

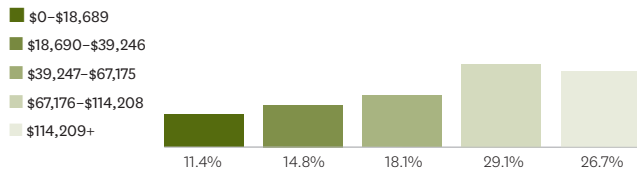
SIO2

South Beach/ Willowbrook

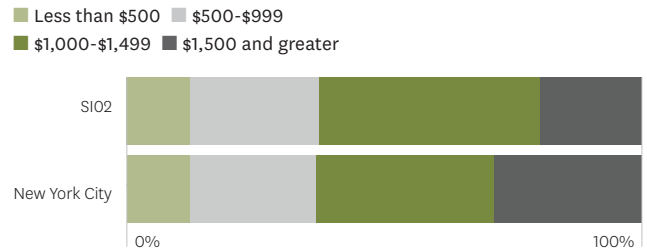


	2011	Rank
Population	125,257	42
Population Density (1,000 persons per square mile)	5.8	55
Median Household Income	\$72,455	10
Income Diversity Ratio	4.4	48
Public Rental Housing Units (% of rental units)	9.6%	20
Subsidized Rental Housing Units (% of rental units) ¹	3.8%	31
Rent-Regulated Units (% of rental units)	6.6%	54
Residential Units within a Hurricane Evacuation Zone	35.7%	21
Residential Units within Sandy Surge Area	18.9%	9
Residential Units within 1/2 Mile of a Subway/Rail Entrance	22.9%	55
Unused Capacity Rate (% of land area)	49.7%	4
Racial Diversity Index	0.44	46
Rental Vacancy Rate ²	7.7%	3

Household Income Distribution by New York City Income Quintile, 2011

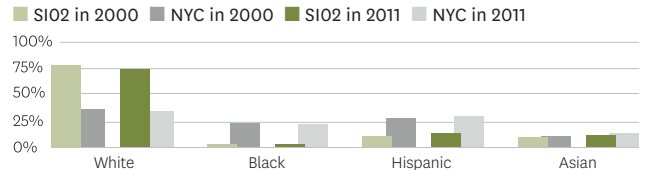


Distribution of Rental Units by Gross Rent, 2011



In SIO2, 37.3 percent of rental housing units cost less than \$1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than \$1,000 per month.

Racial and Ethnic Composition, 2011



HOUSING

	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	784	262	80	89	104	24	24
Units Issued New Certificates of Occupancy	682	473	146	87	151	7	22
Homeownership Rate	64.5%	72.9%	71.8%	71.3%	-	4	3
Index of Housing Price Appreciation (1 family building) ³	100.0	188.7	164.4	170.4	156.2	-	11
Median Sales Price per Unit (1 family building) ³	\$310,916	\$492,129	\$419,470	\$382,372	\$385,000	9	9
Sales Volume	1,621	1,777	990	700	851	4	10
Median Monthly Rent (all renters)	-	\$1,185	\$1,112	\$1,130	-	-	32
Median Monthly Rent (recent movers)	-	\$1,316	\$1,332	\$1,285	-	-	34
Median Rent Burden	-	32.5%	30.9%	28.4%	-	-	48
Median Rent Burden (low-income renters)	-	41.3%	48.0%	45.1%	-	-	32
Home Purchase Loan Rate (per 1,000 properties)	-	41.2	20.0	17.5	-	-	26
Refinance Loan Rate (per 1,000 properties)	-	51.0	24.3	22.2	-	-	13
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	-	0.7%	22.8%	22.8%	-	-	26
Pre-Foreclosure Notice Rate (per 1,000 1-4 family and condo properties)	-	-	-	81.4	79.8	-	29
Foreclosure Start Rate (per 1,000 1-4 family properties)	5.4	6.3	11.8	7.6	8.4	34	38
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.6%	0.9%	1.0%	1.1%	-	42	49
Serious Housing Code Violations (per 1,000 rental units)	-	5.5	8.9	14.3	12.0	-	49
Severe Crowding Rate (% of renter households)	-	-	1.9%	1.9%	-	-	46
Property Tax Liability (\$ millions)	-	\$175.0	\$197.5	\$202.3	\$203.1	-	18

POPULATION

	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	18.4%	26.8%	25.7%	26.8%	-	49	42
Households with Children under 18 Years Old	36.2%	-	34.5%	30.6%	-	30	36
Population Aged 65 and Older	13.5%	-	15.4%	17.1%	-	16	6
Share of Population Living in Integrated Tracts	0.8%	-	11.9%	-	-	43	38
Poverty Rate	9.1%	8.7%	9.7%	7.7%	-	50	51
Unemployment Rate	5.1%	7.3%	8.2%	6.6%	-	50	50
Public Transportation Rate	26.9%	31.8%	30.7%	28.2%	-	54	53
Mean Travel Time to Work (minutes)	41.7	38.2	38.3	39.6	-	27	34
Serious Crime Rate (per 1,000 residents)	18.8	14.3	-	13.2	-	57	55
Students Performing at Grade Level in Math	48.5%	-	61.0%	65.3%	66.8%	14	24
Students Performing at Grade Level in Reading	55.1%	-	49.3%	51.6%	56.0%	11	15
Asthma Hospitalizations (per 1,000 people)	1.7	1.4	1.8	1.9	-	41	32
Elevated Blood Lead Levels (incidence per 1,000 children) ⁴	8.1	2.8	0.9	2.2	-	56	45
Children's Obesity Rate	-	-	20.7%	21.0%	-	-	30

1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008-2010. 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.