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BY THE NUMBERS: Gentrification

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Advancing research and debate
on housing, neighborhoods,
and urban policy

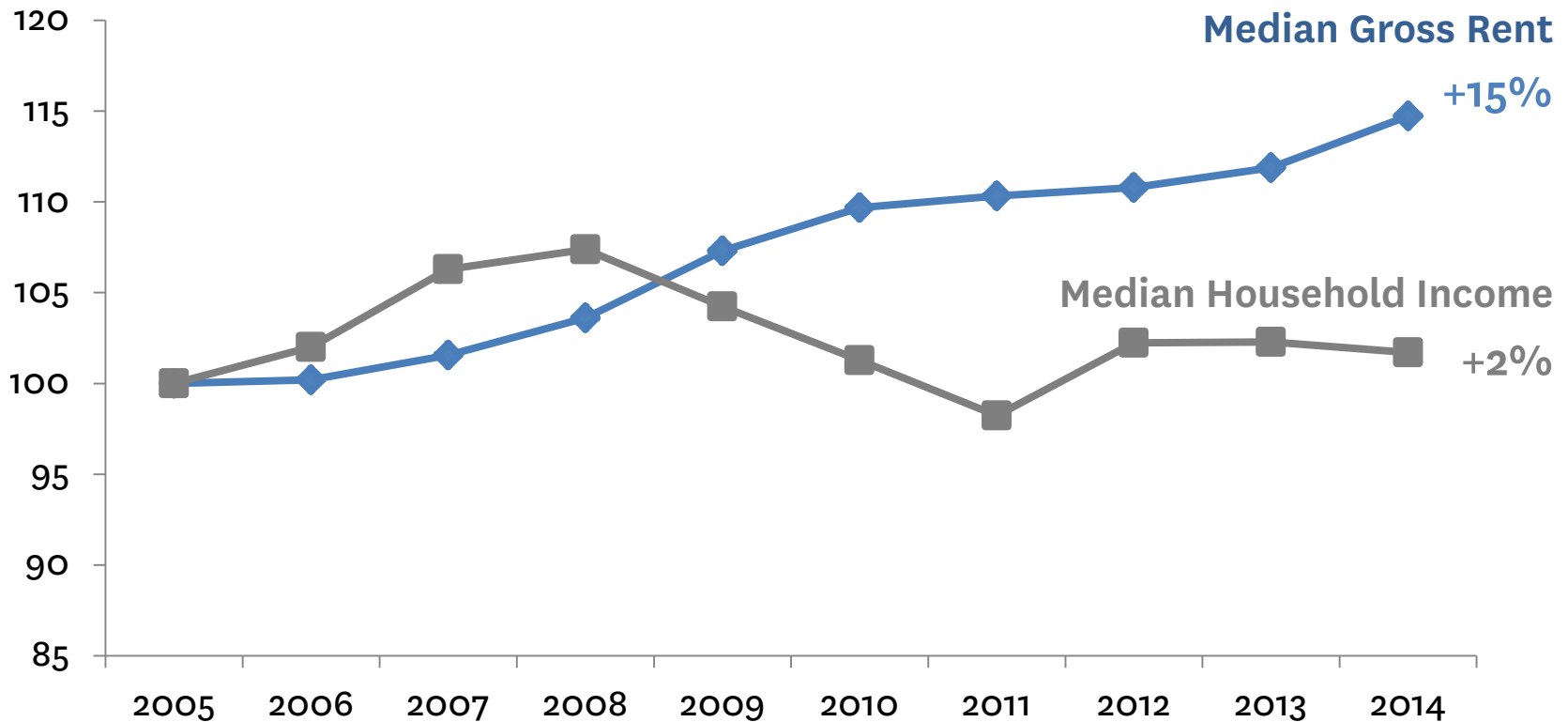
School of Law
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State of New York City's Housing and Neighborhoods in 2015



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

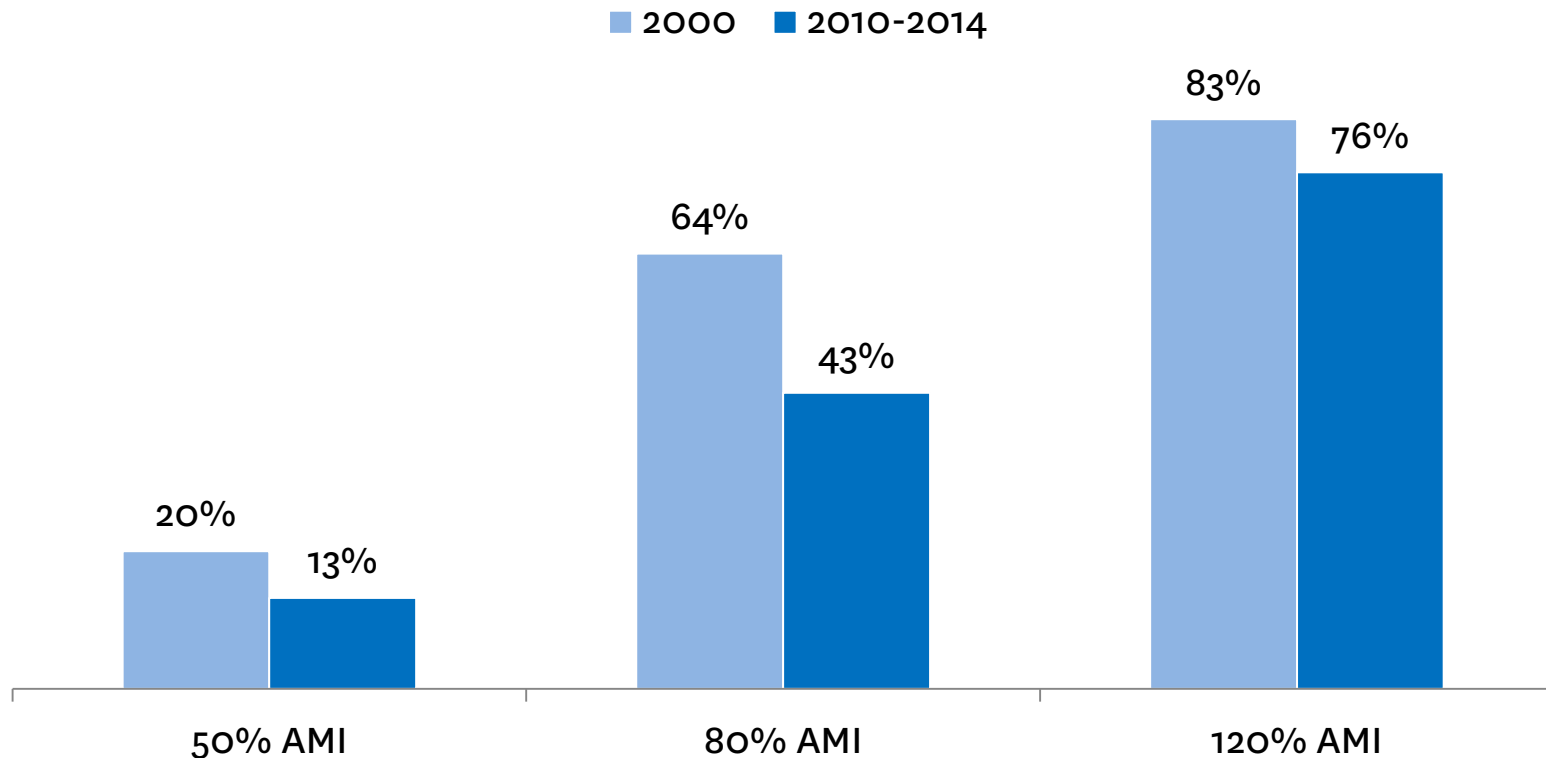


Sources: American Community Survey, NYU Furman Center



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

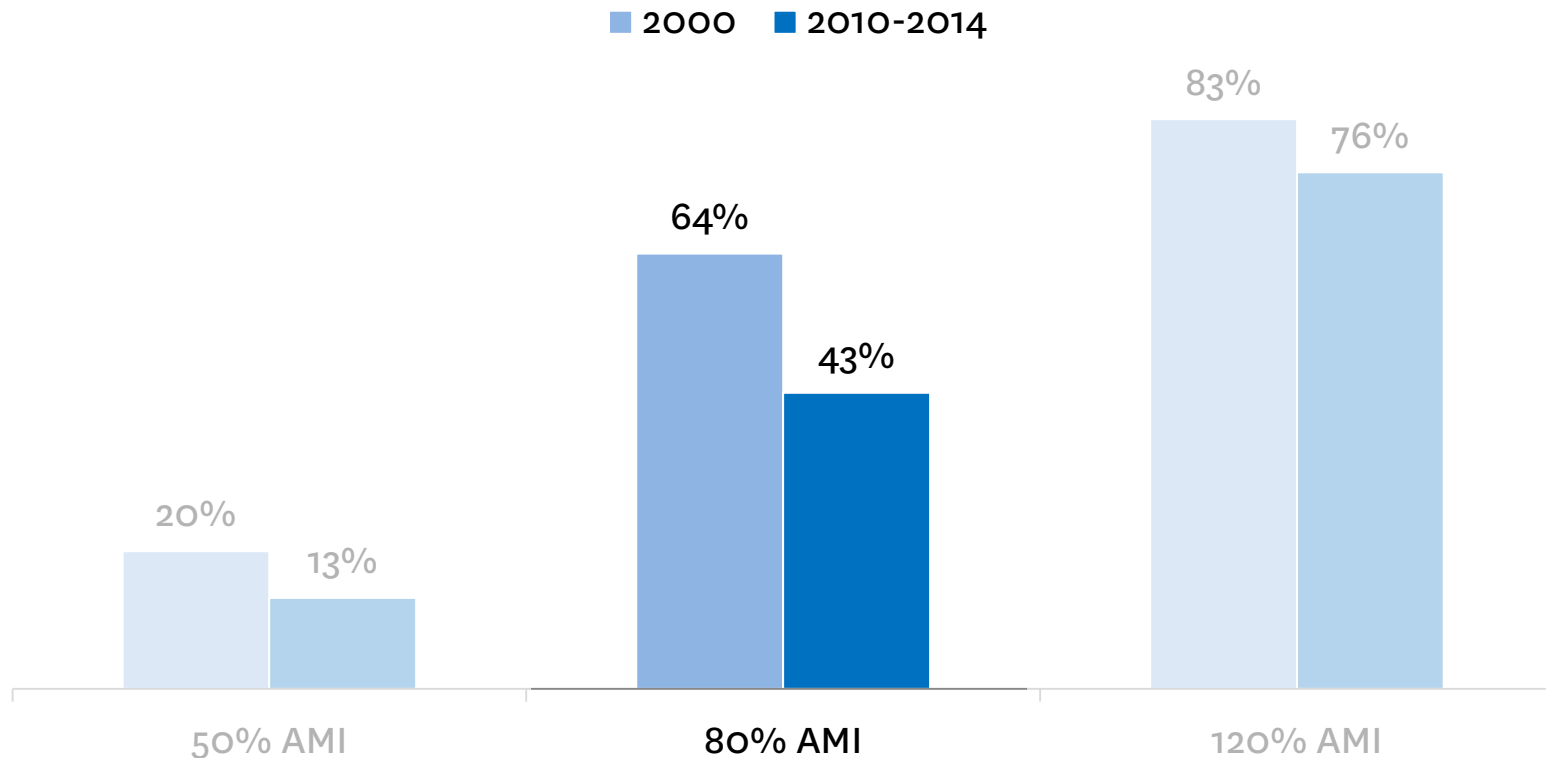
Recently Available Rental Units Affordable to Appropriately-Sized Households, New York City



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

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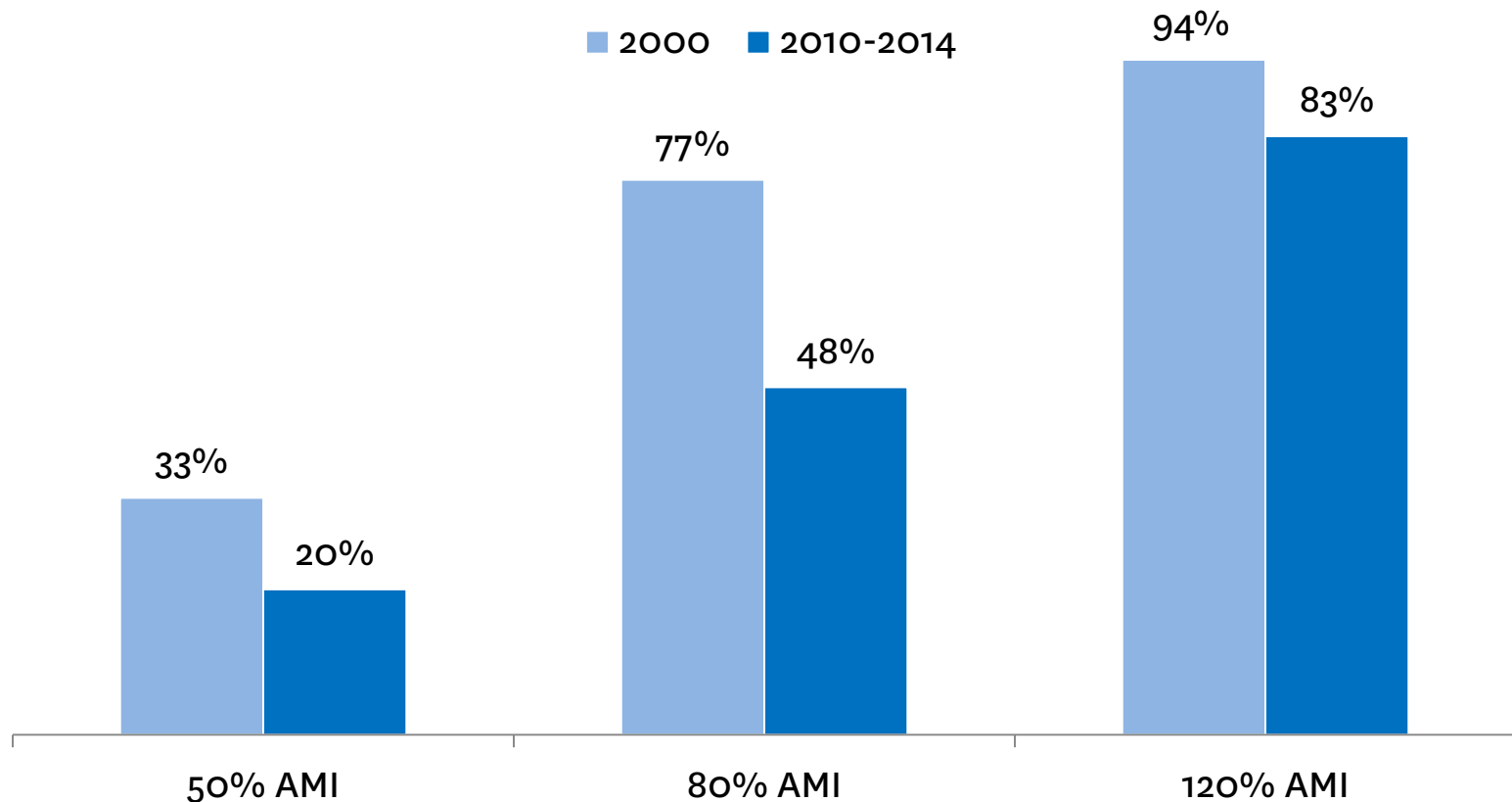
Recently Available Rental Units Affordable to Appropriately-Sized Households, New York City



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

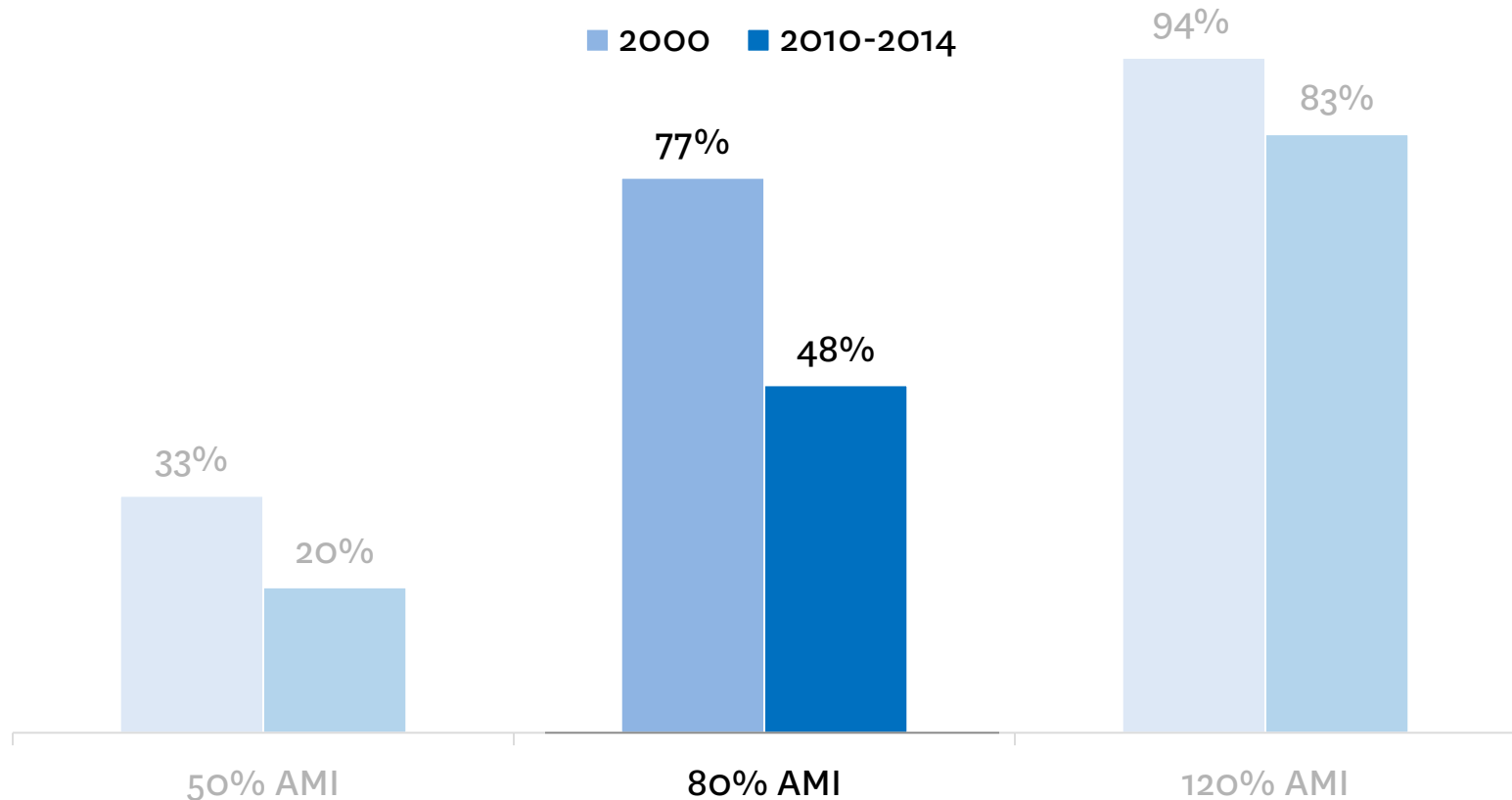
Recently Available Rental Units Affordable to Appropriately-Sized Households, Gentrifying Neighborhoods



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



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Defining Gentrifying Neighborhoods in New York City

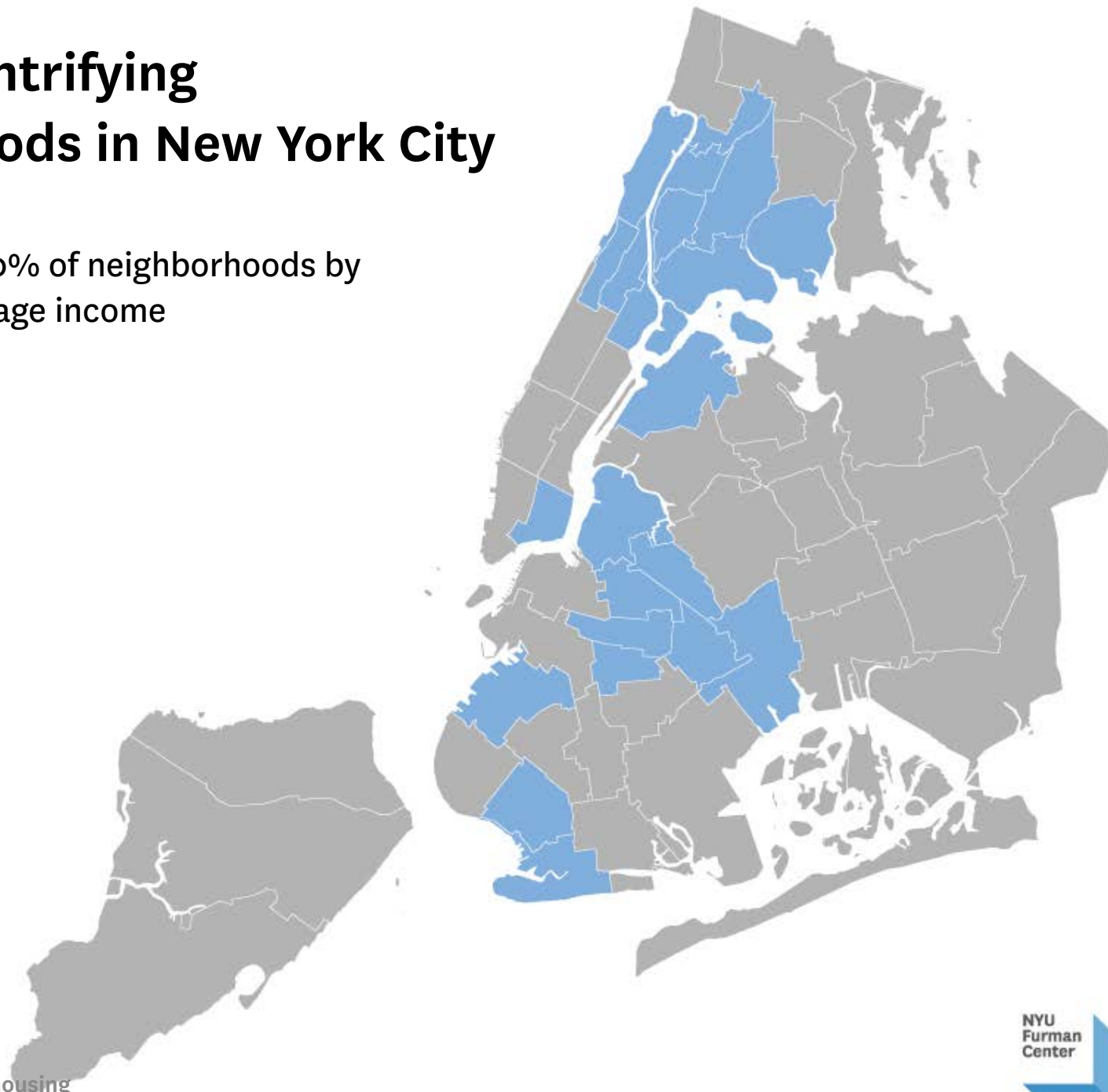


Source: NYU Furman Center

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Defining Gentrifying Neighborhoods in New York City

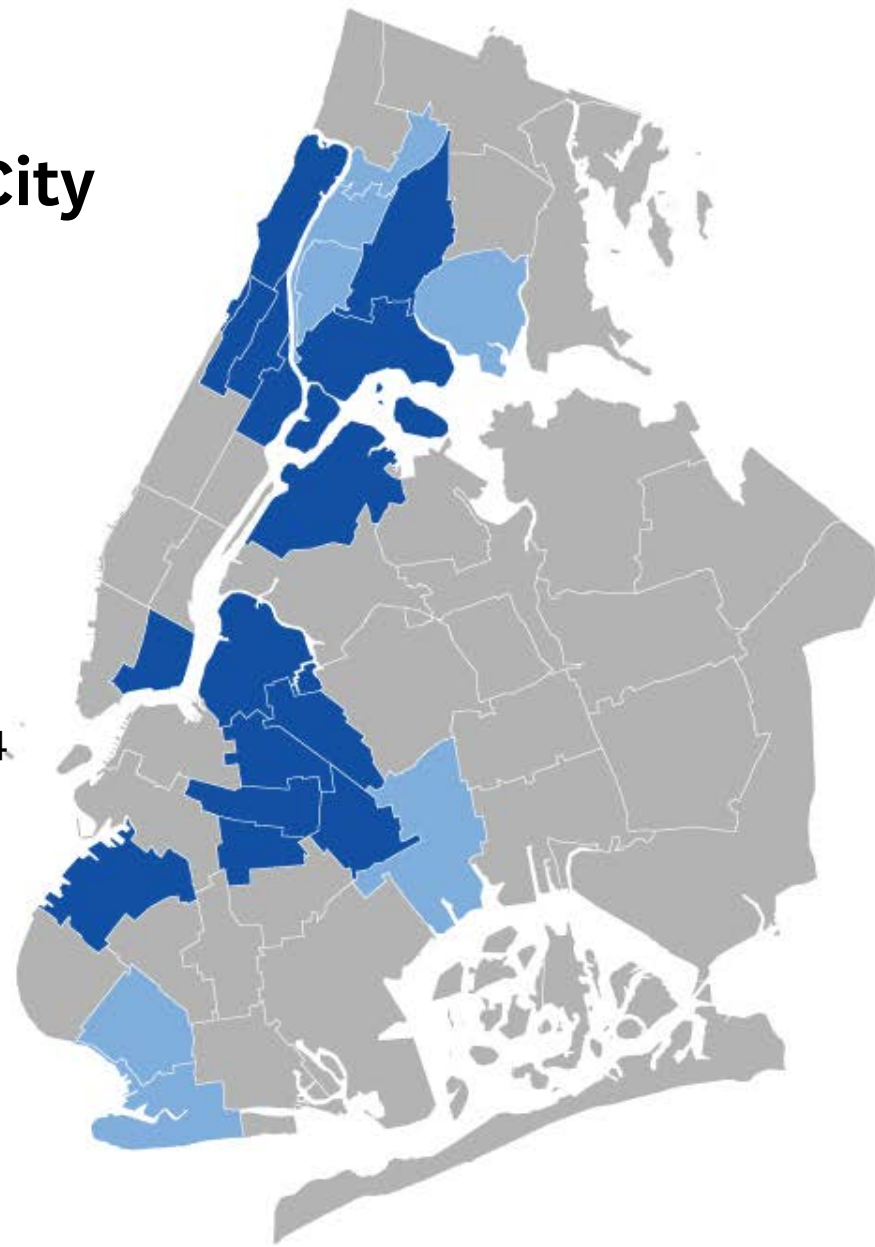
 Bottom 40% of neighborhoods by 1990 average income



Source: NYU Furman Center




Defining Gentrifying Neighborhoods in New York City

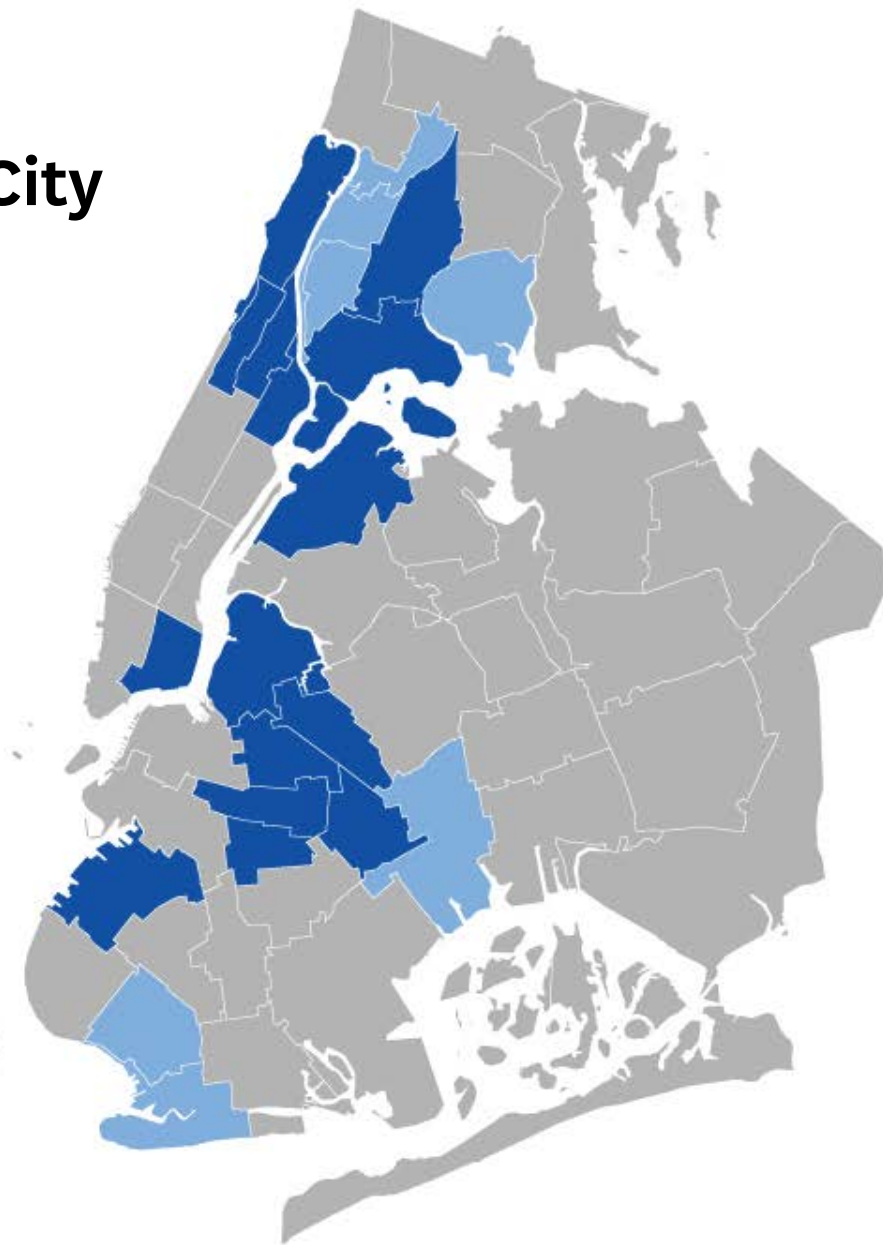
-  Bottom 40% of neighborhoods by 1990 average income
-  Bottom 40% of neighborhoods by 1990 average income
AND
Rent increase higher than median neighborhood between 1990 and 2014



Source: NYU Furman Center

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

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

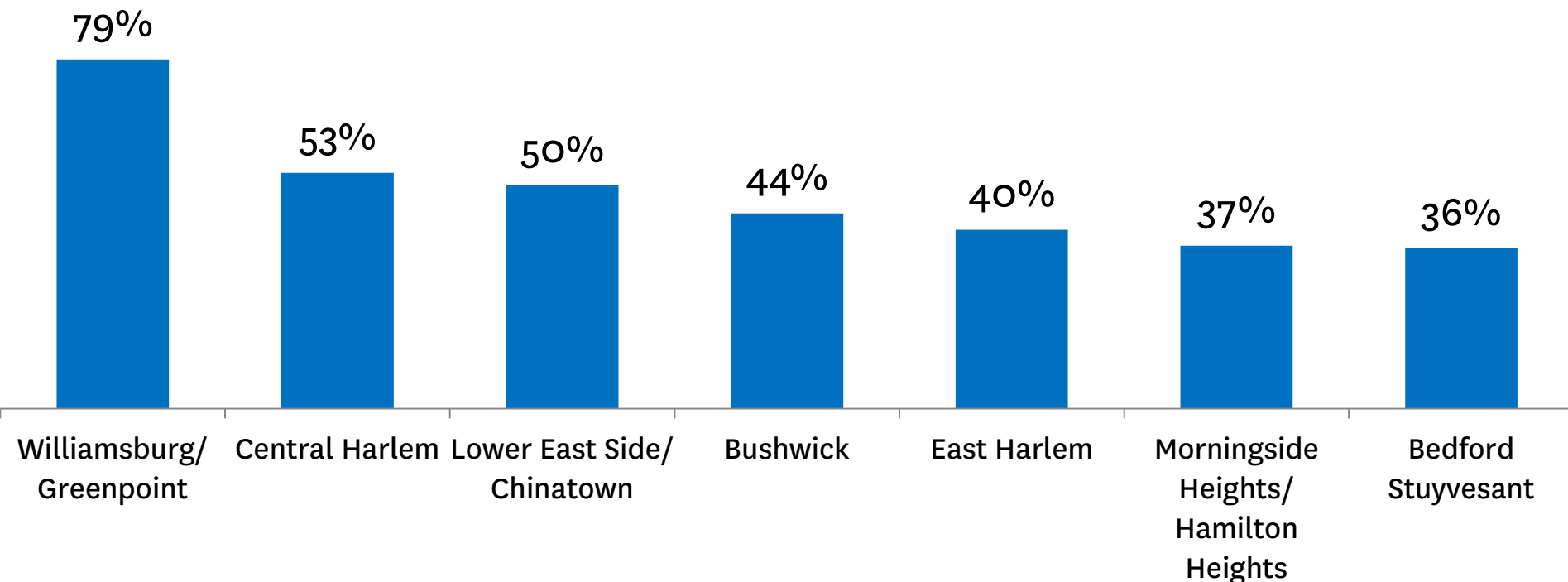
Average Percent Change in Mean Household Rent

	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.

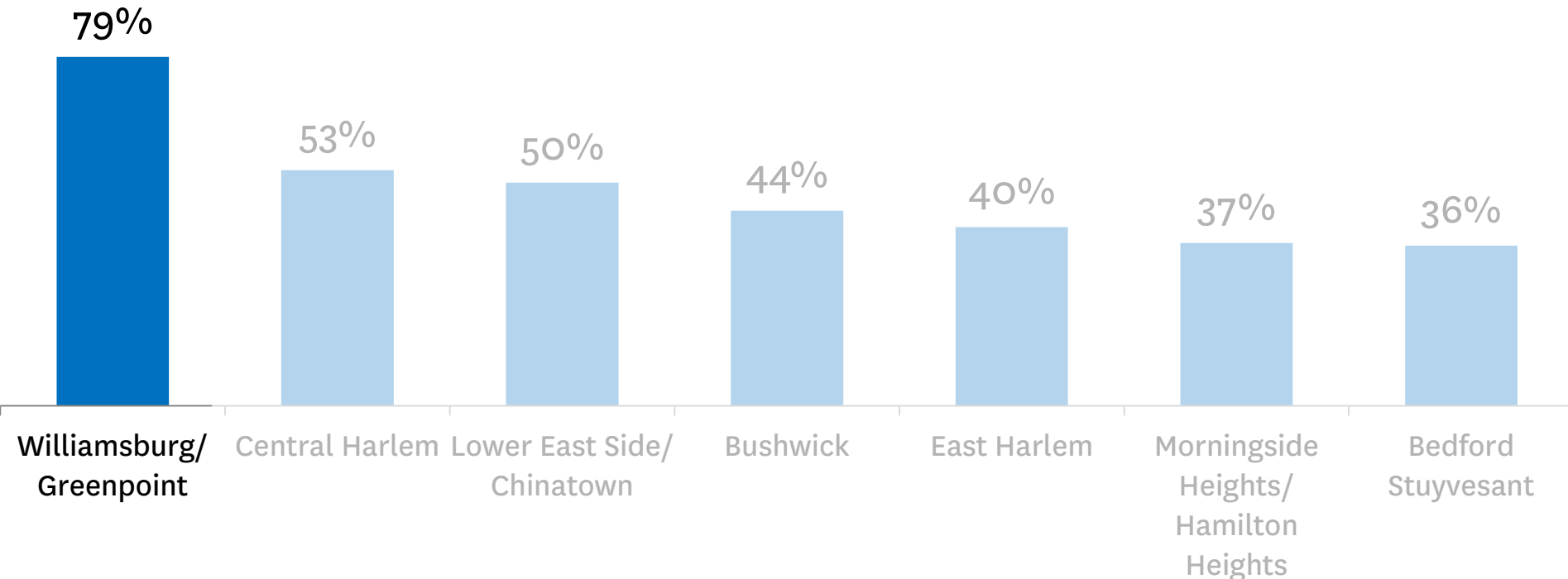
Percent Change in Average Rent, 1990 to 2014



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

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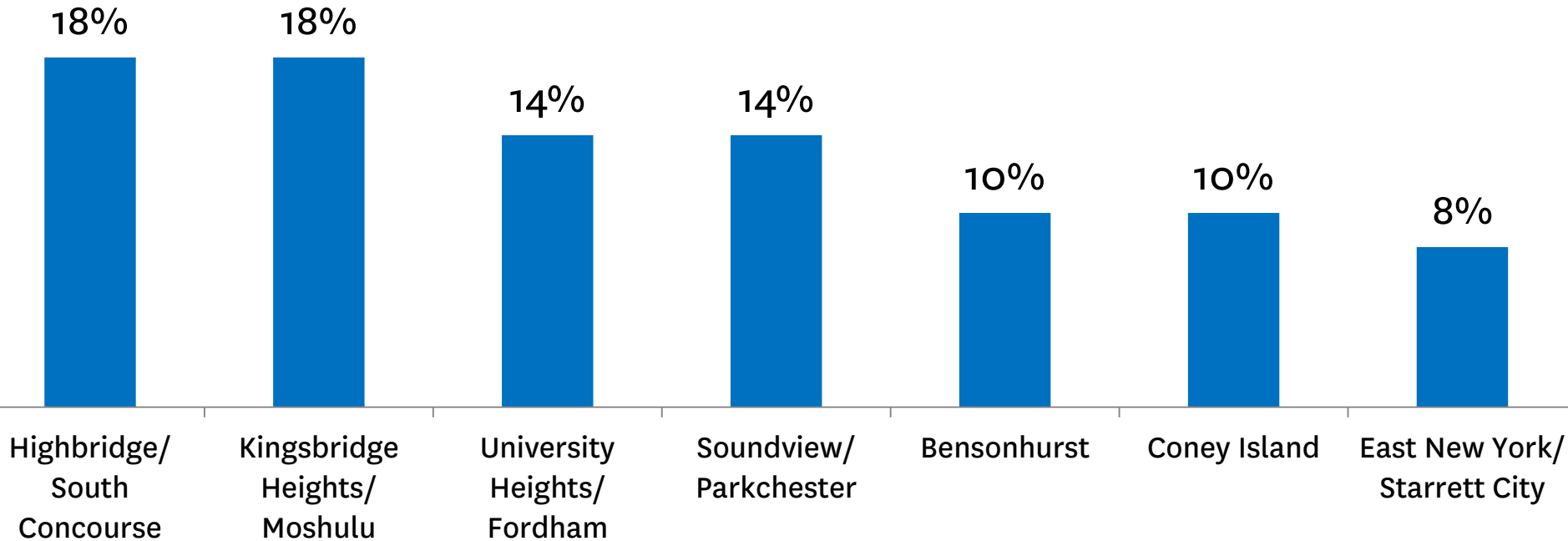
Percent Change in Average Rent, 1990 to 2014



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

Non-Gentrifying neighborhoods experienced rent growth too.

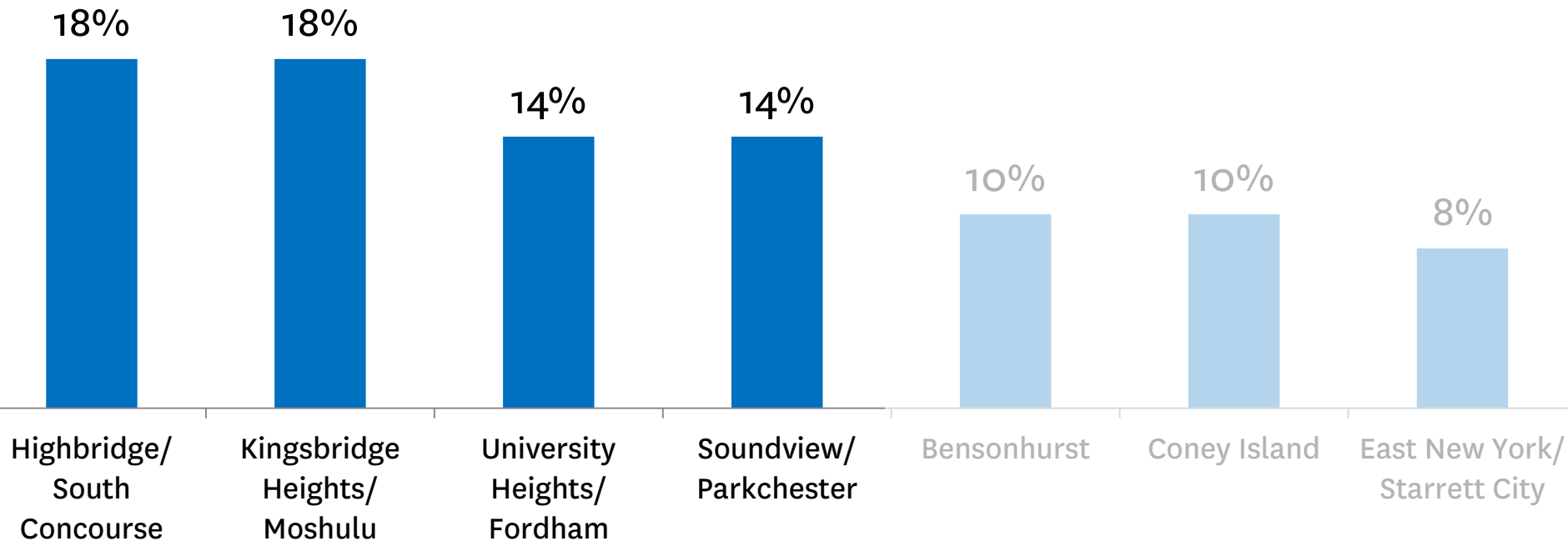
Percent Change in Average Rent, 1990 to 2014



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

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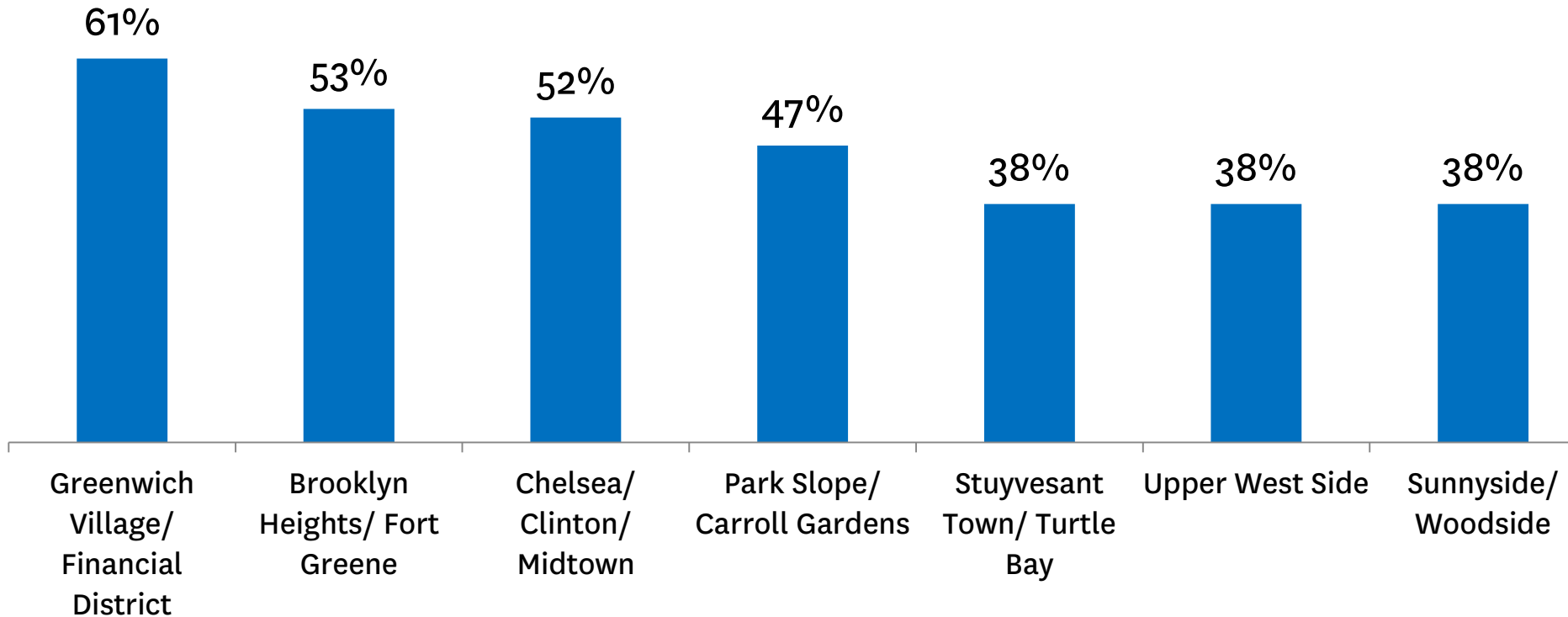
Percent Change in Average Rent, 1990 to 2014



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

Many higher-income neighborhoods also experienced large increases in rent.

Percent Change in Average Rent, 1990 to 2014



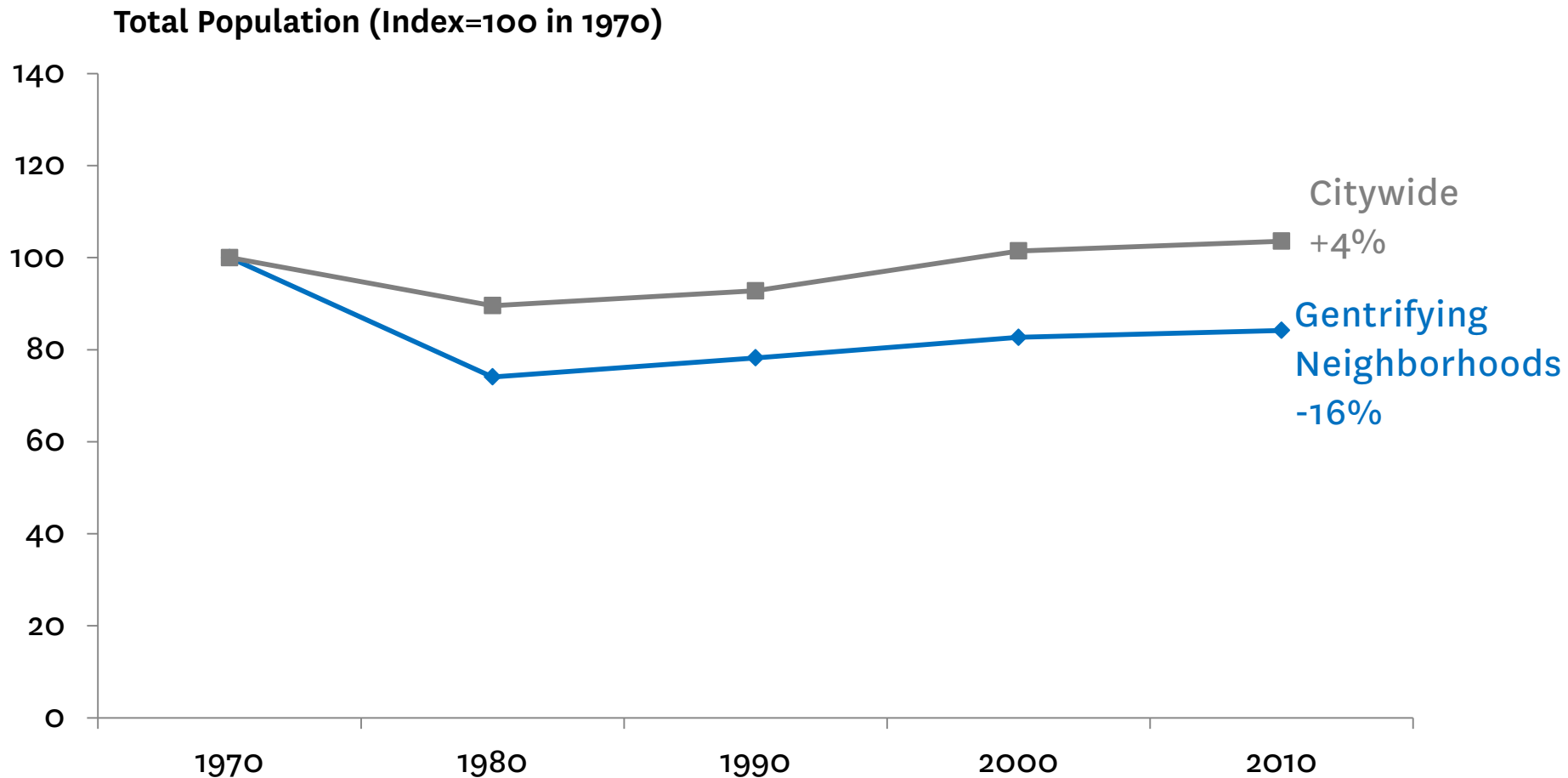
Sources: Neighborhood Change Database (1990), American Community Survey (2010-2014), NYU Furman Center

GENTRIFYING NEIGHBORHOODS:

Changes in Population and Housing

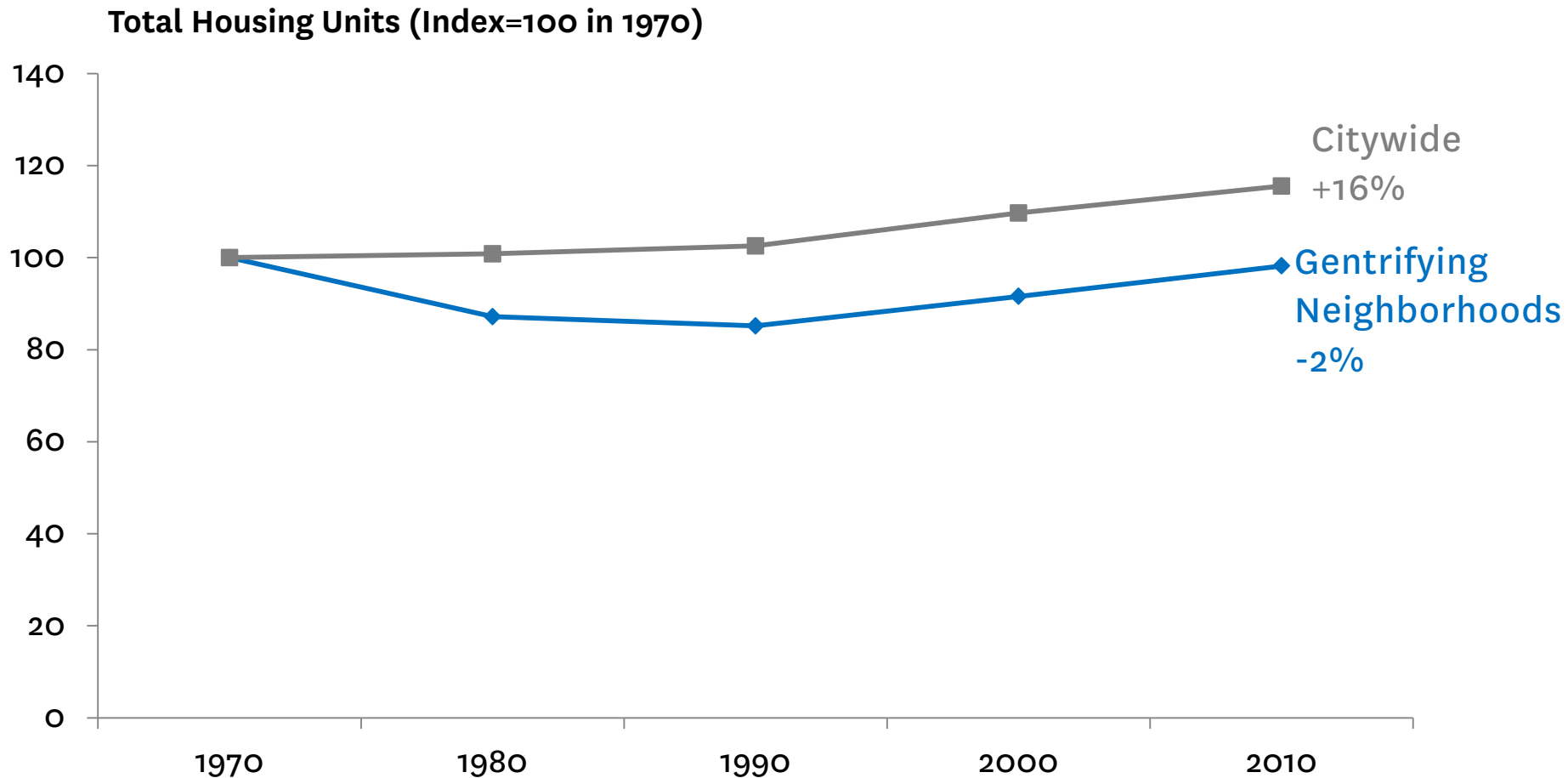


Gentrifying neighborhoods have not regained the population lost in the 1970s.



Sources: Neighborhood Change Database, NYU Furman Center

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



Sources: Neighborhood Change Database, NYU Furman Center

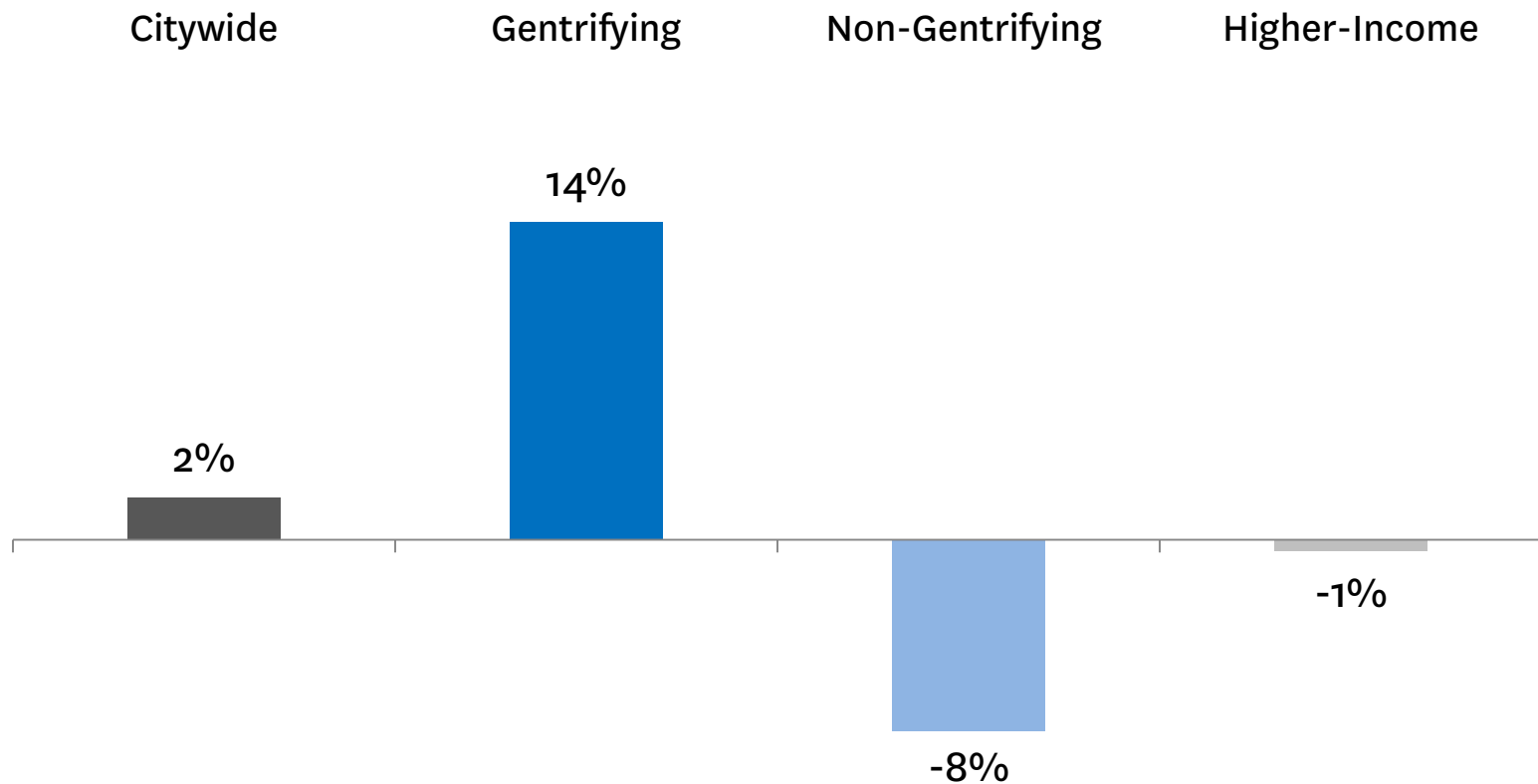
GENTRIFYING NEIGHBORHOODS:

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 college degrees grew most in gentrifying neighborhoods.

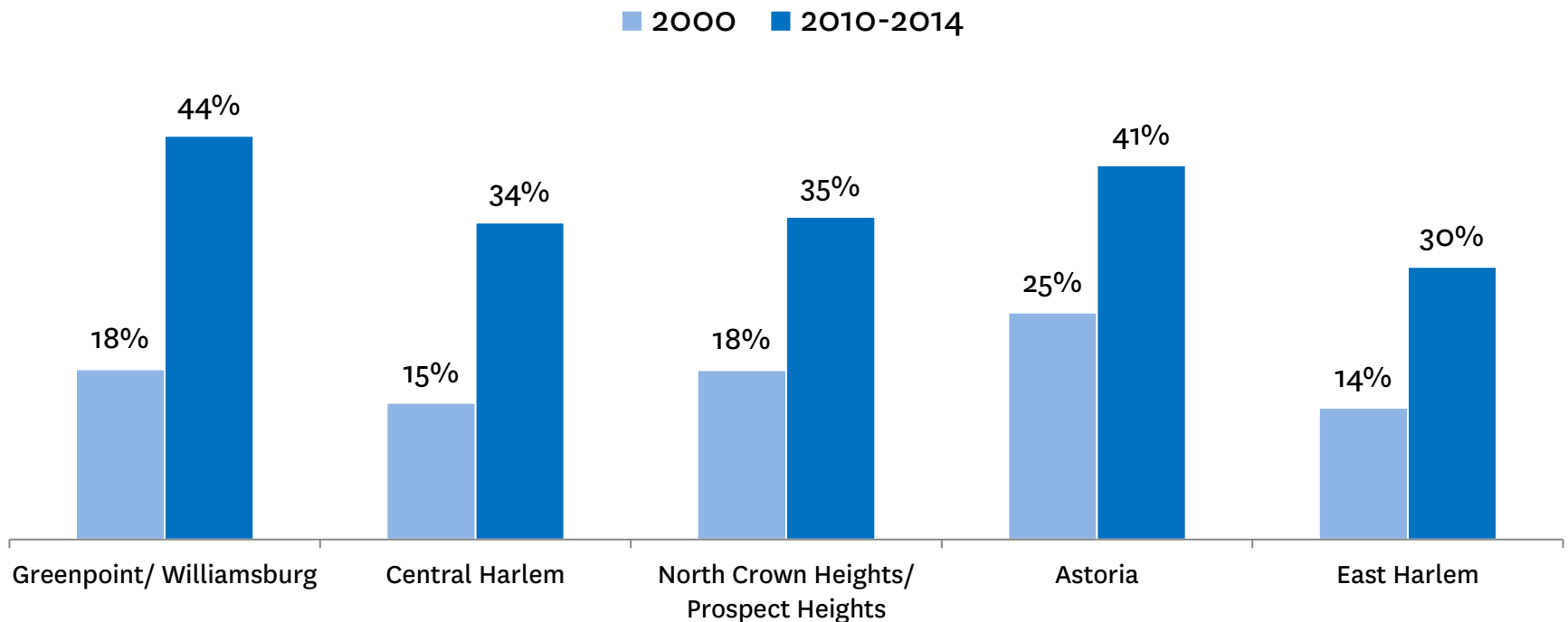
Share of Population 25+ with a College Degree

	1990	2010-2014	Percentage Point Change 1990 to 2010-2014
Citywide	22%	34%	+ 12
Gentrifying	13%	29%	+ 16
Non-Gentrifying	10%	18%	+ 8
Higher-Income	28%	39%	+ 11

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

Some gentrifying neighborhoods saw even larger increases in the college-educated share.

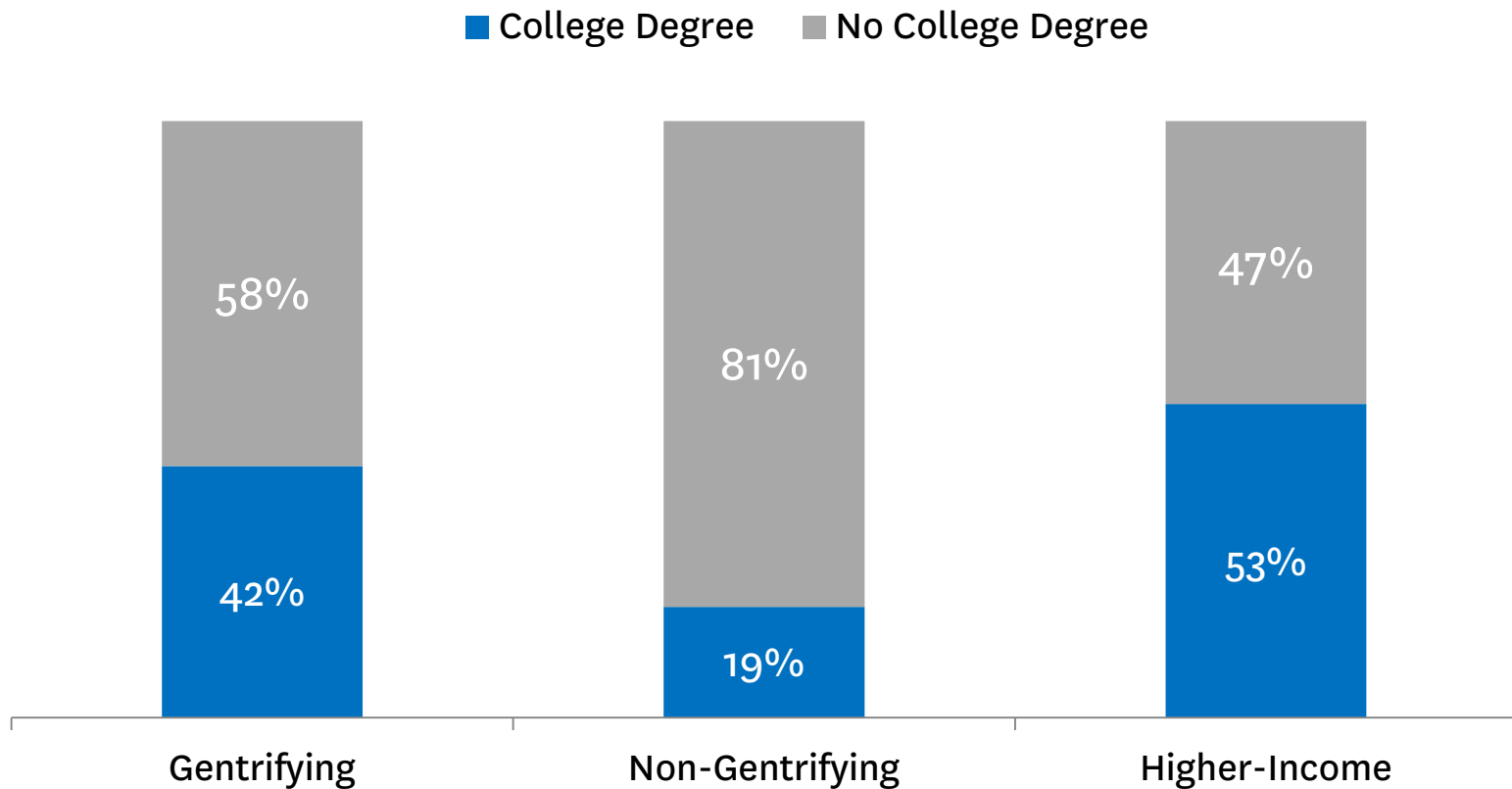
Share of Population 25+ with a College Degree



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

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

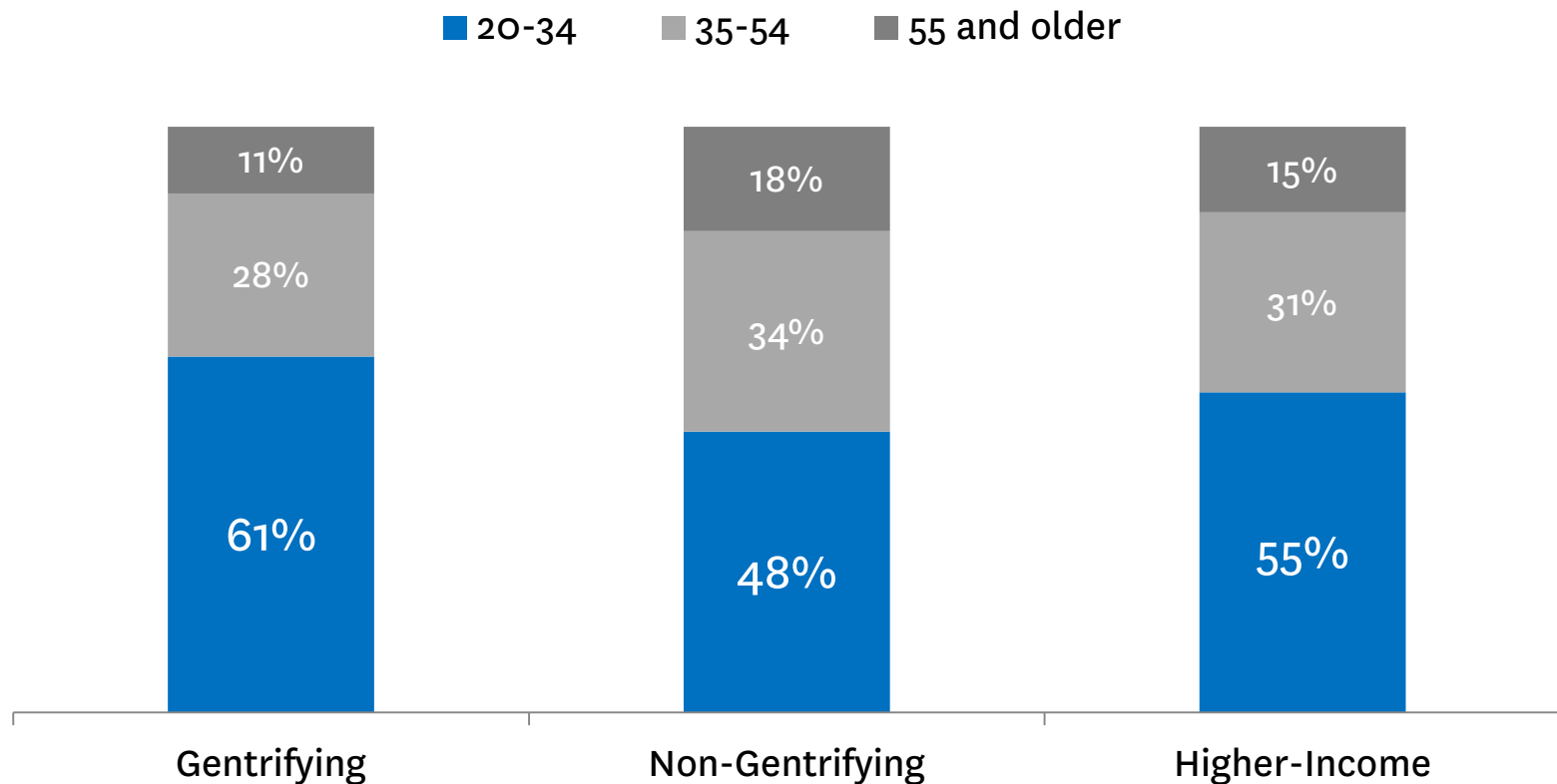
Educational Attainment Among Recent Movers Aged 25+, 2010-2014



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

A higher share of recent movers in gentrifying neighborhoods were young-adults.

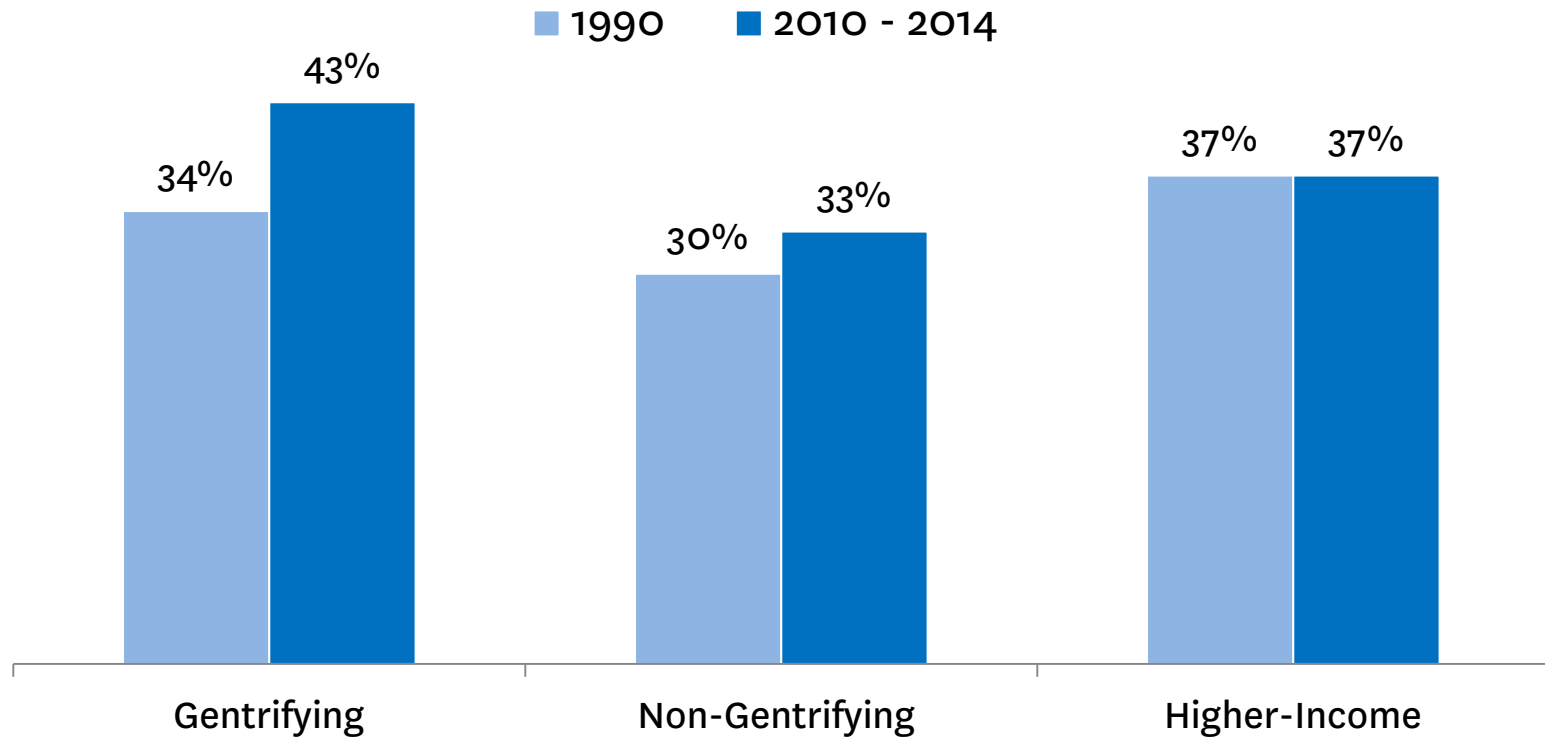
Age Composition of Recent Movers Age 20+, 2010-2014



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

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

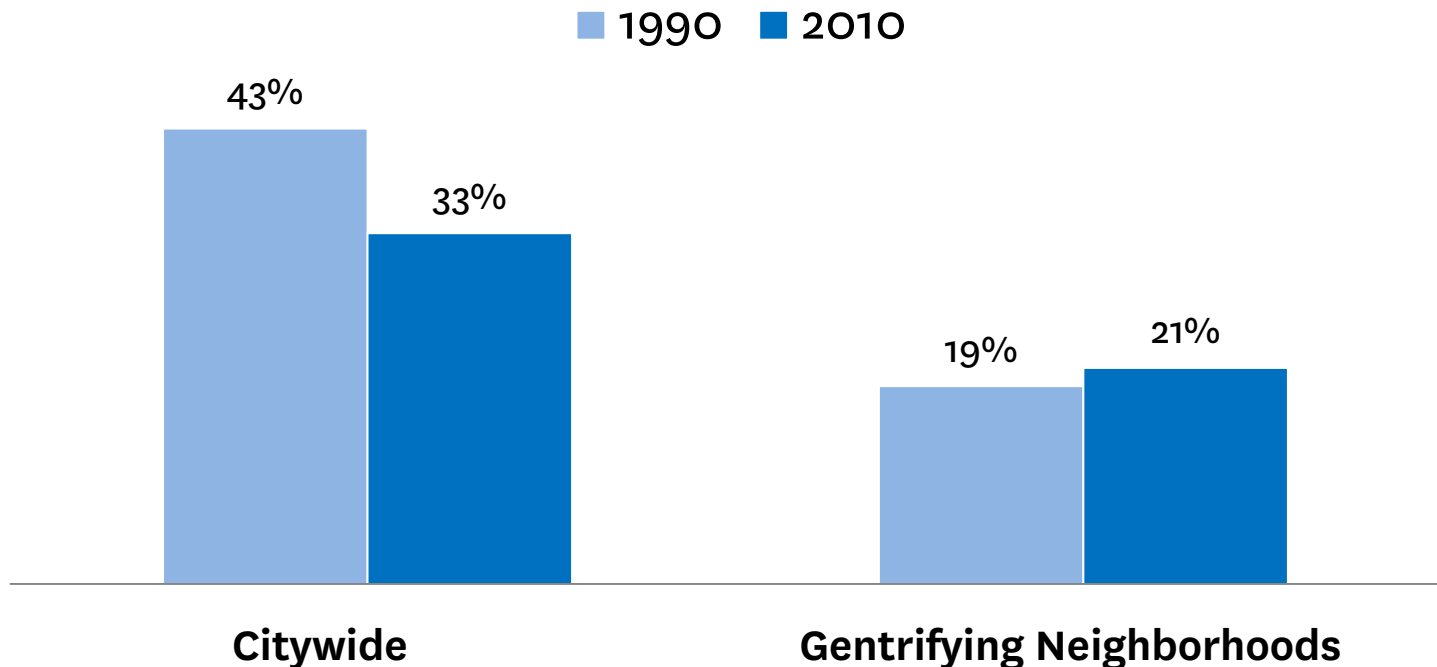
Share Non-Family Households



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

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

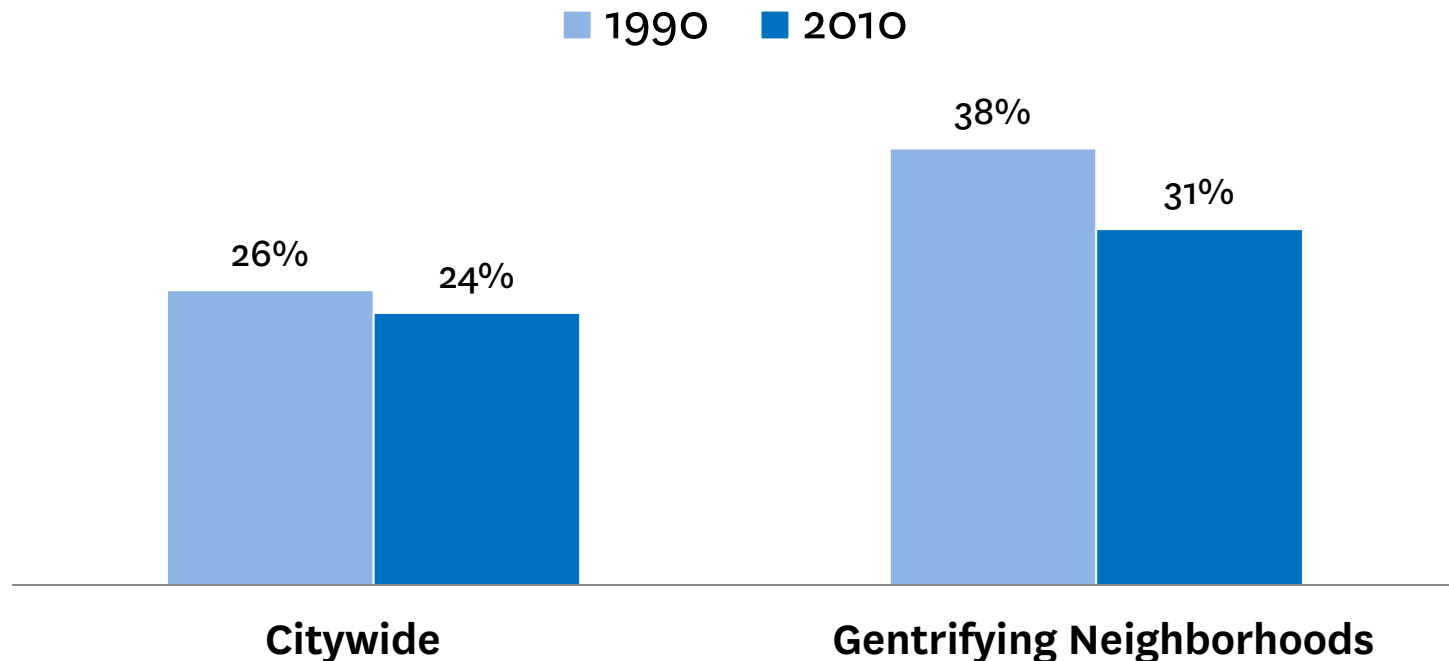
Share Non-Hispanic White



Sources: *Neighborhood Change Database, NYU Furman Center*

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*

Gentrifying neighborhoods have become more racially integrated, at least in the short-term.

Racial and Ethnic Composition, 2010

	Citywide	Gentrifying Neighborhoods
Asian	13%	9%
Black	24%	31%
Hispanic	29%	39%
White	33%	21%

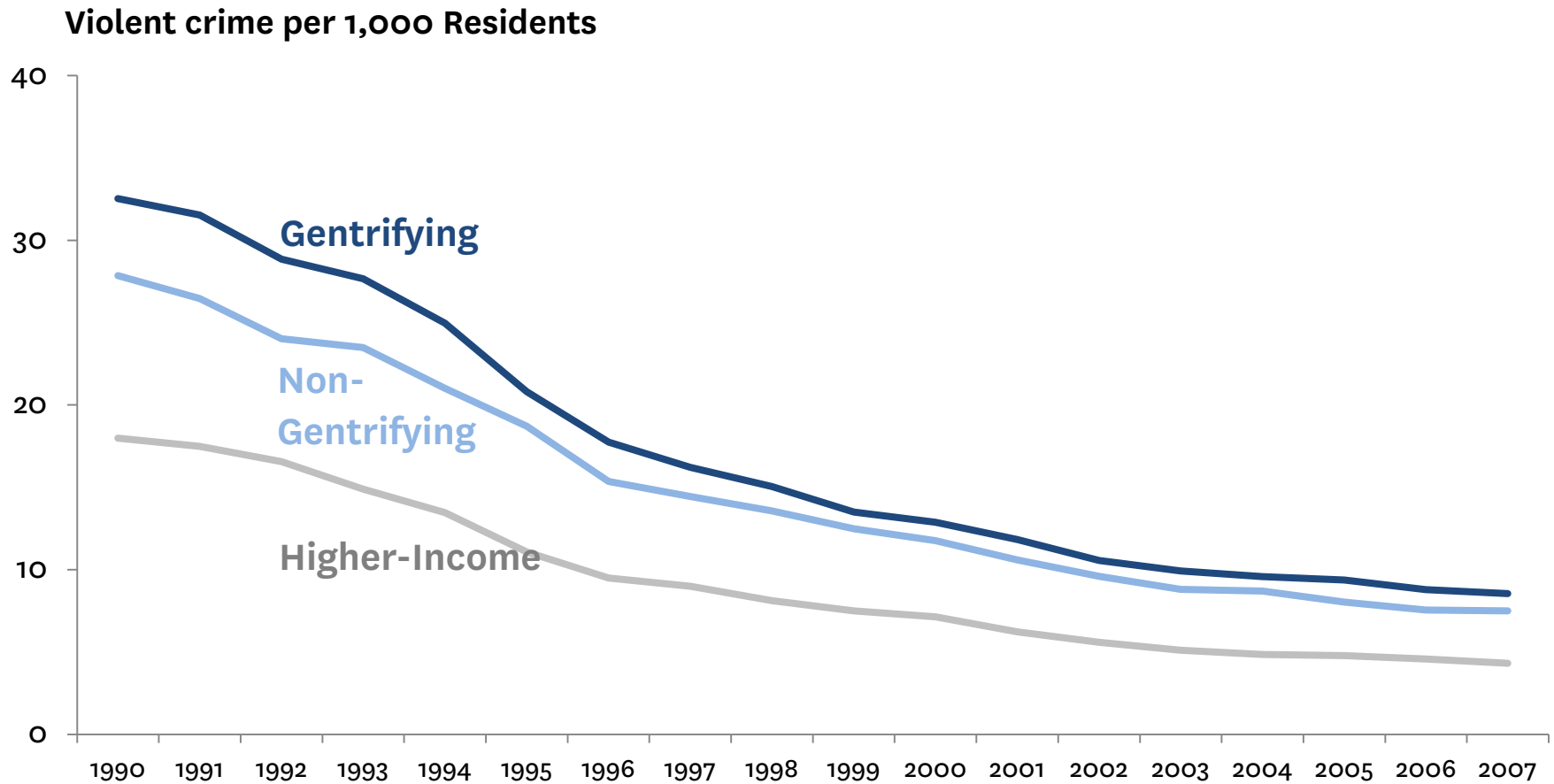
Sources: Neighborhood Change Database, NYU Furman Center

GENTRIFYING NEIGHBORHOODS:

The Experience of Neighborhood Change



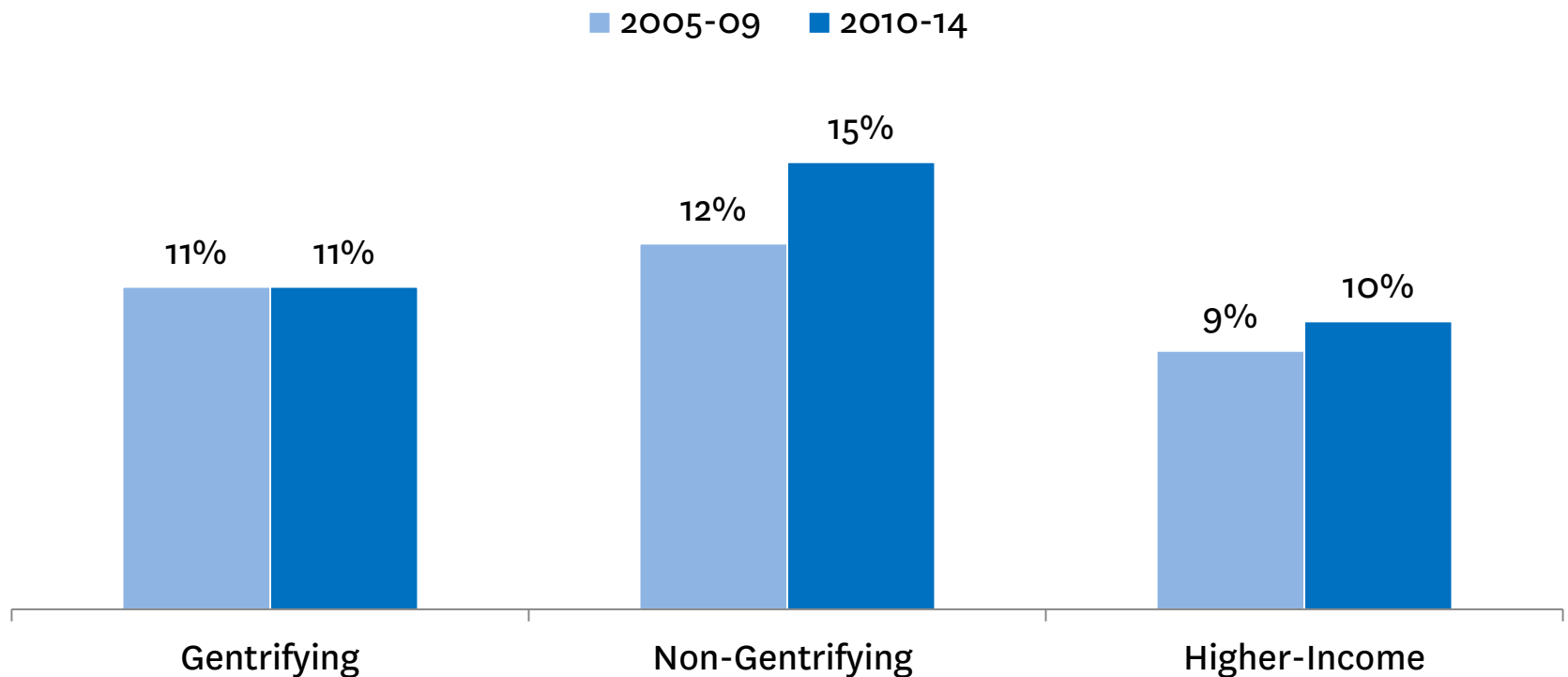
Violent crime rates dropped precipitously as rents rose in the city, especially in gentrifying areas.



Sources: Federal Bureau of Investigation Uniform Crime Reporting Program, American Community Survey, NYU Furman Center

Crowding increased the most in non-gentrifying neighborhoods.

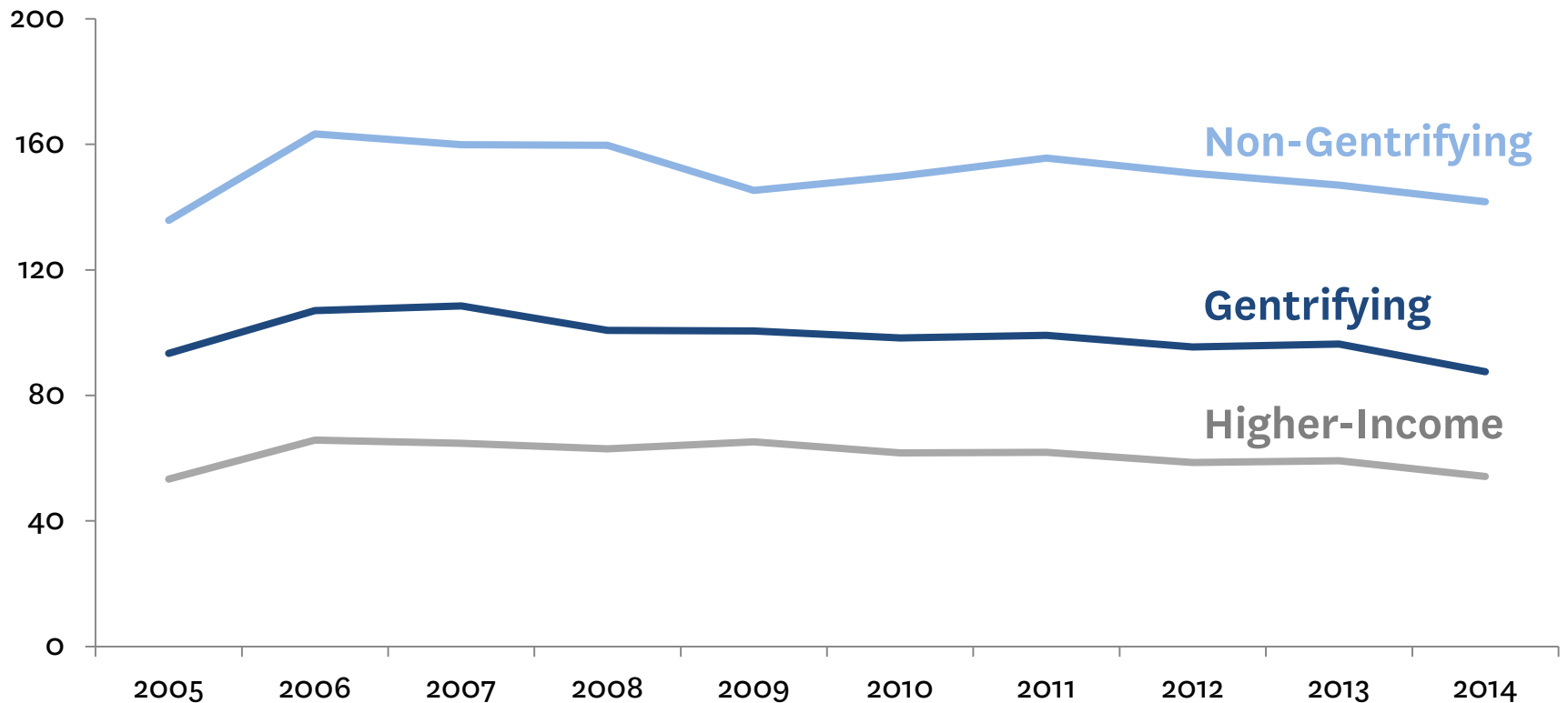
Share of Renter Households Experiencing Crowding



Sources: American Community Survey, NYU Furman Center

Housing court cases filed remain steady over time.

Number of Housing Court Cases for Non-Payment of Rent per 1,000 Rental Units



Sources: New York State Office of Court Administration, American Community Survey, NYU Furman Center



Many poor people still live in gentrifying neighborhoods, but their numbers have fallen since 2000.

Percent change in number of persons living below the poverty line, 2000 to 2010-2014

	Net % Change , 2000 to 2010-2014
Citywide	+ 2%
Gentrifying Neighborhoods	- 5%

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

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Conclusions

- Households across New York City are experiencing significant rent pressures and shifts in household composition.
- These changes were more pronounced in gentrifying neighborhoods.
- Though we cannot measure displacement, the number of poor residents in gentrifying areas declined slightly since 2000.
- Yet presence of subsidized housing provides some cushion.

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