

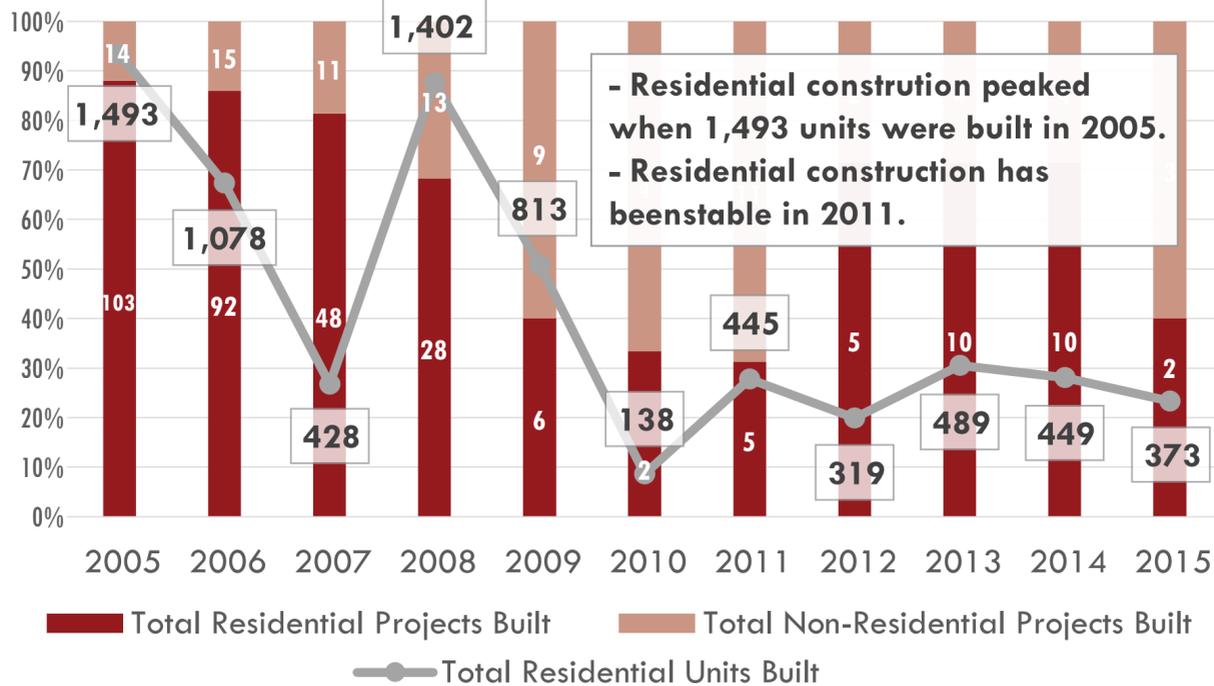
SOUTHERN BOULEVARD DEMOGRAPHIC + DEVELOPMENT TRENDS

Community Districts 2 & 3

VISIT nyc.gov/Southern FOR MORE INFO



BUILT RESIDENTIAL (2005-2015)



- Residential construction peaked when 1,493 units were built in 2005.
- Residential construction has been stable in 2011.

PROPOSED OR UNDER CONSTRUCTION (JAN 2015-JAN 2017)

Within 1 Mile of Study Area

- A majority of housing currently proposed or under construction will have an agreement regulating affordability.

CENSUS DATA (1970-2014)

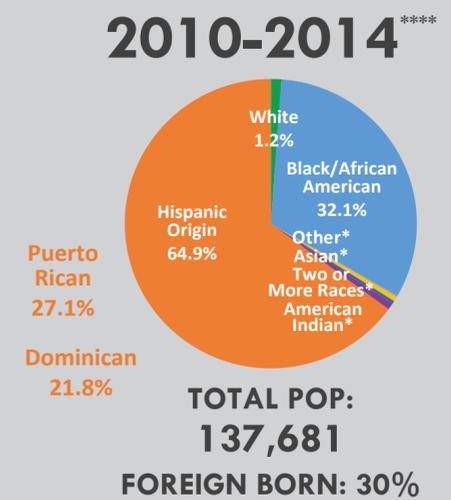
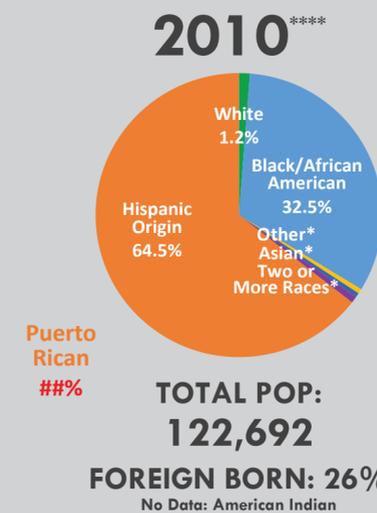
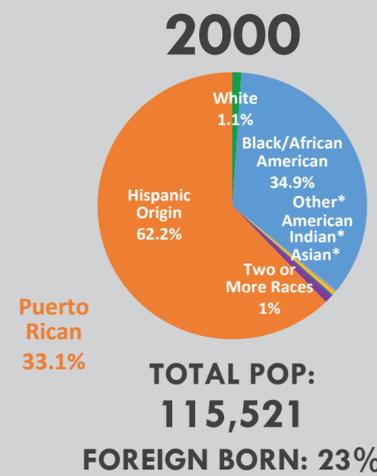
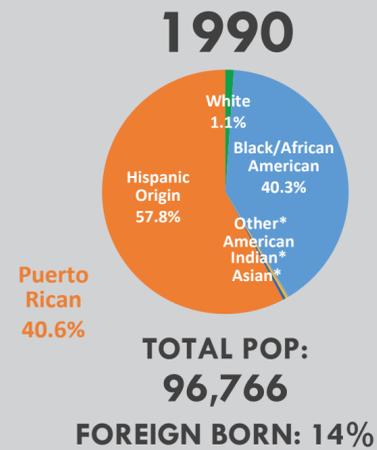
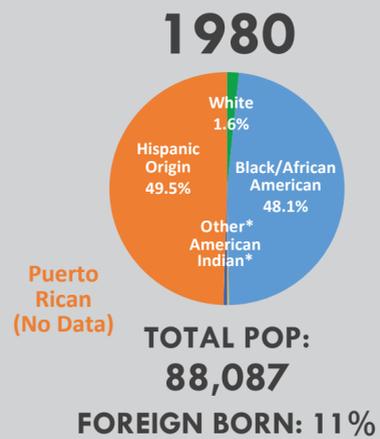
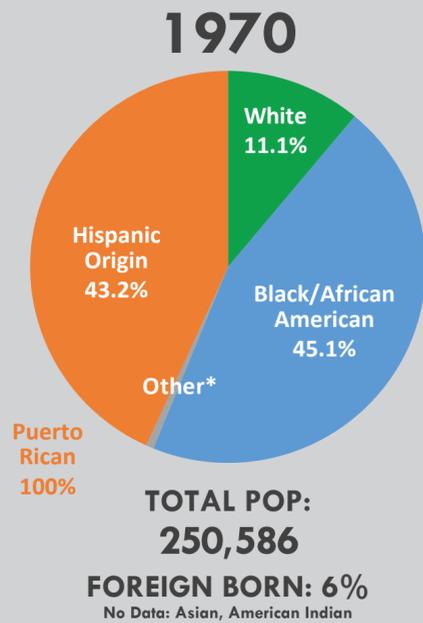
- The population in Community Districts 2 and 3 have almost doubled since 1980.
- An increasing number of residents are foreign born since 1970 and currently make up 30% of the population.
- A majority of the housing built in the area are rental units with rent regulation.
- Residents are increasingly becoming rent burdened, where about 60% of the current households pay more than 30% of their income towards rent.

DRAFT 1/2017

Source: Department of City Planning, MapPLUTO, September 2016

CENSUS DATA (1970-2014)

CD 2 Census Tracts: 93, 117, 115.02, 119, 159, 89, 87, 85, 121.02, 83, 127.01, 129.01, 131
CD 3 Census Tracts: 121.01, 125, 143, 153, 135, 151, 149, 185, 145, 147.01, 147.02, 169, 167, 155, 157, 123, 161, 163, 133, 141



TOTAL HOUSING UNITS: 74,027
RENTER OCCUPIED 97%**

TOTAL HOUSING UNITS: 34,255
RENTER OCCUPIED 95%**

TOTAL HOUSING UNITS: 31,802
RENTER OCCUPIED 95%**
RENT BURDENED* 48%**

TOTAL HOUSING UNITS: 40,162
RENTER OCCUPIED 91%**
RENT BURDENED* 45%**

TOTAL HOUSING UNITS: 38,003
RENTER OCCUPIED 92%**
RENT BURDENED* 58%**

TOTAL HOUSING UNITS: 48,139
RENTER OCCUPIED 93%**
RENT BURDENED* 61%**

Sources:
US Census Bureau 1970, Second and Fourth counts as published in Community Portfolio: Fact Book, 1977, Department of City Planning
NYC Department of City Planning Community District Statistics: Portrait of New York City 1980 Census, 1984
U.S. Census Bureau, 2000 Census SF3, 1990 Census STF1, STF3, STF4 Population Division - New York City Department of City Planning (August 2004)
2000 Census SF1, 1990 Census STF1, STF2, STF4
Population Division - New York City Department of City Planning (October 2004)
U.S. Census Bureau, 2000 and 2010 Censuses SF1
Population Division - New York City Department of City Planning (January 2017)
U. S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates - Summary File
Population Division - New York City Department of City Planning (January 2017)

*Less than 1%
**Percent of Occupied Housing Units
***Percent of Occupied Rental Units paying 30% or more Gross Rent as Percentage of HH Income
****US Census ACS Data Estimates