### South Beach/Willowbrook

<table>
<thead>
<tr>
<th></th>
<th>2011</th>
<th>Rank</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>125,257</td>
<td>42</td>
</tr>
<tr>
<td>Population Density (1,000 persons per square mile)</td>
<td>5.8</td>
<td>55</td>
</tr>
<tr>
<td>Median Household Income</td>
<td>$72,455</td>
<td>10</td>
</tr>
<tr>
<td>Income Diversity Ratio</td>
<td>4.4</td>
<td>48</td>
</tr>
<tr>
<td>Public Rental Housing Units (% of rental units)</td>
<td>9.6%</td>
<td>20</td>
</tr>
<tr>
<td>Subsidized Rental Housing Units (% of rental units)</td>
<td>3.8%</td>
<td>31</td>
</tr>
<tr>
<td>Rent-Regulated Units (% of rental units)</td>
<td>6.6%</td>
<td>54</td>
</tr>
<tr>
<td>Residential Units within a Hurricane Evacuation Zone</td>
<td>35.7%</td>
<td>21</td>
</tr>
<tr>
<td>Residential Units within Sandy Surge Area</td>
<td>18.9%</td>
<td>9</td>
</tr>
<tr>
<td>Residential Units within 1/2 Mile of a Subway/Rail Entrance</td>
<td>22.9%</td>
<td>55</td>
</tr>
<tr>
<td>Unused Capacity Rate (% of land area)</td>
<td>49.7%</td>
<td>4</td>
</tr>
<tr>
<td>Racial Diversity Index</td>
<td>0.44</td>
<td>46</td>
</tr>
<tr>
<td>Rental Vacancy Rate</td>
<td>7.7%</td>
<td>3</td>
</tr>
</tbody>
</table>

### Household Income Distribution by New York City Income Quintile, 2011

- $0–$18,689: 11.4%
- $18,690–$39,246: 14.8%
- $39,247–$67,175: 18.1%
- $67,176–$114,208: 29.1%
- $114,209+: 26.7%

### Distribution of Rental Units by Gross Rent, 2011

- Less than $500: 2011 Rank
- $500–$999: 2011 Rank
- $1,000–$1,499: 2011 Rank
- $1,500 and greater: 2011 Rank

### In SI02, 37.3 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

### Racial and Ethnic Composition, 2011

- **SI02 in 2000**
  - White: 35.7%
  - Black: 18.9%
  - Hispanic: 22.9%
  - Asian: 18.4%

- **NYC in 2000**
  - White: 41.2%
  - Black: 30.9%
  - Hispanic: 28.4%
  - Asian: 8.7%

- **SI02 in 2011**
  - White: 35.7%
  - Black: 18.9%
  - Hispanic: 22.9%
  - Asian: 18.4%

- **NYC in 2011**
  - White: 41.2%
  - Black: 30.9%
  - Hispanic: 28.4%
  - Asian: 8.7%

### Housing

- Units Authorized by New Residential Building Permits: 784
- Units Issued New Certificates of Occupancy: 682
- Homeownership Rate: 64.5%
- Index of Housing Price Appreciation (1 family building): 100.0
- Median Sales Price per Unit (1 family building): $310916
- Sales Volume: 1621
- Median Monthly Rent (all renters): $1185
- Median Monthly Rent (recent movers): $1316
- Median Rent Burden: 32.5%
- Home Purchase Loan Rate (per 1000 properties): 41.2
- Refinance Loan Rate (per 1000 properties): 51.0
- FHA/VA-Backed Home Purchase Loans (% of home purchase loans): 0.7%
- Pre-Foreclosure Notice Rate (per 1000 1–4 family and condo properties): 0.0%
- Foreclosure Start Rate (per 1000 1–4 family properties): 5.4
- Tax Delinquencies (% of residential properties delinquent ≥ 1 year): 3.6%
- Serious Housing Code Violations (per 1,000 rental units): 5.5
- Severe Crowding Rate (% of renter households): 1.9%
- Property Tax Liability ($ millions): 175.0

### Population

- Foreign-Born Population: 18.4%
- Households with Children under 18 Years Old: 36.2%
- Population Aged 65 and Older: 13.5%
- Share of Population Living in Integrated Tracts: 0.8%
- Poverty Rate: 9.1%
- Unemployment Rate: 5.3%
- Public Transportation Rate: 26.9%
- Mean Travel Time to Work (minutes): 41.7
- Serious Crime Rate (per 1000 residents): 18.8
- Students Performing at Grade Level in Math: 48.5%
- Students Performing at Grade Level in Reading: 55.1%
- Asthma Hospitalizations (per 1,000 people): 1.7
- Elevated Blood Lead Levels (incidence per 1,000 children): 8.1
- Children’s Obesity Rate: –

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1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 14 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.