

MEMORANDUM

TO: Community Board #1 – Manhattan Board Members
FROM: Heather Anderson, Community Planning Fellow
DATE: March 31, 2010
RE: Population Projection Update

In 2000, the residential population of CB#1 area was 34,420 residents with an average household size of 1.85 (Census, 2000). As the decade progressed, a residential unit construction boom yielded a significant population growth and an increase in household size. The consequences of population growth unmatched by a growth in infrastructure have become apparent in issues such as school overcrowding.

CB#1 has added 13,657 residential units since 2000, bringing the total number of residential units in CB#1 to 31,655. This represents a 75.9% increase since 2000. Given a household size of 1.95 (Department of City Planning, 2008), new residential construction has brought an additional 26,631 residents to CB#1. As of today, this research estimates that there are currently 61,051 residents in Lower Manhattan.

Methodology

The methodology employed in this study adheres to that previously established by Community Planning Fellows Basha Estroff and Eric Goldwyn from their work in 2006-2007, which recorded and tracked new residential construction since the most recent U.S. Census Bureau Decennial releases. The Community Board uses these numbers in the annual *Community District Needs* reports and bases their budget priorities on this information. The tracking of new construction represents an effort to more accurately assess the needs of CB#1, which is imperative in a community board with a rapidly increasing population. The information in this database cross-references city agencies, non-profit lists, and real estate blogs to arrive at a view of what has been completed, and what is proposed or still under construction. This database allows more up-to-date assessments of population in between the decennial Census reports. It also offers an estimate of population independent of the census, which some are concerned tends to significantly undercount in areas like Lower Manhattan with limited-access luxury high rise buildings.

To arrive at the current population estimate, the household size acquired from the New York City Department of City Planning in 2008 was used (1.95). This is 0.10 larger than the census's previous estimate of household size as of 2000. Considering the upward trend in household size, and the results of the 2010 Downtown Alliance residential survey which indicates a household size of 2.2, my estimation may be conservative. The U.S. Census Bureau American Community Survey (ACS) data set from 2005-2009 yields household size estimates between 1.85 and 2.03

for CB #1. Utilizing the 2.2 household size as an upper-bound on the estimation results in a residential population estimate of 64,465 residents. Realistically, the residential population of CB #1 is between these two estimates.

Many of these residential developments are new (59% of the recorded construction since 2000 still has a Temporary Certificate of Occupancy as opposed to a Final Certificate of Occupancy). As such, they are probably not 100% occupied as we assumed for the purposes of this estimate.

By assuming 100% occupancy on the one hand and a conservative household size on the other, we hope to minimize the margin of error.

General Results

The Financial District represents 73.4% of the population growth since 2000, with an increase of 19,539 residents. Battery Park City and Tribeca are similar in their growth; they both added a little over 3,000 residents. Less than 1% of the residential growth in CB#1 since 2000 occurred in Seaport/Civic Center.

These findings are mostly consistent with Basha Estroff's projections. The exception is Seaport/Civic Center, which was projected to add 1,977 units. To date, Seaport/Civic Center has only added 201 units since 2000. The difference in these numbers is in large part due to Beekman Tower's upcoming completion, which alone will add 903 units.

With our estimation of current CB #1 population at 61,051, an addition of 2,510 residents, or about 1,287 units, by 2013 would bring the CB#1 quite close to Basha Estroff's projection.

An assessment of residential units planned for development, and residential developments under construction, confirms that CB #1 is slated to surpass the projection. Not all planned development has released a number of units to be completed. However, even just taking into account those developments that have published the number of residential units and are scheduled to be completed by 2013 will add 1,655 units. Given this is a low estimate, the impending developments will likely add *at least* 3,227 residents to CB #1 area.

The following pages include the summary tables of this research. The first set is the population summaries, which describe population in 2000, the population added from 2000-2011, and the resultant estimate of population for 2011. Total population and population by geographic sub-area are elaborated. The second set of tables communicates residential unit construction. And the third set is a comparison of our current estimate against Basha Estroff's projections for 2013.

Tables 1-3: Population Summaries

% of
Population Population

Existing Population (2000)	34420	100.0%
Battery Park City	7366	21.4%
Financial District	8192	23.8%
Seaport/Civic Center	11255	32.7%
Tribeca	7607	22.1%

Household size: 1.85

	Population	% of Population
Population Added by New Units	26631	100.0%
Battery Park City	3260	12.2%
Financial District	19539	73.4%
Seaport/Civic Center	201	0.8%
Tribeca	3631	13.6%

Household size: 1.95

	Population	% of Population
Total Population, 2010	61051	100.0%
Battery Park City	10626	17.4%
Financial District	27731	45.4%
Seaport/Civic Center	11456	18.8%
Tribeca	11238	18.4%

Tables 4 and 5: New Residential Units in Community Board #1

Units in 2000 (U.S. Census Bureau)	17998
Units from 2001-2010 Construction	13657
TOTAL Units in CB# 1	31655

% Change

75.9%

	<u>Units</u>	<u>% of new units</u>
Units from 2001-2010 Construction	13657	100.0%
Battery Park City	1672	12.2%
Financial District	10020	73.4%
Seaport/Civic Center	103	0.8%
Tribeca	1862	13.6%

Table 6: Comparison

	Population, 2000	Estimated Population, 2011	Projected Population, 2013
Total Population	34,420	61,051	63,561
Battery Park City	7,366	10,626	11,471
Financial District	8,192	27,731	27,829
Seaport/Civic Center	11,255	11,456	13,232
Tribeca	7,607	11,238	11,029