

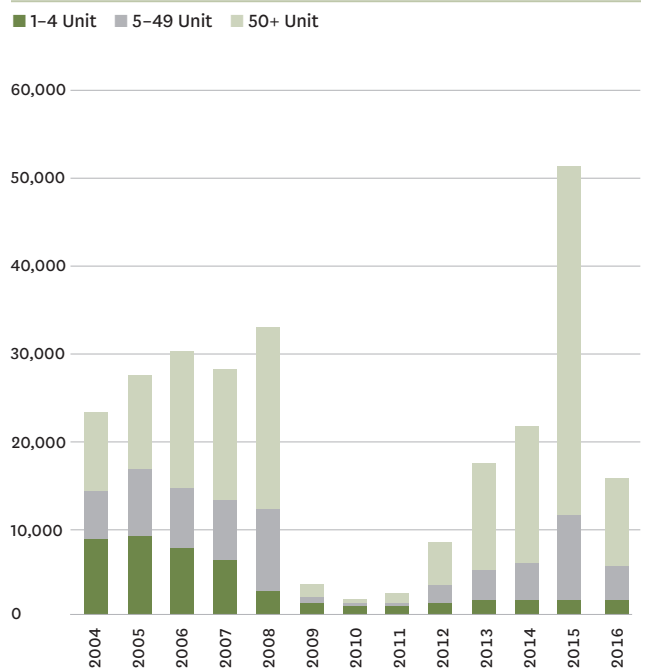
The State of Land Use and the Built Environment

STATE OF LAND USE AND THE BUILT ENVIRONMENT
FINDING #1

In 2016, there was a sharp citywide decrease in the number of permits issued for new housing units compared to the previous year.

New York City authorized only 15,586 housing units for construction in 2016, down significantly from 2015, when permits spiked as developers tried to get their projects in the ground before the 421-a property tax exemption expired. Approximately 12 percent of the newly authorized housing units were in one- to four-unit buildings, about 23 percent were in buildings with five to 49 units, and about 65 percent were in buildings with 50 or more units. While far fewer units in larger buildings were permitted in 2016 than in the previous year, the number of authorized units in one- to four-unit buildings increased five percent over the same period.

Figure 1: Residential Units Authorized by New Building Permits by Property Size, New York City

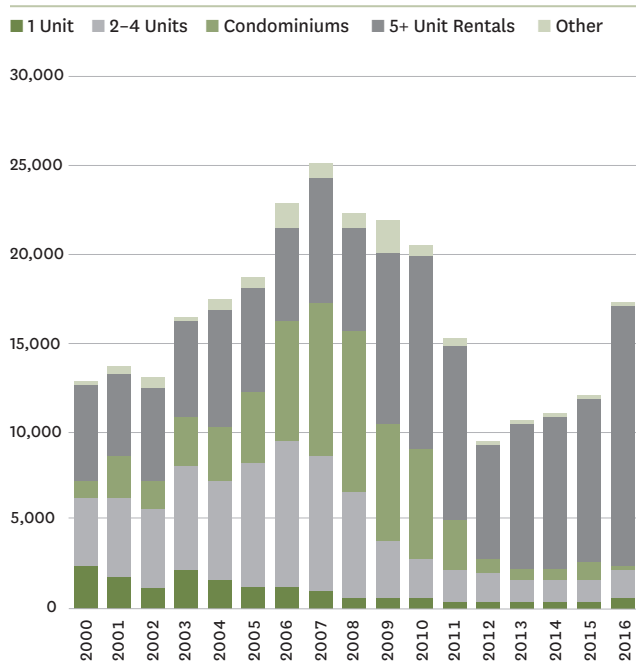


Sources: New York City Department of Buildings, NYU Furman Center

The number of newly completed residential units authorized for occupancy continued to rise for the fourth consecutive year and reached its highest level since 2011.

Over 17,000 new residential units were authorized for occupancy in 2016, a 45 percent increase from 2015 levels. Eighty-four percent of the new units receiving a certificate of occupancy were in rental buildings with five or more units.

Figure 2: Types of Completed Residential Units Issued Certificates of Occupancy, New York City

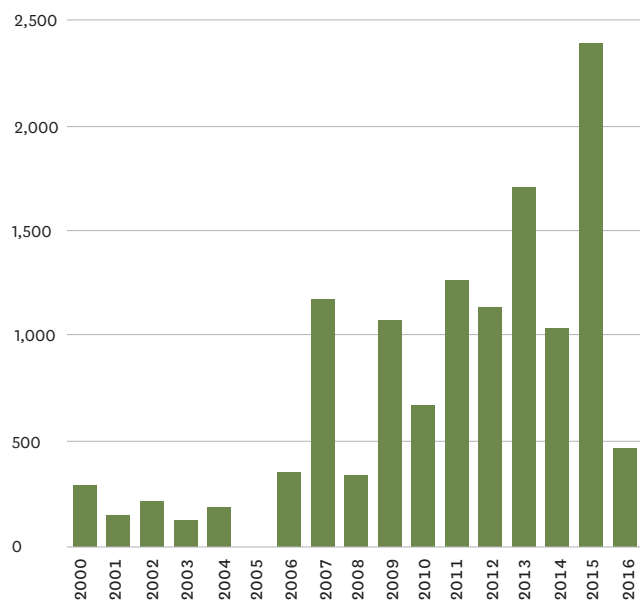


Sources: New York City Department of Buildings, NYU Furman Center

In 2016, two new historic districts covering 460 individual tax lots were approved, the lowest number of lots designated within districts since 2008.

In 2016, the New York City Landmarks Preservation Commission (LPC) designated two new historic districts: the Park Slope Extension II in Brooklyn and the Sullivan-Thompson Historic District in Manhattan. The two districts comprised 460 individual tax lots, less than a quarter of the approximately 2,000 lots included in historic districts that were designated in 2015.

Figure 3: Number of Lots Designated in Historic Districts, New York City



Sources: New York City Landmarks Preservation Commission, NYU Furman Center

STATE OF LAND USE AND THE BUILT ENVIRONMENT
FINDING #4

In 2016, the city designated 40 individual and interior landmarks across all five boroughs.

The New York City Landmarks Preservation Commission (LPC) designated 40 individual and interior landmarks in 2016, covering all five boroughs. In the Bronx, the LPC designated the William Schofield House. In Brooklyn, six designations included the Van Sicklen House and the Williamsburgh Trust Company Building. In Manhattan, the LPC designated the Beverly Hotel, the Pershing Square Building, and the Yale Club of New York City, among eight others in Midtown and 15 elsewhere. The three new landmarks in Queens included the John William and Lydia Ann Bell Ahles House, the Pepsi Cola Sign, and the Protestant Reformed Church of Flushing. There were seven new individual and interior landmark designations in Staten Island in 2016, including the St. John's P.E. Church Rectory, the Vanderbilt Mausoleum, and the Brougham Cottage.

Figure 4: Individual and Interior Landmark Designations in 2016, New York City



Sources: New York City Landmarks Preservation Commission, NYU Furman Center