

Rezoning Lookback Reports

These “rezoning lookback” reports are the Department of City Planning’s (DCP) analysis of qualifying rezonings approved in 2010, in line with Local Law 162. Under the law, DCP must report specified housing, demographic, and other data for city-sponsored rezonings and surrounding context areas for the ten years before and ten years after the rezoning. This requirement applies 14 years after a covered rezoning. The first set of reports was from rezonings approved in 2009.

Housing data are reported at the point-level. Demographic and economic data are available only at the census tract level. For these data, the reports must approximate the rezoning areas and surrounding context areas by aggregating census tracts that may not correspond well to the relevant geographies.

In many instances, the geographies consisting of aggregated census tracts comprise sample sizes too small to represent statistically significant change over time. When interpreting demographic and economic data in these reports, pay close attention to the included error bars, arrows, and dashes that indicate statistical significance.

These reports do not and cannot make any claims about the effect of individual rezonings on demographic or economic change over time, even when this change is statistically significant. In addition to issues relating to geographic mismatch and small sample size, the reports are not able to control for the many other local, regional, national, and even global factors that affect demographic and economic change over time, nor can the reports control for the range of relevant differences between rezoning areas and surrounding context areas. This makes it impossible to isolate the effects of individual rezonings.

You can access each of the reports by clicking the links below:

- [Astoria](#)
- [Auburndale](#)
- [Culver El](#)
- [North Tribeca](#)
- [Rosedale](#)
- [Third Avenue](#)
- [Tremont](#)

