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FOR REAL ESTATE & URBAN POLICY  
NEW YORK UNIVERSITY  
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# Demographics of a Changing New York: *Challenges for Land Use Policy*

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Municipal Art Society Summit

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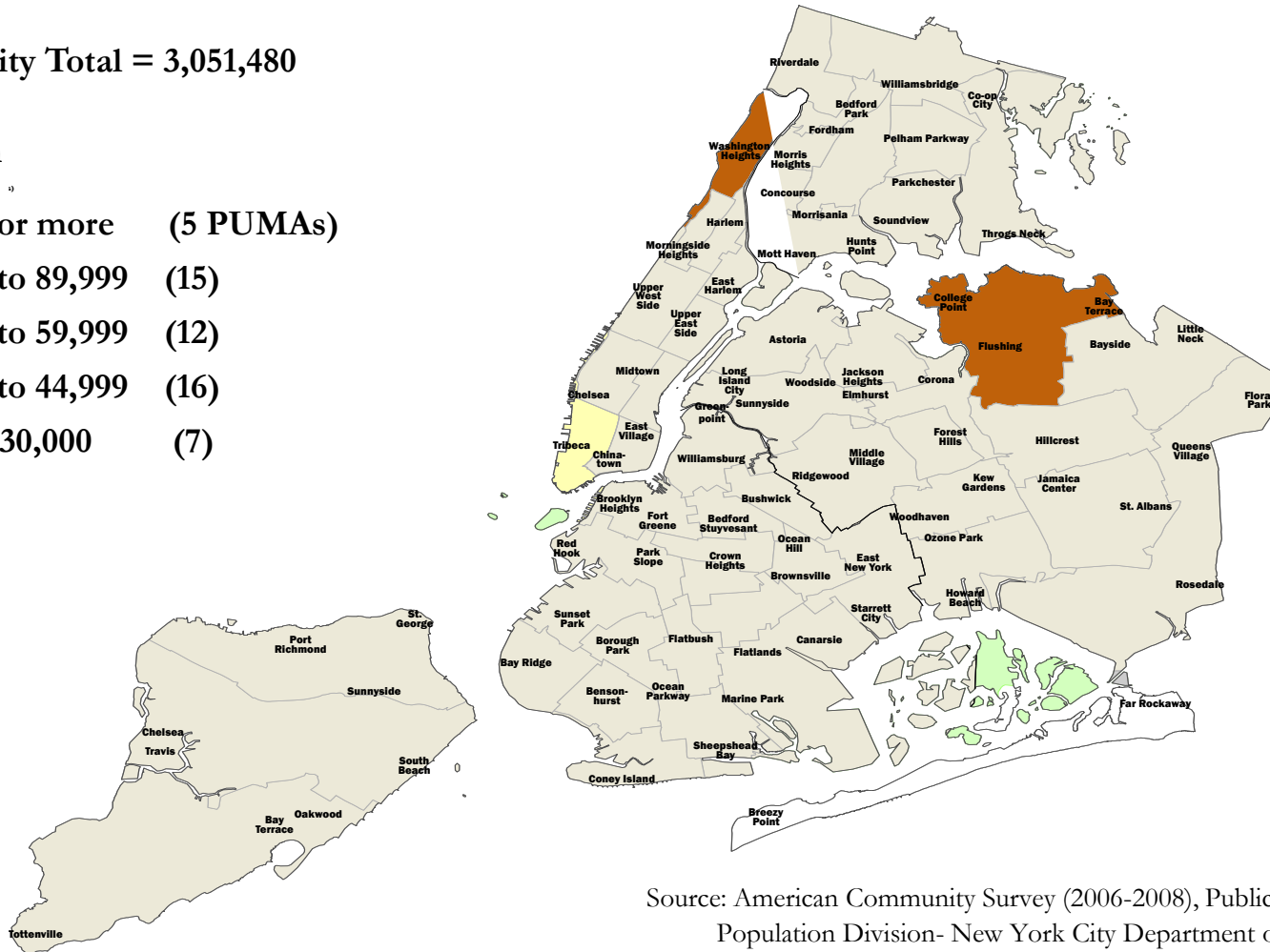
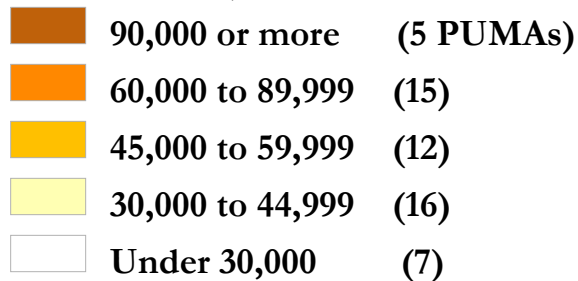
# Demographic changes pose two main challenges for New York City

- How to ensure that livability is equitably distributed among the different racial and ethnic groups that make up our diverse city?
- How to ensure that our land use decisions promote, rather than hinder, livability for the changing population?

# Total Foreign-born by PUMA New York City, 2006-2008

New York City Total = 3,051,480

## Foreign-born



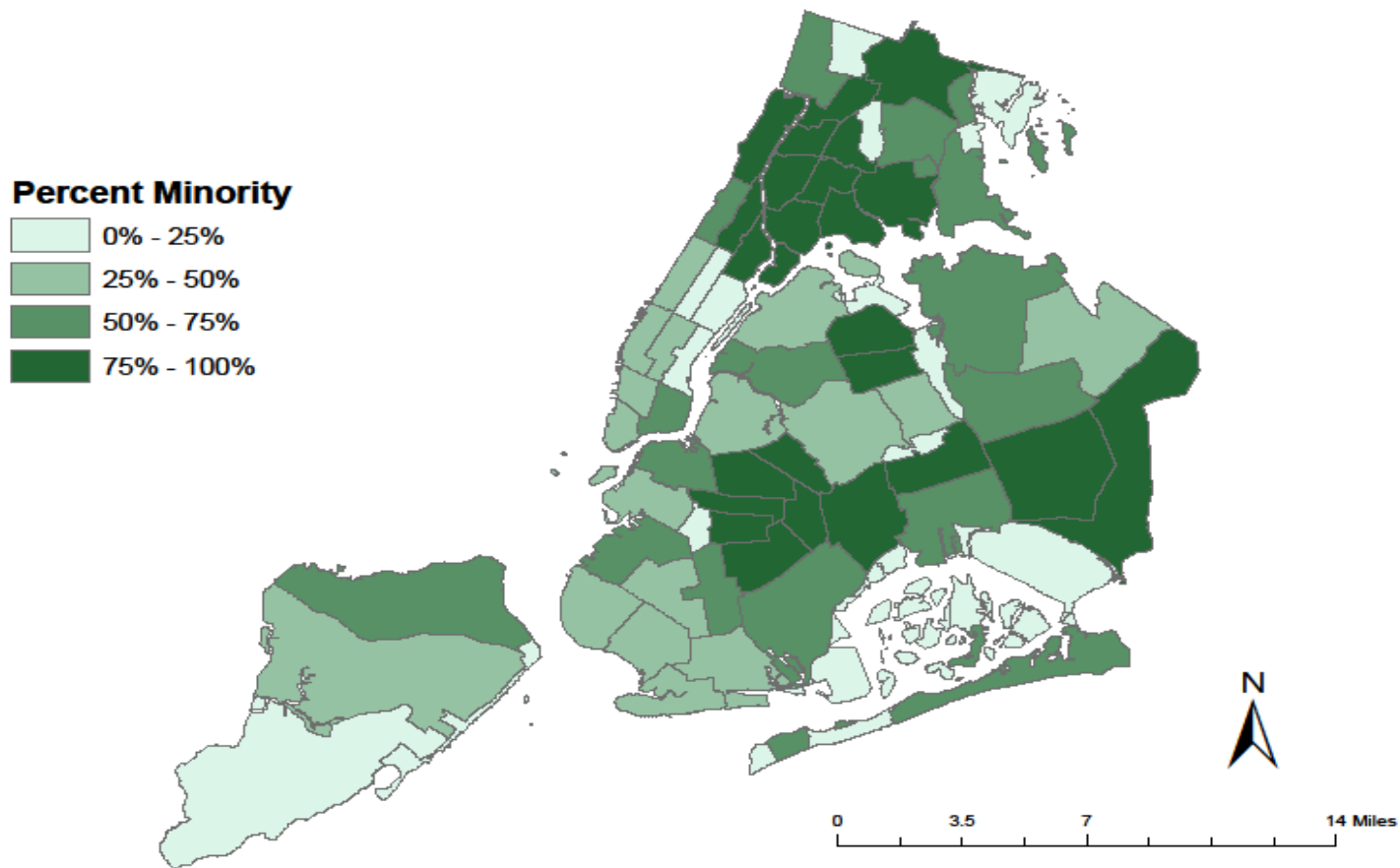
Source: American Community Survey (2006-2008), Public Use Microdata  
Population Division- New York City Department of City Planning

# Those immigrant neighborhoods have many strengths, but face some livability challenges

- On average, the eight CDs where a majority of residents are foreign-born enjoy lower rates of crime, tax delinquencies, foreclosures, and poverty.
- However, immigrant New Yorkers also have lower median incomes, lower rates of educational attainment, and higher rates of crowded living environments than native-born residents.

Source: American Community Survey (2008)

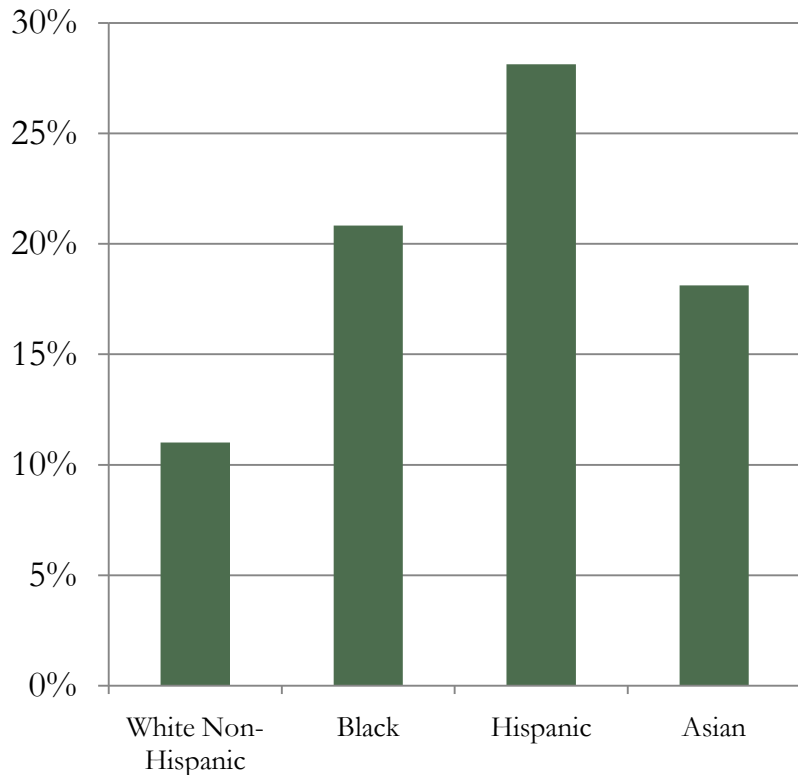
# Minority households, regardless of nativity, by community district



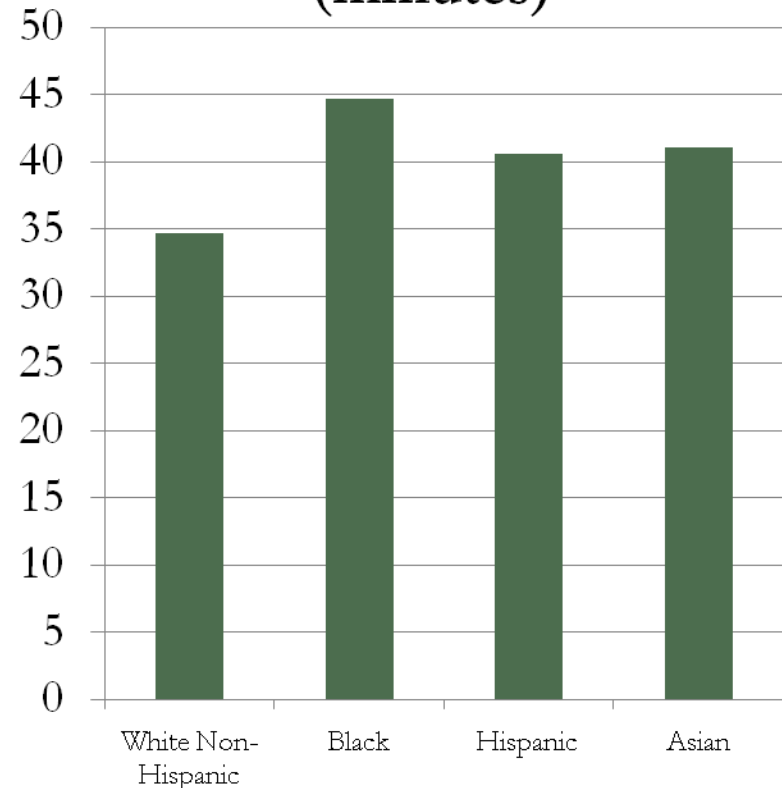
Source: American Community Survey (2008)

# Those New Yorkers, and their neighborhoods, face many livability challenges

## Poverty Rate

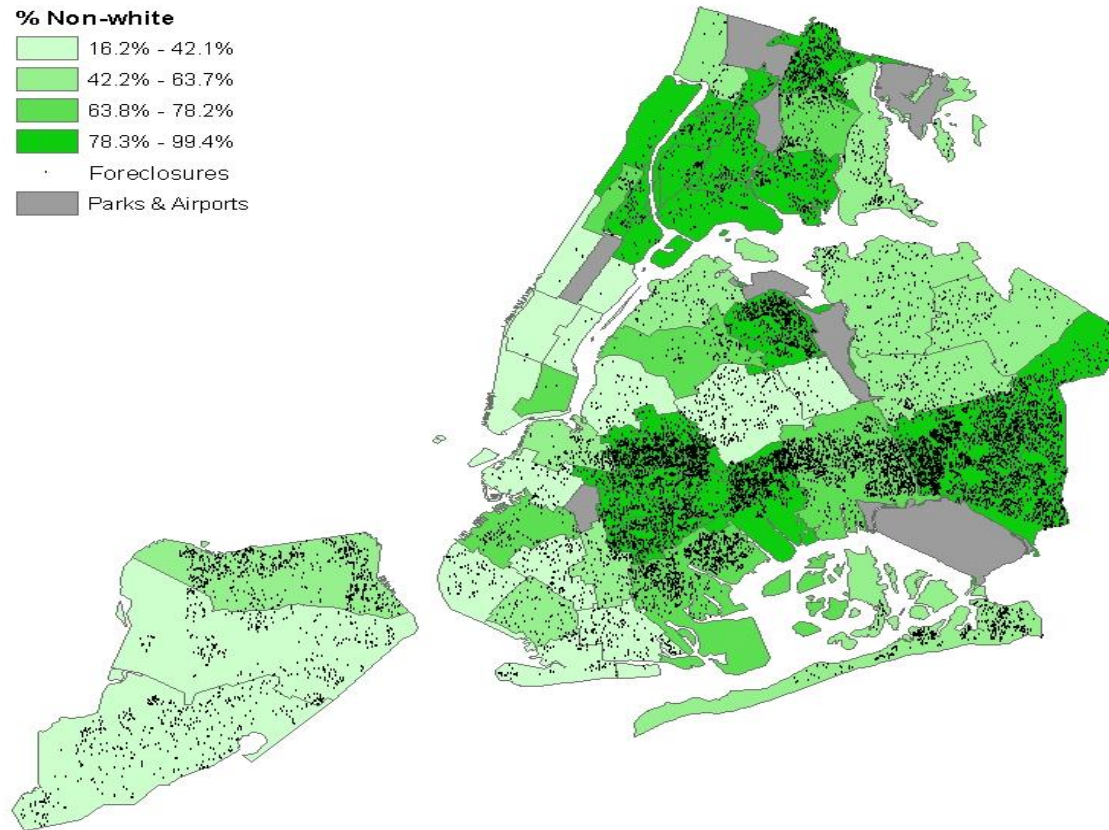


## Mean Travel Time to Work (minutes)



Source: American Community Survey (2009)

# Minority neighborhoods are bearing the brunt of the foreclosure crisis



Source: American Community Survey, Public Data Corporation (2009)

# Immigrants and native born racial and ethnic minorities face severe housing challenges

- Among renters, 26% of foreign born New Yorkers are severely rent-burdened (paying more than 50% of their income on rent), compared to 21% of native-born households.
- Both rent burden and severe crowding is considerably higher for racial and ethnic minorities, regardless of country of origin, than for white renters.
- Immigrant neighborhoods, with the exception of Flushing/Whitestone, saw below average rates of new construction in the boom years

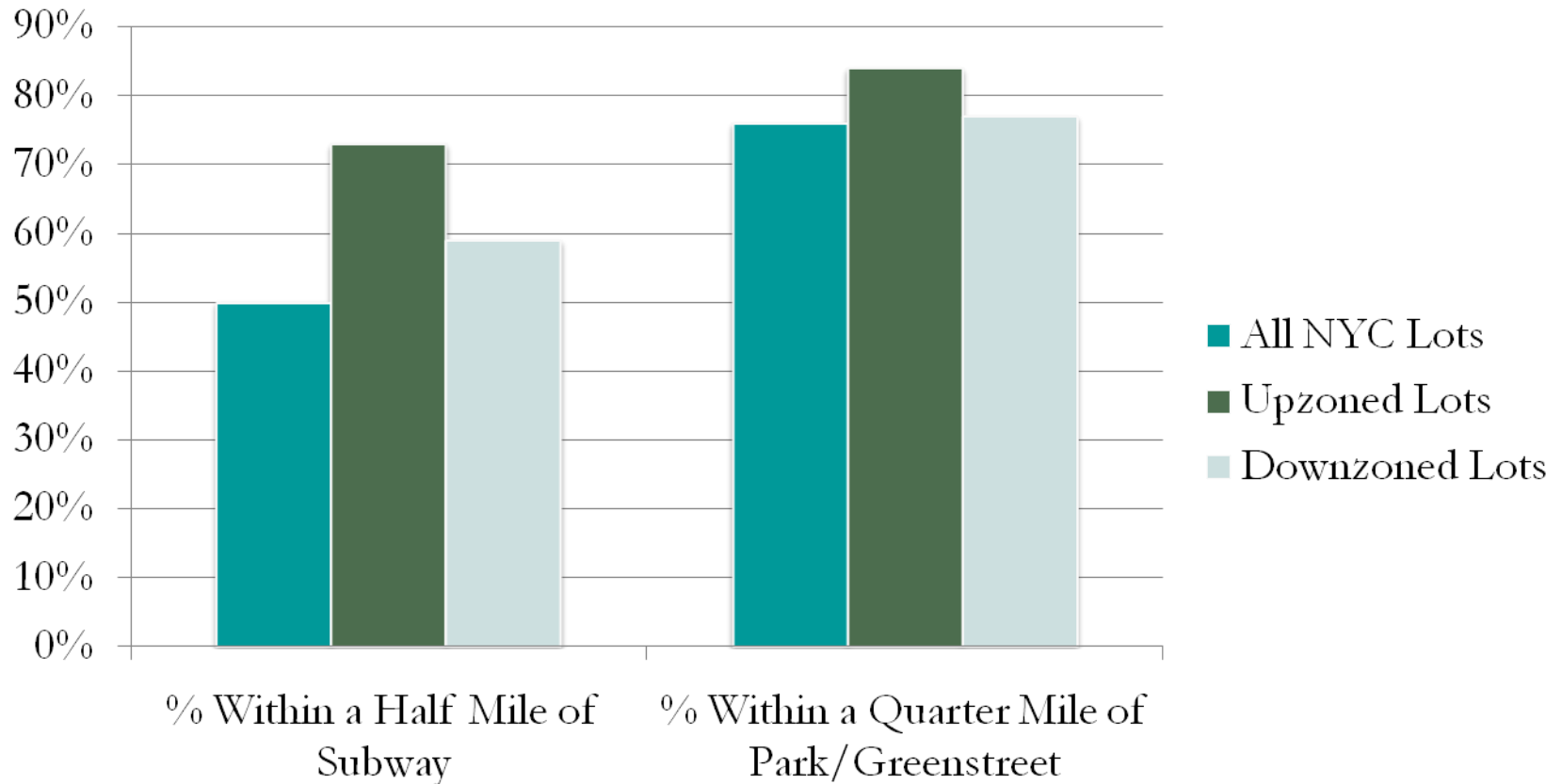
Source: Furman Center calculations using data from Housing Vacancy Survey (2005)

# Are we directing growth to higher opportunity neighborhoods?



Source: Furman Center calculations, See [“Building Environmentally Sustainable Communities: A Framework for Inclusivity”](#)

# Are we directing growth to enhance livability?



Source: Furman Center calculations, See: [“How Have Recent Rezoning Affects the City’s Ability to Grow?”](#)

# For more on the City's rezonings, visit [www.furmancenter.org](http://www.furmancenter.org)

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POLICY BRIEF

## How Have Recent Rezoning Actions Affected the City's Ability to Grow?

In October 2009, the Bloomberg Administration celebrated its 100th rezoning, a significant milestone for a massive and unprecedented rezoning agenda that has affected more than one-fifth of the City and has significant implications for the City's development landscape.<sup>1</sup> These rezonings reflect a wide range of goals: advancing the City's economic development agenda; accommodating expected population growth (PlanNYC 2030 estimates the City will grow by one million new New Yorkers by 2030 over its 2000 population); and responding to the varied needs and preferences of the City's diverse neighborhoods.

Some of these rezonings apply to only a few blocks, while others cover large stretches of land and have major implications for development at a neighborhood and even borough level. As individual rezonings were proposed and debated, each faced scrutiny, and sometimes a great deal of controversy, within the communities they would affect. Yet despite the close attention local stakeholders paid to each rezoning, there has been no comprehensive analysis of the net impact these land use decisions have had on the City's overall ability to accommodate

new growth, or on how the outcomes of these rezoning actions square with the City's stated development, environmental and transportation goals. The Furman Center has filled this gap by conducting the first statistical analysis of the cumulative impact of New York City's recent rezonings. We set out to answer several key questions:

- How have the rezonings changed the City's capacity for new residential development?
- Where has new residential capacity been added? Where has existing capacity been lost?
- What are the characteristics of communities that gained capacity? Of those that lost capacity?
- How does the location of new/lost capacity relate to the City's public transportation infrastructure?
- Does the location of new/lost capacity correspond to market demand and population growth?
- How likely is it that new capacity will be developed for residential use?

This policy brief summarizes our findings for each of these questions, and identifies areas where researchers and policymakers ought to explore these issues in greater detail.

<sup>1</sup> The "one-fifth" calculation excludes the City's park land. See press release, celebrating the 100th rezoning for more detail: <http://nyc.gov/html/dcp/html/about/pr1002009.shtml>.

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Figure A: City-Initiated Rezoning

- Downzoned Lots
- Contextual-only Rezoned Lots
- Upzoned Lots
- Parks/Airports
- Community Districts

