

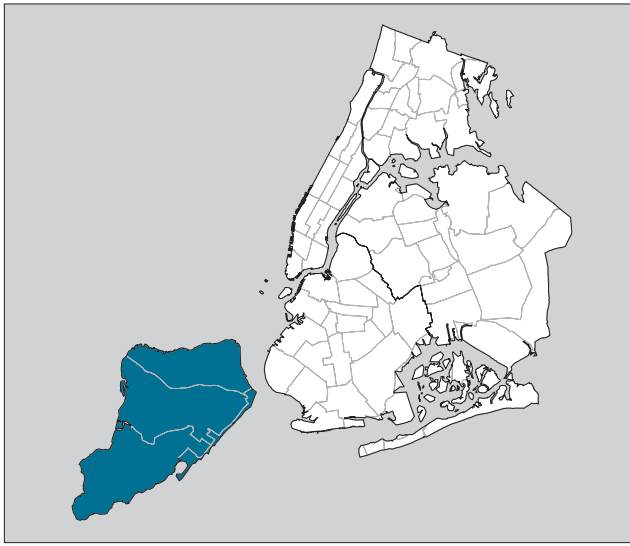
# STATEN ISLAND

St. George / Stapleton CD 501 **140**

South Beach / Willowbrook CD 502 **141**

Tottenville / Great Kills CD 503 **142**

# STATEN ISLAND

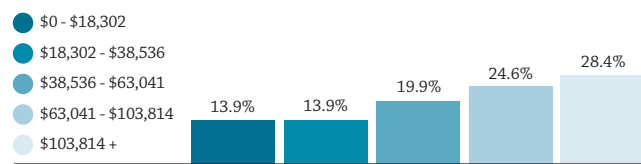


While Staten Island is the least populous borough, its population has increased by over 8% since 2000, the greatest percentage increase in the City. Although the white share of the population in Staten Island decreased by 4.5 percentage points since 2000, it is the least racially diverse borough in the City. Residents of Staten Island as a whole fare well on health indicators, with the lowest rates of asthma hospitalizations, infant mortality, and newly identified cases of elevated blood lead levels in children. The borough ranks second to the Bronx in the number of households with children under 18 years old. In 2007, Staten Island had the highest share of public school students perform at or above grade level in reading and the second highest share in math. Staten Island's poverty rate is the lowest in the City, although it increased slightly from 2006 to 2007. Households in the borough have a higher median income than any other borough. The felony crime rate is the lowest in the City.

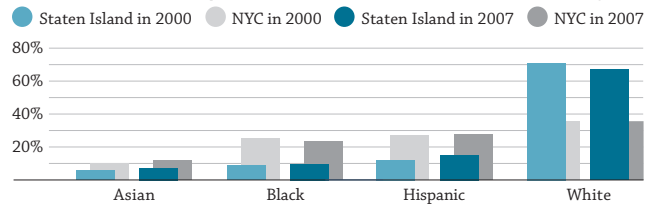
Despite this relative prosperity, Staten Island's housing market has fared poorly in comparison to the housing market in other boroughs in recent years. As early as 2006, Staten Island experienced declines in the price of single family homes, as measured by our repeat sales index. In 2007, the sale price of single family homes and condominiums fell faster here than in any other borough. Following the broader City trend, the sale price for 2-4 family buildings in Staten Island also declined in 2007. Despite falling house prices, homeownership and refinance loan rates remained higher in Staten Island than in the rest of the City.

		2007 Rank
Population	481,613	5
Population Density (1,000 persons per square mile)	8.2	5
Median Household Income	\$66,985	1
Income Diversity Ratio	4.7	4
Rental Units that are Subsidized (percentage) ('05)	11.5%	4
Rental Units that are Rent-Regulated (percentage) ('05)	15.9%	5
Median Age of Housing Stock	37	5
Units Within 1/4 Mile of a Park (percentage)	77.0%	5
Units in a Historic District (percentage)	0.3%	5
Units Within 1/2 Mile of a Subway Entrance (percentage)	21.6%	5

Households in Staten Island in Each New York City Income Quintile (2007)



Racial and Ethnic Composition of Staten Island versus New York City



New housing construction in Staten Island continued to slow in 2007, following a downward trend from previous years. The number of housing units authorized by new building permits declined by 82% since 2000, while increasing across the City by 62%. Staten Island was also the only borough where fewer final certificates of occupancy were issued in 2007 than in 2000.

Staten Island has the highest rental vacancy rate in the City and it has nearly doubled from 4.1% in 2000 to 7.4% in 2007. Staten Island was also the only borough in which people paid a greater share of their income toward rent in 2007 than in 2006.

In Staten Island, plans are moving forward to turn the Fresh Kills landfill into a 2,200-acre park including sports fields, nature trails and possibly a wind farm. Also, funding has been secured for a study on land use and transportation on the Island's north shore. A study assessing the feasibility, impacts and costs of extending the Hudson-Bergen Light Rail system to the southern and western portions of the Island is due in 2009. For more information about these projects, please visit [www.plannyc.org](http://www.plannyc.org).

	2000	2005	2006	2007	Rank (2000)	Rank (2007)
<b>Housing Stock and Land Use</b>						
Housing Units	163,993	173,954	177,353	177,980	5	5
Rental Vacancy Rate	4.1%	6.9%	8.9%	7.4%	2	1
Final Certificates of Occupancy Issued	1,930	2,305	1,945	1,506	3	5
Units Authorized by New Residential Building Permits	2,660	1,422	929	486	4	5
Homeownership Rate	63.8%	70.4%	72.0%	71.2%	1	1
Vacant Land Area Rate	18.1%	15.4%	17.1%	17.0%	1	1
<b>Housing Prices &amp; Affordability</b>						
Index of Housing Price Appreciation (condominium)	100.0	192.3	193.3	185.5	-	3
Index of Housing Price Appreciation (1 family building)	100.0	167.7	162.3	156.3	-	5
Index of Housing Price Appreciation (2-4 family building)	100.0	171.1	172.7	164.0	-	5
Index of Housing Price Appreciation (5+ family building)	-	-	-	-	-	-
Median Price per Unit (1 family building)	\$252,928	\$419,355	\$429,682	\$415,000	4	4
Median Price per Unit (2-4 family building)	\$161,872	\$254,798	\$254,549	\$250,000	2	4
Median Monthly Rent	-	\$917	\$904	\$928	3	3
Median Rent Burden (renter households)	-	35.3%	31.1%	32.1%	4	1
<b>Lending Indicators</b>						
Home Purchase Loan Rate (per 1,000 properties)	-	53.2	41.6	34.9	-	4
High Cost Home Purchase Loans (percentage)	-	19.3%	21.7%	10.2%	-	4
Refinance Loan Rate (per 1,000 properties)	-	65.9	61.4	42.4	-	1
High Cost Refinance Loans (percentage)	-	27.9%	29.9%	21.8%	-	4
Notices of Foreclosure (all residential properties)	706	754	952	1,226	4	4
Notices of Foreclosure Rate (per 1,000 1-4 family properties)	6.6	6.7	8.4	10.8	5	4
<b>Housing Quality</b>						
Serious Housing Code Violations (per 1,000 rental units)	16.8	21.1	17.3	20.8	5	5
Tax Delinquencies (percentage delinquent ≥ 1 year)	4.3%	0.8%	1.1%	1.2%	5	5
Severe Crowding Rate (percentage of renter households)	-	2.0%	1.5%	1.7%	5	5
<b>Social, Demographic &amp; Income Indicators</b>						
Population	445,420	475,014	478,876	481,613	5	5
Population Density (1,000 persons per square mile)	7.6	8.1	8.2	8.2	5	5
Foreign-Born Population (percentage)	16.4%	21.3%	20.9%	21.8%	5	5
Percent Asian	5.6%	7.4%	7.4%	7.6%	4	4
Percent Black	8.9%	9.3%	9.4%	9.7%	5	5
Percent Hispanic	12.1%	14.6%	14.9%	15.2%	5	5
Percent White	71.3%	67.8%	66.8%	66.8%	1	1
Racial Diversity Index	0.47	0.50	0.52	0.52	5	5
Median Household Income	\$66,271	\$66,909	\$70,574	\$66,985	1	1
Income Diversity Ratio	3.8	4.2	4.3	4.7	5	4
Households with Children under 18 Years Old (percentage)	38.5%	40.8%	38.7%	40.0%	2	2
Population Aged 65 and Older (percentage)	11.6%	11.1%	11.8%	11.9%	3	4
Poverty Rate	10.0%	-	9.2%	9.8%	5	5
Unemployment Rate	5.9%	6.8%	5.4%	4.6%	5	5
Public Transportation Rate	28.8%	33.2%	33.6%	33.0%	5	5
Mean Travel Time to Work (minutes)	43.9	42.0	42.6	43.3	1	2
Felony Crime Rate (per 1,000 residents)	19.6	15.9	15.9	15.4	5	5
Adult Incarceration Rate (per 100,000 people aged 15 or older)	472.8	430.9	497.4	561.2	5	4
Students Performing at Grade Level in Reading (percentage)	55.1%	63.8%	62.2%	61.7%	1	1
Students Performing at Grade Level in Math (percentage)	48.5%	62.9%	67.0%	73.1%	1	2
<b>Health &amp; Environmental Indicators</b>						
Asthma Hospitalizations (per 1,000 people)	1.8	1.7	1.6	1.6	5	5
Elevated Blood Lead Levels (incidence per 1,000 children)	12.7	5.8	4.5	4.0	5	5
Infant Mortality Rate (per 1,000 live births)	6.1	5.2	3.4	3.9	3	4
Low Birth Weight Rate (per 1,000 live births)	86	85	87	74	2	5
Net Waste After Recycling (pounds per capita) <sup>1</sup>	-	3.3	2.9	2.9	-	1

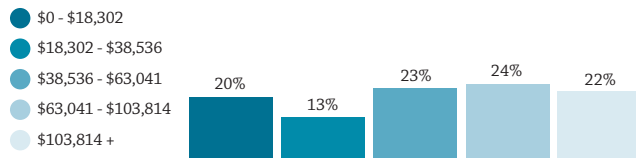
<sup>1</sup> The figures presented for each year refer to the City fiscal year beginning on July 1 of that year.



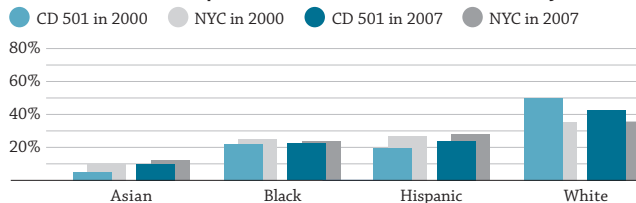
# ST. GEORGE / STAPLETON – CD 501

	2007	Rank
Population	182,833	-
Population Density (1,000 persons per square mile)	13.3	50
Median Household Income	\$55,996	15
Income Diversity Ratio	5.1	29
Rental Units that are Subsidized (percentage) ('05)	20.0%	14
Rental Units that are Rent-Regulated (percentage) ('05)	23.3%	48
Median Age of Housing Stock	52	46
Units Within 1/4 Mile of a Park (percentage)	79.2%	46
Units Within 1/2 Mile of a Subway Entrance (percentage)	12.4%	56

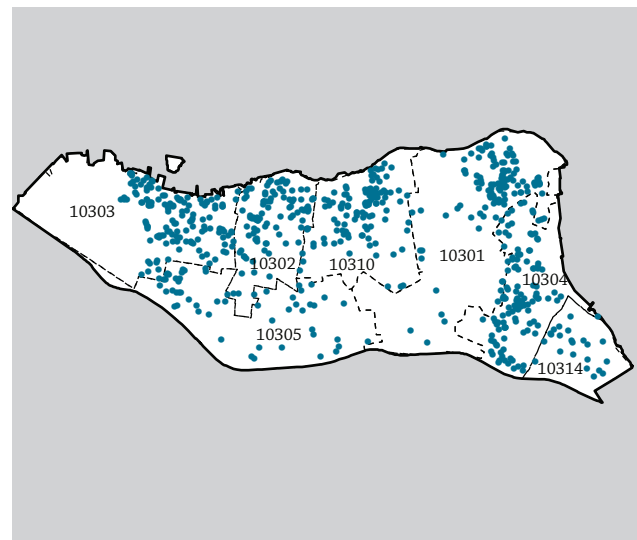
## Households in CD 501 in Each New York City Income Quintile (2007)



## Racial and Ethnic Composition of CD 501 versus New York City



## Notices of Foreclosure in CD 501 (2007)



In CD 501, 554 properties received notices of foreclosure in 2007, equal to a rate of 16.9 per 1,000 1-4 family properties. This notice of foreclosure rate was slightly lower than the citywide rate of 19.7 per 1,000 1-4 family properties

	2000	2005	2006	2007	Rank (2000)	Rank (2007)
Rental Vacancy Rate <sup>1</sup>	4.8%	-	-	8.5%	7	1
Final Certificates of Occupancy Issued	430	893	638	413	9	18
Units Authorized by New Residential Building Permits	522	450	312	125	8	51
Homeownership Rate	51.9%	59.9%	58.7%	60.1%	7	7
Vacant Land Area Rate	10.5%	7.8%	9.6%	9.8%	7	5
Index of Housing Price Appreciation (1 family building) <sup>2</sup>	100.0	162.5	163.3	162.5	-	9
Median Price per Unit (1 family building) <sup>2</sup>	\$216,613	\$359,902	\$384,738	\$372,500	14	14
Median Monthly Rent	-	\$879	\$867	\$909	-	24
Median Rent Burden (renter households)	-	37.2%	30.3%	31.5%	-	25
Serious Housing Code Violations (per 1,000 rental units)	28.8	36.1	30.7	35.8	31	25
Tax Delinquencies (percentage delinquent ≥ 1 year)	5.3%	1.2%	1.4%	1.7%	29	27
Home Purchase Loan Rate (per 1,000 properties)	-	60.1	49.9	35.6	-	26
High Cost Home Purchase Loans (percentage)	-	28.7%	32.8%	17.5%	-	19
High Cost Refinance Loans (percentage)	-	34.4%	36.5%	26.7%	-	18
Notices of Foreclosure Rate (per 1,000 1-4 family properties)	10.8	10.7	13.0	16.9	26	25
Severe Crowding Rate (percentage of renter households)	-	2.0%	1.6%	2.7%	-	24
Foreign-Born Population (percentage)	19.1%	24.9%	24.0%	25.5%	48	40
Racial Diversity Index	0.66	0.69	0.70	0.70	15	6
Households with Children under 18 Years Old (percentage)	39.3%	43.4%	38.4%	41.5%	27	12
Population Aged 65 and Older (percentage)	11.1%	9.3%	10.5%	10.8%	28	34
Poverty Rate	15.7%	-	15.0%	16.2%	36	28
Unemployment Rate	8.2%	9.1%	5.7%	6.9%	31	24
Public Transportation Rate	34.5%	41.9%	41.6%	38.2%	51	51
Felony Crime Rate (per 1,000 residents)	24.3	20.5	20.2	19.1	51	39
Students Performing at Grade Level in Reading (percentage)	55.1%	63.8%	62.2%	61.7%	11	10
Students Performing at Grade Level in Math (percentage)	48.5%	62.9%	67.0%	73.1%	14	16
Asthma Hospitalizations (per 1,000 people)	2.4	2.4	2.5	2.4	30	26
Elevated Blood Lead Levels (incidence per 1,000 children)	21.2	10.4	6.8	7.1	18	20
Net Waste After Recycling (pounds per capita) <sup>3</sup>	-	3.6	2.9	2.8	-	6

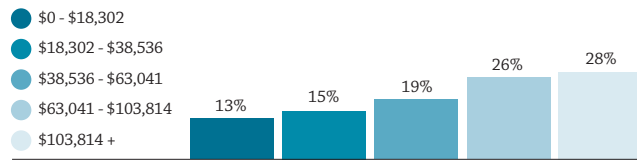
<sup>1</sup> The rental vacancy rate presented for 2007 is an average rate for 2005-2007. <sup>2</sup> Ranked out of 14 community districts with the same predominant housing type (1 family building). <sup>3</sup> The figures presented for each year refer to the City fiscal year beginning on July 1 of that year.



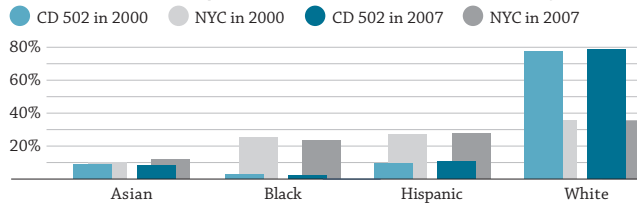
# S. BEACH / WILLOWBROOK – CD 502

	2007	Rank
Population	134,188	–
Population Density (1,000 persons per square mile)	6.2	55
Median Household Income	\$68,379	10
Income Diversity Ratio	4.7	36
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	37	57
Units Within 1/4 Mile of a Park (percentage)	77.6%	49
Units Within 1/2 Mile of a Subway Entrance (percentage)	24.7%	53

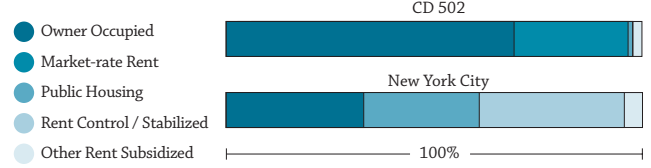
Households in CD 502 in Each New York City Income Quintile (2007)



Racial and Ethnic Composition of CD 502 versus New York City

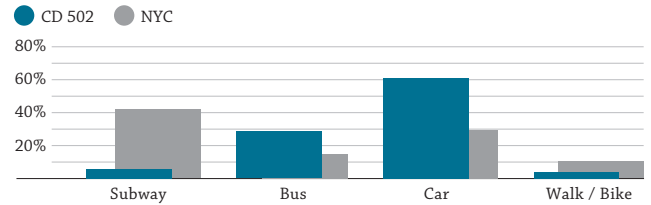


Housing Stock Composition of CD 502 versus New York City (2005)



Owner occupied homes and market rate rental units make up almost all of the housing stock in CD 502. Just 3% of the housing stock is made up of rent regulated or subsidized units.

Means of Transportation to Work (2007)



Subway use among commuters living in CD 502 is much lower than the City's. Bus usage appears to provide public transportation in light of low subway coverage in the area.

	2000	2005	2006	2007	Rank (2000)	Rank (2007)
Rental Vacancy Rate <sup>1</sup>	3.4%	–	–	6.0%	23	6
Final Certificates of Occupancy Issued	332	473	473	402	11	19
Units Authorized by New Residential Building Permits	784	344	272	145	5	43
Homeownership Rate	64.5%	66.8%	72.9%	72.7%	4	3
Vacant Land Area Rate	17.7%	17.3%	18.9%	19.2%	3	2
Index of Housing Price Appreciation (1 family building) <sup>2</sup>	100.0	164.7	166.7	161.2	–	12
Median Price per Unit (1 family building) <sup>2</sup>	\$269,713	\$435,280	\$445,127	\$435,000	9	11
Median Monthly Rent	–	\$951	\$947	\$940	–	23
Median Rent Burden (renter households)	–	31.9%	32.5%	32.3%	–	21
Serious Housing Code Violations (per 1,000 rental units)	8.9	8.8	5.5	8.4	56	54
Tax Delinquencies (percentage delinquent ≥ 1 year)	3.6%	0.6%	0.9%	1.0%	42	44
Home Purchase Loan Rate (per 1,000 properties)	–	49.0	40.9	34.5	–	27
High Cost Home Purchase Loans (percentage)	–	15.2%	16.6%	7.3%	–	26
High Cost Refinance Loans (percentage)	–	23.7%	27.9%	19.8%	–	27
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	5.1	5.0	6.1	7.8	34	39
Severe Crowding Rate (percentage of renter households)	–	2.4%	0.9%	1.2%	–	44
Foreign-Born Population (percentage)	18.4%	24.3%	26.8%	23.9%	49	47
Racial Diversity Index	0.39	0.42	0.41	0.36	48	50
Households with Children under 18 Years Old (percentage)	36.2%	35.8%	36.9%	37.7%	30	22
Population Aged 65 and Older (percentage)	13.5%	13.6%	13.9%	14.4%	16	13
Poverty Rate	9.1%	–	8.7%	7.6%	50	50
Unemployment Rate	5.1%	6.7%	7.3%	3.9%	50	50
Public Transportation Rate	26.5%	28.3%	31.8%	35.2%	54	53
Felony Crime Rate (per 1,000 residents)	18.8	14.7	14.3	14.7	57	56
Students Performing at Grade Level in Reading (percentage)	55.1%	63.8%	62.2%	61.7%	11	10
Students Performing at Grade Level in Math (percentage)	48.5%	62.9%	67.0%	73.1%	14	16
Asthma Hospitalizations (per 1,000 people)	1.7	1.5	1.4	1.4	41	43
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>3</sup>	8.1	2.7	2.8	1.5	56	58
Net Waste After Recycling (pounds per capita) <sup>4</sup>	–	3.2	2.9	3.0	–	2

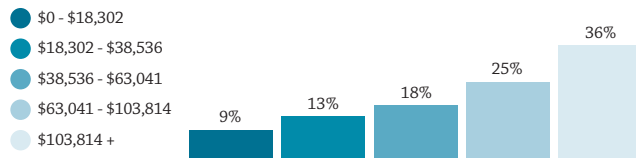
<sup>1</sup> The rental vacancy rate presented for 2007 is an average rate for 2005–2007. <sup>2</sup> Ranked out of 14 community districts with the same predominant housing type (1 family building). <sup>3</sup> Sample size is less than 20 newly identified cases in at least one year presented. <sup>4</sup> The figures presented for each year refer to the City fiscal year beginning on July 1 of that year.



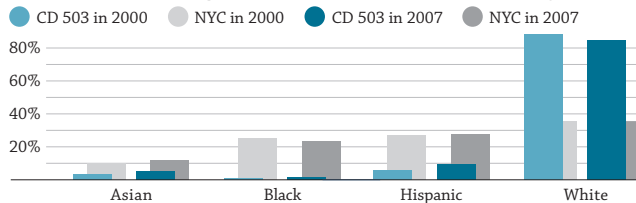
# TOTTENVILLE / GREAT KILLS – CD 503

	2007	Rank
Population	164,592	–
Population Density (1,000 persons per square mile)	7.2	54
Median Household Income	\$78,392	6
Income Diversity Ratio	3.8	48
Rental Units that are Subsidized (percentage) ('05)	0.2%	49
Rental Units that are Rent-Regulated (percentage) ('05)	18.2%	50
Median Age of Housing Stock	27	59
Units Within 1/4 Mile of a Park (percentage)	74.1%	52
Units Within 1/2 Mile of a Subway Entrance (percentage)	29.0%	51

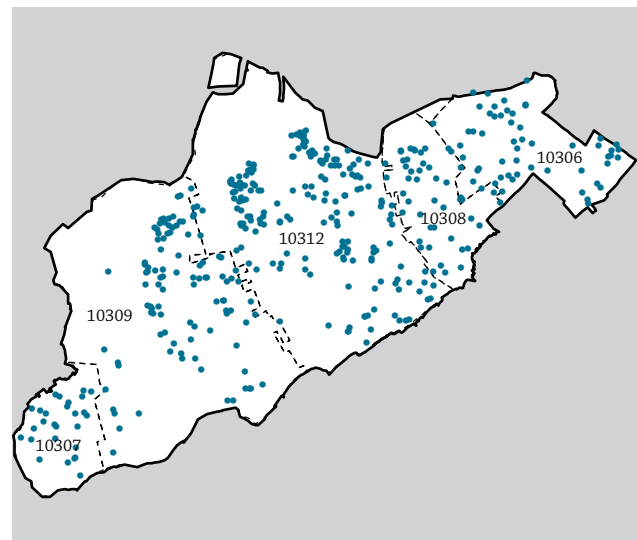
## Households in CD 503 in Each New York City Income Quintile (2007)



## Racial and Ethnic Composition of CD 503 versus New York City



## Notices of Foreclosure in CD 503 (2007)



In CD 503, 353 properties received notices of foreclosure in 2007, equal to a rate of 8.2 per 1,000 1–4 family properties. This notice of foreclosure rate was significantly lower than the citywide rate of 19.7 per 1,000 1–4 family properties.

	2000	2005	2006	2007	Rank (2000)	Rank (2007)
Rental Vacancy Rate <sup>1</sup>	3.6%	–	–	7.7%	17	2
Final Certificates of Occupancy Issued	1,167	935	831	691	1	8
Units Authorized by New Residential Building Permits	1,291	628	345	216	1	31
Homeownership Rate	75.9%	85.7%	84.9%	81.6%	1	1
Vacant Land Area Rate	23.3%	18.7%	20.5%	19.9%	2	1
Index of Housing Price Appreciation (1 family building) <sup>2</sup>	100.0	164.2	159.3	153.0	–	14
Median Price per Unit (1 family building) <sup>2</sup>	\$274,710	\$446,327	\$452,532	\$430,950	8	12
Median Monthly Rent	–	\$948	\$925	\$948	–	22
Median Rent Burden (renter households)	–	35.3%	30.0%	33.1%	–	14
Serious Housing Code Violations (per 1,000 rental units)	4.8	4.0	2.6	3.9	59	58
Tax Delinquencies (percentage delinquent ≥ 1 year)	4.0%	0.6%	1.0%	1.0%	39	44
Home Purchase Loan Rate (per 1,000 properties)	–	50.9	35.4	34.5	–	27
High Cost Home Purchase Loans (percentage)	–	13.4%	13.5%	6.2%	–	31
High Cost Refinance Loans (percentage)	–	24.3%	24.4%	18.8%	–	29
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	4.4	4.9	6.4	8.2	39	36
Severe Crowding Rate (percentage of renter households)	–	0.0%	0.0%	0.0%	–	55
Foreign-Born Population (percentage)	11.7%	14.9%	13.3%	16.0%	55	55
Racial Diversity Index	0.20	0.22	0.28	0.29	55	53
Households with Children under 18 Years Old (percentage)	39.7%	42.5%	40.4%	40.4%	26	14
Population Aged 65 and Older (percentage)	10.5%	11.0%	11.3%	11.3%	32	30
Poverty Rate	4.9%	–	4.1%	4.6%	55	55
Unemployment Rate	4.2%	4.4%	3.7%	2.7%	52	53
Public Transportation Rate	24.2%	28.2%	27.8%	26.2%	55	55
Felony Crime Rate (per 1,000 residents)	15.2	12.1	12.7	12.0	59	58
Students Performing at Grade Level in Reading (percentage)	55.1%	63.8%	62.2%	61.7%	11	10
Students Performing at Grade Level in Math (percentage)	48.5%	62.9%	67.0%	73.1%	14	16
Asthma Hospitalizations (per 1,000 people)	1.1	1.0	1.0	0.9	52	51
Elevated Blood Lead Levels (incidence per 1,000 children) <sup>3</sup>	4.9	1.9	2.9	1.1	59	59
Net Waste After Recycling (pounds per capita) <sup>4</sup>	–	3.0	2.8	3.0	–	2

<sup>1</sup> The rental vacancy rate presented for 2007 is an average rate for 2005–2007. <sup>2</sup> Ranked out of 14 community districts with the same predominant housing type (1 family building). <sup>3</sup> Sample size is less than 20 newly identified cases in at least one year presented. <sup>4</sup> The figures presented for each year refer to the City fiscal year beginning on July 1 of that year.