

INDICATORS OF NEIGHBORHOOD CHANGE:

Measuring Gentrification in New York City

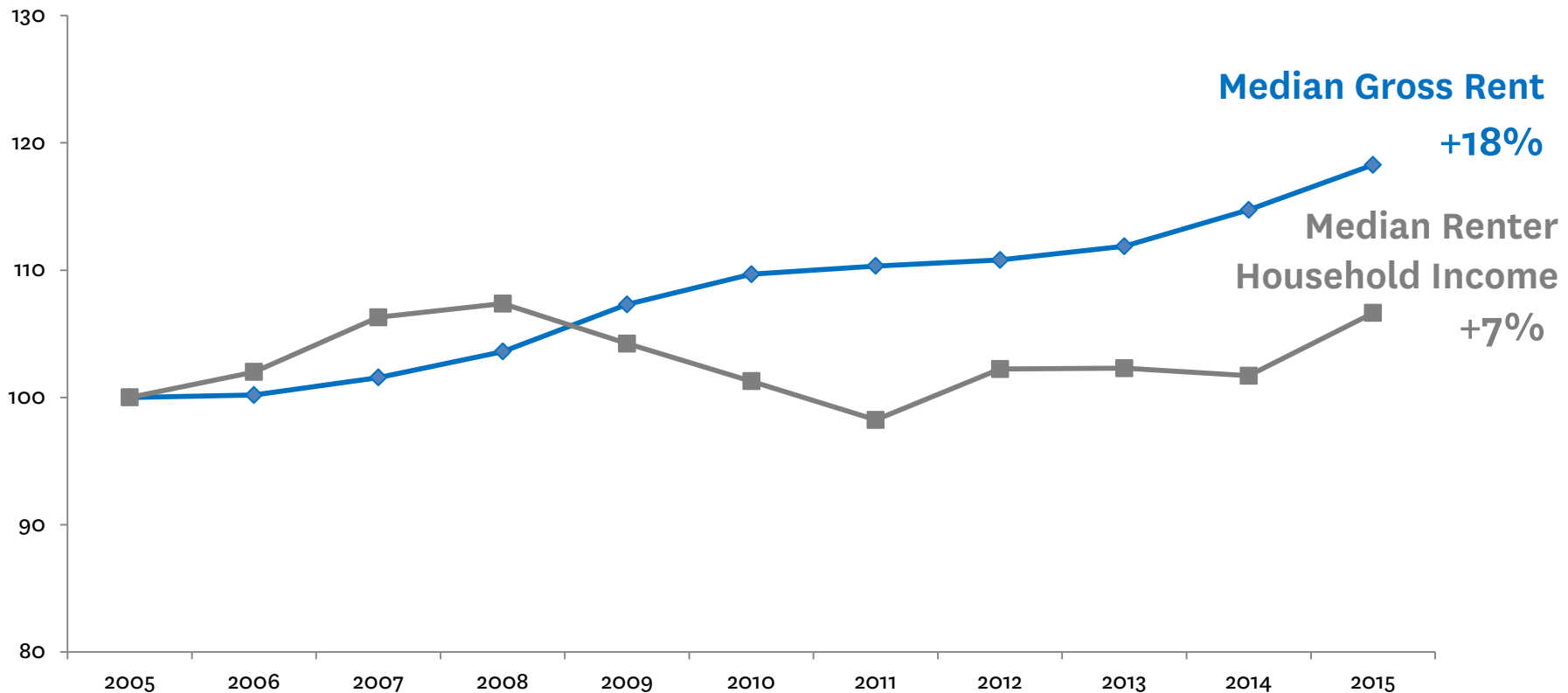
Presentation to the Community Indicators Consortium 2016 Impact Summit
September 26, 2016

Stephanie Rosoff, Data Manager, NYU Furman Center



Rents are rising in New York City and incomes have not kept pace.

Index of Real Median Gross Rent and Real Median Renter Household Income (Index=100 in 2005), New York City



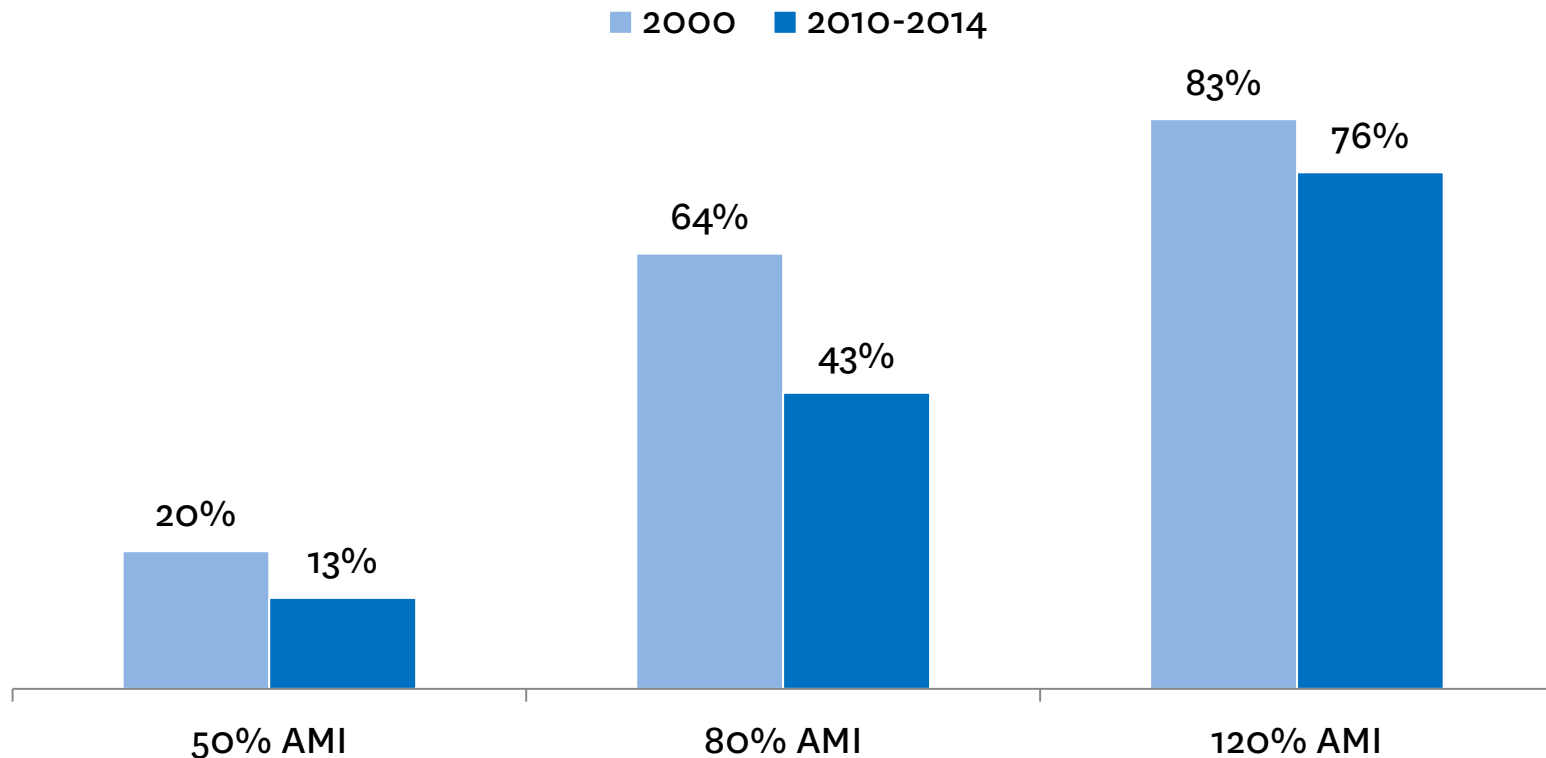
Sources: American Community Survey, NYU Furman Center

@FurmanCenterNYU



A falling share of recently available units were affordable to low- and moderate- income households.

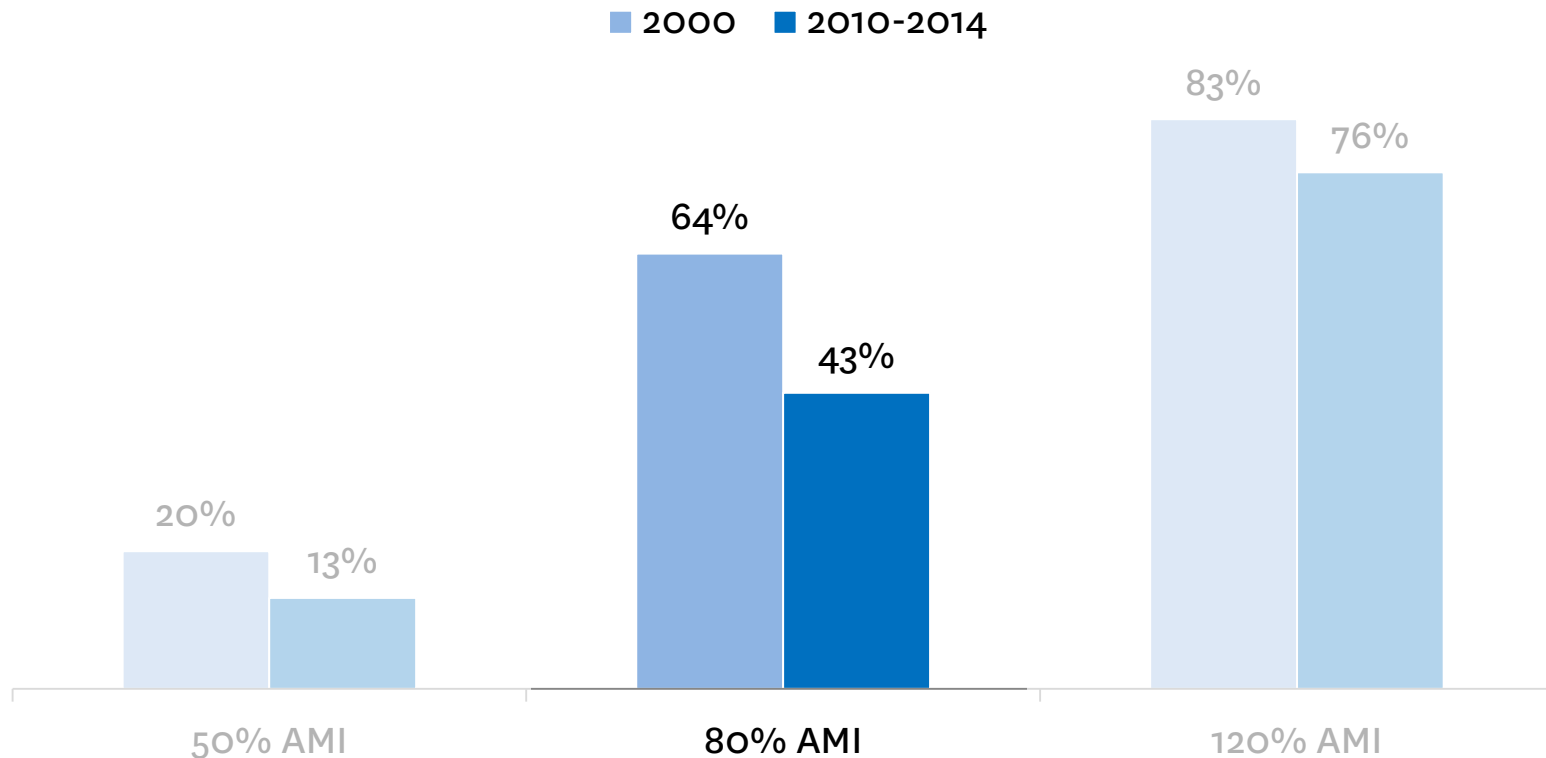
Recently Available Rental Units Affordable to Appropriately-Sized Households, New York City



Sources: Neighborhood Change Database (2000), American Community Survey (2010-2014), NYU Furman Center

A falling share of recently available units were affordable to low- and moderate- income households.

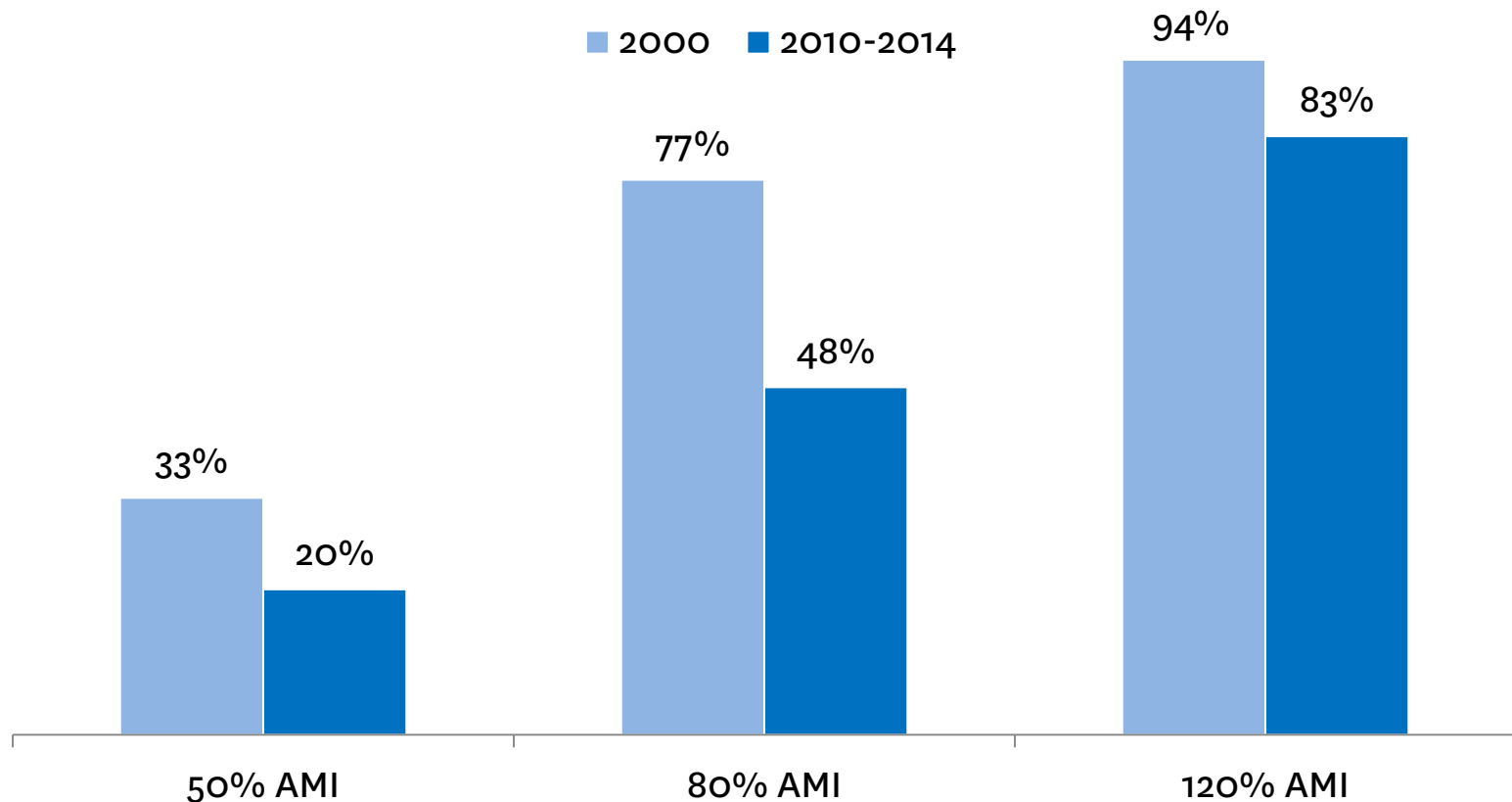
Recently Available Rental Units Affordable to Appropriately-Sized Households, New York City



Sources: Neighborhood Change Database (2000), American Community Survey (2010-2014), NYU Furman Center

Gentrifying neighborhoods saw the largest decline in the % of units affordable to low- and moderate- income households.

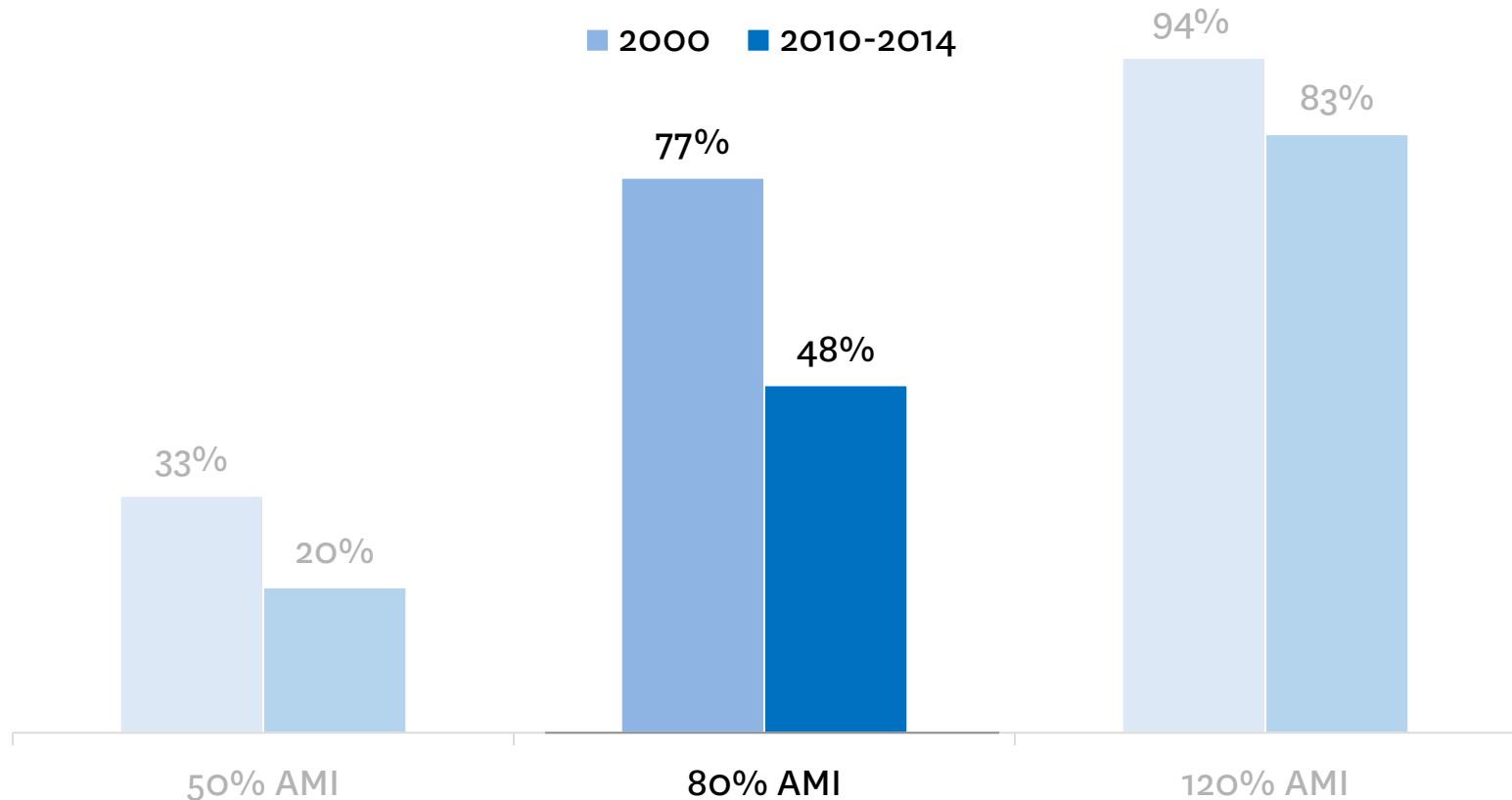
Recently Available Rental Units Affordable to Appropriately-Sized Households, Gentrifying Neighborhoods



Sources: Neighborhood Change Database (2000), American Community Survey (2010-2014), NYU Furman Center

Gentrifying neighborhoods saw the largest decline in the % of units affordable to low- and moderate- income households.

Recently Available Rental Units Affordable to Appropriately-Sized Households, Gentrifying Neighborhoods



Sources: Neighborhood Change Database (2000), American Community Survey (2010-2014), NYU Furman Center


Defining Gentrifying Neighborhoods in New York City

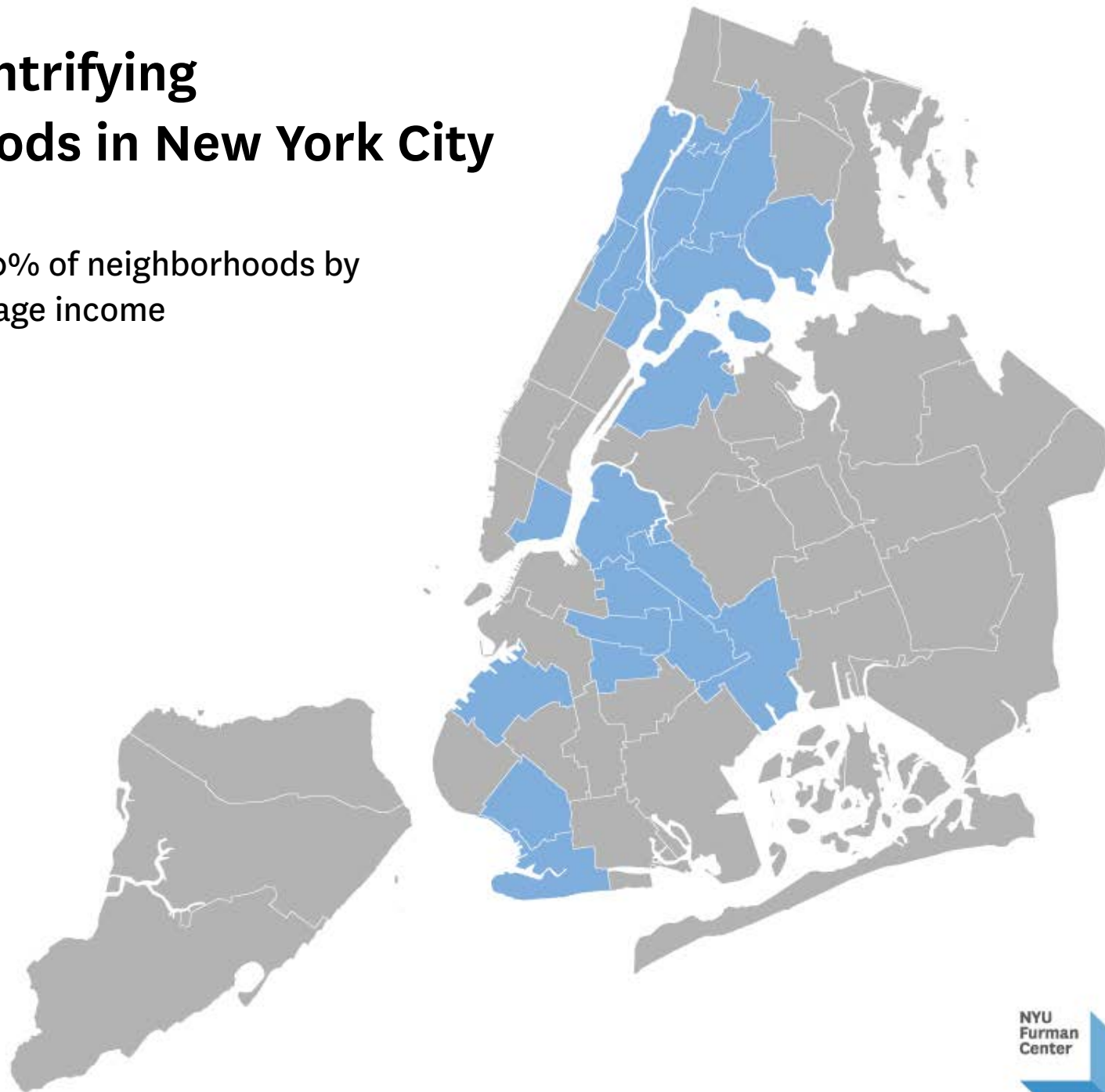


Source: NYU Furman Center

@FurmanCenterNYU

Defining Gentrifying Neighborhoods in New York City



 Bottom 40% of neighborhoods by 1990 average income

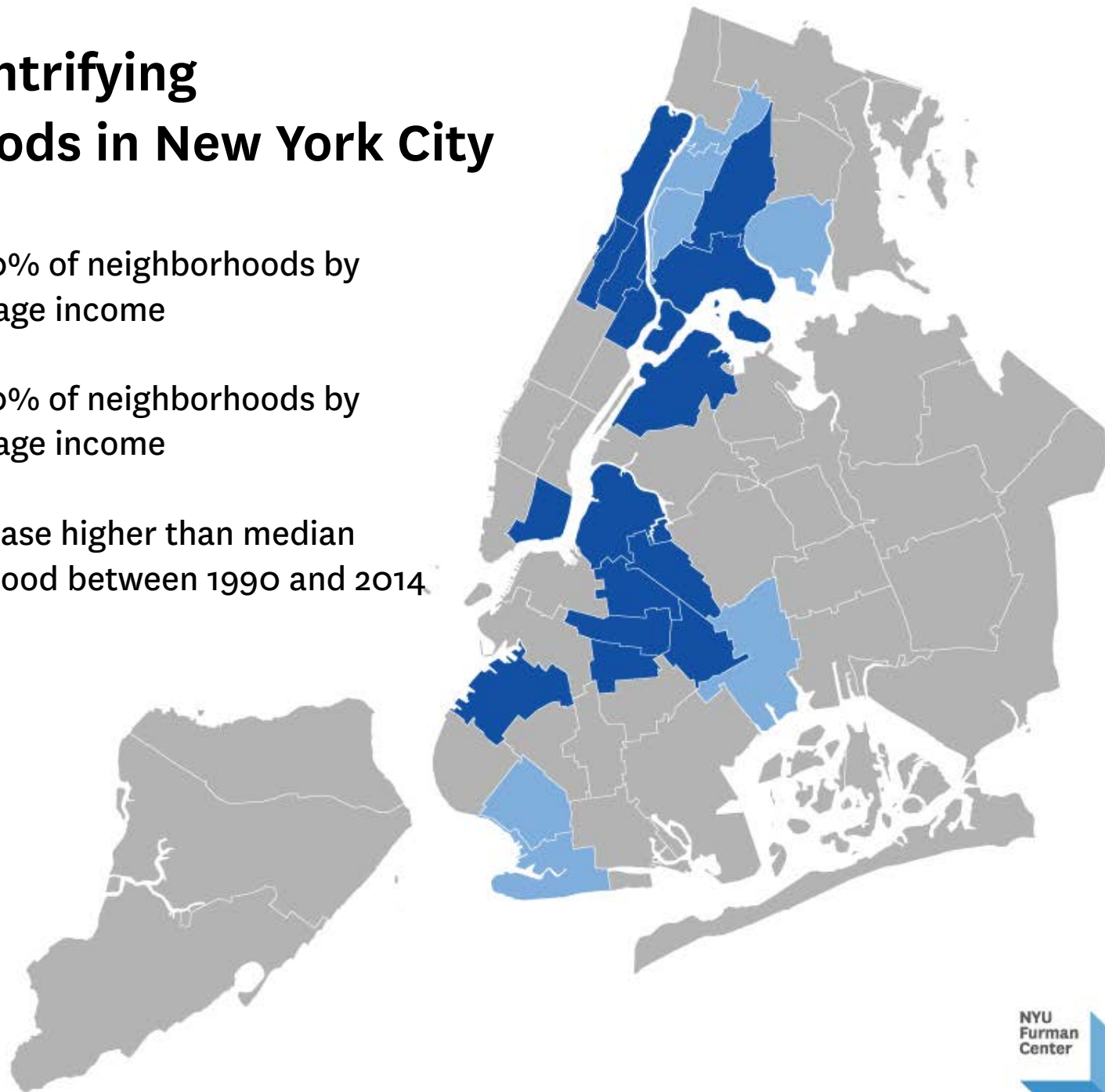


Source: NYU Furman Center

@FurmanCenterNYU

Defining Gentrifying Neighborhoods in New York City




-  Bottom 40% of neighborhoods by 1990 average income
-  Bottom 40% of neighborhoods by 1990 average income
AND
Rent increase higher than median neighborhood between 1990 and 2014

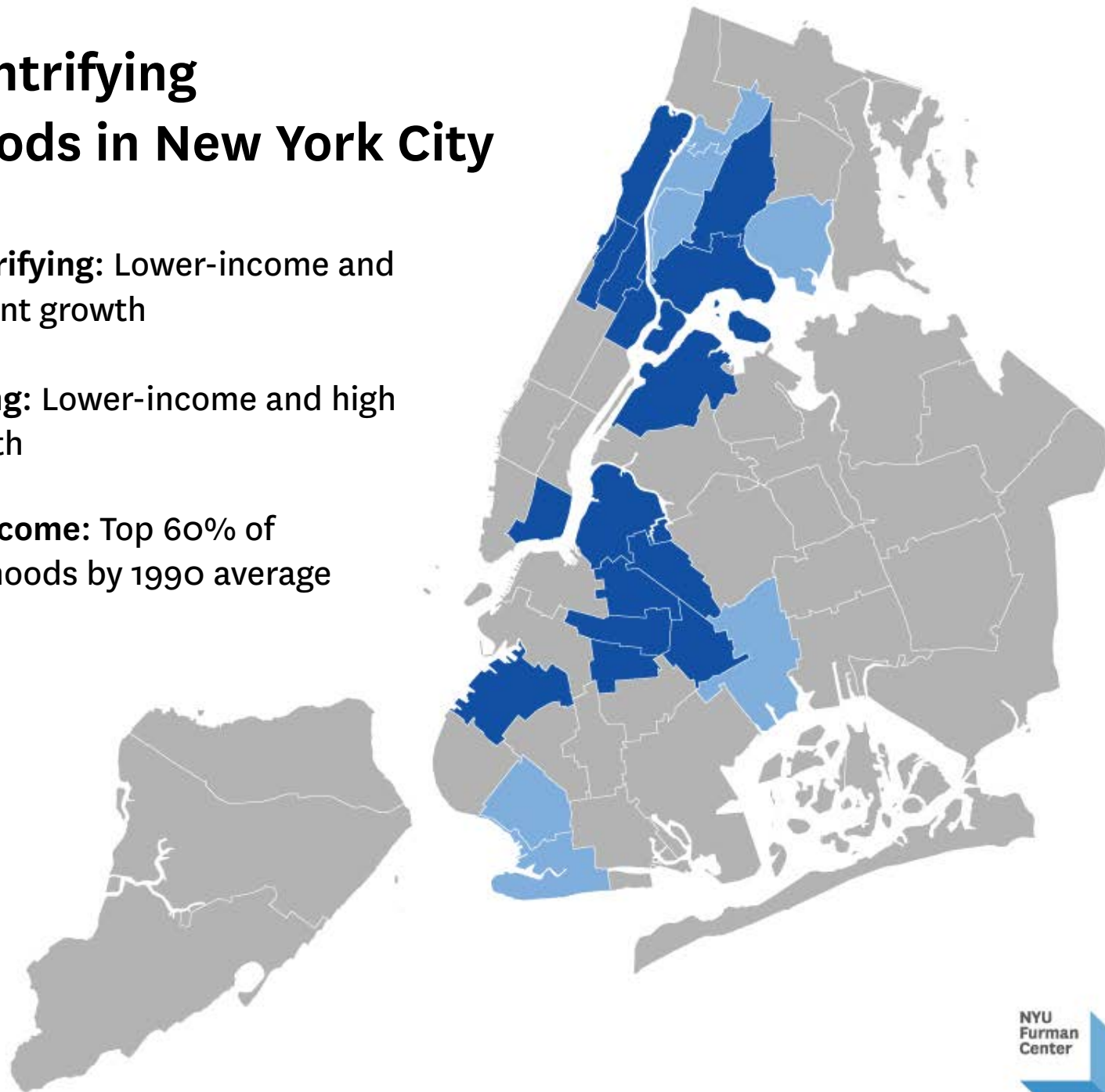


Source: NYU Furman Center

@FurmanCenterNYU

Defining Gentrifying Neighborhoods in New York City

-  **Non-gentrifying:** Lower-income and modest rent growth
-  **Gentrifying:** Lower-income and high rent growth
-  **Higher-income:** Top 60% of neighborhoods by 1990 average income



Source: NYU Furman Center

@FurmanCenterNYU

Rents in gentrifying neighborhoods grew by an average of 34% since 1990.

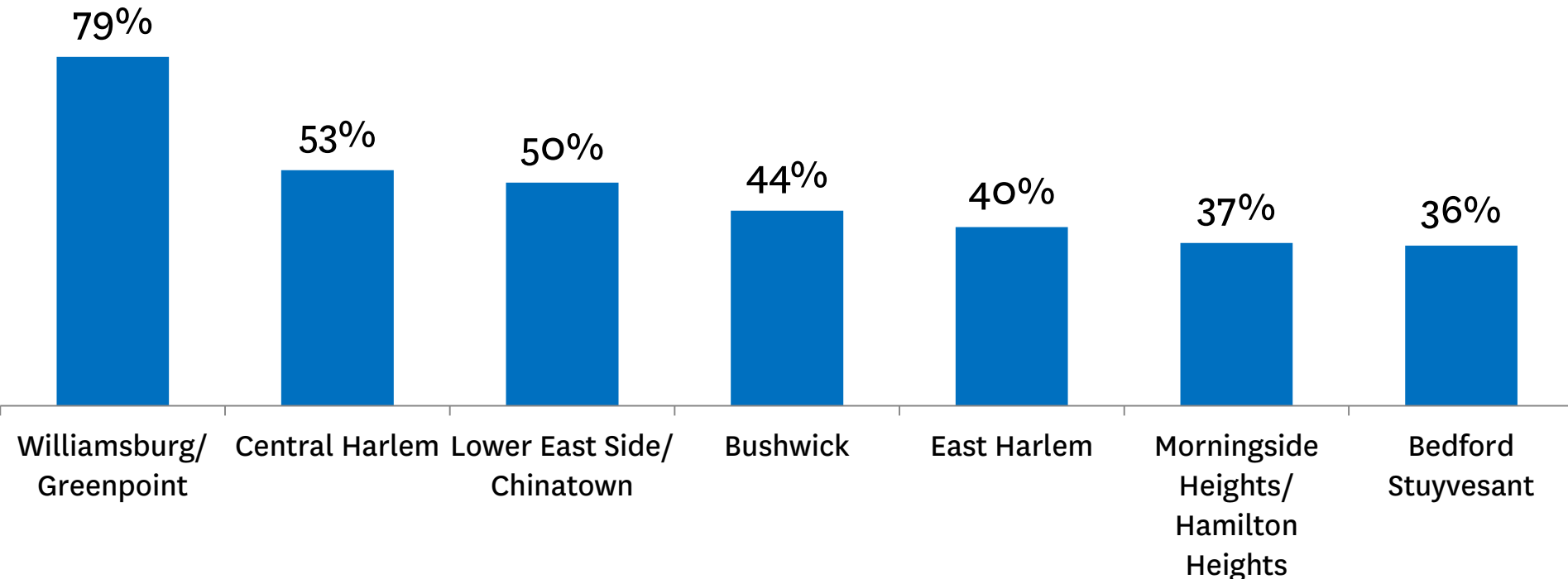
Average Percent Change in Mean Household Rent

	1990 to 2000	2000 to 2014	1990 to 2014
Citywide	2%	19%	21%
Gentrifying	3%	30%	34%
Non-Gentrifying	-3%	16%	13%
Higher-Income	2%	16%	18%

Sources: Neighborhood Change Database (1990, 2000), American Community Survey (2010-2014), NYU Furman Center

Some gentrifying neighborhoods saw even more dramatic increases in rent.

Percent Change in Average Rent, 1990 to 2014

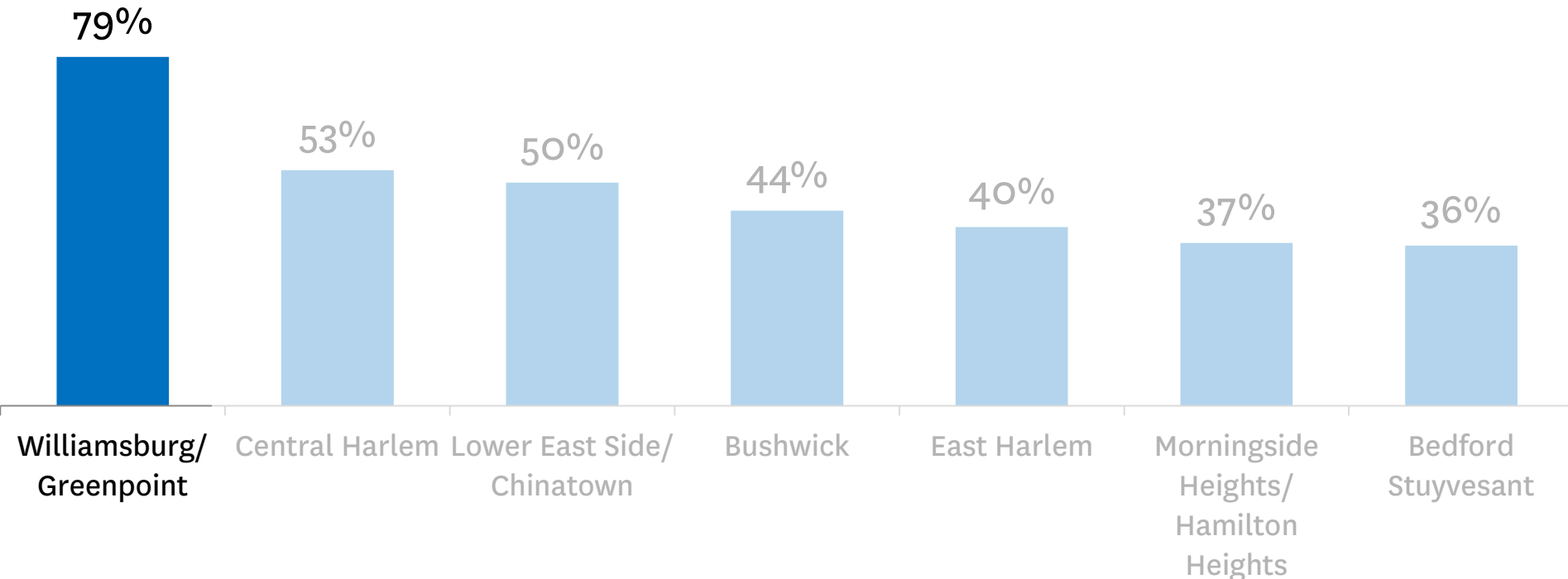


Sources: *Neighborhood Change Database (1990)*, *American Community Survey (2010-2014)*, *NYU Furman Center*

@FurmanCenterNYU

Some gentrifying neighborhoods saw even more dramatic increases in rent.

Percent Change in Average Rent, 1990 to 2014



Sources: Neighborhood Change Database (1990), American Community Survey (2010-2014), NYU Furman Center

@FurmanCenterNYU

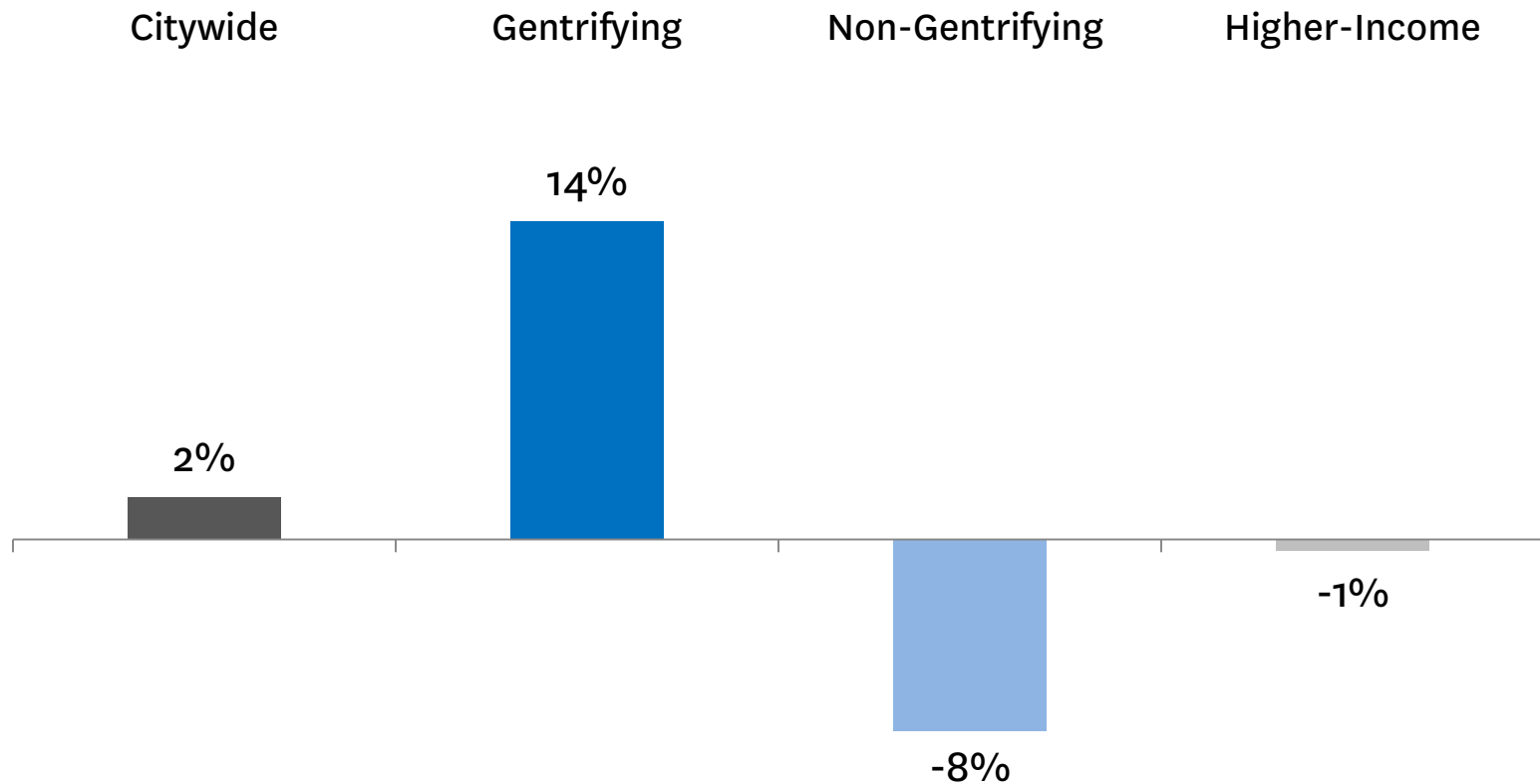
GENTRIFYING NEIGHBORHOODS:

Changes in Demographics



Between 1990 and 2014, average household income increased only in gentrifying neighborhoods.

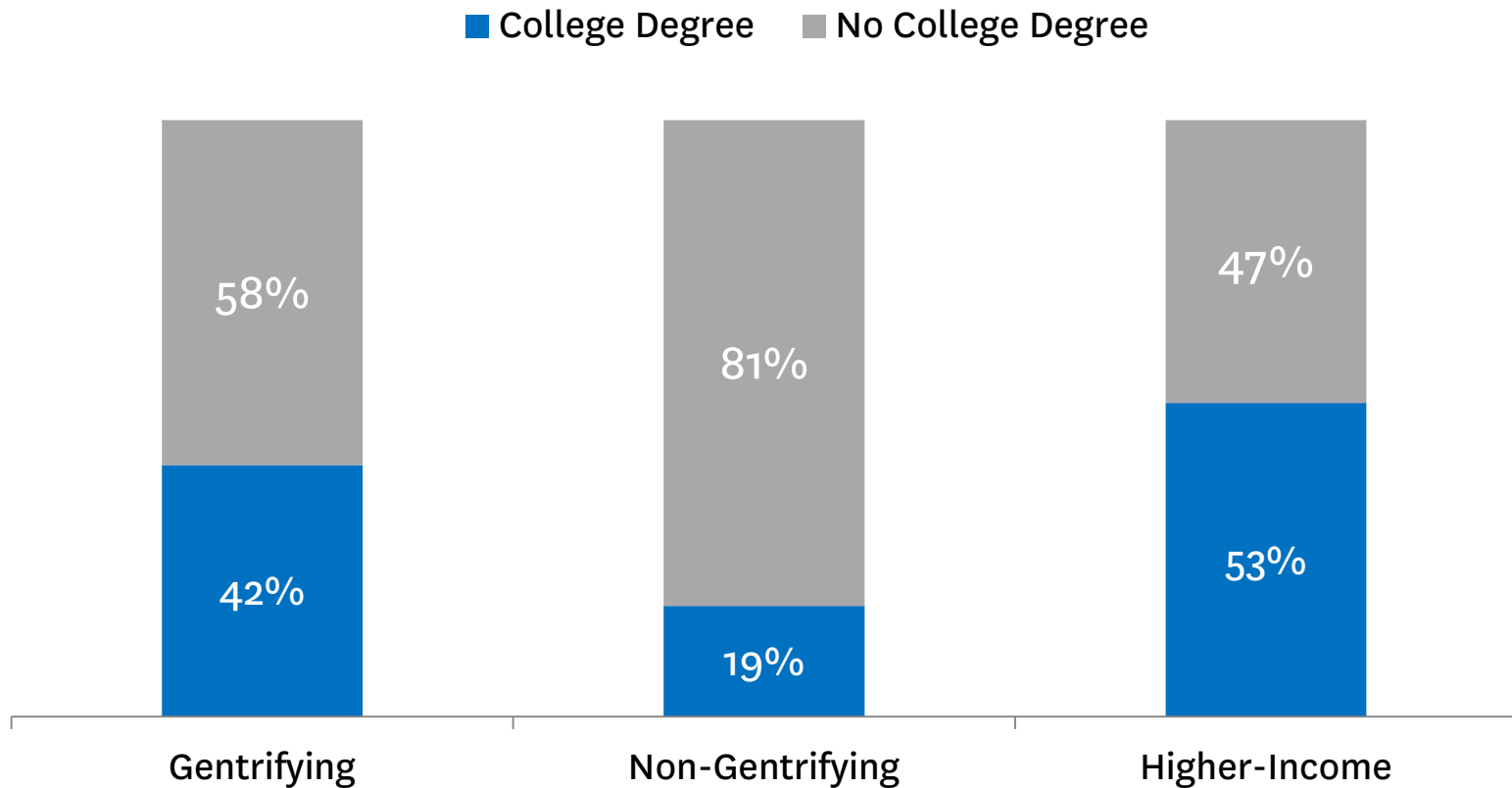
Percent Change in Average Household Income, 1990 to 2010-2014



Sources: Neighborhood Change Database (1990), American Community Survey (2010-2014), NYU Furman Center

The share of adults with a college degree in gentrifying neighborhoods was largely due to recent movers.

Educational Attainment Among Recent Movers Aged 25+, 2010-2014

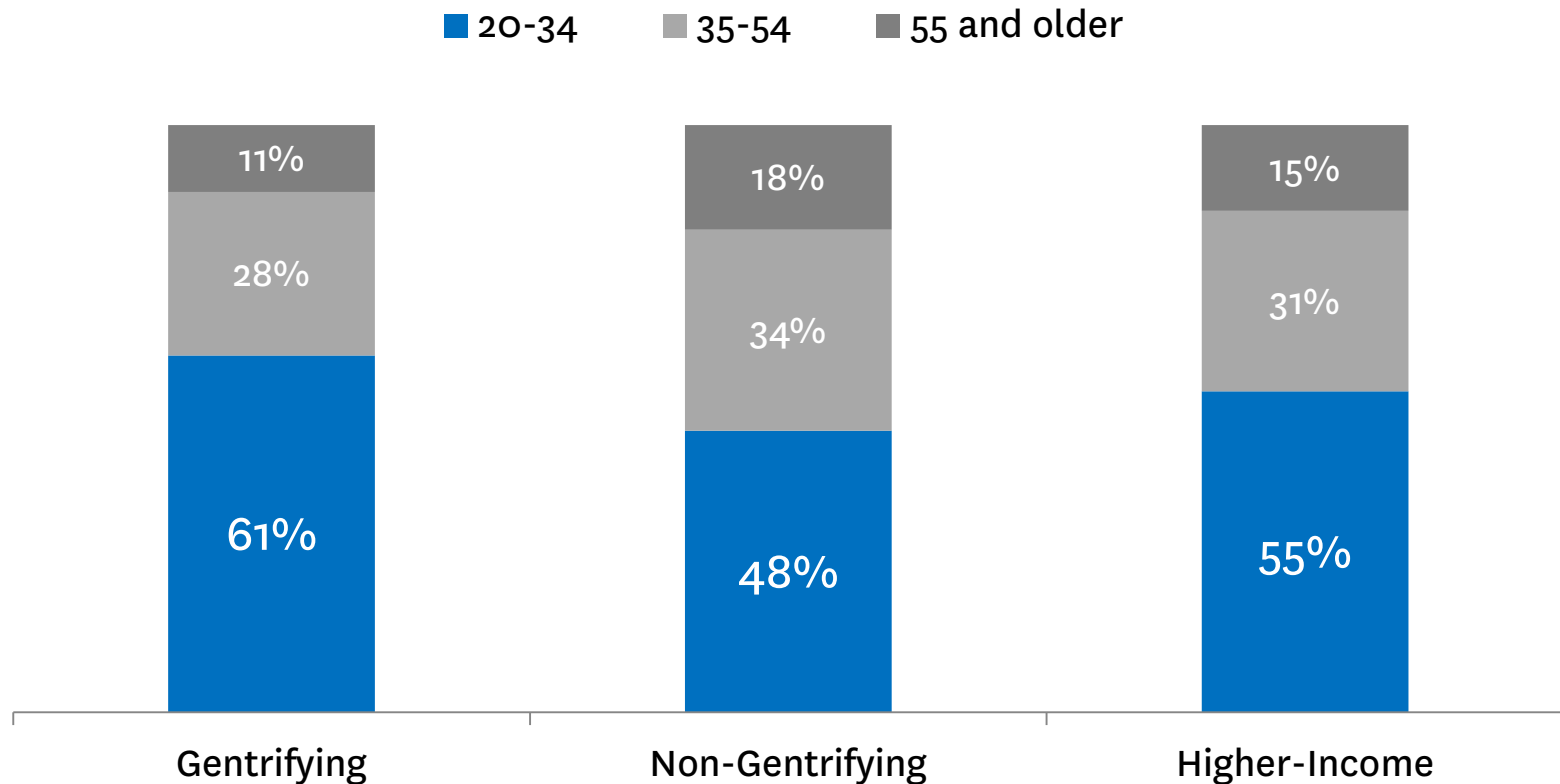


Sources: American Community Survey (2010-2014), NYU Furman Center

@FurmanCenterNYU

Gentrifying neighborhoods had a higher share of young-adult recent movers.

Age Composition of Recent Movers Age 20+, 2010-2014

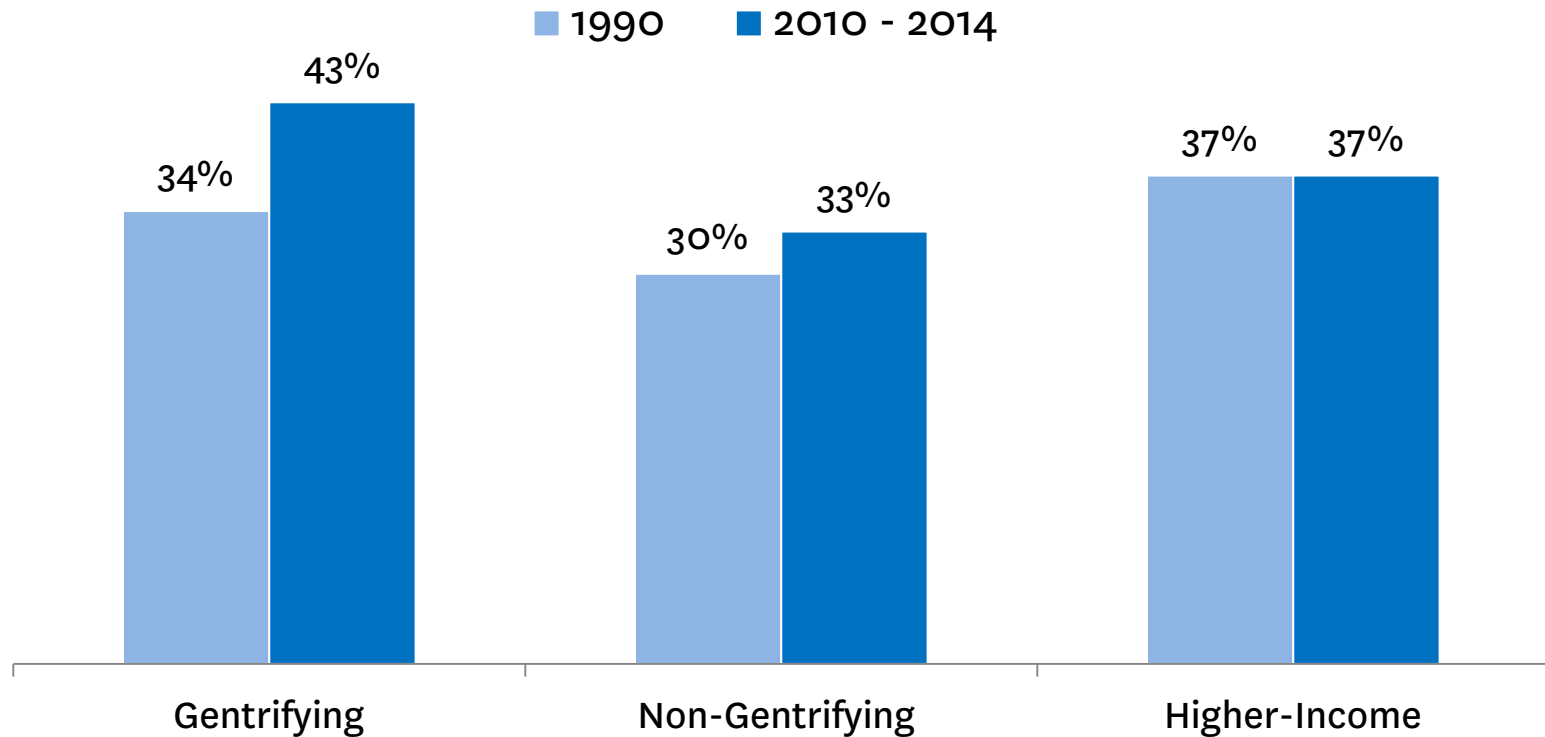


Sources: American Community Survey (2010-2014), NYU Furman Center

@FurmanCenterNYU

Gentrifying neighborhoods saw the largest increase in the share of single and unrelated-adult households.

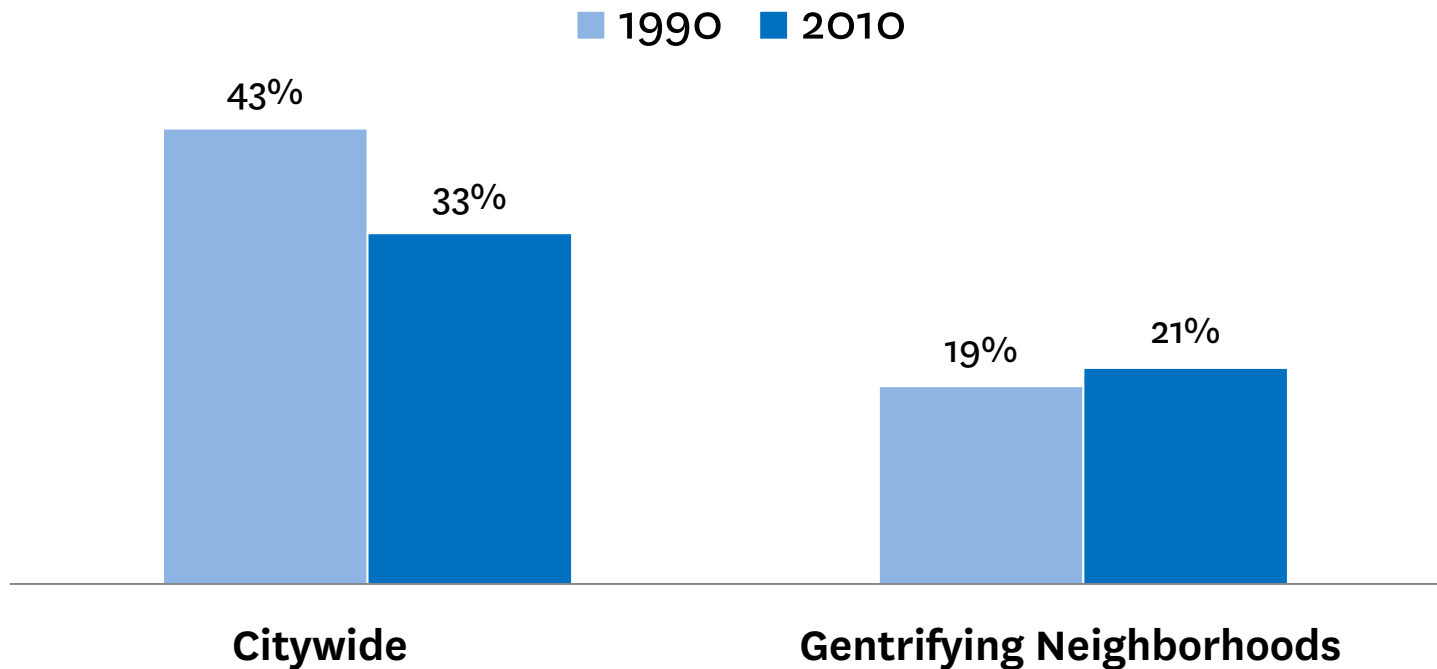
Share Non-Family Households



Sources: Neighborhood Change Database (1990), American Community Survey (2010-2014), NYU Furman Center

Gentrifying neighborhoods saw growth in white population share despite citywide decline.

Share Non-Hispanic White

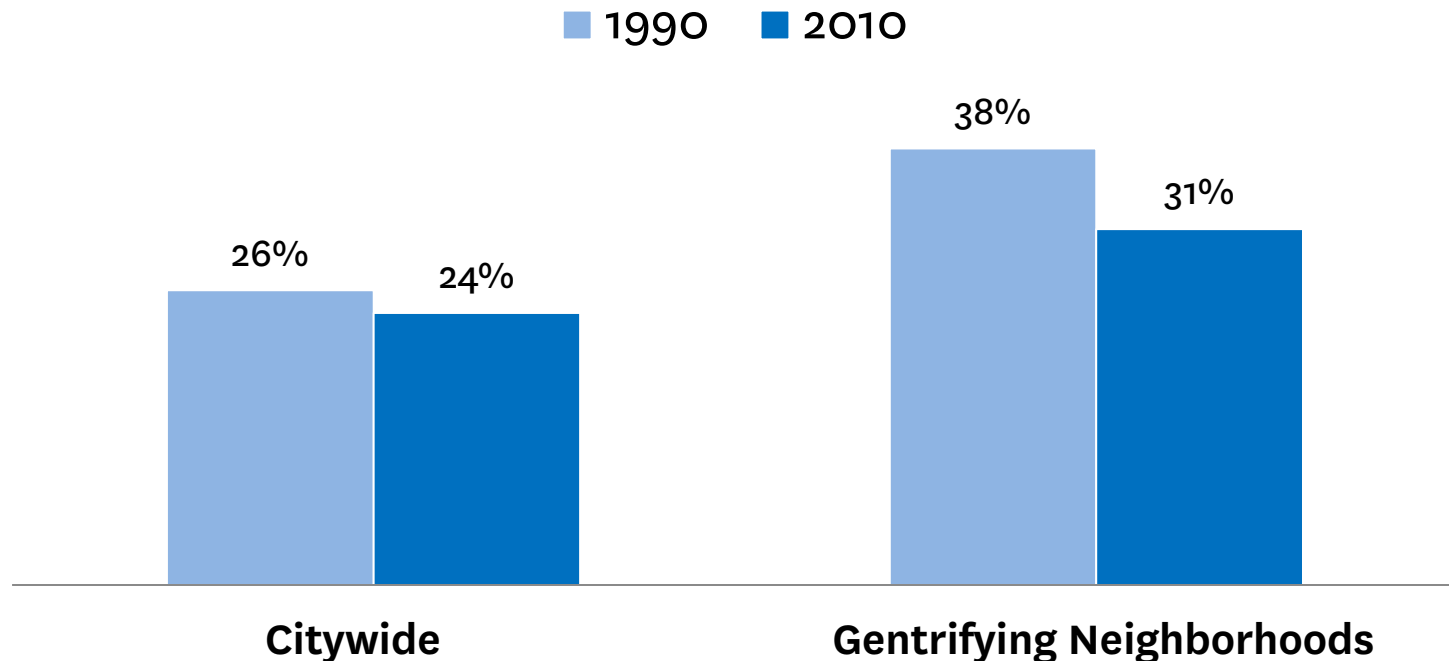


Sources: Neighborhood Change Database, NYU Furman Center

@FurmanCenterNYU

Gentrifying neighborhoods saw larger decline in black population share than the city as a whole.

Share Non-Hispanic Black



Sources: *Neighborhood Change Database*, NYU Furman Center

@FurmanCenterNYU

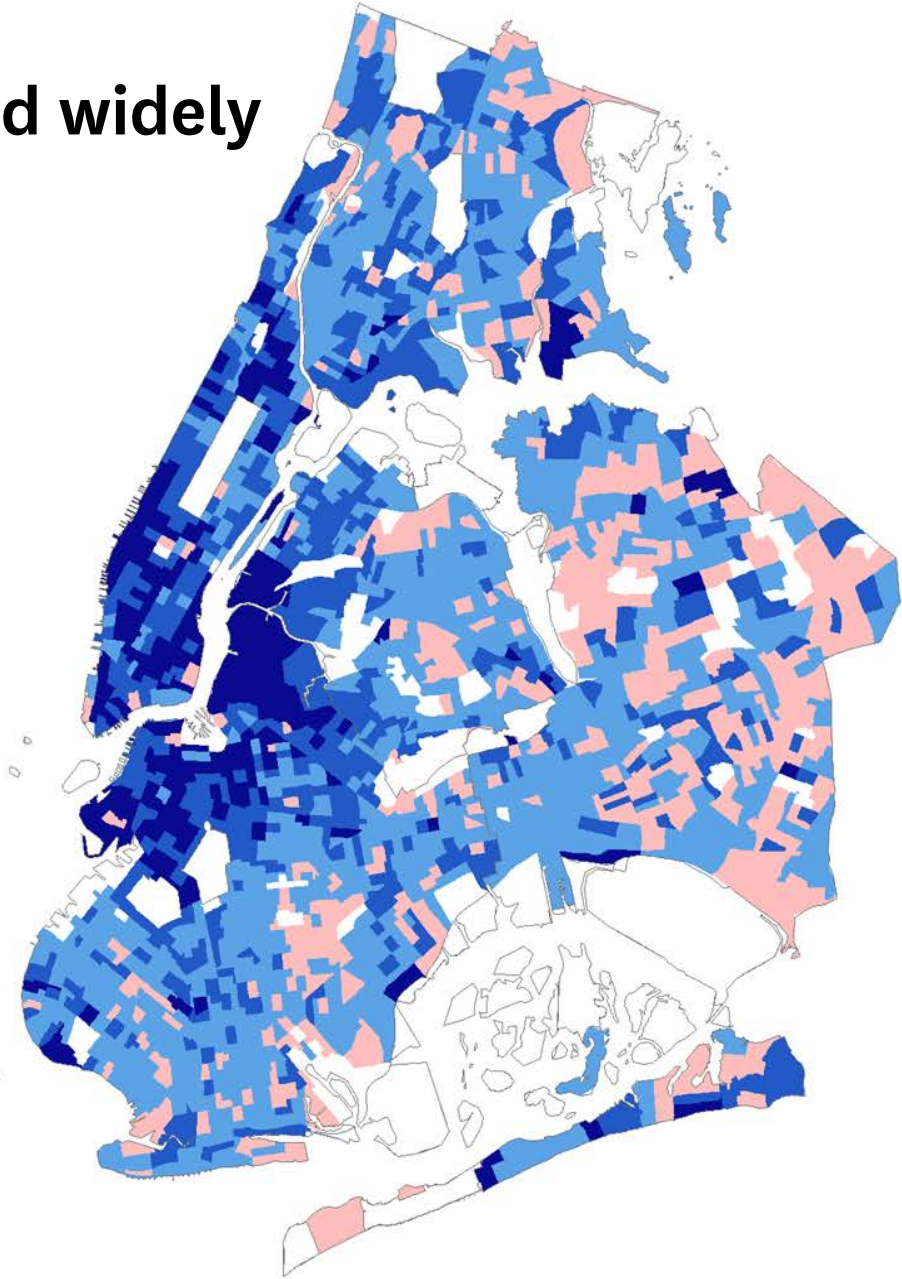
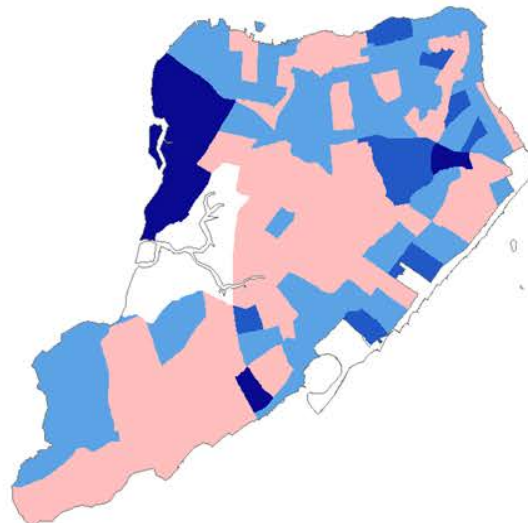
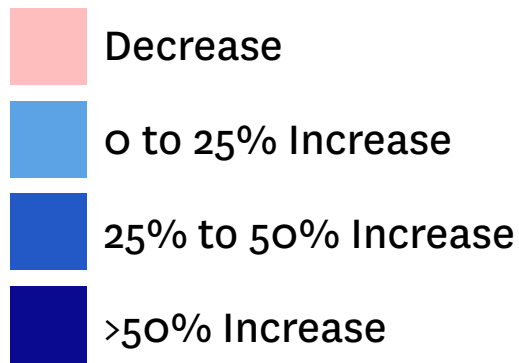
GENTRIFYING NEIGHBORHOODS:

Examining Gentrification at the Census Tract Level



Percent change in rent varied widely across census tracts.


Percent Change in Mean Household Rent by Census Tract, 1990 to 2010-14

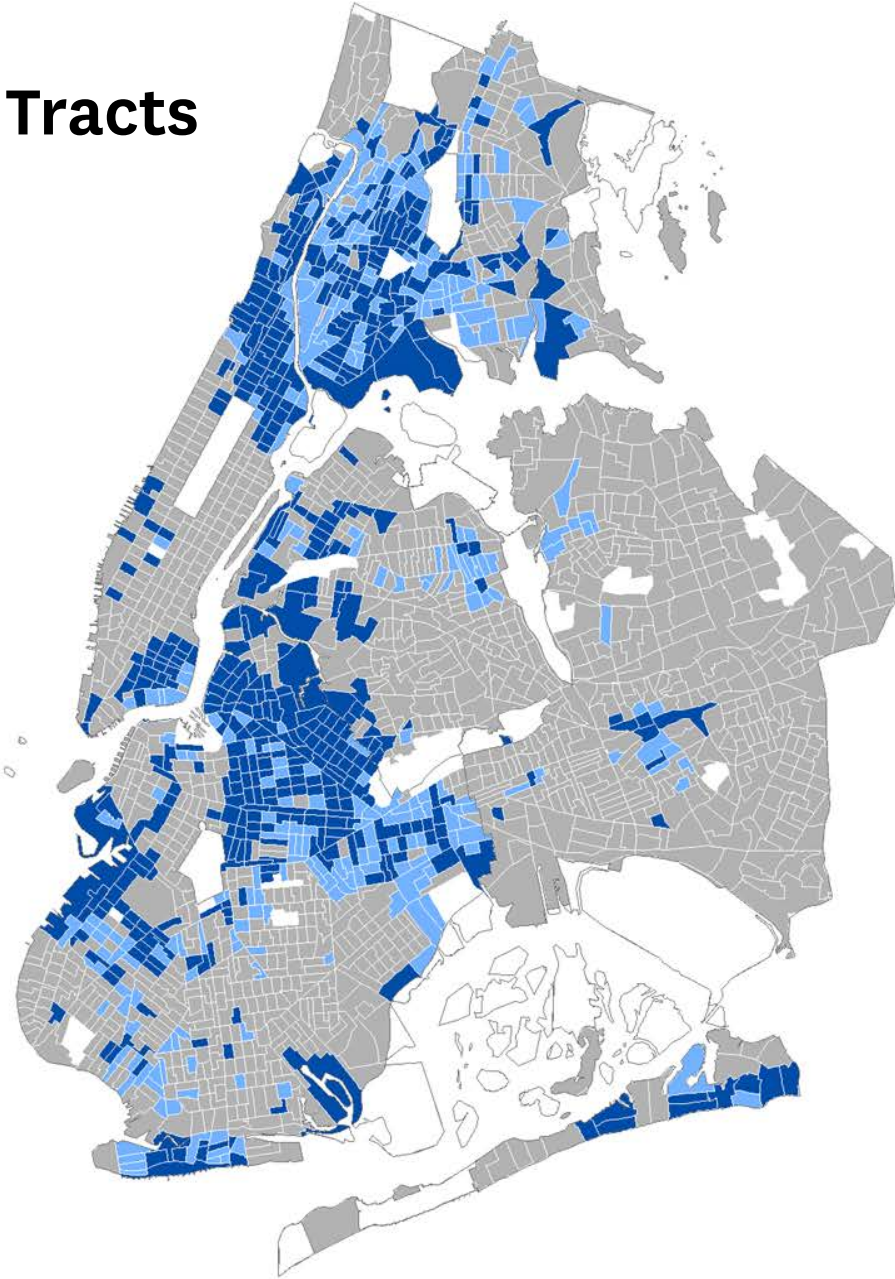
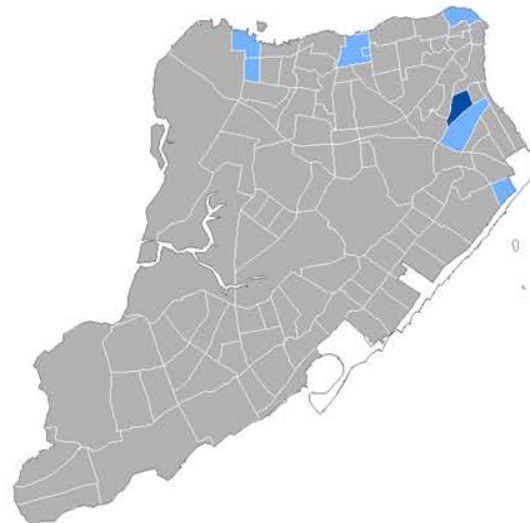


Defining Gentrifying Census Tracts in New York City

 **Non-gentrifying:** Lower-income and modest rent growth
(N=312)

 **Gentrifying:** Lower-income and high rent growth
(N=508)

 **Higher-income:** Top 60% of census tracts by 1990 average income
(N=1,319)

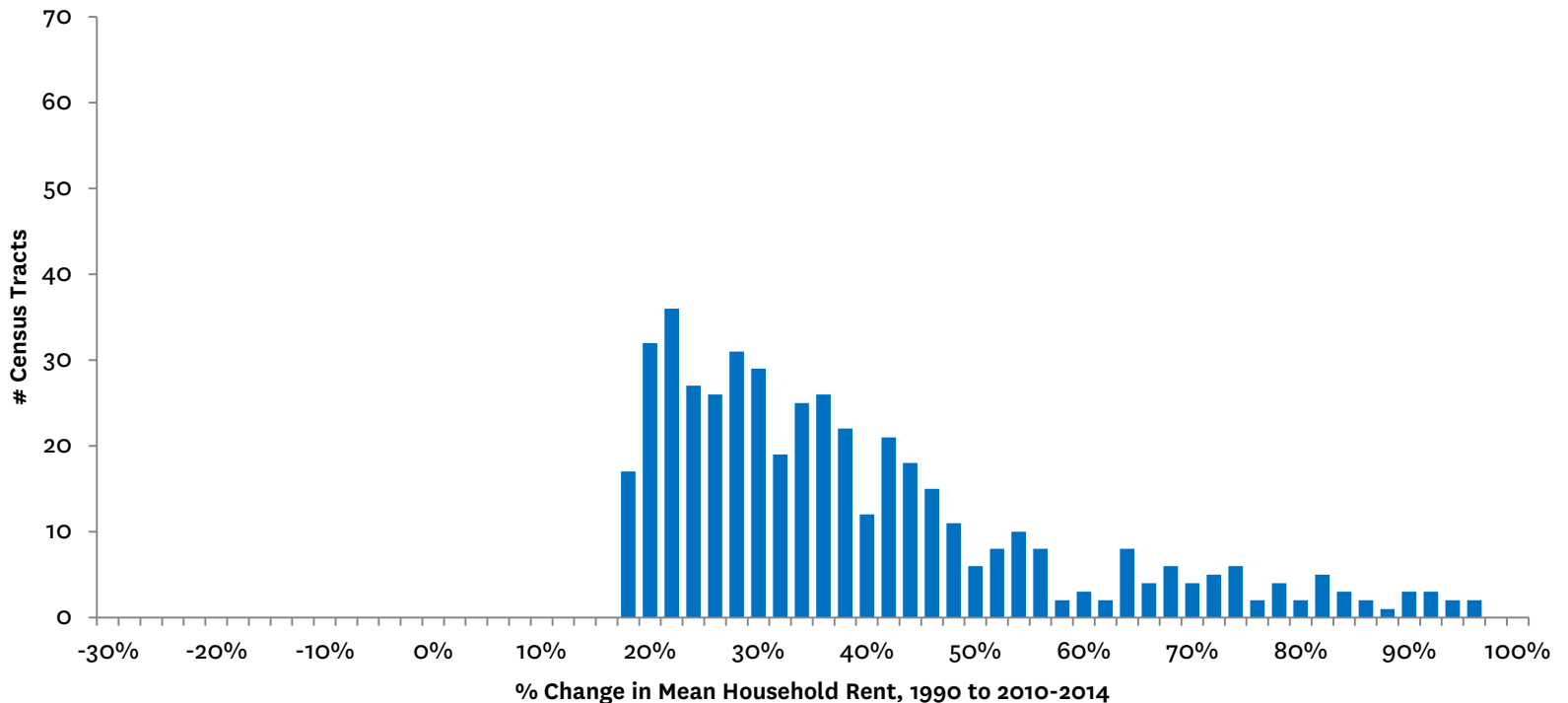


Source: NYU Furman Center

@FurmanCenterNYU

Many gentrifying census tracts experienced extremely large increases in rent between 1990 and 2010-2014.

Distribution of Percent Change in Mean Household Rent by Gentrifying Census Tract, 1990 to 2010-2014*

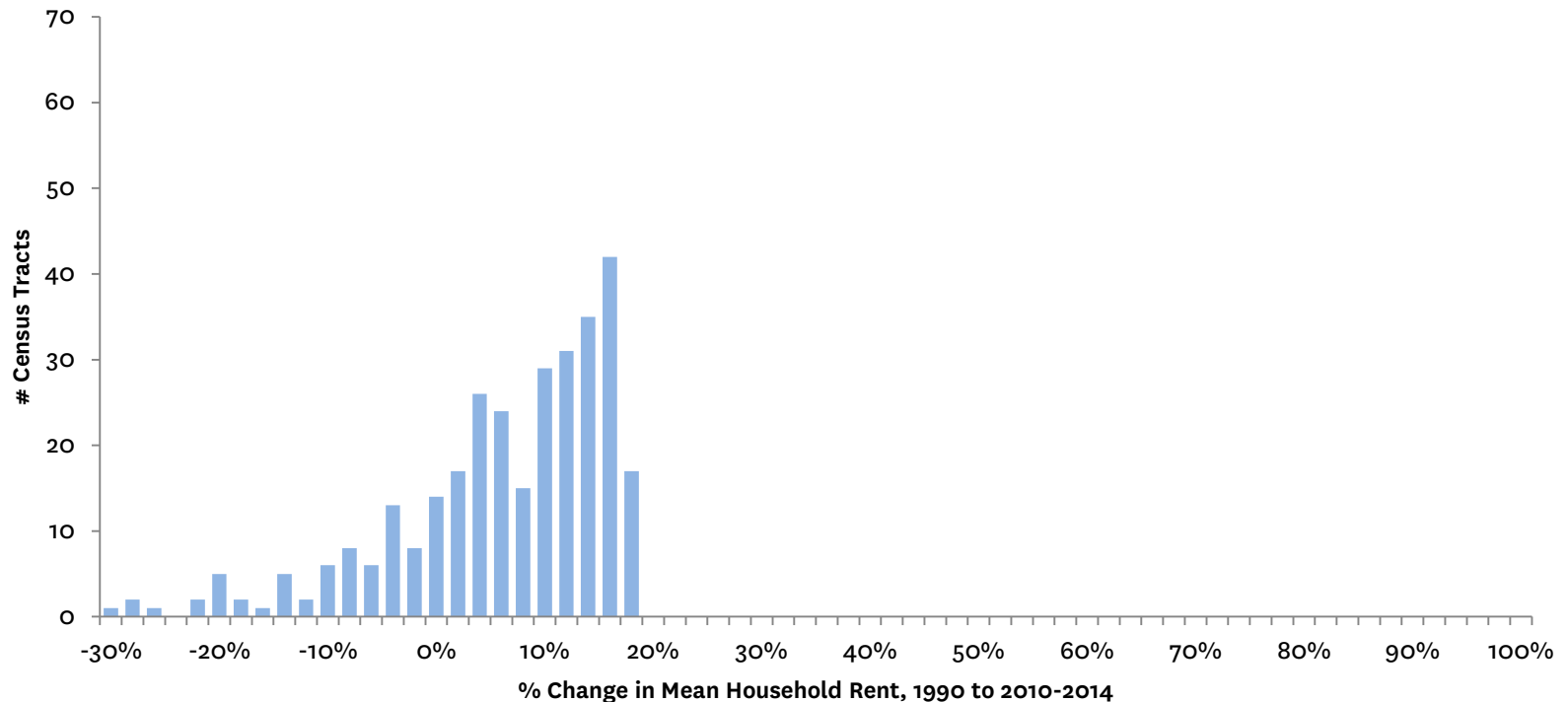


*Not shown: 28 census tracts had a percent change in mean household rent >100%

Sources: Neighborhood Change Database (1990), American Community Survey (2010-2014), NYU Furman Center

Non-gentrifying census tracts experienced rent growth too.

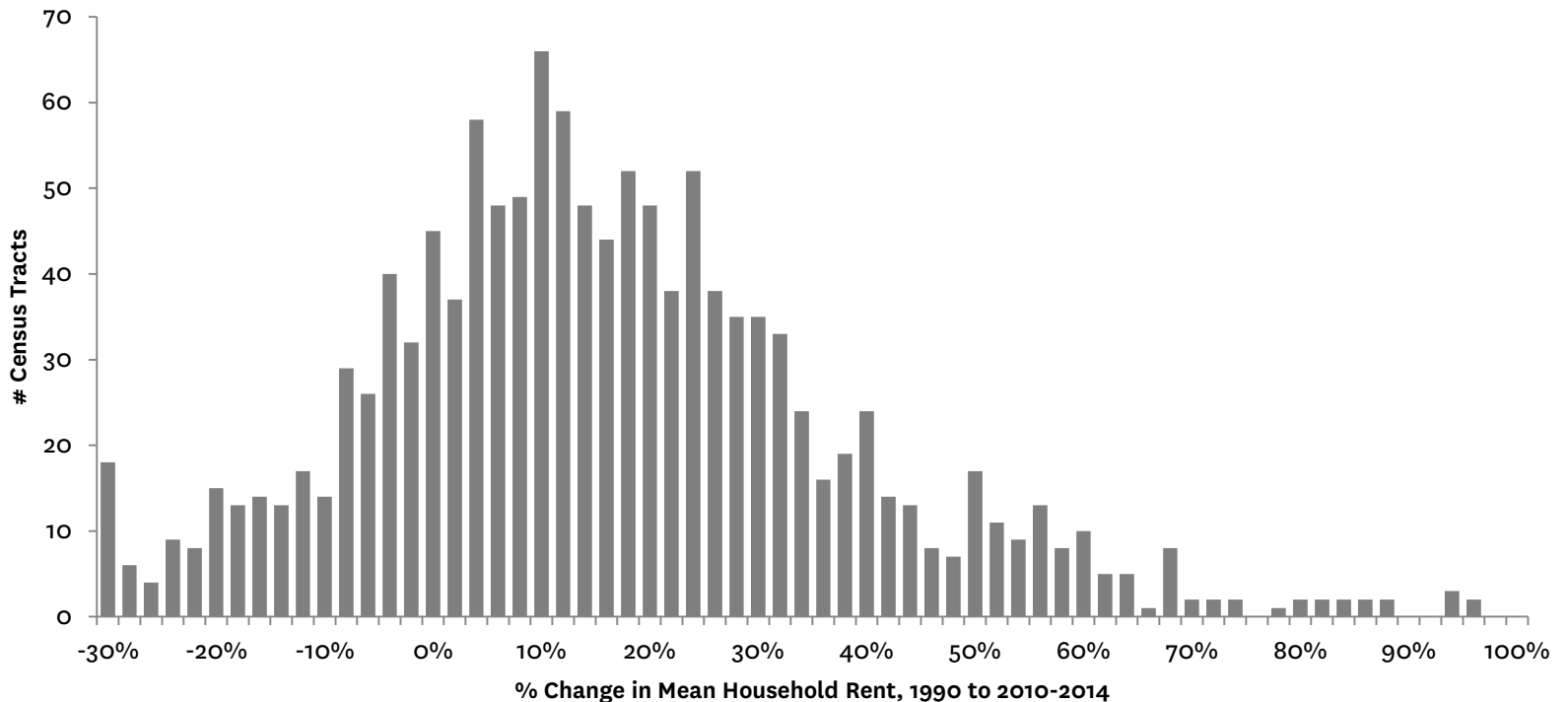
Distribution of Percent Change in Mean Household Rent by Non-Gentrifying Census Tract, 1990 to 2010-2014



Sources: Neighborhood Change Database (1990), American Community Survey (2010-2014), NYU Furman Center

Percent change in rent varied widely across higher-income census tracts.

Distribution of Percent Change in Mean Household Rent by Higher-Income Census Tract, 1990 to 2010-2014*



*Not shown: 8 census tracts had a percent change in mean household rent >100%

Sources: *Neighborhood Change Database (1990)*, *American Community Survey (2010-2014)*, *NYU Furman Center*

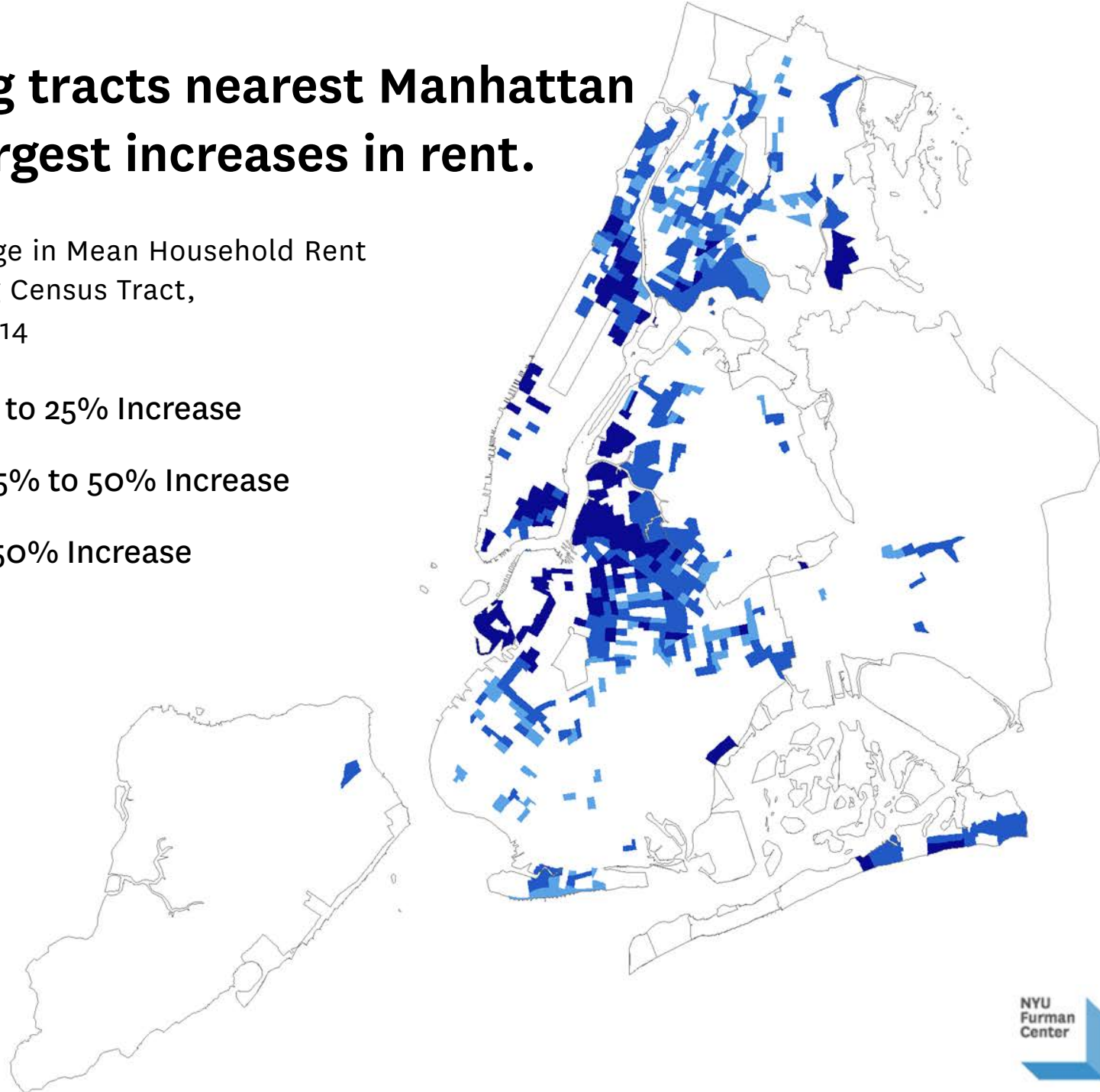
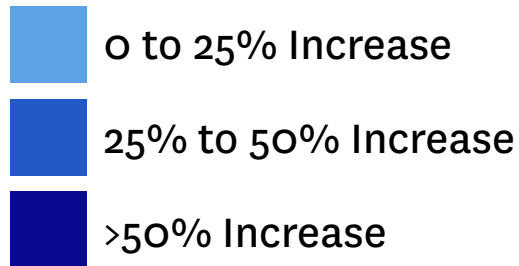
GENTRIFYING NEIGHBORHOODS:

Predictors of Gentrification



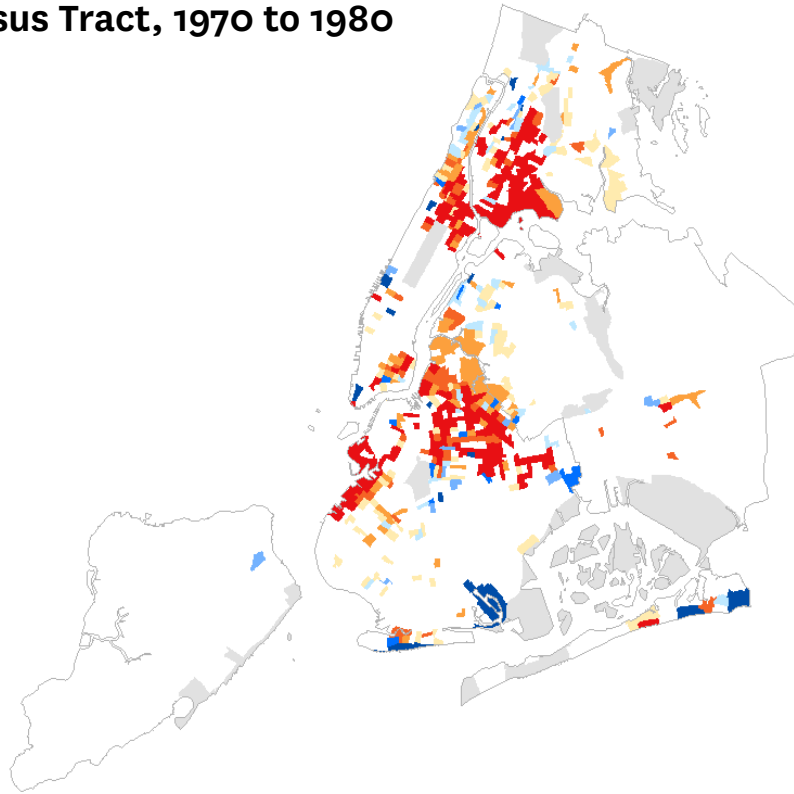
Gentrifying tracts nearest Manhattan saw the largest increases in rent.

Percent Change in Mean Household Rent
by Gentrifying Census Tract,
1990 to 2010-14

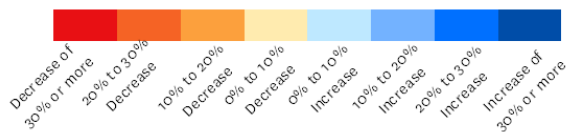
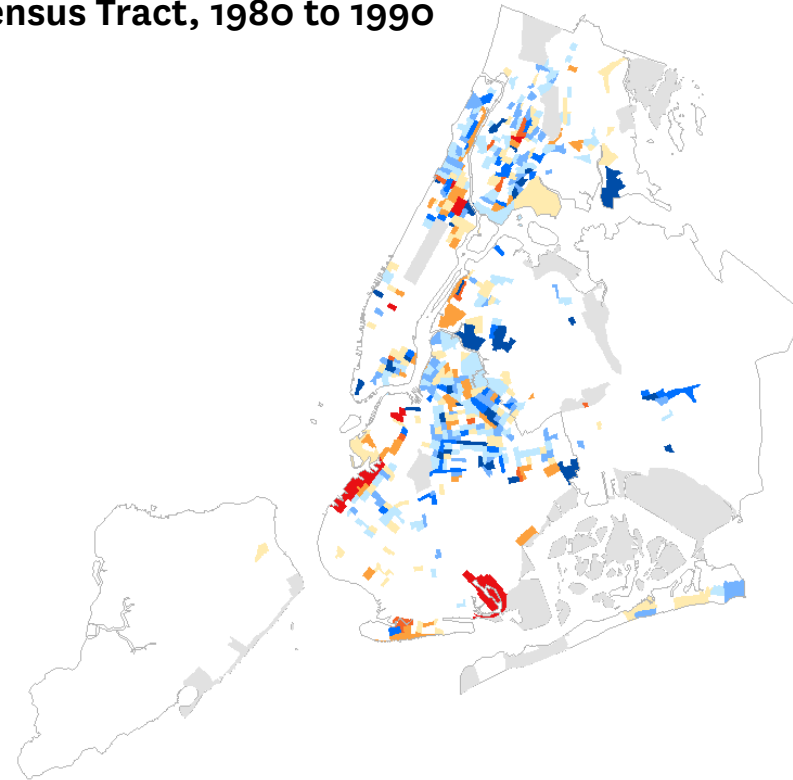


Gentrifying census tracts were the tracts with the largest population losses in the 1970s and 1980s.

Population Change by Gentrifying Census Tract, 1970 to 1980



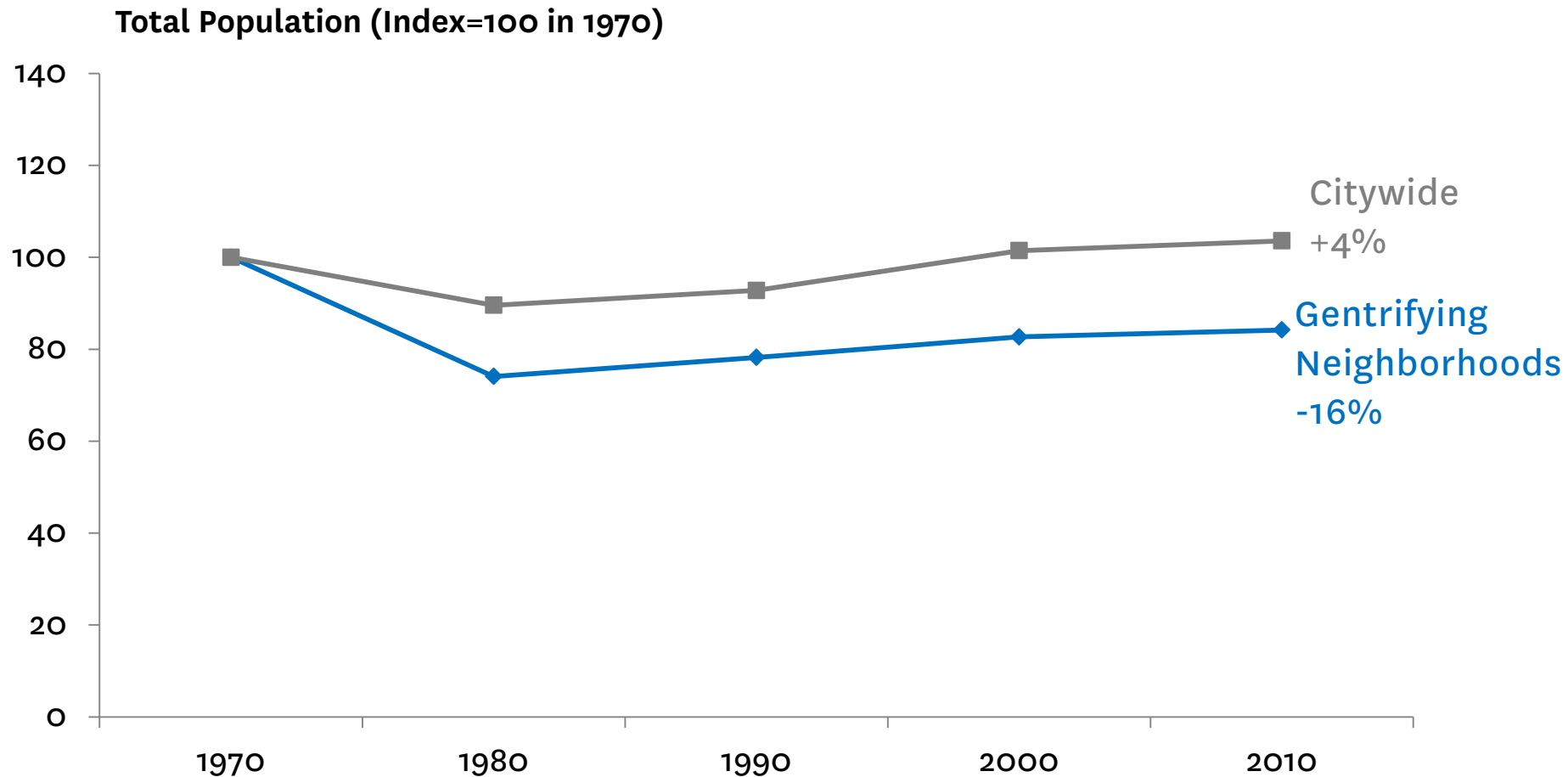
Population Change by Gentrifying Census Tract, 1980 to 1990



Sources: Neighborhood Change Database, NYU Furman Center

@FurmanCenterNYU

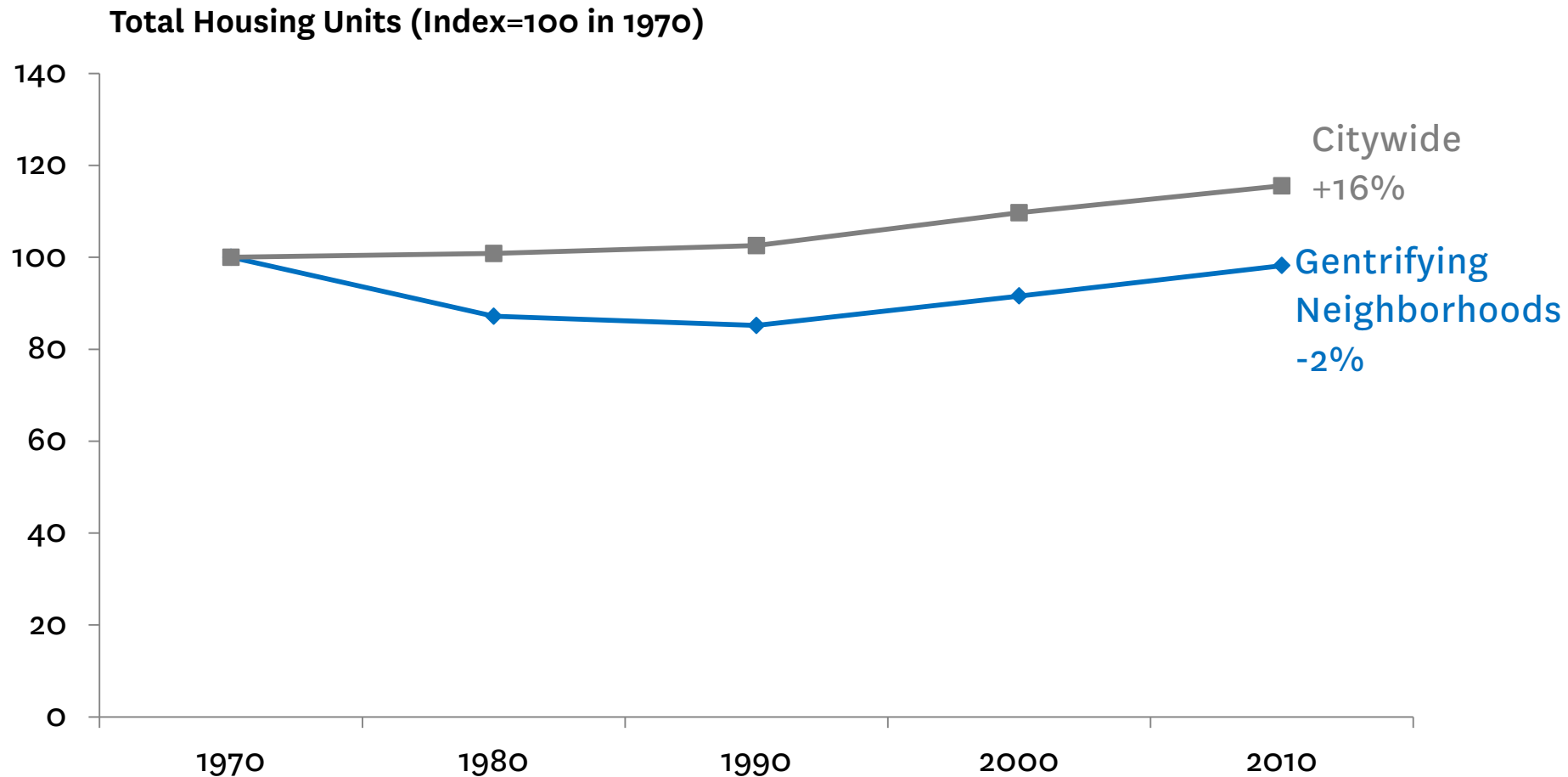
Gentrifying neighborhoods have not regained the population lost in the 1970s.



Sources: Neighborhood Change Database, NYU Furman Center

@FurmanCenterNYU

Gentrifying neighborhoods have not gained back the housing units lost in the 1970s.



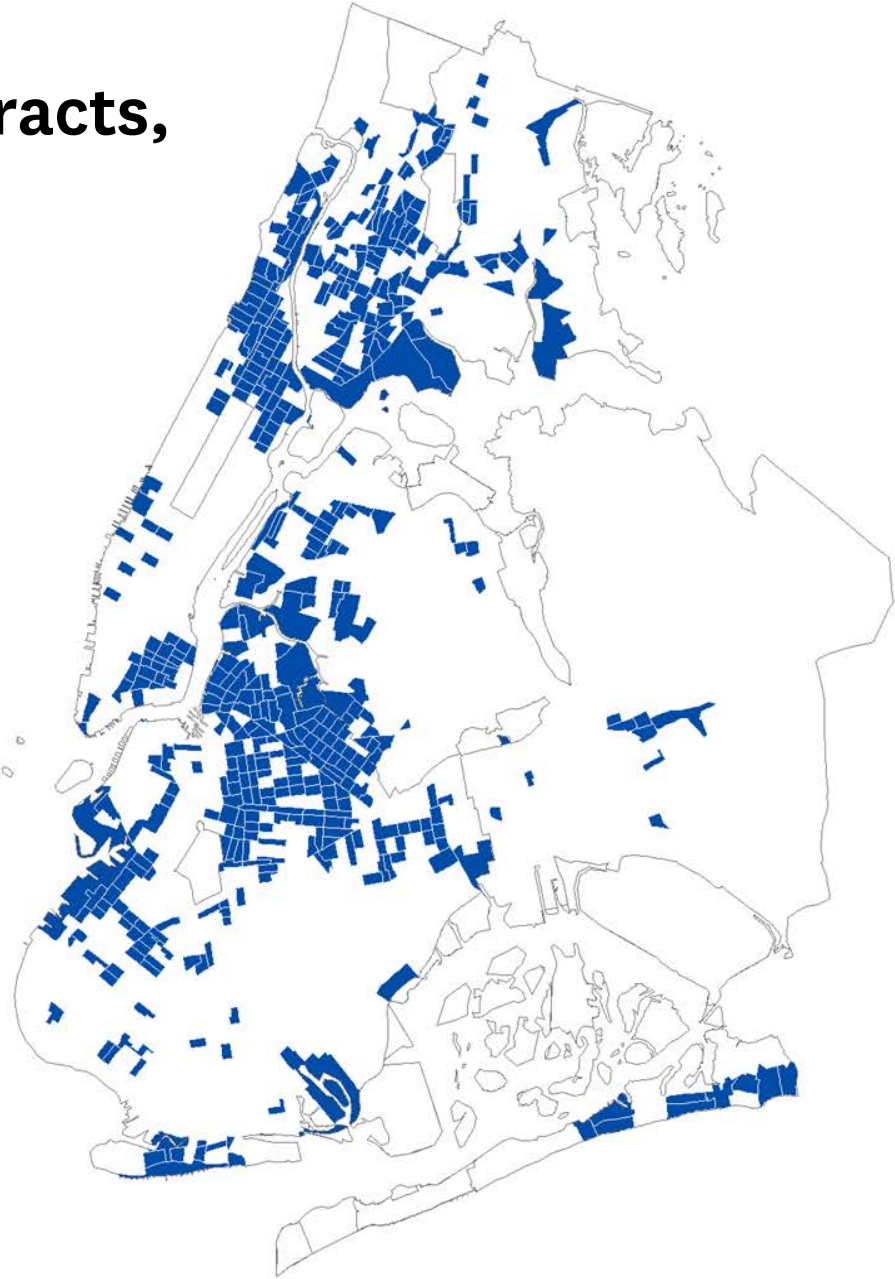
Sources: Neighborhood Change Database, NYU Furman Center

@FurmanCenterNYU

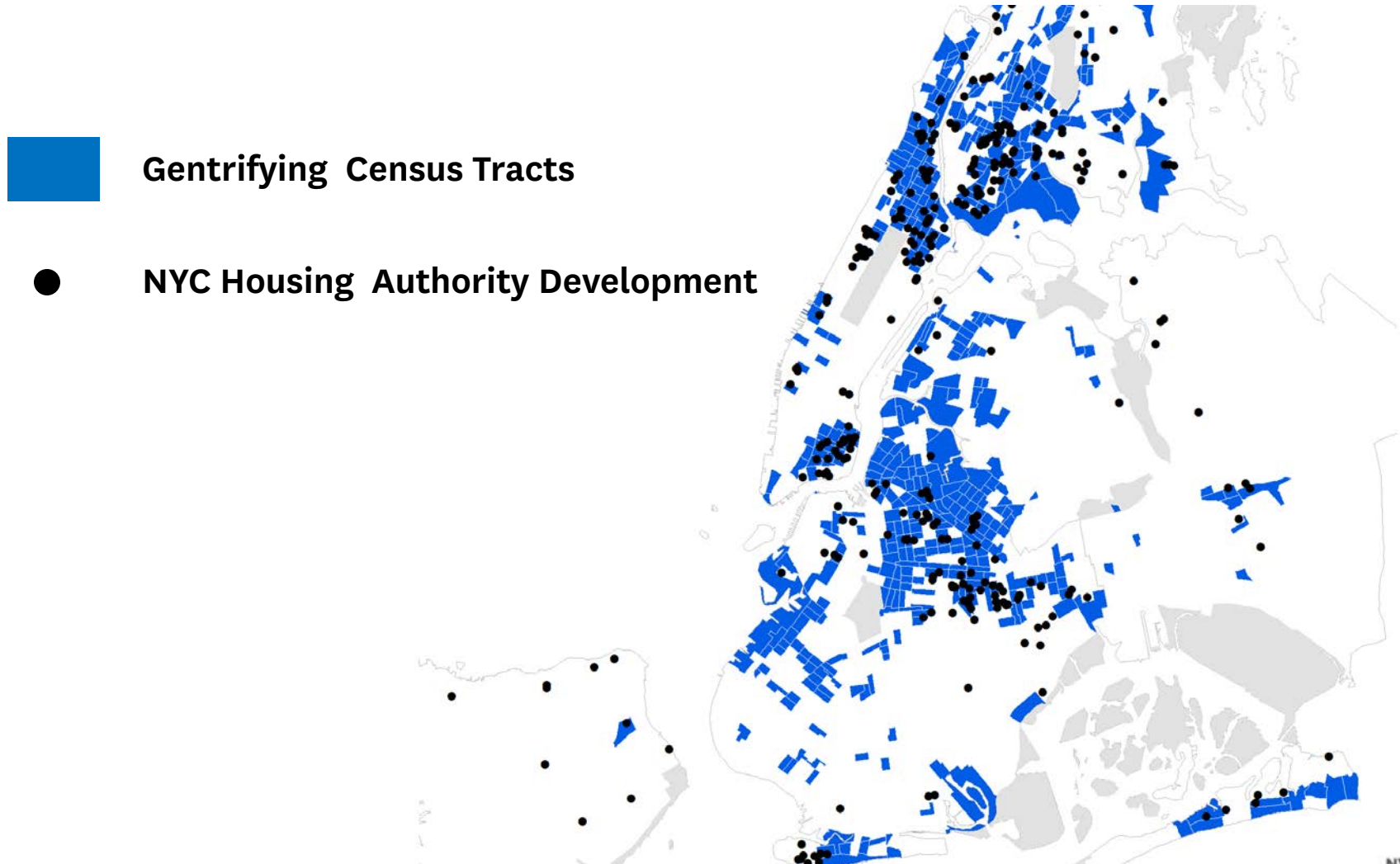


Of the initially low-income tracts, gentrifying tracts were:

- More likely to experience population loss between 1970 and 1990
- Closer to core Manhattan (and public transportation) and to higher-income tracts
- Somewhat more likely to have had lower average household incomes in 1990
- Somewhat more likely to have had higher poverty rates in 1990



Many of New York City's public housing developments are in or near gentrifying census tracts.



Sources: NYC Housing Authority, NYU Furman Center

@FurmanCenterNYU

Public housing and privately-owned subsidized housing make up a significant share of housing units in gentrifying neighborhoods.

Share of housing units by neighborhood type (sub-borough definition), 2012

	Public Housing	Privately-Owned Subsidized Buildings
Gentrifying	12%	26% - 28%
Non-Gentrifying	6%	24% - 27%
Higher-Income	2%	8% - 9%

Sources: New York City Department of Finance Final Tax Roll File, New York City Housing Authority, NYU Furman Center

Public housing and privately-owned subsidized housing make up a significant share of housing units in gentrifying neighborhoods.

Share of housing units by neighborhood type (sub-borough definition), 2012

	Public Housing	Privately-Owned Subsidized Buildings
Gentrifying	12%	26% - 28%
Non-Gentrifying	6%	24% - 27%
Higher-Income	2%	8% - 9%

Sources: New York City Department of Finance Final Tax Roll File, New York City Housing Authority, NYU Furman Center

INDICATORS OF NEIGHBORHOOD CHANGE:

Measuring Gentrification in New York City

Presentation to the Community Indicators Consortium 2016 Impact Summit
September 26, 2016

Stephanie Rosoff, Data Manager, NYU Furman Center

