

## Common name of dataset

DCP Housing Database Project-Level Files

## Tags

Housing, House, Building, Development, Dwelling Unit, Alteration, Demolition, Certificate of Occupancy, CO, Permit, Job Application, Filing, Net Units, Unit Change, Hotel, Class B, Class A, Pipeline, Existing Units, Proposed Units, Construction

## Summary

Data for all new buildings, demolitions, and alterations containing housing units in NYC since 2010

## Description

The NYC Department of City Planning's (DCP) Housing Database Project-Level Files contain all NYC Department of Buildings (DOB)-approved housing construction and demolition jobs filed or completed in NYC since January 1, 2010. It includes all three construction job types that add or remove residential units: new buildings, major alterations, and demolitions, and can be used to determine the change in legal housing units across time and space. Records in the Housing Database Project-Level Files are geocoded to the greatest level of precision possible, subject to numerous quality assurance and control checks, recoded for usability, and joined to other housing data sources relevant to city planners and analysts.

## Credits

DOB Job Application Filings Open Data, DOB Certificate of Occupancy Open Data, DOB Permit Issuance Open Data, NYC DCP

## Use limitations

The DCP Housing Database Project-Level Files are being provided by the Department of City Planning (DCP) on DCP's website for informational purposes only. DCP does not warranty the completeness, accuracy, content, or fitness for any particular purpose or use of the Database, nor are any such warranties to be implied or inferred with respect to the Database as furnished on the website. DCP and the City are not liable for any deficiencies in the completeness, accuracy, content, or fitness for any particular purpose or use of the Database, or applications utilizing the Database, provided by any third party.

## **Update frequency**

Semiannually - At the end of the second and fourth quarters of each year

## **Date of last update**

February 28, 2021

## **Date of underlying data**

December 31, 2020

## **Data sources and compilation process**

<https://github.com/NYCPlanning/db-developments>

## **Version**

2020Q4

## **Common uses**

Simple housing queries:

The Housing Database Project-Level Files may be used to find information about specific housing construction projects and filtered by characteristics such as location, date, number of units, etc.

General housing analyses:

The Housing Database Project-Level Files may be used to describe changes in housing production by certain characteristics. It may also be used to evaluate the relationships between housing production and changes to policy, environment, or other variables.

Estimating current housing and population:

The Housing Database Project-Level Files is recommended for determining housing units at any time following the Decennial Census. City demographers strongly discourage using American Community Survey data for housing and population estimates, and instead recommend that users compute current housing and population by adding the net change in Class A housing units from the Housing Database to the Decennial count and grow population with average household size.

Anticipating near-term housing and population change:

The Housing Database Project-Level Files may be used to determine housing change in the near future by tracking permits and filings which are often completed within a four-year time-horizon.

### **Data quality**

DOB Open Data are the primary source for the DCP Housing Database Project-Level Files, and despite efforts DCP makes to correct errors, there are still unknown accuracies throughout the data. The data are administrative in nature, and most of the information associated with a record is provided by the applicant, and not necessarily checked by the City.

### **Caveats**

The DCP Housing Database Project-Level Files are based on DOB Open Data to identify housing construction. However, not all construction in NYC occurs legally by approval through the DOB. Illegal conversions of the housing stock may be prevalent in certain neighborhoods but are not represented in this data.

DCP uses information such as job description, occupancy codes, and unit change to differentiate hotels and class B units from class A housing units. However, there may be hotels and class B units that DCP could not identify using these means.