

Staten Island



Staten Island

Staten Island had the highest percentages of households earning moderate and middle incomes in 2012. However, the share of households earning over \$100,000 annually declined by just over four percentage points while the percentage earning \$60,000 or less grew by almost four percentage points.

Staten Island households with incomes in the bottom tenth of the city's distribution were more segregated by income in 2012 than they were in 1990. In contrast, the city's highest-income households living in the borough became less segregated by income, even as the city's highest earners became more segregated in the city as a whole.

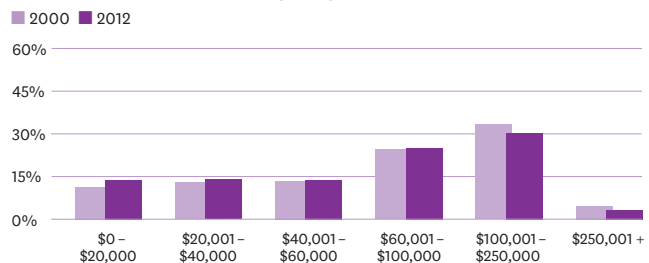
Of the five boroughs, Staten Island had the highest percentage of market rate rental housing and the lowest percentage of rent-stabilized or rent-controlled housing in 2012. The borough saw a small increase in the market rate share of its rental stock and a small decrease in the percentage of rent-stabilized or rent-controlled housing units, both by about three percentage points from 2002 to 2012.

Although Staten Island had the lowest proportion of renter households among the boroughs, some of its renters experienced severe cost burdens. The share of Staten Island's renters that are severely rent burdened increased by nearly six percentage points from 2006 to 2012, the largest increase of the boroughs. The median rent burden for low-income renters was 54.0 percent in 2012—the highest of the boroughs. This indicates that a majority of Staten Island's low-income renters were severely rent burdened.

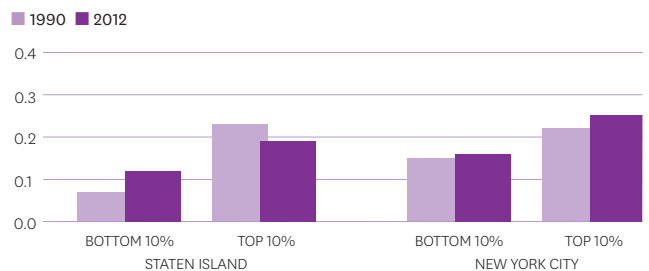
Staten Island was the least racially diverse of the five boroughs, according to the racial diversity index. In 2012, 63.3 percent of Staten Island's residents identified as white. Nevertheless, the share of Staten Island residents who are Hispanic increased by just over five percentage points from 2010 to 2012, more than in New York City as a whole.

	2012	Rank
Population	470,728	5
Population Density (1,000 persons per square mile)	8.1	5
Racial Diversity Index	0.55	5
Single-Person Households (% of households)	24.0%	5
Median Household Income	\$72,156	1
Income Diversity Ratio	4.9	4
Rental Vacancy Rate	6.7%	1
Residential Units within a Hurricane Evacuation Zone	31.4%	3
Residential Units within 1/4 Mile of a Park	77.2%	5
Unused Capacity Rate (% of land area) ¹	47.4%	1

Household Income Distribution (2013\$), 2000–2012



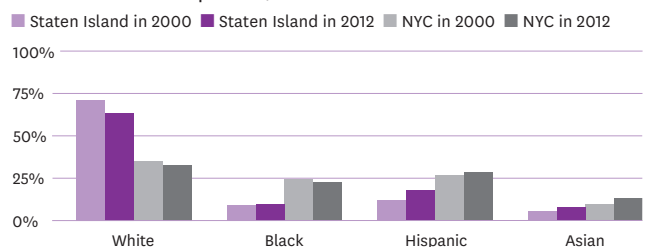
Isolation Index of Income Deciles, 1990–2012



	2002	2012	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)			
Market Rate	68.2%	71.4%	1
Rent-Stabilized or Rent-Controlled	18.1%	14.4%	5
Public Housing	5.8%	7.8%	4
Other Subsidized (Income-Restricted)	7.9%	6.4%	4



Racial and Ethnic Composition, 2000–2012



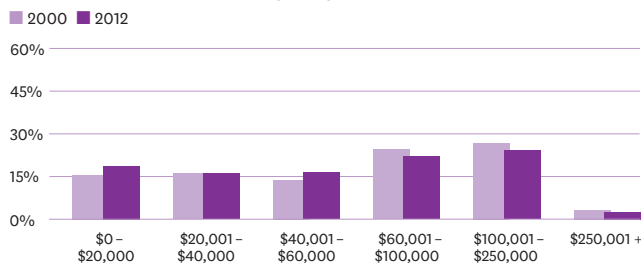
HOUSING: DEVELOPMENT	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	2,660	904	352	374	821	4	5
Units Issued New Certificates of Occupancy	3,271	1,945	698	640	482	2	5
HOUSING: STOCK							
Housing Units	163,993	177,353	176,656	177,479	—	5	5
Homeownership Rate	63.8%	72.0%	69.6%	67.3%	—	1	1
Serious Housing Code Violations (per 1,000 rental units)	—	17.3	34.0	27.2	30.2	—	4
Severe Crowding Rate (% of renter households)	—	—	1.8%	3.1%	—	—	4
HOUSING: MARKET							
Index of Housing Price Appreciation (1 family building)	100	186.6	162.7	159.0	165.4	—	3
Index of Housing Price Appreciation (2–4 family building)	100	199.0	149.6	136.9	150.7	—	3
Median Sales Price per Unit (1 family building)	\$298,102	\$482,944	\$408,977	\$381,302	\$383,000	3	3
Median Sales Price per Unit (2–4 family building)	\$193,504	\$290,348	\$239,917	\$228,781	\$232,500	1	3
Sales Volume (1 family building)	3,559	3,838	2,214	1,946	2,449	2	2
Sales Volume (2–4 family building)	1,259	1,649	863	742	956	4	4
Median Monthly Rent (all renters)	—	\$1,154	\$1,217	\$1,134	—	—	4
Median Monthly Rent (recent movers)	—	\$1,222	\$1,354	\$1,220	—	—	4
Median Rent Burden	—	31.1%	33.5%	32.4%	—	—	4
Median Rent Burden (low-income renters)	—	45.9%	48.4%	54.0%	—	—	1
Severely Rent Burdened Households (% of renter households)	—	27.3%	31.2%	33.0%	—	—	2
Housing Choice Vouchers (% of renter households)	—	—	4.9%	3.9%	—	—	3
HOUSING: FINANCE							
Home Purchase Loan Rate (per 1,000 properties)	—	42.1	20.4	18.7	—	—	3
Higher-Cost Home Purchase Loans (% of home purchase loans)	—	21.6%	0.5%	1.2%	—	—	2
Refinance Loan Rate (per 1,000 properties)	—	62.0	25.8	29.5	—	—	2
Higher-Cost Refinance Loans (% of refinance loans)	—	29.6%	1.9%	2.2%	—	—	4
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	1.1%	31.1%	29.4%	—	—	2
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	93.5	83.6	—	4
Notices of Foreclosure (all residential properties)	743	990	1,729	1,311	1,945	4	4
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	6.9	8.4	14.7	11.1	16.4	5	4
Properties that Entered REO	6	52	176	33	35	4	4
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.3%	1.1%	1.5%	—	—	5	5
POPULATION							
Population	443,728	—	468,730	470,728	—	5	5
Population Density (1,000 persons per square mile)	7.6	—	8	8.1	—	5	5
Foreign-Born Population	16.4%	20.9%	21.4%	22.1%	—	5	5
Percent White	72.8%	—	64.0%	63.3%	—	1	1
Percent Black	9.1%	—	9.5%	9.6%	—	5	5
Percent Hispanic	12.3%	—	17.3%	17.7%	—	5	5
Percent Asian	5.7%	—	7.4%	7.7%	—	4	4
Households with Children under 18 Years Old	38.5%	38.7%	36.8%	36.6%	—	2	2
Population Aged 65 and Older	11.6%	11.8%	12.7%	13.7%	—	3	2
Median Household Income	\$78,543	\$79,854	\$75,238	\$72,156	—	1	1
Income Diversity Ratio	4.3	4.3	5.3	4.9	—	4	4
Share of Population Living in Racially Integrated Tracts	15.7%	—	21.6%	—	—	3	3
Poverty Rate	10.0%	9.2%	11.8%	11.6%	—	5	5
Unemployment Rate	5.9%	5.4%	9.1%	7.2%	—	5	5
Private Sector Employment	—	84,111	86,286	86,307	—	—	5
Public Transportation Rate	28.8%	33.6%	29.8%	29.9%	—	5	5
Mean Travel Time to Work (minutes)	43.9	42.6	40.1	41.3	—	1	3
NEIGHBORHOOD SERVICES AND CONDITIONS							
Serious Crime Rate (per 1,000 residents)	10.5	7.7	6.2	7.2	7.3	5	5
Adult Incarceration Rate (per 100,000 people aged 15 or older)	410.6	497.4	555.6	481.4	—	5	4
Students Performing at Grade Level in Math	—	—	—	—	33.7%	—	3
Students Performing at Grade Level in Reading	—	—	—	—	31.7%	—	3
Asthma Hospitalizations (per 1,000 people)	1.8	1.6	2.0	—	—	5	4
Low Birth Weight Rate (per 1,000 live births)	86	87	84	85	—	2	2
Elevated Blood Lead Levels (incidence per 1,000 children)	12.7	4.5	2.6	2.4	—	5	2

1. Data on unused capacity rate are from 2011.



	2012	Rank
Population	175,699	11
Population Density (1,000 persons per square mile)	12.5	51
Racial Diversity Index	0.71	5
Single-Person Households (% of households)	25.3%	39
Median Household Income	\$57,325	16
Income Diversity Ratio	5.4	23
Rental Vacancy Rate ¹	11.3%	1
Residential Units within a Hurricane Evacuation Zone	27.5%	28
Residential Units within 1/4 Mile of a Park	79.7%	45
Unused Capacity Rate (% of land area) ²	36.7%	18

Household Income Distribution (2013\$), 2000–2012



HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	522	294	107	56	610	8	5
Units Issued New Certificates of Occupancy	819	657	233	197	76	4	33
Homeownership Rate	51.9%	—	—	53.8%	—	7	7
Index of Housing Price Appreciation (1 family building) ³	100.0	191.6	153.7	157.6	162.1	—	11
Median Sales Price per Unit (1 family building) ³	\$253,174	\$432,904	\$346,547	\$333,512	\$330,000	14	13
Sales Volume	1,529	2,260	1,113	927	1,193	6	4
Median Monthly Rent (all renters)	—	\$1,106	—	\$1,092	—	—	40
Median Monthly Rent (recent movers)	—	\$1,187	—	\$1,220	—	—	40
Median Rent Burden	—	30.3%	—	35.2%	—	—	16
Median Rent Burden (low-income renters)	—	44.1%	—	53.6%	—	—	14
Severely Rent Burdened Households (% of renter households)	—	26.7%	—	34.1%	—	—	18
Housing Choice Vouchers (% of renter households)	—	—	7.6%	6.3%	—	—	18
Home Purchase Loan Rate (per 1,000 properties)	—	51.0	18.8	16.9	—	—	34
Refinance Loan Rate (per 1,000 properties)	—	75.4	21.4	23.2	—	—	21
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	2.0%	41.5%	39.1%	—	—	18
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	116.3	104.2	—	23
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	11.2	13.0	20.7	16.8	24.4	25	22
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	5.3%	1.4%	2.4%	—	—	29	24
Serious Housing Code Violations (per 1,000 rental units)	—	30.7	61.0	46.6	50.0	—	20
Severe Crowding Rate (% of renter households)	—	—	2.7%	4.4%	—	—	21

POPULATION

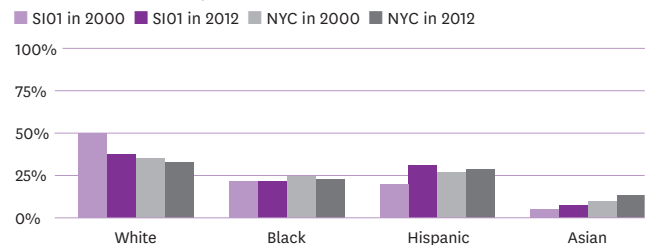
	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	19.1%	—	—	23.8%	—	48	46
Households with Children under 18 Years Old	39.3%	—	—	41.3%	—	27	10
Population Aged 65 and Older	11.1%	—	—	10.8%	—	28	34
Share of Population Living in Racially Integrated Tracts	42.2%	—	48.5%	—	—	11	9
Poverty Rate	15.7%	—	—	19.7%	—	36	27
Unemployment Rate	8.2%	—	—	7.9%	—	31	40
Public Transportation Rate	35.1%	—	—	38.6%	—	51	49
Mean Travel Time to Work (minutes)	43.3	—	—	41.0	—	21	29
Serious Crime Rate (per 1,000 residents)	14.4	10.6	8.7	10.6	16.4	55	28
Students Performing at Grade Level in Math	—	—	—	—	33.7%	—	24
Students Performing at Grade Level in Reading	—	—	—	—	31.7%	—	19
Asthma Hospitalizations (per 1,000 people)	2.4	2.5	2.9	—	—	30	22
Elevated Blood Lead Levels (incidence per 1,000 children) ⁴	21.2	6.8	3.6	4.0	—	18	9

1. Rental vacancy rate is an average rate for 2010–2012. 2. Data on unused capacity rate are from 2011. 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.

	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
Market Rate	59.3%	11
Rent-Stabilized or Rent-Controlled	19.5%	48
Public Housing	11.1%	17
Other Subsidized (Income-Restricted)	10.2%	15



Racial and Ethnic Composition, 2000–2012



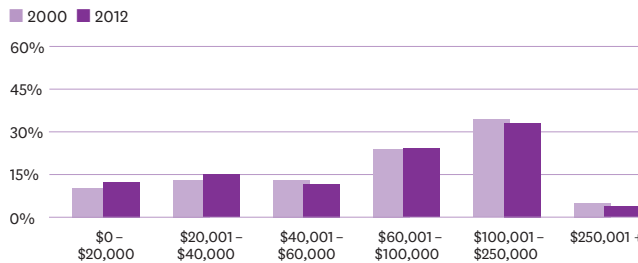
SI02

South Beach/ Willowbrook



	2012	Rank
Population	131,923	39
Population Density (1,000 persons per square mile)	6.7	54
Racial Diversity Index	0.46	45
Single-Person Households (% of households)	25.8%	37
Median Household Income	\$72,495	11
Income Diversity Ratio	4.4	50
Rental Vacancy Rate ¹	7.6%	3
Residential Units within a Hurricane Evacuation Zone	43.2%	22
Residential Units within 1/4 Mile of a Park	78.6%	46
Unused Capacity Rate (% of land area) ²	49.7%	4

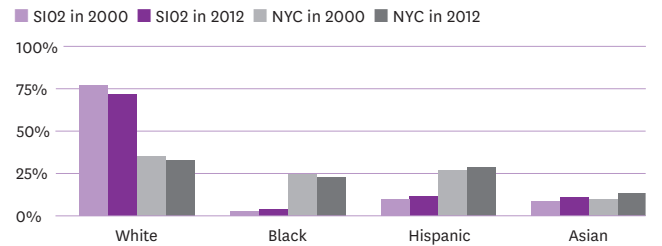
Household Income Distribution (2013\$), 2000–2012



	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
Market Rate	75.2%	5
Rent-Stabilized or Rent-Controlled	7.5%	54
Public Housing	11.5%	15
Other Subsidized (Income-Restricted)	5.9%	20

Category	SI02 (%)	NYC (%)
Market Rate	~75%	~75%
Rent-Stabilized or Rent-Controlled	~7%	~7%
Public Housing	~12%	~12%
Other Subsidized (Income-Restricted)	~6%	~6%

Racial and Ethnic Composition, 2000–2012



HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	784	262	80	107	53	5	39
Units Issued New Certificates of Occupancy	682	458	146	151	101	7	23
Homeownership Rate	64.5%	—	—	71.5%	—	4	3
Index of Housing Price Appreciation (1 family building) ³	100.0	188.3	165.4	156.5	171.9	—	7
Median Sales Price per Unit (1 family building) ³	\$316,141	\$500,400	\$426,520	\$391,470	\$405,000	9	8
Sales Volume	1,621	1,777	990	881	1,040	4	9
Median Monthly Rent (all renters)	—	\$1,204	—	\$1,094	—	—	38
Median Monthly Rent (recent movers)	—	\$1,338	—	\$1,057	—	—	53
Median Rent Burden	—	32.5%	—	34.4%	—	—	19
Median Rent Burden (low-income renters)	—	41.3%	—	51.6%	—	—	19
Severely Rent Burdened Households (% of renter households)	—	23.5%	—	36.3%	—	—	11
Housing Choice Vouchers (% of renter households)	—	—	1.7%	1.4%	—	—	44
Home Purchase Loan Rate (per 1,000 properties)	—	41.2	20.0	17.6	—	—	32
Refinance Loan Rate (per 1,000 properties)	—	51.0	24.3	27.8	—	—	15
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.7%	22.8%	21.8%	—	—	24
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	81.6	73.5	—	29
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	5.7	6.3	11.4	8.0	12.1	34	35
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.6%	0.9%	1.0%	—	—	42	47
Serious Housing Code Violations (per 1,000 rental units)	—	5.5	8.9	12.0	14.5	—	48
Severe Crowding Rate (% of renter households)	—	—	1.9%	0.0%	—	—	55

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	18.4%	—	—	27.3%	—	49	40
Households with Children under 18 Years Old	36.2%	—	—	33.5%	—	30	26
Population Aged 65 and Older	13.5%	—	—	14.8%	—	16	13
Share of Population Living in Racially Integrated Tracts	0.8%	—	11.9%	—	—	43	36
Poverty Rate	9.1%	—	—	7.3%	—	50	54
Unemployment Rate	5.1%	—	—	6.5%	—	50	50
Public Transportation Rate	26.9%	—	—	28.3%	—	54	53
Mean Travel Time to Work (minutes)	41.7	—	—	41.1	—	27	28
Serious Crime Rate (per 1,000 residents)	5.9	4.2	3.5	3.9	5.8	59	59
Students Performing at Grade Level in Math	—	—	—	—	33.7%	—	24
Students Performing at Grade Level in Reading	—	—	—	—	31.7%	—	19
Asthma Hospitalizations (per 1,000 people)	1.7	1.4	1.8	—	—	41	32
Elevated Blood Lead Levels (incidence per 1,000 children) ⁴	8.1	2.8	0.9	1.5	—	56	50

1. Rental vacancy rate is an average rate for 2010–2012. 2. Data on unused capacity rate are from 2011. 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.

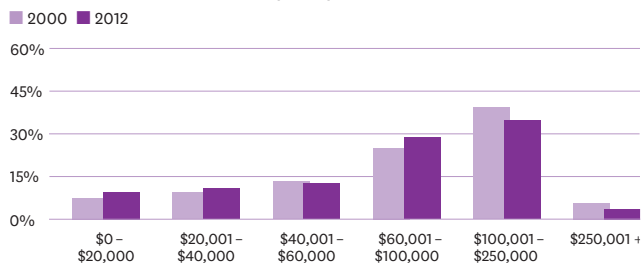
SI03

Tottenville/ Great Kills



	2012	Rank
Population	163,106	16
Population Density (1,000 persons per square mile)	6.7	54
Racial Diversity Index	0.28	54
Single-Person Households (% of households)	21.1%	50
Median Household Income	\$83,441	7
Income Diversity Ratio	3.6	55
Rental Vacancy Rate ¹	2.6%	48
Residential Units within a Hurricane Evacuation Zone	26.0%	30
Residential Units within 1/4 Mile of a Park	73.3%	55
Unused Capacity Rate (% of land area) ²	47.5%	8

Household Income Distribution (2013\$), 2000–2012



HOUSING

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Units Authorized by New Residential Building Permits	1,291	348	165	211	158	1	22
Units Issued New Certificates of Occupancy	1,767	727	319	292	305	1	9
Homeownership Rate	75.9%	—	—	78.5%	—	1	1
Index of Housing Price Appreciation (1 family building) ³	100.0	182.4	167.4	161.3	164.4	—	10
Median Sales Price per Unit (1 family building) ³	\$321,076	\$512,037	\$437,183	\$401,638	\$400,000	8	9
Sales Volume	2,206	2,090	1,354	1,206	1,604	1	2
Median Monthly Rent (all renters)	—	\$1,207	—	\$1,250	—	—	23
Median Monthly Rent (recent movers)	—	\$1,394	—	\$1,464	—	—	16
Median Rent Burden	—	30.0%	—	24.6%	—	—	55
Median Rent Burden (low-income renters)	—	—	—	—	—	—	—
Severely Rent Burdened Households (% of renter households)	—	34.9%	—	26.6%	—	—	43
Housing Choice Vouchers (% of renter households)	—	—	2.5%	0.7%	—	—	50
Home Purchase Loan Rate (per 1,000 properties)	—	35.5	22.0	21.1	—	—	15
Refinance Loan Rate (per 1,000 properties)	—	59.7	30.7	36.0	—	—	8
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	—	0.4%	29.5%	27.8%	—	—	20
Pre-Foreclosure Notice Rate (per 1,000 1–4 family and condo properties)	—	—	—	84.8	75.2	—	28
Notices of Foreclosure Rate (per 1,000 1–4 family and condo properties)	4.7	6.6	12.5	9.0	13.5	38	31
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	4.0%	1.0%	1.2%	—	—	39	45
Serious Housing Code Violations (per 1,000 rental units)	—	2.6	6.2	4.4	7.6	—	54
Severe Crowding Rate (% of renter households)	—	—	0.0%	3.5%	—	—	26

POPULATION

	2000	2006	2010	2012	2013	Rank ('00)	Rank ('12/'13)
Foreign-Born Population	11.7%	—	—	16.2%	—	55	55
Households with Children under 18 Years Old	39.7%	—	—	34.1%	—	26	23
Population Aged 65 and Older	10.5%	—	—	15.9%	—	32	10
Share of Population Living in Racially Integrated Tracts	0.0%	—	0.0%	—	—	45	47
Poverty Rate	4.9%	—	—	6.5%	—	55	55
Unemployment Rate	4.2%	—	—	7.0%	—	52	47
Public Transportation Rate	24.4%	—	—	22.0%	—	55	55
Mean Travel Time to Work (minutes)	46.1	—	—	41.9	—	9	24
Serious Crime Rate (per 1,000 residents)	10.0	7.4	5.5	5.9	6.8	58	57
Students Performing at Grade Level in Math	—	—	—	—	33.7%	—	24
Students Performing at Grade Level in Reading	—	—	—	—	31.7%	—	19
Asthma Hospitalizations (per 1,000 people)	1.1	1.0	1.2	—	—	52	44
Elevated Blood Lead Levels (incidence per 1,000 children) ⁴	4.9	2.9	2.1	0.3	—	59	59

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	2011	Rank
Rental Stock by Regulation and Subsidy Status (% of rental units)		
Market Rate	82.2%	3
Rent-Stabilized or Rent-Controlled	17.8%	49
Public Housing	0.0%	43
Other Subsidized (Income-Restricted)	0.0%	51



Racial and Ethnic Composition, 2000–2012

