

A. INTRODUCTION

This chapter analyzes potential changes in socioeconomic conditions that may occur in connection with development of Fordham University's Master Plan for its Lincoln Center campus. The proposed action would result in an increase of approximately 1.77 million gross square feet of academic space, including 506,238 square feet of new dormitory space. In addition, approximately 736,504 gsf of new residential condominium space will be built on the Fordham site by a private developer. However, this private residential development is permissible under current zoning regulations and is expected to take place with or without the proposed action.

As described in more detail below, this preliminary assessment concludes that the proposed action would not have a significant adverse impact on socioeconomic conditions in the study area. The proposed action would not directly displace any residential population or displace businesses or institutions. Students added to the study area residential population would not cause indirect residential displacement, since temporary residents living in university housing typically do not have a substantial effect on broader residential housing markets, and average rental rates and sales prices in the study area are already substantially higher than the citywide and borough averages. Indirect business displacement would not occur as a result of the proposed action since the project would increase study area employment by two percent and the new activities and jobs would be in industry sectors that already have a strong presence in the study area. Finally, the proposed action would not have any adverse effects on specific industries. Overall, the implementation of the proposed Master Plan would not cause any significant adverse impacts on socioeconomic conditions.

ANALYSIS FRAMEWORK

The *City Environmental Quality Review (CEQR) Technical Manual* sets forth guidelines to help determine if a socioeconomic impact analysis is required. The *CEQR Technical Manual* suggests that projects introducing more than 200 residential units or 200,000 square feet of commercial development should be assessed for their potential to cause significant adverse impacts. Since the proposed Master Plan would 506,238 square feet of dormitory space (an estimated 1,450 beds), a preliminary assessment is warranted.

A preliminary assessment is intended to reveal enough about the effects of the proposed project either to rule out the possibility of significant impacts or to determine that a more detailed analysis will be required to resolve the question of potential impact. This analysis evaluates five specific factors that could create substantial socioeconomic change in a neighborhood or a larger area affected by a proposed project: (1) direct displacement of residential population on the project site; (2) direct displacement of existing businesses on the project site; (3) indirect displacement of residential population in the study area; (4) indirect displacement of businesses

in the study area; or (5) adverse effects on specific industries not necessarily tied to the project site or to the study area.

STUDY AREA AND DATA SOURCES

Similar to the study area used for Chapter 2, “Land Use, Zoning, and Public Policy,” the study area used to describe demographic characteristics extends approximately ¼-mile from the Fordham campus (see Figure 3-1). The socioeconomic study area includes:

- Census Tracts 145, 147, and 149;
- Block Group (BG): BG 1 and BG 4 of Census Tract 139; BG 2 of Census Tract 151; BG 3 of Census Tract 153; and
- Blocks: 1000, 1001, 1004, 1005, and 1006 of Census Tract 135 BG 1; Block 3000 of Census Tract 139 BG 3; and Blocks 1007, 1008, and 1009 of Census Tract 151 BG 1.¹

Information used in the preliminary analysis was gathered from the U.S. Census Bureau’s 2000 Census; New York City Department of Finance’s Real Property Assessment (RPAD) 2006 database; U.S. Census Bureau’s 2000 Reverse Journey to Work data, and from various real estate web sites (Corcoran Group Real Estate, New York Times, Prudential Douglas Elliman Real Estate, and CitiHabitats).

B. PRELIMINARY ASSESSMENT

DIRECT RESIDENTIAL DISPLACEMENT

The proposed action would not directly displace any residential population, so no further analysis of this issue is necessary.

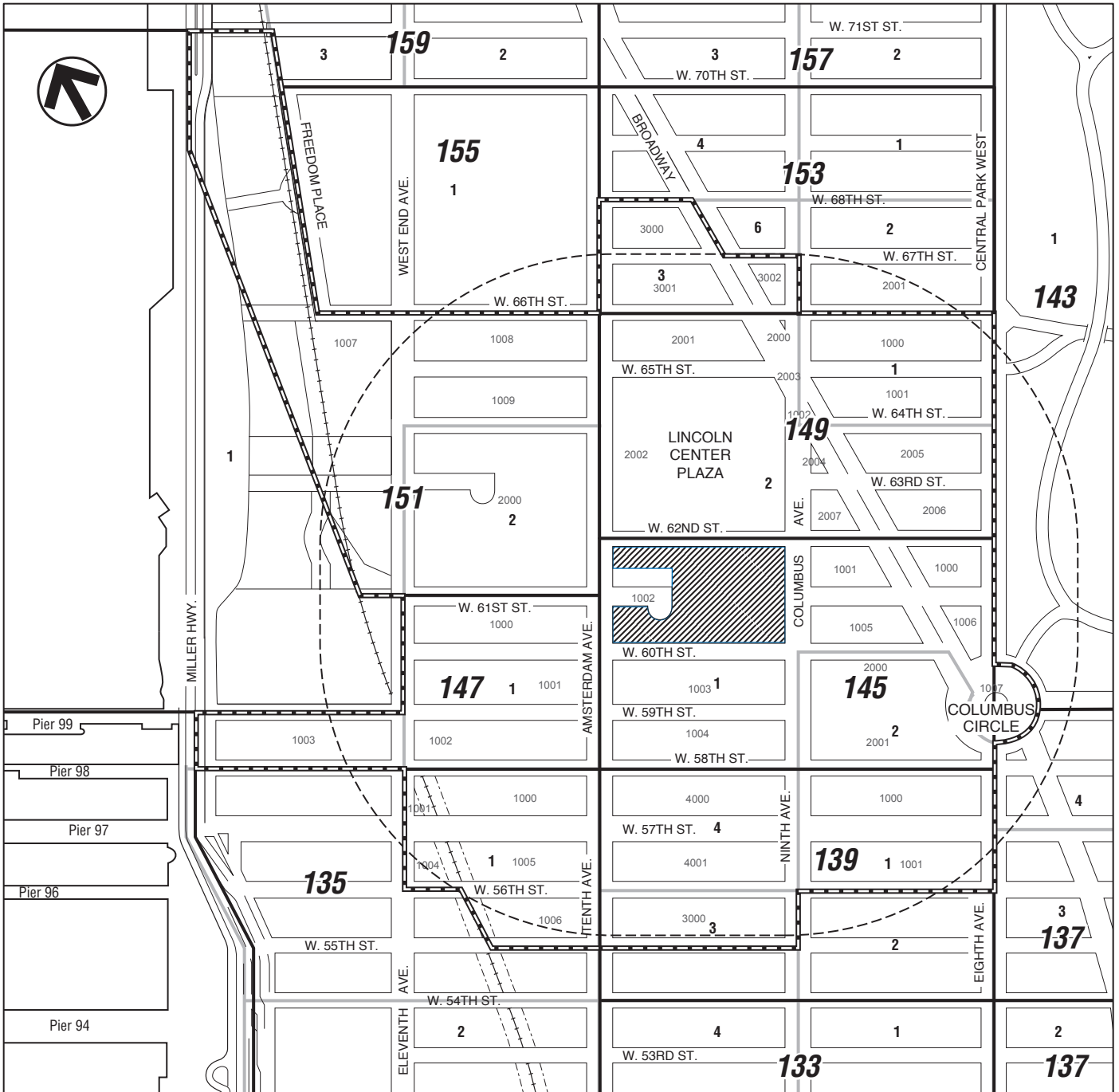
DIRECT BUSINESS AND INSTITUTIONAL DISPLACEMENT







The proposed action would not permanently displace any businesses or institutions. Although the existing Law School building would be demolished, the Law School would be relocated into new buildings prior to demolition of its existing building. Therefore, there would be no displacement of any business or institutional use.

INDIRECT RESIDENTIAL DISPLACEMENT

The issue of indirect residential displacement is typically associated with the potential for a proposed action to increase property values and subsequently rents in an area, making it difficult for some existing residents to afford their homes. The preliminary assessment addresses whether the proposed action could result in indirect displacement based on the criteria outlined in Section 322.1 of the *CEQR Technical Manual* (numbered in italics below). The assessment finds that the proposed action would not result in significant adverse socioeconomic impacts related to indirect residential displacement, and a detailed analysis is not required.

¹ Block-level data is available for Census Summary File 1 data. Block-level data is not available for Census Summary File 3 data.



-  Project Site
-  Study Area Boundary (1/4-Mile Perimeter)
-  Socioeconomic Study Area Boundary
-  Census Tracts
-  Census Block Groups
-  Census Blocks

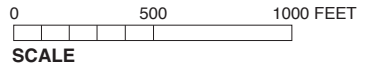


Figure 3-1 Socioeconomic Study Area

1. Would the proposed project add substantial new population with different socioeconomic characteristics compared to the size and character of the existing population?

According to the Census, in 2000 approximately 26,988 people resided in the study area (see Table 3-1). The median household income in the study area in 1999 was \$104,061, and was 71.5 percent higher than Manhattan’s median household income and more than two times higher than New York City’s median household income. The poverty rate in the study area was 10.9 percent, 9.1 percentage points lower than Manhattan’s poverty rate, and 10.4 percentage points lower than the poverty rate for New York City as a whole.

**Table 3-1
Population and Household Characteristics**

	Population			Median Household Income, 1999 ⁽²⁾	Percent below Poverty, 1999 ⁽³⁾
	2000	Est. 2005 ⁽¹⁾	% Change 2000-2005		
Study Area	26,988	28,505	5.6%	\$104,061	10.9%
Manhattan	1,537,195	1,606,275	4.5%	\$60,663	20.0%
New York City	8,008,278	8,213,839	2.6%	\$49,393	21.3%
Notes:	<p>(1) 2005 population of the study area was estimated by applying the 2000 average household size (1.64 persons per household) and occupancy rate (89.2%) to the number of new units added to the study area between 2001 and 2005. 2005 population for Manhattan and New York City is from the U.S. Census Bureau’s Annual Population Estimates.</p> <p>(2) The median household income for the study area represents a weighted average of the median incomes of all Census Tracts and Block Groups in the area. Summary File 3 does not include data at the block-level. Median household income is presented in constant 2007 dollars based on the U.S. Department of Labor Bureau of Labor Statistics’ September 2007 Consumer Price Index for All Urban Consumers for New York-Northern New Jersey-Long Island.</p> <p>(3) This represents the percent of persons with incomes below the established poverty level. The U.S. Census Bureau uses established income thresholds to define poverty levels.</p>				
Sources:	U.S. Census Bureau, 2000 Census, Summary File 1 and Summary File 3.				

In 2000, there were 17,429 housing units in the study area (see Table 3-2). Based on the RPAD data, which includes data up to December 2005, approximately 1,034 residential units were added to the study area between 2001 and 2005. Applying the study area’s 2000 Census figures for household size and occupancy rates to the new residential units, the population in the study area increased by 5.6 percent (an estimated 1,517 residents) between 2000 and 2005. This growth rate was higher than the estimated rates of growth in Manhattan (4.5 percent) and New York City (2.6 percent).

Known residential projects in the study area would add approximately 5,229 residential units to the study area. These residential projects range from 72 units at 462 West 58th Street to 1,000 dwelling units at Riverside South Parcel N west of the project site on West End Avenue between West 59th and West 61st Streets. These new units would add 7,672 new residents, increasing the population of the study area by 26.9 percent to 36,177.¹ In addition, as part of the No Build condition, 876 residential units would be added to the project site. Assuming the average household size of the study area, these units would add 1,441 residents to the project site, increasing the population of the study area to 37,618.

¹ Population was projected for the new units based on the 2000 occupancy rate (89.21 percent) and average household size (1.64 persons per household) for the study area.

**Table 3-2
Housing Unit Characteristics**

	Total Housing Units		2000 Vacancy Rate		2000 Tenure, All Occupied Units	
	2000	Est. 2005 ⁽¹⁾	% Occupied	% Vacant	% Owner Occupied	% Renter Occupied
Study Area	17,429	18,463	89.2%	10.8%	24.1%	75.9%
Manhattan	798,144	834,255	92.5%	7.5%	20.1%	79.9%
New York City	3,200,912	3,288,526	94.4%	5.6%	30.2%	69.8%
Notes:	(1) 2005 housing units were estimated for the study area based on RPAD data. All buildings constructed between 2001 and 2005 were considered new housing units and added to the 2000 Census Bureau total. Estimates for 2005 housing units for Manhattan and New York City were obtained from the U.S. Census Bureau's Annual Estimates of Housing Units, Release Date: August 15, 2007.					
Sources:	U.S. Census Bureau, 2000 Census, Summary File 1 and Summary File 3.					

The new dormitory space would add 1,450 beds to the campus by 2032, increasing the total number of dormitory beds from 850 to 2,300, and increasing the student body by 1,450 people. These students would be temporary residents and would represent less than 4 percent of the total study area population. According to the *CEQR Technical Manual* guidelines, if a proposed action would increase the population in the study area by less than five percent, it would not be large enough to affect socioeconomic trends significantly. Since the proposed action would increase the population by less than 4 percent, it would not add substantial new population to the study area, nor would it add a new population with different socioeconomic characteristics compared to the size and character of the existing population. The added population would be similar to the existing student population. In addition, the students would not have income levels greater than the existing residential population such that their presence in the neighborhood would alter market conditions.

2. Would the proposed project directly displace uses or properties that have had a “blighting” effect on property values in the area?

As described in Chapter 1, “Project Description,” the proposed buildings would replace existing campus buildings. These existing uses have no blighting effect on property values in the study area. The study area’s median contract rent in 2000 was \$1,786, approximately 93 percent higher than the median contract rent for Manhattan (see Table 3-3). The median housing value in the study area was \$544,708, which was 20.6 percent higher than Manhattan’s median housing value and 96.8 percent higher than the city’s median housing value. The high median housing value and median contract rent illustrates the desirability of the study area as a residential neighborhood and indicates that the area is not suffering from blight.

**Table 3-3
Median Contract Rent and Median Housing Value, 2000⁽¹⁾**

	Median Contract Rent ⁽²⁾	Median Housing Value
Study Area	\$1,786 ⁽²⁾	\$544,708
Manhattan	\$926	\$451,737
New York City	\$808	\$276,722
Notes:	(1) Median contract rent and median housing value presented in constant 2007 dollars based on the U.S. Department of Labor Bureau of Labor Statistics' September 2007 Consumer Price Index for All Urban Consumers for New York-Northern New Jersey-Long Island. (2) Median contract rent for the study area was calculated by taking the weighted average of median contract rent of all the Census Tracts or Block Groups in the study area. (3) Census Tract 145 and Block Group 3 of Census tract 153 had a median contract rent of 2,000+.	
Sources:	U.S. Census Bureau, 2000 Census, Summary File 3.	

Current rents for available housing units in the area are mostly higher than the median contract rents noted above. Table 3-4 displays a representative sample of monthly apartment rents from buildings in the ¼-mile study area, with rents ranging from \$1,650 per month for a studio to \$17,000 per month for a three-bedroom apartment. Citi Habitats, Inc. produced a report entitled, *Residential Rental Market Report, 3rd Quarter (July–September 2007)*. This report included information on the rental market in Midtown West,¹ which includes the majority of the study area, and the Upper West Side,² which overlaps with the northern portion of the study area. According to the report, average rents for apartments in 3Q 2007 in Midtown West were \$2,094 for a studio, \$2,757 for a one-bedroom unit, \$3,873 for a two-bedroom unit, and \$5,062 for a three-bedroom unit. The average rents for apartments in the Upper West Side were \$2,058 for a studio, \$2,665 for a one-bedroom unit, \$3,973 for a two-bedroom unit, and \$5,897 for a three-bedroom unit. In addition, the average rental vacancy rate during this time period was 0.75 percent in Midtown West and 0.87 percent in the Upper West Side, which is slightly above the Manhattan average of 0.86.

Current sales prices for condo units are also higher than the median housing value. Sales prices range from \$575,000 for a studio to \$3.8 million for a three-bedroom unit (see Table 3-5). A recent study, *The Corcoran Report: Second Quarter 2007*, released by the Corcoran Group, one of New York City’s largest private real estate companies, evaluated Midtown West and the West Side³—which overlap with the ¼-mile study area. According to the study, the median sales prices for condos in Midtown West were \$602,000 for a studio, \$906,000 for a one-bedroom unit, \$1.4 million for a two-bedroom unit, and \$4.3 million for a three-bedroom unit. The median sales prices for condos on the West Side were \$475,000 for a studio, \$799,000 for a one-bedroom unit, \$1.5 million for a two-bedroom unit, and \$3.9 million for a three-bedroom unit.

**Table 3-4
Residential Rents in the Surrounding Area**

Location	Rent/Year	Rent/Month	Size (Sq. Ft.)	Rent/Year/Sq. Ft.
Addison Hall, 457 West 57th Street	\$19,800	\$1,650	Studio	N/A
111 West 67th Street	\$27,000	\$2,250	Studio (378)	\$71
303 West 66th Street	\$36,000	\$3,000	1 BR (750)	\$48
505 West 54th Street	\$39,960	\$3,330	1 BR (732)	\$55
43 West 61st Street	\$42,000	\$3,500	1 BR (850)	\$49
61 West 62nd Street	\$54,000	\$4,500	2 BR (1,000)	\$54
10 West End Avenue	\$81,600	\$6,800	2 BR (1,251)	\$65
10 West End Avenue	\$108,000	\$9,000	2 BR (1,329)	\$81
160 West 66th Street	\$108,000	\$9,000	2 BR (1,245)	\$87
2 Columbus Avenue	\$150,000	\$12,500	3 BR (2,032)	\$74
43 West 64th Street	\$204,000	\$17,000	3 BR (2,044)	\$100

Source: AKRF, Inc. from Internet real estate sites (Corcoran.com, NYTimes.com, Prudentialelliman.com)

¹ Citi Habitats Inc. defines Midtown West as the area bounded by West 30th on the South, Fifth Avenue on the east, West 59th Street on the north and the Hudson River on the west.

² Citi Habitats Inc. defines the Upper West Side as the area bounded by West 59th Street on the south, Central Park West on the east, West 110th Street on the north, and the Riverside Drive on the west.

³ According to the Corcoran Group, Midtown West is bounded by West 34th Street on the south, Fifth Avenue on the east, West 57th on the north, and Twelfth Avenue on the west. The West Side is bounded by West 57th Street on the south, Central Park West on the east, West 110th Street on the north, and the Hudson River on the west.

**Table 3-5
Condo Sales in the Surrounding Area**

Location	Size	Price	Cost/Sq.Ft.
333 West 56th Street	Studio/550	\$575,000	\$1,045
The Westmore, 333 West 57th Street	Studio	\$577,000	N/A
West 59th Street and Central Park West	Studio/500	\$580,000	\$1,160
353 West 56th Street	Studio/549	\$599,000	\$1,091
225 West 60th Street	1 BR/612	\$829,000	\$1,355
243 West 60th Street	1 BR/814	\$955,000	\$1,173
555 West 59th Street	1 BR/ 773	\$1,120,000	\$1,449
161 West 61st Street	1 BR/ 915	\$1,150,000	\$1,257
160 West 66th Street	1 BR/ 840	\$1,265,000	\$1,506
3 Lincoln Center	1 BR/907	\$1,350,000	\$1,488
225 West 60th Street	2 BR/ 982	\$1,381,000	\$1,406
243 West 60th Street	1 BR/ 1,326	\$1,565,000	\$1,180
225 West 60th Street	2 BR/ 1,241	\$1,695,000	\$1,366
555 West 59th Street	2 BR/1,209	\$1,985,000	\$1,642
160 West 66th Street	2 BR/ 1,291	\$2,075,000	\$1,607
243 West 60th Street	2 BR/1,683	\$2,120,000	\$1,260
225 West 60th Street	3 BR/ 1,594	\$2,158,000	\$1,354
10 West End Avenue	2 BR/1,484	\$2,375,000	\$1,600
555 West 59th Street	3 BR/ 1,689	\$2,400,000	\$1,421
426 West 58th Street	3 BR/ 2,700	\$2,600,000	\$963
555 West 59th Street	3 BR/ 2,222	\$3,820,000	\$1,719
Source: AKRF, Inc. from Internet real estate sites (Corcoran.com, NYTimes.com, Prudentialelliman.com)			

Another indication that the properties have not had a blighting effect on property values in the area is the amount of development that is expected to be added to the study area. As discussed above, 5,229 residential units are expected to be added to the study area in the future without the proposed project. The trend toward residential development in the study area is another indication that the project site has not had a blighting effect on property values.

3. *Would the proposed project directly displace enough of one or more components of the population to alter the socioeconomic composition of the study area?*

As described above, the proposed Master Plan would not directly displace any residential population. Therefore, it would not have the potential to alter the demographic or income profile of the study area population.

4. *Would the proposed project introduce a substantial amount of a more costly type of housing compared to existing housing and housing expected to be built in the study area by the time the project is complete?*

The proposed action would create dormitory space for students, rather than housing units available to the general public. Rental rates in these dormitory units cannot be directly compared to rental rates in the non-university housing market.

5. *Would the proposed project introduce a “critical mass” of non-residential uses such that the surrounding area becomes more attractive as a residential neighborhood complex?*

The 1.26 million square feet of academic space would be an extension of an existing use rather than an introduction of a new one. There are already nearly 545,000 square feet of academic space on the project site. As indicated by the high median contract rent in the study area (\$1,786 per month compared to \$926 per month in Manhattan), the area is already a desirable residential neighborhood. The introduction of additional academic space is not expected to have any effect

on the desirability or marketability of the neighborhood. In addition, the ground-floor retail that would be provided on the project site would exist in the future with or without the proposed action. The Master Plan would also add 506,238 square feet of dormitory space.

6. *Would the proposed project introduce a land use that could have a similar indirect effect if it is large enough or prominent enough or combines with other like uses to create a critical mass large enough to offset positive trends in the study area, impede efforts to attract investment to the area, or create a climate for disinvestment?*

The proposed action would not offset positive trends in the study area, impede efforts to attract investment, or lead to disinvestment in any way. To the contrary, any additions to the Fordham student enrollment and faculty payroll, enabled by the new dormitory and academic space, would bring additional employees, students, and spending power to the study area. Some of this spending power would benefit businesses located in the ¼-mile study area; particularly businesses such as eating and drinking establishments and those offering convenience goods such as newspapers, coffee, groceries, and pharmaceuticals.

ASSESSMENT OF AT-RISK POPULATION

The CEQR Preliminary Assessment suggests considering the presence of populations particularly vulnerable to economic changes. At-risk populations are defined under CEQR as people living in privately held units that are unprotected by rent regulations, whose incomes or poverty status indicates that they could not pay substantial rent increases (*2001 CEQR Technical Manual* page 3B-11). This portion describes the status (rent-regulated or non-regulated) of the housing stock in the study area. The findings are then used in combination with income data to identify the number and location of potentially at-risk households in the study area. Based on the below analysis, the study area was not identified as having a potentially vulnerable population.

Rent-Regulated Housing Units. There are two main types of rent regulation programs in New York City: rent control and rent stabilization. Rent control limits the rent an owner may charge for an apartment and restricts the right of an owner to evict tenants. In New York City, the rent control program applies to apartments in residential buildings containing three or more units and constructed before February 1947. For an apartment to fall under rent control, the tenant must have been living in that apartment continuously since before July 1, 1971. When a rent controlled apartment becomes vacant, it either becomes rent stabilized, or if it is in a building with fewer than six units, is removed from regulation. Rent stabilization limits the annual rate at which rents can increase. In New York City, rent stabilization generally applies to apartments in buildings containing six or more units built between February 1, 1947 and January 1, 1974. An apartment is no longer subject to rent stabilization if: a) it is an occupied apartment with a legal rent of \$2,000 or more, and the household income of the occupants has exceeded \$175,000 in each of the two preceding calendar years; or b) it is a vacant apartment that could be offered at a legal regulated rent of \$2,000 or more.¹

Other types of housing that are rent-regulated include Section 8 housing,² public housing, Mitchell-Lama developments, and other HPD-owned housing. There are three public housing

¹ Rent regulations obtained from the New York State Division of Housing and Community Renewal, Office of Rent Administration, and the New York City Rent Guidelines Board.

² Under Section 8, voucher recipients contribute 30 percent of their adjusted gross income to rent, with the administering agency paying the remaining amount directly to landlords, up to federally approved rates. According to a New York City Housing Authority press release (January 29, 2007), over 83,000 Section

complexes located in the study area: Amsterdam Houses (1,084 units), located west of the project site; Amsterdam Addition (174 units), located northwest of the Project Site; Harborview Terrace (376 units), located southwest of the Project Site. There is also a Mitchell-Lama development, Clinton Towers (396 units), southwest of the project site at 790 Eleventh Avenue.

Comprehensive counts of rent-regulated housing are available only for geographic areas that are larger than the study area. Therefore, in accordance with *CEQR Technical Manual* guidelines, the number of unregulated units was estimated based on data obtained from RPAD and Census data. Table 3-6 shows the methodology and unit count for the estimated number of unregulated units in the study areas.

Approximately 29 of the 16,406 renter-occupied units in the study area are in buildings of five units or less. There are an additional 7,527 rental units in buildings with more than five units that are not likely to fall under rent protection. In total, approximately 7,556 units, or approximately 46.1 percent of the total renter-occupied housing units in the study area, are not likely to be covered by rent protection.

Identifying Population at Risk

In order to determine whether a population at risk exists in the study area, the *CEQR Technical Manual* recommends analyzing “Census data on income and renters in structures containing fewer than six units” combined with data on other factors, including the presence of subsidized housing and land use.

The following steps were used to identify population at risk:

1. Census 2000 tract-level data were used to determine the average household income of renters in small (1-4 units) buildings. As described above, these buildings are not generally subject to rent regulation laws.
2. For each Census tract the average household income for renters in small buildings was compared to the average household income for renters in large buildings to determine where income disparities exist between renters in small and large buildings. This information was used to gain a better understanding of the income distribution across housing types and Census tracts. Average incomes were used in place of median incomes for this analysis because Census data on median household income by size of building is not publicly available.
3. For each Census tract, the average household income for renters in small buildings was compared to the average household income for all renters in Manhattan. If the average for small buildings was lower than the borough-wide average for all renters, the Census tract was identified as having a potentially vulnerable population.

In general, if average incomes in unprotected (small) buildings are low compared to average incomes in protected (large) buildings and in renter-occupied buildings in Manhattan, as a whole, then the study area might contain a significant population at risk. As shown in Table 3-7, residents living in small (unprotected) buildings in the study area have higher incomes than all Manhattan renters (\$84,935). It can be inferred from this data that overall, higher income households moving into the study area were disproportionately concentrated in unregulated housing units, where there are no controls on rent increases and which therefore were most likely to turn over. Thus, unregulated units in the study area are largely turning over to higher income households and are not at risk of displacement.

8 vouchers are currently administered by NYCHA, and an additional 22,000 will be made available to eligible recipients over the next two years. Though vouchers are not tied to residential units in specific areas, it is anticipated that vouchers could be applied to some housing within the study area.

**Table 3-6
Unregulated Rental Housing Units in Study Area**

Row #			Study Area	Notes
1	Base of Unprotected Units: Units in Buildings with 1-5 Units	Number of units in buildings with 1-4 units	10	Derived from RPAD
2		Number of renter occupied units in buildings with 1-4 units	9	(Row 1) * Renter occupancy rate for buildings with 1-4 units (Source: H32. TENURE BY UNITS IN STRUCTURE)
3		Number of units in buildings with 5 units	20	Derived from RPAD
4		Number of renter occupied units in buildings with 5 units	20	(Row 3) * Renter occupancy rate for buildings with 5-9 units (Source: H32. TENURE BY UNITS IN STRUCTURE)
5		Total number of rental units in 1-5 unit buildings	29	(Row 2) + (Row 4)
6	Additional Unprotected Units: Units in Buildings Built After January 1, 1974	Total units (<i>renter- and owner-occupied</i>) built between 1974 and 2005	10,219	Derived from RPAD
7		Total units (<i>renter- and owner-occupied</i>) built between 1974 and 2005 and in buildings with 5 units or less	2	Derived from RPAD
8		Public housing units built between 1974 and 2005	175	Derived from RPAD
9		Total units (<i>owner & renter-occupied</i>) in buildings with more than 5 units, built after January 1, 1974	10,042	(Row 6) - (Row 7) - (Row 8) This number was derived by taking the total number of units built between 1974 and 2005 and subtracting out public housing units built between 1974 and 2005 and subtracting those in buildings with 5 or fewer units (to avoid double counting).
10		Number of <i>rental</i> units in buildings with more than 5 units, built after January 1, 1974	7,527	(Row 9) * (renter occupancy rate for buildings with 5+ units) This row filters out owner-occupied units by applying the renter-occupancy rate for each Census block group (Source: H32. TENURE BY UNITS IN STRUCTURE)
11	Total Unprotected Units	Total number of renter-occupied units that are unprotected	7,556	(Row 5) + (Row 10)
12		Total number of residential units	21,628	Derived from RPAD
13		Total number of renter-occupied units	16,406	(Row 12) * renter occupancy rate for all units (Source: H7. TENURE)
14		Percent of renter-occupied units that are unprotected	46.1%	(Row 11) / (Row 13)
Sources: AKRF, Inc., 2000 Census, New York City Department of Finance Real Property Assessment Data (RPAD)				

Table 3-7

Average Household Income for Renters in Small Buildings, Buildings with 5 or More Units, and All Renter-Occupied Buildings in Manhattan, 1999

Census Tract	Average Household Income in Small Buildings ⁽¹⁾	Average Household Income in Large Buildings	Difference between Small and Large Buildings	Difference between Small Buildings and respective Borough Average ⁽²⁾
139	\$92,705	\$108,254	-\$15,549	\$7,770
145 ⁽³⁾	N/A	\$186,989	N/A	N/A
147 ⁽³⁾	N/A	\$140,056	N/A	N/A
149	\$374,490	\$179,581	\$194,908	\$289,554
151	\$126,869	\$110,073	\$16,795	\$41,934
Notes:	(1) The average household income for small renter-occupied buildings is based on renter-occupied units in buildings with one to four units. (2) This number represents the difference between the average household income for renters in small buildings and the average household income for all Manhattan renters (\$84,935). (3) There were no renter occupied housing units in buildings with 1 to 4 units in Census Tract 145 and 147.			
Source:	U.S. Census Bureau, 2000 Census, Summary File 3.			

CONCLUSION

Based on the preliminary assessment presented above, the proposed Master Plan would not result in significant adverse impacts on socioeconomic conditions due to indirect residential displacement, and a detailed analysis is not warranted.

INDIRECT BUSINESS DISPLACEMENT

According to the Section 322.2 of the *CEQR Technical Manual*, indirect business displacement is the involuntary displacement of businesses that results from a change in socioeconomic conditions created by a proposed action. Similar to indirect residential displacement, the issue for indirect business displacement is that an action would increase property values and thus commercial rents throughout the study area, making it difficult for some categories of business to remain at their current locations. The following presents responses to the CEQR assessment criteria, which are numbered in italics below. The preliminary assessment finds that the proposed action would not result in significant adverse socioeconomic impacts related to indirect business and institutional displacement, and a detailed analysis is not required.

1. Would the proposed project introduce enough of a new economic activity to alter existing economic patterns or add to the concentration of a particular sector of the local economy enough to alter or accelerate an ongoing trend to alter existing economic patterns?

The proposed action would not introduce a new type of economic activity to the study area. The Fordham campus itself already contains nearly 545,000 square feet of academic space and approximately 282,500 square feet of dormitory space. According to the US Census Bureau’s 2000 Reverse Journey to Work data, there were approximately 26,934 people working in the study area (see Table 3-8).¹ Of those, 9,355 or 34.7 percent were employed in the “educational, health, and social services” sector. The study area had a higher share of employment in this sector compared to Manhattan (15.1 percent) and New York City as a whole (22.3 percent).

¹ This employment estimate is for Census tracts 139, 145, 147, and 149. Employment in block group 2 of Census tract 151 is not included because “Journey to Work” employment data is not available at the block group level.

Table 3-8
Employment by Industry

Industry	Study Area		Manhattan		New York City	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting and mining	0	0.0%	955	0.1%	2,190	0.1%
Construction	710	2.6%	69,530	3.3%	171,880	4.6%
Manufacturing	605	2.3%	116,350	5.6%	226,420	6.0%
Wholesale trade	344	1.3%	62,835	3.0%	119,075	3.2%
Retail trade	1,220	4.5%	152,600	7.3%	306,865	8.2%
Transportation and warehousing and utilities	965	3.6%	78,495	3.8%	248,485	6.6%
Information	2,145	8.0%	176,865	8.5%	219,010	5.8%
Finance, insurance, real estate and rental and leasing	1,630	6.1%	382,655	18.3%	488,170	13.0%
Professional, scientific, management, administrative, and waste management services	1,800	6.7%	367,380	17.6%	475,170	12.7%
Educational, health and social services	9,355	34.7%	315,145	15.1%	838,210	22.3%
Arts, entertainment, recreation, accommodation and food services	6,330	23.5%	180,740	8.7%	276,230	7.4%
Other services (except public administration)	1,405	5.2%	91,865	4.4%	189,985	5.1%
Public administration	425	1.6%	94,015	4.5%	191,285	5.1%
Armed forces	0	0.0%	485	0.0%	2,150	0.1%
Total	26,934	100%	2,089,915	100%	3,755,125	100%

Sources: US Census, 2000 Reverse Journey to Work Data.

The “arts, entertainment, recreation, accommodation, and food services” sector followed with the second highest concentration of employees at 23.5 percent (or 6,330 employees). In comparison, this sector only represented 8.7 percent of employees in Manhattan and 7.4 percent of employees in New York City.

According to estimates provided by Fordham, the proposed Master Plan would allow Fordham to increase on-campus employment by approximately 522 jobs. These new university employees would represent only a 1.9 percent increase in study area employment and a 5.6 percent increase in the study area’s educational, health, and social services industry sector.

2. *Would the proposed project directly displace uses or properties that have had a “blighting” effect on commercial property values in the area, leading to rises in commercial rents?*

There are no blight conditions on the project site. The proposed action would not displace buildings or uses that have had a blighting effect on commercial property values in the area. As mentioned above, 5,229 residential units are expected to be added to the study area in the future without the proposed project. In addition, there are several other projects that are expected in the future, including a 90-room hotel at 6 Columbus Circle and a 440-room hotel at 44 West 63rd Street, as well as the conversion of an existing building to a 54,000-square foot museum at 2 Columbus Circle, and a 13,000-square foot community facility at 150 Amsterdam Avenue. This trend of development is an indication that the project site has not had a blighting effect on property values.

3. *Would the proposed project directly displace uses of any type that directly support businesses in the area or bring people to the area that form a customer base for local businesses?*

As described above, the proposed action would not cause any direct displacement. The effects on local businesses are likely to be positive, as the area's new residents and workers would increase the existing customer base.

4. *Would the proposed project directly or indirectly displace residents, workers, or visitors who form the customer base of existing businesses in the area?*

The proposed action would not displace residents, workers, or visitors who form the customer base of existing businesses in the area. To the contrary, the proposed action would add approximately 1,450 student residents and 522 workers to the study area, increasing the potential customer base for area retail and services businesses.

5. *Would the proposed project introduce a land use that could have a similar indirect effect, through the lowering of property values if it is large enough or prominent enough or combines with other like uses to create a critical mass large enough to offset positive trends in the study area, to impede efforts to attract investment to the area, or to create a climate for disinvestment?*

As stated above under "Indirect Residential Displacement," the proposed action would not offset positive trends in the study area, impede efforts to attract investment, or lead to disinvestment in any way. To the contrary, the actions could draw more people and additional spending power to the study area.

CONCLUSION

Based on the preliminary assessment presented above, the proposed Master Plan would not result in significant adverse impacts on socioeconomic conditions due to indirect business displacement, and a detailed analysis is not warranted.

ADVERSE EFFECTS ON SPECIFIC INDUSTRIES

The proposed Master Plan would not have an adverse effect on a specific industry. According to Section 323 of the *CEQR Technical Manual*, an adverse impact may occur when an action significantly affects business conditions in any industry or category of businesses within or outside the study area, or it indirectly substantially reduces employment or impairs the economic viability in the industry or category of business. The proposed action would have neither of these effects and therefore would not have an adverse impact on any specific industry in the area.

C. CONCLUSION

This preliminary analysis concludes that the proposed Master Plan for the Fordham Lincoln Center campus would not have a significant adverse impact on the study area's socioeconomic conditions. The proposed action would not directly displace residents or cause any permanent job displacement. The project would be phased so that employees working in buildings slated to be demolished would be moved to pre-existing or newly constructed buildings on campus, rather than displaced from the area.

Students and workers added to the study area residential and worker populations would not cause indirect residential or business displacement. Temporary residents living in university

housing typically do not have a substantial effect on broader residential housing markets, and a majority of the study area, as shown by the high median income and contract rent in the area, is relatively affluent and would not be subject to displacement pressures in any case. The proposed project would increase study area employment by less than 2 percent over the 2000 baseline, and these new jobs would be in industry sectors that already have a strong presence in the study area. New students and workers introduced to the study area under the proposed action would increase the customer base for local businesses, potentially having a positive effect on their sales.

The proposed action would not have a significant adverse impact on any specific industry in the study area or New York City. Overall, according to *CEQR Technical Manual* guidelines, the proposed action would not cause any significant adverse socioeconomic impacts. *