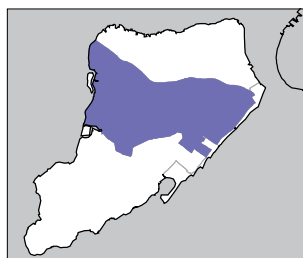


SOUTH BEACH / WILLOWBROOK – CD 502

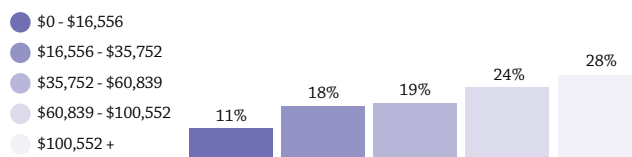


South Beach/Willowbrook has a strong tradition of homeownership and the second highest percentage of vacant land in the City. The 9% poverty rate in CD 502 is less than half the

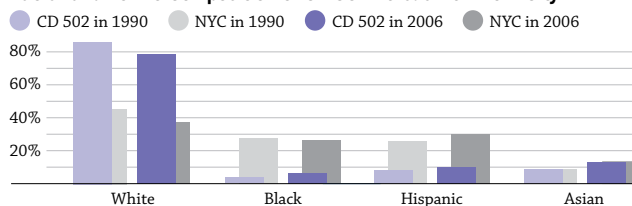
City's average of 19%. Between 2005 and 2006, prices of single-family homes fell slightly on average, and the number of units authorized by new building permits declined as well.

	2006	Rank
Population	133,736	33
Population Density (1,000 persons per square mile)	6.2	55
Median Household Income	\$69,040	8
Income Diversity Ratio	4.2	46
Median Rent Burden (renter households)	32.5%	19
Rental Units that are Subsidized (percentage) ('05)	9.6%	28
Rental Units that are Rent-Regulated (percentage) ('05)	1.0%	55
Median Age of Housing Stock	36	57
Acres of Open Space (per 1,000 residents) ('04)	23.1	1

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



Racial and Ethnic Composition of CD 502 versus New York City



	1990	2000	2005	2006	Rank (1990)	Rank (2006)
Rental Vacancy Rate	5.9%	3.4%	7.1%	5.0%	7	16
Certificates of Occupancy	440	332	473	473	8	14
Units authorized by new building permits*	89	784	344	272	13	41
Homeownership Rate	65.0%	64.5%	66.8%	72.9%	4	3
Vacant Land Area Rate	13.9%	17.7%	17.3%	18.9%	9	2
Index of Housing Price Appreciation (1 family building) ¹	102.8	100.0	170.5	163.2	-	11
Median Price per Unit (1 family building) ¹	\$267,617	\$258,732	\$428,387	\$426,000	11	13
Median Monthly Rent	\$916	\$847	\$930	\$921	8	20
Serious Housing Code Violations (per 1,000 rental units)	2.3	8.9	8.8	5.5	56	55
Tax Delinquencies (percentage) (delinquent ≥ 1 year)	-	3.6%	0.6%	0.9%	-	44
Home Purchase Loans (per 1,000 properties)*	41.6	56.7	69.1	61.7	11	26
Purchase Loans that were Subprime (percentage)*	8.8%	1.6%	15.1%	11.4%	31	30
Refinance Loans that were Subprime (percentage)*	18.9%	31.3%	23.2%	16.7%	41	30
Notices of Foreclosure (per 1,000 1-4 family properties)*	5.9	5.2	5.4	6.7	35	36
Severe Crowding Rate (renter households)	1.8%	3.8%	2.4%	0.9%	53	53
Foreign-Born Population (percentage)	14.0%	18.4%	24.3%	26.8%	47	40
Racial Diversity Index	0.36	0.51	0.54	0.53	49	48
Households with Kids under 18 Years Old (percentage)	36.3%	34.0%	35.8%	36.9%	15	27
Population Aged 65 and Older (percentage)	12.2%	13.5%	13.6%	13.9%	30	16
Poverty Rate	-	-	-	8.7%	-	49
Unemployment Rate	6.0%	5.1%	6.7%	7.3%	47	29
Mean Travel Time to Work (minutes)	38.5	41.7	37.1	38.2	25	36
Felony Crime Rate (per 1,000 residents)	50.8	18.8	14.7	14.3	58	57
Students Performing at Grade Level in Reading (percentage)	-	50.8%	63.8%	62.2%	-	13
Students Performing at Grade Level in Math (percentage)	-	47.0%	62.7%	67.0%	-	16
Asthma Hospitalizations (per 1,000 people)*	2.1	1.7	1.5	1.4	43	46
Blood Lead Levels (per 1,000 children tested, new diagnoses)* ²	29.1	8.1	2.7	2.8	56	59

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

² Sample size is less than 20 newly identified cases in at least one year presented.

* Not all data in the earliest column are from 1990. Please see Notes on page 17.