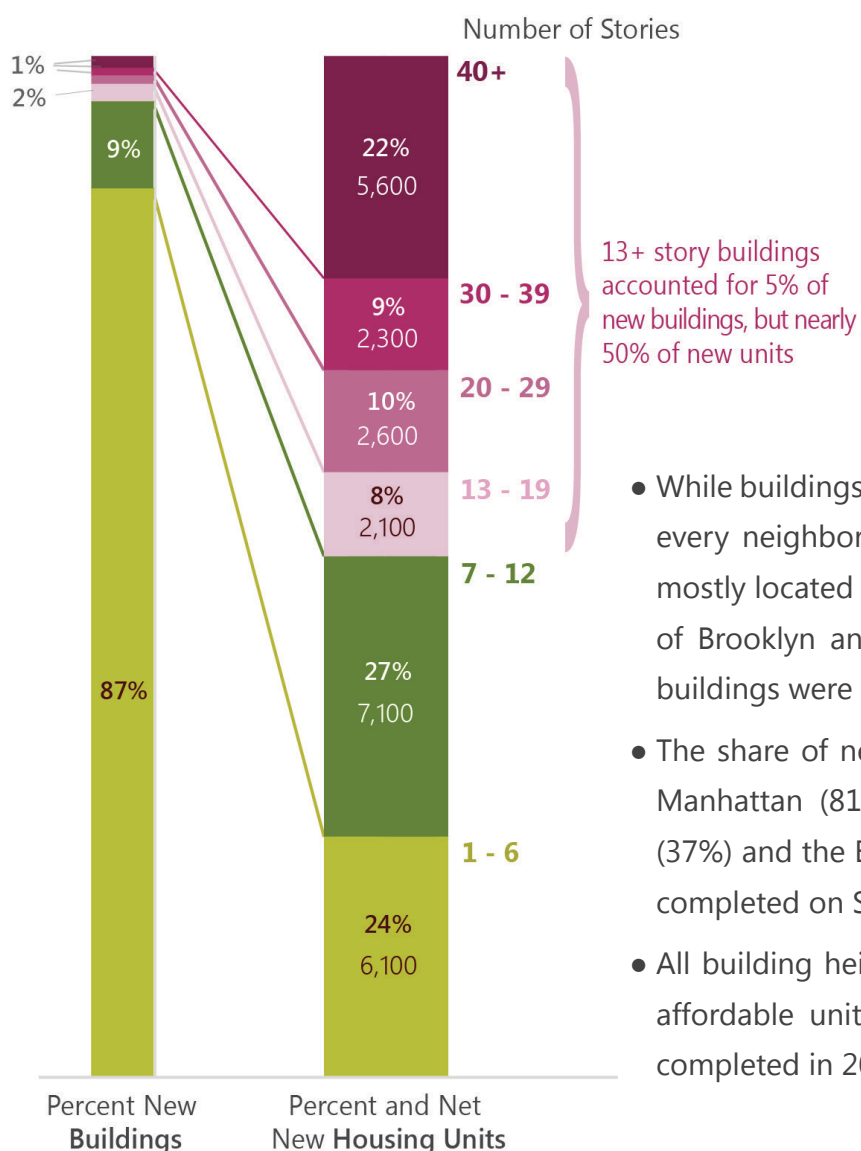


- In 2017, 13+ story buildings accounted for five percent of new buildings, but almost half of new housing units.
- Taller buildings were concentrated in transit-accessible neighborhoods in Manhattan, Brooklyn and Queens.
- In the past decade, taller buildings have become increasingly important to producing new housing.

As the city's population continues to grow, housing construction is increasingly occurring in central locations and in buildings of more than six stories. This represents the continuation of a trend that began in the mid-2000s. All building height categories described in this info brief play a role in producing new affordable as well as market-rate housing.

Figure 1
New Housing Units and Buildings in 2017 by Building Height



2017

- Almost 50 percent of the 25,800 units completed in 2017 were in buildings of 13 or more stories. These units were all in transit-rich neighborhoods.
- New units in one- to six-story buildings represented 87 percent of new buildings and 24 percent of new units, whereas buildings of 40 or more stories represented just one percent of new buildings, but 22 percent of new units.
- While buildings of 12 or fewer stories were completed in almost every neighborhood, buildings of more than 13 stories were mostly located in Manhattan south of 96th Street and portions of Brooklyn and Queens near Manhattan. All of these taller buildings were near mass transit.
- The share of new units in 13+ story buildings was highest in Manhattan (81%) and Queens (54%), followed by Brooklyn (37%) and the Bronx (23%). There were no 13+ story buildings completed on Staten Island.
- All building height categories included market-rate as well as affordable units. For instance, new buildings of 40+ stories completed in 2017 included close to 1,300 affordable units.

Building Height Trends: 2000 - 2017

- New units in one- to six-story buildings have decreased substantially since peaking in 2006, when they were 56 percent of new units; in 2017, they represented 24 percent. This is likely due to several factors, including shifts in the market, the 2006 sunset of a State tax exemption for one- to three-family homes, and building code changes.
- Every year since 2009, the majority of new units have been delivered in buildings larger than six stories. In 2016 and 2017, this share exceeded 70 percent of new units.
- Since 2015, 40+ story buildings have been an important contributor to new housing production in transit-rich neighborhoods, with a handful of large buildings accounting for about one-fifth of new units each year.

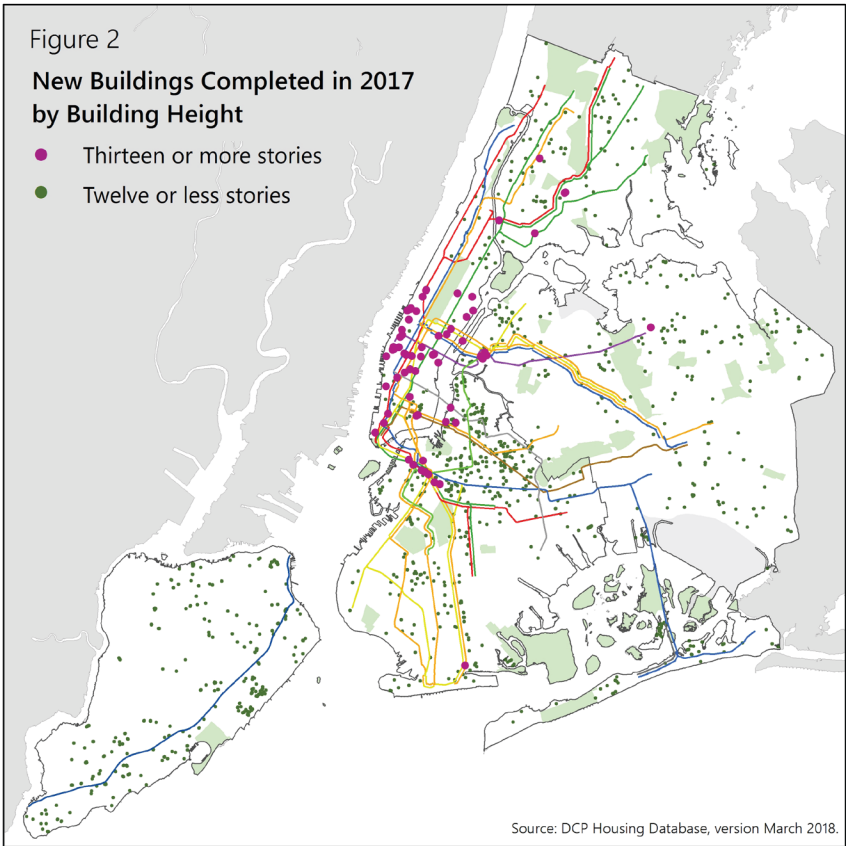
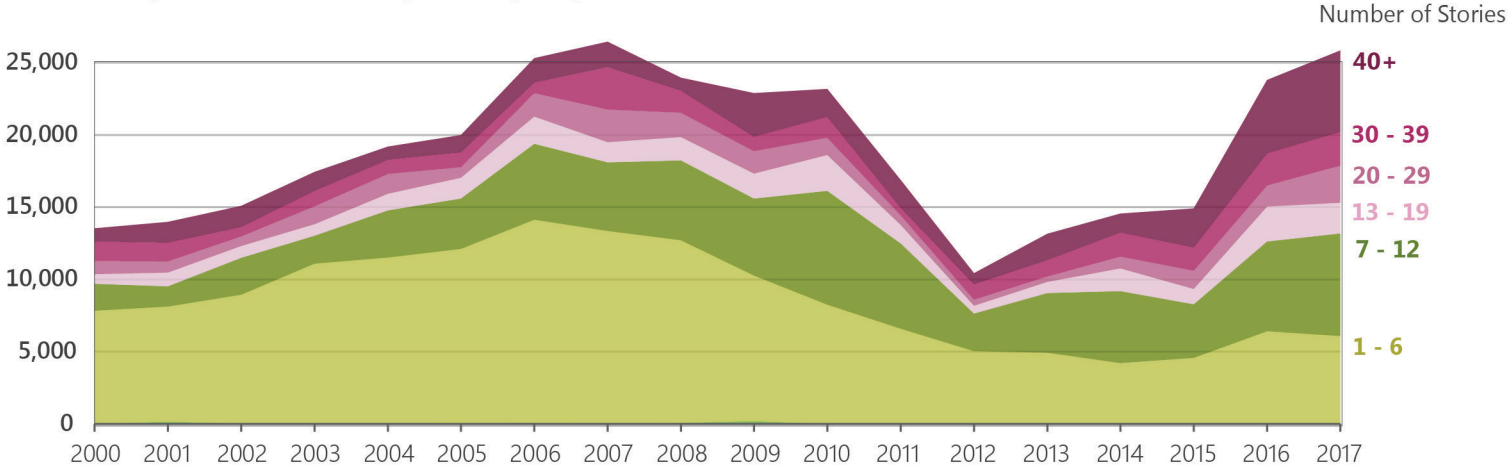


Figure 3
New Housing Units 2000 - 2017 by Building Height



Sources and Notes

This analysis builds on another info brief called *2017 Housing Production Snapshot*, available at: <http://www1.nyc.gov/site/planning/data-maps/nyc-economy.page>

The data is derived from Department of Buildings (DOB) Applications and Certificates of Occupancy data, which is compiled by DCP (version March 2018). The analysis is limited to New Buildings; units created through Alteration or Change of Use are not included. Where DOB lacked information regarding number of proposed stories, it was supplemented with DCP PLUTO data. Completed buildings are buildings containing units that received a temporary or final Certificate of Occupancy in any given year.

About the Department of City Planning

The Department of City Planning (DCP) plans for the strategic growth and development of the City through ground-up planning with communities, the development of land use policies and zoning regulations, and its contribution to the preparation of the City's 10-year Capital Strategy. For more information, go to: nyc.gov/data-insights