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.