

# Manhattan Community Board 1 2020 Census Demographics Report and Update

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## **Tables of Contents:**

1. Introduction
2. 2020 Stand Out Features
3. Methodology
4. Neighborhood
5. Age and Ethnicity
6. Potential Impacts of COVID-19
7. Sources

## **Introduction:**

Manhattan's Community Board 1 (CB1) advocates for Manhattan's Community District 1 (CD1), which is one of the oldest communities in America. This district is nestled within the most populous city in the United States, New York City (NYC), and the densest borough of NYC, Manhattan. CD1 comprises many well known and influential neighborhoods including the Financial District, Tribeca, South Street Seaport/Civic Center, and Battery Park City. The district has changed tremendously in recent years and is currently facing many challenges to aid its constituents and residents. To better address and assess these challenges, this report will examine information provided from the 2020 Census, to ground arguments when advocating for policy. Examining who resides in the district, the issues they face, and comparing this to the city, the borough, and other community districts allows for a more informed lens through which to view and improve current and future policies which will affect the district. The recent 2020 decennial Census has shown that CD1 is one of the fastest growing districts in NYC and has a variety of unique characteristics. This report aims to spotlight and aid in informing and updating Manhattan's CB1 based on the results of the 2020 Decennial Census.

## **Methodology:**

As this report is primarily centered on Census Data, it is important to review the analytical steps needed to find the research materials for the project. The U.S. Census Bureau provided most of the raw data, but as the Census does not track NYC's community districts, other sources were utilized. These included the community district maps from the NYC Department of City Planning (DCP), and they were used in conjunction with Census data to map and examine the region. This report utilized tables from the 2020 and 2010 Census to map the demographics information provided onto both 2020 and 2010 Census TIGER/Line census tracts for New York state shapefiles. Once the data was acquired, it was then analyzed to determine what were the most impactful changes within CD1 since 2010, asking three primary questions: What has undergone statistically significant change? How has CD1 changed when compared to other community districts? What previous trends are still important and continuing today?

Previous Fund for the City of New York (FCNY) Planning Fellows for CB1 had produced similar reports, which were utilized to document past demographics trends and shifts. These reports, along with older reports from the DCP, were helpful in formatting and sequencing data as well as choosing what data to analyze. Within the research process surrounding the report, previous work from Jeff Sun, a former FCNY Planning Fellow, and other documentation from CB1 was also utilized as a template (Sun, 2015).

At the data analysis level, GIS software was used to perform functions such as tabular and spatial joins. Once the spatial analysis was finished, the data was moved to R, where it was then categorized, put into tables, and exported through graphs to help visualize many of the concepts. These graphs and tables were then utilized for drawing comparisons between CD1 and other community districts, as well as Manhattan and NYC more broadly. This helped to situate the district and compare the changes within CD1 to other districts, to identify standout characteristics. Abiding by the guiding questions previously mentioned has helped in informing the report and showcase what has changed within CD1.

## 2020 Demographics in Manhattan CD 1 Stand Out Features

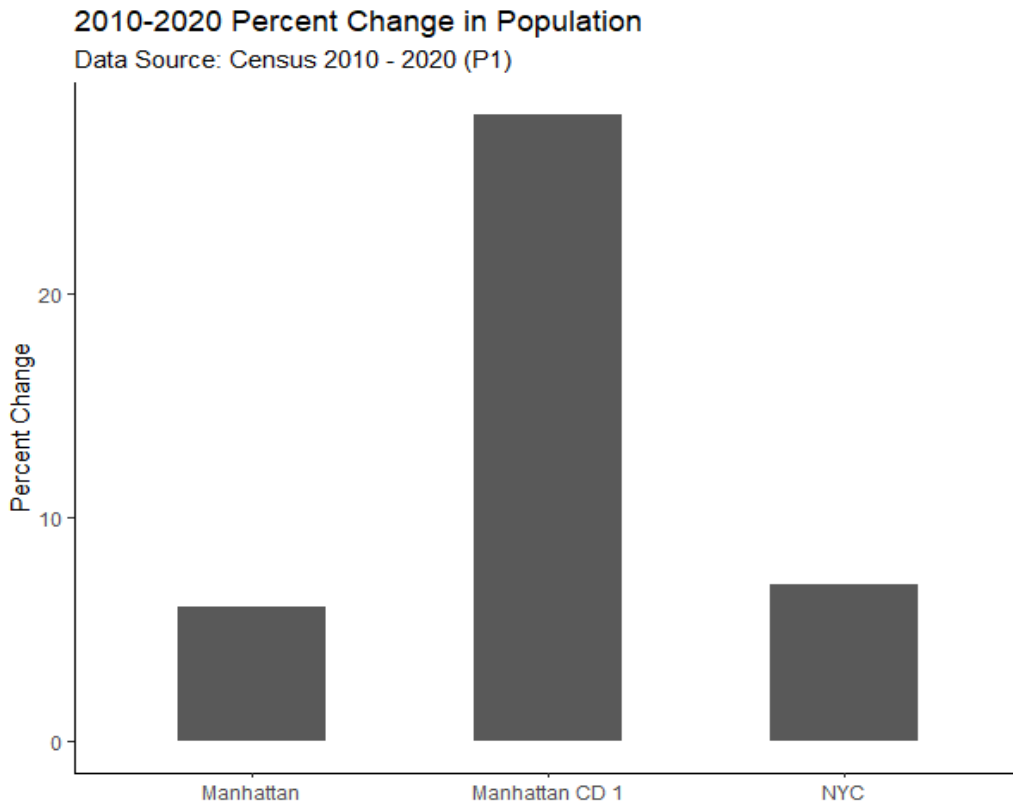
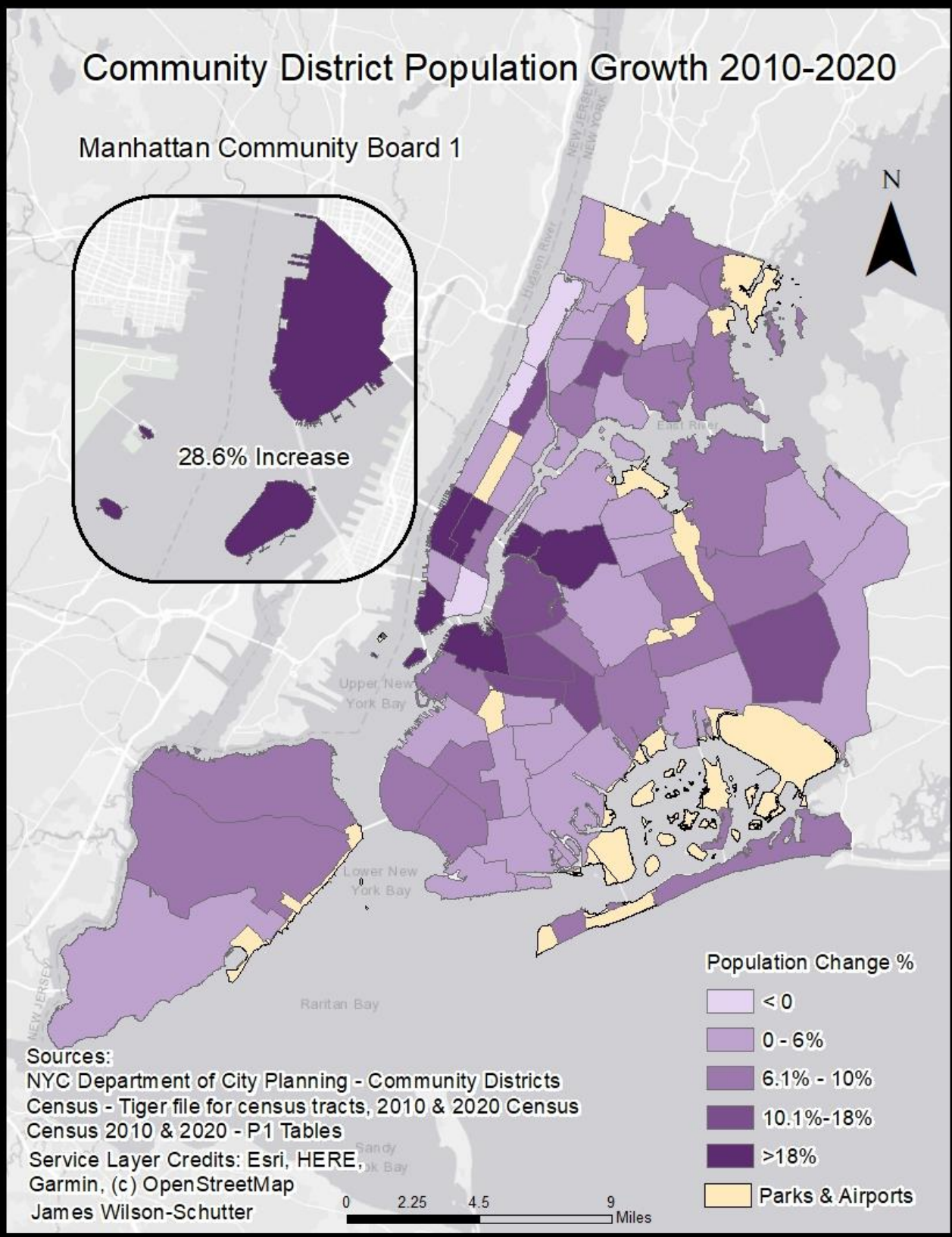


Figure 1.1

One of the biggest changes in CD1 over the past 10 years has been its population. It is home to one of the fastest growing populations in NYC. As of 2020, its population grew to an astounding 78,390 residents, increasing by 28.6% since 2010 when the population was 60,978 residents. This is a tremendous change, making CD1 the second fastest growing community district in the city, second only to Brooklyn's CD2, which increased 30.5%. This massive spike in growth greatly outpaced the city-wide average of 7.7% and outpaced the Manhattan average of 6.8% by an even higher margin. Previous reports from CB1 forecasted a potentially higher growth rate, increasing by as much as 6 or 7 percent in a year. However, due to COVID-19, growth rates may have been impacted (Flippen, 2016). The impacts of COVID-19 will be examined further later in the report by utilizing the 2019 ACS data to explore its impact on demographics.

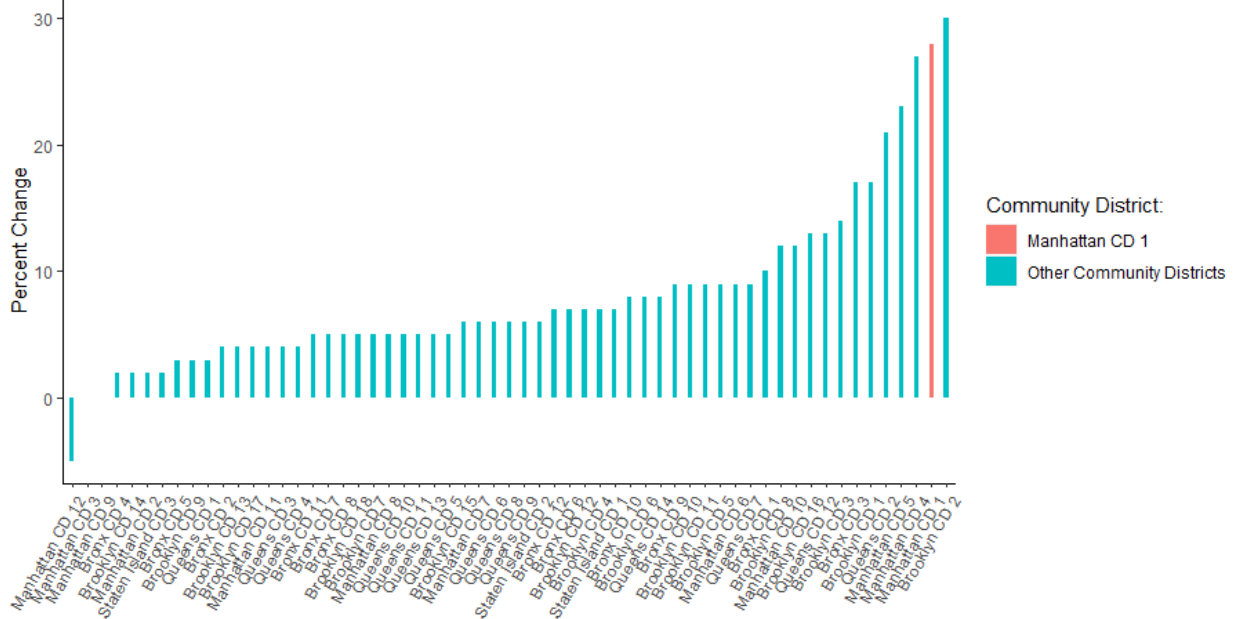
# Community District Population Growth 2010-2020

Manhattan Community Board 1

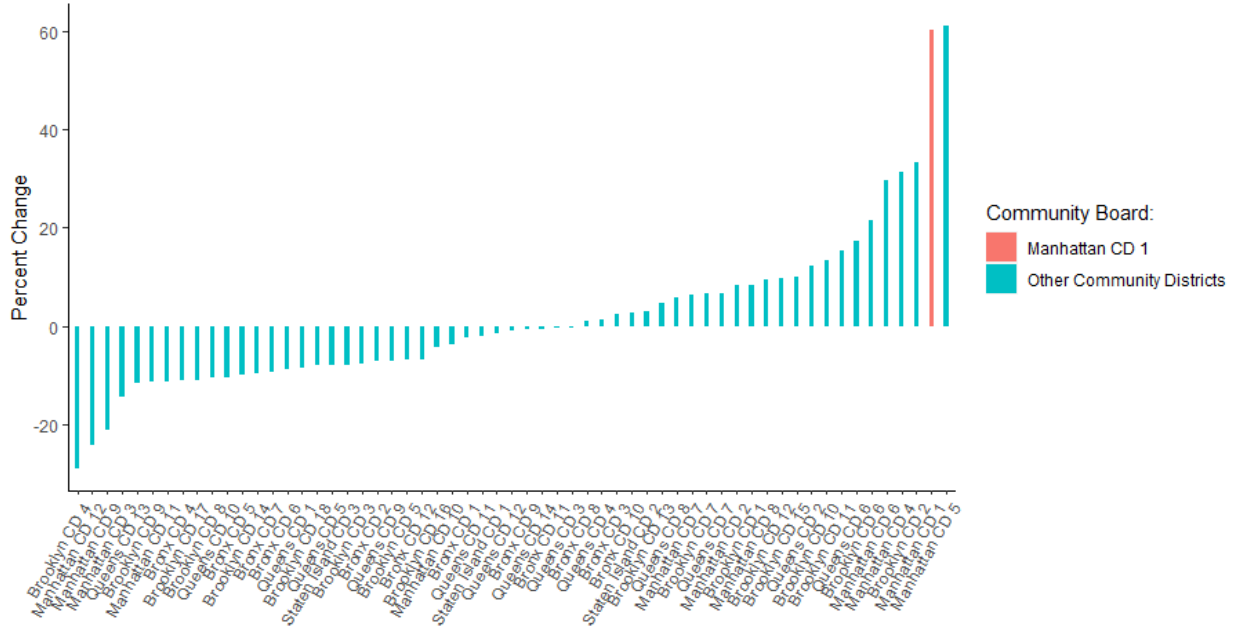


### 2010-2020 Percent Change in Population per Community District in NYC

Data Source: Census 2010-2020 (P1)

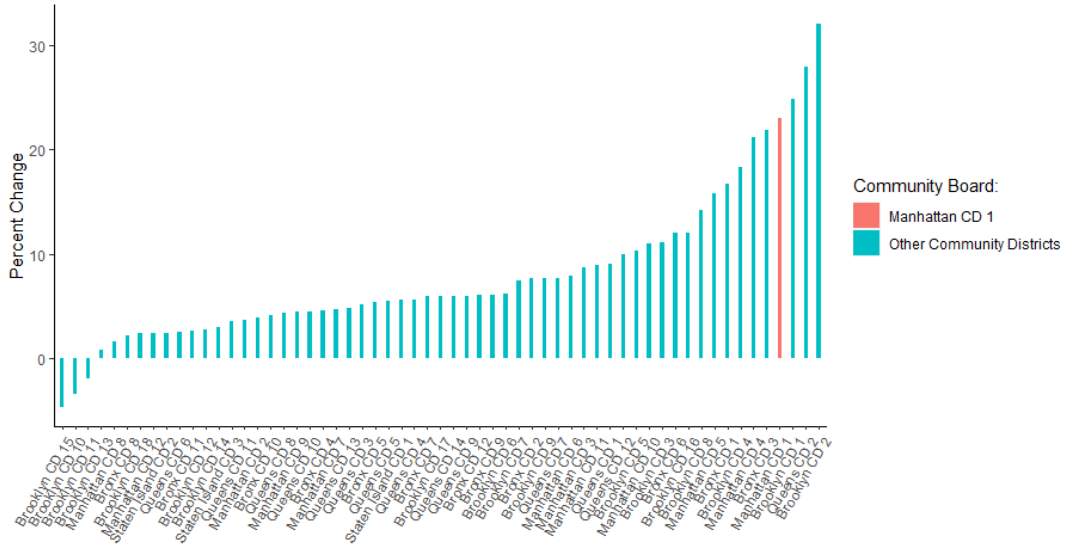


2010-2020 Percent Change in Under 18 Population per Community District in NYC  
 Data Source: Census 2010-2020 (P1 and P3)

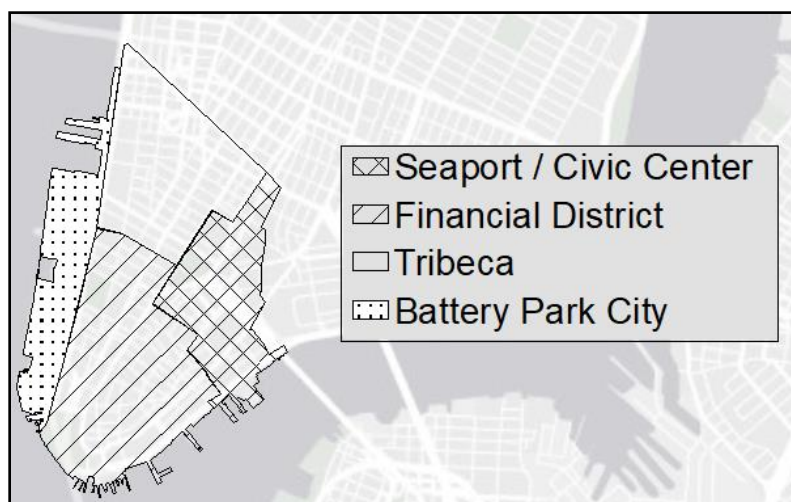


Housing, both rental and owner occupied, is another a major point of growth for the district. As of 2020, CD1 was the fourth fastest growing district in terms of housing units within NYC, as it grew by 23% since 2010. This is nearly triple both the NYC average of 7.3%, and the Manhattan average of 7.9%. Additionally, there is a map within the appendix of the geographic distribution changes of total housing units from 2010-2020, which illustrates this change.

2010-2020 Percent Change in Total Housing Units per Community District in NYC  
 Data Source: Census 2010-2020 (H1)

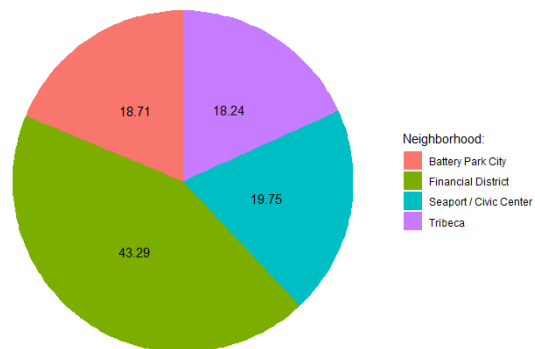


## Neighborhood Breakdown



CD1 has four distinct neighborhoods within it: Tribeca, Seaport/Civic Center, the Financial District, and Battery Park City. Within these neighborhoods, growth was not evenly distributed from 2010 to 2020. The bulk of the growth within CD1 was concentrated in the Financial District, which accounted for nearly half of the total growth in CD1. The Financial District grew by 6,669 residents, with a 2020 population of 21,386. The other neighborhoods each accounted for approximately 20% of the growth within the district. They all grew by a similar amount, but they are not even in terms of population growth. The South Street Seaport/Civic Center grew by 3,043 residents, but still houses the lowest amount of population within the district with 12,012 residents. Battery Park City sits comfortably in the middle, as it grew by 2,883 residents from 2010, totaling 16,269 as of 2020. Finally there is Tribeca, which grew by 2,810 residents since 2010, and is now the second most-populated portion of the district with 20,806 total residents.

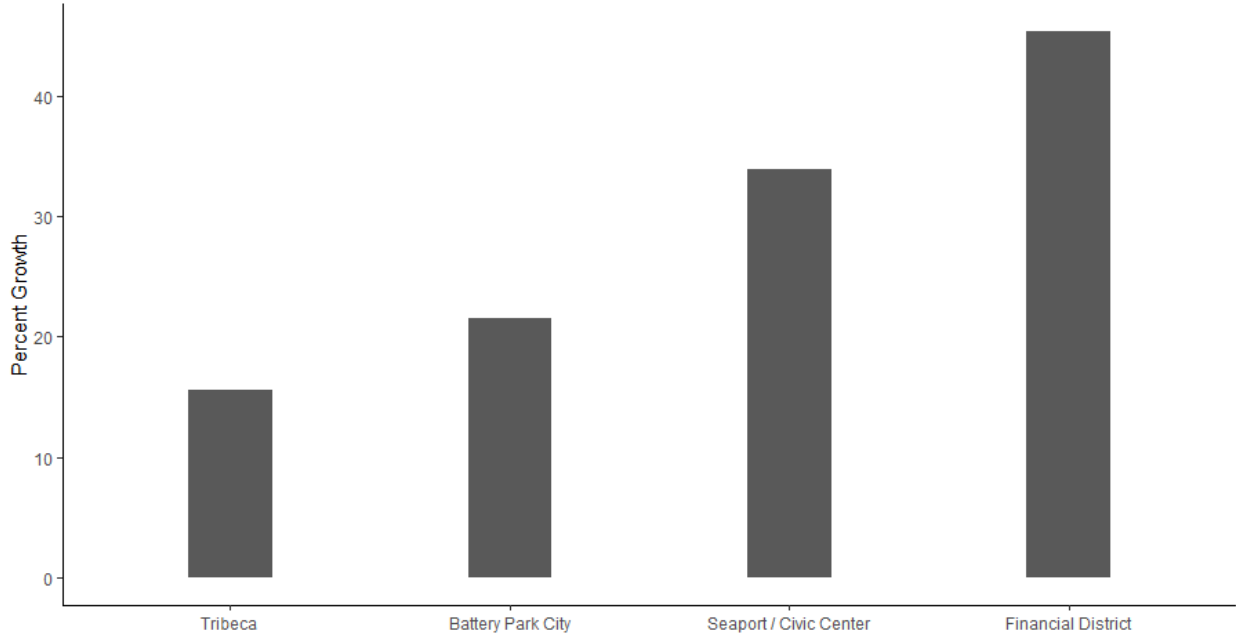
2010-2020 Manhattan CD 1's Growth Distribution By Neighborhood  
Data Source: Census 2010 - 2020 (P1)





### 2010 - 2020 Percent Growth by Neighborhood in Manhattan CD 1

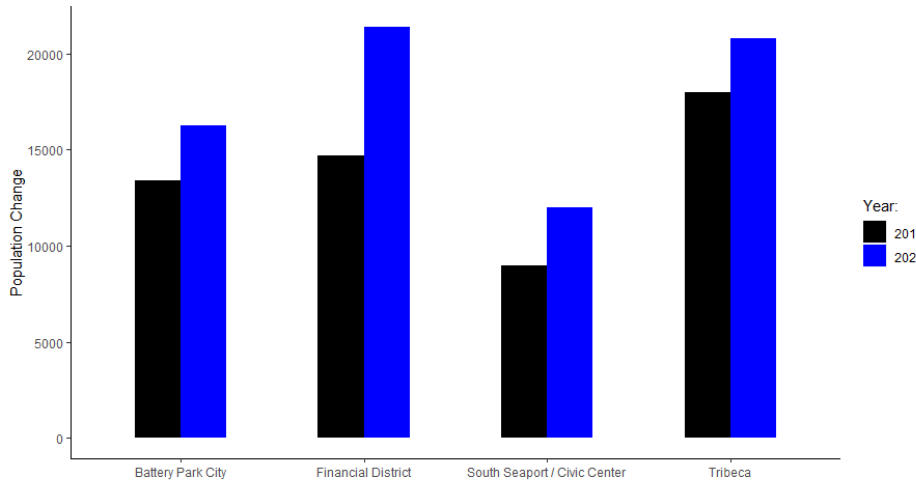
Data Source: Census 2010 - 2020 (P1)



Most of CD1's growth on a per capita basis happened in the Financial District and Seaport/Civic Center. Both neighborhoods exploded, with the Financial District growing by a whopping 45.3%, nearly doubling. Next was the South Street Seaport/Civic Center area which grew by 33.9%, making it the second fastest growing neighborhood in the district. Battery Park City grew by 21.5%, and Tribeca grew by 15.6%. While they may not have grown as much as the Financial District on a percentage scale, every neighborhood in the district more than doubled the growth rate of both NYC (7.7%) and Manhattan (6.8%).

### 2010-2020 Change in Population by Neighborhood in Manhattan CD 1

Data Source: Census 2010 - 2020 (P1)



## Age and Ethnicity

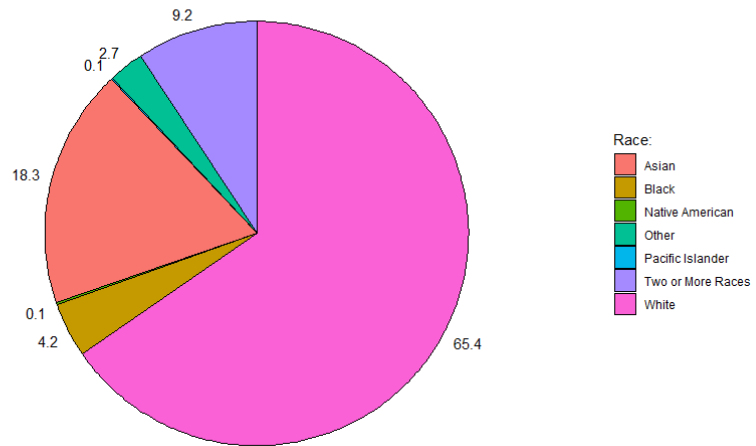
As of 2020, CD1 is mostly White, with over 65% or 51,258 residents identifying as such. The next largest category is Asian, with 18.3%, or 14,344 residents. Next, in order of population, are those who are two or more races, which constitute nearly 10% of the district, at 7,206 residents. After this are the Black residents of the district who account for 4.2% of

the population or 3,282 residents.

There are three more categories, including Other which accounts for 2,142 residents or 2.7% of the population, and the last two that each account for approximately 0.1%, which are Native

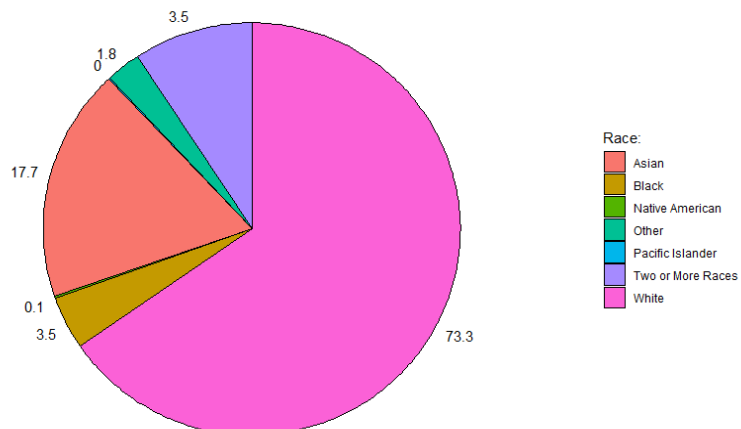
American, having 100 residents, and Pacific Islander with 58 residents.

2020 Manhattan CD 1's Racial Distribution in %  
Data Source: Census 2020 (P1)



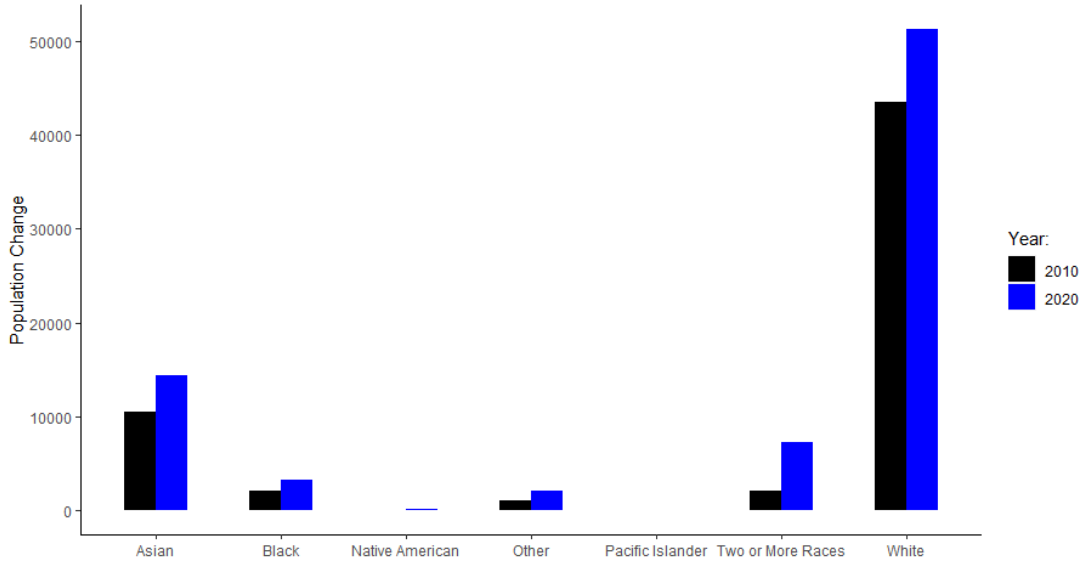
There has been considerable change within CD1 since 2010, when the district was Whiter with 73.3% of its residents identifying as White. Since 2010 there has been growth in every race other than White, but those of two or more races saw the most growth, growing from 3.5% of the district to 9.2%. Most other races grew by smaller percentages, with those who are Black growing from 3.5% to 4.2%, and Asian growing from 17.7% to 18.3%.

2010 Manhattan CD 1's Racial Distribution in %  
Data Source: Census 2010 (P1)



### 2010-2020 Change in Racial Composition of Manhattan CD 1

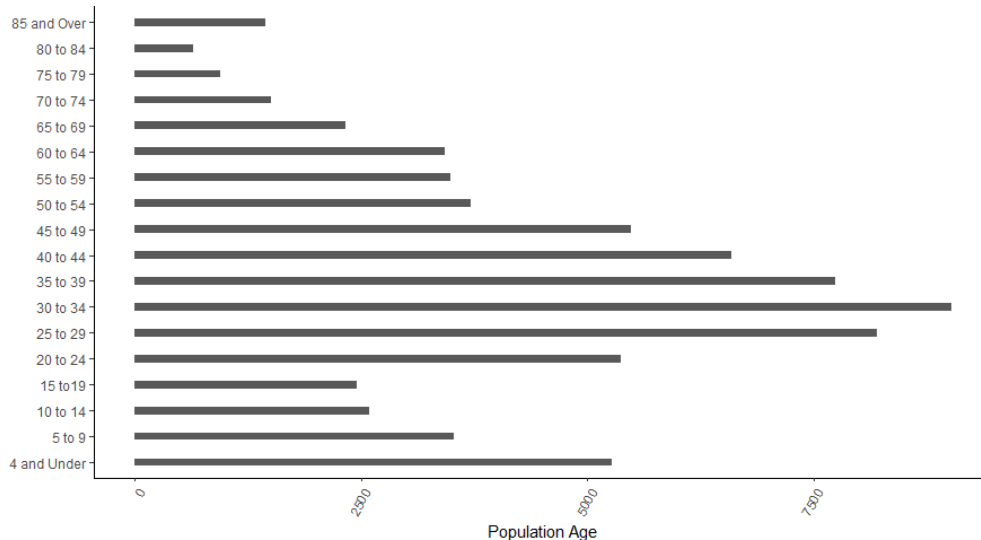
Data Source: Census 2010 - 2020 (P1)



Within the 2020 Census, age groups were solely divided by those under 18, and over 18, so to provide a more in-depth breakdown other data was utilized. There is information regarding specific age groups within the 2019 ACS that was utilized instead of the Census to provide a better overview on the age breakdown. Utilizing the 2019 ACS means that the information is not as precise as the decennial census, as it is based on estimates, but it tends to follow trends and showcase them well. Utilizing this data, the median age range for the district is between 35 - 39. Additionally, there are other large pockets of population, specifically, those ranging from their early 20s to early 40s, and children under the age of 10.

### 2019 Manhattan CD 1 Age Estimates

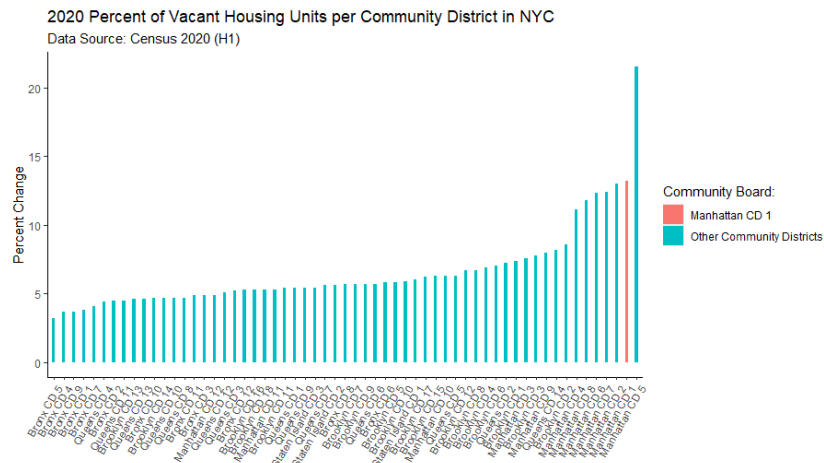
Data Source: American Community survey 2019 (S0101)



## Covid-19 and its Implications

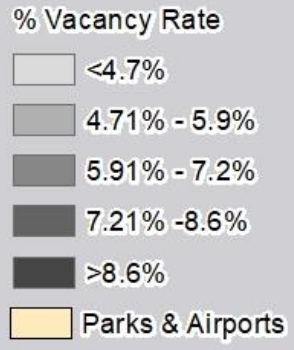
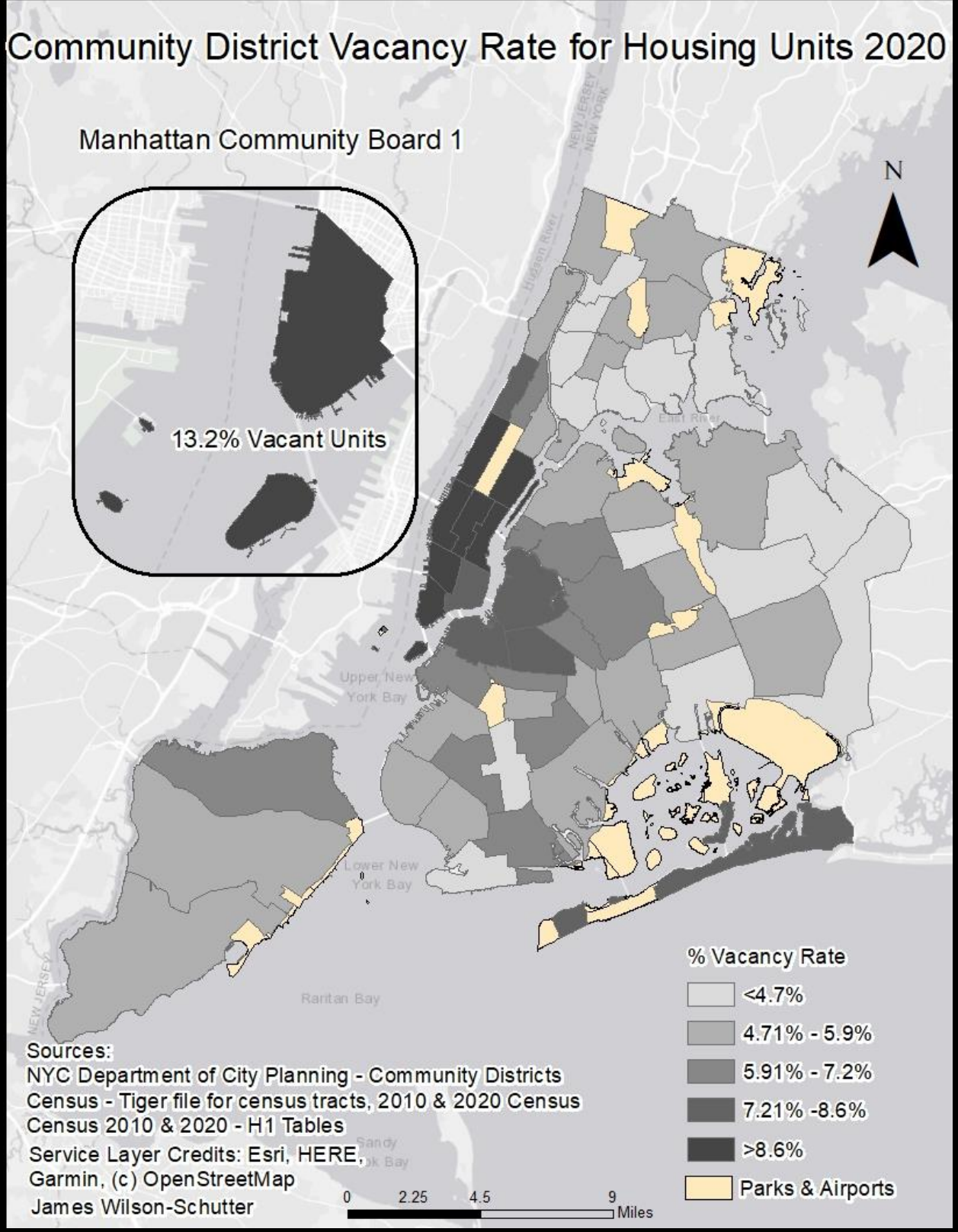
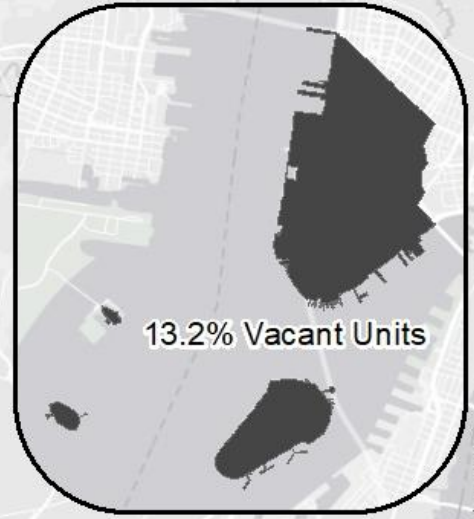
Due to the 2020 COVID-19 pandemic beginning in the spring of 2020, a significant number of people who lived in metropolitan areas began fleeing the cities, creating a migration away from density at that time (CDC, 2020). New Yorkers were leaving the city in record numbers, all of which contributed to the large vacancy rates, specifically in the Manhattan borough (Stringer, 2021). As Manhattan was the borough most affected by these migration patterns and moves, it is expected that the population in most Manhattan community districts would be lower than previously estimated (Stringer, 2021). As of December 2019, independent research showed that the vacancy rate for rental housing units within Manhattan, Brooklyn and Queens was at a relatively low 1.8%, and NYC more broadly was at 5.1% (Backman, 2021). This data, in conjunction with specialized reports from Manhattan's CB1, which forecast larger increases to the district's population in conjunction with housing units (both set to grow by up to 7% a year) shows what could be if it were not for COVID-19. These changes imply that COVID-19 stunted the population growth and impacted the vacancy rates within the district (Sun, 2015).

This can be seen within CD1's vacancy rates, in which 13.2% of its housing units, both rental and owner-occupied, were vacant as of 2020. This made it the second highest district for vacant housing units within the city, and nearly double the average of NYC in 2020 (6.9%). COVID-19 did cause a spike in residential vacancies, according to NYC's Comptroller's Report, so it is partially to blame (Stringer, 2021). Similarly, independent research carried out by Newmark, a private real estate corporation, shows similar data for commercial vacancies (Stringer, 2021 & Jennings & Mazer, 2021). These reports indicate that most of NYC's market has recovered, both with housing and commercial vacancies that were impacted by COVID-19. However, if the Census was done today it might be very different, as NYC's Comptroller has recently reported that nearly 3/4ths of people who left NYC during the pandemic are back (Stringer, 2021).



# Community District Vacancy Rate for Housing Units 2020

Manhattan Community Board 1



Sources:  
NYC Department of City Planning - Community Districts  
Census - Tiger file for census tracts, 2010 & 2020 Census  
Census 2010 & 2020 - H1 Tables  
Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap  
James Wilson-Schutter



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- Stringer, S. (n.d.). *The Pandemic's Impact on NYC Migration Patterns*. Comptroller.nyc.gov. Retrieved January 14, 2022, from [https://comptroller.nyc.gov/reports/the-pandemics-impact-on-nyc-migration-patterns/?utm\\_term=0\\_7cd514b03e-9e66752f77-109194817](https://comptroller.nyc.gov/reports/the-pandemics-impact-on-nyc-migration-patterns/?utm_term=0_7cd514b03e-9e66752f77-109194817)
- Sun, J. (2015, April 15). *Manhattan Community Board 1 Population Change Update #2*. Manhattan Community Board 1. Retrieved January 14, 2022, from <https://www1.nyc.gov/assets/manhattancb1/downloads/pdf/studies-and-reports/population-summary-presentation-final.pdf>
- 2020 & 2010 Decennial Census Reports Primarily focusing on Tables P1, P3, and H1
- 2019 ACS 5 Year Estimate reports (note the names once covid-19 section is implemented)

# Appendix:

Charts:

Figure 1:

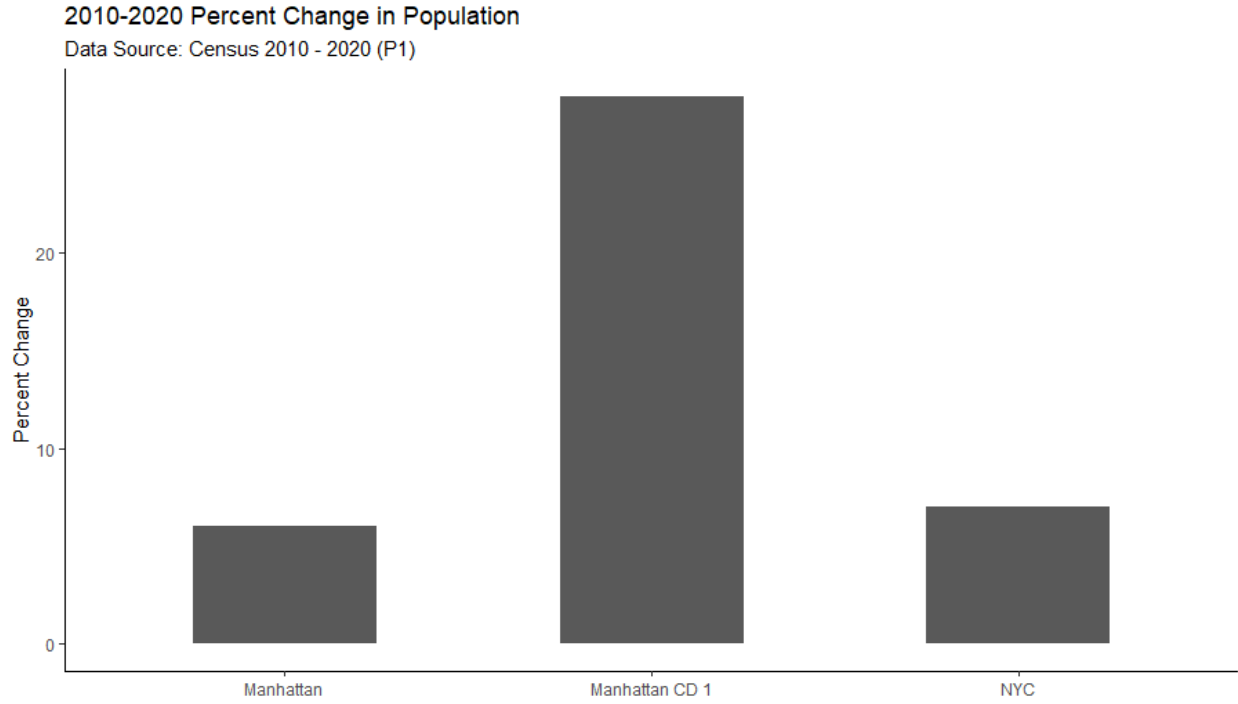
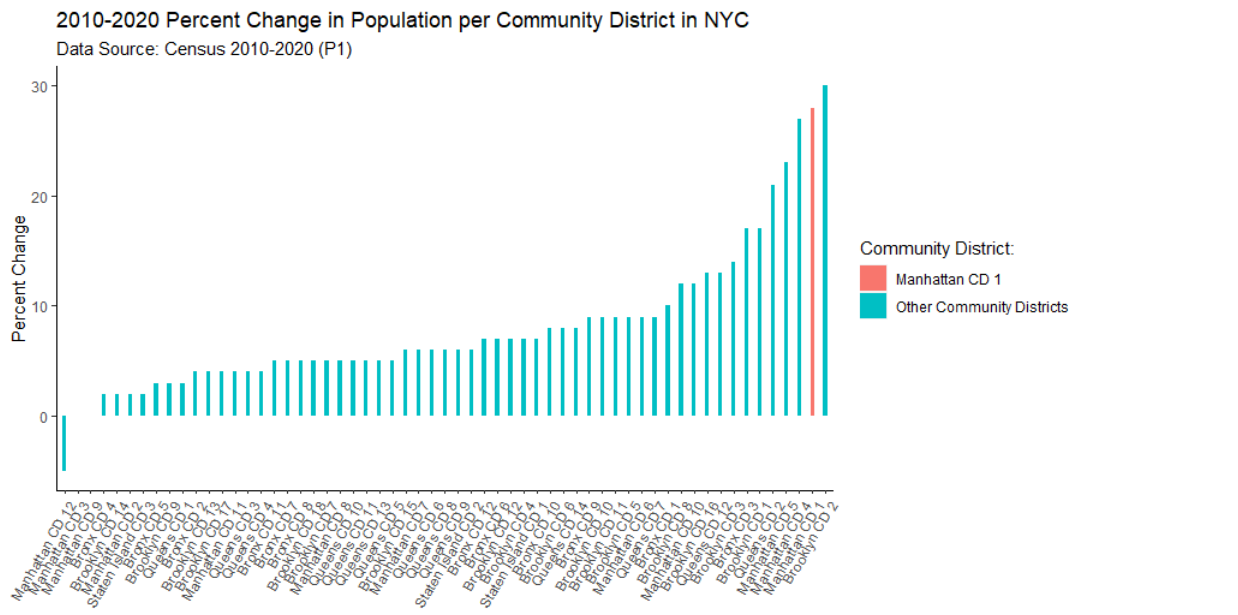


Figure 2:









### 2010 - 2020 Percent Growth by Neighborhood in Manhattan CD 1

Data Source: Census 2010 - 2020 (P1)

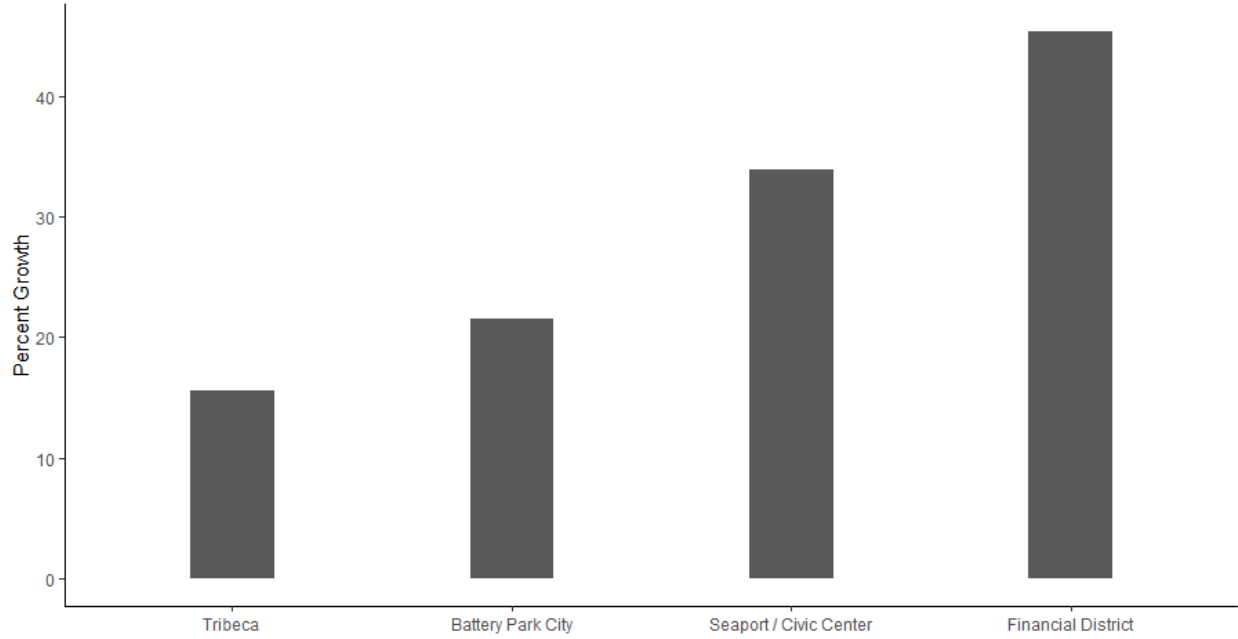


Figure 8:

### 2010-2020 Change in Population by Neighborhood in Manhattan CD 1

Data Source: Census 2010 - 2020 (P1)

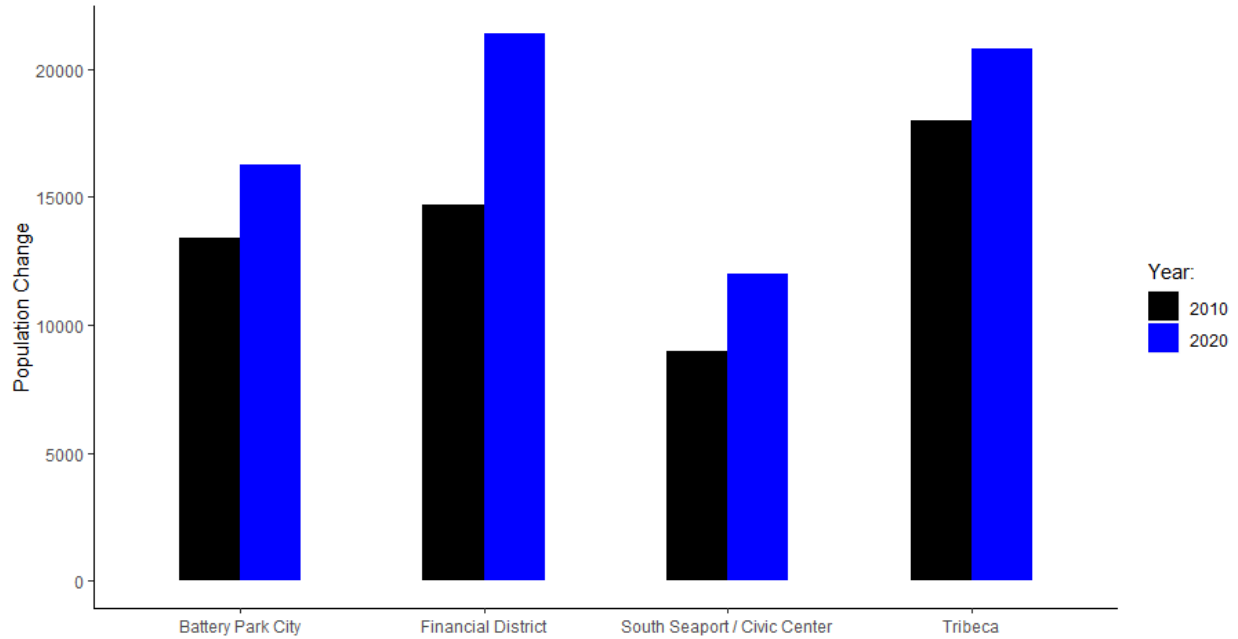


Figure 9:

2020 Manhattan CD 1's Racial Distribution in %  
Data Source: Census 2020 (P1)

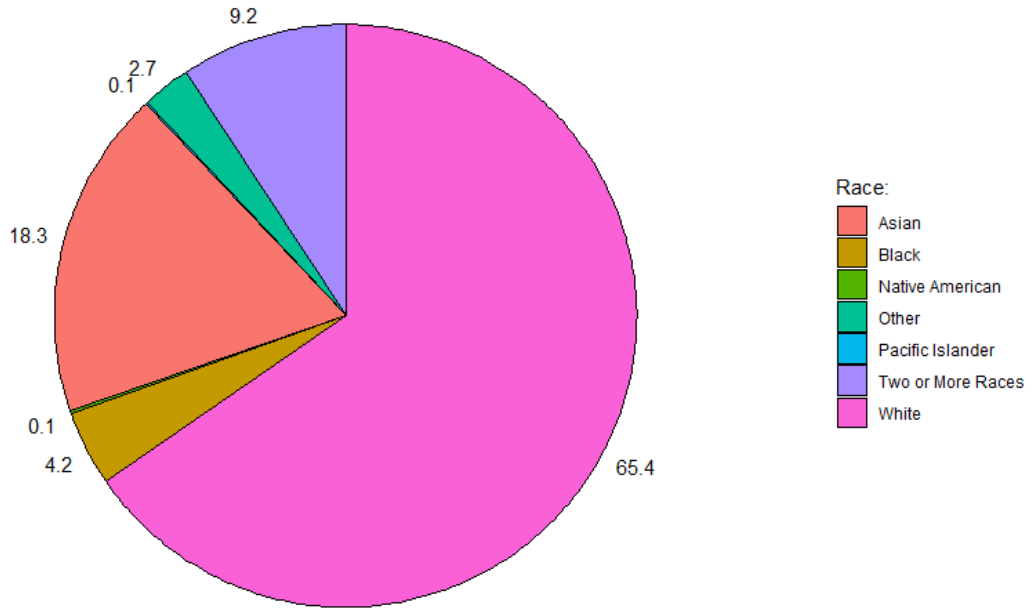


Figure 10:

2010 Manhattan CD 1's Racial Distribution in %  
Data Source: Census 2010 (P1)

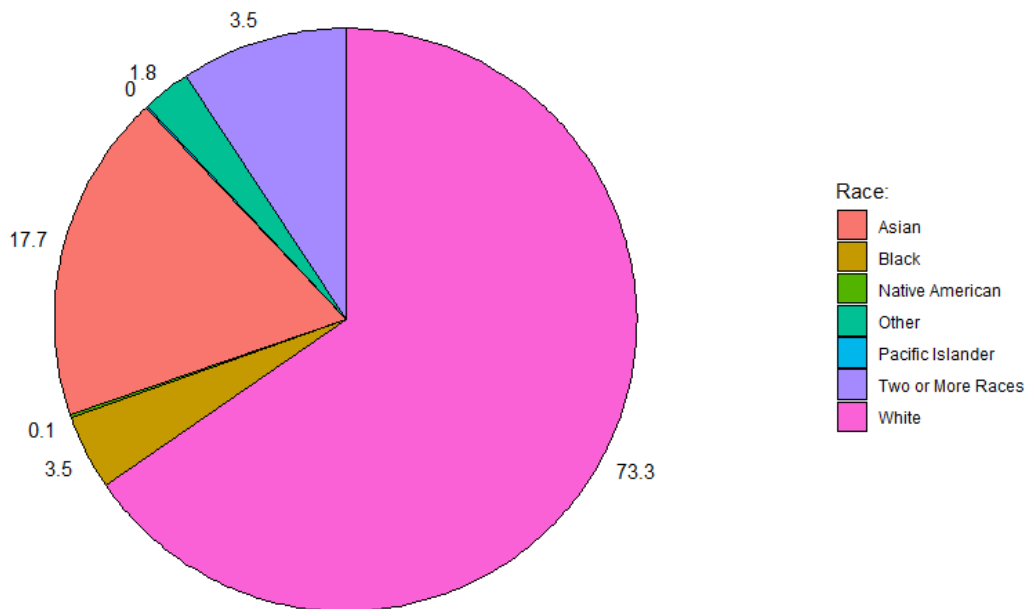


Figure 11:

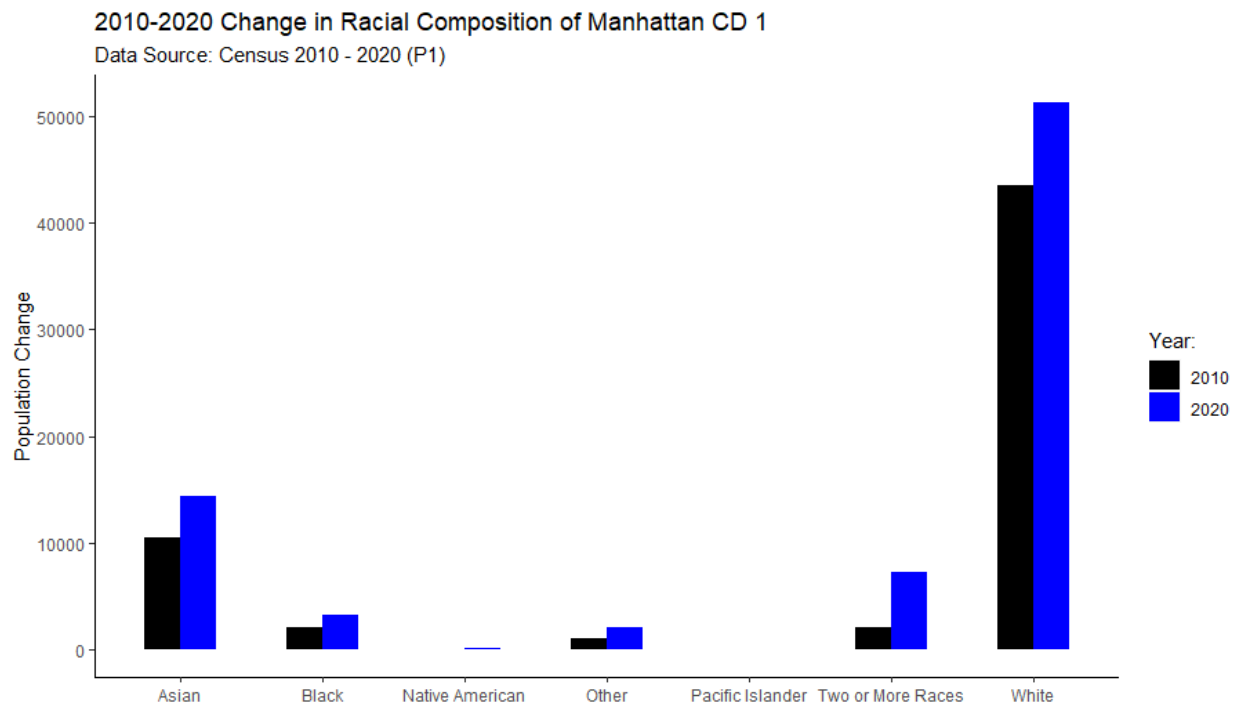


Figure 12:

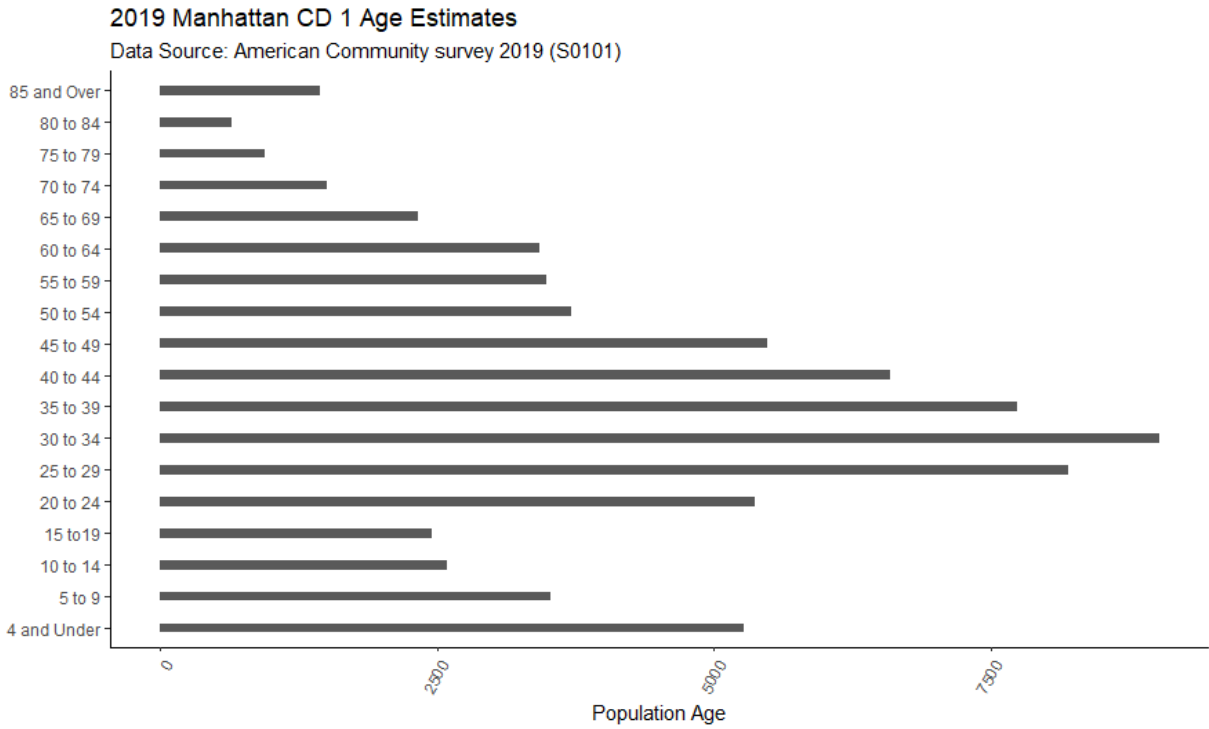
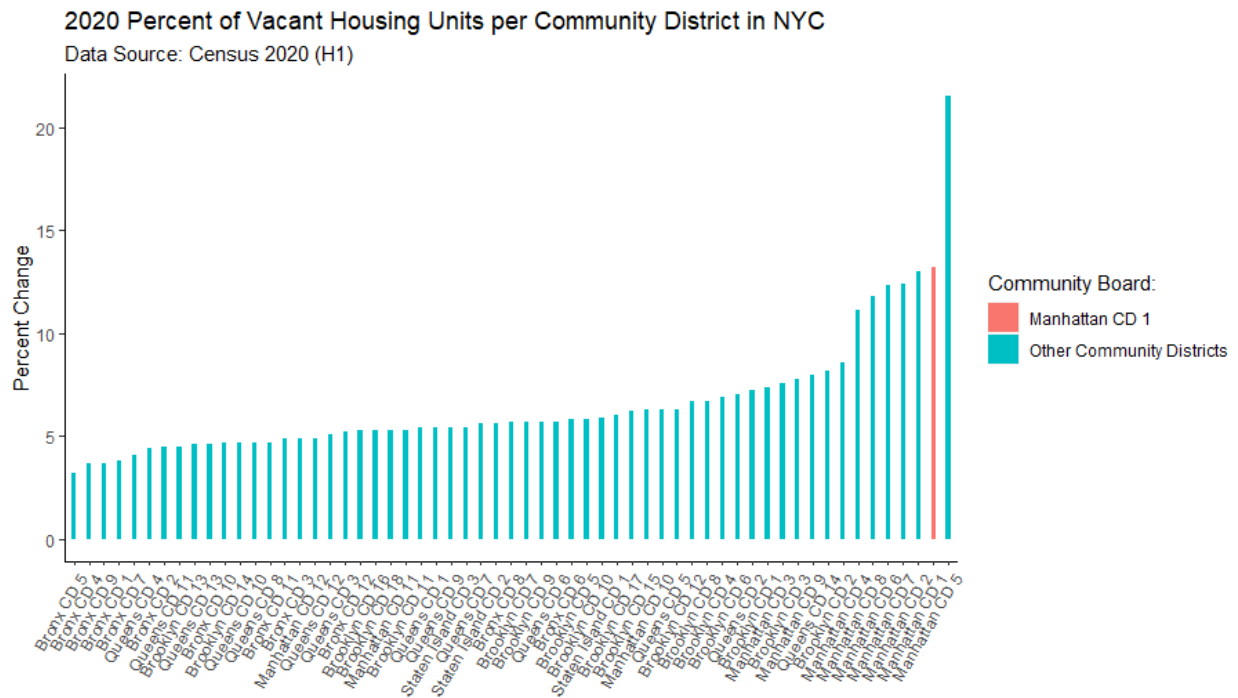
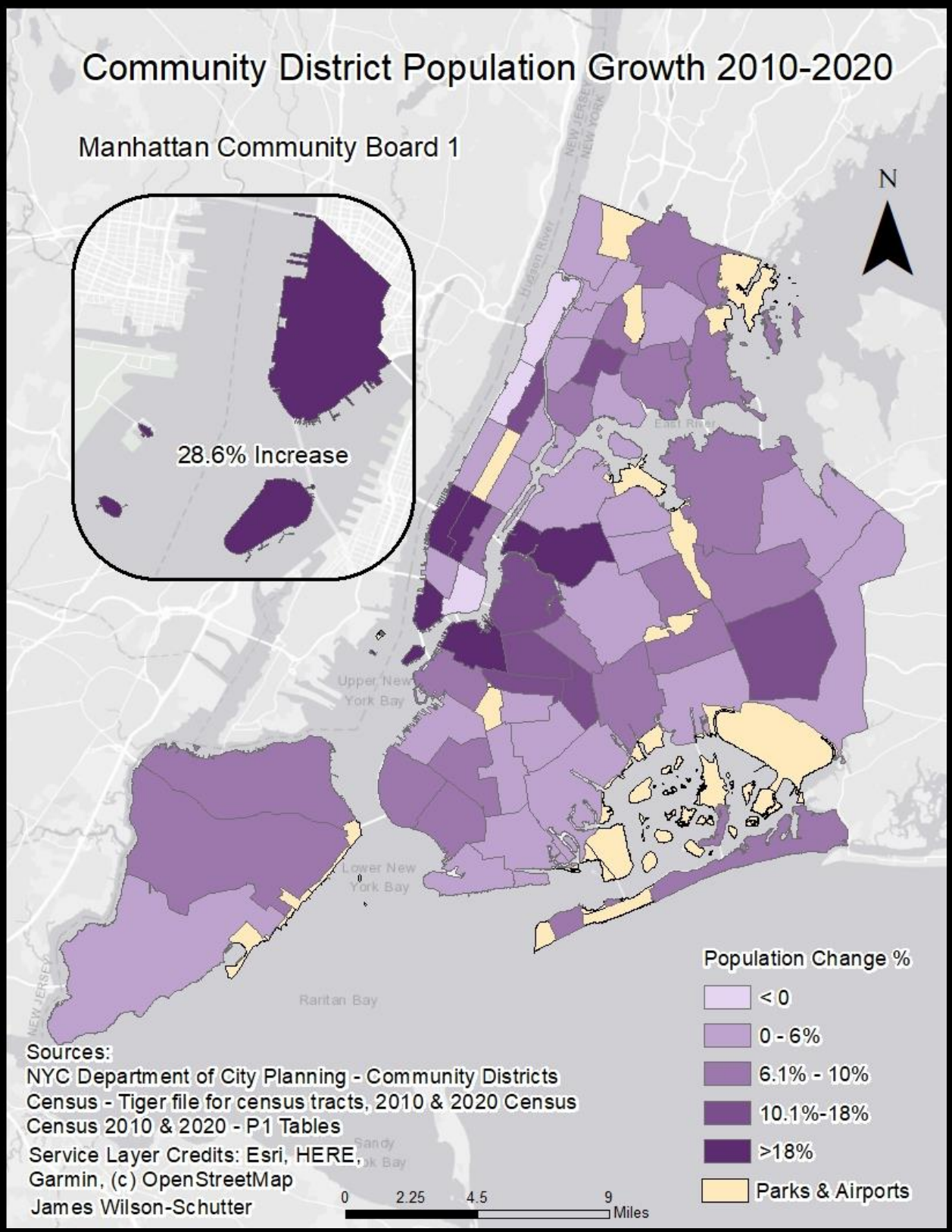
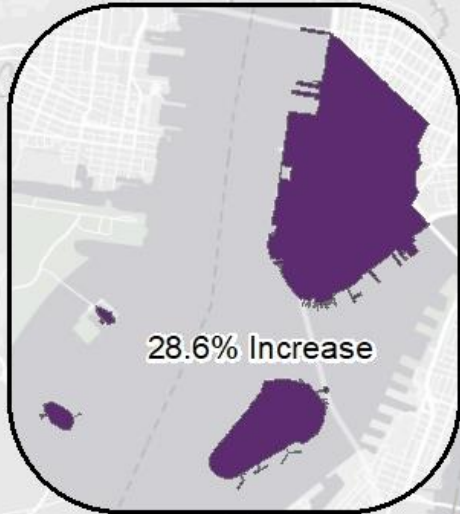


Figure 13:



# Community District Population Growth 2010-2020

Manhattan Community Board 1



### Population Change %

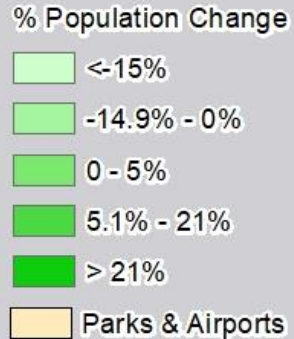
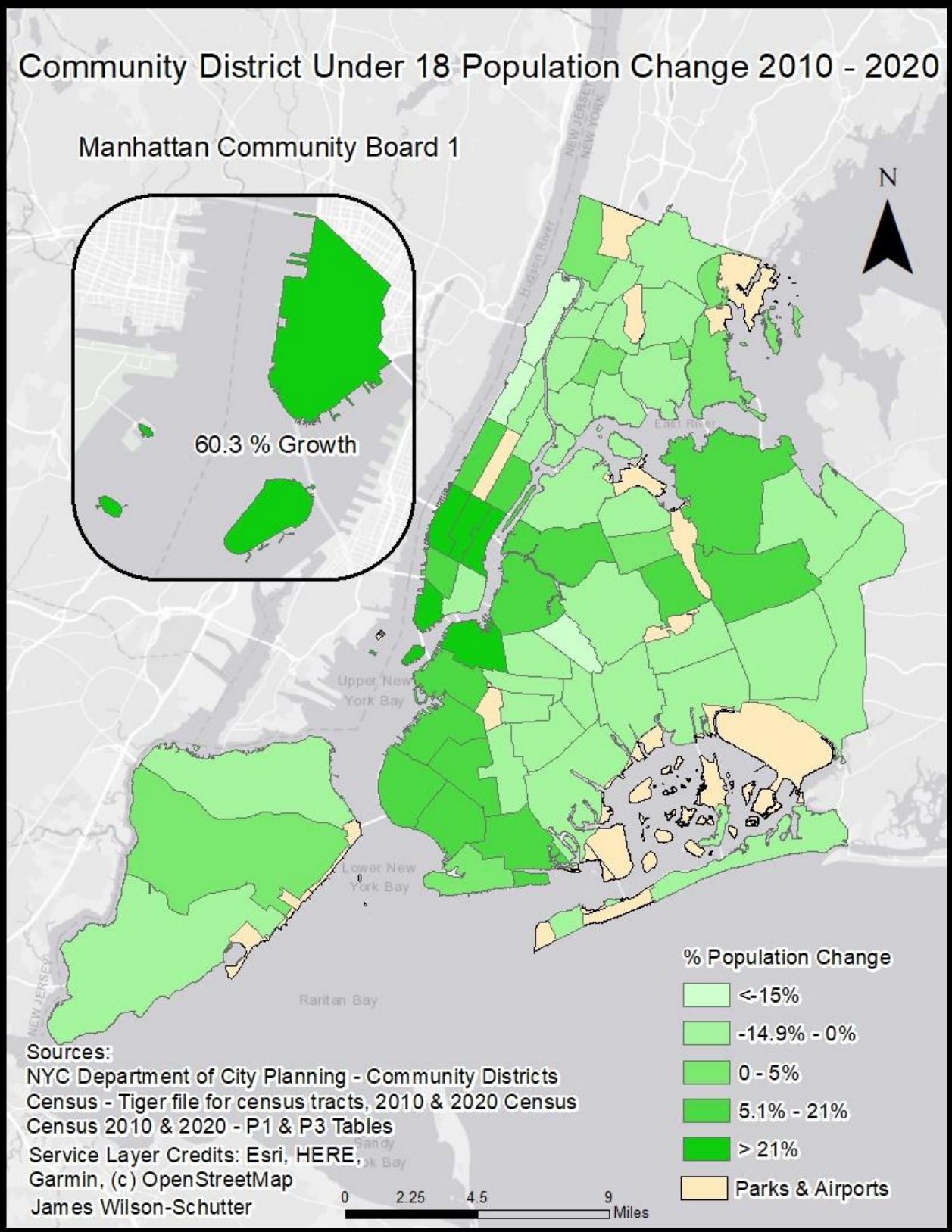
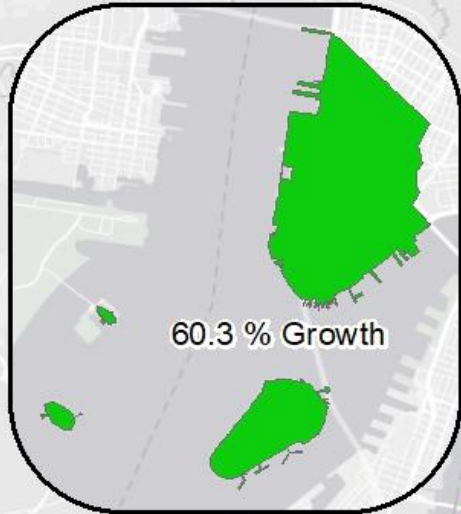
- < 0
- 0 - 6%
- 6.1% - 10%
- 10.1%-18%
- >18%
- Parks & Airports

Sources:  
NYC Department of City Planning - Community Districts  
Census - Tiger file for census tracts, 2010 & 2020 Census  
Census 2010 & 2020 - P1 Tables  
Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap  
James Wilson-Schutter



# Community District Under 18 Population Change 2010 - 2020

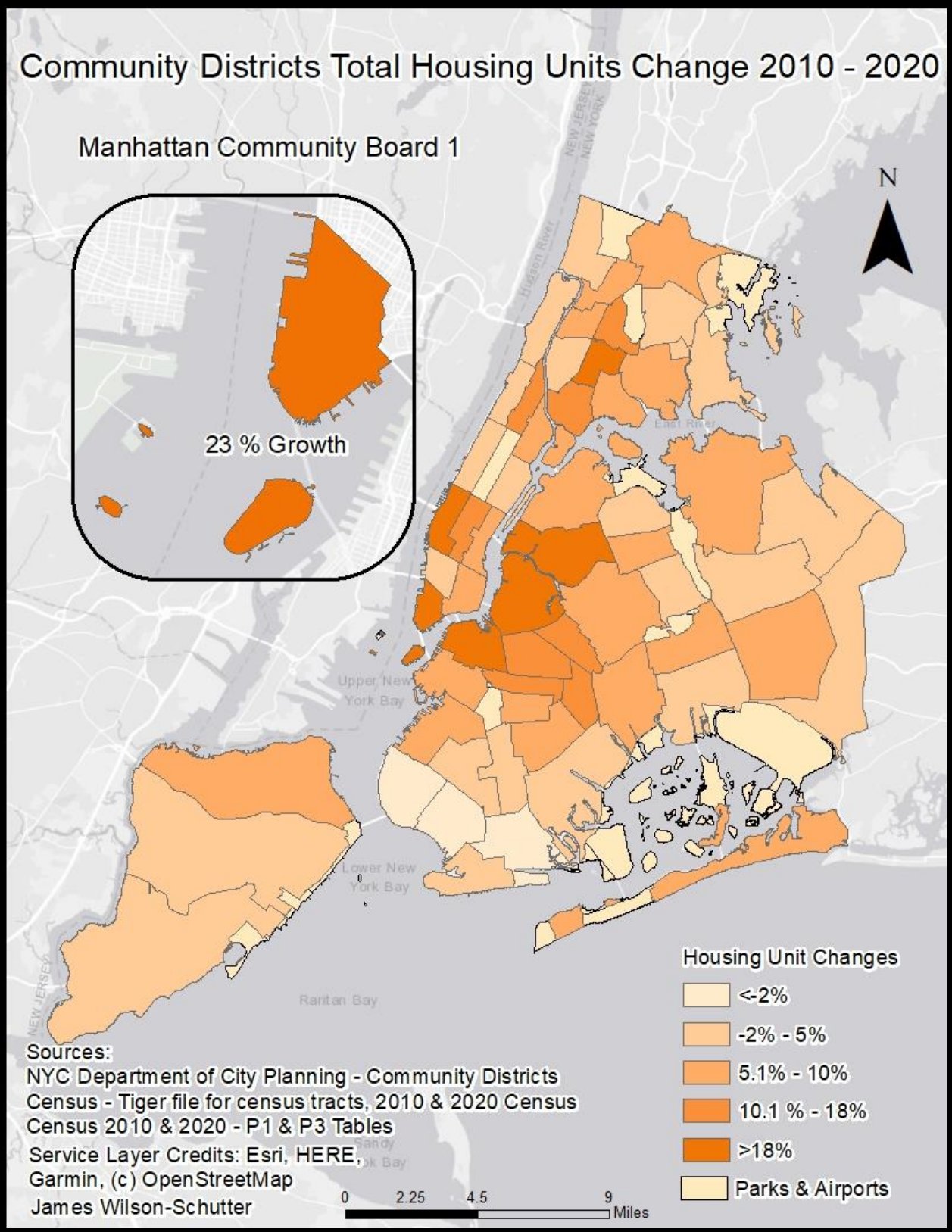
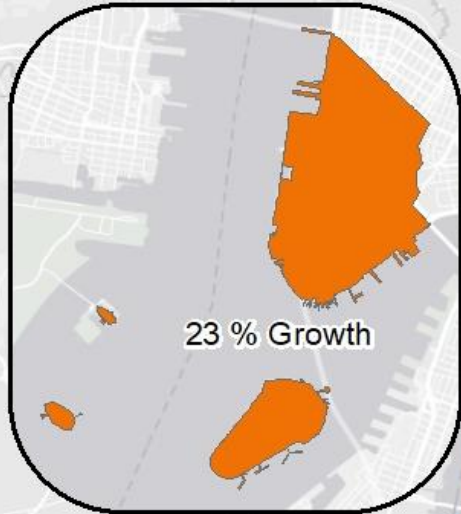
Manhattan Community Board 1



**Sources:**  
NYC Department of City Planning - Community Districts  
Census - Tiger file for census tracts, 2010 & 2020 Census  
Census 2010 & 2020 - P1 & P3 Tables  
Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap  
James Wilson-Schutter

# Community Districts Total Housing Units Change 2010 - 2020

Manhattan Community Board 1



### Housing Unit Changes

- <-2%
- 2% - 5%
- 5.1% - 10%
- 10.1% - 18%
- >18%
- Parks & Airports

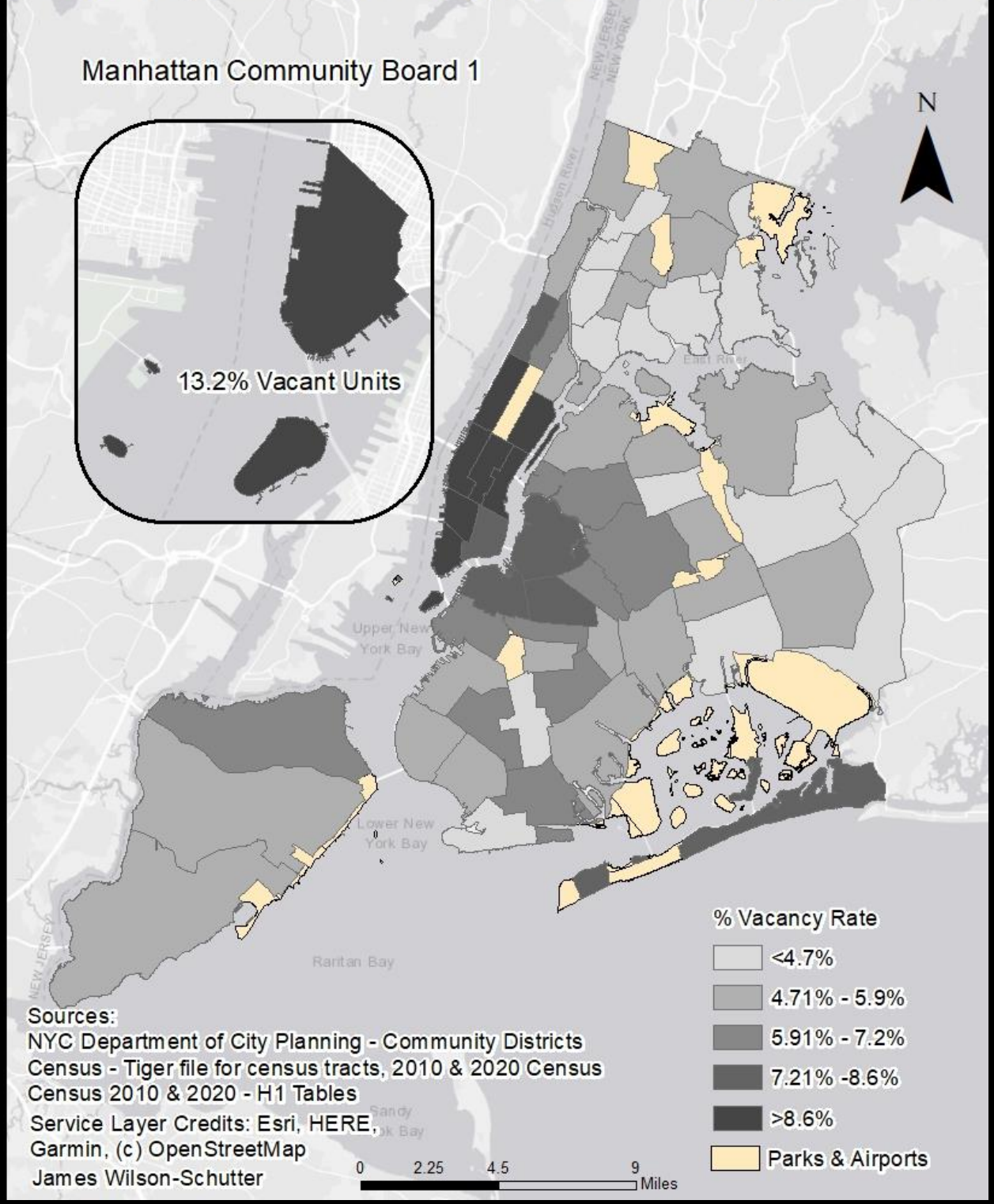
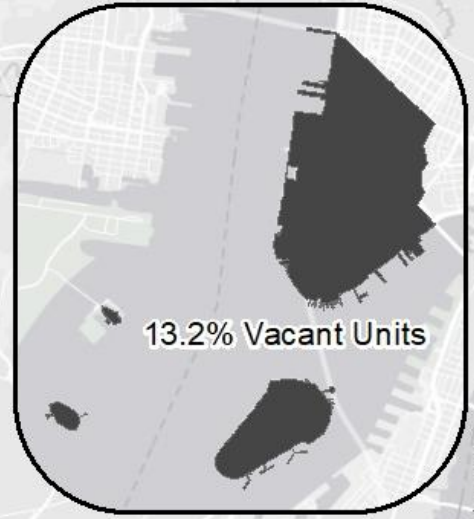
Sources:  
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Service Layer Credits: Esri, HERE,  
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# Community District Vacancy Rate for Housing Units 2020

Manhattan Community Board 1



Sources:  
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Census 2010 & 2020 - H1 Tables  
Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap  
James Wilson-Schutter

% Vacancy Rate	
[Lightest Gray]	<4.7%
[Medium-Light Gray]	4.71% - 5.9%
[Medium Gray]	5.91% - 7.2%
[Medium-Dark Gray]	7.21% - 8.6%
[Darkest Gray]	>8.6%
[Yellow]	Parks & Airports