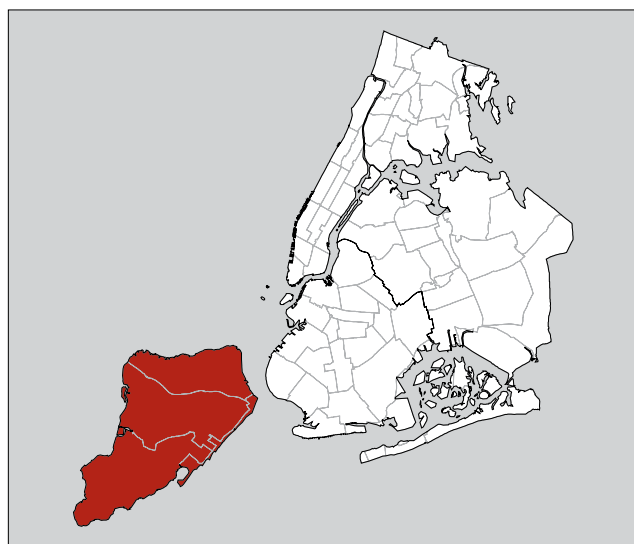


# STATEN ISLAND



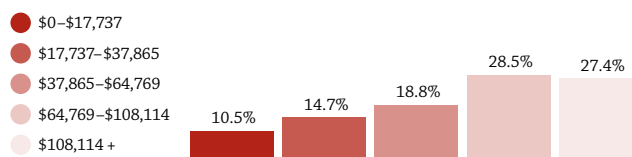
**B**y many economic and housing measures, Staten Island compares favorably to New York City's other boroughs. Staten Island's unemployment rate stood at just 5.4% in 2008, compared to the City's overall rate of 7.2% (though both rates have since risen as a result of the recession). The borough continued to rank first in median household income in 2008 and boasted the highest homeownership rate (70.9%) in the City.

Despite these favorable economic indicators, Staten Island was the first borough to experience a decrease in housing prices in the recent downturn, with prices of single-family and 2-4 family homes starting to fall in 2007. By 2009, prices of single-family and 2-4 family homes had declined by 19.5% and 23.6%, respectively, from their peak. The number of foreclosure filings in Staten Island has increased during the same period, consistent with the Citywide trend, climbing from fewer than 1,300 in 2007 to more than 2,100 in 2009.

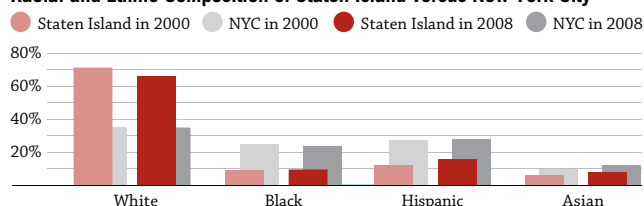
Staten Island is the most racially and ethnically homogenous borough, with 66% of its residents identifying as white in 2008. However, its population has grown more diverse over the past several years. It is the only borough in which the share of black residents has increased since 2000 (by 0.5 percentage points). Additionally, its share of Hispanic residents grew by 3.6 percentage points between 2000 and 2008, the largest increase in the City. Staten Island continues to have the smallest proportion of foreign-born residents in the City, with just 21% of residents in 2008 born outside the U.S. However, Staten Island still has a large share of

	2008	Rank
Population	487,407	5
Population Density (1,000 persons per square mile)	8.3	5
Median Household Income	\$73,619	1
Income Diversity Ratio	4.1	5
Subsidized Rental Units (% of rental units)	9.5%	4
Rent-Regulated Units (% of rental units)	15.7%	5
Residential Units within 1/4 Mile of a Park	64.3%	5
Residential Units within 1/2 Mile of a Subway/Rail Entrance	19.3%	5
Residential Units in a Historic District	0.2%	5
Unused Capacity Rate (% of land area)	44.2%	1
Land Area Upzoned (% '03-'07)	0.5%	5
Land Area Downzoned (% '03-'07)	2.8%	4
Land Area Contextual-Only Rezoned (% '03-'07)	19.6%	1

Households in Staten Island in Each New York City Income Quintile (2008)



Racial and Ethnic Composition of Staten Island versus New York City



immigrants relative to the country as whole.

Staten Island ranks second in the City in its share of households with children, and our indicators suggest that its children fare relatively well. Students in Staten Island have long outperformed their peers in other boroughs in both reading and math, but Staten Island lost the top ranking to Queens in 2009. The asthma hospitalization and poverty rates in Staten Island, however, continued to be lower in Staten Island than in any other borough.

Between 2003 and 2007, almost 20% of the borough's land area was subject to City-initiated, contextual-only zoning changes, a higher percentage than in any other borough. More recently, the City approved a new special district in St. George/Stapleton near the ferry terminal in 2008. The new designation is intended to promote increased pedestrian-oriented retail development and residential redevelopment surrounding the borough's largest transportation hub. For more information about this and other projects on Staten Island, visit [www.plannyc.org](http://www.plannyc.org).

	2000	2007	2008	2009	Rank (2000)	Rank (08/09)
<b>Housing Stock &amp; Land Use</b>						
Housing Units	163,993	177,980	179,190	-	5	5
Rental Vacancy Rate	4.1%	7.4%	7.4%	-	2	1
Certificates of Occupancy Issued	3,271	1,438	1,017	857	2	5
Units Authorized by New Residential Building Permits	2,660	486	974	256	4	5
Homeownership Rate	63.8%	71.2%	70.9%	-	1	1
<b>Housing Prices &amp; Affordability</b>						
Index of Housing Price Appreciation (condominium)	100.0	225.0	214.9	203.6	-	3
Index of Housing Price Appreciation (1 family building)	100.0	187.9	172.5	151.9	-	4
Index of Housing Price Appreciation (2-4 family building)	100.0	189.5	170.9	151.9	-	5
Index of Housing Price Appreciation (5+ family building)	-	-	-	-	-	-
Median Price per Unit (1 family building)	\$261,705	\$429,401	\$394,053	\$359,900	4	4
Median Price per Unit (2-4 family building)	\$167,490	\$258,675	\$236,738	\$214,823	2	4
Median Monthly Rent	-	\$928	\$934	-	3	3
Median Rent Burden	-	32.1%	32.0%	-	-	2
<b>Lending Indicators</b>						
Home Purchase Loan Rate (per 1,000 properties)	-	34.9	20.1	-	-	4
High Cost Home Purchase Loans (% of home purchase loans)	-	10.2%	3.6%	-	-	3
Refinance Loan Rate (per 1,000 properties)	-	42.4	17.3	-	-	1
High Cost Refinance Loans (% of refinance loans)	-	21.8%	8.7%	-	-	4
Notices of Foreclosure (all residential properties)	743	1,262	1,538	2,138	4	4
Notices of Foreclosure Rate (per 1,000 1-4 family properties)	6.9	11.1	13.6	18.4	5	4
Properties that Entered REO	5	75	243	62	5	2
<b>Housing Quality</b>						
Serious Housing Code Violations (per 1,000 rental units)	16.8	20.8	25.5	-	5	4
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.3%	1.2%	1.5%	-	5	5
Severe Crowding Rate (% of renter households)	-	1.7%	3.4%	-	5	4
<b>Social, Demographic &amp; Income Indicators</b>						
Population	445,420	482,854	487,407	-	5	5
Population Density (1,000 persons per square mile)	7.6	8.3	8.3	-	5	5
Foreign-Born Population	16.4%	21.8%	21.0%	-	5	5
Percent White	71.3%	66.8%	66.0%	-	1	1
Percent Black	8.9%	9.7%	9.4%	-	5	5
Percent Hispanic	12.1%	15.2%	15.6%	-	5	5
Percent Asian	5.6%	7.6%	7.6%	-	4	4
Racial Diversity Index	0.47	0.52	0.53	-	5	5
Median Household Income	\$68,571	\$66,985	\$73,619	-	1	1
Income Diversity Ratio	3.8	4.7	4.1	-	5	5
Households with Children under 18 Years Old	38.5%	40.0%	39.3%	-	2	2
Population Aged 65 and Older	11.6%	11.9%	12.1%	-	3	4
Poverty Rate	10.0%	9.8%	10.0%	-	5	5
Unemployment Rate	5.9%	4.6%	5.4%	-	5	5
Public Transportation Rate	28.8%	33.0%	30.9%	-	5	5
Mean Travel Time to Work (minutes)	43.9	43.3	42.1	-	1	2
Felony Crime Rate (per 1,000 residents)	19.6	15.4	15.4	-	5	5
Adult Incarceration Rate (per 100,000 people aged 15 or older)	472.8	561.2	609.3	-	5	4
Students Performing at Grade Level in Reading	55.1%	61.7%	66.9%	75.5%	1	2
Students Performing at Grade Level in Math	48.5%	73.1%	80.5%	85.9%	1	2
<b>Health &amp; Environmental Indicators</b>						
Asthma Hospitalizations (per 1,000 residents)	1.8	1.6	1.8	-	5	5
Elevated Blood Lead Levels (incidence per 1,000 children)	12.7	4.0	4.1	-	5	4
Infant Mortality Rate (per 1,000 live births)	6.1	3.9	3.0	-	3	4
Low Birth Weight Rate (per 1,000 live births)	86	87	83	-	2	2
Net Waste After Recycling (pounds per capita) <sup>1</sup>	-	2.9	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.