An Economic Snapshot of Staten Island's North Shore

Highlights

- The population of the North Shore grew by 7.9 percent from 2010 to 2020, more than all of Staten Island (5.8 percent).

- Residents born in Latin America and Asia each made up one-third or more of the area's foreign-born population in the five-year period of 2018-2022.

- North Shore businesses grew 16.8 percent from 2012 to 2022, compared to 17.3 percent boroughwide and 16.5 percent citywide.

- Area jobs rose by 7.7 percent in the same period, with growth in social assistance, leisure and hospitality and construction partly offset by declines in other sectors.

- Total wages paid in the North Shore were 43.5 percent more in 2022 than in 2012; the average wage was 33.3 percent more.

- North Shore median household income rose 47.3 percent from 2008-2012 to 2018-2022, the same growth as citywide.

- A smaller share of North Shore renters faced rent burden (53.1 percent) in 2018-2022 than in 2008-2012 (57.2 percent).

- Median household incomes and rent burdens varied widely across North Shore micro-neighborhoods.

- As shares of 2019 totals, area evictions in 2022 and 2023 were smaller than those boroughwide or citywide.

- Enrollment in North Shore K-8 school grades declined at a slightly lower rate than citywide.

- In late 2023, the City renewed downtown revitalization efforts with the launch of the Staten Island North Shore Action Plan.

The North Shore is the vibrant northern area of Staten Island and an important freight and commuting hub. The area is the most populous portion of the borough, housing about 38 percent of all residents. Compared to the borough, the area is younger and more racially and economically diverse. More than two-fifths of residents are renters, and of these, more than one-half are rent burdened. These and other characteristics make the area more similar to the City than to the rest of Staten Island. Despite the COVID-19 pandemic, the North Shore experienced population growth and a reduction in the poverty rate since 2010. Between 2019 and 2021, area firms grew at a rate similar to the borough (2.5 percent) and greater than citywide (1.2 percent), led by a rise in small businesses.

While economic indicators have strengthened following the height of the pandemic, some social indicators fell during the pandemic and have not improved as quickly. In 2023, major crime in the area increased at a greater rate than citywide, a trend that differed from before the pandemic when major crime fell markedly. Additionally, the health impacts from COVID-19 disproportionately burdened the local population. While the level of poverty fell over the last decade, it is still an issue for many households and children in the area.

The success of the area's residential and commercial waterfront revitalization remains critical for future growth in the borough and is expected to create jobs and new housing units. In their efforts to boost the North Shore's prosperity, City officials should continue to monitor key economic, public safety and health trends amid new investment and respond where needed to foster continued growth.

Introduction

The North Shore is located north of the Staten Island Expressway (Interstate 278) in Richmond County (coterminous with the borough of Staten Island) and approximates Staten Island Community District 1 (see Figure 1). The area has some 28 communities across Snug Harbor and the seven neighborhood tabulation areas (NTAs) of Mariners Harbor/Arlington/Graniteville; Port Richmond; Rosebank/Shore Acres/Park Hill; St. George/New Brighton; Tompkinsville/ Stapleton/Clifton/Fox Hills; West New Brighton/ Silver Lake/Grymes Hill; and Westerleigh/ Castleton Corners. These NTAs are referred to in this report as micro-neighborhoods.

Three of the four bridges leading into and out of Staten Island can be accessed from the North Shore area. These are the Verrazano-Narrows Bridge to the east which connects Staten Island to Brooklyn and the rest of the City; and the Goethals and Bayonne Bridges in the west and north, which connect respectively to Elizabeth and Bayonne in New Jersey.

Just below the Verrazano-Narrows Bridge is Fort Wadsworth, a part of the Gateway National Recreation Area and partly located in the North Shore. This is the starting point of the annual New York City Marathon, which crosses the Verrazano-Narrows Bridge into Brooklyn.

The North Shore area also includes two important transportation facilities. The first is the St. George Terminal on the eastern side of the area, home to the Staten Island Ferry service which began operating in 1905 and carries over 15 million passengers annually across the 5.2 miles between the borough and lower Manhattan.[1] The second facility is Howland Hook Marine Terminal near Port Ivory on the western side, which was acquired by the City of New York in 1973, and leased by the Port Authority of New York and New Jersey in 1985. The terminal was redeveloped and reopened in 1996.

The St. George Terminal also accommodates the New York City Ferry Service and serves as the starting point for Metropolitan Transportation Authority (MTA) Staten Island Railway (SIR) service and as a hub for 22 MTA bus lines that run through the North Shore to and from the rest of the borough. Other North Shore stations for the MTA SIR, which runs along the borough's east

FIGURE 1
North Shore, Staten Island

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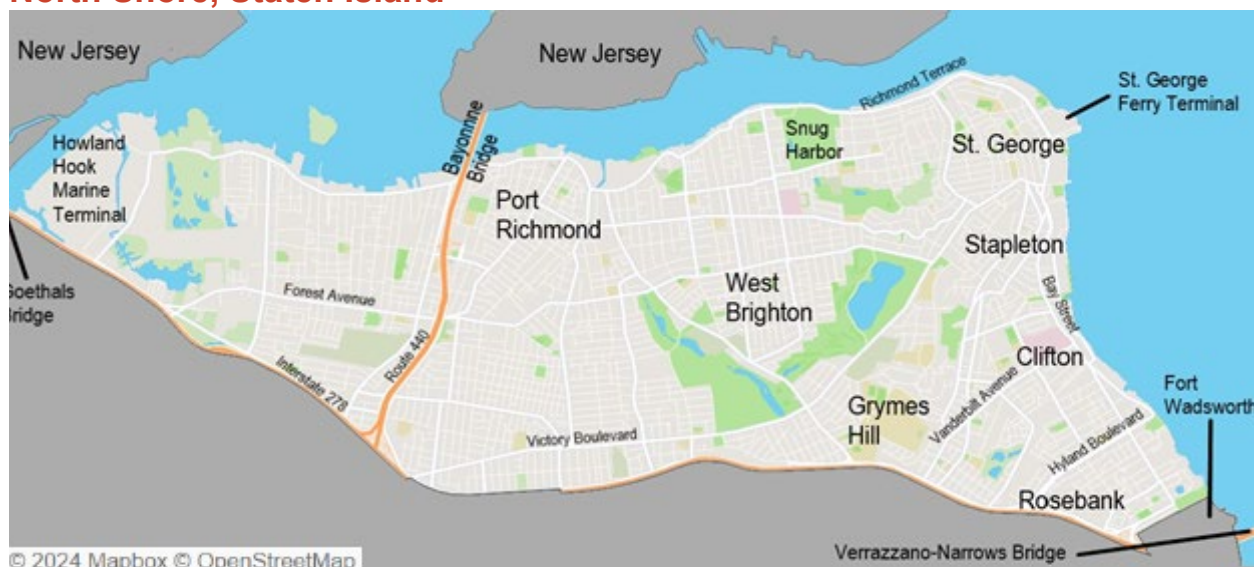
side and ends in Tottenville in the South Shore, are Clifton, Stapleton and Tompkinsville.

The North Shore boasts a number of notable cultural assets, including the Snug Harbor Cultural Center & Botanical Garden, the Staten Island Children's Museum, the Alice Austen House museum and the recently restored St. George Theatre. The area also has two of the borough's three historic districts, St. George/New Brighton and St. Paul's Avenue-Stapleton Heights.

The North Shore also serves as the center of government operations. Government buildings located here include Staten Island Borough Hall, the Mark A. Constantino Judicial Center and the Supreme, Civil and Family Courthouses.

Demographic Trends

Decennial census data showed the North Shore population grew by 7.9 percent to 189,663 between 2010 and 2020, faster than the borough (5.8 percent).[2] The area contained 38.3 percent of all residents on Staten Island in 2020, up from 37.5 percent in 2010.[3]

The North Shore benefits from a diversity of cultures. While 37.2 percent of the area's residents identify as White, nearly a quarter identify as Black or African American, 16.7 percent identify as some other race and 11 percent identify as Asian. Between 2010 and 2020, the proportion of North Shore residents that identified as one race only fell by 6.2 percentage points, with those that identified as two or more races rising by the same proportion. This is compared to respective shifts of 5.2 percent and 6.1 percent boroughwide and citywide.

Among those identifying as one race only, the White and Black population declined by 14.4 and 1.2 percentage points, respectively, between 2010 and 2020. These declines were partly offset by respective increases of 5.3 and 3.4 (to 16.7 percent and 11 percent) in the share of residents identifying as some other race and as

Asian; and of 0.8 in the share identifying as Native American or Alaskan.

The 2020 census data showed that the North Shore micro-neighborhoods of West New Brighton/Silver Lake/Grymes Hill, Mariners Harbor/Arlington/Graniteville and Westerleigh/Castleton Corners were the most populous, together accounting for 53.8 percent of area population (see Figure 2).

FIGURE 2
North Shore Population by Micro-Neighborhood

Micro-Neighborhood Name	Population
St. George/New Brighton	20,549
Tompkinsville/Stapleton/Clifton/ Fox Hills	19,027
Rosebank/Shore Acres/Park Hill	25,510
West New Brighton/Silver Lake/ Grymes Hill	37,010
Westerleigh/Castleton Corners	31,458
Port Richmond	22,609
Mariners Harbor/Arlington/Graniteville	33,492
Total	**189,663**

Note: Total includes Snug Harbor. This micro-neighborhood is not separated out due to its relatively small population.
Sources: U.S. Census Bureau, 2020 Decennial Census; OSC analysis

Since the decennial census provides population count and race data only, detailed demographic characteristics discussed in the remainder of this report are based on American Community Survey 5-year data (2008-2012 and 2018-2022).[4]

Residents born in the United States made up 73.5 percent of the North Shore population in 2018-2022, compared to 76.8 percent in 2008-2012. This share is similar to boroughwide, and much larger than citywide (63.7 percent).

Residents born in Latin America accounted for 37.3 percent of the North Shore's foreign-born population, 6.9 percentage points smaller than in 2008-2012. For comparison, residents from Latin-America made up just 20.9 percent of the overall borough population. Residents from Asia made up 32.9 percent of the area's foreign-born population, 5.8 percentage points smaller than

boroughwide, yet 6.8 percentage points greater than in 2008-2012.

Compared to Staten Island and the City as a whole, North Shore residents had a significantly larger increase in median age between 2008-2012 and 2018-2022 (see Figure 3). This mainly reflected a decline in the share of residents that are younger than 18-years-old and a concurrent increase in the share that are aged 65 and over. Even so, residents under 18 years made up a higher share of the area population (21.9 percent) than did those aged 65 and over (14 percent).[5]

FIGURE 3
Median Ages, 2008-2012 and 2018-2022

Area	2002-2012	2018-2022	Change
North Shore	34.6	38.0	3.4
Staten Island	38.6	40.3	1.7
New York City	35.5	37.5	2.0

Sources: U.S. Census Bureau, American Community Survey 5-year files; OSC analysis

Of the North Shore population aged 25 or older, 72.5 percent had completed at least a high school degree in 2018-2022, slightly less than the 2008-2012 share (73.2 percent). Over the ten-year period, the share of the area's foreign-born residents over 25 years with a high school degree rose by 2.8 percentage points, however, native residents saw high school degree attainment decline by 1.9 percentage points.

Business and Employment

Since 2012, the number of North Shore businesses rose to a peak in 2022 (see Figure 4).
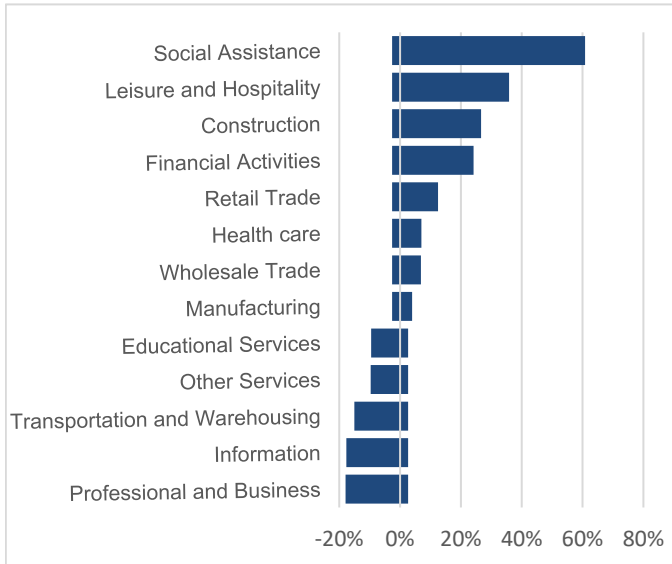
The increase in total firms over the 10-year period reflected the growth of micro-businesses (firms with fewer than five employees). This was the fastest growing firm size class and made up more than 60 percent of businesses in the area.

During the pandemic, the number of North Shore firms grew at a similar rate as boroughwide and more than citywide. In 2022, the number of area firms was over 5 percent higher than in 2019, reflecting continued growth even after the impact of the COVID-19 pandemic subsided. This rate of growth was comparable to boroughwide.

Professional and business services, retail trade, construction and leisure and hospitality were the largest sectors in 2022, together accounting for just under one-half of all area firms, and of all firm growth in the preceding 10 years. Among these, construction contributed the most to business growth, increasing by 24.8 percent, followed by leisure and hospitality, professional and business services, and retail trade, which grew by 20.6 percent,16.5 percent and 6.8 percent, respectively. Notably, the social assistance sector, which accounted for just 5 percent of all area firms in 2022, recorded the highest growth (41.4 percent) over the 10-year review period.

Despite the 16.8 percent growth in the number of firms, employment within the North Shore rose more slowly, by 7.7 percent between 2012 and 2022. Increases in social assistance, leisure and hospitality and construction sectors were partly offset by declines in other sectors, and so overall growth lagged the borough and City (see Figure 5).

FIGURE 4
Numbers of Firms in the North Shore, Staten Island and New York City

Area	2012	2019	2021	2022	2012-2019	2019-2021	2012-2022	2022 as share of 2019
North Shore	2,934	3,258	3,341	3,427	11.0%	2.5%	16.8%	105.2%
Staten Island	8,751	9,730	9,975	10,267	11.2%	2.5%	17.3%	105.5%
New York City	243,327	272,097	275,279	283,520	11.8%	1.2%	16.5%	104.2%

Sources: NYS Department of Labor, Quarterly Census of Employment and Wages; OSC analysis

FIGURE 5
Sector Contributions to Employment Change in
North Shore, 2012 to 2022

Sources: NYS Department of Labor, Quarterly Census of Employment and Wages; OSC analysis

The North Shore experienced pandemic-related job losses of 7.6 percent between 2019 and 2021. This decline exceeded a nearly 1 percent loss boroughwide but was smaller than the 10.5 percent reduction citywide. The health care and social assistance, professional and business services, leisure and hospitality and construction sectors (making up 59.7 percent of all area jobs in 2019) accounted for most of the decline in the area. By 2022, the area's financial activities, manufacturing and retail trade sector jobs were at 2019 levels or greater. (The local retail recovery was in contrast to citywide.) All other sectors continued to lag pre-COVID levels, with overall employment at 94.8 percent of the 2019 total.

North Shore firms paid out 43.5 percent more in total wages in 2022 than in 2012, while the average wage was 33.3 percent more. Reflecting the relatively slower employment growth noted above, the average wage increase was greater than citywide (38.7 percent).

Residents in the Workforce

In 2018-2022, 56.8 percent of North Shore residents aged 16 and older were employed, a share similar to the borough but lower than citywide (58.4 percent). Among the micro-neighborhoods, Port Richmond had the lowest share of employment (54.5 percent) among residents aged 16 and older, while Westerleigh/Castleton Corners had the highest (59.1 percent).

Over one-half (55 percent) of all employed area residents worked in the health care and social assistance (23 percent), business services and educational services (11 percent each) and retail (9 percent) sectors, similar to these sectors' cumulative share in the borough (53 percent).

The top three occupation groups of employed North Shore residents were management, business and financial (13.7 percent); education, legal, community service, arts and media (13.6 percent); and office and administrative support (11.6 percent). These were the same top three occupation groups for working residents across the borough and the City. Among the area's micro-neighborhoods Rosebank/Shore Acres/Park Hill was unique, as health care support occupations were most common there.

Income and Housing

Between 2008-2012 and 2018-2022, the North Shore median household income rose faster than boroughwide (see Figure 6).

Across the North Shore micro-neighborhoods, median household incomes ranged from $24,107 in an area of Rosebank/Shore Acres/Park Hill to $160,625 in part of Westerleigh/Castleton Corners (see Figure 7).
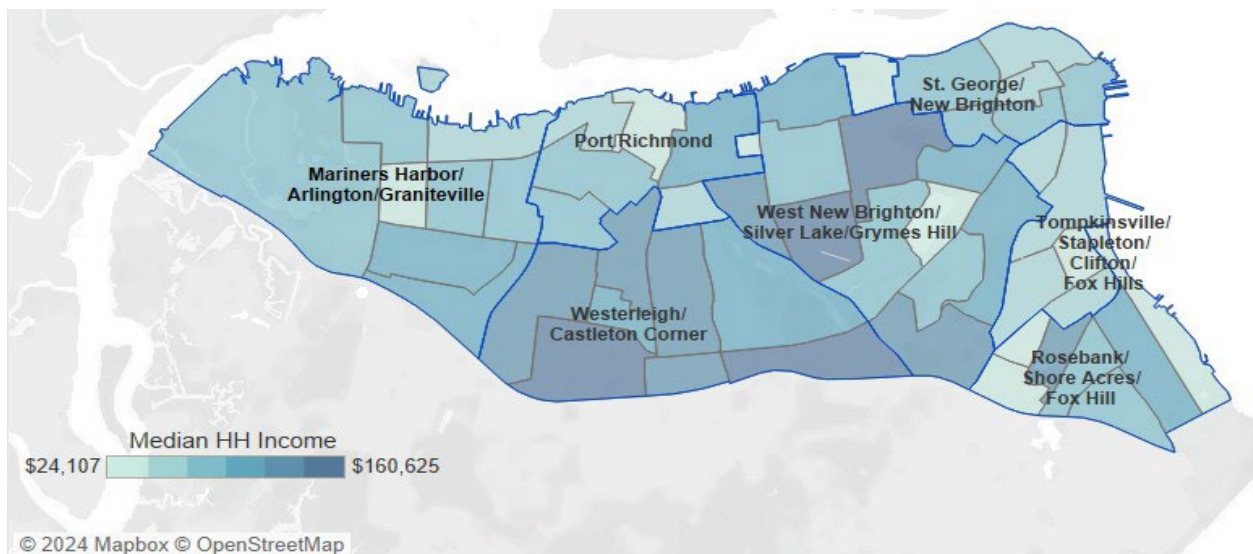
FIGURE 6
Median Household Income

Area	2012	2022	Change
North Shore	$58,243	$85,766	47.3%
Staten Island	$73,496	$96,185	30.9%
New York City	$51,865	$76,607	47.7%

Sources: U.S. Census Bureau, American Community Survey 1-year files; OSC analysis

FIGURE 7

North Shore Median Household Income by Micro-Neighborhood, 2018-2022

Median HH Income
$24,107 ▭ $160,625

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Sources: U.S. Census Bureau American Community Survey 5-year files; New York City Department of Planning; OCS analysis

Renters accounted for 43.7 percent of all occupied residential housing units in the area in 2018-2022. This was a larger share than in all of Staten Island (31.4 percent), yet significantly smaller than citywide (67.1 percent).

The monthly median gross rent in the North Shore rose by 40.3 percent from $1,133 in 2008-2012 to $1,590 in 2018-2022. This was a larger increase than boroughwide (38.1 percent), yet smaller than citywide (46.9 percent).

Among renter households, respective shares of 53.1 percent and 29.1 percent faced rent burden (spending more than 30 percent of income on rent) and severe rent burden (spending more than 50 percent) in 2018-2022. These rates are an improvement from 57.2 percent and 35.4 percent for the same groups in 2008-2012. Despite this improvement, the share of North Shore rental households facing rent burden in 2018-2022 was still higher than boroughwide and citywide, while the share facing severe burden was higher than citywide (see Figure 8).

FIGURE 8
Housing Cost Burden, 2018-2022
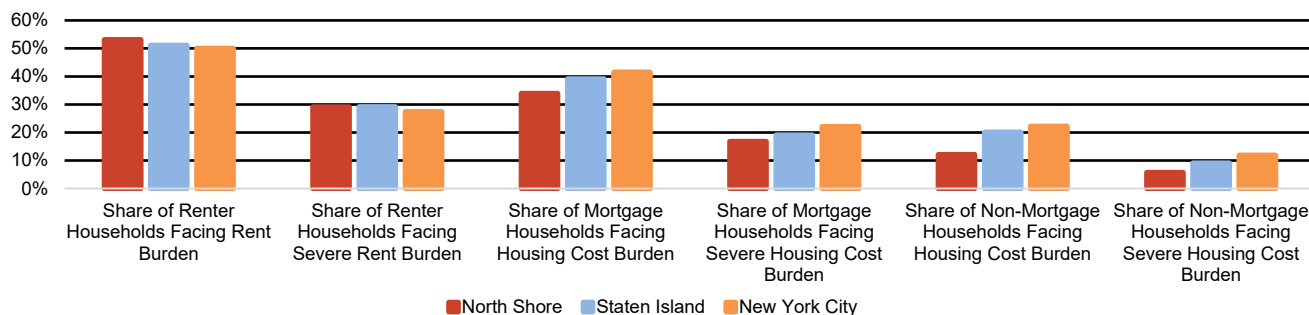
Sources: U.S. Census Bureau, American Community Survey 1-year files; OSC analysis

In each of the seven North Shore micro-neighborhoods, between one-half and two-thirds of rental households faced rent burden. The share facing rent burden was highest for Port Richmond (64 percent) and for Tompkinsville/Stapleton/Clifton/Fox Hills (59 percent), which also had the highest share of renter-occupied households (66 percent).

Court filings for evictions for non-payments resumed after the expiration of a statewide moratorium in January 2022. In 2022 and 2023 filings for residential evictions for non-payment in the North Shore area were 48.1 percent and 49.2 percent of the 2019 level, lower than in the borough (52.2 percent and 52.6 percent) and the City (60.9 percent and 74.8 percent).

Over the 10-year period 2008-2012 to 2018-2022, the median value of North Shore owner-occupied homes rose by a rate greater than boroughwide, yet smaller than citywide (see Figure 9).

FIGURE 9
Median Values of North Shore Owner-Occupied Housing Units

Area	2008-2012	2018-2022	Change
North Shore	$392,900	$568,500	44.7%
Staten Island	$449,400	$637,100	41.8%
New York City	$501,500	$732,100	46.0%

Sources: U.S. Census Bureau American Community Survey 5-year files; OSC analysis

All three Staten Island community districts, inclusive of the North Shore, are designated as lower density growth management areas, (along with Community District 10 in the Bronx). This status preserves the suburban quality of such areas, so that most homes are in one- or two-family buildings with off-street parking spaces (one per unit, as required).[6]

Despite this designation, the North Shore had a lower proportion (72 percent) of households located in one- or two-unit structures than boroughwide (83 percent) in 2018-2022. Moreover, two-thirds (10,005) of all Staten Island households located in buildings with 50 or more residential units were in the North Shore area.

Buildings with more than 50 residential units include New York City Housing Authority (NYCHA) properties. As of February 2023, two-thirds (2,964) of 4,500 NYCHA units on Staten Island were located in the North Shore, accommodating 6,370 residents. In 2021, NYCHA began a resident and community engagement process as part of a transition of West Brighton I & II to Permanent Affordability Commitment Together-Rental Assistance Demonstration (PACT-RAD) status.[7] The anticipated start of PACT-RAD–related construction at the properties is spring of 2024.

NYCHA anticipates that more than $100 million in capital repair needs will be addressed at the West Brighton developments under the PACT-RAD, housing over 1,400 residents.[8] NYCHA's 2023 Physical Needs Assessment (PNA) update estimated $338 million was needed for that property's repairs.[9] Furthermore, the PNA shows a total of $2.5 billion needed to bring all NYCHA properties on Staten Island to "a state of good repair" over the next 20 years, with roughly two-thirds of those repair needs coming from developments located in the North Shore.

Poverty and Food Insecurity

The share of households with income below the federal poverty level in the North Shore declined from 17.9 percent in 2008-2012 to 15 percent in 2018-2022. While higher than the borough, (11.1 percent) this rate was lower than citywide, at 17.1 percent.

Just under one-fifth of North Shore households (19.4 percent) participated in the Supplemental Nutrition Assistance Program (SNAP) in 2018-2022, compared to 17.8 percent in 2008-2012. A similar rise was experienced boroughwide (from 10.7 percent to 12.4 percent) and citywide rates also rose (from 18.7 percent to 19.6 percent).

The Tompkinsville/Stapleton/Clifton/Fox Hills area had the highest poverty rate (28.5 percent) and greatest share of households participating in SNAP (37.9 percent). Port Richmond had the second highest poverty rate while St. George/New Brighton had the second highest share of households participating in SNAP.

Broadband Internet Access

Of 63,118 North Shore households, 26.7 percent had no broadband internet access in 2018-2022, a rate similar to boroughwide (23.1 percent) and citywide (26.5 percent). Access varied widely by micro-neighborhood; one-third of St. George/New Brighton and Tompkinsville/Stapleton/Clifton/Fox Hills households had no broadband internet access, compared to less than one-fifth of Westerleigh/Castleton Corners households.

Some North Shore households were eligible to receive local and federal support for broadband connectivity. While local efforts continue, the federal Affordable Connectivity Program (ACP) is funded until June 2024, and new enrollments were discontinued as of February 7, 2024. The ACP was helpful in increasing access, with 17,819 area households enrolled by October 2023.[10] Compared to 2018-2022 household data, this represents 28.2 percent of the estimated North Shore total, and a greater number than the 12,253 that participated in SNAP (an ACP eligibility criterion).

Consistent with a broader 2022 strategic plan for an internet technology objective of building a connected City, the local effort to support broadband connectivity of NYCHA households included at least three North Shore NYCHA developments in the list of eligible sites. As of June 2023, NYCHA reported that at least 76.6 percent of households at Mariners Harbor NYCHA had registered for connectivity.[11] The City's strategy also includes building facilities for publicly available broadband in areas where the needs are highest. In 2023, the first such facility,

a gigabit center, was launched in the Stapleton area of the North Shore.[12]

Work Commute

In 2018-2022, employed North Shore residents who did not work from home spent an average of 43.4 minutes commuting to work, slightly less than the Staten Island average of 43.8 minutes but higher than the 41.1 minutes average of City workers. Residents in St. George/New Brighton had an average commute of 48 minutes, the longest in the North Shore, while those in Port Richmond had the shortest average commute (39.8 minutes).

As there is no direct link between the rail infrastructure and the subway serving the rest of the City, Staten Island residents rely more on motor vehicles than do those in other boroughs. Of all North Shore residents commuting to work in 2018-2022, 56 percent relied on cars, trucks, and vans, lower than boroughwide (62 percent) but more than double citywide (27 percent).

Similarly, the share of North Shore residents that commuted by public transportation (31 percent) was higher than boroughwide (25 percent) but much lower than citywide (47 percent). Of area residents that commuted by public transportation, two-thirds rode the bus while only 13 percent used subway or elevated rail. In comparison, of all City residents that commuted by public transportation, only one-fifth rode the bus and 77 percent used the subway or elevated rail.

Health

Staten Island residents rely on two health care systems: Richmond University Medical Center, located in the North Shore; and Staten Island University Hospital (SIUH), which operates a North Campus hospital located just outside the North Shore. Both hospitals are designated Level 1 adult trauma centers and Level 2 pediatric trauma centers. SIUH also has designated burn

FIGURE 10
Cumulative COVID-19 Cases and Deaths

ZIP Code Area	Cases	Deaths	Case Rates	Death Rates
Silver Lake/St. George (10301)	17,980	275	46,215	707
Elm Park (10302)	9,705	92	52,502	498
Graniteville/Mariners Harbor/Port Ivory (10303)	13,567	121	51,172	456
New Dorp/Todt Hill (10304)	20,305	390	48,476	931
Port Richmond/Randall Manor/West Brighton (10310)	12,396	98	52,880	418
North Shore Staten Island	**73,953**	**976**	**49,556**	**654**
Staten Island	**248,133**	**2,809**	**52,113**	**590**
New York City	**3,523,797**	**46,131**	**42,268**	**553**

Note: Case rates and death rates are the cumulative number of COVID-19 cases and deaths per 100,000 residents per February 8, 2024 release. Data is included for ZIP code 10304 which encompasses a large area that falls outside of the North Shore, and excluded for ZIP code 10305, which falls mostly outside of the area, but includes a small segment within (Rosebank and Shore Acres).
Sources: NYC Department of Health and Mental Hygiene; OSC analysis

and comprehensive stroke centers. While NYC Health + Hospitals does not operate an acute care hospital on Staten Island, it does operate a Federally Qualified Health Center in the North Shore of Staten Island.

New York City Department of Health and Mental Hygiene (DOHMH) data shows that residents in the North Shore had life expectancies shorter than boroughwide and in the City overall, and higher rates of avoidable hospitalizations and adult diabetes than boroughwide and citywide. North Shore rates of hypertension are similar to boroughwide and lower than citywide.

In addition to physical well-being, North Shore residents identified mental health and substance abuse among the major health challenges in the area as of 2022.[13] As is the case citywide, the North Shore community saw increases in mental health and substance abuse incidents since the onset of the COVID-19 pandemic.

COVID-19 Cases, Deaths and Vaccination Status

At the April 2020 peak of the initial surge of the COVID-19 pandemic, Staten Island had the second lowest rate of hospitalizations compared to the other boroughs of the City. However, four of the five ZIP code areas that cover the North Shore had higher hospitalization rates than boroughwide and citywide.

By February 2024, the overall cumulative COVID-19 death rate for the North Shore was higher than boroughwide and citywide, while the case rate was lower than boroughwide only.[14] New Dorp/Todt Hill (ZIP code 10304) was hit especially hard; it had the highest COVID-19 death rate in the borough and eighth highest of all ZIP codes across the City (see Figure 10).

As of September 15, 2023, when the DOHMH stopped updating vaccination data, 80.5 percent of North Shore residents had completed the primary series of the COVID-19 vaccine, a rate higher than the borough but lower than citywide.[15]

Education

During the 2022-23 school year, the North Shore was home to 27 public schools (including one charter school) serving 13,965 students in grades kindergarten through eight (K-8). There were also five traditional high schools (one of which is a joint middle school/high school) and one additional District 75 high school for special education students.

North Shore K-8 and high school enrollment levels remained mostly flat prior to the pandemic, even as enrollment declined citywide. Area enrollment began to decline in the 2020-21 school year (see Figure 11). By 2022-23, total K-8 enrollment in area schools was 11 percent lower than in 2018-19, a smaller decline than citywide losses of 12.2 percent over the same period. Enrollment boroughwide was stable before the 2020-21 school year and declined more slowly than citywide (down 1.6 percent).

Across the North Shore, 16 of the 26 traditional public schools serving K-8 students were overcrowded in the 2021-22 school year (the most recent for which capacity data is available); nine of these were over 120 percent of their assessed capacity. Nevertheless, five schools remained under 80 percent capacity that year.

In the 2018-19 school year, 35.4 percent and 40.5 percent of neighborhood students in grades 3-8 scored proficiently on their statewide math and English language arts (ELA) exams, respectively. The pandemic had a significant negative impact on math proficiency scores, which fell by 9.3 percentage points between 2018-19 and 2021-22 (when testing was resumed after a two-year pause) among North Shore

students and 7.7 percentage points citywide. Area students lost significantly less proficiency on ELA exams, with scores declining by less than 1 percentage point compared to 1.6 percentage points citywide.

In 2022-23, 39.7 percent of North Shore students scored proficiently in math, while 42.9 percent did so on ELA exams. Citywide, 49.9 percent of students scored proficiently in math and 51.7 percent in ELA. The State's proficiency standards were changed for the 2022-23 tests, making them incomparable to earlier results.

Crime

Major felony crime in Staten Island has historically accounted for only about 3 percent of citywide crime. The North Shore (located in the 120th and 121st precincts) makes up more than half of this share. After a peak year in 2015, the area recorded six consecutive years of decline in major crime, for a total decrease of 30.6 percent to 1,537 offenses in 2021. In comparison, levels of major crime citywide and boroughwide fell by only 2.6 percent and 21.6 percent, respectively, over the same period. In 2022, however, the trend reversed, and major crime in the North Shore rose by 32.8 percent compared to the prior year, in line with boroughwide and citywide trends, up 32.5 percent and 23.2 percent, respectively.

The trend continued in 2023, as major crime in the North Shore area recorded another 13.6 percent increase year-over-year, compared to 11.9 percent boroughwide. There were more incidents of every major crime except burglary. Major crime citywide in 2023 remained relatively flat, with increases in felony assault and auto theft offset by decreases in all other major crimes.

Economic Development and the Staten Island Railway

Economic development activities in the North Shore have been framed in recent years by efforts to revitalize the downtown area, mainly

FIGURE 11
North Shore K-8 Student Enrollment
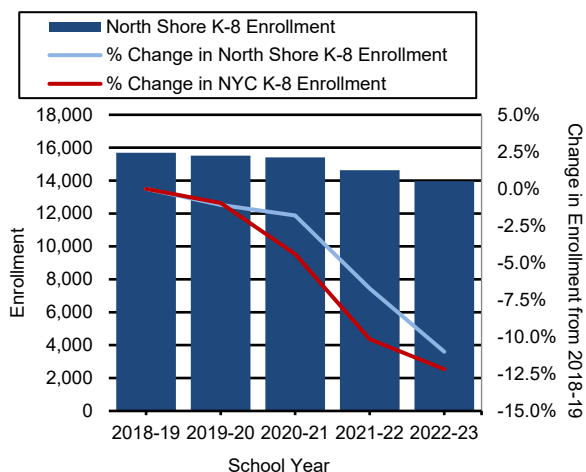
Sources: NYC Department of Education; OSC analysis

St. George, Tompkinsville and Stapleton.[16] Earlier development plans and initiatives were impacted by the onset of the pandemic, which constrained commerce and impeded activity at commercial venues, such as Empire Outlets, a retail complex and the City's first outlet mall that opened in 2019. Fiscal difficulties at the complex led to its foreclosure and sale at auction in 2023.

The most recent, revised approach to the revitalization of the downtown area, the Staten Island North Shore Action Plan, was launched in September 2023.[17] In December 2023, a related call for proposals was issued for the development of a recreational destination on an eight-acre parcel of land located on the waterfront in St. George, adjacent to the 9/11 Memorial site.

Other economic development activities in the area also included transfer of control of the Howland Hook Marine Terminal in the Port Ivory area. This development is expected to infuse at least $200 million of new capital investment and add 380 new construction and permanent jobs.

Other transportation-related development activities that directly benefit area residents included infrastructure investments in the MTA SIR. In 2021 and 2022, the MTA approved purchases of at least 15 new rail cars for SIR. This aligns with the 2015-2019 Capital Plan, which provided $257.5 million for replacement of 75 SIR rail cars.[18] The plan also included $57 million for the construction of a new power substation and other capital work at the Clifton station, and relocation of SIR headquarters to that location. The 2020-2024 Capital Plan also includes funds for wheelchair accessibility work at Clifton. It is worth noting that capital improvements at Clifton were included among a list of projects that rely on funding from the MTA congestion pricing program, which has been indefinitely paused.

North Shore and Staten Island residents and visitors also benefited from the acquisition of three new 4,500 passenger vessels for the Staten Island ferry, all of which are now in operation.

Looking Ahead

Various economic metrics suggest the North Shore has prospered over the last decade despite setbacks created by the pandemic. Median incomes have risen, poverty rates have fallen, and the area experienced a larger increase in new firms during the height of the pandemic than the rest of Staten Island and New York City.

Underlying the success of the North Shore area, however, are the socio-economic disparities among its seven micro-neighborhoods. For example, median household incomes ranged from less than $30,000 in the eastern part of the area and more than $100,000 in the southwestern part, which also saw higher rates of homeownership. These types of disparities also show up in health outcomes, food insecurity and housing costs. Major crime has also increased across the area in recent years.

These economic and social issues may stunt the prosperity of the North Shore if left unaddressed. The City should continue to emphasize and support the revitalization of the area and create jobs, housing and opportunities for its residents and businesses. It can also address area-specific issues in its larger citywide plans to address crime and health inequities. With a new action plan, City officials have jumpstarted their efforts on the revitalization of the North Shore, an area that has experienced stalling of several projects, to redevelop and reclaim the waterfront. The future success of the North Shore depends on these efforts and its ability to get local stakeholders engaged in their implementation.

ENDNOTES

1 New York City Department of Transportation, "Staten Island Ferry Facts," https://www.nyc.gov/html/dot/html/ferrybus/ferry-facts.shtml and https://www.panynj.gov/port/en/our-port/history.html.

2 U.S. Census Bureau, American Community Survey (ACS), 2008-2012 and 2018-2022 5-year estimates. Some trend analysis in this report draws on comparisons for these five-year periods, especially to accommodate micro-neighborhood analysis. Because there is no single reference date, the terms "2008-2012" and "2018-2022" are used to refer to the data.

3 The North Shore is one of 55 New York City Public Use Microdata Areas (PUMAs), as defined by the U.S. Census Bureau. While the boundaries of many of the City's PUMAs were adjusted based on the 2020 census data, there was only a very slight change for the North Shore area, allowing for reliable comparison of 2010 and 2020 data.

4 The American Community Survey's five-year period has greater reliability and more granular geographic data.

5 For more on age groups across the City, see Office of the New York State Comptroller (OSC), "*NYC's Shifting Population: The Latest Statistics,* Report 15-2024, December 2023, https://www.osc.ny.gov/files/reports/osdc/pdf/report-15-2024.pdf.

6 New York City Department of City Planning, "Rules for Special Areas," https://www.nyc.gov/site/planning/zoning/districts-tools/lower-density-growth-mngmt.page.

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11 NYCHA, "Over 100,000 NYCHA Households Have Enrolled in Big Apple Connect's Free Internet," *The NYCHA Journal*, June 6, 2023.

12 New York City's Office of Technology and Innovation, "Mayor Adams, CTO Fraser Announce Staten Island Gigabit Center to Serve Immigrant Workers," April 18, 2023, https://www.nyc.gov/content/oti/pages/press-releases/mayor-cto-announce-staten-island-gigabit-center.

13 New York City Planning, Community District Profiles, Staten Island Community District 1, https://communityprofiles.planning.nyc.gov/staten-island/1 and NYC Health + Hospitals, Community Health Needs Assessment 2022, https://www.nychealthandhospitals.org/publications-reports/2022-community-health-needs-assessment/.

14 The COVID-19 hospitalization rate is defined as the rate of hospitalized cases per 100,000 people stratified by month.

15 City of New York, New York City Health portal, https://www.nyc.gov/site/doh/covid/covid-19-data-vaccines.page#borough.

16 Earlier efforts which helped to inform and support the current plans and activities included the Commercial District Needs Assessment published in 2016 and the Downtown Revitalization Initiative released in 2020.

17 New York City Economic Development Corporation, "Mayor, NYCEDC, Councilmember Hanks Double Down on Support for Staten Island's North Shore Action Plan," September 14, 2023, https://edc.nyc/press-release/mayor-adams-nycedc-councilmember-hanks-release-staten-island-north-shore-action-plan.

18 New York City Metropolitan Transportation Authority, "Capital Program Dashboard", http://web.mta.info/capitaldashboard/CPDHome.html.