

M-CROWN STUDY CITYWIDE TRENDS & NEIGHBORHOOD PLANNING

December 14, 2020



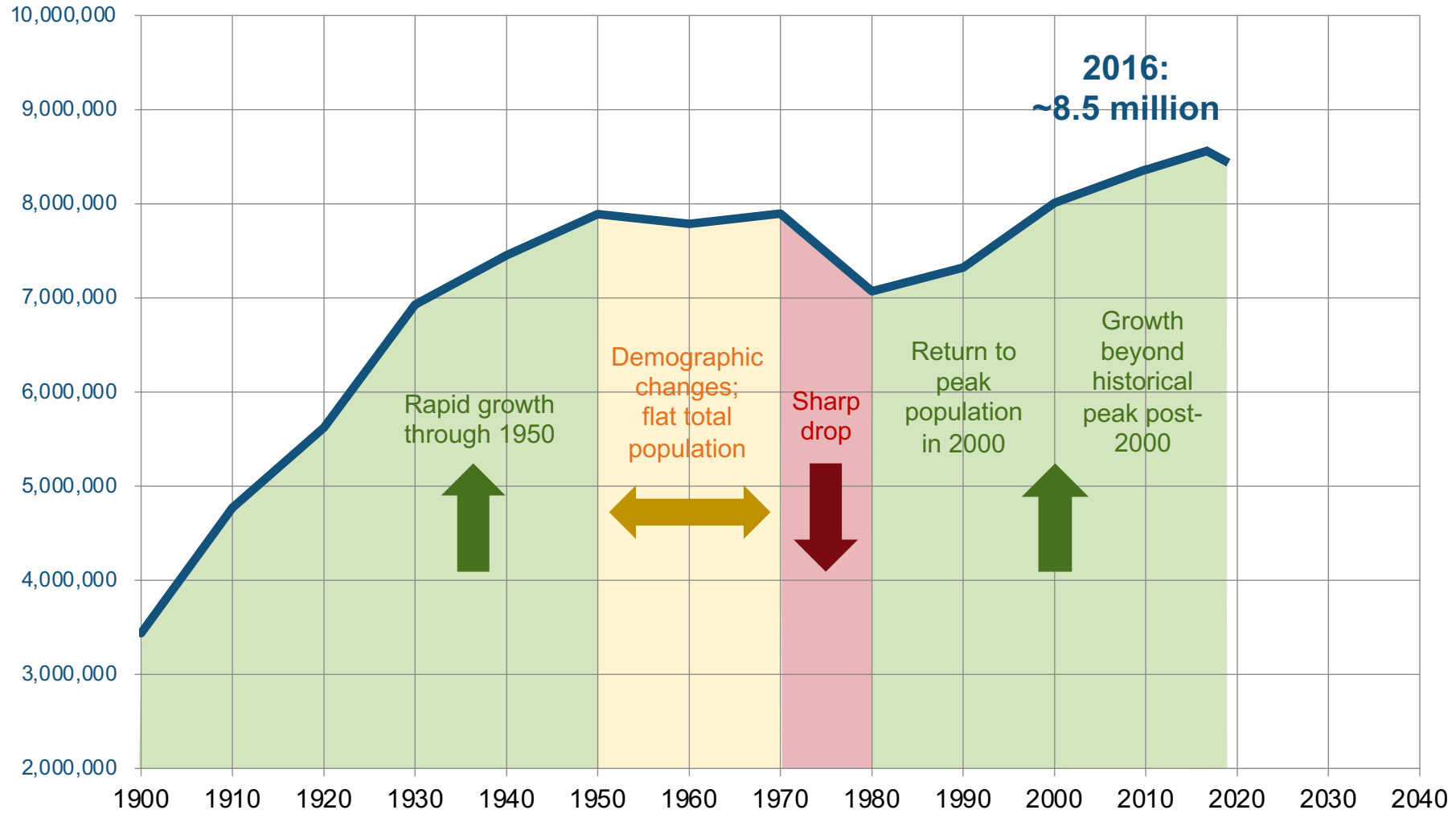
Citywide Trends Agenda

- Population growth
- Job growth
- Housing affordability
- Racial composition changes
- COVID impacts & equity

Note: The data presented here was collected before the current COVID-19 pandemic. We recognize that NYC's population and employment has been greatly impacted by the ongoing crisis and expect to see that reflected in future data

Population and Economy

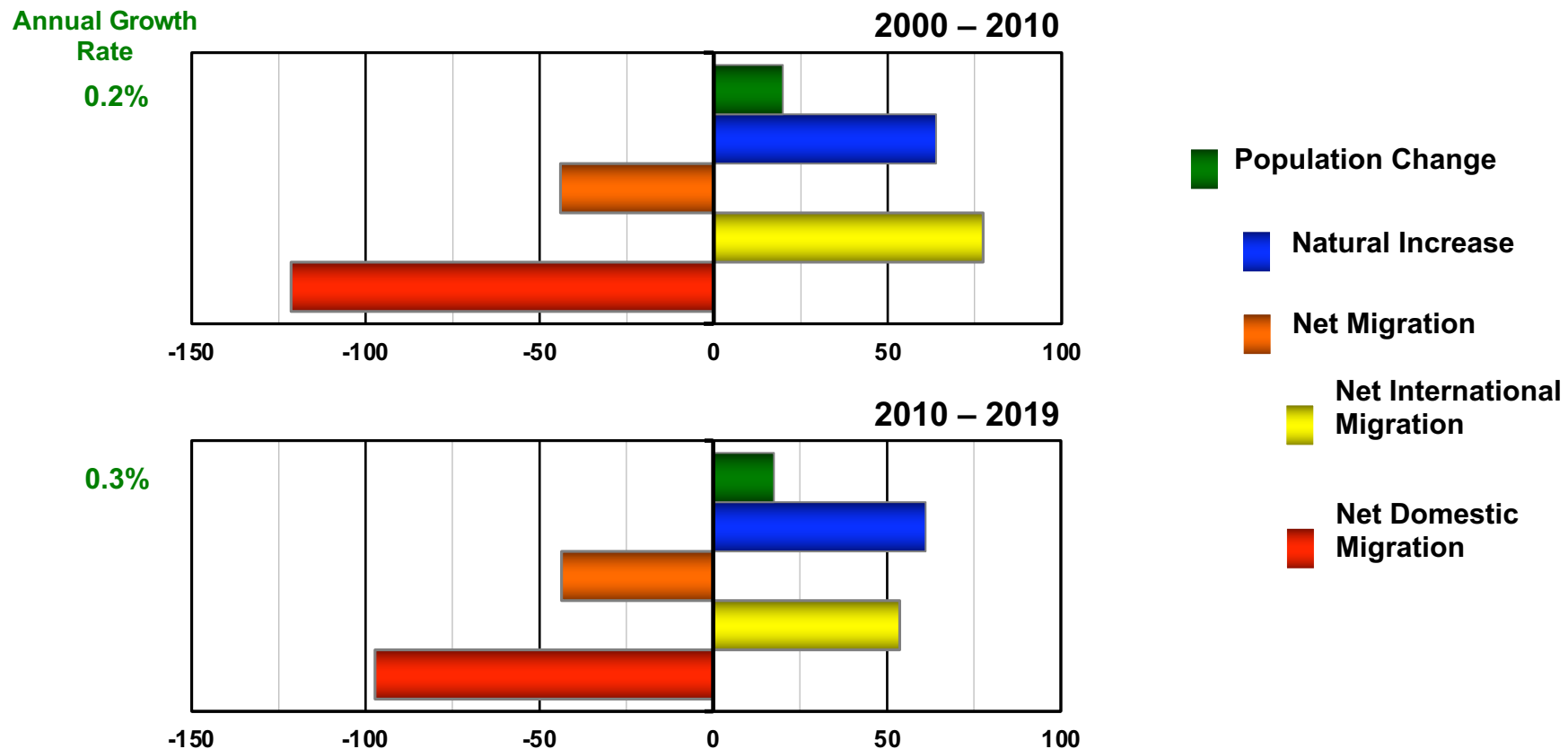
NYC's population was at a historic high



Population growth driven by longstanding trends

Pre-COVID

- More people move out of NYC than into NYC every year; this pattern has held true for many decades and reflects the city's dynamic economy and population
- “Natural increase” – **births exceeding deaths** – results in population growth
- Numbers fluctuate year to year, but overall pattern has existed for decades



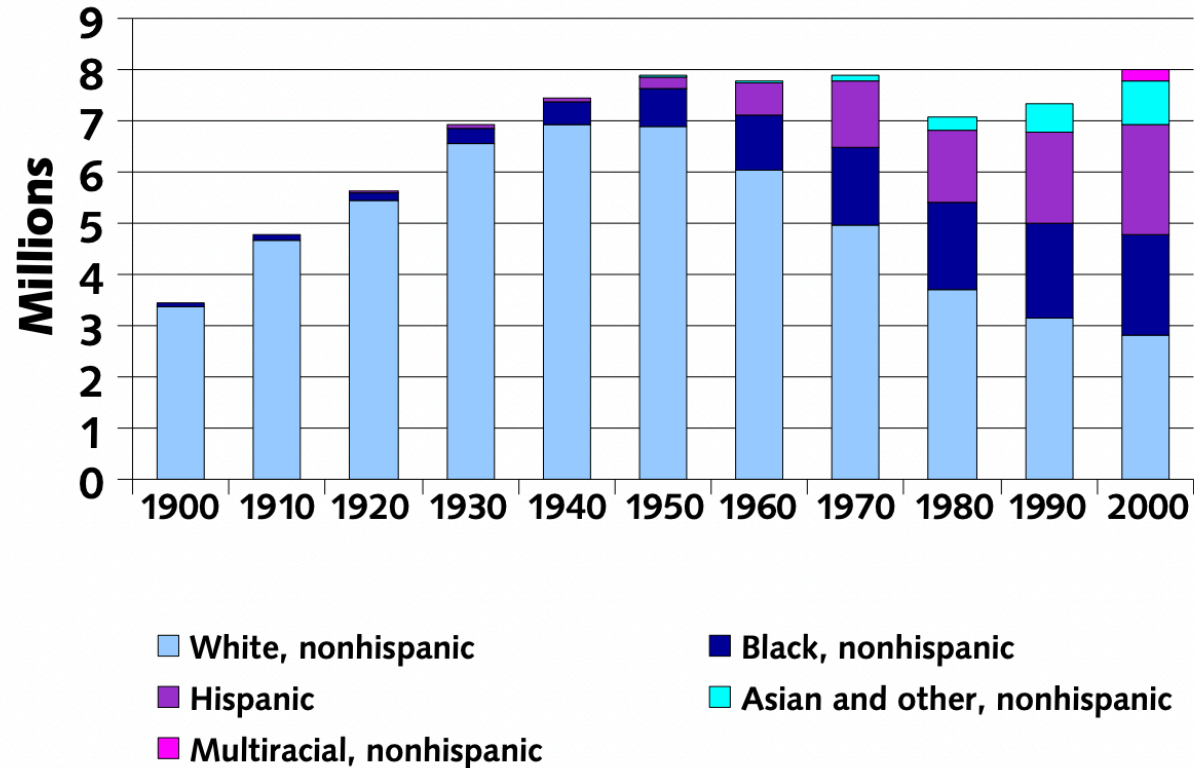
Sources: Adjusted U.S. Decennial Census data 2000-2010;
U.S. Census Bureau, Estimates Program;
New York City Department of Health and Mental Hygiene;
United States Department of Homeland Security
as revised by Population Division-New York City Department of City Planning

Top: April 1, 2000 to April 1, 2010. Bottom: April 1, 2010 to June 30, 2018

Population Change by Race/Hispanic Origin 1900-2000



Population by Race/Hispanic Origin New York City: 1900-2000



Regional and National Population Growth

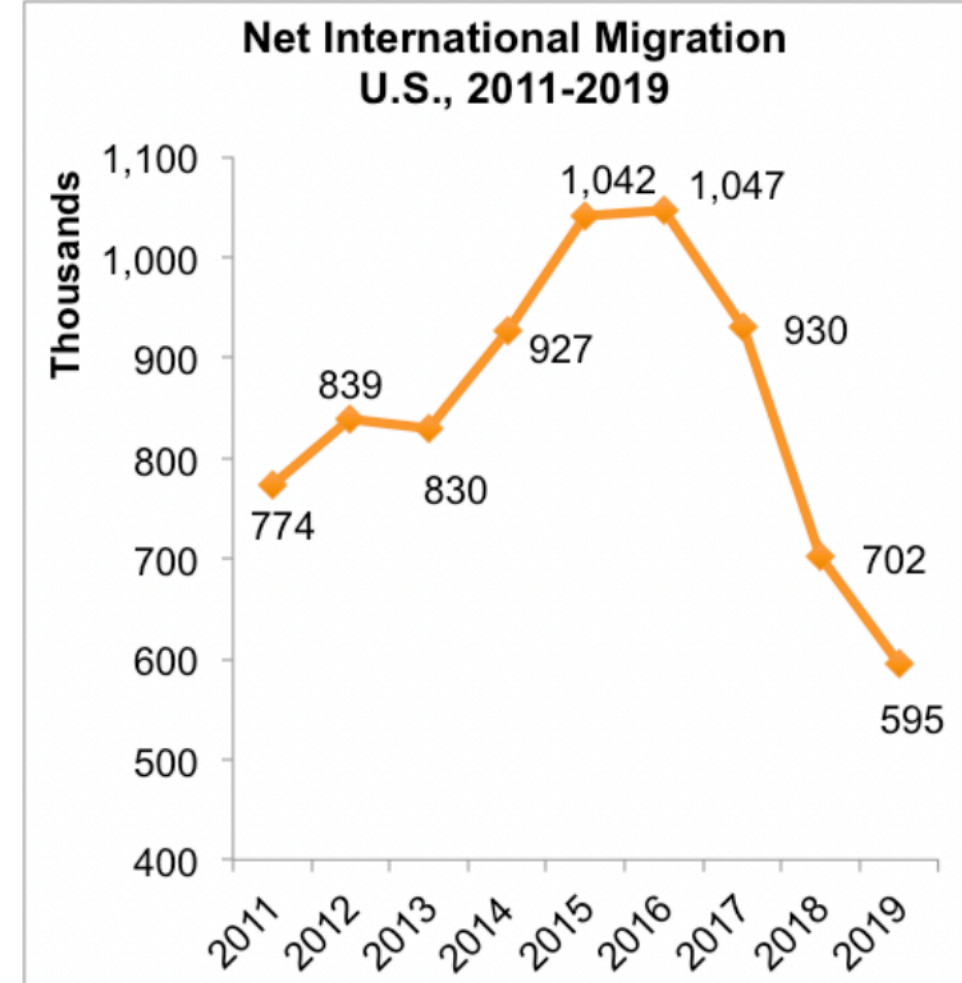
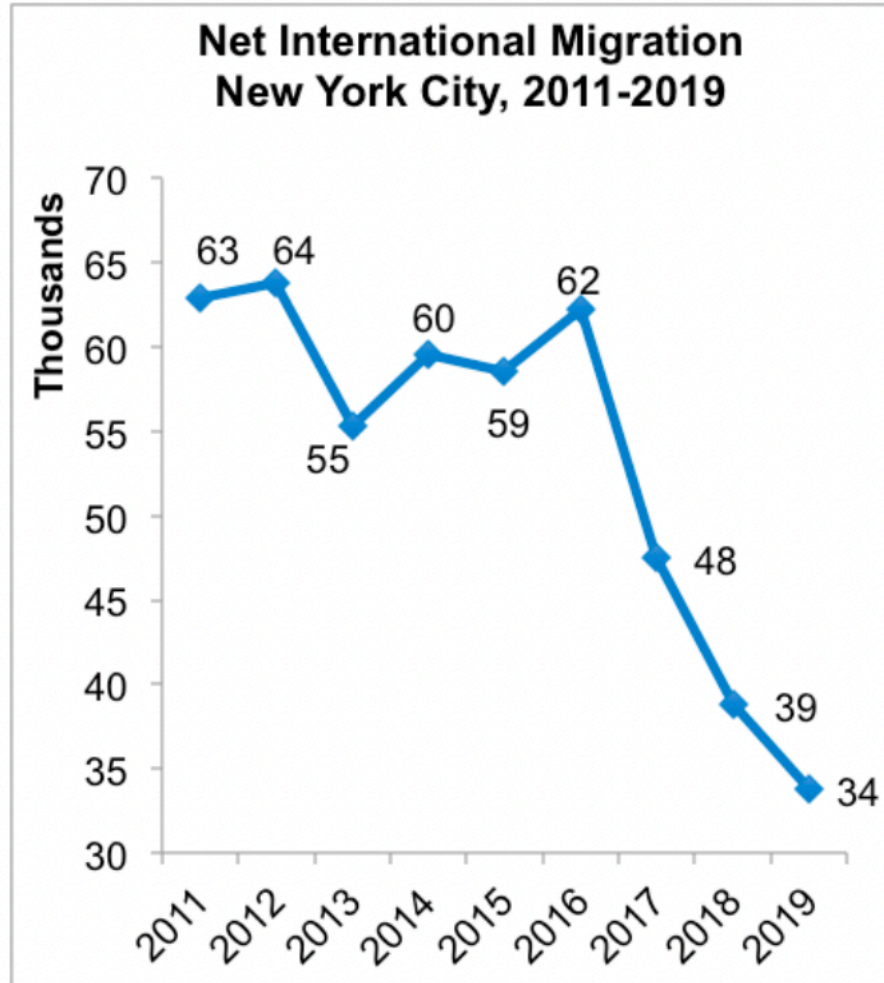
Pre-COVID



ACS 1-year estimates	2000	2010	2019
NYC	8 million	8.18 million (+2.1%)	8.34 million (+2.0%)
Metro Region (including NYC)	21.49 million	22.21 million (+3.4%)	22.54 million (+1.5%)
(excluding NYC)	13.48 million	14.04 million (+4.1%)	14.21 million (+1.2%)
USA	281.42 million	308.75 million (+9.7%)	328.24 million (+6.3%)

- Growth in the region and the country outpaced that of the city's between 2000 and 2010, while growth in the region slowed between 2010 and 2019.
- Over the last 20 years, New York city's rate of population growth has remained steady, while rate of growth in the region and in the country overall has decreased.

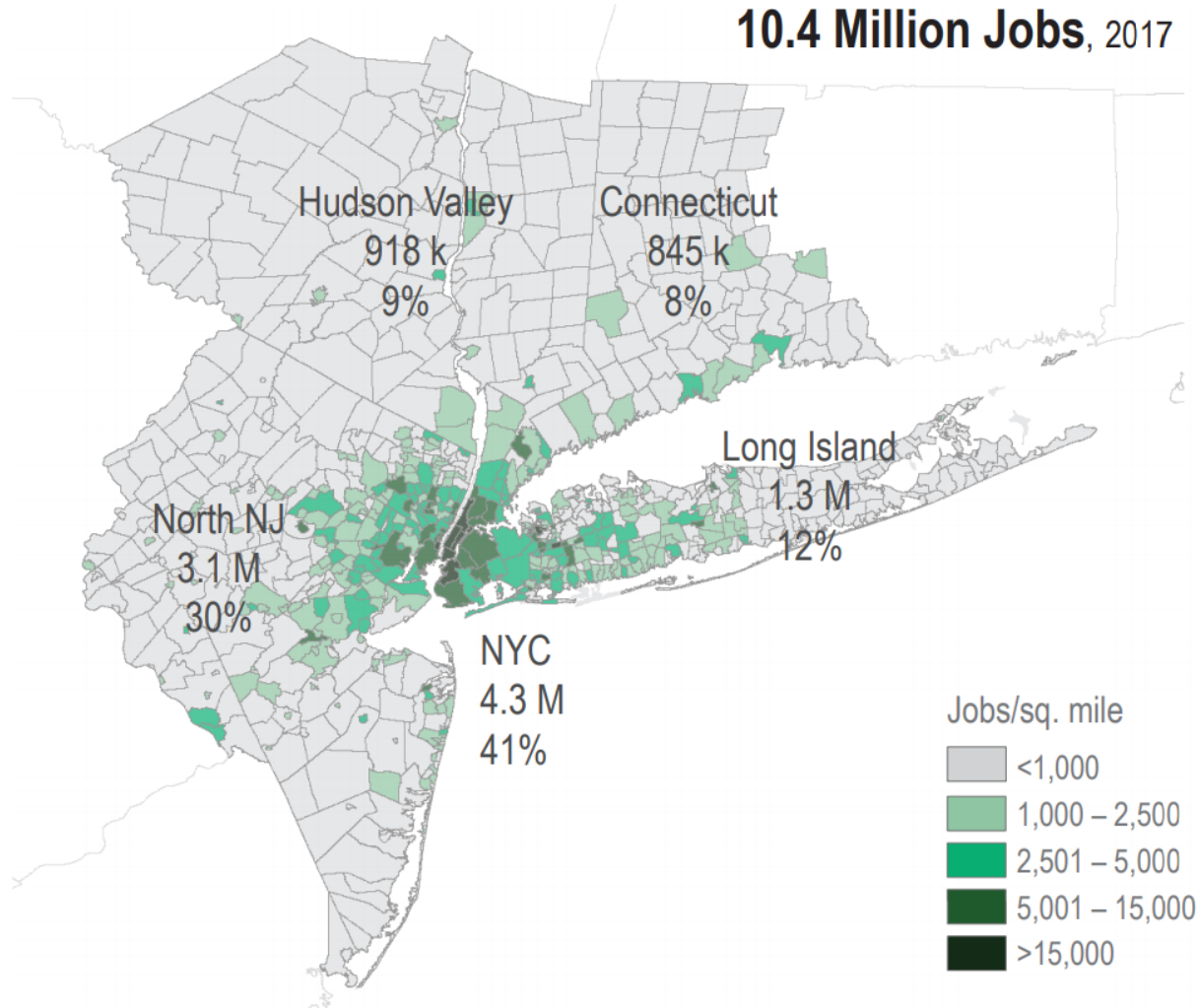
Net International Migration NYC & USA



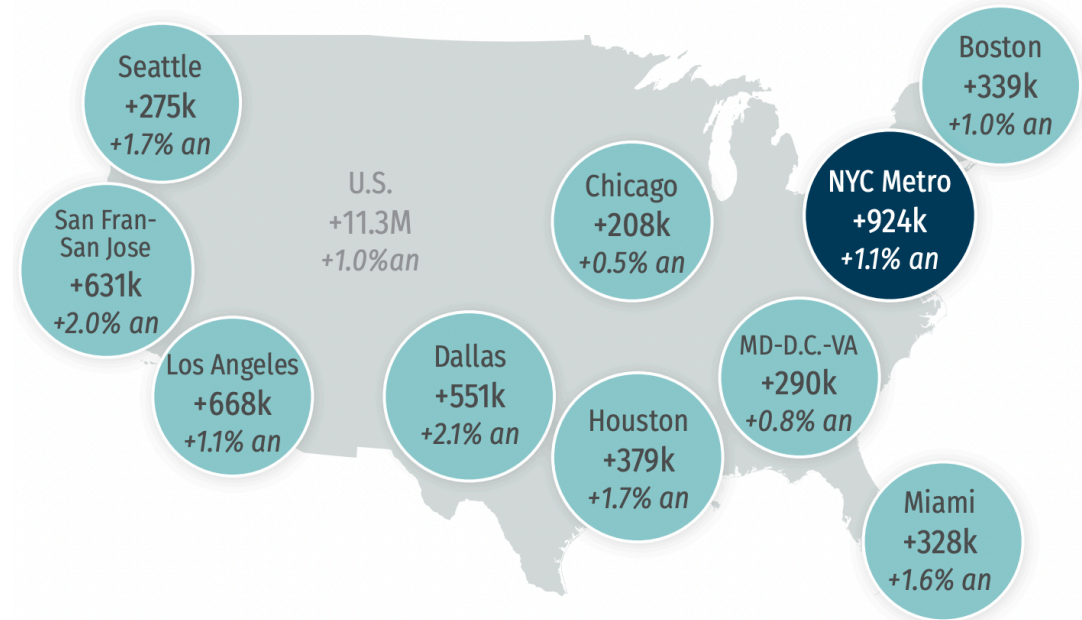
Population and Economy

NYC at record-high employment, pre-COVID

10.4 Million Jobs, 2017



Private Sector Employment Change and Annual Percent Change for Major U.S. Metropolitan Areas, 2008 – 2018

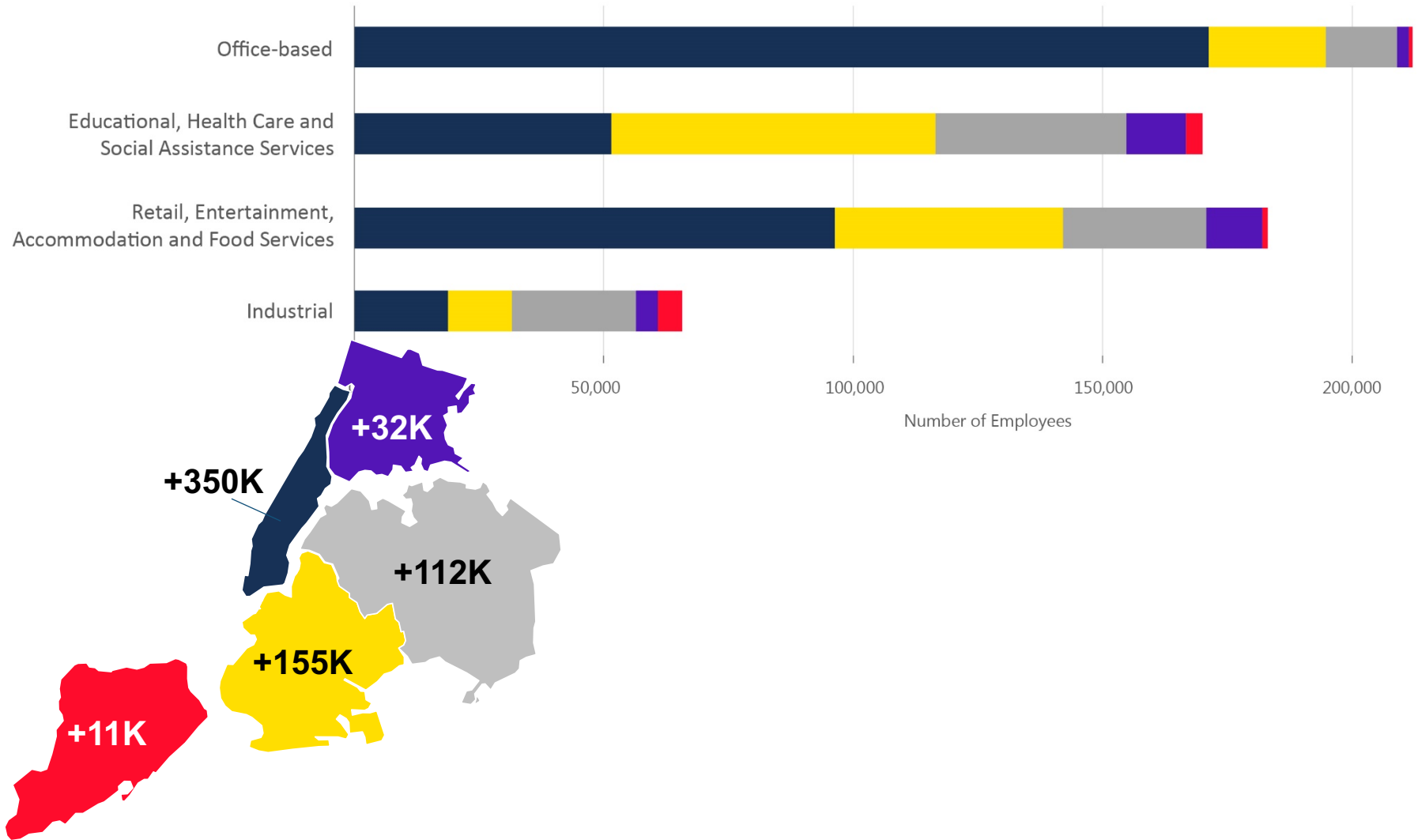


- Record-high employment nearing **4.3 million jobs** in New York City in 2018

U.S. Department of Labor, Bureau of Labor Statistics, Current Employment Statistics, 1950-2018 (annual averages, except 1st Quarter avg. for 2018) total nonfarm employment, not seasonally adjusted; U.S. BLS QCEW NAICS-Based Data Files, Annual Average Employment 2008 & 2018
 Goods producing includes manufacturing, construction, and mining. Services-providing includes all other sectors.

Pre-COVID, NYC gained over 660,000 jobs since 2010, with growth in almost every sector and significant job growth outside Manhattan

Change in Private Employment in NYC by Sector and Borough (2010 - 2017)



Source: NYS Department of Labor, *Quarterly Census of Employment and Wages (QCEW)*, 2010 (annual averages), and 2017 (Q2). Excludes Unclassified jobs, which constitute less than 2% of citywide employment.

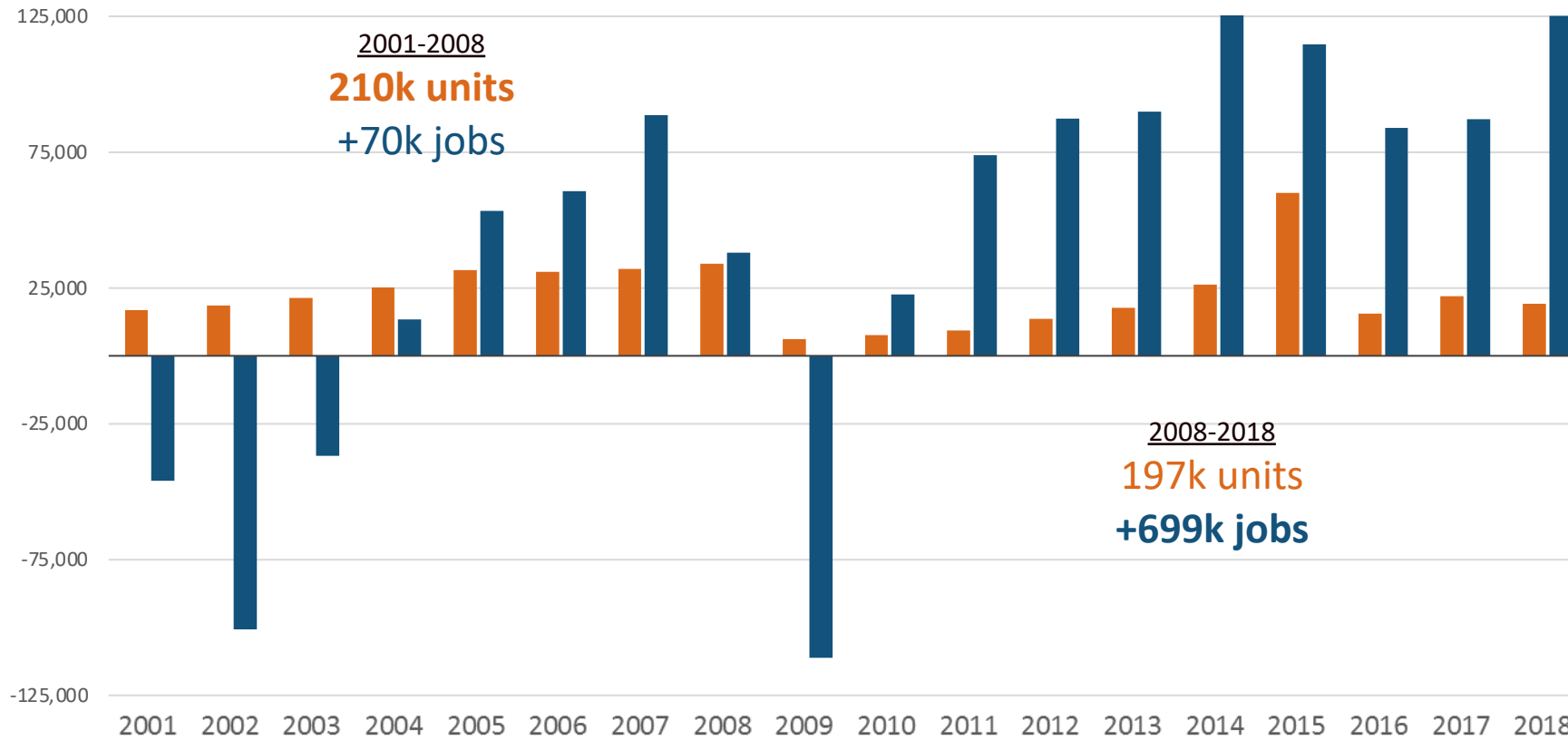
Housing Demand and Production

Housing production not keeping up with job growth



New York City

Housing Units Permitted vs. Annual Change in Total Employment
2001 to 2018

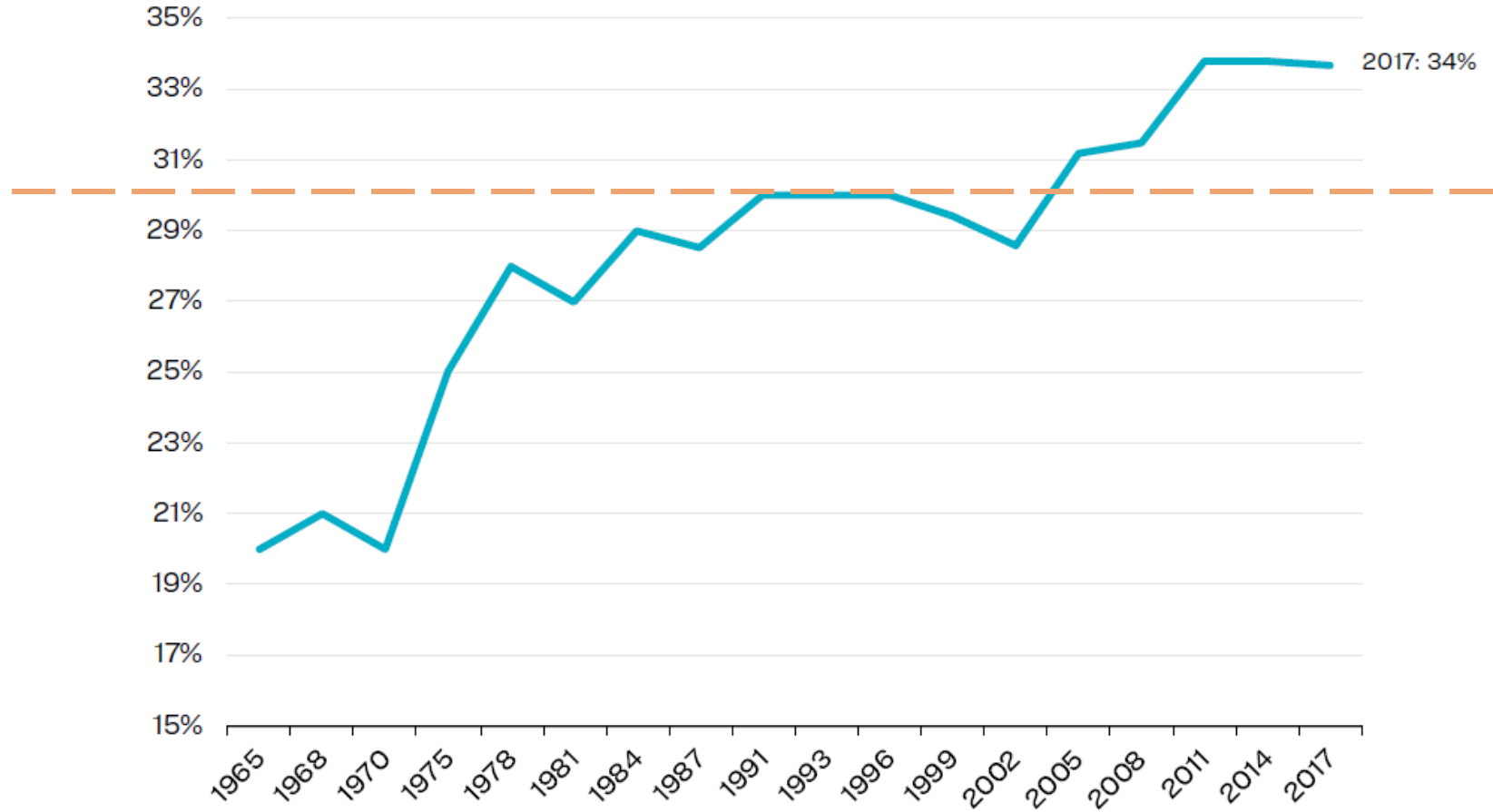


Affordability and Equity

Millions of New Yorkers struggle to afford housing

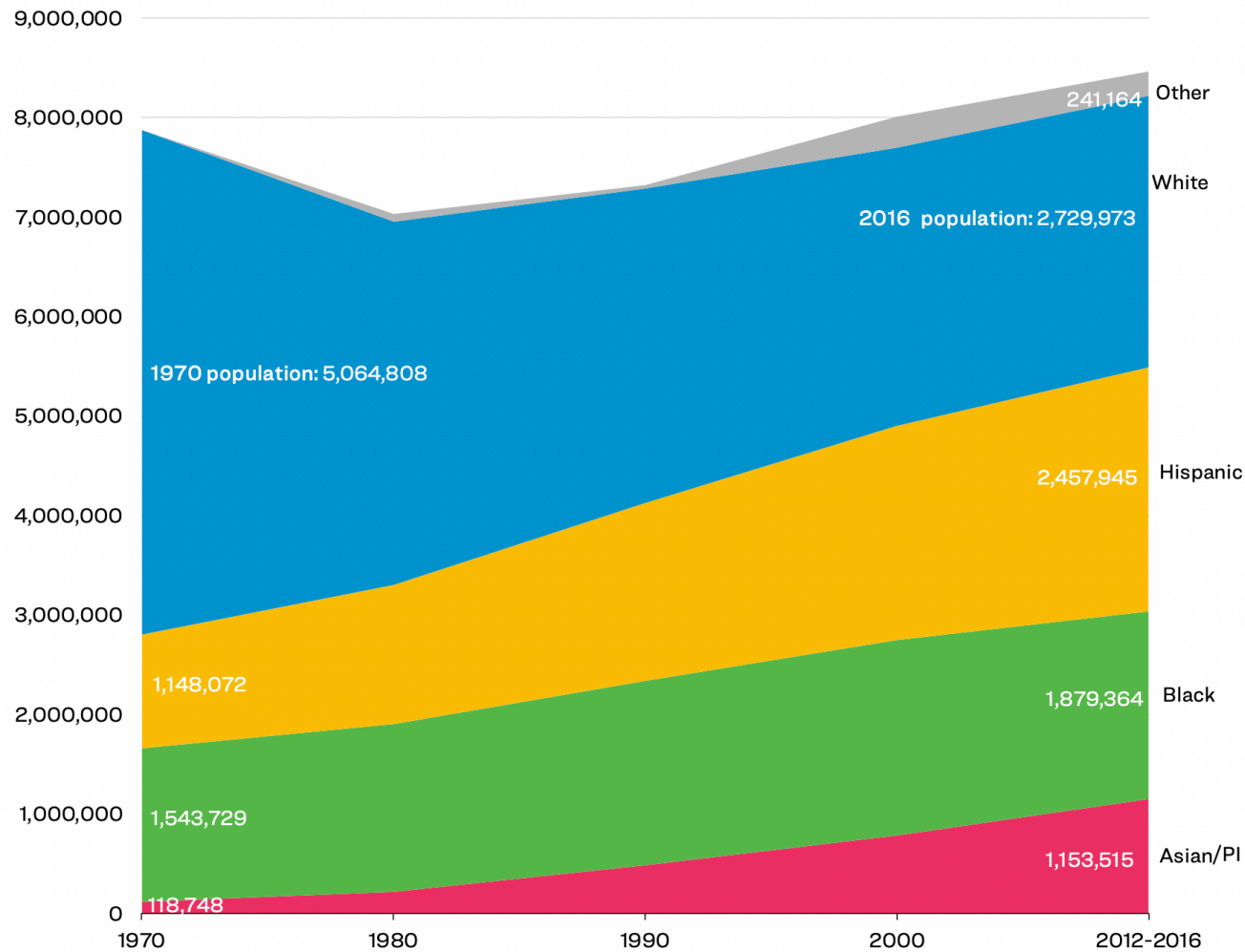


Median Gross Rent to Income Ratio, 1965 - 2017



Source: NYC Housing and Vacancy Survey, 1965-2017. US Census Bureau/NYC HPD

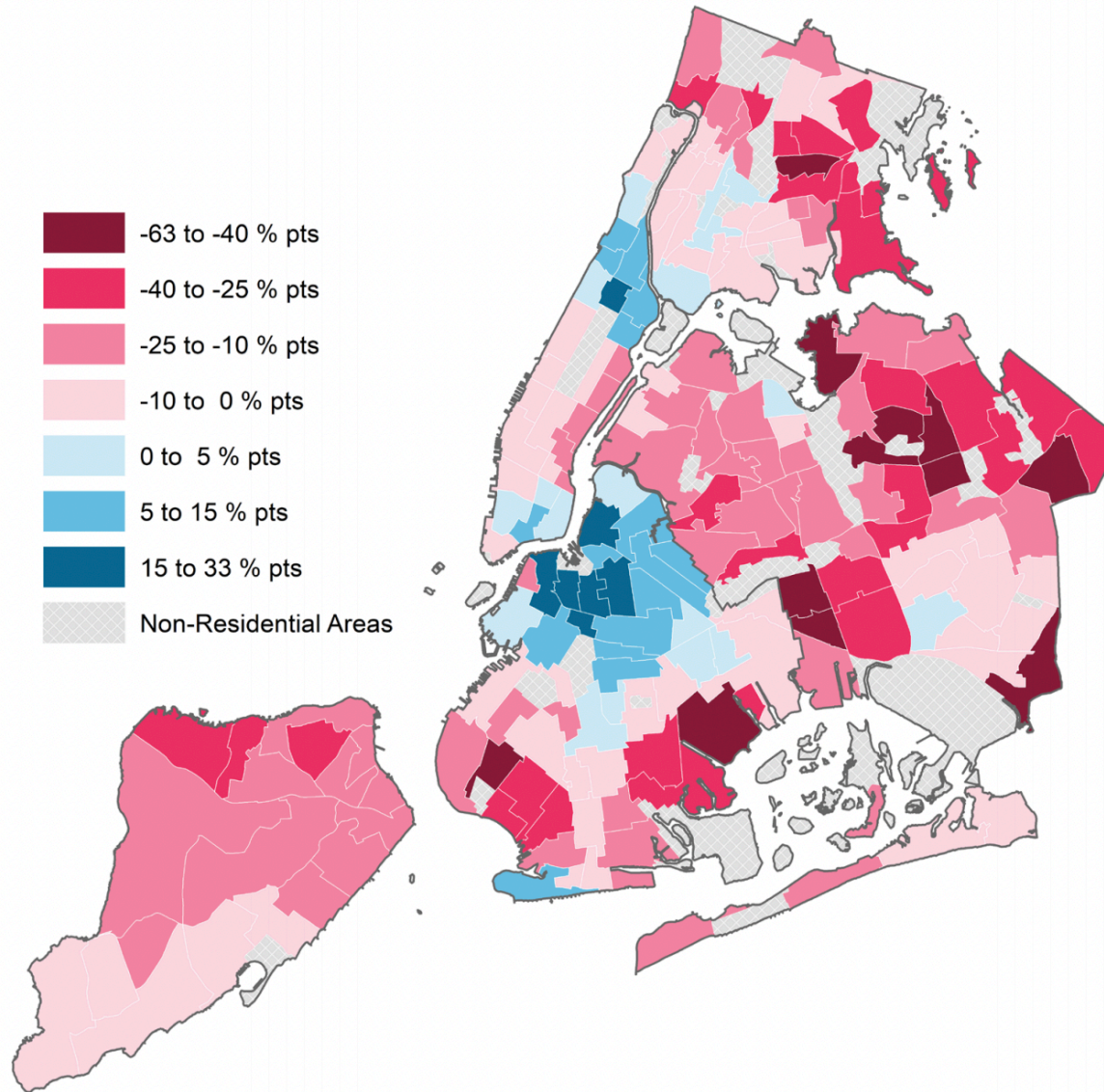
Historical Composition of New York City Residents 1970 to 2012-2016: Race and Ethnicity



- New York City's population has become more diverse over the last 50 years
- According to the 2012-2016 American Community Survey (ACS), NYC is:
 - 32% White non-Hispanic
 - 29% Hispanic
 - 22% Black non-Hispanic
 - 14% Asian/Pacific Islander
 - 3% Other
- Proportion of Hispanic and Asian/PI New Yorkers have increased significantly

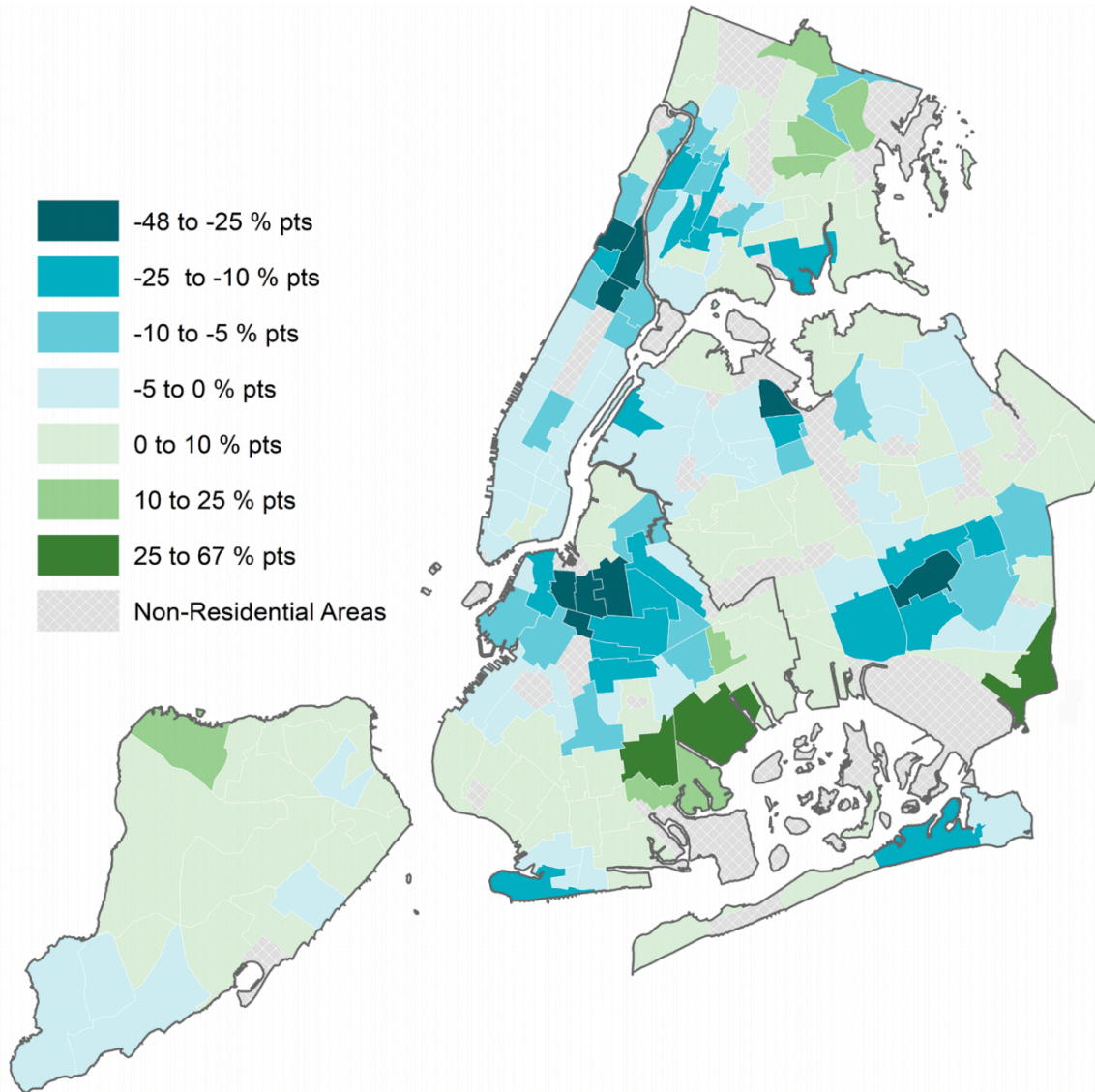
Sources: 1) 1970, 1980: Flores & Lobo, 2012; 2) 1990, 2000: HPD calculations based on 1990 and 2000 data from IPUMS NHGIS, University of Minnesota, www.nhgis.org; 3) 2012-2016: HPD calculations based on ACS 2012-2016, five-year estimates, Table B03002

Citywide Change in Share of White Population By NTA, 1990 to 2012-2016



- The most dramatic changes between 1990 and 2012-2016 occurred in neighborhoods in Queens (Ozone Park, Woodhaven, College Point) where the share of White New Yorkers decreased between 50 and 63 percentage points.
- The largest increases occurred in Brooklyn (Williamsburg, Bedford, Clinton Hill, Prospect Heights), where the share of White New Yorkers increased between 25 and 32 percentage points.
- White New Yorkers remain largely absent from the South Bronx, parts of Northern Manhattan, and large areas of central Brooklyn and southeast Queens
- White New Yorkers remain the majority in parts of Lower and Midtown Manhattan, southern Brooklyn, and Staten Island

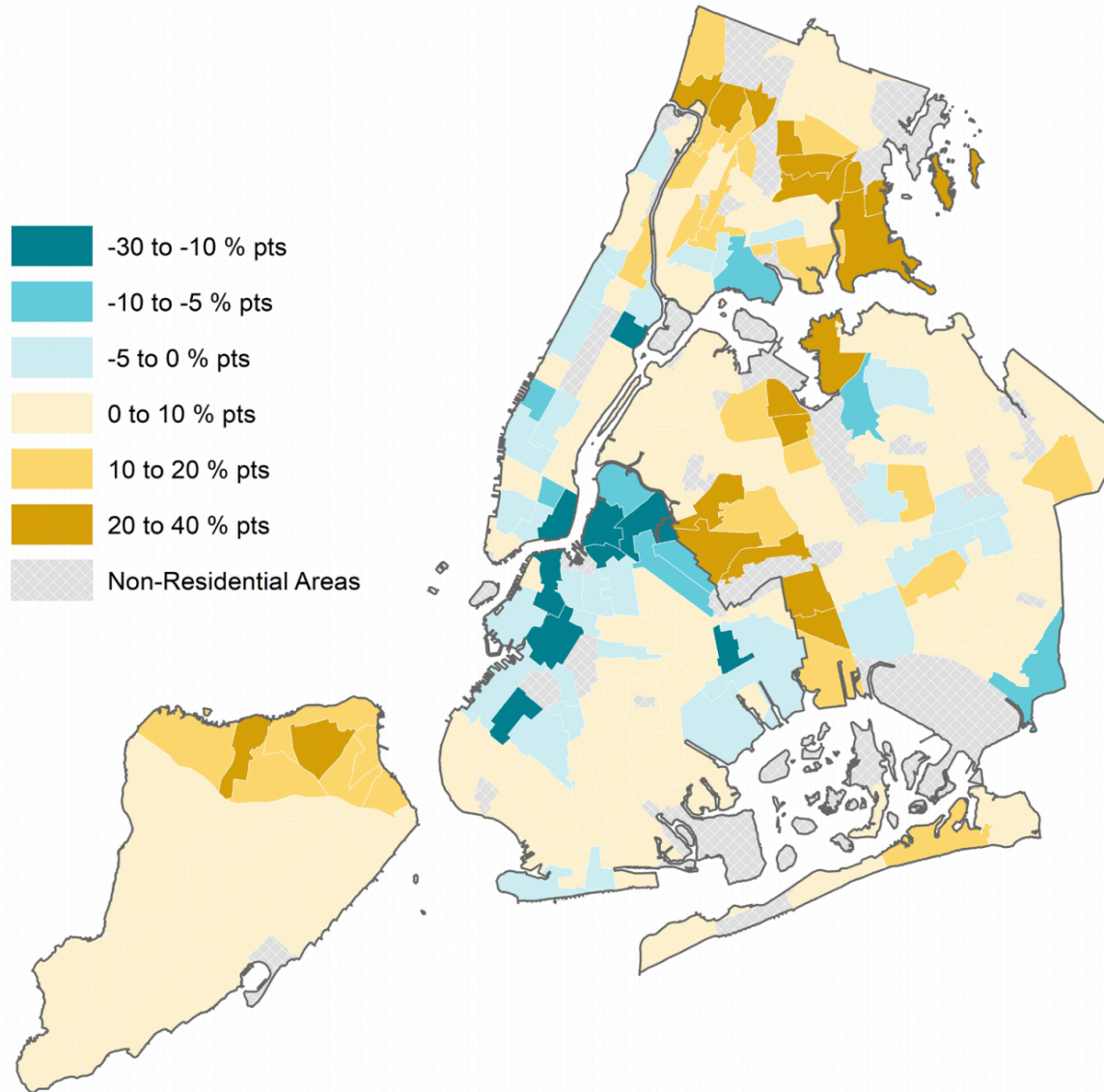
Citywide Change in Share of Black Population By NTA, 1990 to 2012-2016



- In 1990, Black New Yorkers made up 75% or more of the population in Central Harlem and multiple areas of central Brooklyn and southeastern Queens.
- By 2016, the share of Black New Yorkers in some of these areas, including Central Harlem, Bedford, and Crown Heights North, fell to less than 75%, while remaining a majority of the population.
- The largest increases are in Canarsie and Rosedale, where the share of Black New Yorkers increased by 53 to 67 percentage points.
- Black New Yorkers remain a minority in much of Manhattan, Queens, and Staten Island, as well as Brooklyn neighborhoods west and south of Prospect Park

Citywide Change in Share of Hispanic Population

By NTA, 1990 to 2012-2016

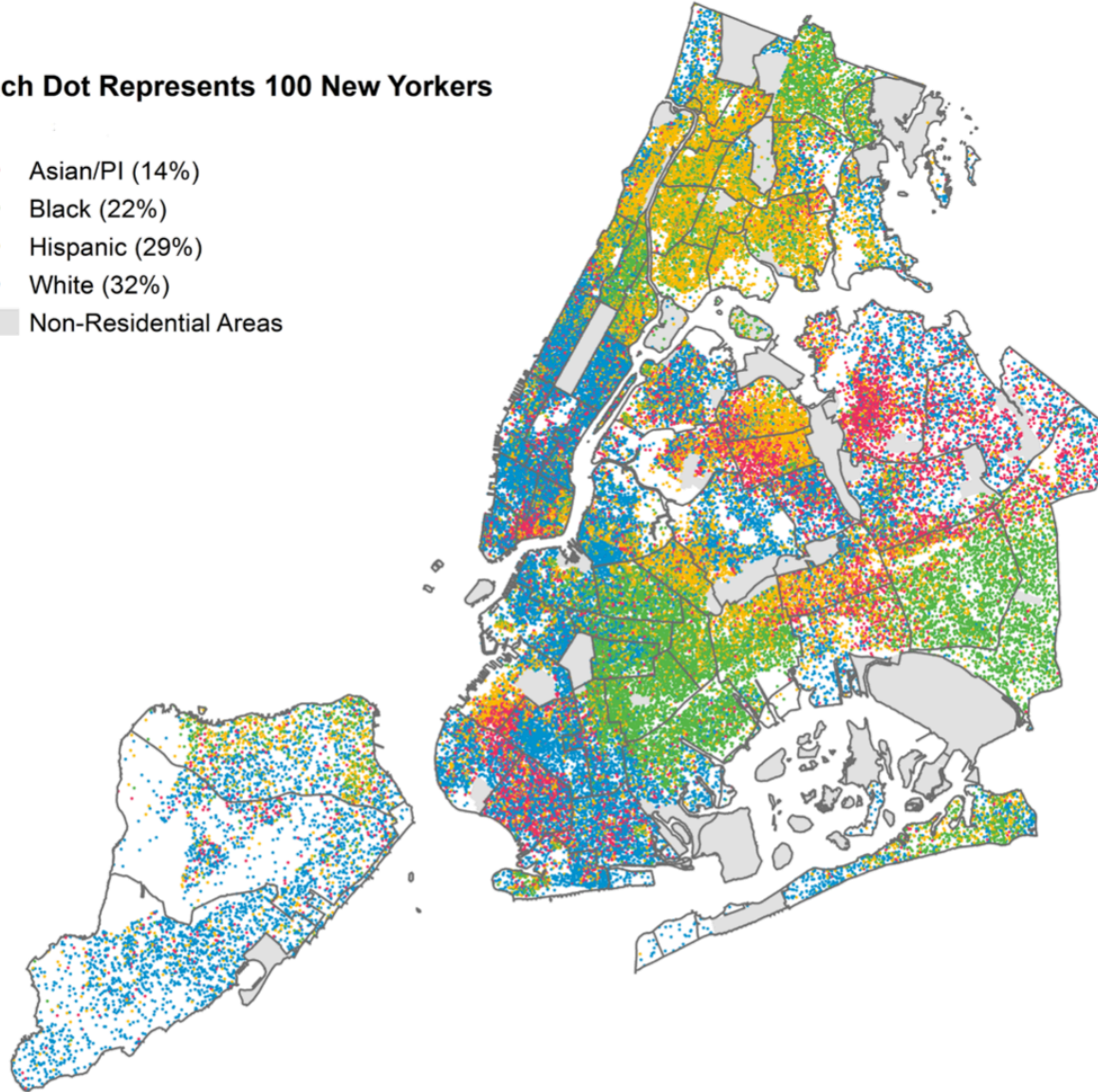


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NYC Population by Race and Ethnicity 2012-2016

Each Dot Represents 100 New Yorkers

- Asian/PI (14%)
- Black (22%)
- Hispanic (29%)
- White (32%)
- Non-Residential Areas



COVID-19 Equity Challenges and Impacts

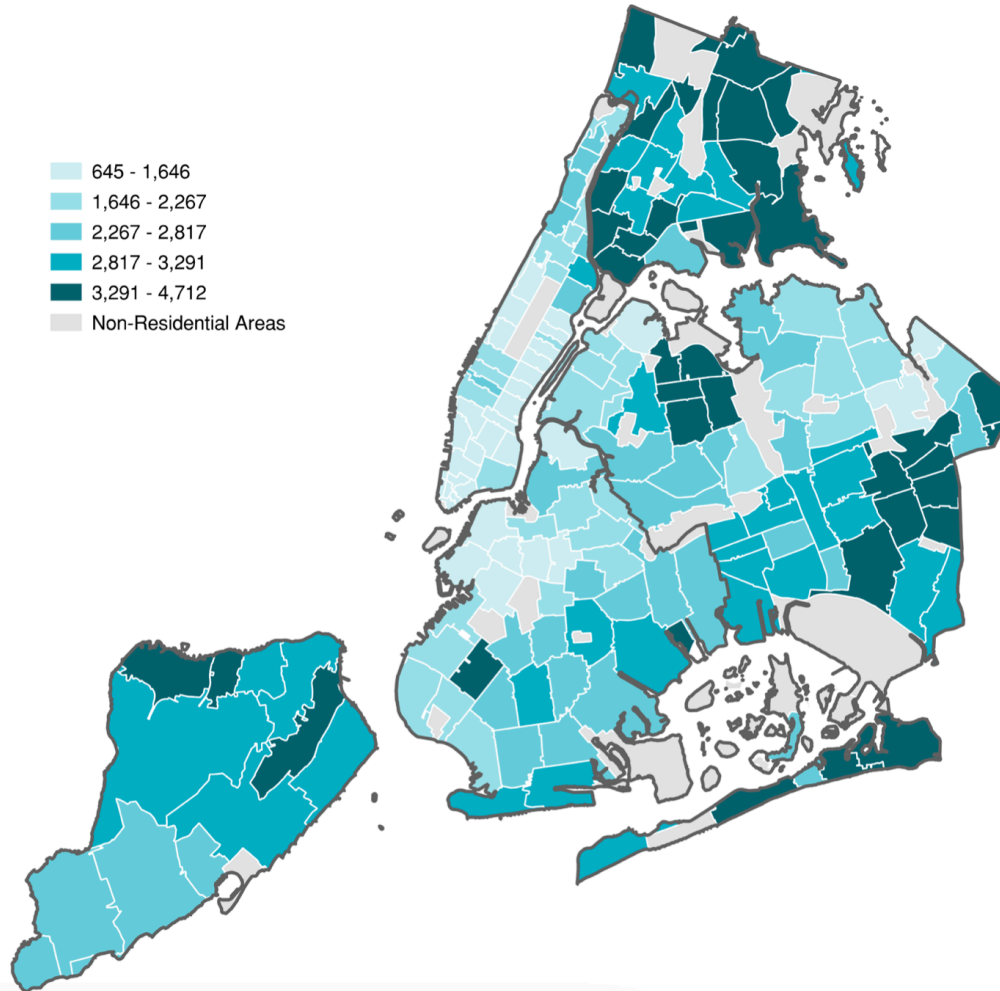
- Equity challenges have been exacerbated as the pandemic has disproportionately impacted vulnerable and disadvantaged communities
- Telework capability is uneven across the city based on a number of factors including occupation and access to proper childcare
- Health and economic impacts have been higher in areas with more service and essential workers who cannot work from home



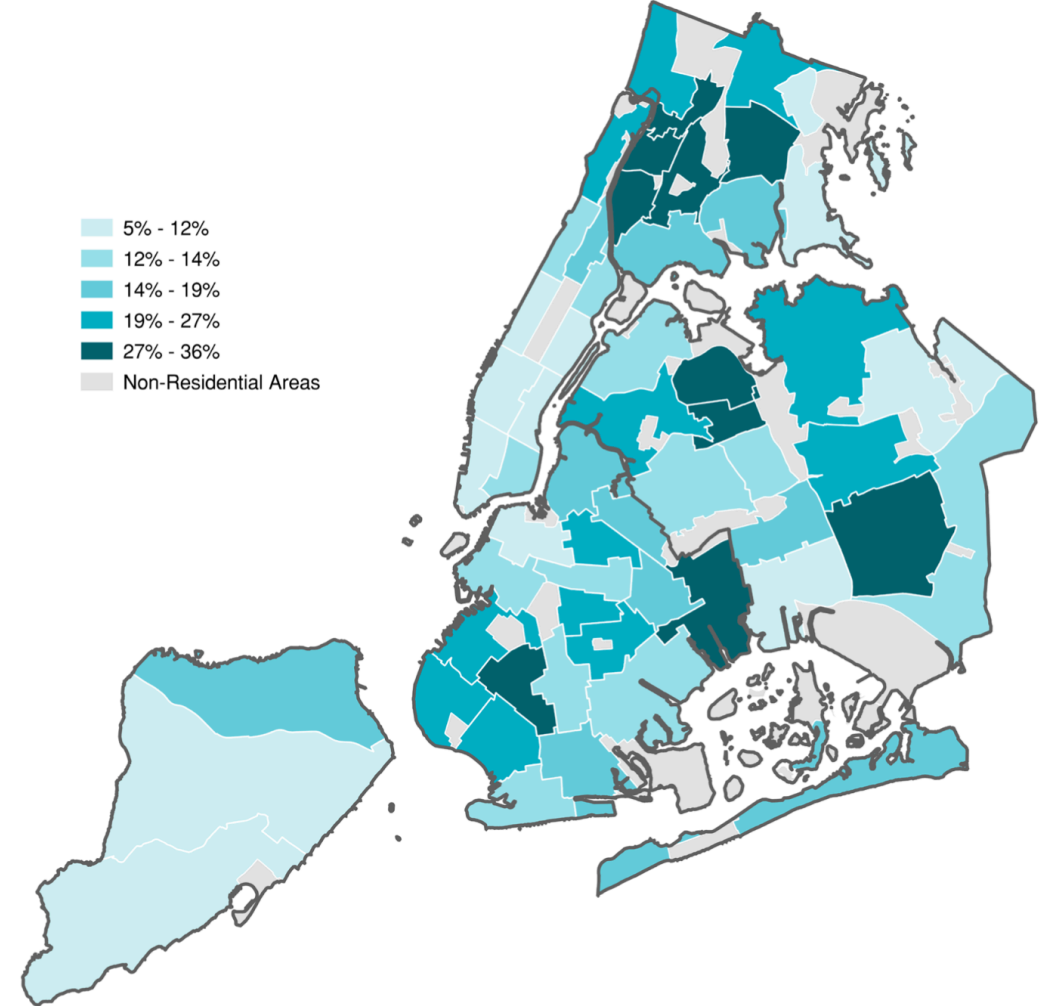
COVID Impacts

Density vs. Overcrowding

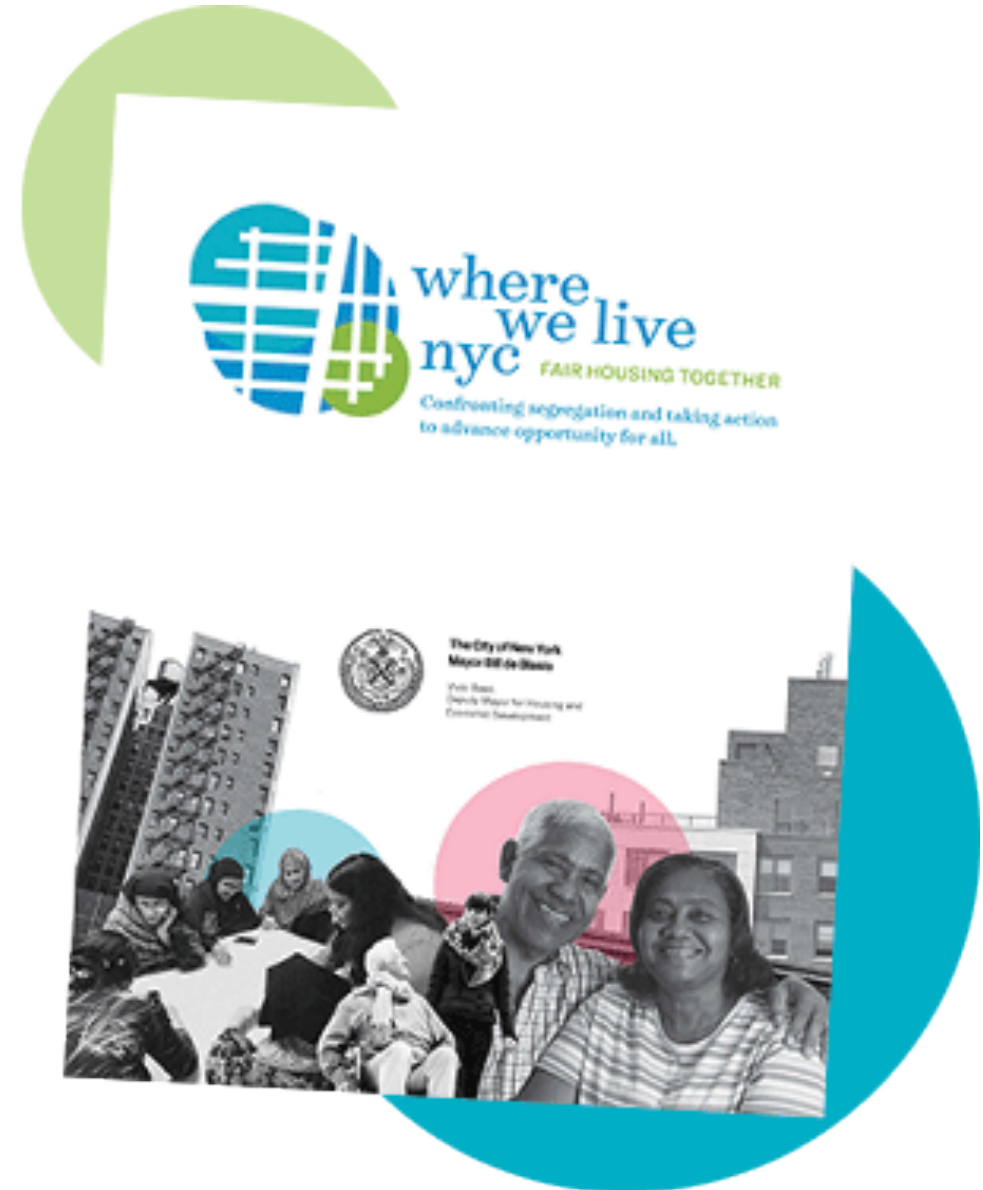
COVID-19 Cases per 100,000 by ZIP Code



Share of Residents Experiencing Overcrowding, by PUMA



- Where We Live NYC Plan — <https://wherewelive.cityofnewyork.us/the-plan/read-the-plan/>
- Fair housing policy, equitable housing, neighborhood planning, and more



Neighborhood Trends Agenda



- Population growth
- Age
- Household composition
- Race
- Income
- Education
- Industry

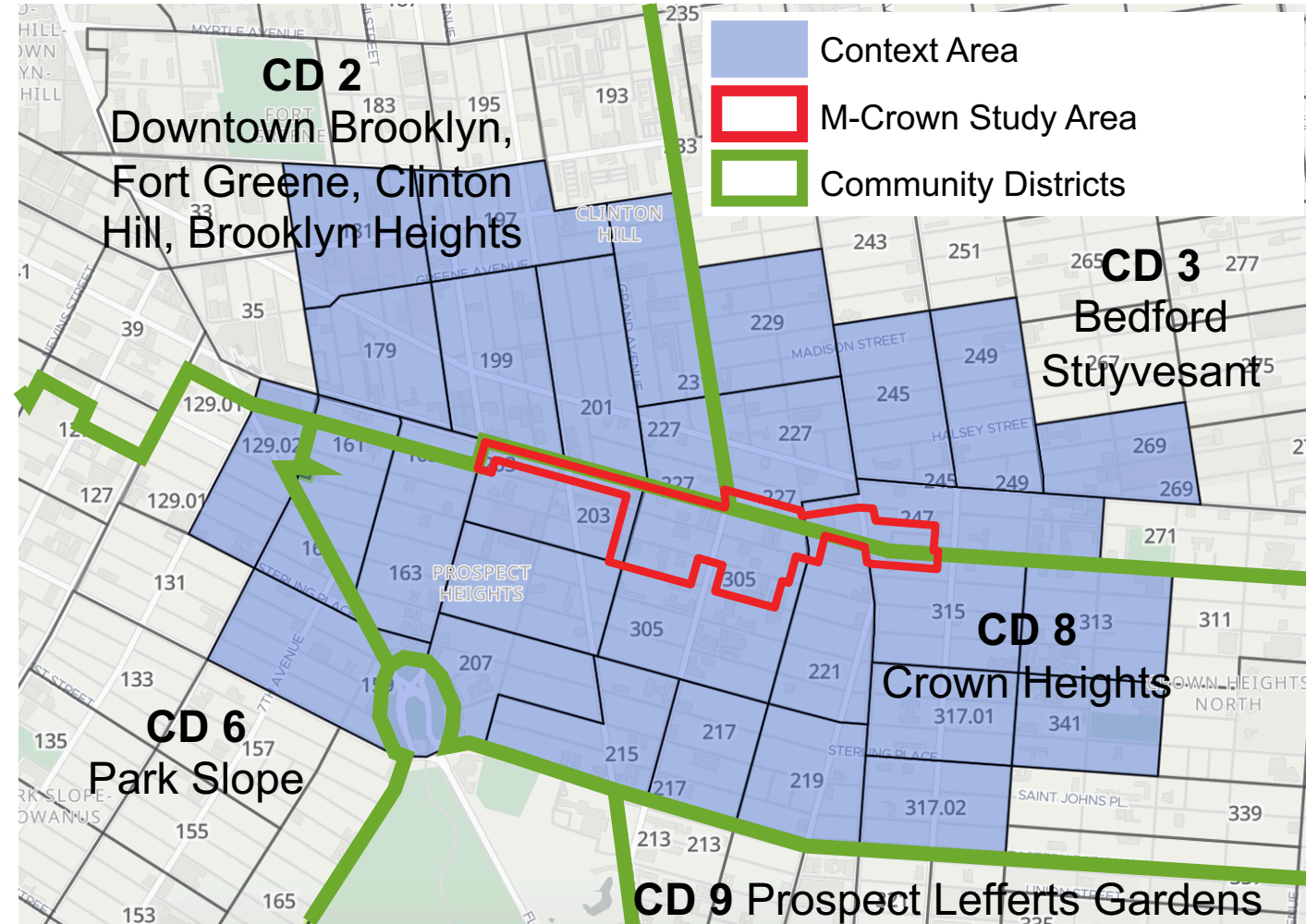
Data Sources:
1990, 2000, 2010 Census
2006-2010, 2014-2018 ACS

1/4 Mile Context Area

Locator Map



1/4 Mile Context Area

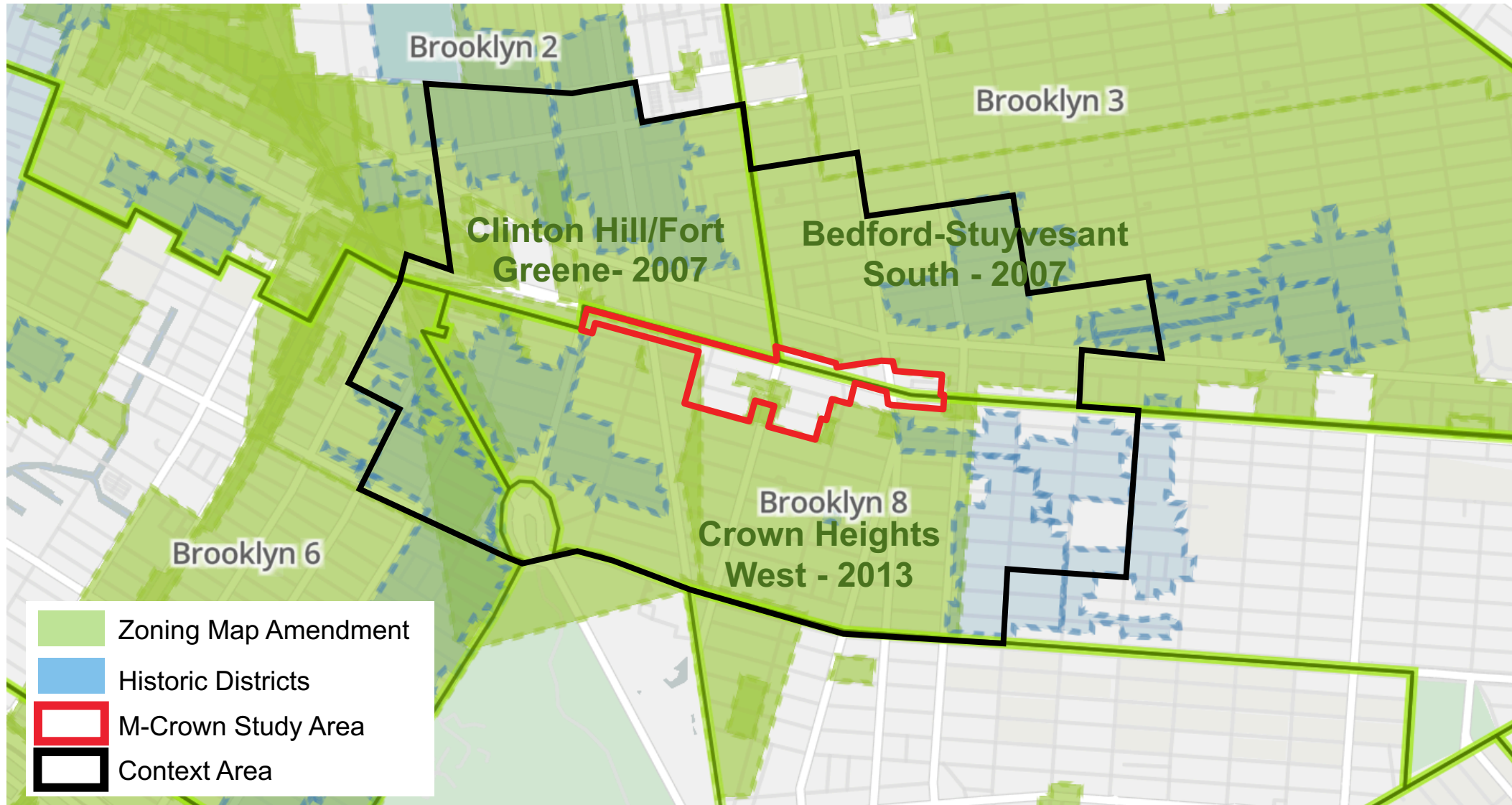


Neighborhood comparisons:

- CD 3** – Bedford Stuyvesant
- CD 8** -- Crown Heights, Prospect Heights
- CD 9** – Prospect Lefferts Gardens
- CD 2** – Clinton Hill, Fort Greene, Downtown Brooklyn, Brooklyn Heights, DUMBO

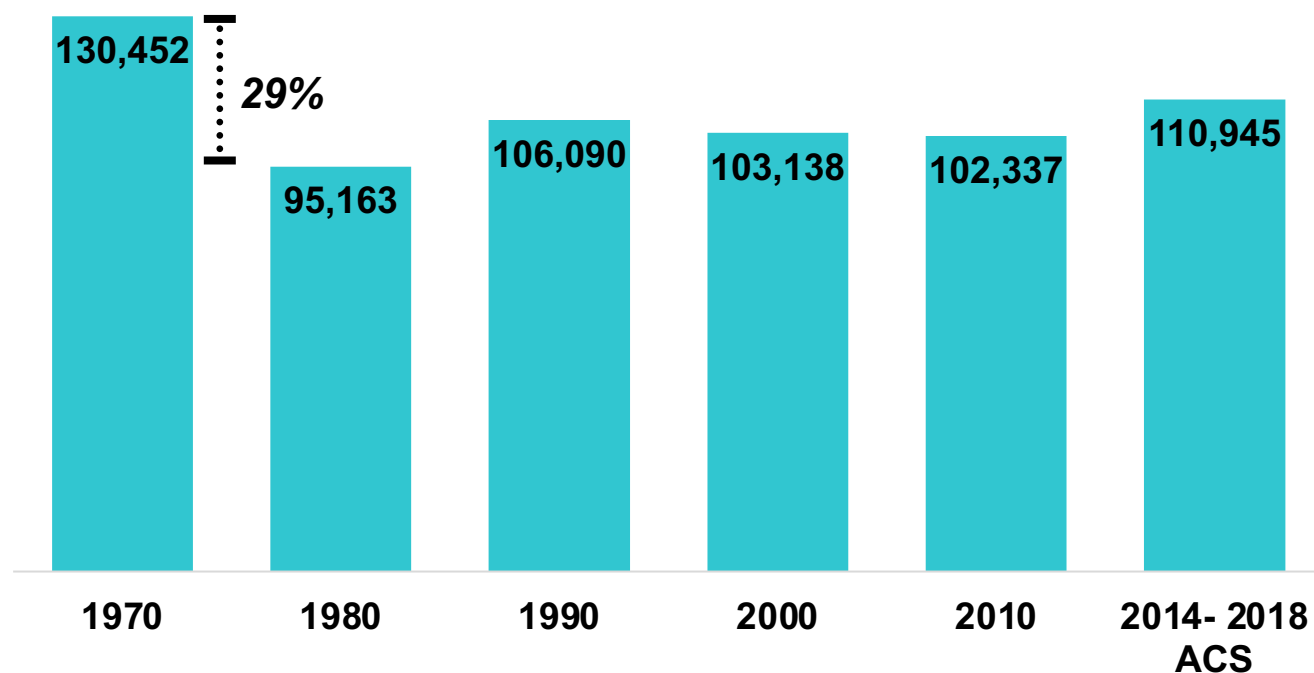
To increase statistical reliability of demographic data, a context area within 0.25 miles of the M Crown study area was established that captures portions of surrounding neighborhoods, including CD 3 Bedford Stuyvesant, CD 6 Park Slope, and CD 2 Downtown Brooklyn.

Historic Districts and Areawide Rezoning





0.25 Mile Context Area – Historic Population Trends

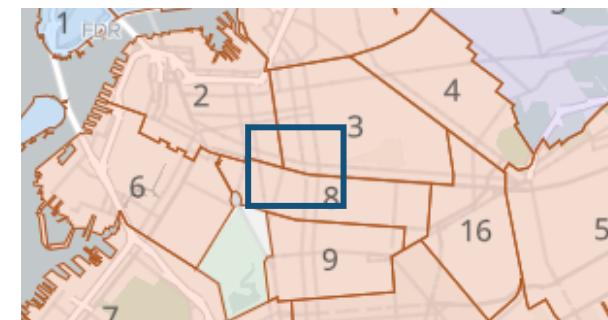
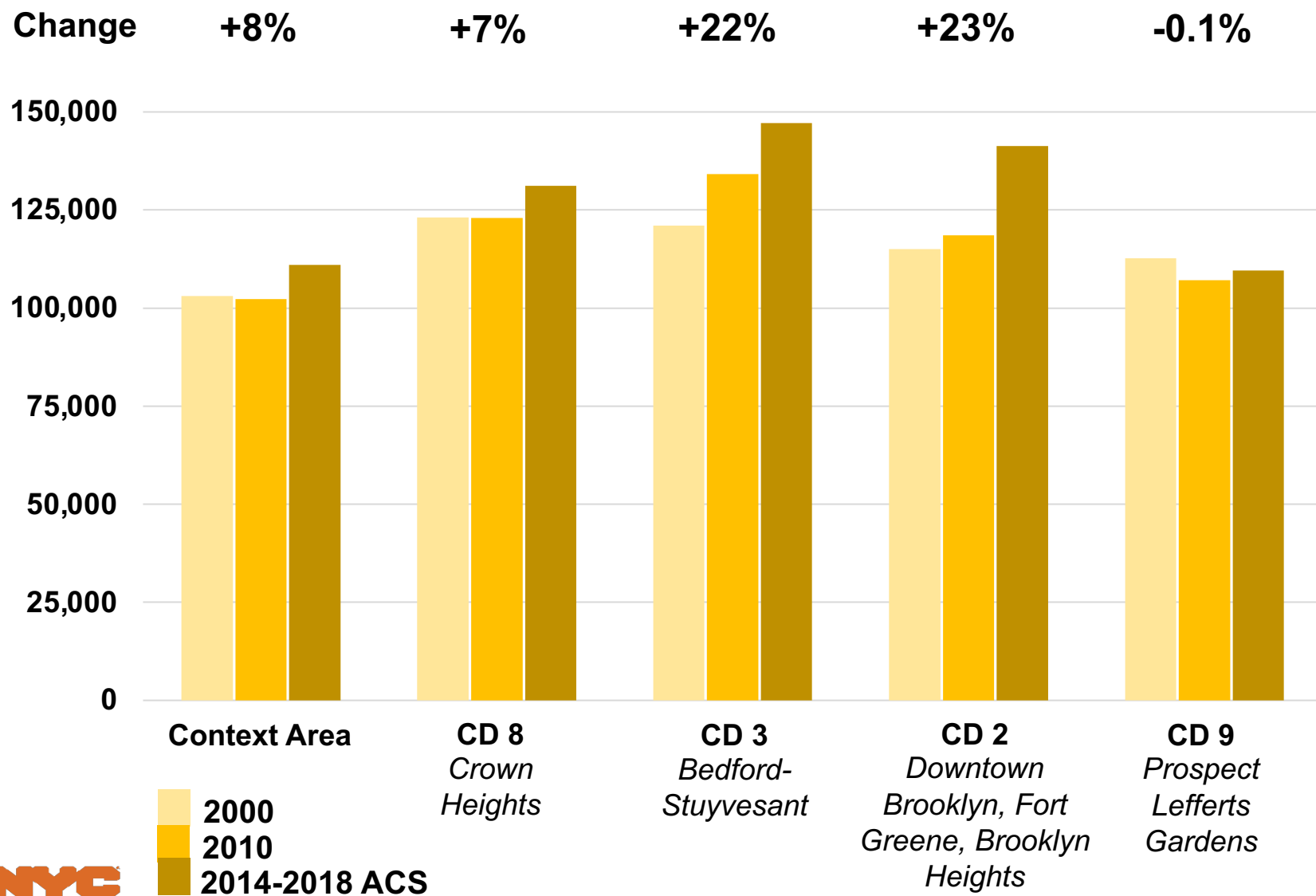


- The context area experienced a significant population decrease in the 1970s following citywide trends.
- Population increased 12% (11,000) in the 1980s, due in part to immigration from the Caribbean and Latin America.
- The population stabilized in the 1990s and early 2000s following citywide trends.
- The population grew 8% (7,800) between 2000 and 2018, which was higher than the CD 8 (7%), Brooklyn (6%), and NYC (5%) growth rates during the same period.

An estimated 2,800 new residents may be associated with the Pacific Park development, which has been under construction since 2012 within the context area. This estimate assumes full occupancy of the four completed Pacific Park buildings within the context area.

Data Sources: U.S. Census Bureau, 2000, 2010 Censuses; 2014-2018 ACS SF

Population Growth Comparison: 2000 to 2014-2018

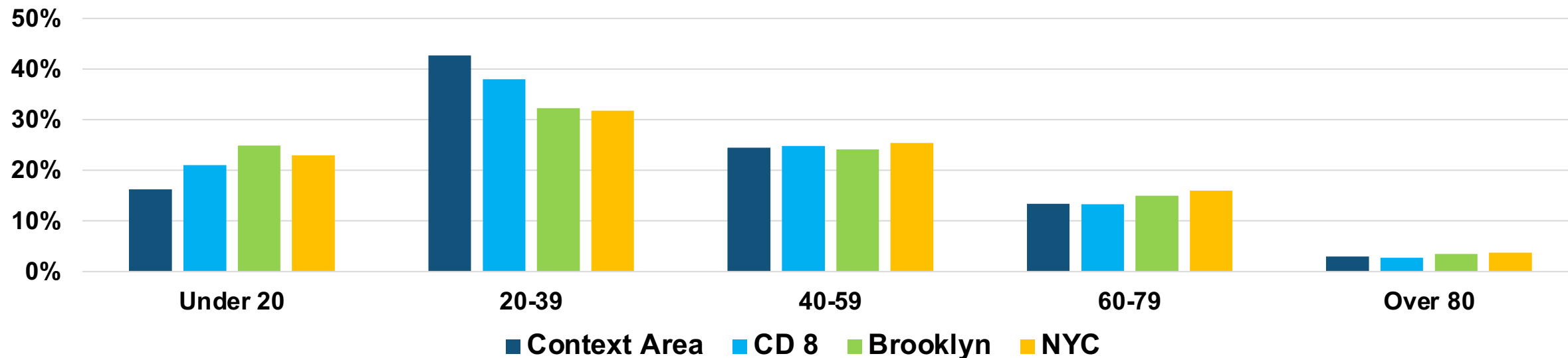


- The context area’s population grew 8% (7,807) between 2010 and 2014-2018, which was higher than the CD 8 (7%), Brooklyn (6%), and NYC (5%) during the same period.
- The context area’s rapid growth during this period was outpaced by adjacent neighborhoods, including CD 3 (22%) and CD 2 (23%).

Data Sources: U.S. Census Bureau, 2000 Census; 2014- 2018 ACS SF

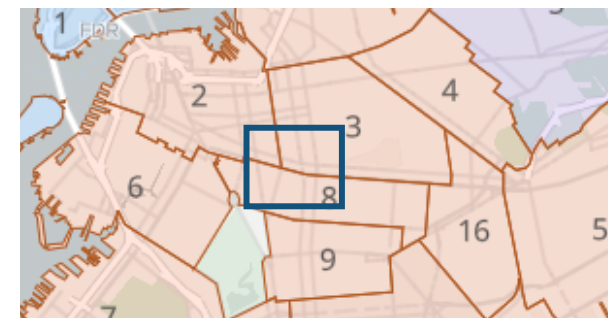
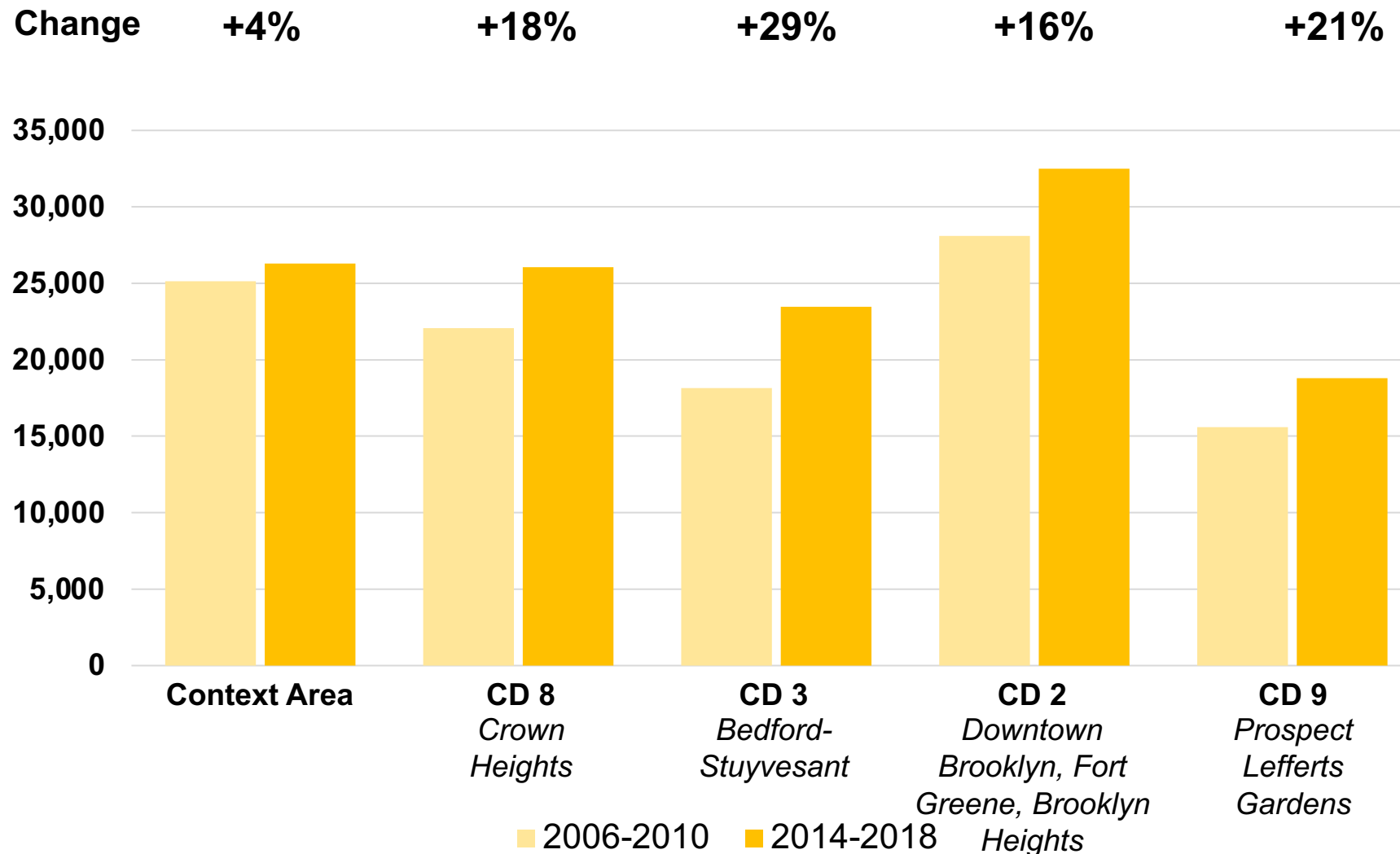
DRAFT

Age Distribution: 2014-2018



- Proportionally, the context area has more adults between ages 20 to 39 and fewer children and adolescents (<20 years old) than Community District 8, Brooklyn, and NYC.
 - 43% of the population (47,000) is between ages 20-39, versus 39% for CD 8 and Brooklyn and 32% for NYC
 - 16% of the population (18,000) is under age 20, versus 21% for CD 8, 25% for Brooklyn, and 23% for NYC.
- The age distribution of the context area has not changed significantly since 2010.

Non-Family Households: 2006-2010 to 2014-2018

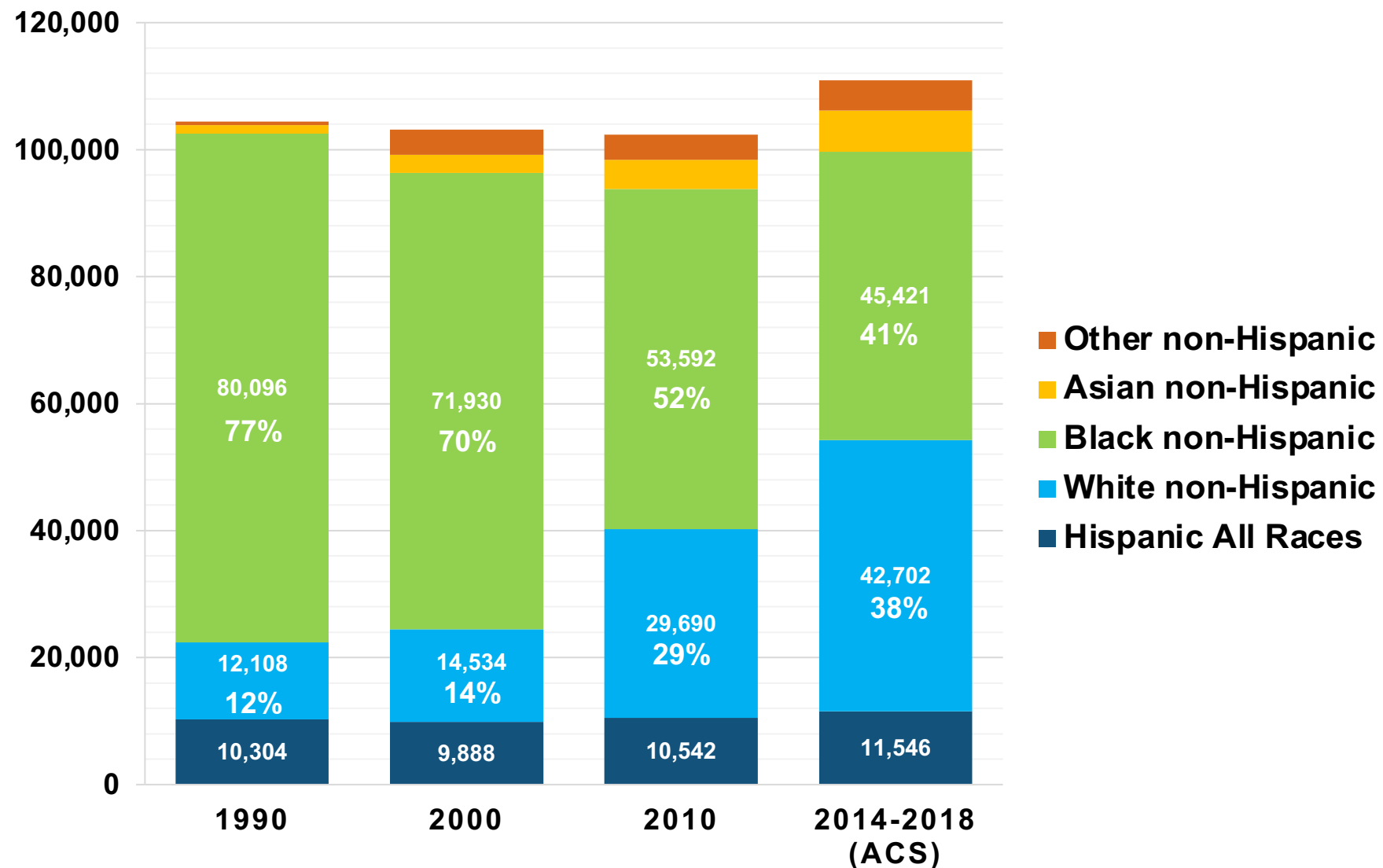


- 54% of the households in the context area are non-family households, which is a higher percent than most surrounding neighborhoods.
- The context area experienced a slight change in the share of non-family households (4% increase, 1,148 households) between 2006-2010 and 2014-2018.
- Conversely, CD 8 and adjacent neighborhoods experienced increases ranging from 16-29%.

Demographic Change

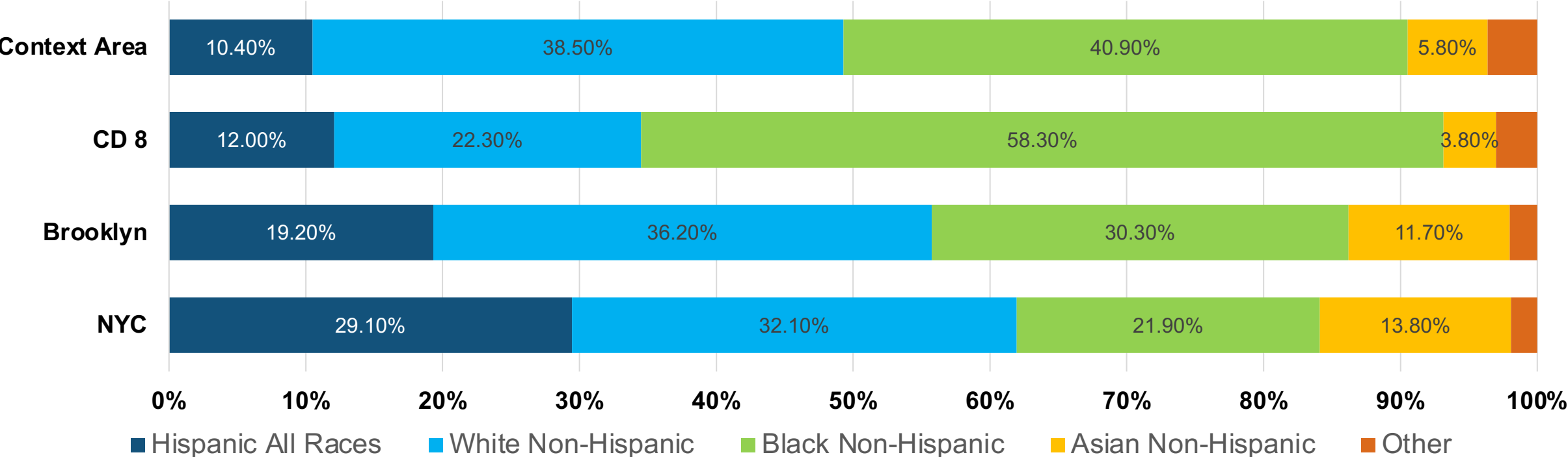
Context Area: 1990 to 2014-2018

Race/Hispanic Origin within Context Area (1990 to 2014-2018)



- As the population grew, demographics of the context area have changed significantly since 1990.
- In 1990, the context area population was over $\frac{3}{4}$ Black non-Hispanic and under 12% White non-Hispanic.
- Since 1990, the Black non-Hispanic population decreased by 43% (~35,000 people) to just above 40% of the overall share.
- During the same period, the White non-Hispanic population more than tripled and now comprises nearly 40% of the population.

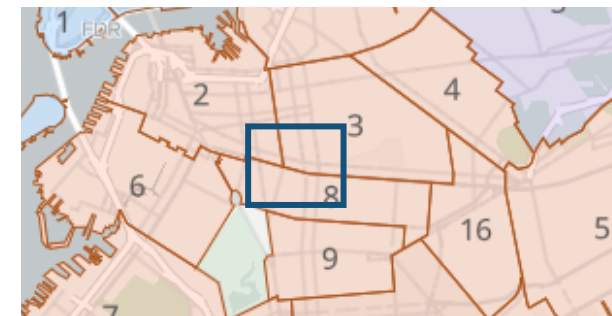
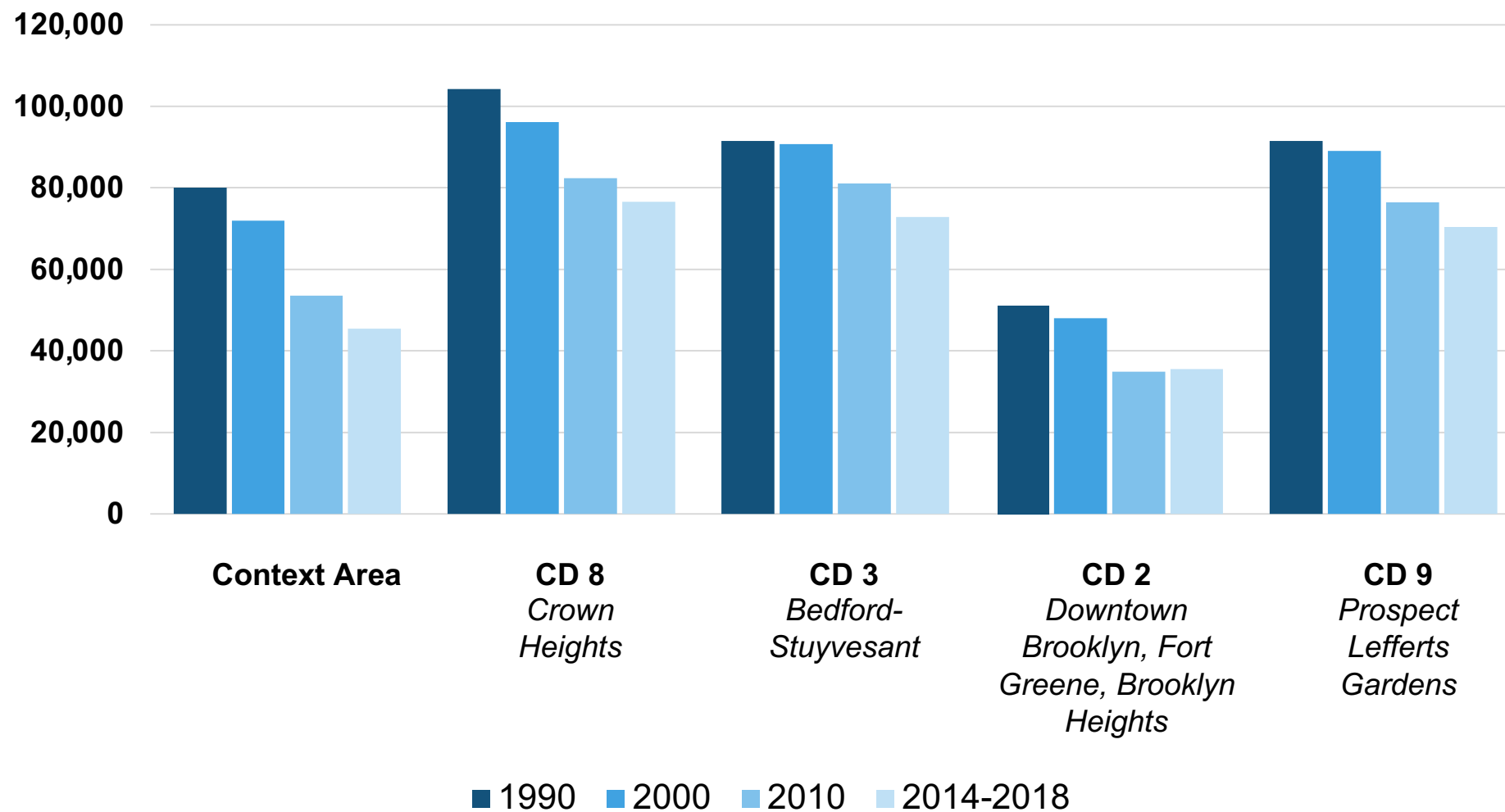
Demographic comparison: 2014-2018



- The share of the context area’s population that is Black non-Hispanic (41%) is 1/3 less than that of CD 8 (58%), yet 1/3 higher than that of Brooklyn (30%) and nearly double the citywide share (22%).
- The context area’s white non-Hispanic population (39%) is nearly double that of CD 8 (22%) following Brooklyn (36%) and citywide (32%) trends.
- The context area has a smaller proportion of Hispanic and Asian populations compared to Brooklyn and NYC.

Black non-Hispanic population change

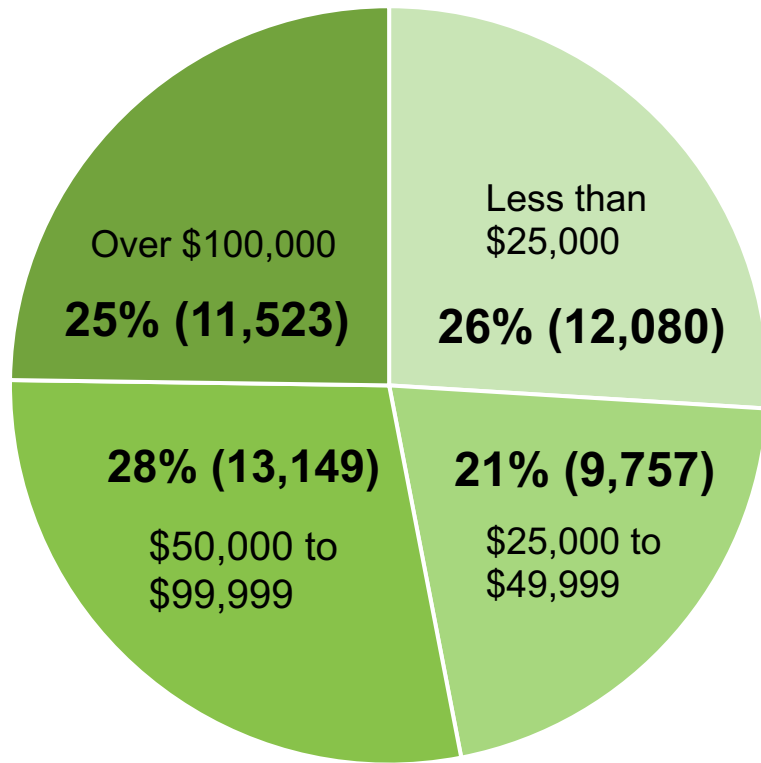
Context Area: 2006-2010 to 2014-2018



- From 2006-2010 to 2014-2018, the Black non-Hispanic population has decreased by 20% (-11,211 people) within the context area.
- The share of the Black non-Hispanic population has decreased in the context area at a rate higher than CD 8, 9, and 3.



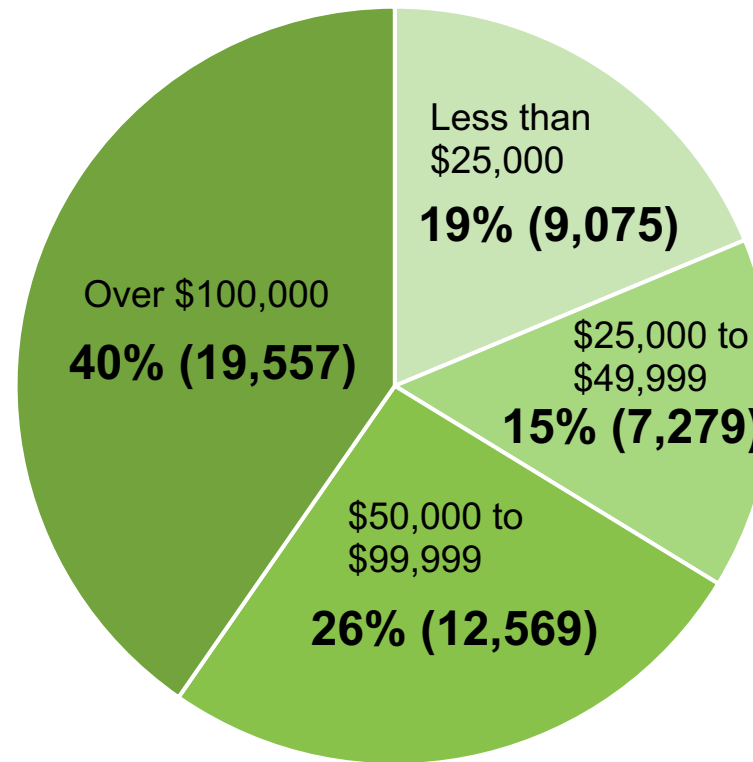
Distribution of Households by Income



2006-2010

Total households: 46,463

Median Household Income: \$62,135



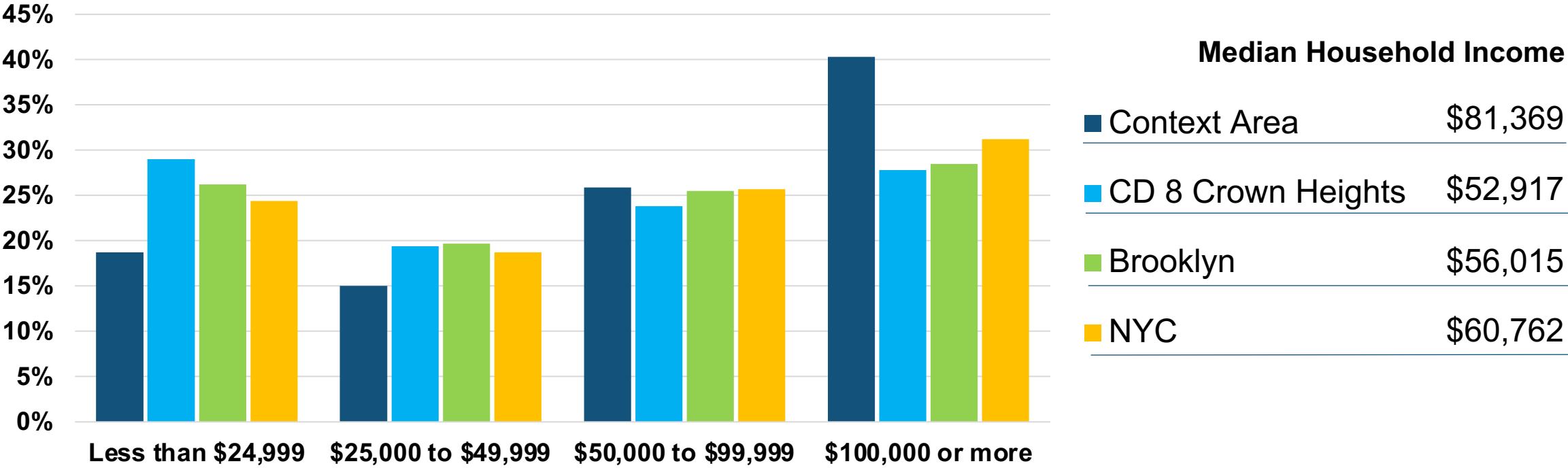
2014-2018

Total households: 48,528

Median Household Income: \$81,369

- Median household income (~\$81,000) increased by approximately **1/3** (~\$19,000) and is higher than the borough (\$56,000) and citywide (\$61,000) medians.
- Households earning \$100,000 or more increased by 69% (~8,000 households) from 2006-2010 to 2014-2018.
- Households earning between \$50,000-\$99,999 remained stable.
- Households earning under \$50,000 decreased 25% (~5,500 households).

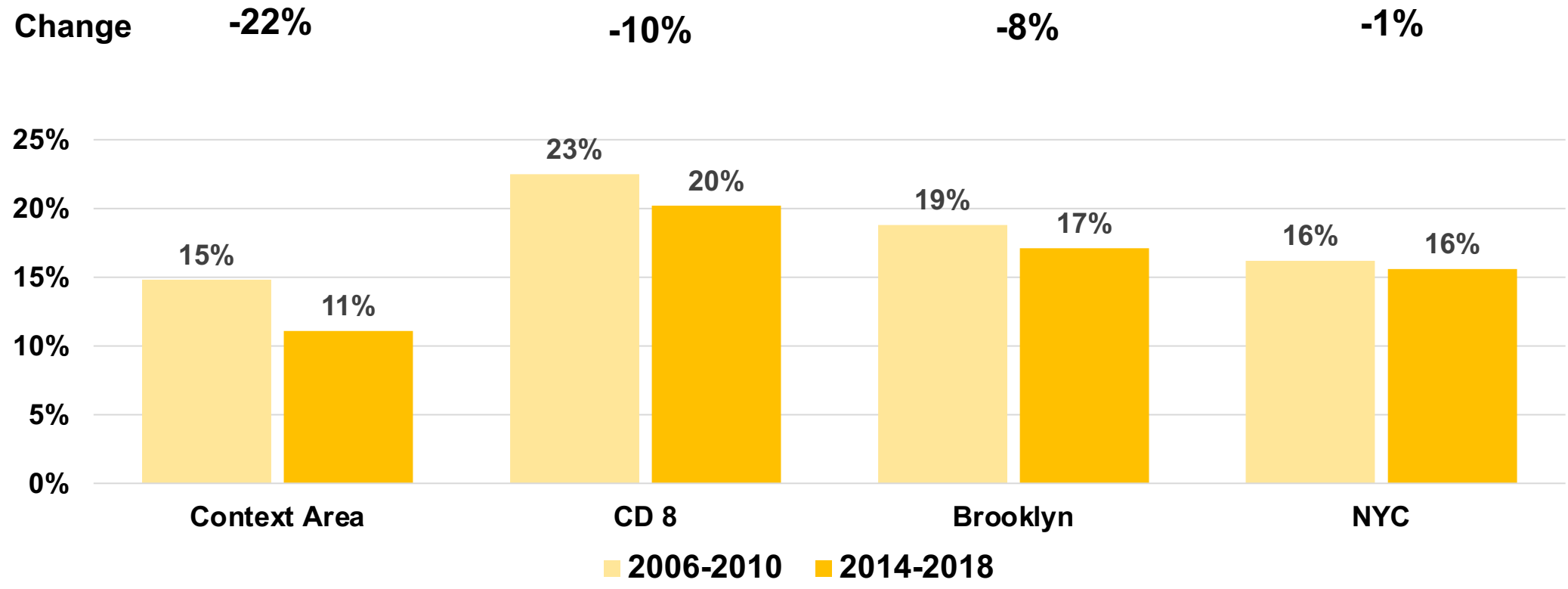
Household Income: 2014-2018



- ~40% (19,557) of households in the context area earn over \$100,000, which is 1/3 higher than CD 8, Brooklyn, and NYC (~30%).
- The context area has a lower proportion of households earning under \$50,000 (34%, 16,500) than CD 8, Brooklyn (46%), and NYC (43%).
- The context area has 1/3 fewer households earning under \$25,000 (19%, 9,220) than CD 8, which is also lower than Brooklyn and Citywide rates. Conversely, CD8 has a higher proportion of households earning under \$25,000 (29%) than Brooklyn (26%) and NYC (24%).



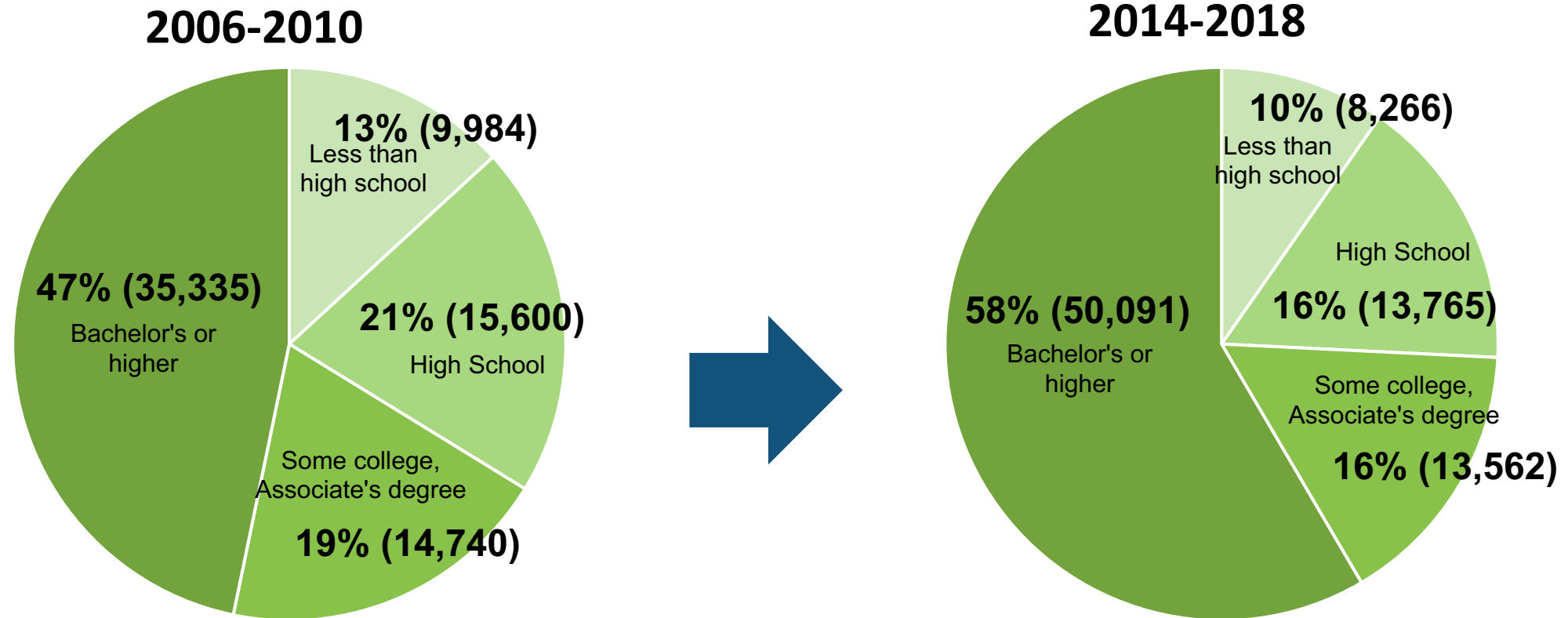
Percent of households living under poverty line: 2006-2010 to 2014-2018



- 11% of households in the context area live under the poverty line. This is half as many households living in poverty as CD 8, and a lower rate than that of Brooklyn and NYC.
- The context area experienced a 22% decrease (~700 households) from 2006-2010 to 2014-2018, which is double that of CD 8.

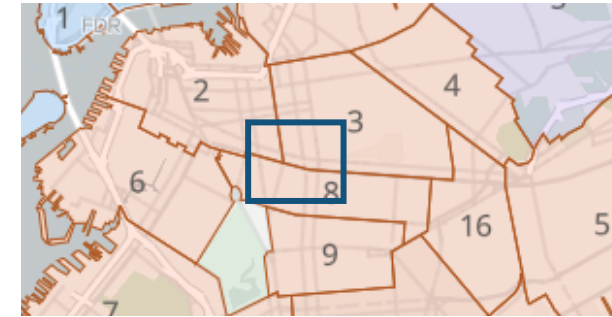
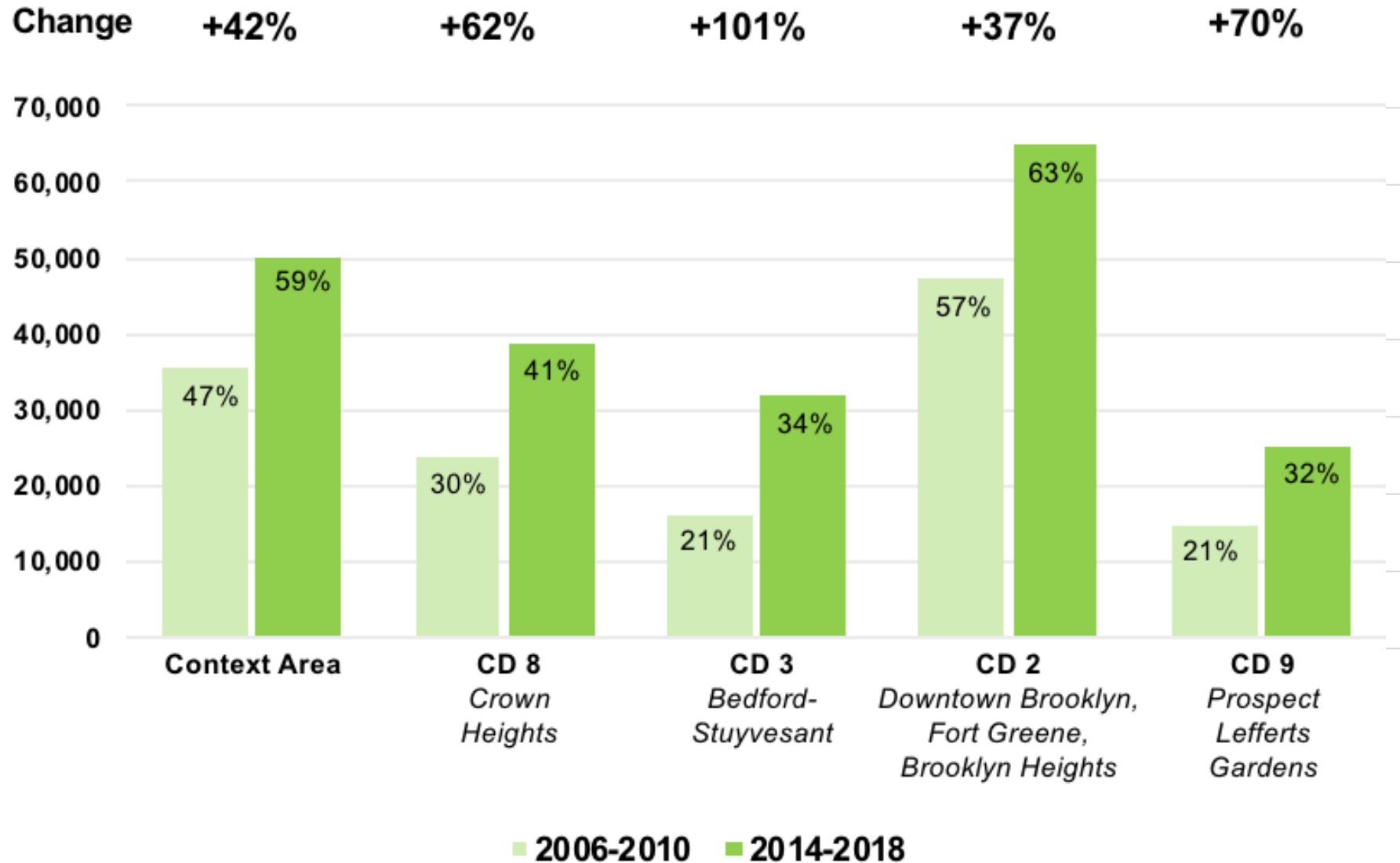
Educational Attainment Change

Context Area: 2006-2010 to 2014-2018



- The population within the context area with a bachelor's degree or higher increased 42% (~14,800 people) from 2006-2010 to 2014-2018 and now comprises a majority at nearly 60%.
- The share of the population with lower than a bachelor's degree experienced a slight decrease in actual numbers and a more pronounced decrease in the share of the total population given the growth in individuals with a bachelor's degree.

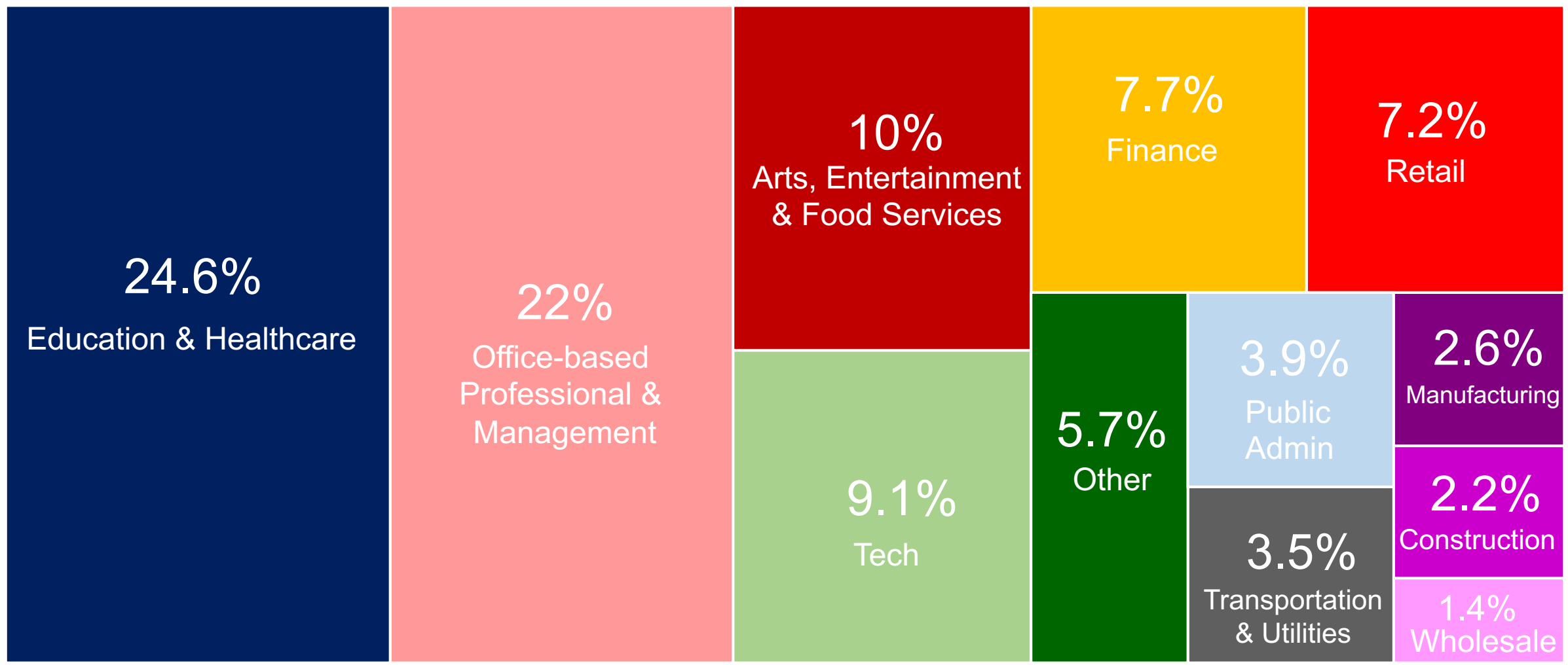
% of population with Bachelor's degree or higher: 2006-2010 to 2014-2018



- 59% of the population in the context area has a Bachelor's degree or higher. This is higher than CD 8, 3, and 9, and comparable to CD 2
- This is a 42% increase (~15,000 people) from the 2006-2010 estimate. This rate of increase is lower than that of CD 8, 3, and 9, and comparable to CD 2.

Occupations held by residents

Context Area: ACS 2014-2018



Occupations held by residents

2000, 2010, 2018

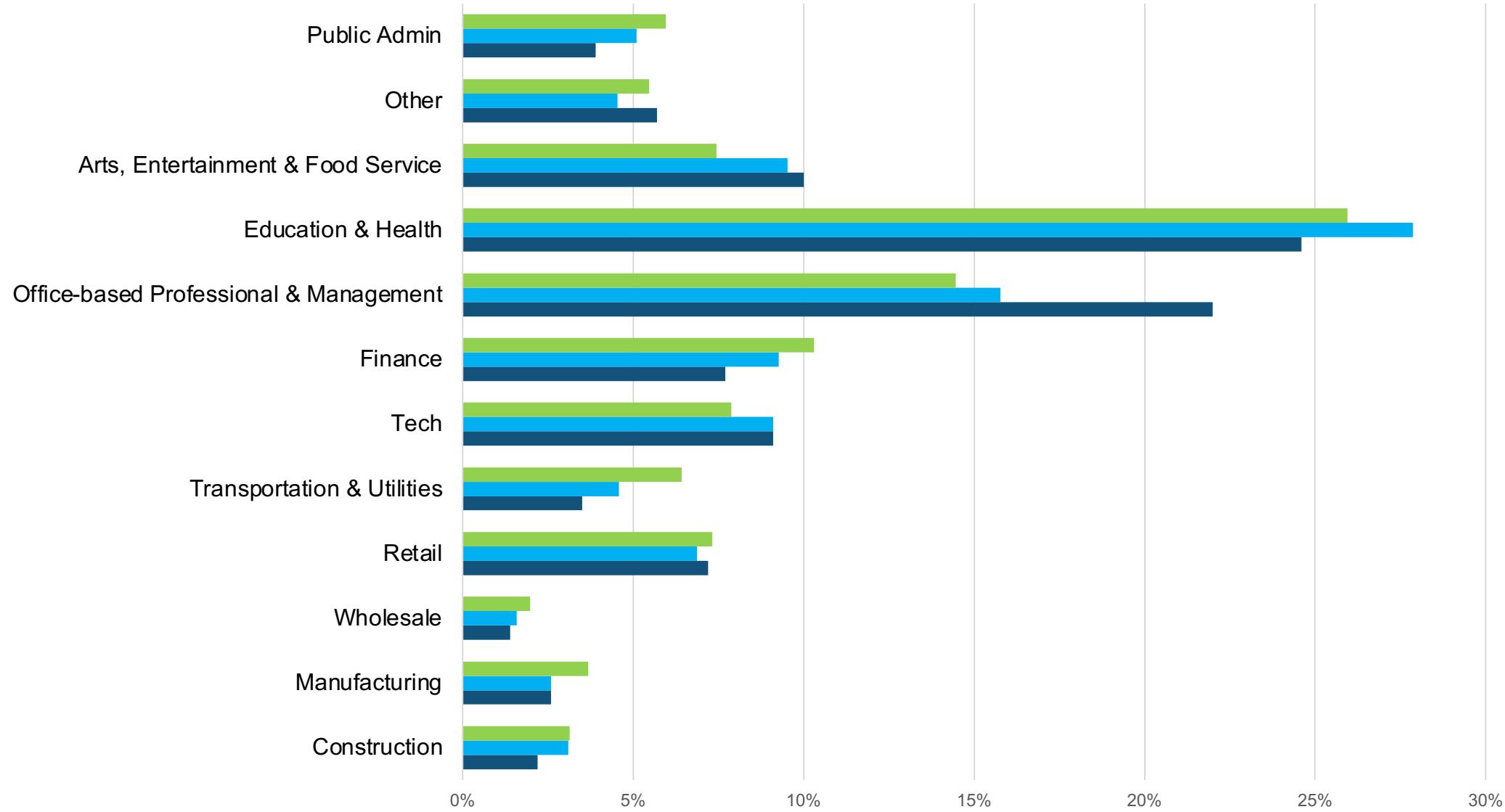


Employed Civilians

2000 - 46,697

2010 - 57,296

2018 - 65,471



■ 2000
■ 2010
■ 2018

Key Takeaways

- The population of New York City is continually changing, influenced by numerous factors that are often interrelated
- NYC, especially Brooklyn and Manhattan, had gained a significant number of jobs since 2010
- Citywide, housing production has not kept up the significant job growth, leading to increased demand and rising housing costs
- Between 2000 and 2018, the context area's population grew by 8%, increasing pressure on residential displacement
- Within the context area and surrounding neighborhoods, there have been significant changes in race/ethnicity, household income, and educational attainment at rates higher than Brooklyn and NYC
- The pandemic may influence future population and demographic trends, as many households within the context area remain vulnerable to infection and the economic impacts associated with the pandemic.