



Long Island City, Sunnyside and Woodside: An Economic Snapshot

Highlights

- As of 2023, one-half of Long Island City/Sunnyside/Woodside area residents were foreign-born, mainly from Asia and Latin America.
- Zoning changes as of 2001 led to an increase in residential units in Long Island City-Hunters Point, especially since 2010.
- Area private sector jobs rose by 9.3 percent to 74,972 from 2013 to 2023, to make up 12.1 percent of all such jobs in Queens.
- Job increases were concentrated in business services, social assistance, health care and retail.
- Among the three main area neighborhoods analyzed, most of the area's overall job growth occurred in Woodside.
- From 2013 to 2023, the number of area businesses rose by 19.5 percent, more than citywide (15.1 percent).
- Long Island City-Hunters Point firms made up 36.2 percent of all area businesses and provided 40.6 percent of all jobs in 2023.
- Two-thirds of working-age residents were employed in 2023, more than the boroughwide share (59 percent).
- The area's median household income was \$94,371 in 2023, higher than the median in Queens and citywide.
- As of 2024, area residents had the second longest life expectancy by community district citywide.
- At least \$583.2 million was invested for renewal and accessibility projects at MTA stations within the area from 2019 to 2024.

Long Island City/Sunnyside/Woodside had 123,823 residents as of 2023, accounting for over 5 percent of the population in Queens. The area's residents live across three main neighborhoods: Long Island City-Hunters Point and Sunnyside which have significant manufacturing zones; and Woodside which is mostly residential.

Sunnyside and Woodside each account for just over 38 percent of all area residents, while Long Island City-Hunters Point has 23 percent. There are significantly different socioeconomic characteristics among the residents of the neighborhoods, with those living in Long Island City-Hunters Point having the lowest median age, highest median income and most likely to be in the workforce. Sunnyside has the highest share of households facing rent burden, while Woodside has the highest share receiving Social Security income and using Medicare.

The area's development reflects its land use history, including [substantial recent expansion](#) in housing units in Long Island City-Hunters Point (from 2010 to 2023). The area also experienced faster growth in the number of businesses than the City (19.5 percent from 2013 to 2023, compared to 15.1 percent citywide).

Even with its expansion, Long Island City/Sunnyside/Woodside faces some challenges such as air pollution, a level of crime higher than pre-pandemic rates despite recent declines, and income and housing pressures in parts of the area. Continued success in Long Island City/Sunnyside/Woodside depends on further monitoring of these factors, as well as supporting and managing housing, employment and infrastructure development.

Introduction

Long Island City/Sunnyside/Woodside is located in northwest Queens and approximates the borough's Community District 2 (see Figure 1).¹ The area is connected to Manhattan by the Ed Koch/Queensboro Bridge and the Queens Midtown Tunnel (a part of Interstate 495), and to Brooklyn by the Pulaski and Kosciuszko Bridges. It is bound, in part, by Queens Plaza North, the Sunnyside rail yard and Northern Boulevard (north); Consolidated Rail (freight) tracks (east); Maurice and Maspeth Avenues and Newtown Creek (south); and the East River (west).²

Roadways crossing Long Island City/Sunnyside/Woodside include the Long Island Expressway (part of I-495), the Brooklyn-Queens Expressway (I-278) and Queens Boulevard. The Metropolitan Transportation Authority's (MTA) 7, E, M, F, G, N, W and R subway lines are accessed at area stations such as Queensboro Plaza, Queens Plaza, Court Square and 61st Street-Woodside. The Long Island Railroad (LIRR) and MTA bus lines have stops within the area, connecting it to the rest of the borough and the City.

Communities such as Blissville, Hunters Point, Long Island City, Sunnyside, Sunnyside Gardens and Woodside are located across the three neighborhood tabulation areas (NTAs) of Long Island City-Hunters Point, Sunnyside and Woodside, referred to in this report as neighborhoods. Two other NTAs, Sunnyside Yards and Calvary and Mount Zion, have no residents registered and are made up mostly of railroad tracks and cemeteries, respectively.

Long Island City-Hunters Point, which is home to 23 percent of all area residents, was an industrial and shipping hub in the 1800s. The area is now a mix of residential and manufacturing zones. Sunnyside and Woodside — which each account for just over 38 percent of all area residents — evolved from a mix of scattered houses, farms, inns and industrial facilities to now have large residential areas. Queensbridge Houses and Woodside Houses — often considered as part of Long Island City or Woodside — are located outside of the boundaries of the analysis area, which may impact socio-economic and housing indicators cited in this report.

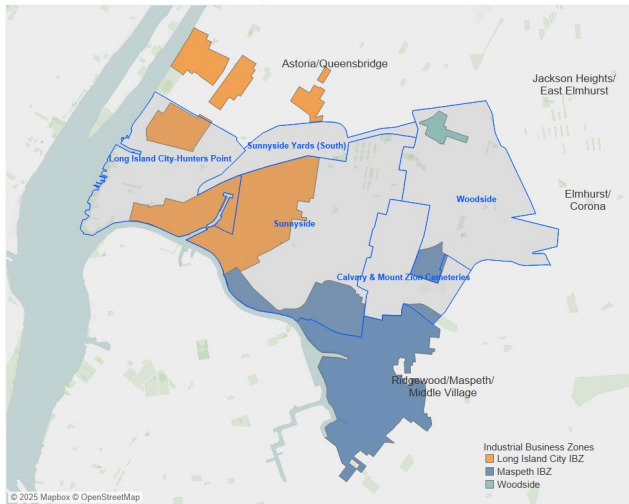
FIGURE 1
Map of Long Island City/Sunnyside/Woodside Area



Note: Queensbridge and Woodside Houses, as well as NYC Health + Hospitals/Elmhurst, are outside of the analysis area.

The Long Island City Industrial Business Zone (IBZ) is located in much of Sunnyside and a part of Long Island City-Hunters Point.³ A part of Sunnyside is also within nearby Maspeth IBZ, while another area IBZ is located entirely within the Woodside neighborhood (see Figure 2).

FIGURE 2
Long Island City/Sunnyside/Woodside Industrial Business Zones



Sources: New York City Planning Department; OSC analysis

Long Island City/Sunnyside/Woodside is home to historic districts (Sunnyside Gardens and Hunters Point) and two business improvement districts: the Long Island City Partnership (73 city blocks in Long Island City-Hunters Point) and Sunnyside Shines (36 city blocks in Sunnyside). Area landmarks include the Pepsi-Cola sign located on the East River waterfront; the Fire Engine Company No. 258, Hook and Ladder Company No. 115 building at 10-40 47th Avenue; and the New York State Supreme Court, Queens County, Long Island City Branch building located at Court Square.⁴

Other notable institutions include Silvercup Studios, one of the largest film and television production studios in the City and the City University of New York's LaGuardia Community College campus, which includes the LaGuardia Performing Arts Center. The area also has a

museum (MoMA PS1), the Hunters Point branch of the Queens Public Library, a number of City departments (such as the Department of Health and Mental Hygiene, DOHMH, headquartered there), Hunters Point South Park and the Gantry Plaza State Park.⁵

Demography

Long Island City/Sunnyside/Woodside had 123,823 residents as of 2023, or 5.3 percent of the total population of Queens.⁶ One-half of the area residents (50.3 percent) were foreign born, a larger share than boroughwide (47.6 percent) and citywide (36.5 percent). Among the foreign-born population, the combined majority was from Asia (48.7 percent) and Latin America (36.4 percent). In comparison, among all foreign-born residents of Queens, 39.1 percent were from Asia and 47.8 percent from Latin America.

The median age of Long Island City/Sunnyside/Woodside residents was 37.7 years in 2023, lower than the median age of all residents of Queens (40.4 years) and the City (38 years).

A smaller proportion of area households had children under 18 than in all of Queens and the City (21.9 percent compared to 27.8 percent and 26.4 percent, respectively). Even so, the share with young children (less than six years) was larger (6.7 percent) than in all of Queens and the City (5.2 percent and 5.5 percent, respectively).

As of 2023 the share of Long Island City/Sunnyside/Woodside residents that completed at least a high school education (87.1 percent) was larger than the share of residents with the same achievement level across Queens (82.7 percent) and the City (83.7 percent). The share of area residents with at least a bachelor's degree was also larger (49.4 percent compared to 35.3 percent in Queens and 41 percent citywide).

Within the area, Long Island City-Hunters Point, had notable differences when compared to Sunnyside and Woodside, such as the lowest median age, the largest shares of residents with

FIGURE 3**Long Island City/Sunnyside/Woodside Demographic Patterns, 2023**

Micro-Neighborhood	Population	Median Age	Proportion of Area Population That:		
			Had At Least a High School Diploma	Was Foreign Born	Moved in as of 2021 or Later
Long Island City-Hunters Point	28,430	33.0	96.0%	23.0%	22.2%
Sunnyside	47,507	38.1	87.8%	38.4%	11.5%
Woodside	47,886	41.0	81.0%	38.7%	7.8%

Note: Data is for the five-year sampling period from 2019 to 2023.

Sources: U.S. Census Bureau, American Community Survey 5-year files; OSC analysis

at least a high school diploma or a bachelor's degree, or that moved into their homes in 2021 or later (see Figure 3). Also, the share of residents who were foreign-born (38.3 percent) was smallest in Long Island City-Hunters Point, with Woodside having the largest share (60.2 percent). In Sunnyside, almost one half (47.4 percent) of residents were foreign-born.

White and Asian residents made up almost four-fifths of the Long Island City-Hunters Point population, while Asian and Hispanic residents accounted for a similar proportion of Woodside residents. Sunnyside residents were more evenly distributed across the White, Asian and Hispanic racial and ethnic groups (30.3 percent, 27.4 percent and 35.9 percent, respectively).

Within the area, Long Island City-Hunters Point had the largest share of households with children under six years (10.7 percent) and Woodside had the largest share with all children under 18 years (24.6 percent).

Zoning and Land Use Changes

Long Island City/Sunnyside/Woodside population patterns reflect the area's planning and zoning history. To accommodate more residential units, a zoning change was implemented in 2001 to establish a mixed-use district covering much of Long Island City-Hunters Point. This change promoted new land uses by allowing for high-density residential towers throughout Court Square and Queens Plaza, as well as allowing

medium-density, mixed residential and light manufacturing throughout Hunters Point.⁷

Other efforts to regulate housing development in the rest of the area, especially in 2006 and 2011, mainly included "downzonings" to preserve the lower density of the Sunnyside and Woodside areas while allowing higher-density multi-use buildings and light manufacturing within central corridors and near transportation hubs.

The zoning changes were part of several development plans such as a long-term project (Queens West) covering 74 acres along the East River waterfront. This plan transformed a part of Hunters Point (west of 5th Street, north of 50th Avenue and south of the Anable Basin) from mostly industrial use with some brownfield areas into a mixed-use waterfront area with 4,757 new residential units in 11 buildings.⁸

In 2008, the area south of 50th Avenue to Newtown Creek (Hunters Point South) was spun off from Queens West to become a separate development area (the Special Southern Hunters Point District, zoned that year) managed by the New York City Economic Development Corporation. This area has seen 5,255 new units constructed between 2013 and 2024 and has three vacant lots yet to be developed.

Between 2010 and the end of 2024, the number of housing units in Long Island City-Hunters Point quadrupled, increasing by 308.1 percent to reach

26,177 units. In comparison, Woodside grew by 7.4 percent (to reach 20,116) and Sunnyside grew by 2.4 percent (to reach 22,788) during the same period.

Overall, housing units across Long Island City/Sunnyside/Woodside grew by 45.7 percent between 2010 and the end of 2024 compared to 8.5 percent in Queens and 10.1 percent in the City. Of all new units constructed during the period, 83.6 percent (17,911 units) were in large buildings of 100 units or more, located mostly in Long Island City-Hunters Point, while in the borough and City only 51.3 percent and 52.8 percent of new units constructed were in buildings of 100 units or more, respectively.⁹

As of the end of 2024, there were active construction permits for 5,052 residential units in new buildings across the entire area, with 85 percent planned for Long Island City-Hunters Point. Because of zoning changes implemented in 2024, new buildings constructed within the area may reflect the elimination of a mandate to include parking spaces in new structures in Long Island City-Hunters Point, and reduced requirements for such spaces in Sunnyside and Woodside. It is notable that parts of Long Island City-Hunters Point were the only areas outside of

Manhattan south of 110th Street (west side) and 96th Street (east side) to have been selected for elimination of parking mandates in an earlier (2013) zoning change.¹⁰

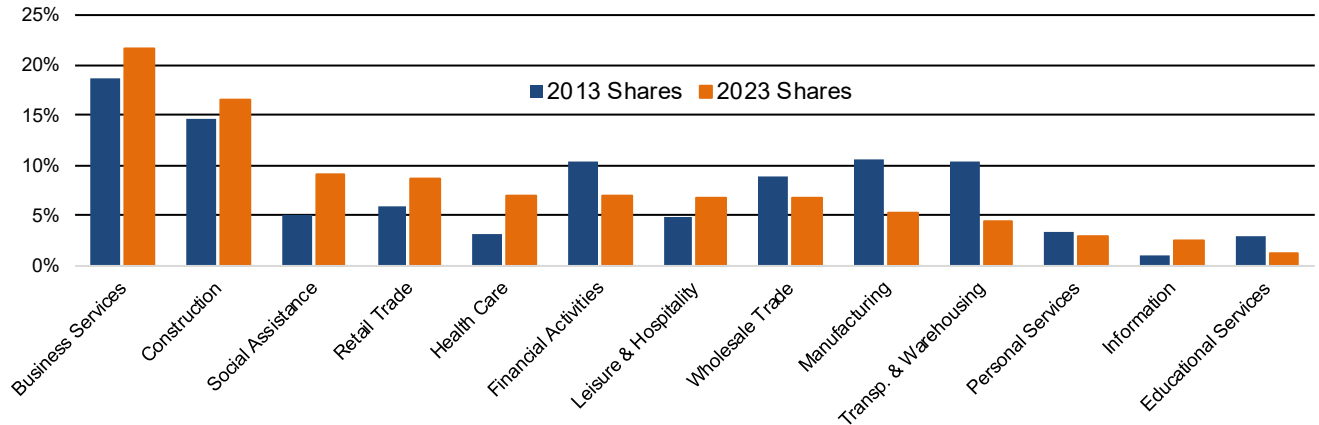
The 2024 zoning change also allows for the construction of residential units in two- to four-story buildings with commercial spaces on the ground floor, which may impact new structures in Sunnyside and Woodside. Additionally, a new Long Island City neighborhood plan called OneLIC, which focuses on blocks directly south of the Queensborough Bridge, is now under public review. This plan may result in further allowed density in industrial, commercial and residential uses through zoning changes and other planned investments.¹¹

Employment and Business

Private sector jobs in Long Island City/Sunnyside/Woodside grew by 9.3 percent (6,410) to 74,972 between 2013 and 2023, despite a pandemic-related decline from 2019 to 2021. In all of Queens and the City, jobs increased by 24 percent and 18.8 percent, respectively, over the same 10-year period.

Job losses in transportation and warehousing, manufacturing and financial activities were more

FIGURE 4
Long Island City/Sunnyside/Woodside Shares of Employment by Sector, 2013 and 2023



Sources: U.S. Census Bureau, American Community Survey 5-year files; OSC analysis

than offset by higher employment in the business services (mainly security services), social assistance, health care and retail sectors in the Long Island City/Sunnyside/Woodside area (see Figure 4). These growth sectors accounted for 32.8 percent of total area employment in 2013 and 46.7 percent by 2023.

Within the area, social assistance and leisure and hospitality jobs in Woodside as a combined share of all neighborhood jobs rose by 38 percentage points and offset declines in the shares of jobs in almost all other sectors. In Sunnyside, the largest increase in job shares occurred in construction and business services, while the largest declines were in manufacturing and transportation and warehousing. Long Island City-Hunters Point saw a notable rise in the share of retail jobs, alongside significant declines in the shares of financial activities, transportation and warehousing and manufacturing jobs.

Private sector wages paid out by firms operating in Long Island City/Sunnyside/Woodside rose 37.8 percent from \$4.2 billion to \$5.7 billion between 2013 and 2023, while the average wage rose by 26 percent to \$76,285. Total wages paid out by firms across Queens and the City grew 69 percent and 65.5 percent, respectively during the same period. Among the neighborhoods, the average wage increased the most in Sunnyside (63 percent) and least in Woodside (5.6 percent).

Business

Between 2013 and 2023, the number of businesses in Long Island City/Sunnyside/Woodside grew at a rate that was similar to Queens and greater than citywide (see Figure 5). As with the borough and City, the number of businesses in the area rose from 2019 to 2021, despite the COVID-19 pandemic and mainly due to continued growth in firms with less than five employees. (Firms with five or more employees declined across the area, borough and City during the same period). Between 2021 and 2023, the rate of growth of area businesses outpaced that of both Queens and the City.

The area's business growth was led by expansion of the business services and leisure and hospitality sectors, from a collective 22.3 percent of area businesses in 2013 to 29.1 percent in 2023. These sectors grew by 56 percent and 42.1 percent, respectively, and together accounted for more than three-quarters (75.7 percent) of the area's total business growth during that time. The next largest contributors to area business growth were the health care and information sectors, with both the number of firms and the average number of employees per firm increasing in each.

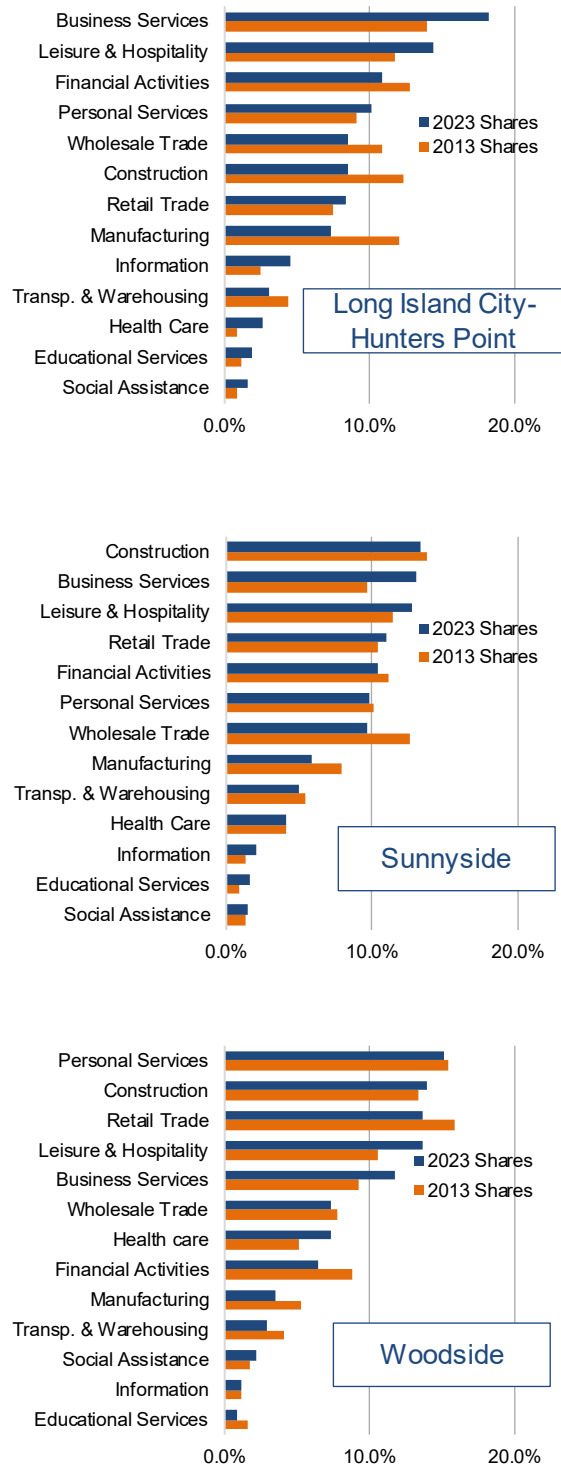
Among the neighborhoods, the rate of business growth was largest in Long Island City-Hunters Point. Firms in this neighborhood accounted for 36.2 percent of all area businesses in 2023, up

FIGURE 5
Private Sector Businesses

Area	2013	2019	2021	2023	Change			
					2013-2023	2013-2019	2019-2021	2021-2023
Long Island City/Sunnyside/Woodside	4,109	4,462	4,649	4,909	19.5%	8.6%	4.2%	5.6%
Queens	47,409	52,848	54,005	56,511	19.2%	11.5%	2.2%	4.6%
New York City	248,965	272,097	275,279	286,561	15.1%	9.3%	1.2%	4.1%

Sources: NYS Department of Labor; OSC analysis

FIGURE 6
Sector Shares of Businesses in Long Island City/Sunnyside/Woodside, 2013 and 2023



Sources: New York State Department of Labor; OSC analysis

from a 31.8 percent share in 2013. This was almost the same as the 36.1 percent share made up by Sunnyside firms (compared to 39.2 percent in 2013). As of 2023, Woodside firms made up a slightly smaller share (26.7 percent) of total area businesses than in 2013 (28.3 percent).

In 2013, the five largest sectors by number of firms in Long Island City-Hunters Point were business services, financial activities, leisure and hospitality, construction and manufacturing (together accounting for 62.9 percent of all firms in the neighborhood). The number of firms in the first three sectors rose so that these remained among the top five by 2023. On the other hand, the number of firms in the last two sectors declined, and these were replaced by wholesale trade and personal services to round out the top five in 2023 (see top panel, Figure 6).

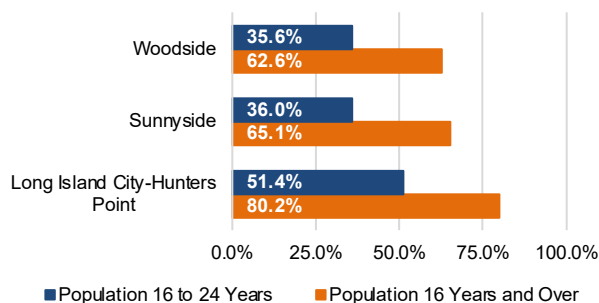
The Sunnyside and Woodside neighborhoods also saw significant shifts in the sectors with the largest shares of businesses in each over the review period (see middle and bottom panels, Figure 6). As with Long Island City-Hunters Point, both neighborhoods saw significant increases in the shares of business services and leisure and hospitality. In addition, Sunnyside had significant growth in its information sector, while Woodside saw a notable increase in health care (mainly home health care services).

Resident Workforce

Just over two-thirds of the Long Island City/Sunnyside/Woodside population aged 16 and over were employed as of 2023, a significantly larger share than in Queens (59 percent) and the City (58.5 percent).¹² Among the area's youth population (16 to 24 years), the employed share (38.7 percent) was about the same as the borough and City shares (both 39.1 percent).

A much larger share of the Long Island City-Hunters Point population 16 years and over was employed than in Sunnyside and Woodside (see Figure 7), with the pattern being the same for the

FIGURE 7
Share of Working Age Population Employed,
2023



Note: Data is for the five-year sampling period from 2019 to 2023.
Sources: U.S. Census Bureau, American Community Survey 5-year files; OSC analysis

shares of neighborhood populations 16 to 24 years. Moreover, the share of Long Island City-Hunters Point residents 16 to 24 years that was employed was significantly larger than boroughwide and citywide.

Just over one-quarter of the area's residents worked in professional, scientific and technical services, and in health care and social assistance. Another one-quarter worked in retail trade, accommodation and food services, and finance and insurance, bringing the total share of residents employed in these industries to 52.8 percent.

In terms of occupations, nearly a third of residents (33.1 percent) held positions in four categories combined — management; business and financial operations; computer and mathematical sciences; and arts, designs, entertainment sports and media positions — higher than in the borough (21.4 percent) and City (26.8 percent). These top four occupations were also among the 10 highest in terms of area residents' median earnings in 2023. Furthermore, the top four occupations together accounted for a larger share of residents' total occupations than boroughwide.

Within the area, 58 percent of Long Island City-Hunters Point residents held management-related positions in the four categories above in 2023,

compared to 18.6 percent of Woodside residents (the lowest of the three neighborhoods). Notably, these areas had the largest (78 percent) and smallest (65.6 percent) shares of working-age (18 to 64 years) population, respectively.

Work From Home and Commuting

The share of all working residents of Long Island City/Sunnyside/Woodside that worked from home in 2023 was higher (16.3 percent) than across Queens (11.3 percent) and the City (15 percent). In Long Island City-Hunters Point, the share that worked from home was even higher (27.3 percent) than for the area as a whole. Of workers that commuted, 59.8 percent used subway or elevated rail compared to 34.9 percent in Queens and 40.4 percent citywide.

The average travel time to work for area residents was 35.2 minutes compared to 43.1 minutes and 40.6 minutes for commuting residents boroughwide and citywide, respectively. For Long Island City-Hunters Point, which is closest to the Manhattan Central Business District, the average commute time was 30.9 minutes.

Despite the major hubs located there, most MTA subway stations in Long Island City/Sunnyside/Woodside are on the 7 line, which had 90 percent on-time performance for most of 2021 through March 2024, compared to 80 percent levels systemwide. The area also benefits from three LIRR stations (Long Island City, Hunters Point Avenue, Woodside) in the MTA's City Ticket program, which offers reduced peak and off-peak rates for travel between select LIRR stations.¹³

Household Income, Well-Being and Housing

Perhaps reflecting the area's relatively higher share of employed working-age population and residents in higher-paying occupations (as noted above) than citywide, the Long Island City/Sunnyside/Woodside median household income was higher than median incomes across Queens and the City in 2023 (see Figure 8).

FIGURE 8**Median Household Income and Other Well-Being Measures, 2023**

Area	Median Household Income	Shares Below the Federal Poverty Level Individuals	Children	Shares of Households in SNAP
Long Island City/ Sunnyside/Woodside	94,371	9.4%	8.7%	8.6%
Queens	84,961	12.2%	15.2%	14.7%
New York City	79,713	17.4%	23.2%	20.2%

Note: SNAP is the Supplemental Nutritional Assistance Program.

Sources: U.S. Census Bureau, American Community Survey 5-year files; OSC analysis

Household incomes include supplemental income (generally referred to as SSI) as well as social security retirement income. In 2023, the share of area households that received at least one of these two types of social security incomes was 19 percent, nearly one-in-five households. Across the borough and City, the shares were larger, at 30 percent and citywide at 27.5 percent respectively.

The area had smaller shares of individuals and children living below the federal poverty level and of households participating in the Supplemental Nutritional Assistance Program (SNAP).

Area households were also better off in terms of broadband internet access. While Federal Communications [Commission](#) data showed

broadband was available to 86 percent of the Long Island City/Sunnyside/Woodside area in 2023, Census Bureau data showed 80.9 percent of households with access to broadband internet that year.¹⁴ This meant that 19.1 percent of area households had no broadband internet access, a smaller share than boroughwide (26.2 percent) and citywide (25.6 percent).

Within the area, the Long Island City-Hunters Point neighborhood had a median household income that was two times as high as that in Sunnyside and Woodside in 2023 (see Figure 9). Poverty levels and shares of households participating in SNAP or Medicaid or not having broadband internet access were also smaller in

FIGURE 9**Long Island City/Sunnyside/Woodside Household Income and Well-Being, 2023**

Indicator	Long Island City-Hunters Point	Sunnyside	Woodside
Median Household Income	\$ 162,100	\$ 80,934	\$ 76,334
Share of Households Receiving Social Security Income	7.2%	19.6%	27.4%
Share of Individuals With Income Below Federal Poverty Level	7.3%	11.9%	8.3%
Share of Children Living Below the Federal Poverty Line	1.7%	13.5%	8.2%
Share of Households in the Supplemental Nutritional Assistance Program (SNAP)	2.3%	9.8%	12.0%
Share of Population Using Medicaid	10.5%	33.6%	38.4%
Share Population Using Medicare	5.3%	13.3%	16.6%
Share of Households Without Broadband Internet Access	8.0%	21.7%	24.6%

Note: Data is for the five-year sampling period from 2019 to 2023.

Sources: U.S. Census Bureau, American Community Survey 5-year files; OSC analysis

FIGURE 10**Shares of Housing Units Facing Housing Cost Burden, 2023**

Area	Rental Units		Owner-Occupied Units	
	Facing Rent Burden	Facing Severe Rent Burden	Facing Owner- Cost Burden	Facing Severe Owner-Cost Burden
Long Island City/Sunnyside/Woodside	45.2%	19.2%	34.3%	19.2%
Queens	52.4%	27.6%	37.2%	19.6%
New York City	51.9%	28.2%	34.7%	18.5%

Note: Data is for the five-year sampling period from 2019 to 2023.

Sources: U.S. Census Bureau, American Community Survey 5-year files; OSC analysis

Long Island City-Hunters Point. Also, shares of households receiving Social Security income or using Medicare were lowest in Long Island City-Hunters Point and highest in Woodside (where median age was also highest).

Housing Infrastructure and Security

The share of Long Island City/Sunnyside/Woodside residents that moved into their homes in 2010 or later (58.3 percent) was similar to boroughwide (56.2 percent) and citywide (58.1 percent). Within the area, the share was much greater in Long Island City-Hunters Point (90.9 percent) than in Sunnyside (63 percent) and Woodside (65.5 percent), reflecting occupancy of new units built after zoning changes were made there.

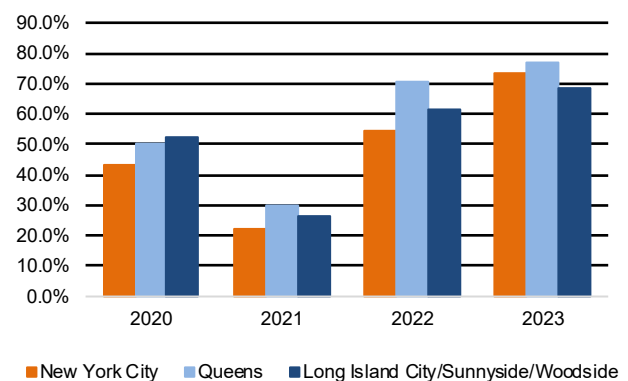
In 2023, renters accounted for three-quarters of all occupied residential units in the area compared to 55.1 percent and 67.2 percent in Queens and citywide, respectively. The area median rent (including utilities) was \$2,107, higher than in the borough (\$1,915) and City (\$1,779).

Despite the higher rents, the higher median household income noted above resulted in smaller shares of area renters facing rent burden (spending at least 30 percent of income on gross rent) and severe rent burden (spending at least 50 percent of income on gross rent) than boroughwide and citywide (see Figure 10).¹⁵

The share of Long Island City/Sunnyside/Woodside homeowners living in their own property that faced owner-cost burden was also smaller than boroughwide and citywide. The median value of owner-occupied residential units in the area in 2023 was \$740,600, higher than in Queens (\$699,200) and slightly lower than citywide (\$751,700).

As with the borough and City as a whole, the level of residential evictions for non-payment in the area in 2023 (68.5 percent) remained below 2019 levels. Although at a slower pace than citywide, area evictions as a share of the 2019 levels grew each year since the pandemic-related moratorium ended in 2021 (see Figure 11).

A larger share of Long Island City/Sunnyside/Woodside residential units were located in

FIGURE 11**Residential Evictions as Shares of 2019 Levels**

Sources: New York Unified Housing Courts; OSC analysis

FIGURE 12**Shares of Housing Units Facing Cost Burden Across the Area, 2023**

Area	Rental Units		Owner-Occupied Units	
	Facing Rent Burden	Facing Severe Rent Burden	Facing Owner-Cost Burden	Facing Severe Owner-Cost Burden
Long Island City-Hunters Point	33.7%	17.7%	31.7%	14.7%
Sunnyside	50.0%	21.5%	26.7%	15.8%
Woodside	48.9%	17.4%	41.9%	24.5%

Note: Data is for the five-year sampling period from 2019 to 2023.

Sources: U.S. Census Bureau, American Community Survey 5-year files; OSC analysis

buildings with 10 units or more (63.2 percent) than across Queens (35.7 percent) and the City (55 percent). Reflecting the zoning changes and higher population growth there, Long Island City-Hunters Point had a significantly larger share of such units (86.2 percent) than Sunnyside (65.1 percent) and Woodside (43.6 percent).

One-third of Long Island City-Hunters Point renters faced rent burdens compared to one-half in Sunnyside and almost one-half in Woodside in 2023 (Figure 12). The median rent for the Long Island City-Hunters Point area was at least \$3,500 compared to \$1,895 and \$1,832 in Sunnyside and Woodside, respectively.

Among area homeowners who lived in their own properties, Sunnyside had the smallest share facing cost burden, while Woodside had the largest. The median values for owner-occupied units was \$609,357 in Sunnyside, \$779,252 in Woodside and \$860,604 in Long Island City-Hunters Point.

Community and Environmental Health

While there is no City hospital located directly within the boundaries of the Long Island City/Sunnyside/Woodside area, NYC Health + Hospitals Elmhurst is located just outside of its eastern border. Elmhurst is a designated Level I Trauma Center, Stroke Center and Emergency Heart Care Station and operates one of the City's World Trade Center Health Programs. In 2008,

Elmhurst opened the Hope Pavilion, a cancer treatment facility.

DOHMH data shows that area residents had the second longest life expectancy among the City's 59 community districts as of 2022 (the latest year for which comprehensive data is available), and lower rates of hypertension, adult diabetes and avoidable adult hospitalizations than boroughwide and citywide.

Air Quality

Measured by particulate matter and nitrogen dioxide, levels of air pollution recorded across Long Island City/Sunnyside/Woodside were higher than the citywide average in 2023, the

FIGURE 13

Long Island City/Sunnyside/Woodside Air Quality Indicators

Area	Particulate Matter (PM 2.5)	Nitrogen Dioxide (NO2)
Long Island City-Hunters Point	7.1	17.5
Sunnyside	7.6	18.8
Woodside	7.0	19.0
Sunnyside Yards (South)	7.6	19.9
Calvary & Mount Zion Cemeteries	8.0	24.2
New York City	5.8	14.7

Note: Particulate matter is measured as micrograms per cubic meter and nitrogen dioxide as parts per billion or ppb.

Source: City of New York, <https://a816-dohbosp.nyc.gov/IndicatorPublic/data-features/neighborhood-air-quality/>

latest year for which data is available for all areas (see Figure 13).¹⁶

As of 2019 (latest available), area buildings accounted for high levels of emissions in Long Island City-Hunters Point and medium levels in Sunnyside and Woodside. In 2019 and 2022, respectively, traffic and industrial activity (including construction) accounted for high levels of pollutants emitted across the three neighborhoods.¹⁷

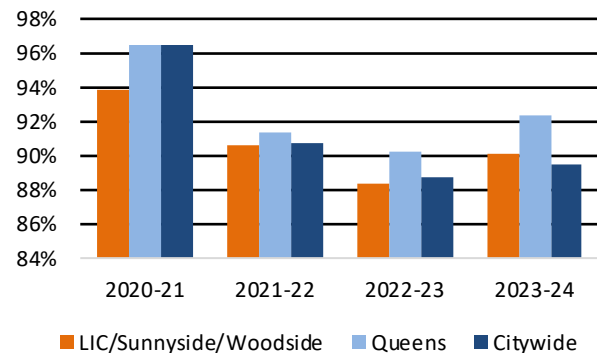
Education

Long Island City/Sunnyside/Woodside is home to 12 traditional public schools, which served a combined 7,408 kindergarten through eighth grade (K-8) students during the 2023-24 school year. The area also houses six high schools and two District 75 special education schools, which serve children from all over the City. The area has welcomed two new schools in the past decade, with one K-8 facility opening in the 2015-16 school year and a new high school opening in September 2024. There were no charter schools located within the area, although a number of them are located just outside of its boundaries.

The area's K-8 enrollment level was 9.9 percent lower in 2023-24 than the 8,218 students reported for the 2019-20 school year. This rate of decline is similar to that experienced citywide (especially since the pandemic and including charter schools) but greater than boroughwide (7.6 percent). Also, like citywide trends, the area saw a very slight uptick in K-8 enrollment in the past year (see Figure 14).

According to School Construction Authority (SCA) data, five of the 12 area schools serving K-8 students were overcrowded during the 2023-24 school year, and an additional two were at over 90 percent of their target capacity. Two schools were significantly underutilized, with enrollment at less than 70 percent of their capacity. Overall, SCA data showed approximately 1,100 seats

FIGURE 14
K-8 Student Enrollment as Shares of 2019-2020 Levels



Sources: NYC Department of Education; OSC analysis

available in local schools which serve K-8 students so that, despite certain schools being in high demand, the area as a whole may have room to accommodate the State's class size reduction mandate.

In 2024, most schools in the area scored higher than Queens and citywide averages on the State's standardized English testing for grades 3-8. The share of Long Island City/Sunnyside/Woodside students who scored proficiently on the State's ELA exams was 57.6 percent compared to 51.8 percent in Queens and 49.1 percent citywide.

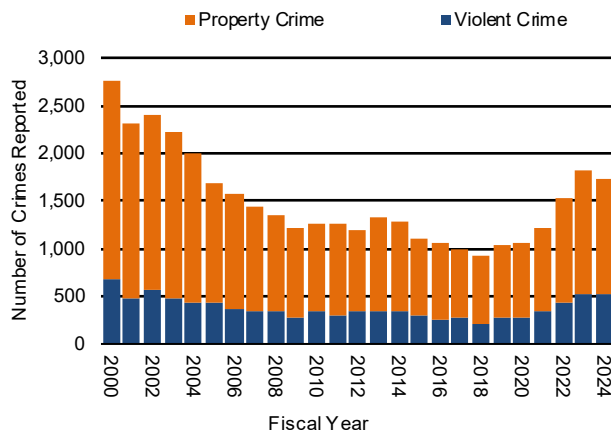
In math, Long Island City/Sunnyside/Woodside students' scores were almost on par with boroughwide and citywide levels, with 56.2 percent of area students rated proficient, compared to 56.4 percent in Queens and 53.4 percent citywide.

Changes to the test have made pre-pandemic scores inconsistent with more recent data but area scores were above boroughwide and citywide levels prior to the pandemic as well.

Crime

Major felony crime in the 108th Precinct, which patrols Long Island City/Sunnyside/Woodside, declined by 4.6 percent in 2024 (1,738 total crimes) following five consecutive years of growth

FIGURE 15
108th Precinct Total Major Felonies



Sources: NYPD CompStat; OSC analysis

at an annual average of 15 percent (see Figure 15).¹⁸

Crime growth in the precinct outpaced both the citywide and borough average growth rates over the same five-year period of 6 percent and 8 percent, respectively. While the decline in the most recent year also exceeded declines of 2.3 percent citywide and of 1 percent in Queens, crime in the precinct was 69 percent higher than pre-pandemic levels (compared to 61.1 percent higher across Queens).

Violent crime (murder, rape, robbery and felony assault) accounted for 30 percent of total major felony crime in the precinct, lower than in the borough (37 percent) and citywide (39 percent), reflecting a higher share of property crime (burglary, grand larceny, and vehicle theft). Violent crime in the area declined by 3 percent in 2024, but is still at 20-year highs, partially driven by growth in felony assault incidents. These types of incidents have grown consistently in recent years to the highest level since the late 1990s, similar to the trend in Queens and the City as a whole.

Infrastructure Investment

In addition to new buildings, economic development undertaken in the Long Island City/Sunnyside/Woodside area during the review period included investment in mass transit facilities. Under the MTA's capital plan for 2015 through 2024, the MTA invested \$173.5 million in completed station repair and accessibility projects at three area stations (Queensboro Plaza, Court Square and Vernon Boulevard-Jackson Avenue) and \$409.7 million in ongoing station renewal and accessibility projects at another six.

The Long Island City/Sunnyside/Woodside area also likely benefited from the MTA 7 line signal upgrade to a communications-based train control system, completed in 2019.¹⁹ This allowed trains to run more closely together, resulting in more frequent runs and the higher level of on-time performance noted in the resident workforce section above.

Other infrastructure investments completed in the area during the review period included the design and construction of two spans of a new Kosciuszko Bridge. The spans were completed in 2017 and 2019, respectively, at a reported total project cost of \$873 million.²⁰ Another major project, the redesign of Queens Boulevard to facilitate seven miles of bike lanes on both sides, started in 2015 and was completed in 2024.²¹ Other transport-related projects implemented during the review period included the redesign of the MTA bus routes and of major road intersections to improve traffic flow and pedestrian safety.²²

Looking Ahead

Long Island City/Sunnyside/Woodside experienced strong economic growth over the past decade, with its residents boasting relatively high median household incomes and low poverty levels. Housing supply also grew, particularly among buildings with 100 or more units, and growth in the number of businesses outpaced the City.

Zoning changes, which allowed for a variety of development in the neighborhoods — particularly high-density development in Long Island City-Hunters Point and lower-density development in Sunnyside and Woodside — have significantly improved housing availability in the area. Additionally, local mass transit facilities have received infrastructure investments for station repair and accessibility projects.

However, neighborhoods within Long Island City/Sunnyside/Woodside have experienced different rates of economic growth that reflect the character of the neighborhoods. Long Island City-Hunters Point saw the largest business growth before and throughout the pandemic and had the highest median income of the area's neighborhoods. Meanwhile, Sunnyside and Woodside have experienced less change.

In addition to monitoring neighborhood disparities amid growth that varies throughout the area, City officials must ensure households in need continue to receive basic services. Households that rely on federally funded programs such as SNAP and Medicaid may experience uncertainty in what these benefits will provide, which ultimately may place pressure on State and local benefit programs. Local policymakers must also continue to monitor crime metrics. Across the area, while major felony crime and violent crime have declined most recently, they remain much higher than pre-pandemic levels. Long Island City/Sunnyside/Woodside's continued prosperity depends on focused and consistent monitoring of these issues.

ENDNOTES

- ¹ This is the Public Use Microdata Areas (PUMAs) as defined and applied by the U.S. Census Bureau, <https://www.census.gov/programs-surveys/geography/guidance/geo-areas/pumas.html> and approximates Queens Community District 2. The PUMA includes the populated neighborhoods of Long Island City-Hunters Point, Sunnyside and Woodside, as well as two areas covering, respectively, a set of railroad tracks (Sunnyside Yards) and cemeteries.
- ² NYC Planning, *Community District Profiles*, <https://communityprofiles.planning.nyc.gov/queens/2#community-board>. See documents for fiscal years 2024, 2025 and 2026 at “Needs Statement Archives” link for Queens Community District 2.
- ³ Created in 2006, industrial business zones (IBZ) are designated areas for industrial and manufacturing activities, and where firms can receive tax credits per employee for relocation there. For more on IBZs, see New York City Economic Development Corporation, <https://edc.nyc/industry/industrial-and-manufacturing>.
- ⁴ NYC Landmarks Preservation Commission, <https://nyc LPC.maps.arcgis.com/apps/webappviewer/index.html?id=93a88691cace4067828b1eede432022b>. Consolidated Rail Corporation was an entity formed by the federal government to combine assets and operations of several struggling rail companies. The entity operated until 1998 when it was spun off into two companies, Norfolk Southern Corporation and CSX Corporation.
- ⁵ Notably, the Department of Environmental Protection’s Newtown Creek Wastewater Treatment Plant is located in Brooklyn on the other side of Newtown Creek and across from Long Island City/Sunnyside/Woodside.
- ⁶ U.S. Census Bureau, American Community Survey (ACS) 2019-2023 5-year estimates. Unless otherwise specified, reference to demography, median income, housing security and other well-being data for any one year is from the ACS estimates for the five-year period ending in that year and comparisons to the same indicators for the borough and City are for the five-year period ending in the year indicated. The ACS 5-year data files are used because they contain census-tract level data and so allow for formulation of measures for households at the sub-PUMA level.
- ⁷ Higher (and moderate) density residence districts (zoning code R6 to R10) are usually close to central and regional business districts as well as mass transit, and marked by large or bulky buildings of varying heights and relatively small lot coverage, so that residential units are more vertical. By contrast, lower-density residential districts (R1 to R5) are usually far away from business districts and mass transit, and are characterized by single- or two-family residential units. New York City Department of City Planning, [Residence Districts - Department of City Planning - DCP](#).
- ⁸ Brownfields are properties for which redevelopment and reuse may be hampered by the presence or potential presence of contaminants. New York State Department of Environmental Conservation, Glossary of Environmental Cleanup Terms, <https://dec.ny.gov/regulatory/regulations/glossary-of-environmental-cleanup-terms>.
- ⁹ Office of the New York State Comptroller (OSC), *Housing Production in New York City*, Report 24-2025, March 2025, <https://www.osc.ny.gov/files/reports/pdf/report-24-2025.pdf>.
- ¹⁰ Parking-related zoning changes, [City of Yes for Housing Opportunity - Department of City Planning - DCP](#) and map, <https://council.nyc.gov/land-use/wp-content/uploads/sites/53/2024/11/Parking-Mods-11-21-FINAL.pdf>.
- ¹¹ As of this report’s release, the OneLIC Proposal was in the public review stage, having been certified by the Department of City Planning on April 21, 2025, <https://www.licplan.nyc/>.
- ¹² Discussion of employment in this section refers to residents’ work in any location across the country, whereas the discussion about jobs in the previous section refers to employment by businesses located within Long Island City/Sunnyside/Woodside.
- ¹³ Metropolitan Transportation Authority (MTA), Fares and Tolls, LIRR and Metro-North; [CityTicket for Travel Within NYC on Metro-North and LIRR](#), updated March 19, 2025, <https://www.mta.info/fares-tolls/lirr-metro-north/cityticket>.
- ¹⁴ Availability is simply a measure of whether a household has fixed broadband service available via a local internet service provider, counted at the census block level. On the other hand, broadband access (also referred to as adoption) counts subscription to high-speed internet service via cable, fiberoptic or digital subscriber line. As of March 2023, the Federal Communications Commission raised standards for broadband internet from download/upload speeds of 20/3 megabits per second (Mbps) to 100/20 Mbps. For more on broadband availability and access, see OSC’s report, *Broadband Availability, Access and Affordability in New York City*, Report 20-2025, December 2024, <https://www.osc.ny.gov/files/reports/pdf/report-20-2025.pdf>.
- ¹⁵ Gross rent is defined as contract rent plus cost of utilities (electricity, gas, water and sewer), U.S. Census Bureau, https://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2023_ACSSubjectDefinitions.pdf.
- ¹⁶ New York City, Environment & Health Data Portal, <https://a816-dohbesp.nyc.gov/IndicatorPublic/data-explorer/air-quality/?id=2028#display=map>, <https://a816-dohbesp.nyc.gov/IndicatorPublic/data-explorer/air-quality/?id=2028#display=summary>.
- ¹⁷ Ibid., <https://a816-dohbesp.nyc.gov/IndicatorPublic/data-features/neighborhood-air-quality/>.
- ¹⁸ There are seven major felony crimes under New York State Penal Law: murder and non-negligent manslaughter, forcible rape, robbery, felonious assault, burglary, grand larceny and grand larceny auto. New York City Police Department, https://www.nyc.gov/assets/operations/downloads/pdf/mmr2024/nypd_idf.pdf.

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- ¹⁹ MTA, MTA Projects, CBTC: Upgrading Signal Technology, updated March 11, 2025, <https://www.mta.info/project/cbtc-signal-upgrades>.
- ²⁰ New York State Department of Transportation, "Governor Cuomo Announces Opening of Second Span of New Kosciuszko Bridge - Four Years Ahead of Schedule and on Budget," press release, August 28, 2019, <https://www.dot.ny.gov/news/press-releases/2019/2019-08-28>.
- ²¹ New York City Department of Transportation. "NYC DOT Completes Final Phase of Queens Boulevard Redesign ...," press release, November 12, 2024, <https://www.nyc.gov/html/dot/html/pr2024/complete-queens-boulevard-redesign.shtml>.
- ²² Ibid., "Buses for Queens: DOT and MTA Announce Completion of Major Bus Priority Project in Long Island City and Astoria," press release, September 29, 2022, <https://www.nyc.gov/html/dot/html/pr2022/buses-for-queens.shtml#:~:text=%22Better%20bus%20service%20is%20now,of%20the%20NYC%20Streets%20Plan.%22>.

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