

**Lower Manhattan:
Highlights from *Jewish Community Study of New York: 2002*
And General Population Trends 2000 – 2005 Based on the American Community Survey**

Downtown Manhattan has changed dramatically over the last seven years. Although several thousand people moved away in the immediate aftermath of 9/11, an analysis of American Community Survey data found that the area has more than recouped its population losses, resulting in net growth of 25 percent from 2000 to 2005.

THE JEWISH POPULATION IN LOWER MANHATTAN, 2002

The Jewish Community Study of New York: 2002 was conducted 6 – 12 months after 9/11, at which time Downtown Manhattan was still deeply affected by the tragedy and was not yet experiencing the growth and renewal that has since taken hold. (In 2002, it was estimated that of the total population of Lower Manhattan, as many as 4,500 residents had left since 9/11.) Until the next community study, we won't know which Jewish populations moved away and which stayed or subsequently moved there. Yet even at that possible low point, the Downtown Jewish population was a very significant portion of the Jewish community in Manhattan.¹

1. OVERVIEW: POPULATION ESTIMATES

In 2002, there were 26,700 households which include at least one Jewish person in the 12 zip codes defined as Lower Manhattan for this study.² The Lower East Side (consisting of zip codes 10002, 10003, and 10009) is the area which contains the largest portion of the Jewish population in Downtown Manhattan—59 percent of Jewish households and people in Jewish households in the Downtown area reside in the Lower East Side. From 1991 to 2002, the number of people in Jewish households in Downtown Manhattan as a proportion of all people in this area decreased from 20 percent to 17 percent, possibly as a result of 9/11.

Table 1A: Population and Households Estimates, Downtown Manhattan and All of Manhattan, 2002

	Downtown Manhattan	All of Manhattan
Households		
All Households (U.S. Census, 2000)	148,600	738,600
Jewish Households	26,700	154,500
Jewish Households as a Percent of All Households in the Area	18%	21%
Jewish Households in Downtown Manhattan as a Percent of All Jewish Households	17%	n/a

¹ Source: *The Jewish Community Study of New York: 2002: Geographic Profile*, Pearl Beck, Jacob B. Ukeles, and Ron Miller, Principal Investigators, UJA-Federation of New York, June 2004, and further analysis of the data set of the 2002 Jewish community study of New York by Jennifer Rosenberg. PDF versions of all Jewish community study publications are available at www.ujafedny.org/jewishcommunitystudy.

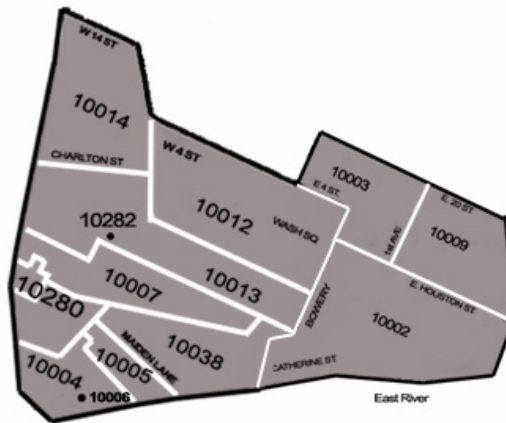
² Because the *Jewish Community Study of New York: 2002* and the Department of City Planning report use different boundaries for the areas they titled "Lower Manhattan," this paper will use "Downtown Manhattan" to describe the area referred to by the Jewish Community Study and "Lower Manhattan" for the area referred to by the New York City study.

in Manhattan		
People		
All People (U.S. Census, 2000)	310,900	1,537,200
People in Jewish Households	52,900	291,900
People in Jewish Households as a Percent of All People in Area	17%	19%
People in Jewish Households in Downtown Manhattan as a Percent of All People in Jewish Households in Manhattan	18%	n/a
Jews		
Jews	41,100	243,000
Jews as a Percent of All People in Area	13%	16%
Jews in Downtown Manhattan as a Percent of All Jews Residing in Manhattan	17%	n/a

Table 1B: Jewish Populations Compared, 1991 – 2002, Downtown Manhattan

	1991	2002	Percent Change 1991 - 2002
Jewish Households	31,500	26,700	-15%
People in Jewish Households	61,200	52,900	-14%
People in Jewish Households as a Percent of All People in the Area	20%	17%	-3%

Downtown Manhattan



2. DEMOGRAPHICS

In age, gender, and marital status, the Jewish population of Downtown Manhattan is similar in profile to the Jewish population of Manhattan as a whole. Compared with the adjoining neighborhoods of Chelsea/Clinton and Gramercy Park/Murray Hill, Downtown Manhattan's Jewish households have a higher proportion of seniors, males, married and divorced respondents, households with children and senior households. Compared with the eight-county New York area, there are fewer children, and its residents are less likely to be married, more likely to have never been married, and more likely to be separated or divorced.

**Table 2A: Age, Gender, Marital Status, and Household Structure,
Principal Areas of Jewish Residence in Manhattan, 2002**

	Chelsea/ Clinton	Gramercy Park/ Murray Hill	Downtown Manhattan	Upper East Side	Upper West Side	All of Manhattan	Eight- County Area
Age Structure (Percent of All People in Jewish Households)							
0 – 17	11%	6%	13%	14%	14%	13%	23%
18 – 39	45%	41%	34%	31%	26%	33%	27%
40 – 64	31%	38%	32%	35%	37%	35%	32%
65 – 74	5%	7%	9%	12%	11%	10%	9%
75+	8%	8%	12%	8%	11%	10%	10%
Gender (Percent of All People in Jewish Households)							
Male	43%	42%	45%	46%	46%	45%	48%
Female	57%	58%	55%	54%	54%	55%	52%
Marital Status (Percent of Respondents)							
Married	33%	31%	40%	43%	44%	40%	57%
Never Married	33%	47%	33%	29%	40%	35%	20%
Separated/Divorced	12%	13%	16%	14%	10%	13%	9%
Widowed	7%	4%	8%	10%	5%	8%	12%
Living Together	15%	5%	2%	4%	1%	4%	2%
Household Structure (Percent of Jewish Households)							
Children 17 and Under in Household*	9%	8%	17%	16%	19%	15%	28%
No Children 17 and Under and No Seniors in Household	70%	74%	52%	54%	49%	57%	39%
Senior Households with No Children 17 and Under	21%	18%	31%	29%	32%	28%	32%

*Includes some single parent and multi-generational families.

Like other Manhattanites, respondents and their spouses (age 18-64) in the Downtown area are far more likely to have obtained advanced degrees in secular education than their peers in the eight-county area, and slightly more likely to hold graduate degrees than their peers in the adjoining neighborhoods of Chelsea/Clinton and Gramercy Park/Murray Hill.

Table 2B: Secular Education, Principal Areas of Jewish Residence in Manhattan, 2002

	Chelsea/ Clinton	Gramercy Park/ Murray Hill	Downtown Manhattan	Upper East Side	Upper West Side	All of Manhattan	Eight- County Area
Secular Education (Percent of Respondents and Spouses Age 18 – 64)							
High School or Technical School	3%	6%	6%	4%	3%	5%	17%
Some College/Associate's Degree	7%	15%	8%	6%	6%	8%	13%
Bachelor's Degree	51%	31%	33%	39%	31%	37%	31%
Master's Degree/Doctoral Degree	39%	49%	53%	52%	60%	50%	38%

The employment patterns of traditional working-age respondents and their spouses are similar to those in Manhattan overall, although unemployment rates are slightly higher (possibly a temporary phenomenon reflecting the impact of 9/11). Among respondents and spouses age 65 and older, Downtowners are more likely to be retired and less likely to be employed in comparison with their peers elsewhere in Manhattan.

Table 2C: Employment, Principal Areas of Jewish Residence in Manhattan, 2002

	Chelsea/ Clinton	Gramercy Park/ Murray Hill	Downtown Manhattan	Upper East Side	Upper West Side	All of Manhattan	Eight- County Area
Employment Status (Percent of Respondents and Spouses Age 18 – 64)							
Employed	89%	80%	81%	77%	84%	81%	75%
Unemployed	6%	7%	10%	10%	6%	8%	7%
Homemaker	1%	5%	4%	9%	3%	5%	8%
Student	2%	3%	3%	2%	3%	3%	4%
Retired/Volunteer	1%	5%	2%	2%	3%	3%	4%
Disabled	<1%	<1%	<1%	1%	<1%	<1%	2%
Employment Status (Percent of Respondents and Spouses Age 65+)							
Employed	40%*	45%*	28%*	38%	37%	34%	22%
Unemployed	<1%*	<1%*	<1%*	<1%	2%	<1%	2%
Homemaker	5%*	12%*	4%*	3%	2%	4%	4%
Retired/Volunteer	55%*	44%*	68%*	59%	59%	61%	70%
Disabled	<1%*	<1%*	<1%*	<1%	1%	<1%	3%

* Based on a small number of respondents; caution is advised in interpretation.

Downtown Manhattan households are generally economically stable, with only 5 percent under 150% of the Federal Poverty Guidelines and another 7 percent that is “near poor.” Compared with the rest of Manhattan, it has a larger proportion of households earning in the lower and middle ranges, and fewer households earning more than \$100,000. With the exception of Chelsea/Clinton, fewer Downtown Jewish households perceive themselves as wealthy than in any other neighborhood, and more feel that they are struggling to make ends meet.

Table 2D: Income, Subjective Assessment of Financial Status, Poverty and Near Poverty, Principal Areas of Jewish Residence in Manhattan, 2002

	Chelsea/ Clinton	Gramercy Park/ Murray Hill	Downtown Manhattan	Upper East Side	Upper West Side	All of Manhattan	Eight- County Area
Household Income (Percent of Households)							
Under \$35,000	24%	11%	24%	14%	17%	18%	31%
\$35,000 - \$49,999	6%	16%	12%	15%	12%	13%	14%
\$50,000 - \$99,999	25%	24%	33%	18%	26%	25%	24%
\$100,000 - \$149,999	17%	20%	11%	15%	18%	16%	15%
\$150,000 and above	29%	30%	21%	38%	27%	28%	17%

	Chelsea/ Clinton	Gramercy Park/ Murray Hill	Downtown Manhattan	Upper East Side	Upper West Side	All of Manhattan	Eight- County Area
Subjective Assessment of Financial Status (Percent of Households)							
Cannot Make Ends Meet/Just Managing	31%	26%	29%	21%	19%	25%	36%
Have Enough	38%	36%	41%	34%	41%	37%	38%
Have Extra Money/Wealthy	31%	38%	30%	45%	40%	38%	26%
Poverty/Near Poverty							
Percent of Jewish Households Who Are Poor or Near Poor	20%	6%	12%	7%	10%	11%	21%

Like Manhattan, Downtown attracts Jews from across the United States in much larger numbers than the rest of the eight-county area. However, the Russian-speaking Jewish population is smaller in Downtown than elsewhere in Manhattan, and significantly smaller compared with the rest of New York City.

Table 2E: Place of Birth, Adults in Jewish Households, Downtown Manhattan, All of Manhattan, and Eight-County New York Area, 2002

	Downtown Manhattan	All of Manhattan	Eight-County Area
Place of Birth (Percent of All Adults in Jewish Households)			
Eight-County Area	55%	51%	60%
Other New York State	3%	3%	2%
Other U.S.	26%	28%	11%
Former Soviet Union	1%	2%	12%
Eastern Europe	5%	3%	6%
Western Europe	3%	5%	3%
Israel	2%	3%	3%
Other non-U.S.	5%	6%	4%
People in Russian-Speaking Jewish Households			
People in Russian-speaking Jewish Households as a Percent of All People in Jewish Households	1%	3%	13% (Just NYC: 20%)

3. VULNERABLE POPULATIONS

Jewish seniors ages 65 – 74 in Downtown Manhattan are more likely to be isolated than their counterparts elsewhere in Manhattan and the eight-county area. Downtown Jewish households are more likely than other Manhattan Jewish households to have sought assistance for serious or chronic illness, personal or family counseling, or services for a person with a disability sometime in the year prior to the study.

Table 3: Vulnerable Populations, Principal Areas of Jewish Residence in Manhattan, 2002

	Chelsea/ Clinton	Gramercy Park/ Murray Hill	Downtown Manhattan	Upper East Side	Upper West Side	All of Manhattan	Eight- County Area
Isolated Seniors (Percent of Respondents)							
65 – 74 Living Alone	45%*	12%*	48%*	37%	40%	38%	33%
75+ Living Alone	93%*	60%*	62%*	56%	57%	62%	55%

	Chelsea/ Clinton	Gramercy Park/ Murray Hill	Downtown Manhattan	Upper East Side	Upper West Side	All of Manhattan	Eight- County Area
Social Service Needs and Utilization (Percent of Households)							
Sought Assistance for Serious/Chronic Illness	11%	14%	26%	21%	19%	20%	24%
Sought Personal/Family Counseling	7%	6%	14%	8%	9%	10%	7%
Sought Job/Career Counseling	12%	21%	13%	16%	10%	14%	12%
Sought Services for Person with Disability	4%	4%	10%	7%	7%	7%	9%
Sought Services for Older Person	5%	13%	12%	12%	12%	11%	11%

* Based on a small number of respondents; caution is advised in interpretation.

4. JEWISH CONNECTIONS

Manhattan Jewish households are lower than other eight-county households on many commonly used measures of Jewish practices, and Downtown Jewish households fall below the Manhattan average on many of these indicators, including denominational identification, synagogue and Jewish organization membership, travel to Israel, and feeling part of a Jewish community. Both Downtown and Manhattan as a whole surpass the eight-county intermarriage rate of 22 percent (36 percent and 31 percent respectively).

Table 4: Jewish Connections, Principal Areas of Jewish Residence in Manhattan, 2002

	Chelsea/ Clinton	Gramercy Park/ Murray Hill	Downtown Manhattan	Upper East Side	Upper West Side	All of Manhattan	Eight- County Area
Denomination							
Orthodox	8%	4%	4%	10%	14%	11%	19%
Conservative	23%	34%	22%	29%	25%	26%	26%
Reform	34%	45%	33%	42%	28%	35%	29%
Non-Denominational – “Just Jewish”	21%	12%	23%	9%	16%	16%	15%
Secular/No Religion	14%	4%	16%	8%	13%	10%	10%
Jewish Affiliations & Participation							
Household Belongs to a Synagogue	17%	27%	25%	38%	30%	30%	43%
Household Belongs to Other Jewish Organization (including JCC)	18%	14%	11%	19%	20%	16%	28%
Household Attended Jewish Cultural Event or Jewish Museum in the Last Year	55%	72%	70%	73%	73%	70%	62%
Percent of Respondents Who Have Ever Traveled to Israel	52%	57%	40%	57%	64%	55%	50%
Percent of Respondents Who Have Accessed Jewish Websites	57%	42%	36%	43%	50%	45%	37%

	Chelsea/ Clinton	Gramercy Park/ Murray Hill	Downtown Manhattan	Upper East Side	Upper West Side	All of Manhattan	Eight- County Area
Feeling Connected							
Respondent Said That Being Jewish is "Very Important"	40%	64%	47%	60%	55%	55%	65%
Respondent Feels Part of a Jewish Community	56%	56%	52%	59%	58%	57%	65%
Jewish Practices							
Household Member Attends Seder	72%	70%	73%	78%	76%	75%	77%
Respondent Fasts on Yom Kippur	56%	60%	57%	68%	59%	62%	65%
Household Member Lights Shabbat Candles	11%	4%	11%	13%	17%	14%	31%
Keeps a Kosher Home	12%	14%	17%	15%	20%	18%	28%
Jewish Education (Percent of Jewish Children Ages 6-17)							
None	*	*	*	*	*	28%	16%
Supplementary School (Past and/or Current)	*	*	*	*	*	38%	15%
Day School (Past and/or Current)	*	*	*	*	*	33%	50%
Types of Marriages (Percent of Marriages)							
Inmarriage	48%	66%	52%	75%	55%	62%	72%
Conversionary Marriages	2%	<1%	12%	5%	10%	7%	7%
Intermarriage	50%	34%	36%	20%	35%	31%	22%
Philanthropy (Percent of Households)							
No Charitable Gift	11%	11%	16%	13%	9%	12%	12%
Non-Jewish Gifts Only	46%	37%	42%	26%	34%	36%	29%
Both Jewish and Non-Jewish Gifts	31%	40%	31%	47%	47%	40%	17%
Jewish Gifts Only	12%	12%	11%	14%	10%	12%	41%

* The principal researchers were able to estimate the percentage of Jewish children with no Jewish education, with supplementary school education, and with day school education on the county level. It was not feasible to estimate Jewish education for the Jewish area profiles given the smaller numbers of interviews in small areas compared with counties, particularly in Manhattan where there were relatively few households with children.

SHIFTS IN THE GENERAL POPULATION IN LOWER MANHATTAN, 2000 – 2005

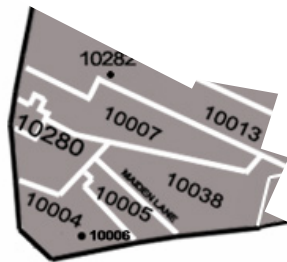
Although without the benefit of another Jewish community study we cannot know exactly what shifts may have occurred specifically with the Jewish population, a recent study by the New York City Department of City Planning based on data from the U.S. Census Bureau's American Community Survey indicates that there has been dramatic change in the area in the few years since 9/11.³

Defining Lower Manhattan in narrower terms than the Jewish Community Study of New York, their findings relate to 14 census tracts south of Canal Street, encompassing the Financial District, Battery Park City, Tribeca, and the Civic Center, as well as a small portion

³ A Pre- and Post-9/11 Look (2000 – 2005) at Lower Manhattan, Joseph J. Salvo, Arun Peter Lobo, and Joel A. Alvarez, Population Division, New York City Department of City Planning, Paper prepared for the March 2007 Population Association Meetings in New York City.

of Chinatown. It does not include the East Village, Soho, Greenwich Village, the West Village, and much of the Lower East Side, which had been included in the Jewish community study of New York's definition of Lower Manhattan.

Lower Manhattan



In addition to the 2,600 civilians and rescue workers who were killed in New York in the terrorist attacks of September 11, 2001, total economic damage in Lower Manhattan was estimated at nearly \$31 billion, more than 30 million square feet of office space was damaged or destroyed (60 percent of "Class A Downtown office space"), private-sector employment fell by 17 percent between 2000 and 2002, and as many as 4,500 residents left the area. Yet the study by Joseph Salvo et al indicates that the events of 9/11 only temporarily upended the residential growth that had started in this area in the late 1990s, and accelerated its transition from a primarily commercial area to a mixed commercial/residential area.

5. POPULATION ESTIMATES

Between new housing and the conversion of non-residential units to residential use, more than 5,200 new residential units were added to Lower Manhattan's housing stock in the first half of this decade, most of it in high rises, and median gross rent is well above the median rent for the rest of Manhattan (\$1,775 vs. \$1,110 in 2005). Household population not only rebounded, but grew by a full 25 percent (9,000 people), a figure that well-exceeded the overall population increases in the rest of Manhattan (3 percent). Three quarters of this growth came from migration (a net inflow of 6,900 people), and one quarter from natural increase, with births outnumbering deaths by a three-to-one margin. This reflects both the age profile of the area and women in Lower Manhattan having relatively high fertility compared to women in the rest of Manhattan over the five-year period. As of 2004, more than 65,000 households living in or moving into the downtown area benefited from a federally funded grant program that provided financial incentives to maintain the existing population and draw new residents to the area. As of 2004, 41 percent of Lower Manhattan residents had moved there since 9/11, and in 2005, data from the American Community Survey showed that 22 percent of residents of Lower Manhattan had lived elsewhere just a year earlier. That rate is two-thirds higher than

the rate for the remainder of Manhattan, and nearly 14 percent of Lower Manhattan residents had moved from within the borough.

Questions for consideration: What proportion of this population increase is Jewish? If the area continues to become more residential and the population in Lower Manhattan is growing faster than the rest of Manhattan and in fact is drawing residents from elsewhere in the borough, will the Jewish population in the Financial District, Battery Park City, and Tribeca areas equal or surpass the traditional concentration of the Downtown Jewish population in the Lower East Side?

Table 5: Housing and Population Estimates, Lower Manhattan, 2000 – 2005

	2000		2005		Change, 2000 – 2005	
	Number	Percent	Number	Percent	Number	Percent
Housing Units	20,300	100%	25,500	100%	5,200	26%
Median Gross Rent (in 2005 dollars)	\$1,657	-	\$1,775	-	\$118	7%
Household Population	34,700	100%	43,700	100%	9,000	26%
Number of Households	18,000	100%	22,400	100%	4,400	25%
Residence 1 Year Ago Was Different House	n/a	-	9,400	22%		
Residence 1 Year Ago Was Different House in Manhattan	n/a	-	5,800	14%		

6. DEMOGRAPHICS

The demographic make-up of Lower Manhattan reflects a more youthful age distribution than much of Manhattan. The population between the ages of 25 and 44 in Lower Manhattan grew by 46 percent between 2000 and 2005, totaling over 50 percent of all residents in the area (compared to 38 percent for the rest of Manhattan). Twelve percent of the population is children under the age of 18, over half of whom are under age five (52%). The average household size is 1.95 people. Families comprised over one-third of all households in 2005, but like much of Manhattan, there are more non-family households (single-person households, or households with two or more unrelated individuals). The proportion of non-family households in Lower Manhattan (63% in 2005) is above the average for the rest of Manhattan (58 percent) and significantly higher than in the city overall (39%). The growth in nonfamily households accounts for 85 percent of the total growth in households from 2000 to 2005, and particularly reflects a surge in the number of young male residents in Lower Manhattan. The overall male population increased by nearly 40 percent, and accounts for over three-quarters of the total population change in Lower Manhattan during this period. The sex ratio, which had been 101 males per 100 females in 2000, increased to 126 males per 100 females in 2005.

The population is primarily white and Asian nonhispanic (58 percent and 29 percent, respectively). The number of white nonhispanics grew by 16 percent, but their proportion of the total population in Lower Manhattan dropped by 5 percent due to significant growth in the Asian nonhispanic population and other groups. Thirty-two percent of Lower Manhattan's population is foreign-born (compared to 28 percent in the rest of Manhattan), 56 percent from Asia and 24 percent from Europe (compared to the rest of Manhattan in which nearly half are from Latin America).

Questions for consideration: Is the Jewish population in Lower Manhattan growing in the same demographic groups as the general population (adults ages 25 – 44, particularly young males in non-family households)? Where are Jewish women in relation to the comparatively high fertility rates in the area? Is there growth in the number of Jewish families with young children in the area? As young professionals from Russian-speaking Jewish households get more established in their careers, will their presence increase in this area?

Table 6: Demographics of Residents in Lower Manhattan, 2000 – 2005

	2000		2005		Change, 2000 – 2005	
	Number	Percent	Number	Percent	Number	Percent
Age						
Under 18	4,800	14%	5,300	12%	600	12%
Under 5	1,700	5%	2,800	6%	1,000	59%
25 - 44	15,200	44%	22,100	51%	6,900	46%
Sex						
Male	17,440	50%	24,400	56%	6,900	40%
Female	17,258	50%	19,300	44%	2,000	12%
Sex Ratio – Males per 100 Females	101		126		25	
Race						
White, nonhispanic	22,000	63%	25,400	58%	3,400	16%
Asian, nonhispanic	9,500	27%	12,800	29%	3,300	35%
Place of Birth						
Foreign-born	11,200	32%	13,800	32%	2,600	24%
Asia	7,400	66%	7,800	56%	400	5%
Europe	2,300	21%	3,300	24%	1,000	44%
Household Type						
Family	7,600	43%	8,300	37%	700	9%
Nonfamily	10,400	58%	14,100	63%	3,800	36%
Average Household Size	1.93		1.95		.02	1%

7. SOCIOECONOMIC CHARACTERISTICS

The high levels of education, occupational skills, and income that have been characteristic of residents in Lower Manhattan have continued to rise. The profile of those who are moving into the area is that of highly educated people in professional and management-related occupations. The figures for educational attainment (73% of residents ages 25 and over holding a bachelors degree or higher) far exceed those for the rest of Manhattan and the city overall (57 percent and 32 percent respectively). From 2000 to 2005, median household income increased 20 percent, from \$82,000 to \$98,100, after adjusting for inflation. This contrasts with a relatively flat and lower median household income in Manhattan (\$57,000 in 2005).

Questions for consideration: Is the Jewish population similar in profile? What are the implications for organizing programs and services with and for this population?

Table 7: Socioeconomic Characteristics of Residents in Lower Manhattan, 2000 – 2005

	2000	2005	Change, 2000 – 2005
Educational Attainment, Population 25 Years and Over			
Less Than a High School Diploma	17%	7%	-46%
Bachelor's Degree or Higher	59%	73%	54%
Occupation			
Management, Professional, and Related Occupations	66%	71%	47%
Income (in 2005 Dollars)			
Median Household Income	\$81,999	\$98,121	\$16,122, 20%
Employment Status			
Unemployed	5%	2%	-59%
Poverty Status			
Percent Below Poverty	12%	10%	-2%

8. WORKERS IN LOWER MANHATTAN

Close to 350,000 people were working in Lower Manhattan in 2005, a decline of 10 percent compared with the year 2000. Although many businesses reopened after temporary closure and others have newly established themselves there, many jobs moved to other parts of Manhattan after 9/11. Today, fewer commuters travel from the suburbs to Lower Manhattan for work: fully half of the decline in the area's workforce was in suburban commuters. In 2005, 71 percent of workers in Lower Manhattan live in the five boroughs of New York City, and 29 percent commute from the suburbs.

There also was a shift in the industry base of the area. In 2000, 39 percent of the workforce in Lower Manhattan was in finance, insurance, and real estate. This sector dropped to just over one-third of all employment there by 2005, though many of these jobs relocated to elsewhere in Manhattan. In this same period, manufacturing declined 36 percent, wholesale trade by 32 percent and information by 27 percent, but all of these were just a small part of Lower Manhattan's total employment to begin with (combined, they total less than 5 percent). Professional services and public administration jobs have held steady. Educational services, health care, and social assistance were the industry groupings that grew significantly (25%) in this period, accounting for 10 percent of all jobs in the area in 2005.

Questions for consideration: Although there has been a slight decline, Lower Manhattan is still a major commercial center. There are opportunities to engage people in Jewish communal life and meet social, educational, and service needs in the places they work as well as where they live. Have there been shifts in the sectors in which the Jewish population works? As rebuilding of office space continues, will there be further shifts in the business sectors and resumed growth?

CONCLUSION

Lower Manhattan was in a state of transition even before 9/11, but this transition into a mixed commercial and residential community was accelerated in the first half of this decade. A significant proportion of the population only recently moved there, having relocated from

elsewhere in Manhattan and the rest of the country. The residential boom looks like it will continue, and even the decline in workers may reverse when the rebuilding of the former World Trade Center site is completed.

In 2002, Jews comprised 26% of the white nonhispanic population in New York – a figure that reflects continued though slowed growth as other nonhispanic whites have left city in larger numbers than Jews over the past several decades. In this particular migration of people to Lower Manhattan, there are many similarities in the general profile of those who are moving to the profile of a portion of the New York Jewish community. While it is not certain whether they are a large or small portion of population that is moving there, there is no reason to assume that young, professional, wealthy Jewish New Yorkers would not be part of this trend.

In the absence of knowing the full extent and nature of any shifts in the Jewish community, this data does suggest that there may be a growing need for programs for Jewish young adults, singles, and young families in this area, which to begin with had been exhibiting lower levels of Jewish connection than other Jewish New Yorkers. It also raises questions about the relationship between the Jewish population in Lower Manhattan with the rest of Downtown Manhattan. Is the profile of the Jewish community shifting as well on the Lower East Side? Are the neighborhoods becoming increasingly distinct in demographic and socioeconomic profile, suggesting emerging differences in social, educational, and service needs?

The next Jewish community study will hopefully provide answers to these questions, but there are clear indications of shifts even now. In the interim, other methods of study and information-gathering can help elucidate current needs and emerging trends for the Jewish community of Downtown Manhattan.