Nearly 200 blocks in Greenpoint-Williamsburg were rezoned in 2005 to make way for thousands of new residential units and a new 27.8 acre waterfront park. This massive rezoning initiative involved both land already zoned for residential use as well as land that was zoned for industrial activity and largely vacant. The zoning changes included a voluntary inclusionary zoning program, which allows developers who provide affordable housing to build extra stories.

Growth has been evident in CD 201 for the past few years. The number of housing units authorized by new building permits has been consistently high in recent years, and the number of certificates of occupancy issued in the CD was the 8th highest in the City. Home prices are on the rise, with real median monthly rent increasing by the 4th highest dollar amount in the City. Our quality-controlled index of price appreciation shows that, for 2 to 4 family buildings, housing prices have risen in CD 201 more rapidly since 1994 than in almost any other CD in the City.

Numbers in italics are based on a small number of observations and should be treated with caution.

1 Ranked out of 34 community districts with the same predominant housing type (2-4 family buildings).