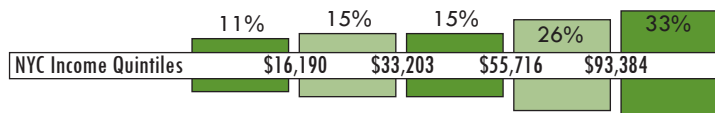


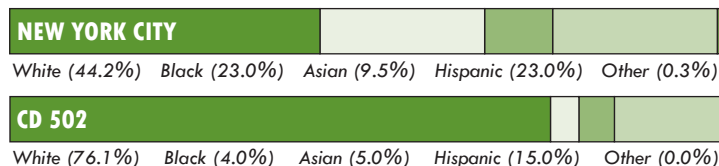
SOUTH BEACH/ WILLOWBROOK

	2005	Rank '02	Rank '05
Population (2000)	127,071	32	-
Population Density (2000)	5.9	59	-
Median Monthly Rent	\$800	45	40
Median Price/Unit (1 fam.)	\$415,000	9	9 ¹
Racial Diversity Index	0.53	45	45
Income Diversity Ratio	5.1	30	31

Percent of Households in CD 502 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 502



Contrary to citywide trends, South Beach/Willowbrook saw a 22% increase in median income between 2002 and 2005, ranking it 6th highest in the City for this indicator. The percentage of the households headed by someone foreign born rose significantly in CD 502 between 2002 and 2005. CD 502 has the highest proportion of open space (23.9 acres per 1,000 residents) in the City, and has the lowest population density in the City. A very low percentage of CD 502's housing stock is rent-regulated, it ranks at the bottom citywide. CD 502 is home to the former Fresh Kills landfill (along with CD 503), which the City plans to turn into a massive new public park.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$51,446	-	-	\$63,000	12	6
Poverty Rate	11.0%	-	-	8.2%	42	51
Percent Immigrant Households	17.1%	-	-	25.9%	50	39
Percent of Rental Units that are Subsidized	4.6%	-	-	9.6%	43	28
Percent of Rental Units that are Rent-Regulated	7.0%	-	-	1.0%	55	55
Certificates of Occupancy	619	497	893	472	7	13
Percent Vacant Land Area	-	17.1%	16.9%	17.6%	2	4
Median Age of Housing Stock	-	33	34	35	57	57
Homeownership Rate	63.0%	-	-	69.4%	5	4
Index of Housing Price Appreciation (1 family building)	142.4	161.6	178.7	202.4	6	6 ¹
Home Purchase Loans (per 1,000 properties)	67.5	62.1	72.5	69.1	15	24
Percent of Home Purchase Loans that are Subprime	6.9%	8.8%	10.9%	15.1%	33	28
Percent of Refinance Loans that are Subprime	13.8%	14.0%	26.1%	23.2%	34	29
Notices of Foreclosure (per 1,000 1-4 family properties)	N/A	N/A	N/A	N/A	N/A	N/A
Percent Tax Delinquencies (delinquent ≥1 year)	1.6%	1.0%	0.7%	0.6%	44	46
Serious Housing Code Violations (per 1,000 rental units)	6.7	9.0	8.9	8.8	55	54
Percent of Students Performing at Grade Level - Reading	53.3%	54.1%	54.1%	63.8%	11	13
Percent of Students Performing at Grade Level - Math	46.7%	53.0%	56.7%	62.7%	16	16
Felony Crime Rate (per 1,000 residents)	16.7	14.8	15.7	14.7	57	56
Acres of Open Space (per 1,000 residents)	-	-	23.9	-	-	1
Asthma Hospitalization (per 1,000 people)	1.6	1.5	1.3	1.6	41	41
Low Birth Weight (per 1,000 live births)	68	82	76	75	47	44

¹ Ranked out of 15 community districts with the same predominant housing type (single family homes).