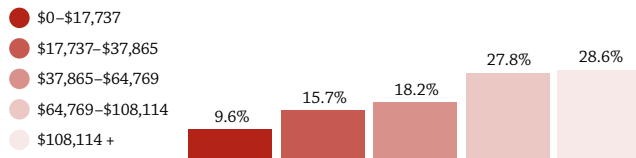




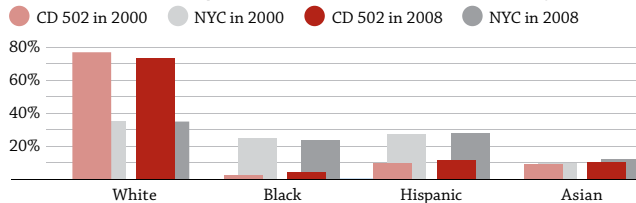
SOUTH BEACH / WILLOWBROOK – CD 502

	2008	Rank
Population	142,188	–
Population Density (1,000 persons per square mile)	6.5	55
Median Household Income	\$75,171	8
Income Diversity Ratio	4.0	52
Subsidized Rental Units (% of rental units)	9.3%	31
Rent-Regulated Units (% of rental units)	0.9%	55
Residential Units within 1/4 Mile of a Park	63.1%	55
Residential Units within 1/2 Mile of a Subway/Rail Entrance	22.8%	55
Unused Capacity Rate (% of land area)	40.0%	14

Households in CD 502 in Each New York City Income Quintile (2008)



Racial and Ethnic Composition of CD 502 versus New York City



CD 502 is home to what once was the Fresh Kills landfill. At the height of its operation, Fresh Kills was the largest landfill in the world, handling 29,000 tons of solid waste daily. For years the landfill was a magnet for lawsuits related to health hazards and complaints from Staten Island residents. In 1996, Governor George Pataki issued an emergency order that mandated the landfill cease operations by the end of 2001.

In April 2006, Mayor Bloomberg and City Planning Commissioner Amanda Burden released a draft master plan for Fresh Kills Park, that envisioned development in three phases, each expected to last 10 years. In February 2009, construction on the first phase of Fresh Kills began. Originally estimated to cost \$6 million, the first project is now expected to cost \$15 million and be completed in mid-2010. The City aims to complete the whole park by 2036.

For more information on this project, visit www.plannyc.org.

	2000	2007	2008	2009	Rank ('00)	Rank ('08/'09)
Rental Vacancy Rate ¹	3.4%	–	5.3%	–	23	10
Certificates of Occupancy Issued	682	387	252	–	7	36
Units Authorized by New Residential Building Permits	784	145	54	78	5	16
Homeownership Rate	64.5%	72.7%	74.1%	–	4	4
Index of Housing Price Appreciation (1 family building) ²	100.0	190.0	179.1	159.5	–	9
Median Price per Unit (1 family building) ²	\$279,073	\$450,095	\$410,534	\$386,250	9	9
Median Monthly Rent	–	\$973	\$926	–	–	28
Median Rent Burden	–	32.3%	31.5%	–	–	24
Serious Housing Code Violations (per 1,000 rental units)	8.9	8.4	8.3	–	56	53
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.6%	1.0%	1.3%	–	42	40
Home Purchase Loan Rate (per 1,000 properties)	–	34.5	21.3	–	–	29
High Cost Home Purchase Loans (% of home purchase loans)	–	7.3%	4.3%	–	–	22
Refinance Loan Rate (per 1,000 properties)	–	35.1	16.2	–	–	16
High Cost Refinance Loans (% of refinance loans)	–	19.8%	10.0%	–	–	24
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	5.4	8.1	10.6	14.9	34	36
Severe Crowding Rate (% of renter households)	–	1.2%	–	–	–	–
Foreign-Born Population	18.4%	23.9%	26.9%	–	49	39
Racial Diversity Index	0.39	0.36	0.44	–	48	43
Households with Children under 18 Years Old	36.2%	37.7%	37.2%	–	30	24
Population Aged 65 and Older	13.5%	14.4%	15.7%	–	16	12
Poverty Rate	9.1%	7.6%	8.0%	–	50	48
Unemployment Rate	5.1%	3.9%	5.2%	–	50	43
Mean Travel Time to Work (minutes)	41.7	43.7	39.8	–	27	33
Felony Crime Rate (per 1,000 residents)	18.8	14.7	–	–	57	–
Students Performing at Grade Level in Reading	55.1%	61.7%	66.9%	75.5%	11	13
Students Performing at Grade Level in Math	48.5%	73.1%	80.5%	85.9%	14	21
Asthma Hospitalizations (per 1,000 residents)	1.7	1.4	1.7	–	41	39
Elevated Blood Lead Levels (incidence per 1,000 residents) ³	8.1	1.5	1.0	–	56	58
Net Waste After Recycling (pounds per capita)	–	2.9	3.0	2.8	–	4

1. The rental vacancy rate presented for 2008 is an average rate for 2006–2008. 2. Ranked out of 14 community districts with the same predominant housing type (1 family building).

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