighborhood trends differed: South Ozone Park/Howard Beach saw greater growth in household income, increases in the share of residents employed and declines in poverty, while the share of residents with a four-year college degree rose more in Richmond Hill/Woodhaven. The share of cost burdened renters and owners also declined over the period of analysis.

Major felony crime, a top priority for residents, fell in the area in 2024 and remained relatively flat in 2025, though it is still higher than the pre-pandemic level. Another issue, chronic flooding, especially in South Ozone Park/Howard Beach, has been elevated and has begun to be addressed over the review period. In the coming years, continued investment in climate resilience and public safety, and efforts to ensure equitable access to services for vulnerable residents of Richmond Hill and Ozone Park, will be key to maintaining the area's socioeconomic progress.

Key Findings

- The Richmond Hill and Ozone Park area in southeast Queens accounted for 11 percent of the borough's population in 2024.
- The area's population fell by 10.9 percent from 2014 to 2024, compared to a 0.2 percent decline in Queens and citywide. Households with children under 18 declined by 10.2 percentage points, more than citywide (5.3 percentage points).
- As of 2024, 47.6 percent of area residents were foreign-born, most from South America (including Guyana), Asia and the Caribbean.
- Private sector jobs in the area grew by 14.3 percent from 2014 to 2024, while the number of businesses increased by 16.2 percent. Almost two-thirds of area jobs were in Richmond Hill/Woodhaven in 2024.
- Almost two-thirds of employed area residents worked in six sectors, including 19.2 percent who were in health care and social assistance.

- Between 2024 and 2025 the number of jobs and businesses in Richmond Hill and Ozone Park declined by 1.8 percent (to 44,349) and 2.6 percent (to 4,812), respectively.
- The share of area residents living in their own properties (58.2 percent) in 2024 was higher than across Queens (44.4 percent). Between 2014 and 2024 the share of owner-occupied households spending 30 percent of income or more on housing cost fell by 6.8 percentage points, more than citywide.
- A larger share of area students scored proficient in State standardized English language test in 2026 than citywide.
- Major felony crime in Richmond Hill and Ozone Park remains higher than the pre-pandemic level compared to citywide trends through the first half of 2026 (49 percent compared to 39 percent).
- Major capital projects in and adjacent to the area included a \$739 million overhaul of the Kew Gardens Interchange, an ongoing \$19 billion redevelopment of JFK Airport and private investment in the entertainment industry.

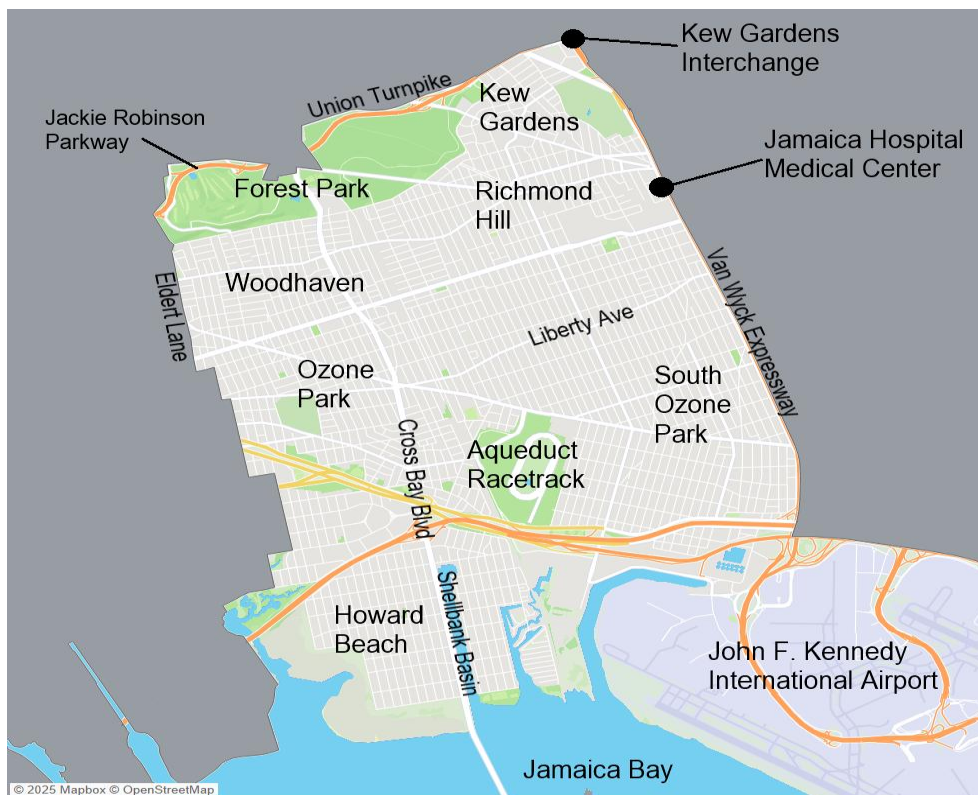
Background

This report covers the southeast Queens area of Richmond Hill and Ozone Park, referred to at times as “the combined area” because it is made up of two separate Census-defined neighborhoods: Richmond Hill/Woodhaven and South Ozone Park/Howard Beach. These neighborhoods approximate the borough’s [9th and 10th Community Districts](#), respectively.

Where possible, indicators were combined for the two area neighborhoods analyzed, although additional detail is provided for some indicators for each neighborhood, and for the communities located within them: Kew Gardens, Richmond Hill, South Richmond Hill, Ozone Park (North), Ozone Park, South Ozone Park, Woodhaven, Forest Park and Howard Beach-Lindenwood.¹

The combined Richmond Hill and Ozone Park area is bordered on the northwest by the outer edge of Forest Park (the third-largest park in Queens) and parts of Union Turnpike and the Jackie Robinson Parkway, and on the south by Jamaica Bay, Spring Creek Park and the outer boundaries of the JFK area. Part of the Van Wyck Expressway (Route 678) is on the eastern border, while Eldert Lane and a few numbered streets line the western edge (see Figure 1).

FIGURE 1
Richmond Hill and Ozone Park



Roadways running through and around the area include Woodhaven/Cross Bay Boulevard, Lefferts Boulevard, Queens Boulevard, Atlantic Avenue, Rockaway Boulevard, North and South Conduit and the Belt Parkway. The Metropolitan Transportation Authority’s (MTA) J, Z, E, F and

A lines, several MTA bus routes and the Long Island Rail Road provide public transportation options connecting the area to other parts of the City. In addition, the A line connects to the JFK AirTrain in the Howard Beach-Lindenwood neighborhood.

The Richmond Hill and Ozone Park area includes the Woodhaven Business Improvement District along Jamaica Avenue, and commercial areas along segments of Liberty Avenue (mainly in Little Guyana), Cross Bay Boulevard, and the Myrtle Avenue, Jamaica Avenue and Lefferts Boulevard Intersection (site of the now closed Richmond Hill Long Island Rail Road station).

Business development in Richmond Hill and Ozone Park is also influenced by two of the largest private sector employers in and adjacent to the area: Resorts World New York City in South Ozone Park/Howard Beach and the JFK International Airport. Another large area employer is the Jamaica Hospital Medical Center.

Some notable sites in Richmond Hill/Woodhaven include a number of courthouses and designated landmarks such as the Forest Park Carousel (83-98 Woodhaven Boulevard) and the Daniel and Abbie B. Eldridge House (87-61 11th Street). Other notable sites in South Ozone Park/Howard Beach include the Aqueduct Racetrack, the Joseph P. Addabbo Memorial Bridge (connecting the mainland to Broad Channel) and the Jamaica Bay Wildlife Sanctuary.

Demography

Richmond Hill and Ozone Park had 254,860 residents, 11 percent of the total Queens population, in 2024.² Compared to 2014, the area's total population fell by 10.9 percent while the levels across Queens and the City barely declined (both declining by 0.2 percent). Overall, the decline was greater in Richmond Hill/Woodhaven (14.3 percent) than in South Ozone Park/Howard Beach (7.1 percent). The rate of decline was similar for both U.S.-born (11.1 percent) and foreign-born residents (10.7 percent) area-wide.

However, differences arose at the neighborhood level, with the immigrant population share rising by 1.5 percentage points in Richmond Hill/Woodhaven and falling by 1.1 percentage point in South Ozone Park/Howard Beach.

Overall, foreign-born residents accounted for 47.6 percent of the total Richmond Hill and Ozone Park population. Among these, 41.5 percent were from South America (including Guyana), 24.1 percent from Asia (with more than one-half from Bangladesh) and 16.7 percent were from the Caribbean. Richmond Hill/Woodhaven, with 50.9 percent of the area's combined population, had a larger share of foreign-born residents (51.4 percent) than did South Ozone Park/Howard Beach (43.6 percent), and both shares were higher than citywide (36.7 percent). Across Queens as a whole, foreign-born residents made up 47.5 percent of the population in 2024.

Richmond Hill and Ozone Park residents had an overall median age of 41.8 years in 2024. Since 2014, the median age of residents across the area increased by more than it did in Queens and the City, due mainly to a larger increase in the share of residents 65 and over and a decline in the number of children in both area neighborhoods, but especially Richmond Hill/Woodhaven (see Figure 2).

FIGURE 2
Median Ages and Age Group Shares of Area Populations, 2014 and 2024

Area	Median Ages			Shares of Population Under 18 Years		Shares of Population 65 and Over	
	2014	2024	Change	2014	2024	2014	2024
Richmond Hill/Woodhaven	34.7	41.1	6.4	23.3%	19.1%	10.3%	18.9%
South Ozone Park/Howard Beach	37.9	43.1	5.2	24.1%	19.4%	13.9%	20.4%
Richmond Hill and Ozone Park	36.0	41.8	5.8	23.7%	19.2%	12.0%	19.6%
Queens	37.8	41.2	3.4	20.4%	19.0%	13.6%	19.1%
New York City	35.8	38.5	2.7	21.2%	19.6%	12.9%	17.5%

Note: N.A. denotes that data for the period was not available or statistic could not be calculated.

Sources: U.S. Census Bureau ACS 1-year files; OSC analysis

As of 2024, 68.9 percent of all area householders aged 65 and over had moved into their homes before 2010, with the share in South Ozone Park/Howard Beach being much higher, at 74.6 percent. At the borough and City levels, the share of householders in the same age group more closely resembled that in South Ozone Park.

In tandem with the population trend, the share of area residents who were under 18 years fell by 4.5 percentage points from 2014 to 2024, with the South Ozone Park/Howard Beach decline being higher than in Richmond Hill/Woodhaven by one-half of a percentage point. The rate of decline was even more acute at the household level, as the share of those with children under 18 years fell by 10.2 percentage points across the area over the same period.

Compared to Richmond Hill and Ozone Park, there were smaller declines in the shares of Queens and citywide populations that were under 18 years over the review period (1.4 percentage points and 2.8 percentage points, respectively). The share of households with children under 18 also declined by much less in Queens and citywide than in Richmond Hill and Ozone Park (down 4.7 percentage points and 5.3 percentage points, respectively).

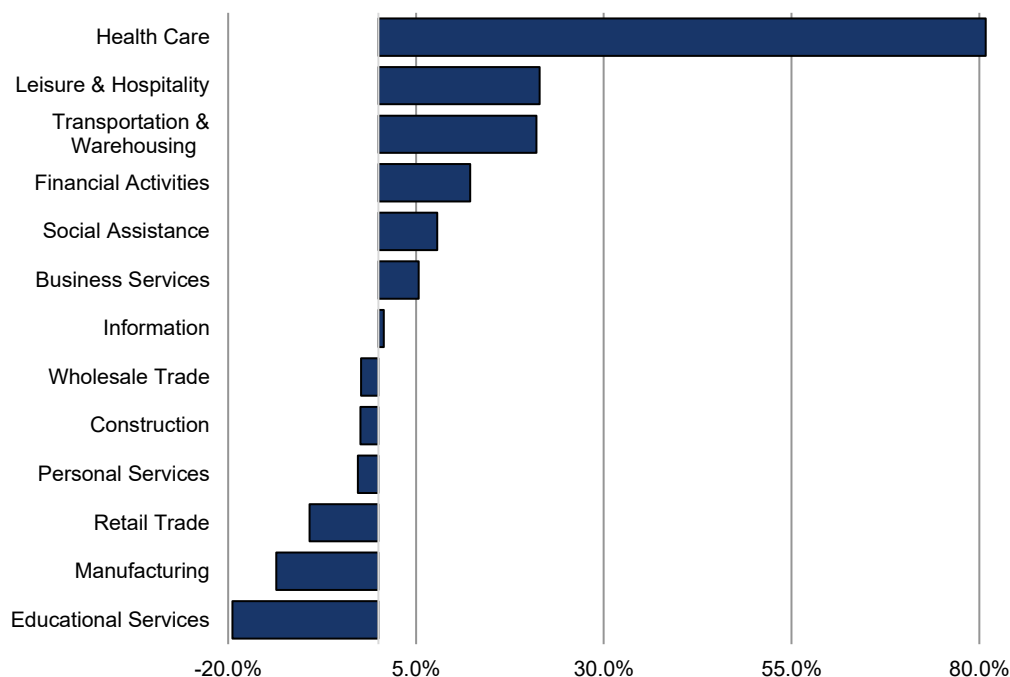
Employment and Business

Private sector jobs in Richmond Hill and Ozone Park totaled 45,141 in 2024, accounting for 7 percent of all Queens private sector jobs.³ The total number of jobs across the area was 14.3 percent higher that year than in 2014.

Health care jobs (mainly home health aides) accounted for most of the employment growth in the combined area from 2014 to 2024, followed by leisure and hospitality and transportation and warehousing. The combined job growth in these sectors was greater than declines in others, such as educational services, manufacturing, retail trade and wholesale trade (see Figure 3).

FIGURE 3

Distribution of Change in Jobs by Sector in Richmond Hill and Ozone Park, 2014 to 2024



Sources: NYS Department of Labor; OSC analysis

Ambulatory health care service jobs, such as those in home health care, doctors' offices, and outpatient facilities accounted for almost two-thirds of health care jobs (63.9 percent) in the area in 2024. Another 29.5 percent was made up of jobs in area hospitals.

Almost two-thirds of all area jobs (64.3 percent) were in Richmond Hill/Woodhaven, with health care, transportation and warehousing and construction jobs accounting for 60 percent of neighborhood jobs. In South Ozone Park/Howard Beach, being adjacent to JFK and home to the Resorts World NYC casino, the total number of jobs out-paced citywide job growth from 2014 to 2024. One-half of all neighborhood employment was in the leisure and hospitality and retail trade sectors in 2024, with another 14 percent in health care.

Between 2014 and 2024, total wages paid out by private sector businesses in the Richmond Hill and Ozone Park combined area rose by 57.1 percent, from \$1.7 billion to \$2.6 billion. The average wage paid increased by 37.5 percent (see Figure 4). Although the average wage in South Ozone Park/Howard Beach was lower, this neighborhood had a larger increase in the average wage than Richmond Hill/Woodhaven during this period, lead by a significant rise in wages in leisure and hospitality.

FIGURE 4
Richmond Hill and Ozone Park Average Wages

Area	2014	2024	Change
Richmond Hill/Woodhaven	\$46,989	\$62,215	32.4%
South Ozone Park/ Howard Beach	\$32,708	\$49,989	52.8%
Richmond Hill and Ozone Park	\$42,079	\$57,848	37.5%
Queens	\$46,079	\$61,853	34.2%
New York City	\$88,328	\$121,021	37.0%

Sources: NYS Department of Labor; OSC analysis

From 2014 to 2024, the average wage paid by all Queens businesses rose by a smaller rate than across the area; the same trend was seen citywide. In 2025, jobs in the Richmond Hill and Ozone Park area totaled 44,349, 1.8 percent lower than the 2024 level (compared to 3.2 percent lower boroughwide). The reduction in area jobs mainly reflected a decline in health care positions, as well as notable reductions in social assistance and business services positions. These more than offset increases in leisure and hospitality, educational services, personal services and transportation and warehousing jobs.

At the neighborhood level, Richmond Hill/Woodhaven saw a 6 percent decline in the number of jobs there in 2025, whereas South Ozone Park/Howard Beach had a 5.9 percent increase. The average wage paid by firms across the combined area increased by 5.9 percent to \$61,232 over the same period.

John F. Kennedy International Airport

While not included in the neighborhood data, business activity in the adjacent JFK area impacts Richmond Hill and Ozone Park. Between 2014 and 2024, private sector jobs in the area that includes JFK increased from 31,791 to 35,210, then to 35,794 in 2025. The number of businesses declined by 5.1 percent over the 10-year period to 2024, then by less than 1 percent in 2025.

Average wages paid by firms in the JFK International Airport area rose by 70.5 percent between 2014 and 2024, then by 4.9 percent in 2025.

Unlike the boroughwide pattern, firms with 250 or more employees made up a larger share of all airport area businesses in 2025; 9.8 percent compared to less than 1 percent across Queens. Firms with less than five employees accounted for a much smaller share (28.1 percent compared to 71.3 percent boroughwide).

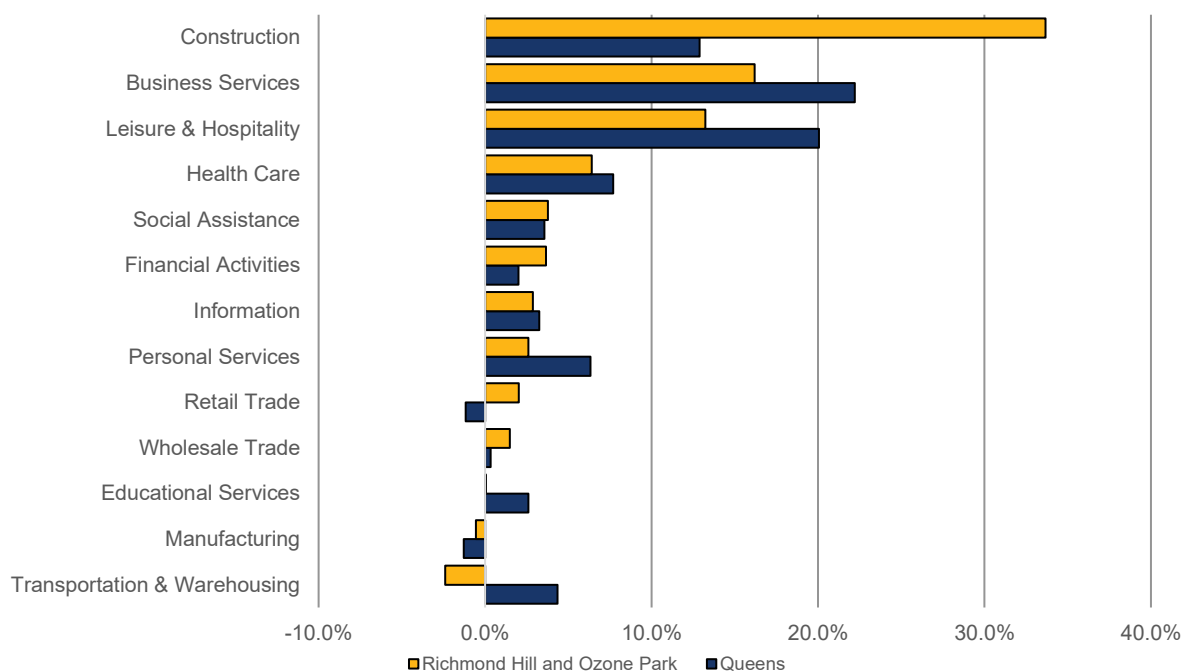
Notably, JFK Airport is the only airport in the United States that has its own Chamber of Commerce.

Business

The number of Richmond Hill and Ozone Park private sector businesses rose by 16.2 percent to 4,940 between 2014 and 2024, higher than the citywide growth of 14.2 percent. Growth over the 10-year period since 2014 was due mainly to increases in the number of construction firms, as well as those in business services and leisure and hospitality, which together accounted for 20.3 percent of area businesses in 2014 and 21.6 percent by 2024.⁴ Moreover, declines in the number of area firms occurred in the manufacturing and transportation and warehousing sectors only, and were marginal declines compared to the increases in all other sectors.

In the Richmond Hill and Ozone Park combined area, as well as in Queens as a whole, the construction, business services and leisure and hospitality industries added the most firms from 2014 to 2024. However, among the firms added in the area, the share of growth in area businesses accounted for by the construction sector was more than double that sector's contribution to the rate of growth in all Queens' businesses. In contrast, the business services and leisure and hospitality industries contributed less to the growth in the number of firms in the area when compared to all of Queens (see Figure 5).

FIGURE 5
Distribution of Change in Number of Firms by Sector



Note: Sector distribution of total percent change between 2014 and 2024.
Sources: NYS Department of Labor; OSC analysis

Health care had the sixth-largest share in the combined area in terms of number of firms in 2024 (excluding those unclassified), despite the high number of jobs noted above, partly due to some other industries having a lower barrier to entry.^{5,6} As a result, a 12.2 percent rise in the number of health care firms from 2014 to 2024 resulted in that sector contributing the fourth most to total firm increase across the combined area.

In terms of neighborhood level shifts between 2014 and 2024, changes in businesses by sector in Richmond Hill/Woodhaven, where 57.3 percent of the area's total businesses were located, aligned with the combined area trend. In South Ozone Park/Howard Beach, growth in the number of business services, construction and leisure and hospitality firms more than offset reductions in those operating in the retail trade and educational services sectors.

By 2025, Richmond Hill and Ozone Park experienced a 2.6 percent decline in the number of firms driven by a reduction in the construction sector. There were declines across all industries during that year except for manufacturing, which saw an increase of less than 1 percent. On a neighborhood level, both Richmond Hill/Woodhaven and South Ozone Park/Howard Beach experienced declines in the number of businesses during the year, driven by reductions of 8 percent and 6.5 percent in the number of construction firms, respectively. The Richmond Hill/Woodhaven neighborhood also saw a significant decline in the financial activities sector. In South Ozone Park/Howard Beach retail trade and personal services sector were the next largest contributors to the decline in firms in that neighborhood, falling by 7 percent and 4.5 percent, respectively.



Ragtime Quick Stop in Howard Beach, Queens

Resident Workforce

A combined 55.2 percent of the Richmond Hill and Ozone Park working-age population (those 16 and over) were employed in 2024, a smaller share than in all of Queens (59.2 percent) and the City (59.3 percent).⁷ Among the area's youth population (16 to 24 years), 37.5 percent were employed compared to 41.2 percent and 41.4 percent across the borough and the City, respectively.

Employed Richmond Hill and Ozone Park residents work across the New York City metropolitan region and in various sectors. In 2024, almost one-fifth (19.2 percent) of the area's employed residents worked in the health care and social assistance sectors, and more than one-tenth (11.2 percent) were in transportation and warehousing, reflecting the area's proximity to JFK. Together with retail trade (9.7 percent), educational services (7.7 percent), business services (7.2 percent) and accommodation and food services (7.1 percent), these six (of 13) sectors accounted for almost two-thirds of all employed area residents in that year.

Accommodation and food services and business services were also among the top-six employment sectors in Queens. Notably, health care was the top employment sector in all of the geographic areas analyzed.

In terms of occupations, more than one-third of employed area residents were in management, business and financial roles (15.8 percent), office and administrative support roles (13.3 percent) and education, legal and community service, arts and media positions (10.2 percent). Sales (7.7 percent) and transportation (7.4 percent) rounded out the top-five occupations of area residents.

Except for management occupations, which made up 17.7 percent of employed Richmond Hill/Woodhaven residents and 13.7 percent of those in South Ozone Park/Howard Beach, there was little difference in the shares of residents in the two neighborhoods holding one of the top-five occupations by number of employed residents, less than a 2 percent difference in each case.

Work From Home and Commuting

Just under one-tenth (9.9 percent) of employed residents of Richmond Hill and Ozone Park worked from home in 2024, slightly less than the boroughwide (10.1 percent) and less than citywide (12.5 percent) shares. Of those residents who commuted to work, almost half (48.5 percent) did so using public transportation, including 35 percent that used the



AirTrain at JFK International Airport

subway. For context, 55.7 percent of working City residents who commuted to work used public transportation in 2024, with 42.6 percent using the subway.

Among the two neighborhoods, the share of residents who commuted to work using public transportation was greater for Richmond Hill/Woodhaven (53.9 percent compared to 42.2 percent), while a larger share of South Ozone Park/Howard Beach residents commuted using a car, truck or van (47.8 percent compared to 37.9 percent). In South Ozone Park/Howard Beach, almost one-third (32 percent) of employed residents who commuted used the subway.

The greater use of public transportation in Richmond Hill/Woodhaven may reflect proximity to public transport stops. There are six subway stops (J/Z lines) running through the neighborhood, another six just beyond the border in Ozone Park/Howard Beach (A line), two in the northeast corner (E/F lines) and a Long Island Rail Road stop at Kew Gardens. By comparison, there are just three A line stops running through Ozone Park/Howard Beach to JFK Airport, along with the six on the northern edge of the neighborhood.

Among the 55 Census-defined neighborhoods, South Ozone Park/Howard Beach had the tenth-highest share of residents who traveled to work by car, truck or van in 2024. Notably, six other Queens neighborhoods were also among the 10 with the highest shares of commuting residents using a car, truck or van, and are almost all located in the east and south of the borough, like South Ozone Park/Howard Beach.

Area residents' average commute time to work was 44.4 minutes in 2024, slightly higher than in all of Queens (43.8 minutes) and notably higher than citywide (40.6 minutes). Commute time was the same for both area neighborhoods, placing them in the bottom half of the 55 Census-defined areas by length of commute.

Household Income, Well-Being and Housing

The 2024 median household income for the combined area of Richmond Hill and Ozone Park was \$88,967, higher than the median incomes for all of Queens and the City (see Figure 6).⁸ Between 2014 and 2024 the median household income grew more quickly in South Ozone Park/Howard Beach than in Richmond Hill/Woodhaven and Queens (see Figure 7).

FIGURE 6
Household Income and Well-Being, 2024

Indicator	Richmond Hill/ Woodhaven	South Ozone Park/ Howard Beach	Richmond Hill and Ozone Park	Queens	New York City
Median Household Income	\$82,410	\$92,445	\$88,967	\$85,273	\$81,228
Share of Households Below Poverty Level*	13.5%	11.6%	12.6%	14.1%	17.9%
Share of Children Below Poverty Level	14.6%	10.3%	12.6%	15.0%	24.2%
Share of Households Participating in SNAP	25.4%	19.4%	22.5%	18.0%	22.4%
Share of Households Using Medicaid	37.7%	37.4%	37.6%	34.4%	37.1%

*Measured as having or living with income below the federal poverty level.
Sources: U.S. Census Bureau ACS 1-year files; OSC analysis

The share of Richmond Hill and Ozone Park households with income below the federal poverty level was smaller in 2024 than in 2014, with declines in both area neighborhoods. Even so, the share of area households participating in the Supplemental Nutritional Assistance Program

FIGURE 7
Change in Area Socioeconomic Indicators, 2014 to 2024

Indicator	Richmond Hill/ Woodhaven	South Ozone Park/ Howard Beach	Richmond Hill and Ozone Pk	Queens	NYC
Median Household	34.5%	51.7%	44.2%	49.0%	53.3%
Share of Households Below Poverty Level*	-1.2 pts	-2.8 pts	-2.0 pts	-0.8 pts	-1.9 pts
Share of Children Below Poverty Level	-5.4 pts	-13.3 pts	-9.1 pts	-5.3 pts	-5.4 pts
Share of Households in SNAP	10.0 pts	1.3 pts	5.9 pts	3.9 pts	2.0 pts
Share of Households Using Medicaid	0.9 pts	7.6 pts	4.0 pts	5.9 pts	5.0 pts

*Measured as having or living with income below the federal poverty level.
Sources: U.S. Census Bureau ACS 1-year files; OSC analysis

(SNAP) rose faster than in Queens and citywide over the 10-year review period. The share of area households relying on Medicaid grew at a slower rate than boroughwide and citywide.

Comparing the two neighborhoods, the share of households participating in SNAP grew more in Richmond Hill/Woodhaven, whereas the change in the share relying on Medicaid was larger for South Ozone Park/Howard Beach.

A smaller share of Richmond Hill and Ozone Park households had no broadband internet access in 2024 (21.9 percent) than across Queens (25.4 percent) and the City (25 percent). At the neighborhood level, the shares of households without [broadband internet access](#) was almost the same. Notably too, the share of households using mobile data plans only was significantly higher in the area and across the borough and City than in 2014. As of 2024, four internet service providers transmitted broadband internet via fiber-optic-to-the-premises and cable to homes in Richmond Hill and Ozone Park.⁹

Zoning Changes and Housing Infrastructure

Zoning changes were implemented across Richmond Hill and Ozone Park since 2004 that were mainly contextual, aimed at reducing the potential size or shaping the character of new housing development, or reinforcing existing building types. For residential units, these were mostly one- or two-family houses.¹⁰ To focus development, larger multifamily housing projects were allowed mostly along large corridors or areas that were already dense. This strategy was applied across the Kew Gardens and Richmond Hill communities in 2005, and across Woodhaven, South Richmond Hill and Ozone Park in 2012.¹¹



Residential buildings along Queens Boulevard in Kew Gardens

Partly facilitated by zoning changes, the number of housing units rose faster in Richmond Hill/Woodhaven than in South Ozone Park/Howard Beach between 2010 and 2025 (see Figure 8). The biggest difference between these two areas was in construction of multifamily buildings. Almost 56 percent (808 units) of the growth in residential units in Richmond Hill/Woodhaven was in new buildings of 20 units or more, while no new projects of that size were completed in South Ozone Park/Howard Beach over the review period, although there was one large building conversion that yielded 96 units.

FIGURE 8
Housing Growth From 2010 Through 2025

Area	Change as Share of Area Total 2010 – 2025		Housing Stock 1/2026
Richmond Hill/Woodhaven	2.9%	1,431	51,135
Kew Gardens	6.1%	667	11,568
Richmond Hill	2.8%	301	10,863
South Richmond Hill	3.4%	243	7,311
Ozone Park (North)	1.9%	155	8,212
Woodhaven	0.5%	65	13,180
South Ozone Park/Howard Beach	1.7%	742	43,719
South Ozone Park	1.8%	438	24,528
Ozone Park	2.1%	158	7,811
Howard Beach-Lindenwood	1.3%	146	11,380
Queens	8.56%	83,274	938,505
New York City	11.44%	389,099	3,802,685

Sources: NYS Department of Labor; OSC analysis

Note: Housing stock is as of the first day of the year.

Despite additions to the housing stock, the growth rates in units in both neighborhoods were well below those across the borough and City over the same period, reflecting the smaller proportion of multifamily construction in the area. Construction of buildings with 20 or more residential units facilitated most of the [housing growth across the City](#) between 2010 and 2023, a trend that continued through 2024 and 2025.¹²

At the community level, Kew Gardens had the largest increase in housing units, with 666 units constructed over the same period, accounting for a 6.1 percent increase in housing stock. These units were overwhelmingly built in large buildings with 20 to 99 units, as well as one building with more than 100 units, comparable with borough and citywide trends of large buildings dominating housing stock growth.¹³

The South Ozone Park community saw the second-largest number of housing units added, with 438 units constructed from 2010 to 2025. At the start of 2026, 426 housing units were permitted for construction across Richmond Hill and Ozone Park, equivalent to 0.45 percent of the housing stock. For comparison, 14,398 units or 1.5 percent of the housing stock were permitted for all of Queens, and 78,088 units or 2.1 percent of the housing stock were permitted citywide over the same period.

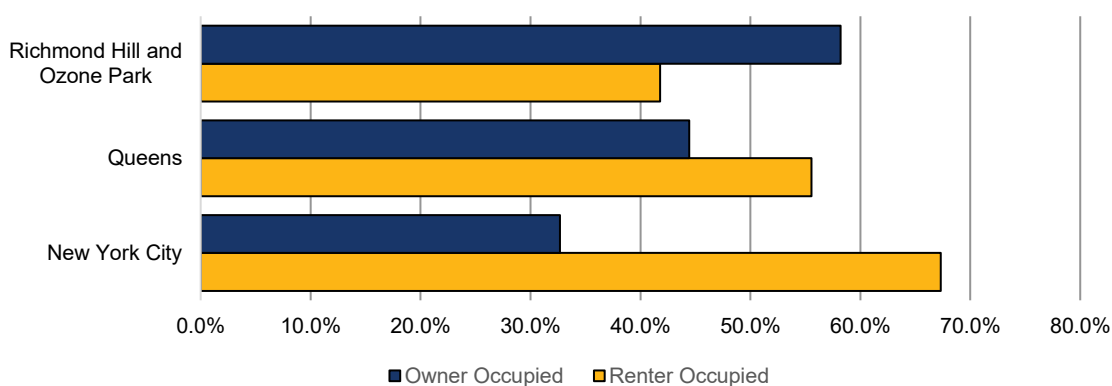
Communities within the area with the most concentrated permitting in terms of absolute numbers of permits and relative share of permitted units to housing stock, were Kew Gardens (125 units permitted making up 1.1 percent of housing stock) and South Richmond Hill (106 units permitted making up 1.5 percent of housing stock).

Housing Tenure, Cost and Security

Housing units located in one- and two-family properties made up a higher share (68.7 percent) of all units in the Richmond Hill and Ozone Park area in 2024 than in Queens (46.6 percent) and citywide (27.7 percent).¹⁴ The share was much larger in South Ozone Park/ Howard Beach (81.4 percent) than in Richmond Hill/Woodhaven (56.5 percent).

In 2024, 58.2 percent of Richmond Hill and Ozone Park households in the combined area stayed in a home they owned, a larger share than in Queens (44.4 percent) and the City (32.7 percent, see Figure 9). South Ozone Park/Howard Beach, with 48.2 percent of the total area residential units and a larger share of one- to two-family homes, had over one-half (57.7 percent) of the area's owner-occupied units.

FIGURE 9
Housing Tenure by Shares of Total, 2024



Sources: U.S. Census Bureau ACS 1-year files; OSC analysis

A larger share of households in owner-occupied properties in the area faced cost burden (spent 30 percent or more of household income on housing costs) and severe cost burden (spent 50 percent or more on housing costs) than across Queens and the City in 2024 (see Figure 10). Even so, the shares of owner-occupied households within the combined area that faced cost burden and severe cost burden were smaller than in 2014 (by 6.8 percentage points and 5.4 percentage points, respectively). These were larger changes than across Queens (2.6 percentage point decline in owner cost burden and 1.1 percentage point fall in severe burden) and the City (2.2 percentage point and less than 1 percentage point declines).

FIGURE 10

Homeowner Cost Burden and Rent Burden, 2024

Area	Share of Homeowners Facing Owner Cost Burden	Share of Homeowners Facing Severe Owner Cost Burden	Share of Renters Facing Rent Burden	Share of Renters Facing Severe Rent Burden
Richmond Hill/Woodhaven	37.3%	19.8%	56.2%	33.6%
South Ozone Park/Howard Beach	41.0%	21.4%	50.0%	31.6%
Richmond Hill and Ozone Park	39.5%	20.8%	54.1%	32.9%
Queens	38.1%	19.8%	52.6%	28.0%
New York City	35.5%	19.1%	51.6%	28.8%

Note: Homeowner burden is based on owner-occupied homes
Sources: U.S. Census Bureau ACS 1-year files; OSC analysis

For renter households, the shares facing rent burden and severe rent burden declined between 2014 and 2024 by 4.5 percentage points and 1.8 percentage points, respectively. These reductions were smaller than boroughwide yet larger than citywide. Comparing the area neighborhoods, South Ozone Park/Howard Beach had a larger share of owner-occupied households facing owner cost burden, while Richmond Hill/Woodhaven had a larger share of renter-occupied households facing rent burden, partly owing to the ownership composition in each of the neighborhoods.

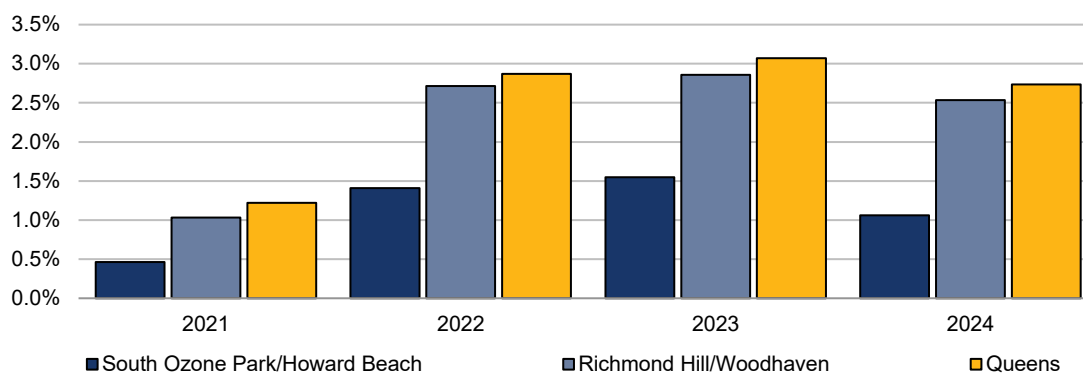
Between 2014 and 2024 the median monthly owner cost for owner-occupied homes rose by 10.5 percent in Richmond Hill/Woodhaven, slightly higher than in South Ozone Park/Howard Beach (9.6 percent). These were much smaller increases than citywide (28.8 percent).

At \$2,020 per month, the median gross rent (inclusive of utilities) in South Ozone Park/Howard Beach (with a smaller share of rental households) was higher than boroughwide of \$1,914 in 2024, and 45.4 percent higher than it was in the area in 2014. This was a faster pace of growth than across the borough (38.1 percent increase) and the City (41.9 percent). In comparison, the median gross rent in Richmond Hill/Woodhaven rose by 33.4 percent over the 10-year period to \$1,871 in 2024, lower than the borough median and slightly higher than the citywide median (of \$1,811).

As of 2024, one-half of Richmond Hill/Woodhaven householders had moved into their homes in 2014 or later whereas one-half of South Ozone Park/Howard Beach households had moved in during 2010 or earlier. Occupancy of owner-occupied units tended to start earlier in both neighborhoods while that of rental units mostly started in 2015 or later.

As it did boroughwide, filings of evictions for non-payment of rent in the Richmond Hill and Ozone Park area rose steadily since the expiration of the pandemic-related rent moratorium. As a share of rental units, eviction filings across the area averaged 2.2 percent in 2022 through 2024 compared to less than 1 percent in 2021, when the moratorium was in force. These rates were lower than in all of Queens, which was 1.2 percent in 2021, and averaged 2.9 percent in the three years ending in 2024. The level of filings was higher in Richmond Hill/Woodhaven, where the share of rental households was higher (see Figure 11).

FIGURE 11
Residential Evictions as Shares of Rental Households



Sources: New York State Unified Court System; OSC analysis

Health and Education

Jamaica Hospital Medical Center is the only hospital located within the boundaries of Richmond Hill and Ozone Park and has one of the busiest emergency departments in Queens.^{15,16} This facility is a designated Level I Trauma Center, Comprehensive Stroke Center and Level 3 Perinatal Center.

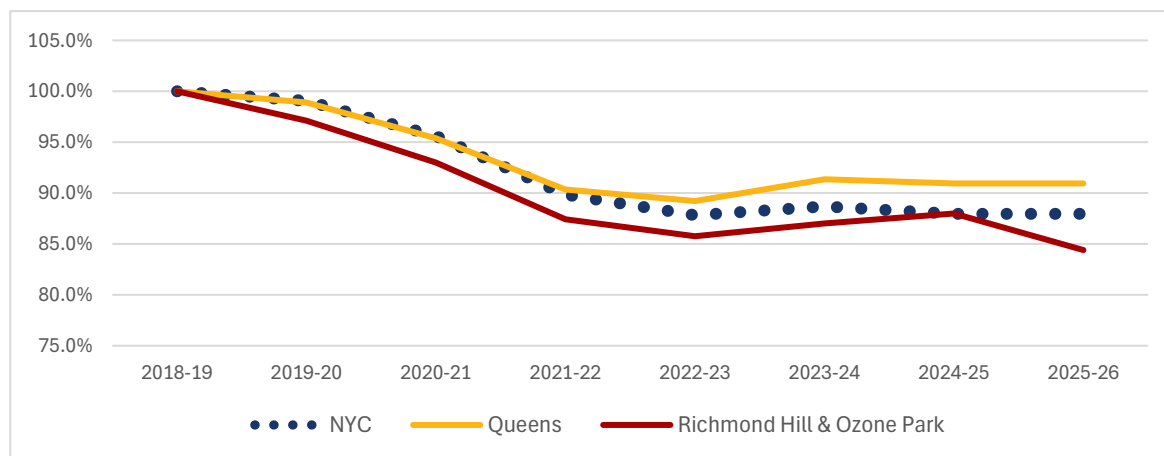
In January 2025, Governor Hochul announced a commitment to invest up to \$188 million, as part of the State's Safety Net Transformation Program, to enable Jamaica Hospital to establish a comprehensive cancer center in partnership with Memorial Sloan Kettering Cancer Center.¹⁷ This center would be the first of its kind in Queens.

The City's Department of Health and Mental Hygiene data shows higher life expectancies for residents of Richmond Hill/Woodhaven (83.5 years) and South Ozone Park/Howard Beach (81.9 years) than citywide (81.3 years), with both neighborhoods showing improvement since 2015.¹⁸ Even so, other health outcome indicators were mixed, with residents in both neighborhoods having higher rates of obesity (which can lead to other health conditions) and diabetes and lower rates of childhood asthma than boroughwide and citywide. Also, residents in South Ozone Park/Howard Beach experienced higher rates of hypertension than boroughwide and citywide.

In terms of education, Richmond Hill and Ozone Park is home to 37 schools, including six high schools and two charter schools.¹⁹ The 29 traditional public schools serving area students in grades kindergarten through 8 (K-8) had a total K-8 enrollment of 18,453 in the 2025-26 school year, the most recent for which detailed data is available. Another 467 students were enrolled in the two charter schools (one of which only began taking enrollments in 2024-25).

The total public school K-8 enrollment within the area in 2025-26 (including in charter schools) was 15.6 percent less than the 22,417 enrolled in 2018-19. For comparison, citywide K-8

FIGURE 12
Trends in Public School K-8 Grade Enrollment



Sources: NYS Department of Education; OSC analysis

enrollment (including charters) fell by 14 percent over the same period, but K-8 enrollment in Queens schools (including charters) dropped by just 11.4 percent (see Figure 12).

As might be expected given the enrollment loss, utilization rates (the number of students enrolled in a school divided by that school's enrollment capacity) in Richmond Hill and Ozone Park fell during the pandemic, but schools remain relatively crowded. Area K-8 schools were at 100.1 percent capacity in 2025-26, down from 114.8 percent in 2018-19. This suggests that area schools may benefit from investments for hiring additional teachers and improving facilities as part of the City's process of reducing class sizes to conform to the State's class size mandate.

In statewide math assessments administered to K-8 students in the spring of 2026, a slightly smaller share of those from Richmond Hill and Ozone Park schools who took the exams scored proficient than citywide, 54.5 percent compared to 57 percent. Conversely, a larger share of area students scored proficient on the State's ELA exams: 49.9 percent compared to 44.2 percent citywide. While neighborhood ELA scores were similarly slightly above citywide averages before the pandemic, in 2018 neighborhood math scores were also somewhat higher than citywide levels.

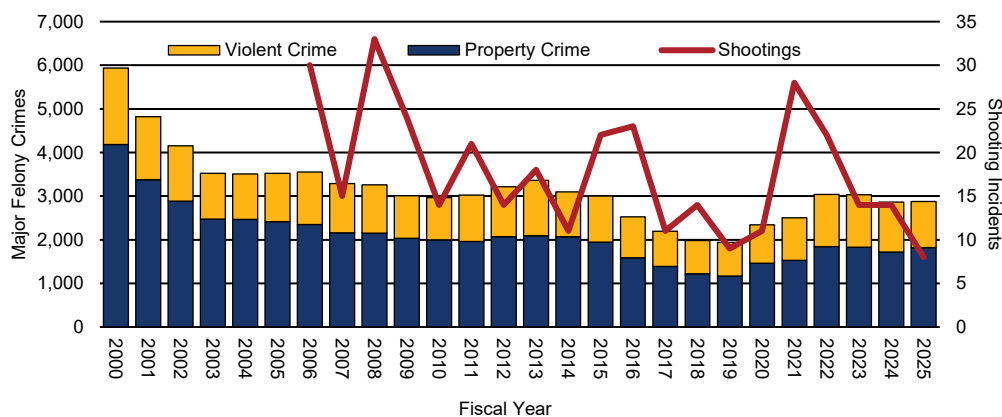
Due to changes in the State's standardized tests, recent scores are not comparable to pre-pandemic test scores, so area trends over time are not available.

Attendance rates at Richmond Hill and Ozone Park schools were slightly above citywide levels, with 90.3 percent attendance in 2024-25 compared to 89.8 percent citywide. However, 37.3 percent of area students were identified as "chronically absent" — which the State defines as students who missed at least 10 percent of school days. This rate was higher than the 33.3 percent of students who were chronically absent citywide in that same year. Overall, attendance rates have declined slightly since before the pandemic (92.3 percent in 2018-19), while rates of [chronic absenteeism](#) have grown significantly (from 30 percent in 2018-19), an issue that has arisen statewide.

Crime and Other Quality of Life Trends

Crime and public safety was the number one pressing issue identified in both community districts' Statement of Community District Needs for FY 2027. When compared to 2024, major felony crime in the Richmond Hill and Ozone Park area, patrolled by the 102nd and 106th Precincts, remained relatively flat in 2025 with nearly 2,900 incidents (see Figure 13). In contrast, major crime citywide and in Queens declined by 2 percent and 5 percent, respectively. Major felony crime in the area was 49 percent higher than pre-pandemic levels, greater than the change citywide and in Queens (27 percent and 39 percent higher, respectively). However, shooting incidents in the area declined to the lowest on record, in line with both the citywide and boroughwide trends.

FIGURE 13
Total Major Felonies in Richmond Hill and Ozone Park



Sources: NYPD CompStat; OSC analysis

Through the first half of 2026, major crime in Richmond Hill and Ozone Park increased by 7 percent, led by growth in the number of felony assaults and grand larcenies. In contrast, crime remained flat in Queens and declined by 6 percent citywide over the same period. The number of shooting incidents in the area remains low, with four to date.

Quality of Life: NYC 311 Trends

Many citywide quality-of-life issues also resonate within the Richmond Hill/Woodhaven and South Ozone Park/Howard Beach neighborhoods, such as illegal parking, residential noise, and blocked driveways, all of which appear in the top five citywide, boroughwide, and in each neighborhood (see the [NYC311 Monitoring Tool](#)).

Service requests for illegal parking were the number one complaint type in both the Richmond Hill/Woodhaven and South Ozone Park/Howard Beach neighborhoods in May 2026, declining by 21 percent and growing by 5 percent, respectively from May 2025 levels. Illegal parking was also the number one reported issue citywide and boroughwide, growing 9 percent and 10 percent, respectively, from last year's levels.

Similarly, the second-most reported complaint type across each of the two neighborhoods, Queens and citywide in May 2026 was for residential noise. These types of complaints grew by 31 percent in Richmond Hill/Woodhaven, 2 percent in South Ozone Park/Howard Beach, 11 percent in Queens and 13 percent citywide. The South Ozone Park/Howard Beach neighborhoods had the most residential noise complaints in all of Queens (1,067 complaints).

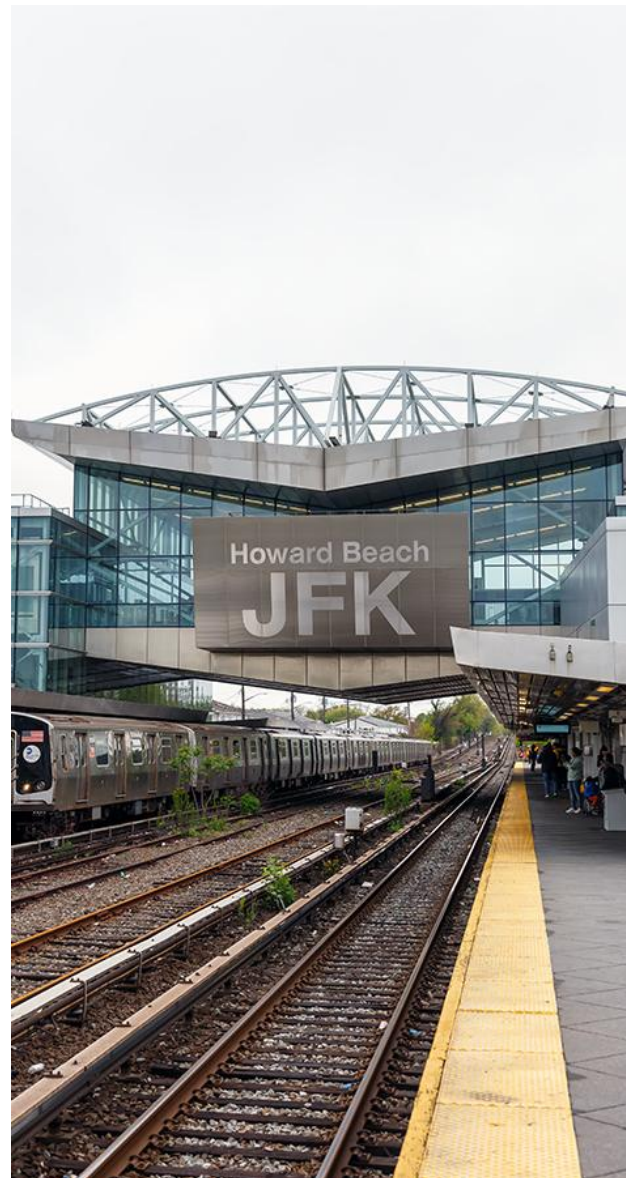
Economic Development and Resiliency

Aside from residential construction completed during the review period, investment projects in Richmond Hill and Ozone Park and adjacent areas included the completion of a \$400 million Hyatt Regency JFK Airport hotel and convention center at Resorts World New York City (South Ozone Park/Howard Beach) in 2021 and the start of a \$19 billion project to redevelop JFK that same year. In addition to four new or expanded terminals, the JFK project includes the redesign of roadways and parking infrastructure. Expansion of Terminal 4 was completed in 2024 while parts of Terminals 1 and 6 are expected to open during 2027. Completion of all terminal work is anticipated in 2030 or later.

The JFK project also includes construction of a 12-megawatt energy system, with a major part of the microgrid to be built on the roof of Terminal 1 (to provide 6.63 megawatts of solar energy).²⁰ When completed, the microgrid is expected to provide energy to Terminal 1 on a 24-hour basis.

A major infrastructure project in the area, the \$739 million overhaul of the Kew Gardens Interchange, started in 2010 and was completed in 2022.²¹ This intersection of the Grand Central and Jackie Robinson Parkways, the Van Wyck Expressway and Union Turnpike is heavily trafficked, as are most routes to JFK. The overhaul was intended to better accommodate all users (motorists, cyclists, pedestrians) and improve transit time, safety and the roadways' climate resilience, especially through improved stormwater drainage along the roadway.²²

Richmond Hill and Ozone Park is also impacted by the Long-Term Control Plan (LTCP), which includes activities intended to reduce impacts of combined sewer overflow into Jamaica Bay. Three of the Bay's tributaries — Betts Creek, Shellbank Basin and Hawtree Basin — flow through or border Richmond Hill and Ozone Park, while another, Bergen Basin, lies to its southeast on the edge of the JFK area. As of 2018, Jamaica Bay LTCP activities linked to these tributaries were planned for a 14-year period and valued at \$736 million.²³ These included



The Howard Beach JFK train station on the A line

installation of an air compressor (in 2012) to improve water quality and help curb odors by pumping air (oxygen) to the bottom layers of the water in the Shellbank Basin and ongoing work on lateral sewers in the Bergen Basin.²⁴

Climate Resiliency

In addition to the LTCP, the Howard Beach area was included in the City's resilient neighborhoods initiative which started in 2013 (after Superstorm Sandy in 2012), and in 2017, the Hamilton Beach area was established as a Special Coastal Risk District under the City's Zoning Resolution.²⁵ This status provided for restrictions on land use aimed at mitigating coastal flooding and storm surge impacts. Measures specific to Hamilton Beach include allowing only one-family and two-family detached residences, prohibiting sleeping accommodations within community facilities and requiring a minimum width of 40 feet for lots for two-family residences.

Howard Beach, Old Howard Beach, Hamilton Beach and Lindenwood in South Ozone Park/Howard Beach are also part of the Spring Creek (North) Park Ecosystem Restoration Project, focused on areas adjacent to Jamaica Bay. The project aim is to identify solutions for coastal flooding and storm surge. It has a total estimated cost of \$3.2 million, of which \$1.7 million is federally funded.

Jewel Streets in Richmond Hill and Ozone Park

In 2022, residents in the Jewel Streets area (known colloquially as "The Hole") which straddles Brooklyn's East New York and Queens' Lindenwood (in South Ozone Park/Howard Beach), began calling for action to alleviate chronic flooding, stormwater pollution and lack of sewage service. In October 2025, the City released the Jewel Streets Neighborhood Plan.

The Plan would leverage city-owned land, rezonings, a \$146 million investment, and voluntary participation by owners of one- to four-unit homes within the area in a pilot of the City's new Resilient Acquisitions program. The expected results are 5,000 new housing units (with up to 1,400 on the city-owned land), upgraded streets, sewage service and improved gray (drains) and green (rainwater capture) infrastructure.

The Plan would also increase transit access and public realm improvements, especially to connect residents to MTA subway service and facilitate safe crossing at Linden Boulevard and Conduit Avenue. The Queens section of this project includes several blocks of the Jewel Streets area, and the leveraged city-owned land is just across the border in Brooklyn, along 78th Street-Sapphire Street.

Looking Ahead

The Richmond Hill and Ozone Park area saw considerable job and wage growth between 2014 and 2024. The area also experienced double-digit growth in the number of businesses, greater than citywide. There was also marked improvement in social indicators, such as growth in median household income (which nearly held pace with the increase in median gross rent), a decline in the share of owner- and renter-occupied households facing cost burden and reductions in household and child poverty. Educational performance by K-8 students within the area's public schools was also relatively strong.

Another bright spot is an expansion of health services, with the borough's first comprehensive cancer center at Jamaica Hospital enabled by an investment from the State. The area's residents boast higher life expectancies and lower childhood asthma rates than citywide.

While a larger share of area K-8 students tested proficient than citywide, school enrollment remained below pre-pandemic levels, though it did improve in the last year. Despite the decline, several area schools are over capacity. Furthermore, a larger share of area students was identified as chronically absent than citywide. Notably, Richmond Hill and Ozone Park was among the first four areas to receive free 2-K seats in March of 2026.²⁶

A smaller share of youth within the area was also employed than citywide, which has been linked to increased crime, particularly for property crimes. Major crime in the area remains above pre-pandemic levels.²⁷ Efforts should be made to better understand the possible connections locally between employment and crime, and resources should be directed accordingly.

Although the two area neighborhoods had similar economic trends over the review period, (such as job growth across health care, transportation and warehousing and construction) they differed for some sociodemographic indicators. Richmond Hill/Woodhaven had greater growth in median household income and experienced a decline in poverty while South Ozone Park/Howard Beach had larger shares of households facing rent burden and of renter-households facing evictions for non-payment.

Investment projects within the area, especially in and adjacent to South Ozone Park/Howard Beach, are expected to continue in the near future. Investment prospects include the casino expansion at Resorts World NYC (the site of one of three casino licenses issued for downstate New York and where the first live table games opened in April 2026), continued redevelopment of the JFK Airport, development (including housing) of the Aqueduct Racetrack site, and resilience investments in Jamaica Bay and its tributaries. Community input is essential to ensure these are sustainable long-term projects that benefit local households.

Further partnerships between the City and State will help to uplift the Richmond Hill and Ozone Park area. At the same time, differences identified suggest more can be done to address local disparities. To this end, investments and economic development activities — much of which are occurring in South Ozone Park/Howard Beach — should be monitored and addressed as needed, to ensure implementation of initiatives like the Jewel Streets Plan provide benefits that reach all the area's residents.²⁸

Appendix:

Employment and Business at the Community Level

Analysis at the community level showed that one-half of all businesses (52.6 percent in 2024) were located within three of the eight communities (Forest Park is not included). Richmond Hill, Woodhaven and South Ozone Park. Health care jobs accounted for almost two-thirds (61 percent) of all employment in Richmond Hill while leisure and hospitality accounted for one-third (33.4 percent) of those in South Ozone Park. Employment was more evenly distributed across the sectors in Woodhaven, with retail trade (18.9 percent) and construction (16.2 percent) together accounting for over one-third of all jobs there (see Figure A).

Compared to the trend in jobs noted above, the pattern of firms by sector was notably different, with no sector accounting for 30 percent or more of businesses in any one of the area communities in 2024 (see Figure B). The highest concentrations were seen in South Richmond Hill (28.8 percent of firms in construction) and Kew Gardens (23.7 percent in business services).

There was little change in the share of jobs by sector across the area communities in 2025, with a few notable exceptions such as in Ozone Park North which saw an 11.4 percentage point decline in the share of health care jobs and a 6 percentage point increase in transportation and warehousing jobs; in Ozone Park (with an 8.8 percentage point decline in social assistance jobs); and South Ozone Park (with a 6.7 percentage point increase in the share of health care jobs). For businesses, changes in the shares of companies in each sector across the eight area communities ranged from a decline of 1.3 percent to an increase of 2.4 percent (see Figures C and D).

Figure A

Shares of Area Jobs by Sector and Community, Richmond Hill and Ozone Park, 2024

Sector	Kew Gardens	Richmond Hill	South Richmond Hill	Ozone Park (North)	Woodhaven	South Ozone Park	Ozone Park	Howard Beach-Lindenwood
Health Care	11.5%	61.0%	6.0%	40.9%	12.0%	17.6%	21.4%	10.1%
Construction	3.6%	7.3%	25.8%	12.5%	16.2%	9.2%	6.6%	11.4%
Financial Activities	19.6%	6.2%	3.2%	1.1%	5.2%	2.6%	1.5%	6.3%
Retail Trade	3.7%	6.0%	14.6%	2.8%	18.9%	15.2%	15.9%	13.5%
Business Services	28.9%	5.8%	5.9%	2.3%	9.0%	4.1%	5.6%	5.9%
Social Assistance	16.0%	3.1%	17.0%	0.7%	2.1%	6.0%	16.0%	1.2%
Leisure & Hospitality	4.7%	2.5%	8.2%	1.8%	15.3%	33.4%	14.6%	40.1%
Wholesale Trade	1.3%	2.2%	3.7%	0.7%	4.2%	0.8%	1.1%	2.6%
Personal Services	4.2%	2.1%	11.7%	1.9%	5.7%	4.5%	8.9%	4.8%
Manufacturing	0.2%	1.4%	0.5%	2.0%	0.8%	1.4%	4.0%	0.2%
Transportation & Warehousing	0.2%	0.9%	1.7%	32.1%	4.7%	1.5%	2.3%	0.3%
Unclassified	0.7%	0.9%	1.6%	0.4%	2.9%	1.4%	1.2%	0.9%
Educational Services	4.8%	0.6%	0.2%	0.7%	1.7%	1.8%	0.7%	1.8%
Information	0.6%	0.2%	0.0%	0.1%	1.3%	0.6%	0.4%	0.9%

0.0% 15.3% 30.5% 45.8% 61.0%

Note: Unclassified refers to jobs that are not assigned to any NAICS category.

Sources: NYS Department of Labor, Quarterly Census of Employment and Wages; OSC analysis

Figure B

Shares of Area Businesses by Sector and Community, Richmond Hill and Ozone Park, 2024

Sector	Kew Gardens	Richmond Hill	South Richmond Hill	Ozone Park (North)	Woodhaven	South Ozone Park	Ozone Park	Howard Beach-Lindenwood
Construction	5.7%	15.3%	28.8%	15.9%	12.1%	17.0%	14.4%	10.4%
Retail Trade	8.8%	15.1%	13.9%	14.0%	16.3%	18.3%	16.1%	12.0%
Unclassified	9.2%	12.4%	13.3%	8.7%	12.9%	13.6%	9.9%	8.5%
Personal Services	8.1%	9.5%	9.2%	12.3%	8.7%	8.4%	15.1%	9.1%
Leisure & Hospitality	6.2%	6.8%	9.1%	9.4%	13.3%	10.8%	11.2%	13.6%
Business Services	23.7%	11.0%	8.3%	9.0%	10.3%	8.5%	9.7%	11.0%
Financial Activities	15.2%	7.0%	4.3%	5.2%	5.5%	6.1%	3.6%	11.1%
Wholesale Trade	2.3%	5.5%	4.1%	4.7%	2.8%	2.5%	2.7%	3.8%
Transportation & Warehousing	0.9%	2.8%	3.1%	2.5%	3.2%	2.9%	4.3%	2.0%
Health Care	11.2%	8.5%	2.2%	11.7%	7.4%	6.3%	6.7%	13.8%
Social Assistance	3.9%	2.2%	1.5%	2.6%	2.9%	2.2%	2.4%	2.0%
Educational Services	2.1%	1.3%	1.1%	1.2%	1.6%	1.0%	1.6%	0.9%
Manufacturing	0.6%	1.9%	1.0%	2.2%	1.9%	1.6%	1.7%	0.9%
Information	2.0%	0.7%	0.0%	0.5%	1.1%	0.7%	0.5%	1.1%

0.0% 7.2% 14.4% 21.6% 28.8%

Note: Unclassified refers to businesses that are not assigned to any NAICS category.

Sources: NYS Department of Labor, Quarterly Census of Employment and Wages; OSC analysis

Figure C

Shares of Area Jobs by Sector and Community, Richmond Hill and Ozone Park, 2025

Sector	Kew Gardens	Richmond Hill	South Richmond Hill	Ozone Park (North)	Woodhaven	South Ozone Park	Ozone Park	Howard Beach-Lindenwood
Health Care	12.6%	60.5%	5.0%	29.5%	12.6%	24.2%	18.4%	9.5%
Construction	3.9%	7.3%	24.2%	15.2%	13.7%	7.5%	8.3%	13.4%
Financial Activities	19.6%	6.3%	3.3%	1.1%	5.0%	2.3%	1.9%	5.9%
Retail Trade	4.0%	6.0%	15.0%	3.4%	18.4%	12.5%	19.1%	13.0%
Business Services	26.3%	5.4%	6.5%	3.1%	9.4%	3.1%	7.2%	6.4%
Social Assistance	13.9%	3.5%	15.9%	0.8%	2.1%	6.7%	7.2%	0.7%
Leisure & Hospitality	4.8%	2.6%	7.9%	2.1%	15.2%	32.7%	16.5%	39.8%
Wholesale Trade	1.3%	2.5%	3.2%	0.7%	4.3%	0.6%	1.0%	2.5%
Personal Services	4.0%	2.0%	14.6%	2.2%	6.0%	4.2%	10.6%	4.8%
Manufacturing	0.3%	1.2%	0.4%	2.5%	0.5%	1.5%	4.6%	0.2%
Transportation & Warehousing	0.1%	0.9%	1.9%	38.2%	5.7%	1.1%	2.6%	0.3%
Unclassified	0.7%	0.8%	1.8%	0.4%	3.7%	1.2%	1.4%	1.0%
Educational Services	7.8%	0.7%	0.4%	0.7%	1.8%	2.0%	0.7%	1.7%
Information	0.7%	0.2%	0.0%	0.1%	1.5%	0.4%	0.4%	1.0%
0.0%15.1%30.3%45.4%60.5%								

Note: Unclassified refers to businesses that are not assigned to any NAICS category.

Sources: NYS Department of Labor, Quarterly Census of Employment and Wages; OSC analysis

Figure D

Shares of Area Businesses by Sector and Community, Richmond Hill and Ozone Park, 2025

Sector	Kew Gardens	Richmond Hill	South Richmond Hill	Ozone Park (North)	Woodhaven	South Ozone Park	Ozone Park	Howard Beach-Lindenwood
Construction	5.4%	15.2%	27.6%	15.0%	11.2%	16.1%	14.2%	9.8%
Retail Trade	9.0%	15.7%	15.2%	13.7%	16.7%	18.5%	15.0%	11.6%
Unclassified	9.1%	11.5%	13.4%	8.6%	11.9%	13.1%	12.3%	9.2%
Leisure & Hospitality	6.8%	6.9%	9.5%	9.9%	13.3%	11.3%	10.9%	13.9%
Personal Services	8.4%	9.7%	8.6%	12.6%	9.6%	8.4%	14.6%	8.8%
Business Services	23.0%	11.4%	8.5%	9.6%	11.1%	8.5%	10.1%	12.1%
Financial Activities	15.0%	6.7%	4.2%	5.5%	5.2%	6.3%	4.1%	11.7%
Wholesale Trade	2.7%	5.9%	4.0%	4.3%	3.0%	2.4%	2.5%	3.5%
Transportation & Warehousing	0.8%	2.5%	3.1%	2.5%	3.7%	2.8%	3.8%	2.0%
Health Care	11.8%	8.5%	2.2%	11.7%	7.4%	7.1%	6.2%	13.0%
Social Assistance	3.9%	2.2%	1.6%	2.6%	3.0%	2.0%	2.5%	1.8%
Educational Services	1.8%	1.2%	1.3%	1.2%	1.5%	1.1%	1.6%	0.9%
Manufacturing	0.6%	2.0%	0.8%	2.6%	1.5%	1.8%	1.9%	0.7%
Information	1.7%	0.7%	0.0%	0.3%	1.0%	0.7%	0.5%	1.1%
0.0%6.9%13.7%20.7%27.6%								

Note: Unclassified refers to businesses that are not assigned to any NAICS category.

Sources: NYS Department of Labor, Quarterly Census of Employment and Wages; OSC analysis

Endnotes

- ¹ The Census-defined areas referenced here are public use microdata areas or PUMAs, which roughly align with but may not have the same boundaries as the City's community districts. There are 55 PUMAs across the City's 59 community districts (two of the PUMAs each approximate two community districts). Unless otherwise indicated, socioeconomic indicators in this report are based on the American Community Survey data for these PUMAs, using the 1-year file for status and trends and the 5-year files for community-level patterns.
- ² The Demography section is based on U.S. Census Bureau American Community Survey 1-year data.
- ³ The Employment and Business sections are based on New York State Department of Labor data.
- ⁴ Unclassified in this section means that a business or industry has not been assigned to any of the North American Industry Classification System (NAICS) categories.
- ⁵ Ibid.
- ⁶ Office of the New York State Comptroller (OSC), *Business Growth in New York City During the COVID-19 Pandemic*, Report 8-2025, June 2024, <https://www.osc.ny.gov/files/reports/osdc/pdf/report-8-2025.pdf>.
- ⁷ The Resident Workforce section is based on U.S. Census Bureau American Community Survey 1-year data.
- ⁸ The Household Income, Well-being and Housing section is based on U.S. Census Bureau American Community Survey 1-year data (for neighborhood, borough and City levels) and 5-year data (for community level).
- ⁹ The number of providers is based on data for cable, copper (DSL) and fiber to the premises for New York State, released by the FCC and as reported to them by ISP, <https://broadbandmap.fcc.gov/data-download>.
- ¹⁰ The Zoning and Housing Infrastructure section is based on New York City Department of City Planning data.
- ¹¹ The City of New York, <https://www.nyc.gov/assets/planning/downloads/pdf/our-work/plans/queens/archive/kew-gardens-richmond-hill.pdf>, <https://www.nyc.gov/assets/planning/downloads/pdf/our-work/plans/queens/archive/woodhaven-richmond-hill-rezoning.pdf>, <https://www.nyc.gov/assets/planning/downloads/pdf/our-work/plans/queens/archive/ozone-park-rezoning.pdf>.
- ¹² OSC, *Housing Production in New York City*, Report 24-2025, March 2025, <https://www.osc.ny.gov/files/reports/pdf/report-24-2025.pdf>.
- ¹³ Ibid., page 5 (Figure 7).
- ¹⁴ The total used in this calculation excludes mobile homes, boats, recreational vehicles and vans.
- ¹⁵ Jamaica Hospital Medical Center is part of the MediSys Health Network based in Queens which includes Flushing Hospital Medical Center, Jamaica Hospital Nursing Home, and a network of community-based ambulatory care centers and private physician practices.
- ¹⁶ New York State Department of Health, Hospital Emergency Department Discharges (SPARCS De-Identified): Emergency Department Encounters by Facility: Beginning 2018. Most recent data is as of 2022.
- ¹⁷ "Governor Hochul Announces Transformative Investment in Six Safety Net Hospitals and Health Care Partnerships Across New York," New York State, press release, October 16, 2025.
- ¹⁸ New York City Department of Health, 2022 Community Health Profiles Public Use Dataset.
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