

VARGHESE JOHN

CRJ 204

PROFESSOR: Satenik Margaryan.

ASSIGNMENT 2#

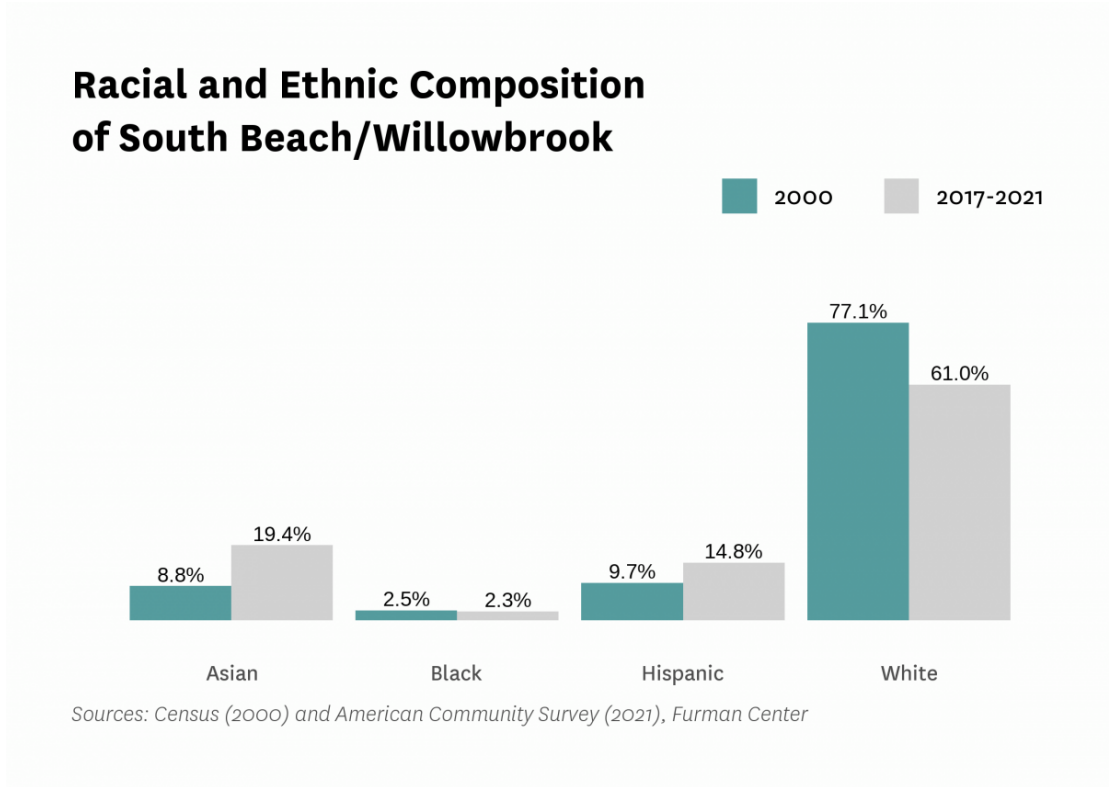
10/22/23.

South Beach/Willowbrook SI02



DEMOGRAPHICS

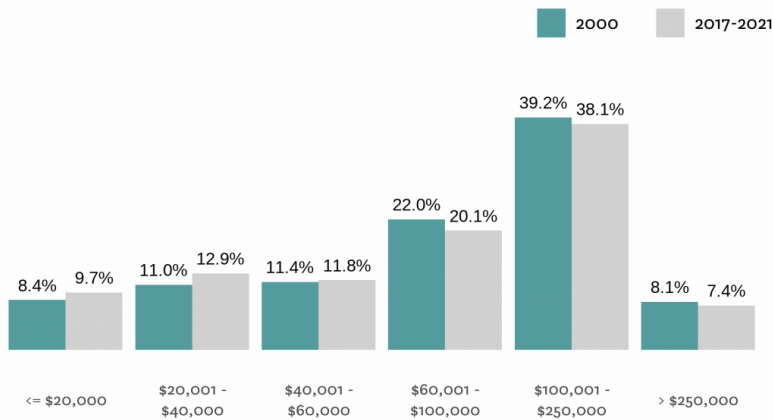
In 2021, there were an estimated 138,438 people in South Beach/Willowbrook, of which 19.4% identified as Asian, 2.3% identified as Black, 14.8% identified as Hispanic, and 61.0% identified as white.



Household Income

In 2021, the household income group with the largest share (38.5%) of households was \$100,001 - \$250,000. In 2000, the same household income group had the largest share as well, with a slightly higher share of 39.2%.

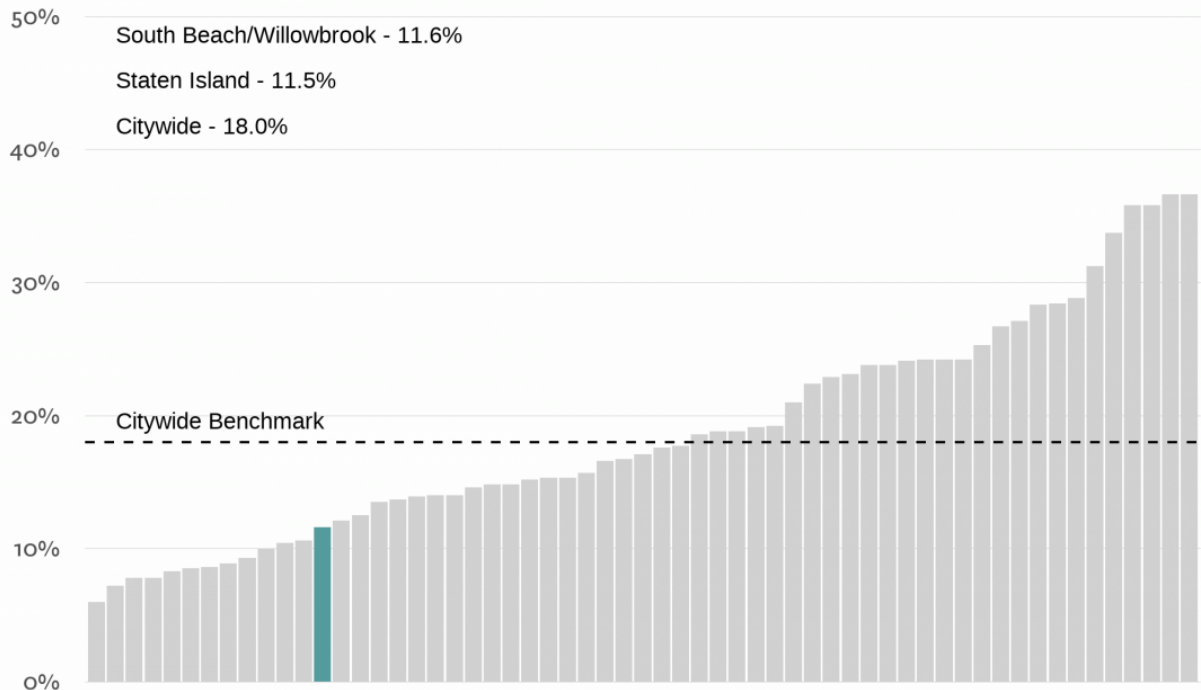
Household Income Distribution in South Beach/Willowbrook (2022\$)



Sources: Census (2000) and American Community Survey (2017-2021) via IPUMS USA, Furman Center

Median household income in 2021 was \$86,060, about 19% more than citywide median household income (\$72,150). The poverty rate in South Beach/Willowbrook was 11.6% in 2021 compared to 18.0% citywide.

Poverty Rate, 2021



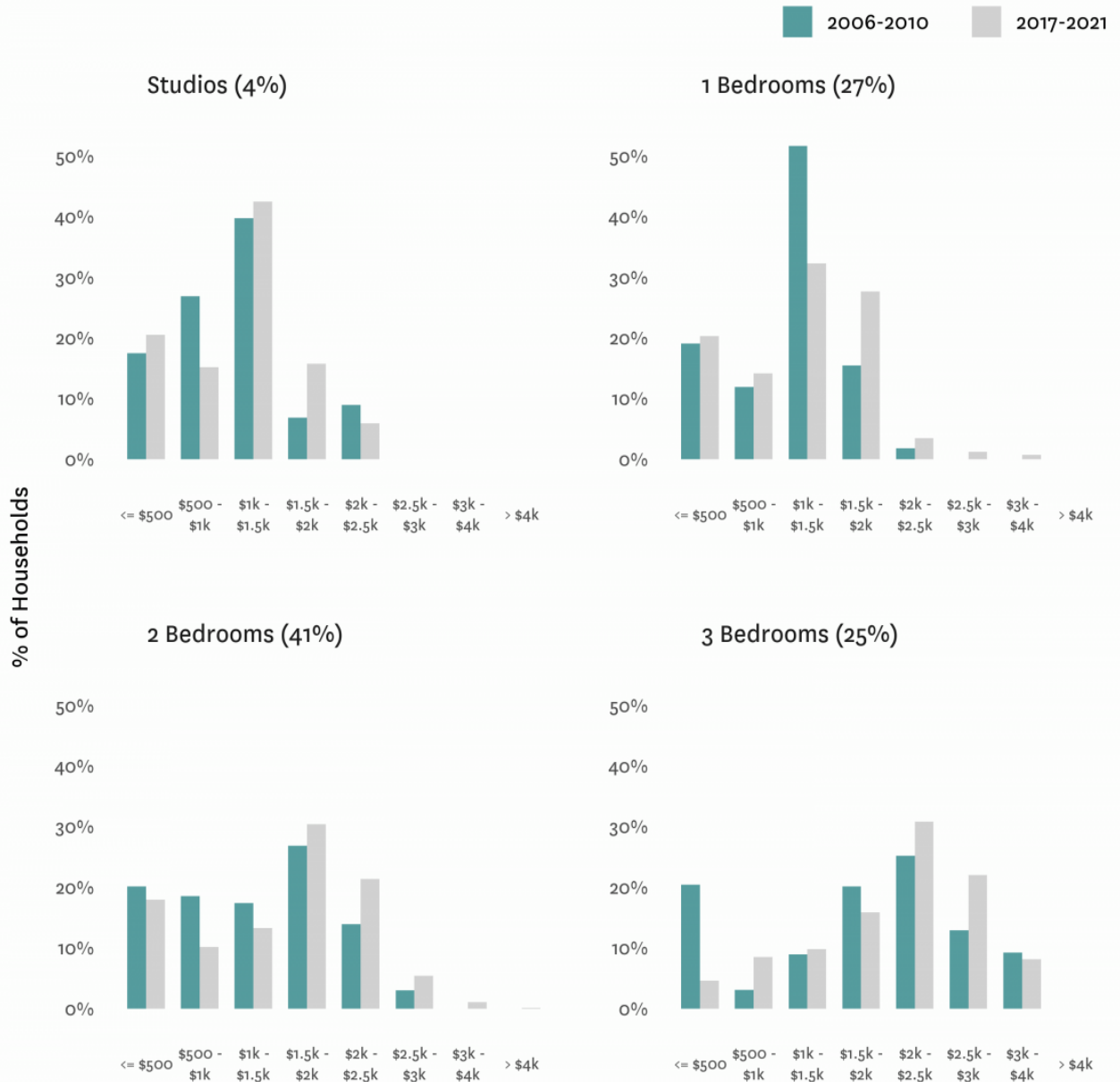
Sources: American Community Survey, NYU Furman Center

Apartments

Renters

The rent distribution shows the share of apartments by their size (according to the number of bedrooms), and then for each apartment size in the community district, the share of apartments according to their monthly gross rent. This distribution compares 5-year ACS figures from 2010 to 5-year ACS figures from 2021.

Rent Distribution of South Beach/Willowbrook (2022\$)



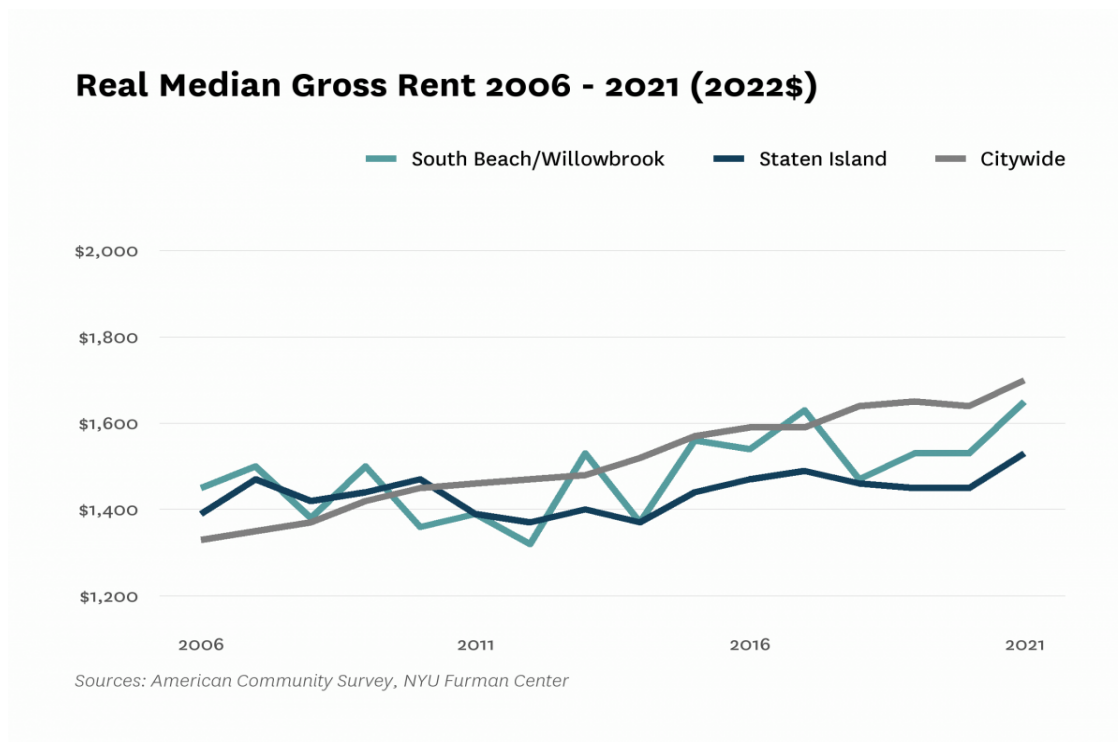
Sources: American Community Survey (2006-2010, 2017-2021), Furman Center

Note: Count and share of units are estimated from survey data and changes between years may not be statistically significant.

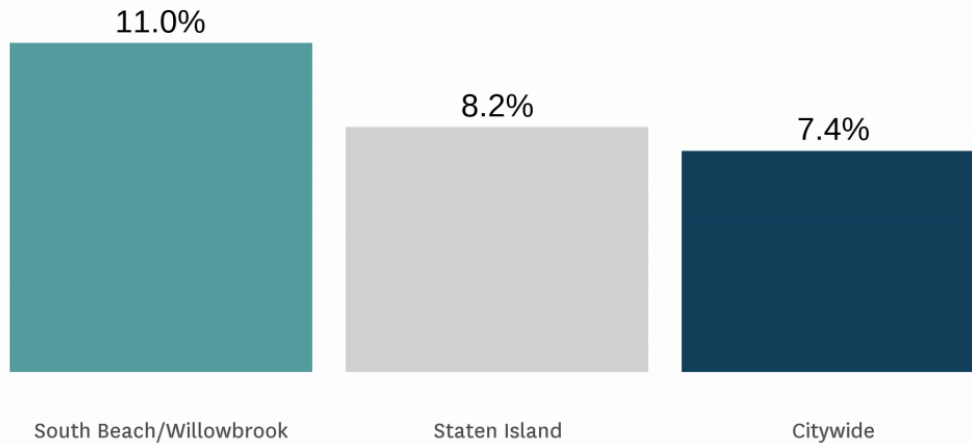
HOUSING

Renters

Real median gross rent in South Beach/Willowbrook increased from \$1,450 in 2006 to \$1,650 in 2021. This represents a 13.8% increase over the same period. As of 2021, the change in median gross rent outpaced the change in median household income by 9.4 percentage points. In 2021, 30.1% of renter households in South Beach/Willowbrook were severely rent burdened (spent more than 50% of household income on rent). 11.0% of the rental units were public housing rental units, as of 2022. The overall rental vacancy rate in South Beach/Willowbrook was 3.7% in 2021.



Share of Rental Units Located in New York City Housing Authority Public Housing

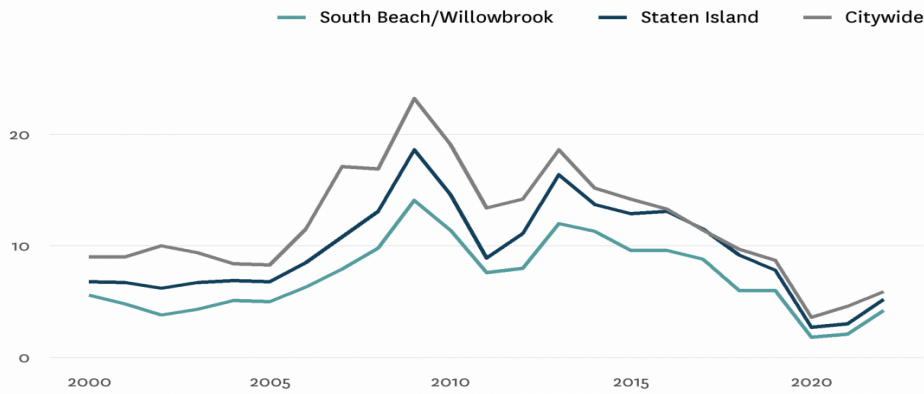


Sources: New York City Housing Authority, Department of City Planning, NYU Furman Center

Homeowners

In 2021, the homeownership rate in South Beach/Willowbrook was 71.3%, which is higher than the citywide share of 33.3%. The homeownership rate in the neighborhood has decreased by 0.5 percentage points since 2010. In 2021, the home purchase loan rate was 39.6 per 1,000 properties (owner-occupied 1-4 family buildings, condominiums, or cooperative apartments) and the refinance loan rate was 57.3 per 1,000 properties in the neighborhood. Out of all the first-time home purchase loans and refinance loans in South Beach/Willowbrook, 5.9% and 0.7% were high cost loans, respectively. 153 properties had a filing of mortgage foreclosure in South Beach/Willowbrook in 2022. There were 4.2 mortgage foreclosure actions initiated per 1,000 1-4 family properties and condominium units.

Notices of Foreclosure Rate, 2000 - 2022 (per 1,000 1-4 family and condo properties)

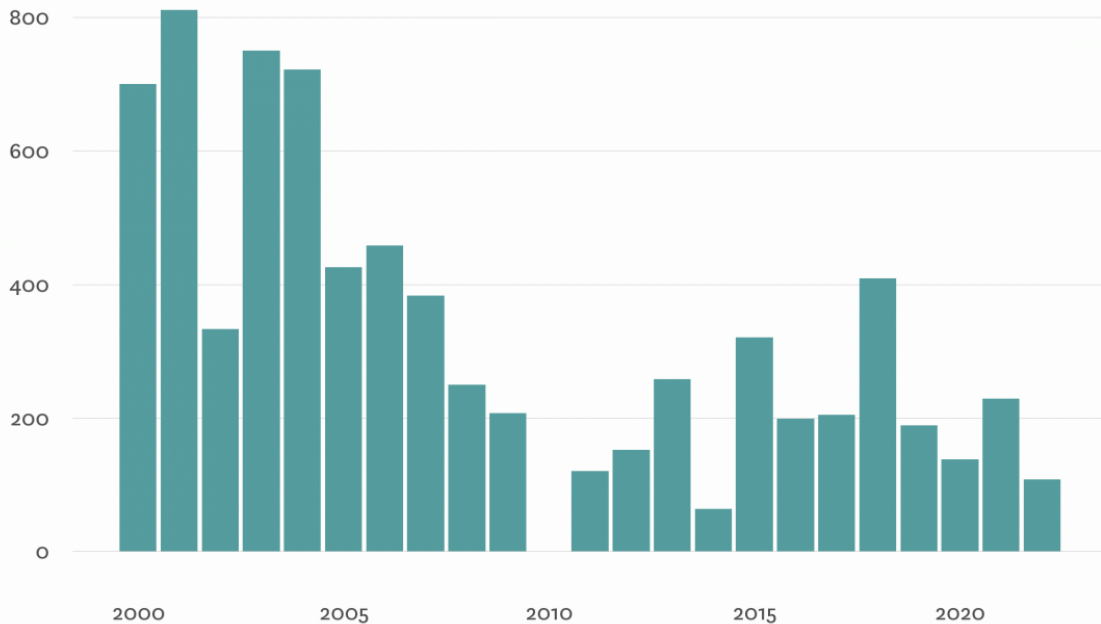


Sources: Public Data Corporation, Department of City Planning, NYU Furman Center

Development

The Department of Buildings issued new certificates of occupancy to 108 residential units in new buildings in South Beach/Willowbrook in 2022, 121 fewer than the number of units certified in 2021.

Units Issued New Certificates of Occupancy, 2000-2022



Sources: Department of Buildings, Department of City Planning, NYU Furman Center

Over the last decade, 135 units in 4+ unit buildings were built in South Beach/Willowbrook. 40% were market rate, compared to 119% that were income-targeted. We use data from a variety of sources to count the number of income-restricted units targeted to households earning between 80% and 165% of AMI. However, due to restricted availability of granular data our calculations of income-restricted units should be read as conservative estimates. Read more about our methodology in the [technical appendix](#) of the 2021 Focus Report.

South Beach/Willowbrook: Total New Units

2010-2020

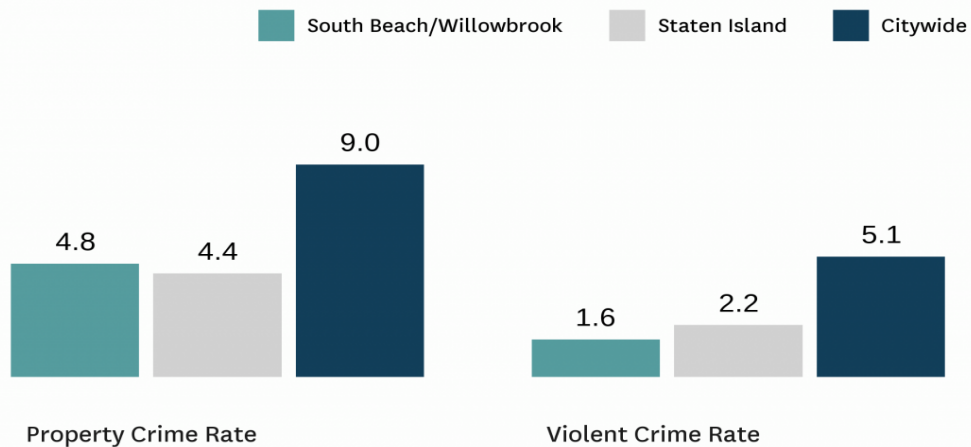
Market Rate Units	Moderate and Middle-Income Units	Low Income Units	Income Targeting Unknown	Total New Units
54 (40%)	0 (0%)	160 (119%)	0 (0%)	135 (100%)

Sources: NYC Department of City Planning's PLUTO and Housing Database (2021, 2020), NYC Department of Finance's RPAD (2021), NYC Department of Housing Preservation and Development's Housing New York data (2021), NYC Department of Housing Preservation and Development and Housing Development Corporation's NYC Housing Connect (2016-2021), NYU Furman Center

NEIGHBORHOOD SERVICES AND CONDITIONS

The serious crime rate was 6.4 serious crimes per 1,000 residents in 2022, compared to 14.2 serious crimes per 1,000 residents citywide.

Serious Crime Rate Per 1,000 Residents, 2022



Sources: New York City Police Department, NYU Furman Center



Eric L. Adams
Mayor

Police Department City of New York



Edward A. Caban
Police Commissioner

Volume 30 Number 42

CompStat

121th Precinct

Report Covering the Week
10/16/2023 Through 10/22/2023

Crime Complaints												
	Week to Date			28 Day		Year to Date*			2 Year	13 Year	30 Year	
	2023	2022	% Chg	2023	2022 % Chg	2023	2022 % Chg	% Chg	% Chg	% Chg		
Murder	0	0	***	0	0	***	4	0	***	33.3	***	***
Rape	0	0	***	1	2	-50.0	9	10	-10.0	-40.0	***	***
Robbery	2	4	-50.0	5	11	-54.5	70	62	12.9	34.6	***	***
Fel. Assault	6	1	500.0	25	11	127.3	196	179	9.5	53.1	***	***
Burglary	3	3	0.0	7	9	-22.2	55	73	-24.7	-19.1	***	***
Gr. Larceny	13	8	62.5	41	28	46.4	348	335	3.9	37.5	***	***
G.L.A.	1	1	0.0	9	9	0.0	88	81	8.6	109.5	***	***
TOTAL	25	17	47.06	88	70	25.71	770	740	4.05	37.25	***	***
Transit	0	0	***	0	0	***	0	0	***	***	***	***
Housing	0	0	***	2	1	100.0	13	17	-23.5	18.2	***	***
Petit Larceny	41	22	86.4	142	117	21.4	1,188	1,141	4.1	60.3	***	***
Misd. Assault	6	17	-64.7	31	42	-26.2	422	408	3.4	30.7	***	***
UCR Rape*	0	0	***	2	3	-33.3	19	16	18.8	-20.8	***	***
Other Sex Crimes	0	0	***	3	2	50.0	51	38	34.2	37.8	***	***
Shooting Vic.	0	0	***	0	0	***	2	6	-66.7	-66.7	***	***
Shooting Inc.	0	0	***	0	0	***	2	6	-66.7	-60.0	***	***
Hate Crimes	0	0	***	1	0	***	5	8	-37.5	150.0	***	***

Historical Perspective

(Historical perspective is a complete calendar year of data.)

	1990	1993	1998	2001	2022	%Chg '22 vs '01	%Chg '22 vs '98	%Chg '22 vs '93	%Chg '22 vs '90	
Murder					1	***	***	***	***	Murder
Rape					13	***	***	***	***	Rape
Robbery					87	***	***	***	***	Robbery
Fel. Assault					216	***	***	***	***	Fel. Assault
Burglary					90	***	***	***	***	Burglary
Gr. Larceny					397	***	***	***	***	Gr. Larceny
G.L.A.					115	***	***	***	***	G.L.A.
TOTAL					919	***	***	***	***	TOTAL

Figures are preliminary and subject to further analysis and revision.

As of January 2013, complaints occurring within the jurisdiction of the Department of Correction have been disaggregated from the borough and precinct crime totals and are displayed separately on the Department of Correction CompStat page.

Unless otherwise noted, Crime statistics reflect New York State Penal Law ("NYSPL") definitions and differ from the crime categories used by the FBI Uniform Crime Reporting Program. All Crime statistics are translated to Uniform Crime Reporting categories for submission to the UCR Program.

* Uniform Crime Reporting ("UCR") Rape consists of all crimes defined in the FBI UCR definition of rape.

Prepared by
NYPD CompStat Unit

CompStat