Staten Island

1

SI 01, ST. GEORGE/STAPLETON: ***Housing***: St. George/Stapleton had the highest rental vacancy rate in the city in 2011; 10.4 percent of all rental units were unoccupied.

2

SI 02, SOUTH BEACH/ WILLOWBROOK: ***Built Environment***: Nearly half of residentially zoned land in South Beach/Willowbrook was developed at less than 50 percent of its allowable zoning capacity in 2011. Only three community districts had a higher percentage of land with unused capacity.

Demographics: South Beach/ Willowbrook had the lowest unemployment rate of all three community districts in Staten Island in 2011.

3

SI 03, TOTTENVILLE/ GREAT KILLS: ***Housing***: Tottenville/Great Kills had the highest homeownership rate in the city, with 81.7 percent of households owning their homes in 2011.

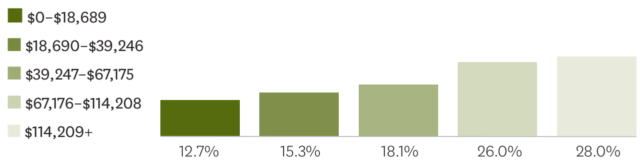
Demograhics: Tottenville/ Great Kills had the second lowest serious crime rate in the city in 2011, with 11.4 serious crimes per 1,000 residents. The rate declined from 15.2 serious crimes per 1,000 residents in 2000.

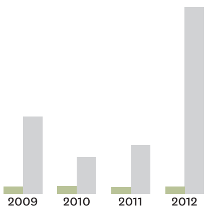
Staten Island

Staten Island was the least populous borough in New York City in 2011 with 470,467 residents. It had the highest homeownership rate in the city, at 68.9 percent. The median monthly rent for all renters was $1,134.

	2011	Rank
Population	470,467	5
Population Density (1,000 persons per square mile)	8.1	5
Median Household Income	$71,966	1
Income Diversity Ratio	5.1	4
Public Rental Housing Units (% of rental units)	8.6%	3
Subsidized Rental Housing Units (% of rental units)	6.5%	4
Rent-Regulated Units (% of rental units)	14.8%	5
Residential Units within a Hurricane Evacuation Zone	24.7%	3
Residential Units within Sandy Surge Area	9.5%	3
Residential Units within 1/2 Mile of a Subway/Rail Entrance	19.4%	5
Unused Capacity Rate (% of land area)	47.4%	1
Racial Diversity Index	0.55	5
Rental Vacancy Rate	10.8%	1

Household Income Distribution by New York City Income Quintile, 2011





The number of residential units authorized by new building permits in Staten Island (■) remained essentially flat from 2009 to 2012. This trend ran counter to the citywide trend (■) of increasing building activity from 2011 to 2012.

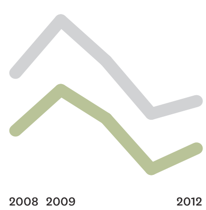
Prices for single-family (■) and two- to four-family (■) homes in Staten Island remained relatively flat from 2011 to 2012. In contrast, prices for the same property types in New York City increased from 2011 to 2012.

249

The number of units in the four subsidized properties that left affordability restrictions in Staten Island between 2002 and 2011, that had HUD Project-Based Rental Assistance, received HUD insurance or financing, were developed with a Low-Income Housing Tax Credit, or were built under the Mitchell-Lama Program.

$71,966

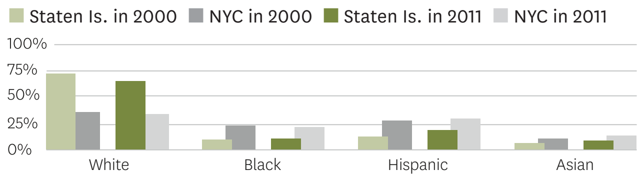
Economic circumstances for Staten Islanders tended to be better than in other boroughs in 2011. **In 2011, Staten Island's median household income was $71,966, two percent lower than it had been in 2010.** Among all boroughs, Staten Island had the lowest poverty rate (11.7%), which was essentially unchanged from 2010, and the lowest unemployment rate (8.3%), which decreased from 2010.



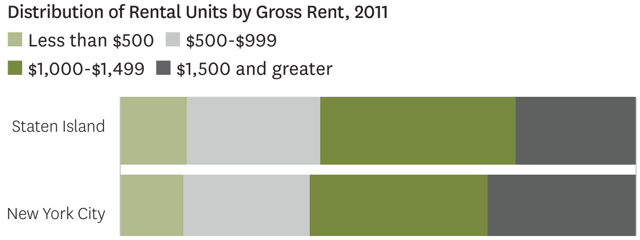
Staten Island's (■) foreclosure start rate for one- to four-family homes increased in 2012 for the first time since 2009, but remained below the citywide (■) foreclosure rate. Staten Island had the second lowest foreclosure start rate for one- to four-family homes behind Manhattan.

Staten Island was one of two boroughs in the city where the majority of the population was from a single ethnic or racial group. **Sixty-three percent of Staten Island residents self-identified as non-Hispanic white in 2011.** In 2011, Staten Island had the lowest racial diversity index in the city.

Racial and Ethnic Composition, 2011



Distribution of Rental Units by Gross Rent, 2011



In Staten Island, 38.7 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.

In 2012, Staten Island had the highest percentage of students performing at grade level in reading, and its improvement in student proficiency from 2011 was greater than the city's overall. The borough also had the second highest percentage performing at grade level in math in 2012, though the improvement from the prior year was modest.

Staten Island (■) had the lowest public transportation rate in the city (■) in 2011; only **29.7 percent of workers used public transportation to travel to work.** It is also the only borough where this rate was lower in 2011 than it was in 2006.

BUILT ENVIRONMENT	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	2,660	904	350	315	326	5	5
Units Issued New Certificates of Occupancy	3,271	1,945	698	397	640	2	5
HOUSING: STOCK							
Housing Units	163,993	177,353	176,656	176,821	–	5	5
Homeownership Rate	63.8%	72.0%	69.6%	68.9%	–	1	1
Serious Housing Code Violations (per 1,000 rental units)	–	17.3	34.0	29.0	27.2	–	4
Severe Crowding Rate (% of renter households)	–	–	1.8%	3.4%	–	–	4
HOUSING: MARKET							
Index of Housing Price Appreciation (1 family building)	100.0	186.8	163.2	159.7	159.2	–	3
Index of Housing Price Appreciation (2-4 family building)	100.0	199.4	149.6	137.4	136.9	–	3
Median Sales Price per Unit (1 family building)	$293,175	$474,962	$402,217	$382,372	$375,000	3	3
Median Sales Price per Unit (2-4 family building)	$190,306	$285,549	$235,952	$219,227	$225,000	1	3
Sales Volume (1 family building)	3,559	3,838	2,214	1,524	1,901	2	2
Sales Volume (2-4 family building)	1,259	1,649	863	592	710	4	4
Median Monthly Rent (all renters)	–	$1,135	$1,197	$1,134	–	–	4
Median Monthly Rent (recent movers)	–	$1,202	$1,332	$1,224	–	–	4
Median Rent Burden	–	31.1%	33.5%	29.7%	–	–	4
Median Rent Burden (low-income renters)	–	45.9%	48.4%	45.4%	–	–	4
HOUSING: FINANCE							
Home Purchase Loan Rate (per 1,000 properties)	–	42.1	20.4	18.5	–	–	4
Higher-Cost Home Purchase Loans (% of home purchase loans)	–	21.6%	0.5%	1.6%	–	–	1
Refinance Loan Rate (per 1,000 properties)	–	62.0	25.8	22.7	–	–	2
Higher-Cost Home Purchase Loans (% of home purchase loans)	–	29.6%	1.9%	3.1%	–	–	4
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	1.1%	31.1%	31.4%	–	–	2
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	94.6	93.7	–	4
Foreclosure Starts (all residential properties)	743	990	1,730	1,060	1,311	4	4
Foreclosure Start Rate (per 1,000 1-4 family properties)	6.8	8.7	15.0	9.0	11.5	5	4
Properties that Entered REO	6	52	176	30	26	4	3
Property Tax Liability ($ millions)	–	$520.0	$592.5	$611.9	$625.3	–	5
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.3%	1.1%	1.5%	1.7%	–	5	5
DEMOGRAPHICS							
Population	443,728	–	468,730	470,467	–	5	5
Population Density (1,000 persons per square mile)	7.6	–	8.0	8.1	–	5	5
Foreign-Born Population	16.4%	20.9%	21.4%	20.9%	–	5	5
Percent White	72.8%	–	64.0%	63.6%	–	1	1
Percent Black	9.1%	–	9.5%	10.0%	–	5	5
Percent Hispanic	12.3%	–	17.3%	17.6%	–	5	5
Percent Asian	5.7%	–	7.4%	7.9%	–	4	4
Households with Children under 18 Years Old	38.5%	38.7%	36.8%	36.9%	–	2	2
Population Aged 65 and Older	11.6%	11.8%	12.7%	13.0%	–	3	2
Median Household Income	$78,543	$78,535	$73,994	$71,966	–	1	1
Income Diversity Ratio	4.3	4.3	5.3	5.1	–	4	4
Share of Population Living in Integrated Tracts	15.7%	–	21.6%	–	–	3	3
Poverty Rate	10.0%	9.2%	11.8%	11.7%	–	5	5
Unemployment Rate	5.9%	5.4%	9.1%	8.3%	–	5	5
Private Sector Employment	–	84,111	86,286	85,272	–	–	5
Public Transportation Rate	28.8%	33.6%	29.8%	29.7%	–	5	5
Mean Travel Time to Work (minutes)	43.9	42.6	40.1	41.3	–	1	3
SCHOOLS, HEALTH, CRIME							
Serious Crime Rate (per 1,000 residents)	19.6	15.9	14.5	14.5	–	5	5
Adult Incarceration Rate (per 100,000 residents aged 15 or older)	410.6	497.4	555.6	514.4	–	5	4
Students Performing at Grade Level in Math	48.5%	–	67.0%	65.3%	66.8%	1	2
Students Performing at Grade Level in Reading	55.1%	–	49.3%	51.6%	56.0%	1	1
Asthma Hospitalizations (per 1,000 residents)	1.8	1.6	2.0	2.0	–	5	4
Low Birth Weight Rate (per 1,000 live births)	86	87	84	82	–	2	3
Elevated Blood Lead Levels (incidence per 1,000 children)	12.7	4.5	2.6	2.6	–	5	4
Children's Obesity Rate	–	–	20.7%	21.0%	–	–	2

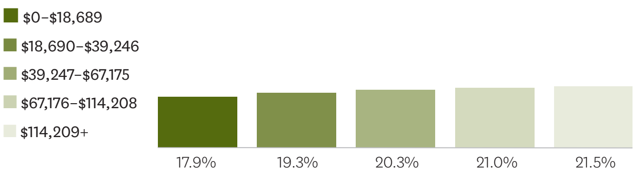
SI01 St. George/ Stapleton

	2011	Rank
Population	173,412	11
Population Density (1,000 persons per square mile)	12.5	51
Median Household Income	$55,272	18
Income Diversity Ratio	5.6	21
Public Rental Housing Units (% of rental units)	11.2%	18
Subsidized Rental Housing Units (% of rental units)[1]	11.8%	48
Rent-Regulated Units (% of rental units)	20.8%	30
Residential Units within a Hurricane Evacuation Zone	19.1%	24
Residential Units within Sandy Surge Area	4.1%	59
Residential Units within 1/2 Mile of a Subway/Rail Entrance	9.5%	18
Unused Capacity Rate (% of land area)	36.7%	4
Racial Diversity Index	0.72	1
Rental Vacancy Rate[2]	10.4%	

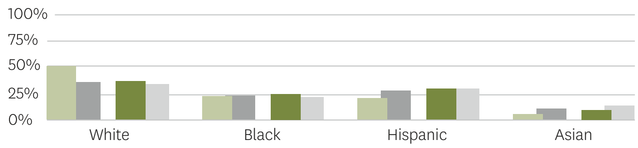
Distribution of Rental Units by Gross Rent, 2011

In SI01, 42.0 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.

Household Income Distribution by New York City Income Quintile, 2011



Racial and Ethnic Composition, 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	522	294	105	57	42	34	34
Units Issued New Certificates of Occupancy	819	638	233	114	197	4	16
Homeownership Rate	51.9%	58.7%	58.3%	54.3%	–	7	7
Index of Housing Price Appreciation (1 family building)[3]	100.0	191.4	155.3	149.2	157.9	–	9
Median Sales Price per Unit (1 family building)[3]	$248,989	$425,749	$340,819	$336,488	$326,428	14	13
Sales Volume	1,529	2,260	1,113	709	902	6	9
Median Monthly Rent (all renters)	–	$1,087	$1,193	$1,113	–	–	34
Median Monthly Rent (recent movers)	–	$1,167	$1,290	$1,193	–	–	43
Median Rent Burden	–	30.3%	36.2%	32.4%	–	–	34
Median Rent Burden (low-income renters)	–	44.1%	53.7%	45.1%	–	–	32
Home Purchase Loan Rate (per 1,000 properties)	–	51.0	18.8	16.8	–	–	32
Refinance Loan Rate (per 1,000 properties)	–	75.4	21.4	19.1	–	–	21
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	2.0%	41.5%	43.7%	–	–	14
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	120.5	118.2	–	24
Foreclosure Start Rate (per 1,000 1–4 family properties)	11.2	13.2	21.2	13.0	17.4	26	26
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.3%	1.4%	2.4%	2.7%	–	29	23
Serious Housing Code Violations (per 1,000 rental units)	–	30.7	61.0	50.2	46.6	–	25
Severe Crowding Rate (% of renter households)	–	–	2.7%	4.8%	–	–	20
Property Tax Liability ($ millions)	–	$149.2	$169.7	$174.1	$180.5	–	24

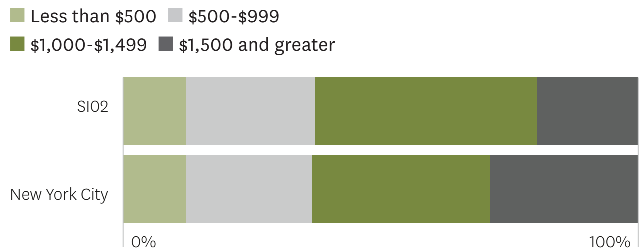
POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	19.1%	24.0%	24.7%	22.3%	–	48	46
Households with Children under 18 Years Old	39.3%	–	40.0%	41.9%	–	27	13
Population Aged 65 and Older	11.1%	–	10.7%	9.9%	–	28	40
Share of Population Living in Integrated Tracts	42.2%	–	48.5%	–	–	11	9
Poverty Rate	15.7%	15.0%	17.9%	21.0%	–	36	25
Unemployment Rate	8.2%	5.7%	10.1%	10.4%	–	31	32
Public Transportation Rate	35.1%	41.6%	37.9%	36.0%	–	51	50
Mean Travel Time to Work (minutes)	43.3	42.4	38.6	39.4	–	21	35
Serious Crime Rate (per 1,000 residents)	24.3	20.2	–	18.6	–	51	37
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)	2.4	2.5	2.9	2.8	–	30	22
Elevated Blood Lead Levels (incidence per 1,000 children)	21.2	6.8	3.6	3.4	–	18	24
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.

SI02 South Beach/Willowbrook

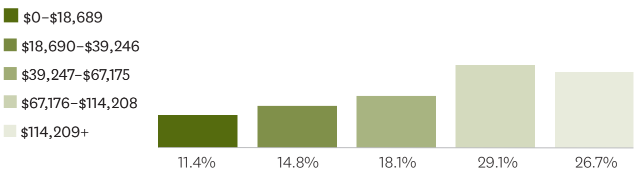
	2011	Rank
Population	125,257	42
Population Density (1,000 persons per square mile)	5.8	55
Median Household Income	$72,455	10
Income Diversity Ratio	4.4	48
Public Rental Housing Units (% of rental units)	9.6%	20
Subsidized Rental Housing Units (% of rental units)[1]	3.8%	31
Rent-Regulated Units (% of 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

Distribution of Rental Units by Gross Rent, 2011

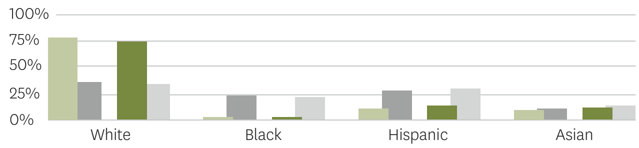


In SI02, 37.3 percent of rental housing units cost less than $1,000 per month, including utilities. This share is greater than the city as a whole, where 36.8 percent of units rented for less than $1,000 per month.

Household Income Distribution by New York City Income Quintile, 2011



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

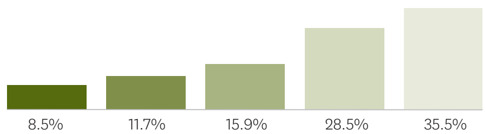
1. Data on subsidized rental housing units are from 2010. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 14 community districts with the same predominant housing type.
4. Sample size is less than 20 newly identified cases in at least one year presented.

SI03 Tottenville/ Great Kills

	2011	Rank
Population	171,798	14
Population Density (1,000 persons per square mile)	7.5	54
Median Household Income	$82,921	7
Income Diversity Ratio	4.1	53
Public Rental Housing Units (% of rental units)	0.0%	43
Subsidized Rental Housing Units (% of rental units)[1]	0.0%	54
Rent-Regulated Units (% of rental units)	12.8%	51
Residential Units within a Hurricane Evacuation Zone	21.9%	27
Residential Units within Sandy Surge Area	7.6%	19
Residential Units within 1/2 Mile of a Subway/Rail Entrance	27.2%	53
Unused Capacity Rate (% of land area)	47.5%	8
Racial Diversity Index	0.28	54
Rental Vacancy Rate[2]	4.8%	14

Household Income Distribution by New York City Income Quintile, 2011

$0–$18,689
$18,690–$39,246
$39,247–$67,175
$67,176–$114,208
$114,209+



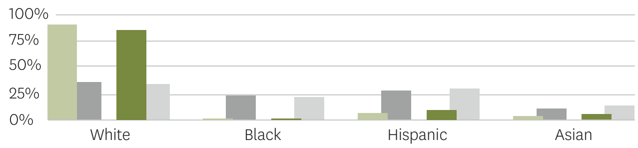
Distribution of Rental Units by Gross Rent, 2011[3]

Less than $500 $500-$999
$1,000-$1,499 $1,500 and greater

In SI03, 27.4 percent of rental housing units cost less than $1,000 per month, including utilities. This share is less 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

SI03 in 2000 NYC in 2000 SI03 in 2011 NYC in 2011



HOUSING	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Units Authorized by New Residential Building Permits	1,291	348	165	169	180	16	16
Units Issued New Certificates of Occupancy	1,767	831	319	196	292	1	9
Homeownership Rate	75.9%	84.9%	79.5%	81.7%	–	1	1
Index of Housing Price Appreciation (1 family building)[4]	100.0	182.9	168.2	161.0	161.8	–	7
Median Sales Price per Unit (1 family building)[4]	$315,770	$503,574	$429,957	$407,864	$395,000	8	8
Sales Volume	2,206	2,090	1,354	948	1,177	1	3
Median Monthly Rent (all renters)	–	$1,187	$1,293	$1,179	–	–	25
Median Monthly Rent (recent movers)	–	$1,371	$1,447	$1,336	–	–	27
Median Rent Burden	–	30.0%	32.8%	24.4%	–	–	54
Median Rent Burden (low-income renters)	–	–	–	–	–	–	–
Home Purchase Loan Rate (per 1,000 properties)	–	35.5	22.0	20.7	–	–	13
Refinance Loan Rate (per 1,000 properties)	–	59.7	30.7	26.0	–	–	9
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.4%	29.5%	28.7%	–	–	22
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	–	–	–	84.7	85.5	–	27
Foreclosure Start Rate (per 1,000 1–4 family properties)	4.6	6.6	12.5	7.0	9.1	36	37
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.0%	1.0%	1.2%	1.3%	–	39	46
Serious Housing Code Violations (per 1,000 rental units)	–	2.6	6.2	2.7	4.5	–	57
Severe Crowding Rate (% of renter households)	–	–	–	–	–	–	–
Property Tax Liability ($ millions)	–	$195.7	$225.3	$234.0	$241.7	–	11

POPULATION	2000	2006	2010	2011	2012	Rank ('00)	Rank ('11/'12)
Foreign-Born Population	11.7%	13.3%	14.5%	15.2%	–	55	55
Households with Children under 18 Years Old	39.7%	–	35.3%	37.0%	–	26	21
Population Aged 65 and Older	10.5%	–	12.5%	13.2%	–	32	20
Share of Population Living in Integrated Tracts	0.0%	–	0.0%	–	–	45	50
Poverty Rate	4.9%	4.1%	7.0%	5.3%	–	55	55
Unemployment Rate	4.2%	3.7%	8.7%	7.5%	–	52	46
Public Transportation Rate	24.4%	27.8%	21.3%	25.0%	–	55	54
Mean Travel Time to Work (minutes)	46.1	45.8	42.9	44.3	–	9	10
Serious Crime Rate (per 1,000 residents)	15.2	12.7	–	11.2	–	59	58
Students Performing at Grade Level in Math	48.4%	–	60.9%	65.3%	66.8%	16	24
Students Performing at Grade Level in Reading	55.0%	–	49.2%	51.6%	56.0%	13	15
Asthma Hospitalizations (per 1,000 people)	1.1	1.0	1.2	1.3	–	52	44
Elevated Blood Lead Levels (incidence per 1,000 children)[5]	4.9	2.9	2.1	1.5	–	59	52
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. Gross rent shares are averages from 2007-2011.
4. Ranked out of 14 community districts with the same predominant housing type. 5. Sample size is less than 20 newly identified cases in at least one year presented.