

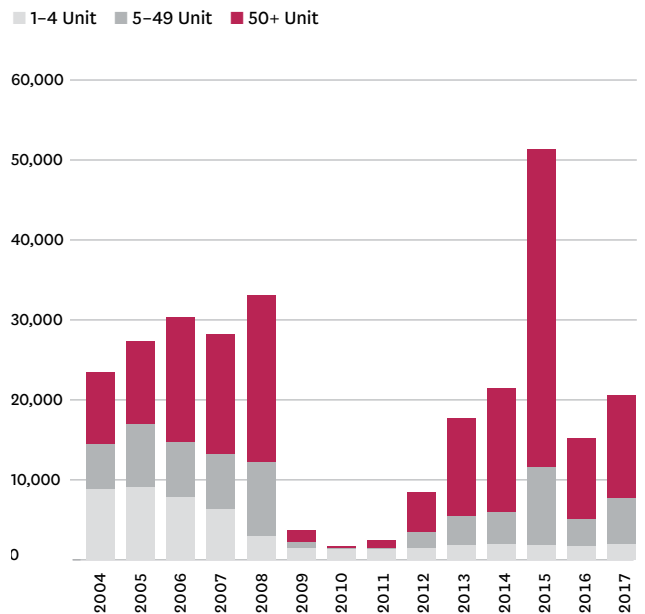
The State of Land Use and the Built Environment

STATE OF LAND USE AND THE BUILT ENVIRONMENT
FINDING #1

The number of permits issued for new housing units in New York City increased by 35.6 percent between 2016 and 2017.

New York City issued permits for 20,599 new housing units in 2017. The majority of the newly authorized housing units (62.4%) were in buildings with 50 or more units. Approximately 9.4 percent of the newly authorized housing units were in one- to four-unit buildings, a year-over-year increase of 18.9 percent, but only about one quarter of the share of all units authorized in one- to four-unit buildings in 2004 (37.8%). Newly authorized units in buildings with five to 49 units made up 28.2 percent of all newly authorized units citywide in 2017, a year-over-year increase of 66.1 percent.

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

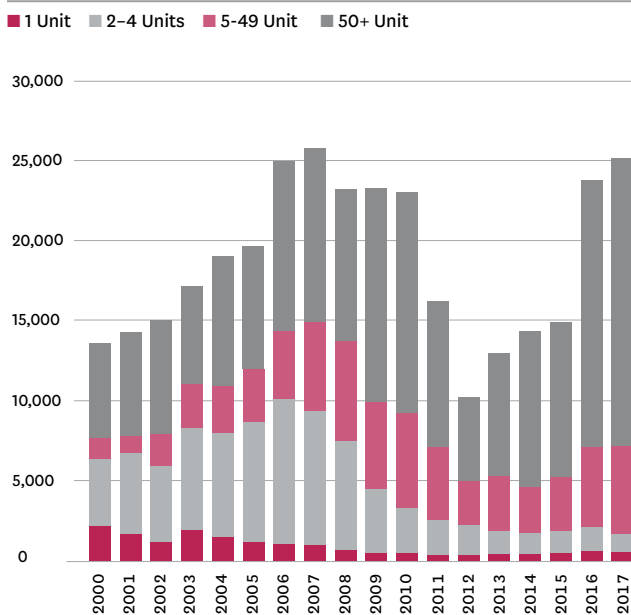


Sources: New York City Department of Buildings via NYC Open Data, NYU Furman Center

Citywide, there were over 25,000 new residential units authorized for occupancy in 2017.

Between 2016 and 2017, the number of new units receiving a certificate of occupancy in New York City increased by 5.4 percent. The vast majority of new units authorized for occupancy in 2017 – 71.4 percent – were in buildings with 50 or more units and another 21.8 percent were in buildings with five to 49 units. About 5,500 new residential units issued certificates of occupancy were in buildings with two- to-four units (4.6%) and there were about 500 (2.1%) single-unit buildings authorized for occupancy in 2017.

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

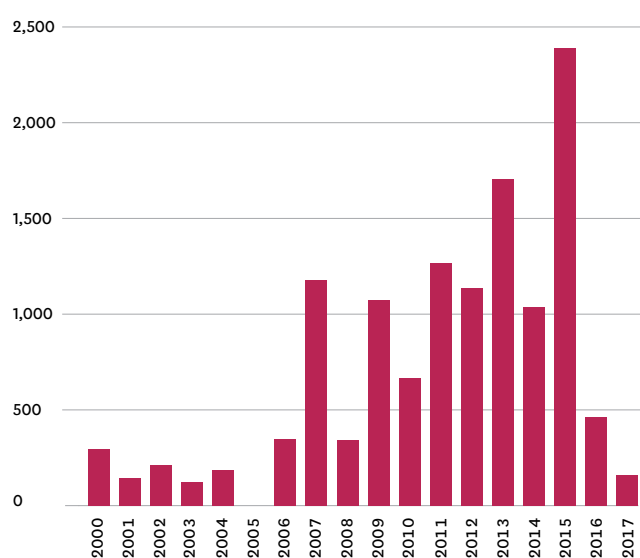


Sources: New York City Department of Buildings, New York City Department of City Planning, NYU Furman Center

One new historic district covering 161 individual tax lots was approved in 2017, the lowest number of lots designated within districts since 2005 when no districts were designated.

The New York City Landmarks Preservation Commission (LPC) designated one new historic district in 2017: the Morningside Heights Historic District in Manhattan. The district comprised 161 individual tax lots, about a third of the approximately 460 lots included in historic districts that were designated in 2016.

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



Sources: New York City Landmarks Preservation Commission via NYC Open Data, NYU Furman Center

Note: There were no lots designated in historic districts in 2005.

The city designated 18 individual and interior landmarks in 2017 in Manhattan, Brooklyn, and Queens.

In 2017 the New York City Landmarks Preservation Commission (LPC) designated 14 buildings in Manhattan, three buildings in Brooklyn, and one building in Queens. There were no new landmark designations in the Bronx and Staten Island. In Brooklyn, the LPC designated the People’s Trust Company Building, the National Title Guaranty Company Building, and the Peter Huberty House. In Manhattan, the designations include several buildings at the Cathedral of St. John the Divine and the Cathedral Close in Upper Manhattan, along with the Salvation Army Territorial Headquarters Building and interiors at the Waldorf-Astoria Hotel, the United Nations Hotel, and the New York Public Library Main Reading Room and Catalog Room. The Old Saint James Episcopal Church was the one building designated in Queens in 2017.

Figure 4: Individual and Interior Landmark Designations in 2017, New York City



Sources: New York City Landmarks Preservation Commission via NYC Open Data, NYU Furman Center