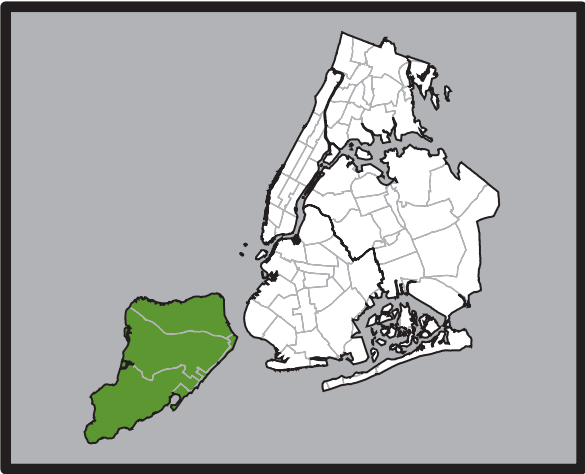


STATEN ISLAND

	CD	Page
St. George/Stapleton	501	114
South Beach/Willowbrook	502	115
Tottenville/Great Kills	503	116

Staten Island

	2005	Rank (2002)	Rank (2005)
Population	475,014	5	5
Population Density	8.1	5	5
Median Household Income	\$60,000	1	1
Median Monthly Rent	\$825	3	4
Median Price/Unit (2-4 fam.)	\$250,000	2	3
Racial Diversity Index	0.59	5	5
Income Diversity Ratio	4.8	4	4



Staten Island is the least populous, least dense and least racially diverse of all the boroughs. It also enjoys the highest median income of any borough (\$60,000), and, at 67.7%, has by far the City's highest rate of homeownership. Staten Island also has the highest performing students of any of the boroughs, as well as the lowest rate of asthma hospitalizations.

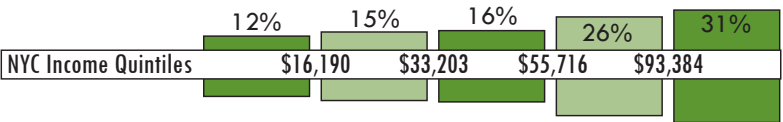
Staten Island has the most vacant land in the City (16.6%), and has seen the slowest rate of growth of new residential building permits between 2002 and 2005 (7% compared to 71% growth citywide).

In October 2006, the City approved zoning changes that will enable the creation of a special Waterfront District in Stapleton on the North Shore of Staten Island. The rezoning is intended to promote the redevelopment of the former U.S. Navy Homeport and the surrounding area, as well as the construction of a mile-long esplanade along New York Harbor. One of the City's other major development projects on Staten Island is the transformation of the former Fresh Kills landfill into

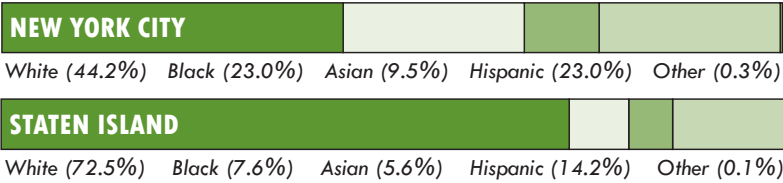
a public park three-times the size of Central Park.

After years of trying to build a NASCAR track on Staten Island, the International Speedway Corp was ultimately unable to secure political support for required land-use changes, and ended plans for the project in December 2006.

Percent of Households in Staten Island in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and Staten Island

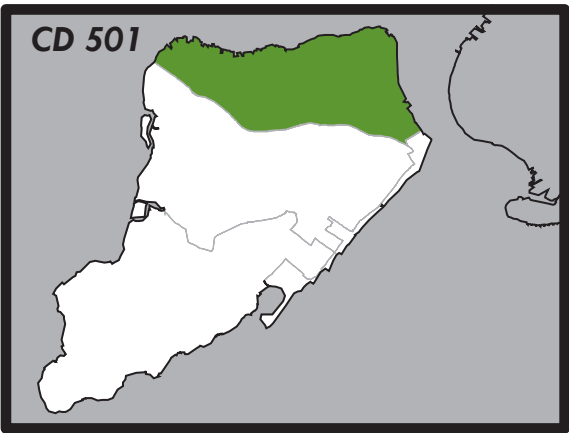


	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Housing Stock and Land Use						
Number of Housing Units	167,932	-	-	173,830	5	5
Rental Vacancy Rate	2.4%	-	-	4.7%	4	1
Percent of Rental Units that are Subsidized	14.1%	-	-	11.5%	4	4
Percent of Rental Units that are Rent-Regulated	15.4%	-	-	15.9%	5	5
Certificates of Occupancy	2,453	2,270	3,333	2,259	2	4
Units Authorized by New Residential Building Permits	1,756	2,598	2,051	1,872	5	5
Homeownership Rate	64.6%	-	-	67.7%	1	1
Percent Vacant Land Area	-	18.1%	18.0%	16.6%	1	1
Acres of Open Space (per 1,000 residents)	-	-	78.7	-	-	1

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Housing Prices and Affordability						
Index of Housing Price Appreciation (1 family building)	142.1	150.6	177.5	199.0	4	4
Median Monthly Rent (unsubsidized units)	\$814	-	-	\$825	3	3
Median Price per Unit (2-4 family building)	\$192,640	\$167,438	\$209,361	\$250,000	2	3
Median Price per Unit (1 family building)	\$300,712	\$302,503	\$351,199	\$402,500	2	4
Median Rent Burden (all renter households)	27.7%	-	-	28.8%	3	5
Median Rent Burden (unsubsidized low income renters)	45.0%	-	-	48.8%	3	4
Housing Quality						
Serious Housing Code Violations (per 1,000 rental units)	12.7	17.9	22.2	21.1	5	5
Percent Tax Delinquencies (delinquent ≥ 1 year)	1.9%	1.3%	0.9%	0.8%	5	5
Percent Severe Crowding (all renter households)	3.5%	-	-	3.7%	4	3
Percent Severe Crowding (unsubsidized low income renters)	4.3%	-	-	5.8%	5	1
Median Age of Housing Stock	-	34	34	35	5	5
Social, Demographic and Income Indicators						
Population	455,712	460,333	462,695	475,014	5	5
Racial Diversity Index	0.56	-	-	0.59	5	5
Percent Immigrant Households	17.6%	-	-	20.2%	5	5
Percent Asian Households	5.2%	-	-	5.6%	4	4
Percent Black Households	7.5%	-	-	7.6%	5	5
Percent Hispanic Households	12.1%	-	-	14.2%	5	5
Percent White (non-Hispanic) Households	74.9%	-	-	72.5%	1	1
Percent Other Race Households	0.4%	-	-	0.0%	1	5
Median Household Income (in 2004 dollars)	\$58,014	-	-	\$60,000	1	1
Income Diversity Ratio	5.1	-	-	4.8	4	4
Poverty Rate	11.0%	-	-	8.4%	5	5
Unemployment Rate	6.8%	-	-	-	5	-
Percent Students Performing at Grade Level - Reading	53.3%	54.1%	54.1%	63.8%	1	1
Percent Students Performing at Grade Level - Math	46.7%	53.0%	56.7%	62.7%	1	1
Felony Crime Rate (per 1,000 residents)	17.5	15.6	16.0	15.9	5	5
Health Indicators						
Asthma Hospitalizations (per 1,000 people)	1.8	1.8	1.6	1.7	5	5
Low Birth Weight (per 1,000 live births)	77.5	78.4	79.5	85.2	5	4
Infant Mortality (per 1,000 births)	4.6	5.2	5.0	5.2	3	3
Elevated Blood Lead Levels (per 1,000 children tested)	8.5	9.7	8.8	-	5	3
Lending Indicators						
Home Purchase Loans (per 1,000 properties)	70.9	67.9	76.4	79.3	1	1
Percent of Home Purchase Loans that are Subprime	6.7%	10.7%	13.8%	19.8%	4	4
Refinance Loan Rate (per 1,000 properties)	115.6	176.4	88.4	80.1	1	1
Percent of Refinance Loans that are Subprime	15.9%	16.2%	30.0%	27.0%	4	4
Notices of Foreclosure (per 1,000 1-4 family properties)	N/A	N/A	N/A	N/A	N/A	N/A

ST. GEORGE/ STAPLETON

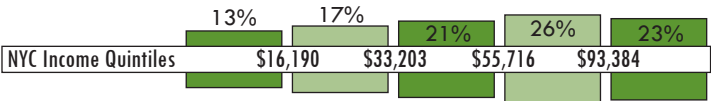
	2005	Rank '02	Rank '05
Population (2000)	162,609	19	-
Population Density (2000)	11.8	54	-
Median Monthly Rent	\$890	20	29
Median Price/Unit (1 fam.)	\$350,000	13	14 ¹
Racial Diversity Index	0.87	13	12
Income Diversity Ratio	4.3	30	49



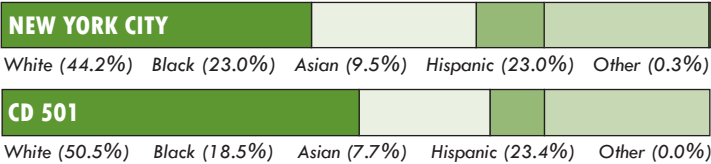
In St. George/Stapleton, Staten Island’s most racially diverse district, poverty rates declined significantly between 2002 and 2005, so that the district dropped in the ranks from 30th to 47th for this indicator. CD 501 has a relatively small share of rent-regulated apartments, at 23.3%. CD 501 saw a 75.2% increase in certificates of occupancy issued between 2002 and 2005 and now ranks 2nd citywide for this indicator.

St. George/Stapleton is home to the City’s new Stapleton Waterfront district and will see a significant amount of development over the next few years, including the redevelopment of the old Naval Homeport and a potential new light rail, which would connect Arlington to the St. George Ferry Terminal.

Percent of Households in CD 501 in Each New York City Income Quintile

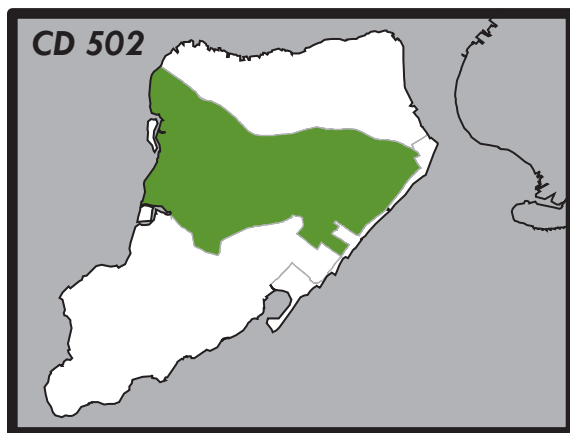


Racial and Ethnic Composition in New York City and CD 501



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$54,730	-	-	\$52,500	9	11
Poverty Rate	14.8%	-	-	8.8%	30	47
Percent Immigrant Households	20.3%	-	-	22.1%	44	46
Percent of Rental Units that are Subsidized	25.3%	-	-	20.0%	14	14
Percent of Rental Units that are Rent-Regulated	24.2%	-	-	23.3%	46	48
Certificates of Occupancy	524	614	1,212	918	9	2
Percent Vacant Land Area	-	12.6%	12.4%	9.5%	5	6
Median Age of Housing Stock	-	53	54	55	44	44
Homeownership Rate	57.9%	-	-	58.1%	8	9
Index of Housing Price Appreciation (1 family building)	137.3	142.2	173.0	194.3	10	13 ¹
Home Purchase Loans (per 1,000 properties)	68.8	70.6	85.6	94.9	13	8
Percent of Home Purchase Loans that are Subprime	7.2%	12.3%	19.6%	27.9%	28	21
Percent of Refinance Loans that are Subprime	20.3%	21.1%	37.0%	33.4%	23	23
Notices of Foreclosure (per 1,000 1-4 family properties)	N/A	N/A	N/A	N/A	N/A	N/A
Percent Tax Delinquencies (delinquent ≥1 year)	2.7%	1.9%	1.3%	1.2%	29	31
Serious Housing Code Violations (per 1,000 rental units)	19.9	26.4	36.8	36.1	37	27
Percent of Students Performing at Grade Level - Reading	53.3%	54.1%	54.1%	63.8%	11	13
Percent of Students Performing at Grade Level - Math	46.7%	53.0%	56.7%	62.7%	16	16
Felony Crime Rate (per 1,000 residents)	22.4	19.3	19.7	20.5	51	40
Acres of Open Space (per 1,000 residents)	-	-	5.2	-	-	11
Asthma Hospitalizations (per 1,000 people)	2.7	2.7	2.4	2.4	27	30
Low Birth Weight (per 1,000 live births)	89	88	82	91	23	29

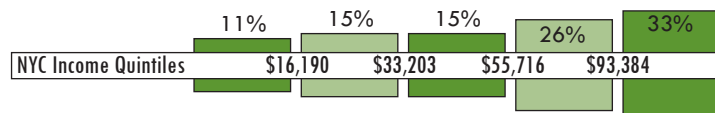
¹ Ranked out of 15 community districts with the same predominant housing type (single family homes).



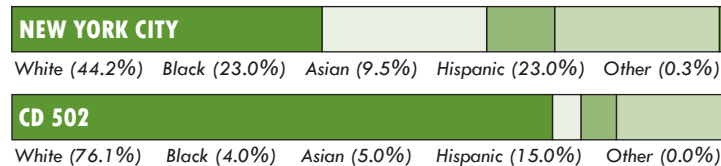
SOUTH BEACH/ WILLOWBROOK

	2005	Rank '02	Rank '05
Population (2000)	127,071	32	-
Population Density (2000)	5.9	59	-
Median Monthly Rent	\$800	45	40
Median Price/Unit (1 fam.)	\$415,000	9	9 ¹
Racial Diversity Index	0.53	45	45
Income Diversity Ratio	5.1	30	31

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



Racial and Ethnic Composition in New York City and CD 502



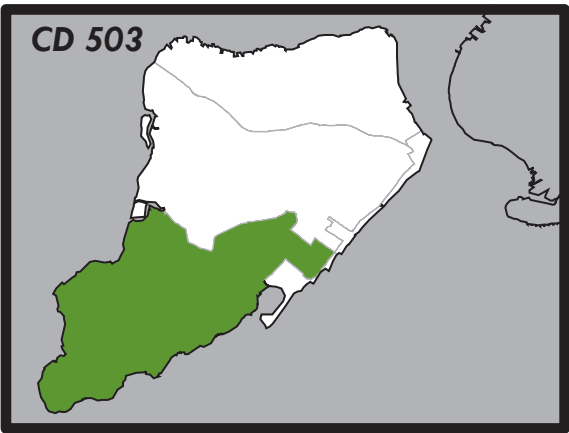
Contrary to citywide trends, South Beach/Willowbrook saw a 22% increase in median income between 2002 and 2005, ranking it 6th highest in the City for this indicator. The percentage of the households headed by someone foreign born rose significantly in CD 502 between 2002 and 2005. CD 502 has the highest proportion of open space (23.9 acres per 1,000 residents) in the City, and has the lowest population density in the City. A very low percentage of CD 502's housing stock is rent-regulated, it ranks at the bottom citywide. CD 502 is home to the former Fresh Kills landfill (along with CD 503), which the City plans to turn into a massive new public park.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$51,446	-	-	\$63,000	12	6
Poverty Rate	11.0%	-	-	8.2%	42	51
Percent Immigrant Households	17.1%	-	-	25.9%	50	39
Percent of Rental Units that are Subsidized	4.6%	-	-	9.6%	43	28
Percent of Rental Units that are Rent-Regulated	7.0%	-	-	1.0%	55	55
Certificates of Occupancy	619	497	893	472	7	13
Percent Vacant Land Area	-	17.1%	16.9%	17.6%	2	4
Median Age of Housing Stock	-	33	34	35	57	57
Homeownership Rate	63.0%	-	-	69.4%	5	4
Index of Housing Price Appreciation (1 family building)	142.4	161.6	178.7	202.4	6	6 ¹
Home Purchase Loans (per 1,000 properties)	67.5	62.1	72.5	69.1	15	24
Percent of Home Purchase Loans that are Subprime	6.9%	8.8%	10.9%	15.1%	33	28
Percent of Refinance Loans that are Subprime	13.8%	14.0%	26.1%	23.2%	34	29
Notices of Foreclosure (per 1,000 1-4 family properties)	N/A	N/A	N/A	N/A	N/A	N/A
Percent Tax Delinquencies (delinquent ≥1 year)	1.6%	1.0%	0.7%	0.6%	44	46
Serious Housing Code Violations (per 1,000 rental units)	6.7	9.0	8.9	8.8	55	54
Percent of Students Performing at Grade Level - Reading	53.3%	54.1%	54.1%	63.8%	11	13
Percent of Students Performing at Grade Level - Math	46.7%	53.0%	56.7%	62.7%	16	16
Felony Crime Rate (per 1,000 residents)	16.7	14.8	15.7	14.7	57	56
Acres of Open Space (per 1,000 residents)	-	-	23.9	-	-	1
Asthma Hospitalization (per 1,000 people)	1.6	1.5	1.3	1.6	41	41
Low Birth Weight (per 1,000 live births)	68	82	76	75	47	44

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

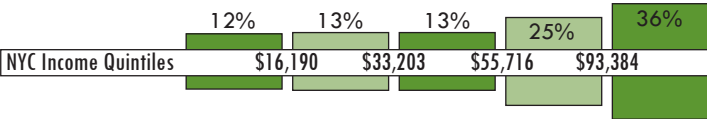
TOTTENVILLE/ GREAT KILLS

	2005	Rank '02	Rank '05
Population (2000)	152,908	22	-
Population Density (2000)	6.7	58	-
Median Monthly Rent	\$750	23	50
Median Price/Unit (1 fam.)	\$422,500	8	8 ¹
Racial Diversity Index	0.26	54	55
Income Diversity Ratio	4.9	45	40

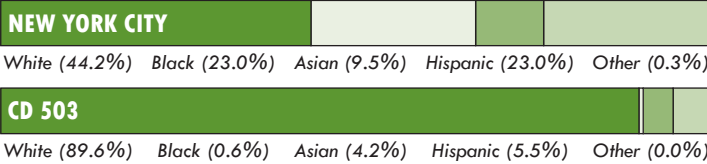


Tottenville/Great Kills has the lowest crime rate in the City, along with the highest rate of homeownership. CD 503 has the youngest housing stock in the City, with a median housing age of 28 years, compared to 74 years citywide. The housing stock is in good shape: CD 503 has very few serious housing code violations (four per 1,000 rental units in 2005) and consistently low rates of tax delinquencies. Unlike the City and borough trends, Tottenville/Great Kills saw a slight increase in poverty rates between 2002 and 2005, but still ranks very low on this indicator. CD 503 has the most vacant land of any CD in the City (20.4%), and ranks 2nd citywide the share of land area that is open space.

Percent of Households in CD 503 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 503



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$65,676	-	-	\$65,000	5	5
Poverty Rate	7.2%	-	-	8.3%	52	50
Percent Immigrant Households	15.2%	-	-	14.2%	53	54
Percent of Rental Units that are Subsidized	6.9%	-	-	0.2%	39	49
Percent of Rental Units that are Rent-Regulated	11.1%	-	-	18.2%	53	50
Certificates of Occupancy	1,310	1,159	1,228	869	2	3
Percent Vacant Land Area	-	22.6%	22.6%	20.4%	1	1
Median Age of Housing Stock	-	28	28	28	59	59
Homeownership Rate	72.5%	-	-	75.2%	2	1
Index of Housing Price Appreciation (1 family building)	144.7	160.5	180.3	199.9	4	10 ¹
Home Purchase Loans (per 1,000 properties)	79.6	70.4	71.5	73.7	5	20
Percent of Home Purchase Loans that are Subprime	5.7%	10.6%	9.9%	14.0%	38	30
Percent of Refinance Loans that are Subprime	12.3%	14.2%	25.8%	23.4%	38	28
Notices of Foreclosure (per 1,000 1-4 family properties)	N/A	N/A	N/A	N/A	N/A	N/A
Percent Tax Delinquencies (delinquent ≥1 year)	1.4%	1.0%	1.6%	0.6%	50	46
Serious Housing Code Violations (per 1,000 rental units)	4.1	10.2	6.7	4.0	59	58
Percent of Students Performing at Grade Level - Reading	53.3%	54.1%	54.1%	63.8%	11	13
Percent of Students Performing at Grade Level - Math	46.7%	53.0%	56.7%	62.7%	16	16
Felony Crime Rate (per 1,000 residents)	13.1	12.2	12.3	12.1	59	59
Acres of Open Space (per 1,000 residents)	-	-	13.1	-	-	2
Asthma Hospitalizations (per 1,000 people)	0.9	1.1	0.8	1.1	52	49
Low Birth Weight (per 1,000 live births)	70	63	79	85	44	36

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