

# Staten Island



# Staten Island

At just over 8,000 persons per square mile, Staten Island remained the least dense borough. Density increased, however, in all three Community Districts on Staten Island between 1970 and 2010, with the largest increase in Tottenville/Great Kills.

**Although the white population share decreased by eight percentage points between 2000 and 2013, Staten Island remained 63 percent white in 2013, 30 percentage points higher than New York City as a whole.** The share of the Staten Island population that is Hispanic grew from 12 percent to 18 percent between 2000 and 2013, and the black and Asian population shares grew as well.

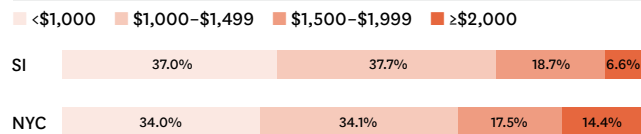
**Staten Island saw increased percentages of households in each of three brackets earning less than \$60,000 and decreased proportions of households in all three brackets earning more than \$60,000, between 2000 and 2013.** However, the share of households earning more than \$60,000 per year on Staten Island, at 56 percent, remained 10 percentage points higher than the New citywide proportion of 46 percent.

**Staten Island had the second-lowest share of apartments renting for more than \$2,000 per month in 2013, after the Bronx, at 6.6 percent.** Nearly 75 percent of Staten Island apartments rented for less than \$1,500, compared to a citywide average of 68 percent.

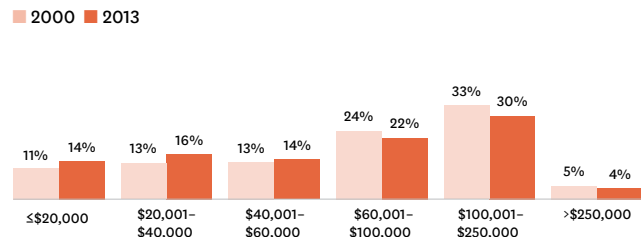
Single-Year Indicators	2013	Rank
Population	472,621	5
Population density (1,000 persons per square mile)	8.1	5
Racial diversity index	0.56	5
Income diversity ratio	4.9	4
Rental vacancy rate	6.6%	1
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	-	-
Public and other income-restricted subsidized rental units <sup>2</sup>	14.2%	4
Median rent (asking)	\$1,250	5
Housing units in FEMA preliminary flood hazard areas	11.6%	3
Housing units within 1/4 mile of a park <sup>3</sup>	56.8%	5
Land with unused capacity <sup>3</sup>	47.3%	1

Median Rent	2007	2013	% Change	2013 Rank
All renters	SI \$1,230	\$1,176	-4.4%	4
	NYC \$1,129	\$1,244	10.2%	-
Recent movers	SI \$1,259	\$1,226	-2.6%	4
	NYC \$1,387	\$1,469	5.9%	-

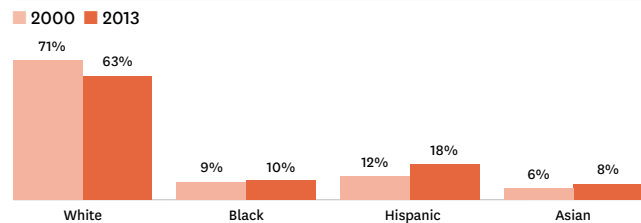
## Distribution of Gross Rent, 2013



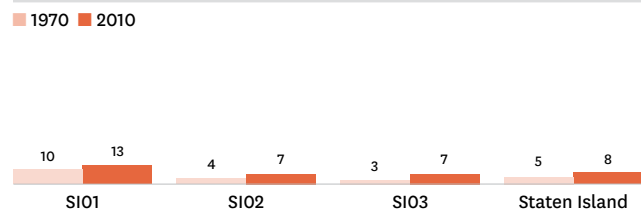
## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



## Population Density (1,000 Persons per Square Mile) by Sub-Borough Area



	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
<b>Land Use and Development</b>							
Units authorized by new residential building permits	2,660	675	333	1,100	620	4	5
Units issued new certificates of occupancy	3,311	1,403	692	478	377	2	5
<b>Housing: Stock</b>							
Housing units	163,993	-	176,656	178,035	-	5	5
Homeownership rate	63.8%	71.2%	69.6%	67.4%	-	1	1
Rental vacancy rate	4.1%	7.4%	7.8%	6.6%	-	2	1
Serious housing code violations (per 1,000 privately owned rental units)	-	22.8	37.2	33.2	36.0	-	4
Severe crowding rate (% of renter households)	-	-	1.8%	3.5%	-	-	4
<b>Housing: Market and Finance</b>							
Sales volume, 1 family building <sup>4</sup>	3,559	3,336	2,214	2,493	2,752	2	2
Sales volume, 2-4 family building <sup>4</sup>	1,259	1,309	864	971	980	4	4
Index of housing price appreciation, all property types	100.0	190.0	164.2	165.0	171.3	-	5
Index of housing price appreciation, 1 family building <sup>4</sup>	100.0	183.5	161.8	163.9	170.4	-	3
Index of housing price appreciation, 2-4 family building <sup>4</sup>	100.0	189.3	149.2	152.0	156.4	-	3
Median sales price per unit, 1 family building <sup>4</sup>	\$302,045	\$475,433	\$414,386	\$385,330	\$395,000	3	3
Median sales price per unit, 2-4 family building <sup>4</sup>	\$196,064	\$286,673	\$243,090	\$235,575	\$240,000	1	3
Median monthly rent, all renters	-	\$1,230	\$1,233	\$1,176	-	-	4
Median monthly rent, recent movers	-	\$1,259	\$1,372	\$1,226	-	-	4
Median rent burden	-	32.1%	33.5%	33.0%	-	-	4
Moderately rent-burdened households	-	27.5%	25.1%	22.1%	-	-	5
Severely rent-burdened households	-	28.0%	31.2%	32.7%	-	-	2
Moderately rent-burdened households, low income	-	33.3%	30.9%	31.8%	-	-	2
Severely rent-burdened households, low income	-	43.4%	47.5%	50.3%	-	-	2
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	5.4%	4.4%	-	-	3
Home purchase loan rate (per 1,000 properties)	-	35.7	20.4	23.4	-	-	3
Higher-cost home purchase loans (% of home purchase loans)	-	10.1%	0.5%	2.2%	-	-	2
Refinance loan rate (per 1,000 properties)	-	43.4	25.8	24.8	-	-	2
Higher-cost refinance loans (% of refinance loans)	-	21.6%	1.9%	2.3%	-	-	4
FHA/VA-backed home purchase loans (% of home purchase loans)	-	2.4%	31.1%	21.6%	-	-	2
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	83.6	55.7	-	4
Notices of foreclosure, all residential properties	743	1,262	1,729	1,945	1,619	4	4
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	6.9	10.8	14.7	16.4	13.7	5	4
Properties that entered REO	6	115	180	43	59	4	3
Tax delinquencies ≥ 1 year (% of residential properties)	4.3%	1.1%	1.1%	1.5%	-	5	5
<b>Residents</b>							
Population	443,728	-	468,730	472,621	-	5	5
Population density (1,000 persons per square mile)	7.6	-	8	8.1	-	5	5
Households with children under 18 years old	38.5%	-	36.8%	34.6%	-	2	2
Population age 65 and older	11.6%	-	12.7%	14.1%	-	3	2
Foreign-born population	16.4%	21.8%	21.4%	20.4%	-	5	5
Population living in racially integrated tracts	15.7%	-	21.6%	-	-	3	3
Racial diversity index	0.47	-	0.55	0.56	-	5	5
Median household income	\$80,920	\$76,811	\$76,233	\$70,554	-	1	1
Income diversity ratio	4.3	4.7	5.3	4.9	-	4	4
Poverty rate	10.0%	9.8%	11.8%	12.8%	-	5	5
Unemployment rate	5.9%	4.6%	9.1%	7.3%	-	5	5
Disconnected youth <sup>5</sup>	5.0%	5.4%	5.9%	5.1%	-	5	5
Asthma hospitalizations (per 1,000 people)	1.8	2.1	2.0	-	-	5	4
Low birth weight rate (per 1,000 live births)	86	87	84	85	-	2	2
<b>Neighborhood Services and Conditions</b>							
Students performing at grade level in English language arts	-	-	-	31.7%	34.7%	-	2
Students performing at grade level in math	-	-	-	33.7%	39.8%	-	2
Serious crime rate, property crime (per 1,000 residents)	7.8	5.6	4.1	4.6	4.5	5	5
Serious crime rate, violent crime (per 1,000 residents)	2.7	2.2	2.1	2.7	2.4	5	5
Adult incarceration rate (per 100,000 people age 15 or older)	410.6	674.5	555.6	446.9	435.0	5	5
Car-free commute (% of commuters)	31.6%	35.8%	33.0%	34.0%	-	5	5
Mean travel time to work (minutes)	43.9	43.3	40.1	43.9	-	1	3

<sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 4 boroughs with the same predominant housing type. <sup>5</sup>Data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. See the ACS section in the Methods chapter for more information.

# SIO1

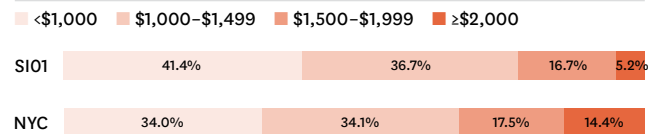
# St. George/ Stapleton



Single-Year Indicators	2013	Rank
Population	176,221	11
Population density (1,000 persons per square mile)	12.5	51
Racial diversity index	0.71	5
Income diversity ratio	6.0	21
Rental vacancy rate	10.4%	1
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	-	-
Public and other income-restricted subsidized rental units <sup>2</sup>	20.2%	17
Median asking rent	\$2,048	18
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	4.3%	25
Residential units within 1/4 mile of a park	63.2%	43
Land with unused zoning capacity	41.0%	15

Median Rent*		2005-07	2011-13	% Change	2011-13 Rank
All renters	SIO1	\$1,167	\$1,115	-4.5%	40
	NYC	\$1,116	\$1,226	9.9%	-
Recent movers	SIO1	\$1,215	\$1,228	1.0%	44
	NYC	\$1,344	\$1,469	9.3%	-

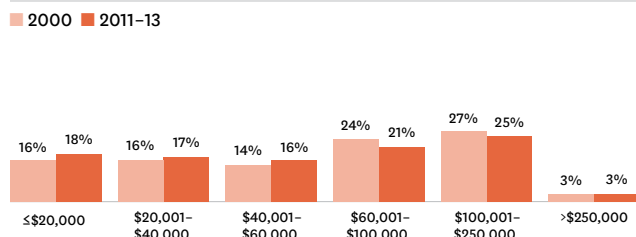
### Distribution of Gross Rent, 2011-2013



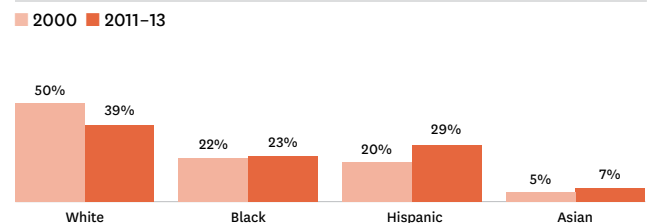
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	522	197	106	631	214	8	24
Units issued new certificates of occupancy	833	377	258	76	92	3	30
Homeownership rate	51.9%	-	58.3%	54.5%	-	7	7
Serious housing code violations (per 1,000 privately owned rental units)	-	40.7	69.4	57.5	60.1	-	21
Severe crowding rate (% of renter households)	-	-	2.7%	4.4%	-	-	21
Sales volume	1,529	1,729	1,113	1,220	1,215	6	5
Index of housing price appreciation, all property types	100.0	200.2	156.7	161.9	164.2	-	49
Median sales price per unit, 1 family building <sup>4</sup>	\$256,523	\$424,706	\$351,131	\$332,085	\$342,250	12	11
Median rent burden	-	32.8%	35.6%	33.1%	-	-	29
Severely rent-burdened households	-	30.2%	37.2%	33.9%	-	-	14
Severely rent-burdened households, low income	-	42.6%	50.5%	49.0%	-	-	17
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	8.0%	7.1%	-	-	22
Home purchase loan rate (per 1,000 properties)	-	37.5	18.8	22.8	-	-	21
Refinance loan rate (per 1,000 properties)	-	48.9	21.4	23.7	-	-	13
FHA/VA-backed home purchase loans (% of home purchase loans)	-	5.0%	41.5%	30.4%	-	-	16
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	104.2	70.3	-	19
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	11.2	16.9	20.7	24.4	19.3	25	23
Tax delinquencies ≥ 1 year (% of residential properties)	-	1.7%	1.7%	2.4%	-	-	25

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	39.3%	-	40.0%	40.1%	-	27	13
Population age 65 and older	11.1%	-	10.7%	10.8%	-	28	35
Foreign-born population	19.1%	24.1%	24.0%	23.1%	-	48	47
Population living in racially integrated tracts	42.2%	-	48.5%	-	-	11	9
Median household income	\$68,218	\$64,903	\$61,129	\$58,742	-	15	17
Poverty rate	15.7%	15.8%	18.5%	19.8%	-	36	28
Unemployment rate	8.2%	7.3%	8.0%	8.9%	-	31	37
Car-free commute (% of commuters)	39.6%	44.4%	42.2%	41.1%	-	51	51
Mean travel time to work (minutes)	43.3	41.4	40.7	41.4	-	21	26
Serious crime rate (per 1,000 residents)	14.4	10.5	8.8	10.5	9.6	55	40
Students performing at grade level in English language arts	-	-	-	31.7%	34.2%	-	19
Students performing at grade level in math	-	-	-	33.7%	39.2%	-	25

### Household Income Distribution (2014\$)



### Racial and Ethnic Composition



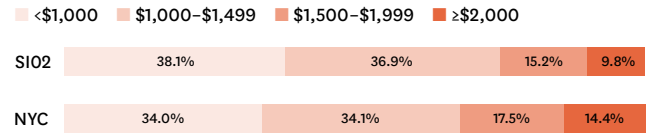
\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 12 community districts where this property type was the predominant type sold in 2000-2014.



Single-Year Indicators	2013	Rank
Population	131,007	39
Population density (1,000 persons per square mile)	6.6	55
Racial diversity index	0.46	44
Income diversity ratio	4.6	48
Rental vacancy rate	7.9%	2
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	-	-
Public and other income-restricted subsidized rental units <sup>2</sup>	15.2%	21
Median asking rent	\$1,175	53
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	22.2%	9
Residential units within 1/4 mile of a park	52.6%	50
Land with unused zoning capacity	51.9%	4

Median Rent*	2005-07	2011-13	% Change	2011-13 Rank
All renters	SIO2 \$1,256	\$1,178	-6.2%	32
	NYC \$1,116	\$1,226	9.9%	-
Recent movers	SIO2 \$1,235	\$1,182	-4.3%	48
	NYC \$1,344	\$1,469	9.3%	-

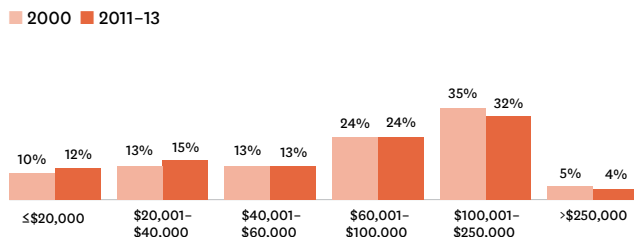
### Distribution of Gross Rent, 2011-2013



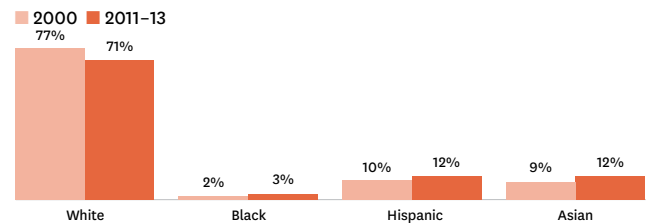
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	784	184	85	129	194	5	28
Units issued new certificates of occupancy	663	383	138	97	106	5	28
Homeownership rate	64.5%	-	71.8%	70.7%	-	4	3
Serious housing code violations (per 1,000 privately owned rental units)	-	9.5	10.0	16.2	17.7	-	43
Severe crowding rate (% of renter households)	-	-	1.9%	1.6%	-	-	51
Sales volume	1,621	1,532	991	1,056	1,295	4	4
Index of housing price appreciation, all property types	100.0	194.1	169.4	172.6	173.3	-	46
Median sales price per unit, 1 family building <sup>4</sup>	\$320,322	\$498,237	\$432,161	\$410,357	\$405,000	8	8
Median rent burden	-	32.2%	33.1%	32.5%	-	-	30
Severely rent-burdened households	-	28.0%	33.5%	29.7%	-	-	34
Severely rent-burdened households, low income	-	42.3%	48.1%	46.6%	-	-	31
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.9%	1.3%	-	-	47
Home purchase loan rate (per 1,000 properties)	-	35.1	20.0	20.1	-	-	28
Refinance loan rate (per 1,000 properties)	-	35.7	24.3	21.6	-	-	19
FHA/VA-backed home purchase loans (% of home purchase loans)	-	1.5%	22.8%	13.2%	-	-	25
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	73.5	47.1	-	28
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	5.7	7.8	11.4	12.1	11.4	34	30
Tax delinquencies ≥ 1 year (% of residential properties)	-	0.8%	0.7%	1.0%	-	-	54

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	36.2%	-	34.5%	32.5%	-	30	29
Population age 65 and older	13.5%	-	15.4%	15.7%	-	16	10
Foreign-born population	18.4%	24.6%	25.6%	26.4%	-	49	41
Population living in racially integrated tracts	0.8%	-	11.9%	-	-	43	36
Median household income	\$82,039	\$76,086	\$75,937	\$72,876	-	8	11
Poverty rate	9.1%	9.5%	9.7%	9.2%	-	50	51
Unemployment rate	5.1%	5.8%	6.6%	6.7%	-	50	49
Car-free commute (% of commuters)	29.5%	34.5%	33.2%	32.0%	-	54	54
Mean travel time to work (minutes)	41.7	39.9	39.2	40.2	-	27	35
Serious crime rate (per 1,000 residents)	8.9	6.6	5.2	6.7	6.5	58	57
Students performing at grade level in English language arts	-	-	-	31.7%	34.2%	-	19
Students performing at grade level in math	-	-	-	33.7%	39.2%	-	25

### Household Income Distribution (2014\$)



### Racial and Ethnic Composition



\* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 12 community districts where this property type was the predominant type sold in 2000-2014.

# SIO3

# Tottenville/ Great Kills



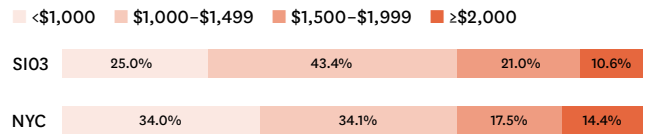
## Single-Year Indicators

	2013	Rank
♦ Population	164,258	16
♦ Population density (1,000 persons per square mile)	6.7	54
♦ Racial diversity index	0.29	54
♦ Income diversity ratio	4.2	54
♦ Rental vacancy rate	2.0%	51
Rent-stabilized or rent-controlled units (forthcoming) <sup>1</sup>	-	-
Public and other income-restricted subsidized rental units <sup>2</sup>	0.0%	53
Median asking rent	-	-
Housing units in FEMA preliminary flood hazard areas <sup>3</sup>	10.8%	20
Residential units within 1/4 mile of a park	53.4%	49
Land with unused zoning capacity	47.7%	9

## Median Rent\*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	SIO3	\$1,274	\$1,238	-2.8%	25
	NYC	\$1,116	\$1,226	9.9%	-
Recent movers	SIO3	\$1,327	\$1,375	3.6%	26
	NYC	\$1,344	\$1,469	9.3%	-

## Distribution of Gross Rent, 2011-2013



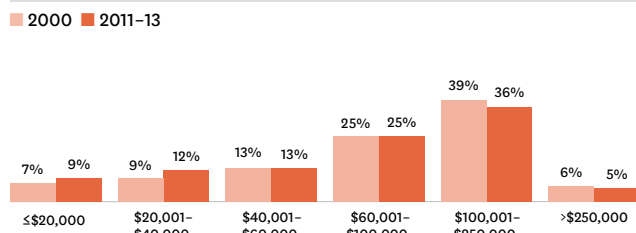
## Housing

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	1,291	294	142	340	212	1	25
Units issued new certificates of occupancy	1,815	643	296	305	179	1	17
♦ Homeownership rate	75.9%	-	79.5%	79.4%	-	1	1
Serious housing code violations (per 1,000 privately owned rental units)	-	3.9	6.2	7.5	11.9	-	52
♦ Severe crowding rate (% of renter households)	-	-	-	2.6%	-	-	41
Sales volume	2,206	1,954	1,354	1,628	1,638	1	2
Index of housing price appreciation, all property types	100.0	179.1	166.7	162.9	175.2	-	44
Median sales price per unit, 1 family building <sup>4</sup>	\$325,323	\$493,077	\$442,965	\$405,291	\$415,000	7	7
♦ Median rent burden	-	32.8%	29.7%	26.5%	-	-	51
♦ Severely rent-burdened households	-	32.7%	23.3%	27.5%	-	-	41
♦ Severely rent-burdened households, low income	-	51.5%	38.6%	49.9%	-	-	14
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	2.8%	2.5%	-	-	37
Home purchase loan rate (per 1,000 properties)	-	34.7	22.0	26.5	-	-	12
Refinance loan rate (per 1,000 properties)	-	44.9	30.7	28.2	-	-	7
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.7%	29.5%	20.3%	-	-	22
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	75.2	50.8	-	27
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	4.7	8.3	12.5	13.5	11.1	38	31
Tax delinquencies ≥ 1 year (% of residential properties)	-	0.8%	0.9%	1.2%	-	-	47

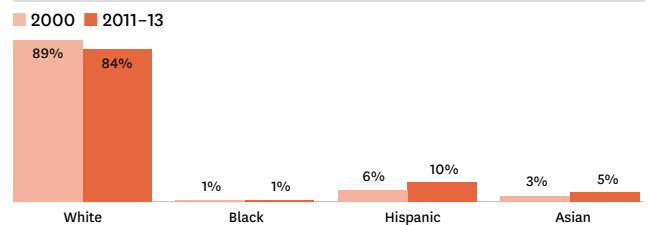
## Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
♦ Households with children under 18 years old	39.7%	-	35.3%	34.5%	-	26	24
♦ Population age 65 and older	10.5%	-	12.5%	14.9%	-	32	12
♦ Foreign-born population	11.7%	14.6%	13.2%	15.2%	-	55	55
Population living in racially integrated tracts	0.0%	-	0.0%	-	-	45	47
♦ Median household income	\$92,624	\$94,975	\$90,292	\$85,790	-	5	7
♦ Poverty rate	4.9%	4.6%	4.8%	6.2%	-	55	55
♦ Unemployment rate	4.2%	3.6%	6.3%	7.0%	-	52	46
♦ Car-free commute (% of commuters)	25.6%	28.2%	25.5%	26.4%	-	55	55
♦ Mean travel time to work (minutes)	46.1	46.0	43.5	44.3	-	9	12
Serious crime rate (per 1,000 residents)	7.8	6.0	4.3	4.3	4.4	59	59
Students performing at grade level in English language arts	-	-	-	31.7%	34.2%	-	19
Students performing at grade level in math	-	-	-	33.7%	39.2%	-	25

## Household Income Distribution (2014\$)



## Racial and Ethnic Composition



♦ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. <sup>1</sup>Percentage of all rental housing units. <sup>2</sup>Percentage of all rental housing units. Represents 2012 conditions. <sup>3</sup>Represents 2014 conditions. <sup>4</sup>Ranked out of 12 community districts where this property type was the predominant type sold in 2000-2014.