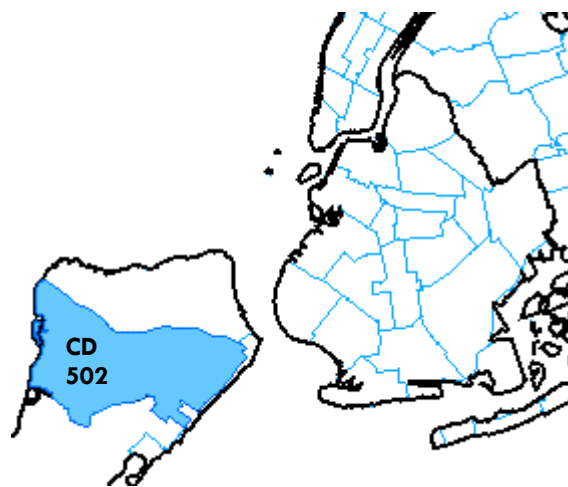


SOUTH BEACH / WILLOWBROOK

		Rank (2002)	Rank (2004/5)
Population (2000):	127,071	32	-
Racial Diversity Index:	0.53	45	45
Median Household Income:	\$63,000	12	6
Income Diversity Ratio:	5.1	28	38
Median Monthly Rent:	\$800	44	38
Median Price/Unit (2-4 fam.):	\$231,218	19	26
Median Price/Unit (1 fam.):	\$365,040	24	29 ¹



2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$51,446	-	-	\$63,000	12	6	Median Household Income (in 2004 dollars)
11.0%	-	-	8.2%	42	51	Poverty Rate
16.3%	-	-	21.5%	48	42	% Immigrant Households
1.1%	-	-	0.9%	46	53	Rental Vacancy Rate
46,686	-	-	49,572	42	37	Number of Housing Units
4.6%	-	-	4.2%	27	28	% Public Housing
8.0%	-	-	6.3%	55	55	% Rent-Regulated/Other subsidized
619	497	893	472	7	13	Certificates of Occupancy
521	707	412	-	11	17	Units Authorized by New Residential Building Permits
63.0%	-	-	69.4%	5	4	Homeownership Rate
141.8	161.6	179.2	-	6	10 ²	Index of Housing Price Appreciation (1 family building)
67.5	62.1	72.5	-	15	12	Home Purchase Loans (per 1,000 properties)
6.9%	8.8%	10.9%	-	33	27	% Subprime Home Purchase Loans
115.9	166.5	76.7	-	3	16	Refinance Loan Rate (per 1,000 properties)
13.8%	14.0%	26.1%	-	34	28	% Subprime Refinance Loans
N/A	N/A	N/A	-	N/A	N/A	Notices of Foreclosure (per 1,000 1-4 family properties)
1.6%	1.0%	0.7%	-	44	46	% Tax Delinquencies (delinquent ≥ 1 year)
-	17.1%	16.9%	17.6%	2	3	% Vacant Land Area
6.7	9.0	8.9	-	55	54	Serious Housing Code Violations (per 1,000 rental units)
53.3%	54.1%	54.1%	-	11	12	% Students Performing at Grade Level - Reading
46.7%	53.0%	56.7%	-	16	16	% Students Performing at Grade Level - Math
16.7	14.8	15.7	-	57	57	Felony Crime Rate (per 1,000 residents)

CD 502 in Staten Island ranks 3rd in vacant land in New York City, with 17.6% of the land area vacant. The homeownership rate is high in South Beach/Willowbrook, at 69.4% in 2005, giving it the 4th highest percentage and growing by the highest number of percentage points in the City. Real median household income has increased by the largest dollar amount citywide. The number of certificates

of occupancy was also quite high, with 472 in 2004. Consistently, CD 502 has had low serious housing code violations, with 6.7 per 1,000 rental units in 2002 and 8.9 per 1,000 rental units in 2004. Crime is very low in this community district, with 15.7 felonies per 1,000 residents. More than half of elementary school children performed at or above grade level in reading and math.

Numbers in italics are based on a small number of observations and should be treated with caution.

¹ Ranked out of 50 community districts with the sufficient single family home sales.

² Ranked out of 13 community districts with the same predominant housing type (single family homes).