

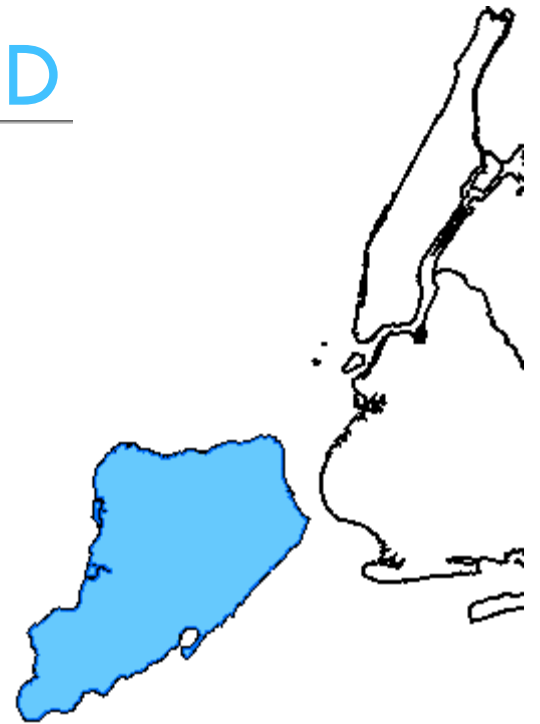
STATEN ISLAND

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STATEN ISLAND

		Rank (2002)	Rank (2004/5)
Population:	464,573	5	5
Racial Diversity Index:	0.59	5	5
Median Household Income:	\$60,000	1	1
Income Diversity Ratio:	4.9	4	4
Median Monthly Rent:	\$850	3	3
Median Price/Unit (2-4 fam.):	\$202,500	2	4
Median Price/Unit (1 fam.):	\$339,690	2	4

Staten Island, the least populous of the five boroughs, leads the City in a variety of housing and neighborhood indicators. Homeownership in Staten Island far outstrips the rest of the City; 67.7% of its housing units are owner-occupied. Similarly, the borough consistently leads the City in mortgage lending activity. Although Staten Island has lower rates of subprime lending than all other boroughs except Manhattan, its rates of subprime lending for



	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
% Public Housing	5.8%	-	-	4.9%	4	4
% Rent-Regulated/Other subsidized	24.3%	-	-	23.1%	5	5
Certificates of Occupancy	2,453	2,270	3,333	2,259	2	4
Units Authorized by New Residential Building Permits	1,762	2,506	1,597	-	5	5
Homeownership Rate	64.6%	-	-	67.7%	1	1
% Vacant Land Area	-	18.1%	18.0%	16.6%	1	1
Housing Prices and Affordability						
Index of Housing Price Appreciation (1 family building)	142.1	150.1	178.2	-	2	4
Median Monthly Rent (unsubsidized units, 2005 dollars)	\$803	-	-	\$850	3	3
Median Price Per Unit (2-4 fam. bldg., 2004 dollars)	\$186,327	\$161,951	\$202,500	-	2	4
Median Price Per Unit (1 fam. bldg., 2004 dollars)	\$290,858	\$292,590	\$339,690	-	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	22.2	17.9	-	5	5
% Tax Delinquencies (delinquent ≥ 1 year)	1.9%	1.3%	0.9%	-	5	5
% Severe Crowding - All renter households	3.5%	-	-	3.7%	4	3
% Severe Crowding - Unsubsidized low income renters	4.3%	-	-	5.8%	5	1

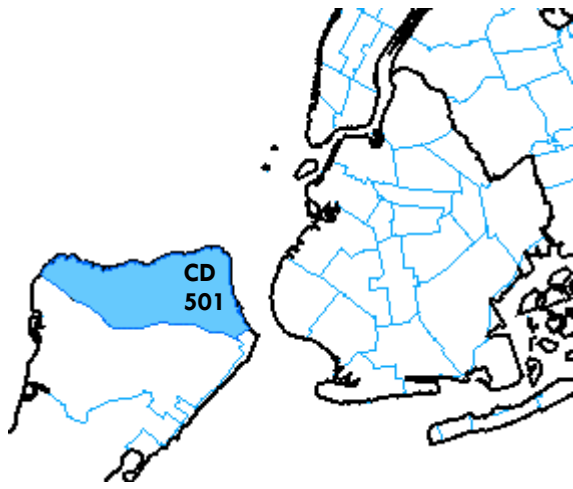
both home purchase and refinance nearly doubled between 2002 and 2004. Housing prices in Staten Island generally have increased in recent years, but at a lower rate than other boroughs. In 2004, Staten Island was ranked 4th citywide in the index of housing price appreciation for single-family homes, and median prices for single family homes were fourth of the five boroughs. The most recent New York City Housing and Vacancy Survey paints a mixed picture for Staten Island renters – although the borough has the City’s lowest average rent burden, low-income renters in unsubsidized units have a higher rate of severe crowding than in any other borough.

Serious housing code violations are scarce in Staten Island, with only 17.9 violations per 1,000 rental units, the lowest rate in New York City. Staten Island also has the City’s lowest rate of tax delinquencies. Despite having the highest percentage of vacant land in the City by a significant margin, new construction appears to be relatively rare in Staten Island. The number of units authorized by new residential building permits in Staten Island in 2005 was 1,597, only 8% of the citywide total and less than half the number of such units authorized in the Bronx, the next lowest ranked borough in this category.

In recent years, Staten Island consistently has had the City’s highest median household income and lowest poverty rate. Elementary school performance in 2004 was ranked first in both reading and math, with over 50% of children performing at or above grade level. At 16 felonies per 1,000 residents, Staten Island has the lowest incidence of crime in the City. The borough is probably the City’s most homogenous. With a racial diversity index of 0.59, Staten Island is the City’s least racially diverse borough, and it is nearly the least economically diverse as well – second only to Queens.

Much of Staten Island has been rezoned in recent years in order to prevent higher density development. In 2004, the City designated the entire borough a Lower Density Growth Management Area, and since then the Staten Island Growth Management Task Force has worked to expand regulations affecting residential and commercial development. A proposed NASCAR racetrack has stirred considerable disagreement. Also on the drawing board is a proposal to redevelop the former Fresh Kills landfill into a 2,200 acre public park.

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Social, Demographic, and Income Indicators						
Population	455,712	460,333	462,695	464,573	5	5
Racial Diversity Index	0.56	-	-	0.59	5	5
% Immigrant Households	15.9%	-	-	17.7%	5	5
% Asian (inc. Hawaiian and Pacific Islander) Households	5.2%	-	-	5.6%	4	4
% Black (including Hispanic) Households	7.5%	-	-	7.6%	5	5
% Hispanic (non-Black) Households	12.1%	-	-	14.2%	5	5
% White (non-Hispanic) Households	74.8%	-	-	72.5%	1	1
% Native American Households	0.4%	-	-	0.0%	1	5
Median Household Income (in 2004 dollars)	\$58,014	-	-	\$60,000	1	1
Income Diversity Ratio	5.1	-	-	4.9	4	4
Poverty Rate	11.0%	-	-	8.4%	5	5
Unemployment Rate	6.8%	-	-	-	5	-
% Students Performing at Grade Level - Reading	53.3%	54.1%	54.1%	-	1	1
% Students Performing at Grade Level - Math	46.7%	53.0%	56.7%	-	1	1
Felony Crime Rate (per 1,000 residents)	17.5	15.6	16.0	-	5	5
Lending Indicators						
Home Purchase Loans (per 1,000 properties)	70.9	67.9	76.4	-	1	1
% Subprime Home Purchase Loans	6.7%	10.7%	13.8%	-	4	4
Home Purchase Loan Approval Rate	87.1%	85.7%	82.2%	-	2	2
Refinance Loan Rate (per 1,000 properties)	115.6	176.4	88.4	-	1	1
% Subprime Refinance Loans	15.9%	16.2%	30.0%	-	4	4
Notices of Foreclosure (per 1,000 1-4 family properties)	N/A	N/A	N/A	-	N/A	N/A



ST. GEORGE / STAPLETON

		Rank (2002)	Rank (2004/5)
Population (2000):	162,609	19	-
Racial Diversity Index:	0.87	13	12
Median Household Income:	\$52,500	9	11
Income Diversity Ratio:	4.9	28	41
Median Monthly Rent:	\$900	20	21
Median Price/Unit (2-4 fam.):	\$174,975	41	43
Median Price/Unit (1 fam.):	\$283,460	34	42 ¹

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$54,730	-	-	\$52,500	9	11
Poverty Rate	14.8%	-	-	8.8%	30	47
% Immigrant Households	18.3%	-	-	20.3%	45	44
Rental Vacancy Rate	3.1%	-	-	8.8%	23	1
Number of Housing Units	62,051	-	-	60,467	16	18
% Public Housing	10.4%	-	-	8.1%	19	24
% Rent-Regulated/Other subsidized	40.0%	-	-	35.4%	42	44
Certificates of Occupancy	524	614	1,212	918	9	2
Units Authorized by New Residential Building Permits	582	1,117	531	-	9	10
Homeownership Rate	57.9%	-	-	58.1%	8	9
Index of Housing Price Appreciation (1 family building)	137.9	140.7	173.7	-	8	12 ²
Home Purchase Loans (per 1,000 properties)	68.8	70.6	85.6	-	13	6
% Subprime Home Purchase Loans	7.2%	12.3%	19.6%	-	28	24
Refinance Loan Rate (per 1,000 properties)	99.4	159.2	97.3	-	8	10
% Subprime Refinance Loans	20.3%	21.1%	37.0%	-	23	20
Notices of Foreclosure (per 1,000 1-4 family properties)	N/A	N/A	N/A	-	N/A	N/A
% Tax Delinquencies (delinquent ≥ 1 year)	2.7%	1.9%	1.3%	-	29	30
% Vacant Land Area	-	12.6%	12.4%	9.5%	5	5
Serious Housing Code Violations (per 1,000 rental units)	19.9	26.4	36.8	-	37	25
% Students Performing at Grade Level - Reading	53.3%	54.1%	54.1%	-	11	12
% Students Performing at Grade Level - Math	46.7%	53.0%	56.7%	-	16	16
Felony Crime Rate (per 1,000 residents)	22.4	19.3	19.7	-	51	50

A NASCAR racetrack has been proposed for a former oil tank facility in Bloomfield, Staten Island. The proposal, which has stirred controversy over its scale and potential impact on traffic and quality of life, includes not only the racetrack but also thousands of housing units and a large retail complex.

St. George/Stapleton had one of the highest rates of home purchase loans in the five boroughs in 2004, with 85.6 per 1,000 properties. The percent of home purchase loans that are subprime more than doubled since 2002. The rental vacancy rate has almost tripled since 2002, as certificates of occupancy increase significantly. CD 501 had one of the lowest crime rates in the City in 2004, with 19.7 felonies per 1,000 residents.

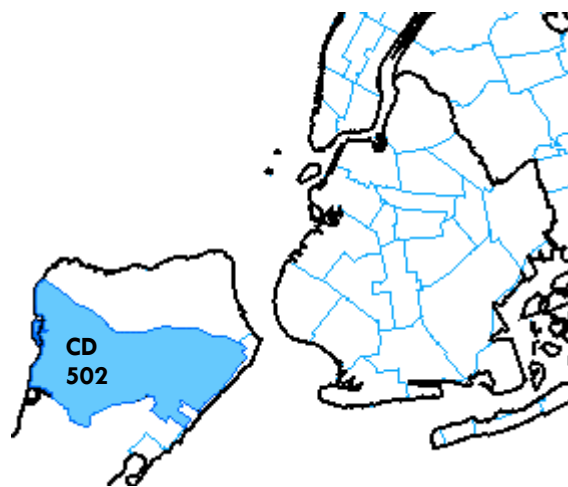
Numbers in italics are based on a small number of observations and should be treated with caution.

¹ Ranked out of 50 community districts with sufficient single family home sales.

² Ranked out of 13 community districts with the same predominant housing type (single family homes).

SOUTH BEACH / WILLOWBROOK

		Rank (2002)	Rank (2004/5)
Population (2000):	127,071	32	-
Racial Diversity Index:	0.53	45	45
Median Household Income:	\$63,000	12	6
Income Diversity Ratio:	5.1	28	38
Median Monthly Rent:	\$800	44	38
Median Price/Unit (2-4 fam.):	\$231,218	19	26
Median Price/Unit (1 fam.):	\$365,040	24	29 ¹



2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$51,446	-	-	\$63,000	12	6	Median Household Income (in 2004 dollars)
11.0%	-	-	8.2%	42	51	Poverty Rate
16.3%	-	-	21.5%	48	42	% Immigrant Households
1.1%	-	-	0.9%	46	53	Rental Vacancy Rate
46,686	-	-	49,572	42	37	Number of Housing Units
4.6%	-	-	4.2%	27	28	% Public Housing
8.0%	-	-	6.3%	55	55	% Rent-Regulated/Other subsidized
619	497	893	472	7	13	Certificates of Occupancy
521	707	412	-	11	17	Units Authorized by New Residential Building Permits
63.0%	-	-	69.4%	5	4	Homeownership Rate
141.8	161.6	179.2	-	6	10 ²	Index of Housing Price Appreciation (1 family building)
67.5	62.1	72.5	-	15	12	Home Purchase Loans (per 1,000 properties)
6.9%	8.8%	10.9%	-	33	27	% Subprime Home Purchase Loans
115.9	166.5	76.7	-	3	16	Refinance Loan Rate (per 1,000 properties)
13.8%	14.0%	26.1%	-	34	28	% Subprime Refinance Loans
N/A	N/A	N/A	-	N/A	N/A	Notices of Foreclosure (per 1,000 1-4 family properties)
1.6%	1.0%	0.7%	-	44	46	% Tax Delinquencies (delinquent ≥ 1 year)
-	17.1%	16.9%	17.6%	2	3	% Vacant Land Area
6.7	9.0	8.9	-	55	54	Serious Housing Code Violations (per 1,000 rental units)
53.3%	54.1%	54.1%	-	11	12	% Students Performing at Grade Level - Reading
46.7%	53.0%	56.7%	-	16	16	% Students Performing at Grade Level - Math
16.7	14.8	15.7	-	57	57	Felony Crime Rate (per 1,000 residents)

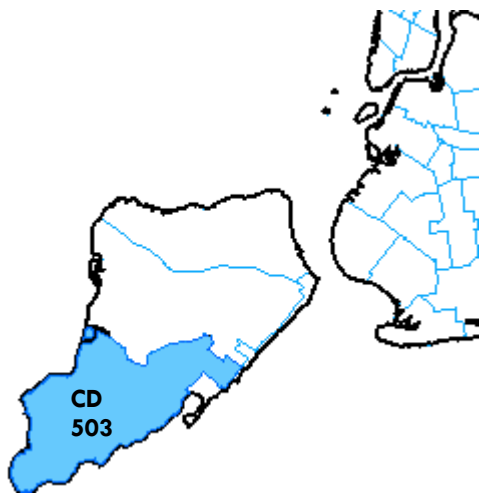
CD 502 in Staten Island ranks 3rd in vacant land in New York City, with 17.6% of the land area vacant. The homeownership rate is high in South Beach/Willowbrook, at 69.4% in 2005, giving it the 4th highest percentage and growing by the highest number of percentage points in the City. Real median household income has increased by the largest dollar amount citywide. The number of certificates

of occupancy was also quite high, with 472 in 2004. Consistently, CD 502 has had low serious housing code violations, with 6.7 per 1,000 rental units in 2002 and 8.9 per 1,000 rental units in 2004. Crime is very low in this community district, with 15.7 felonies per 1,000 residents. More than half of elementary school children performed at or above grade level in reading and math.

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TOTTENVILLE / GREAT KILLS

		Rank (2002)	Rank (2004/5)
Population (2000):	152,908	22	-
Racial Diversity Index:	0.26	54	55
Median Household Income:	\$60,000	5	5
Income Diversity Ratio:	4.9	46	42
Median Monthly Rent:	\$750	22	48
Median Price/Unit (2-4 fam.):	\$262,500	11	15
Median Price/Unit (1 fam.):	\$385,000	23	26 ¹

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$65,676	-	-	\$65,000	5	5
Poverty Rate	7.2%	-	-	8.3%	52	50
% Immigrant Households	13.1%	-	-	12.3%	53	52
Rental Vacancy Rate	2.8%	-	-	1.2%	26	51
Number of Housing Units	59,195	-	-	63,791	19	17
% Public Housing	0.0%	-	-	0.0%	38	38
% Rent-Regulated/Other subsidized	17.5%	-	-	18.2%	52	51
Certificates of Occupancy	1,310	1,159	1,228	869	2	3
Units Authorized by New Residential Building Permits	592	635	654	-	8	8
Homeownership Rate	72.5%	-	-	75.2%	2	1
Index of Housing Price Appreciation (1 family building)	144.6	165.6	180.5	-	3	9 ²
Home Purchase Loans (per 1,000 properties)	79.6	70.4	71.5	-	5	15
% Subprime Home Purchase Loans	5.7%	10.6%	9.9%	-	38	28
Refinance Loan Rate (per 1,000 properties)	146.1	200.0	90.0	-	1	12
% Subprime Refinance Loans	12.3%	14.2%	25.8%	-	38	29
Notices of Foreclosure (per 1,000 1-4 family properties)	N/A	N/A	N/A	-	N/A	N/A
% Tax Delinquencies (delinquent ≥ 1 year)	1.4%	1.0%	1.6%	-	50	24
% Vacant Land Area	-	22.6%	22.6%	20.4%	1	1
Serious Housing Code Violations (per 1,000 rental units)	4.1	10.2	6.7	-	59	56
% Students Performing at Grade Level - Reading	53.3%	54.1%	54.1%	-	11	12
% Students Performing at Grade Level - Math	46.7%	53.0%	56.7%	-	16	16
Felony Crime Rate (per 1,000 residents)	13.1	12.2	12.3	-	59	59

The City is developing a master plan for the Fresh Kills area of CD 503, which will address new uses for the former landfill over time.

CD 503 has the 3rd most certificates of occupancy issued citywide. The homeownership rate is 75.2%, the highest among all community districts. It also ranks the highest in vacant land, with 20.4% of the land area vacant. Although

the rate of housing code violations rose slightly from 4.1 to 6.7 per 1,000 rental units, it ranks 56th citywide for housing violations.

This CD ranks the lowest in racial diversity and is among the lowest in percentage of immigrant households. The poverty rate is also one of the lowest in the City, and the median household income is among the top five citywide.

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