

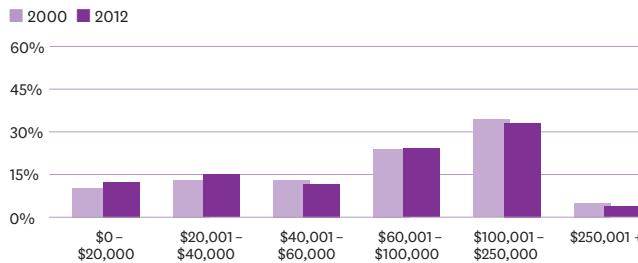
# SI02

# South Beach/ Willowbrook

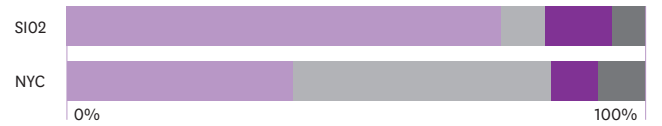


	2012	Rank
Population	131,923	39
Population Density (1,000 persons per square mile)	6.7	54
Racial Diversity Index	0.46	45
Single-Person Households (% of households)	25.8%	37
Median Household Income	\$72,495	11
Income Diversity Ratio	4.4	50
Rental Vacancy Rate <sup>1</sup>	7.6%	3
Residential Units within a Hurricane Evacuation Zone	43.2%	22
Residential Units within 1/4 Mile of a Park	78.6%	46
Unused Capacity Rate (% of land area) <sup>2</sup>	49.7%	4

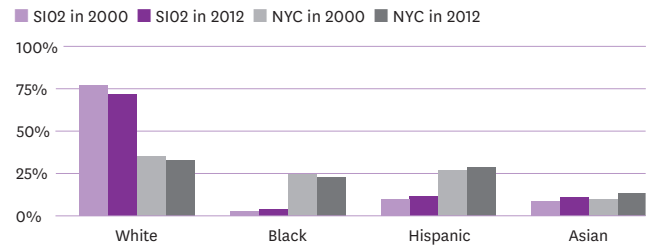
Household Income Distribution (2013\$), 2000–2012



	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
Market Rate	75.2%	5
Rent-Stabilized or Rent-Controlled	7.5%	54
Public Housing	11.5%	15
Other Subsidized (Income-Restricted)	5.9%	20



Racial and Ethnic Composition, 2000–2012



## HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	784	262	80	107	53	5	39
Units Issued New Certificates of Occupancy	682	458	146	151	101	7	23
Homeownership Rate	64.5%	—	—	71.5%	—	4	3
Index of Housing Price Appreciation (1 family building) <sup>3</sup>	100.0	188.3	165.4	156.5	171.9	—	7
Median Sales Price per Unit (1 family building) <sup>3</sup>	\$316,141	\$500,400	\$426,520	\$391,470	\$405,000	9	8
Sales Volume	1,621	1,777	990	881	1,040	4	9
Median Monthly Rent (all renters)	—	\$1,204	—	\$1,094	—	—	38
Median Monthly Rent (recent movers)	—	\$1,338	—	\$1,057	—	—	53
Median Rent Burden	—	32.5%	—	34.4%	—	—	19
Median Rent Burden (low-income renters)	—	41.3%	—	51.6%	—	—	19
Severely Rent Burdened Households (% of renter households)	—	23.5%	—	36.3%	—	—	11
Housing Choice Vouchers (% of renter households)	—	—	1.7%	1.4%	—	—	44
Home Purchase Loan Rate (per 1,000 properties)	—	41.2	20.0	17.6	—	—	32
Refinance Loan Rate (per 1,000 properties)	—	51.0	24.3	27.8	—	—	15
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.7%	22.8%	21.8%	—	—	24
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	81.6	73.5	—	29
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	5.7	6.3	11.4	8.0	12.1	34	35
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.6%	0.9%	1.0%	—	—	42	47
Serious Housing Code Violations (per 1,000 rental units)	—	5.5	8.9	12.0	14.5	—	48
Severe Crowding Rate (% of renter households)	—	—	1.9%	0.0%	—	—	55

## POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	18.4%	—	—	27.3%	—	49	40
Households with Children under 18 Years Old	36.2%	—	—	33.5%	—	30	26
Population Aged 65 and Older	13.5%	—	—	14.8%	—	16	13
Share of Population Living in Racially Integrated Tracts	0.8%	—	11.9%	—	—	43	36
Poverty Rate	9.1%	—	—	7.3%	—	50	54
Unemployment Rate	5.1%	—	—	6.5%	—	50	50
Public Transportation Rate	26.9%	—	—	28.3%	—	54	53
Mean Travel Time to Work (minutes)	41.7	—	—	41.1	—	27	28
Serious Crime Rate (per 1,000 residents)	5.9	4.2	3.5	3.9	5.8	59	59
Students Performing at Grade Level in Math	—	—	—	—	33.7%	—	24
Students Performing at Grade Level in Reading	—	—	—	—	31.7%	—	19
Asthma Hospitalizations (per 1,000 people)	1.7	1.4	1.8	—	—	41	32
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>4</sup>	8.1	2.8	0.9	1.5	—	56	50

1. Rental vacancy rate is an average rate for 2010–2012. 2. Data on unused capacity rate are from 2011. 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.