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*[Analysis of the →*  
**OF THE NEW YORK, NEW YORK,  
STANDARD METROPOLITAN  
STATISTICAL AREA** ]

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New York City

**as of September 1, 1964**



**A Report by the  
FEDERAL HOUSING ADMINISTRATION  
WASHINGTON, D. C. 20411  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

**January 1966**

AN ANALYSIS OF THE HOUSING MARKET  
OF THE NEW YORK, NEW YORK,  
STANDARD METROPOLITAN STATISTICAL AREA  
AS OF SEPTEMBER 1, 1964

**DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT**

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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

## Foreword

As a public service to assist local housing activities through clearer understanding of local housing market conditions, FHA initiated publication of its comprehensive housing market analyses early in 1965. While each report is designed specifically for FHA use in administering its mortgage insurance operations, it is expected that the factual information and the findings and conclusions of these reports will be generally useful also to builders, mortgagees, and others concerned with local housing problems and to others having an interest in local economic conditions and trends.

Since market analysis is not an exact science the judgmental factor is important in the development of findings and conclusions. There will, of course, be differences of opinion in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst.

## Table of Contents

	<u>Page</u>
Summary and Conclusions	i
Housing Market Area	1
Map of Area	1a
Economy of the Area	
Character	2
Work Force	3
Employment	4
Unemployment	7
Projection of Future Employment	7
Income	8
Demographic Factors	
Population	10
Households	11
Housing Market Factors	
Housing Supply	13
Residential Building Activity	15
Tenure	17
Vacancy	18
Sales Market	21
Rental Market	22
Mortgage Market	25
Urban Renewal Activity	26
Public Housing	27
Demand for Housing	
Quantitative Demand	28
Qualitative Demand	29
County Summaries	
New York City	
Bronx County	32
Kings County	37
New York County	41
Queens County	47
Richmond County	52
Suburban Counties	
Nassau County	55
Rockland County	59
Suffolk County	63
Westchester County	67

An Analysis of the Housing Market  
Of the New York, New York,  
Standard Metropolitan Statistical Area  
As of September 1, 1964

Summary and Conclusions

1. The New York Housing Market Area, as defined for this report, consists of the five counties of New York City and four suburban counties. This area is part of a larger 22-county metropolitan region. The region as a whole provides a substantial proportion of the national total number of jobs in both manufacturing and nonmanufacturing, but is particularly important in fields such as wholesaling, finance, and business and professional services. The area is the largest single manufacturing center in the Nation, moreover, and is particularly important in the field of apparel and in publishing and printing.
2. The civilian work force of the New York SMSA averaged 5,297,000 during 1963, including just under five million employed persons and nearly 300,000 unemployed persons, for an unemployment rate of 5.6 percent. Unemployment in the New York area has ranged between 5.3 and 6.0 percent in the 1960-1963 period. There has been an increase in employment in the New York area over the past 4 years, but the average annual increments have been rather small. By 1970, it is likely that employment in the New York area will total 5,200,000 jobs.
3. While the New York area contains a large number of well-to-do persons, average earnings in the New York area have been below the United States average since the early 1950's, and median income levels in the area as a whole are not particularly high. For all families in the area, the median after-tax income is now about \$7,125. Incomes are, of course, much higher in some suburban counties and are considerably lower for some types of families concentrated in the central city.
4. The population of the area totals nearly 11,348,800 as of September 1, 1964, 6 percent above the April 1960 census total. Since 1960, the population of New York City is believed to have grown, in contrast to the decline in the previous decade, and population growth in the suburban counties is believed to have slowed. By 1970, the population of the 9-county area is expected to total just over 12 million.

5. The number of households in the New York area has increased by an average of 55,700 a year since April 1960 to a current total of 3,699,100. By 1970, there will be 3,979,000 households in the area, reflecting growth of an average of 46,700 a year in the 1964-1970 period.
6. In the past seven and one half years, an average of 65,000 dwelling units have been authorized annually by building permits. Permit volume reached a peak of 99,000 units in 1962, reflecting in large part the desire of New York City builders to escape the impact of new zoning regulations. By 1964, the volume of units authorized by permits had declined to 45,000 units. Multifamily housing accounts for the bulk of new construction in this area, particularly within the City of New York. The annual fluctuations in construction volume have affected the multifamily market much more than single-family construction which has remained fairly constant at about 24,000 units a year. Reflecting the variations in multifamily construction, annual permits for single-family housing have varied between 23 and 50 percent of the total. A substantial part of the construction of multifamily housing has been accomplished with various types of public assistance. In New York City, 28 percent of all multifamily completions in the 1946-1962 period were so aided.
7. Vacancies in the New York area are very low for the older portion of the rental inventory which is still subject to rent control, but are much higher for other rental housing including newly completed structures not subject to control. The higher vacancy level is especially prevalent in projects completed in the last year or so, reflecting the 1962 peak in building permits. Over-all, the available vacancy rate is estimated to be 2.3 percent, with a 1.3 percent vacancy in sales housing and a 2.9 percent vacancy in rental housing.
8. The various factors summarized above lead to the conclusion that there is an annual demand for 59,200 housing units in the New York area over the next 6 years including 19,600 sales-type units and 39,600 rental-type units. Distributions of the demand for both sales and rental housing by price and (for rental housing) by unit size are shown in tables on pages 33 and 34, respectively, for the entire area. The county summaries which begin on page 35 (see table of contents) contain separate distributions of sales and rental housing demand for each county.

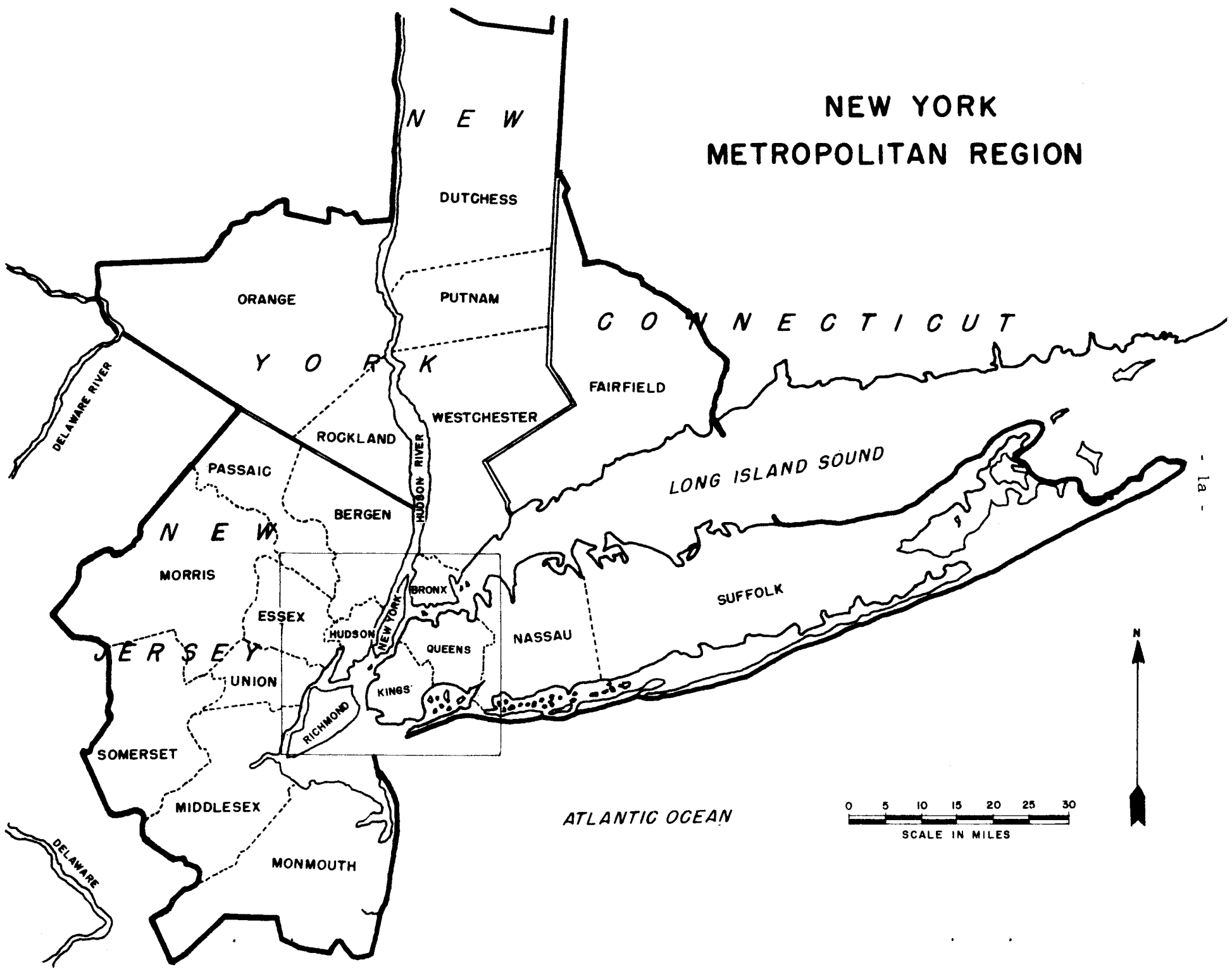
AN ANALYSIS OF THE HOUSING MARKET  
OF THE NEW YORK, NEW YORK,  
STANDARD METROPOLITAN STATISTICAL AREA  
AS OF SEPTEMBER 1, 1964

Housing Market Area

The New York area can be conceived of as a series of roughly concentric semicircles with a base running from southwest to northeast along the Atlantic Ocean from the Manasquan Inlet at the tip of Monmouth County, New Jersey, to Montauk Point at the eastern end of Long Island, Suffolk County, New York, and an arc large enough to include Rhinebeck, New York, on the north and Port Jervis, New York, **on the east**. This is the 22-county area defined by the Regional Plan Association as the New York Metropolitan Region (see map, next page). The exclusion of five counties (Monmouth, N.J.; Fairfield, Conn.; Dutchess, Orange, and Putnam, N.Y.) reduces the area to the New York-Northeastern New Jersey Standard Consolidated Area. This area, in turn, is composed of four (small) metropolitan areas in New Jersey and the New York Standard Metropolitan Statistical Area, defined as consisting of the five counties of New York City and four suburban counties in New York State--Nassau, Rockland, Suffolk, and Westchester. It is this latter area - all of which is within the jurisdiction of the Hempstead Insuring Office and the New York Multifamily and Zone Office - with which this report will be directly concerned.

Commutation. Data from the Bureau of the Census provide some indication of commutation in and out of the metropolitan area. The bulk of this movement is to and from the New Jersey portion of the region, but there is substantial travel to and from Fairfield County, Connecticut as well. In 1960, a total of 197,000 daily in-commuters were identified and about 58,000 persons who left the SMSA for jobs elsewhere, or a net inward movement of about 139,000 each day. Details for each of the nine counties in the SMSA are shown in table I.

# NEW YORK METROPOLITAN REGION





## Economy of the Area

### Character

The Region. The large 22-county area was selected as a study area by the Regional Plan Association, because it is an economic unit in many respects. Because the New York SMSA forms a very important part of the larger region, and because recent reports made for the Regional Plan Association are used extensively in this study, the economic structure of the region is analyzed first. The details are shown in table II and represents an updating to 1962 totals of the original 1956 Regional Plan data.

The economy of any area can be divided into the "basic" industries, or those which export to the Nation and the world, and the "support" industries which serve the locality. As shown in table II, 38 percent of the jobs in the region are estimated to be in "basic" or "national market" activities and 62 percent in local-market activities. Manufacturing is the most important basic sector providing over 2/3 of all national market jobs. Business and professional services and finance, the sectors often thought of as dominant in New York, ran a poor second and third. On the other hand, when the relative share of each category of national market employment is computed, the dominant position of the New York area in wholesaling, finance, and business and professional services (which includes central offices, advertising agencies and the like) becomes apparent since the New York Region provides 25 to 45 percent of all the national-market jobs in these areas, but only 12 percent of the national-market manufacturing jobs. In terms of the local economy, however, this national leadership is not as significant as the less important, nationally, manufacturing sector.

The New York Metropolitan Area. For the smaller compass of the New York SMSA the conclusions expressed above must be modified somewhat. Although it has not been possible to make a similar national-market, local-market division of employment for the SMSA,<sup>1/</sup> the available data indicate that the SMSA has a relatively small share of the regional manufacturing employment and a disproportionately large share of the jobs in the finance and service areas, so that the dominance of the manufacturing sector in the local economy is not clear. The SMSA is the largest manufacturing center in the nation, however. Were it possible to focus narrowly on the central business district of Manhattan, moreover, those activities which are heavily concentrated in the region would appear to be located

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<sup>1/</sup> The question is approached, in a different fashion, in the discussion of Employment by Industry which follows.

primarily in nine square miles of Manhattan south of Central Park. For those industries where data are available, the SMSA share of the employment in the region in 1962 is shown below.

Employment by Industry, New York SMSA  
As a Share of New York Region, 1962

<u>Industry</u>	Percent of region total <u>in SMSA</u>	<u>Industry</u>	Percent of region total <u>in SMSA</u>
<u>Total employment</u>	<u>70.0</u>		
<u>Nonag. wage &amp; salary</u>	<u>71.5</u>		
<u>Manufacturing</u>	<u>61.0</u>		
Primary metals	34.5	Paper products	59.0
Fab. metal prods.	51.5	Printing & publishing	81.0
Machinery	45.0	Chemicals	43.0
Elec. machinery	44.5	Rubber & plastics	51.0
Transportation equip.	50.0	Leather goods	83.0
Instruments	59.0	Public utilities	73.5
Food	66.0	Trade	73.5
Textiles	62.5	Finance, ins., real estate	85.5
Apparel	81.1	<b>Services</b>	75.0
		Government	75.0

Work Force

The civilian work force of the New York SMSA averaged 5,297,000 during 1963, 1/ an increase of 2,400 over the level of the previous year. As shown in table III, the size of the work force has increased, but at a sharply declining rate, over the past four years. In New York City, on the other hand, there has been a slight decline in the size of the work force and, as a result, the New York City share of the total has declined slightly, from about 81 percent in 1960 to 80 percent in 1963.

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1/ The 1964 average is reported to be 5,328,000.

## Employment

Employment averaged 4,999,000 during 1963,<sup>1/</sup> about two percent below the level of the previous year. Over the three previous years, however, employment increased by 89,500.<sup>2/</sup> As shown in table III, the New York City share of the total has been declining slowly.

Employment by Industry. The structure of the economy of the New York Region was indicated in table II. Another approach to the economic structure of the SMSA itself, and one that spotlights specific manufacturing industries of basic importance, is provided by comparing the distribution of employment in the New York SMSA with the national pattern (in descending order of the New York to United States ratio).

### Distribution of U.S. Total and New York SMSA Nonfarm Jobs, 1963

<u>Industry</u>	<u>U.S. Pct.</u>	<u>New York Pct.</u>	<u>Percent Relationship New York/U.S.</u>
Apparel	2.3	6.0	260.9
Printing and publishing	1.6	3.2	200.0
Fin., ins., real estate	5.0	9.9	198.0
Instruments	0.7	1.1	157.1
Services	14.5	18.1	124.8
All nondurable mfg.	12.9	15.4	119.4
Transportation & utilities	6.8	8.1	119.1
Trade	20.8	21.1	101.4
All durable mfg.	16.9	8.9	58.6

<sup>1/</sup> The 1964 average is 5,049,000, or one percent above the 1963 average.

<sup>2/</sup> In connection with evaluating the significance of these rather small shifts in total employment and work force size ("work force" is an additive of independently derived estimates of employment and unemployment) some attention must be given to the "all other" component of total employment. Since there is no direct measure of this segment (composed of the self-employed, domestic servants, agricultural employees and other difficult-to-measure groups), it is estimated, primarily from census data on the basis of national relationships. The decline of 9,200 jobs from 1962 to 1963 is the result of a reported increase of 10,800 wage and salary jobs (a relatively firm figure) and an estimate for "all other" employment which declined by 23,300. It may be that the continued increase in wage and salary employment is of greater significance than the fluctuating estimates for the "all other" component.

Note that this table measures the comparative and not the absolute importance of these industries. The three which are, relatively, of the greatest importance are the apparel industry, the printing and publishing industry, and the finance, insurance, and real estate industry. These loom large no matter how they are considered. In 1963, as shown in table IV, these three industries provided a total of nearly 831,500 jobs in the SMSA, about 19 percent of the total. Note that nondurable goods manufacturing industries generally and all the major nonmanufacturing sectors were relatively important in the New York SMSA, while durable goods industries were relatively quite unimportant.

The gain of 213,000 nonagricultural wage and salary jobs over the past 5 years in the SMSA reflects a balance between a loss of nearly 40,000 manufacturing jobs and a gain of 253,000 jobs in nonmanufacturing industries. The small net loss in the manufacturing sector (3.5 percent) resulted from a modest gain in durable manufactures and a loss of 44,000 in nondurable manufactures. All nonmanufacturing sectors except for transportation and utilities registered gains in employment.

Manufacturing. While the New York SMSA provides more manufacturing jobs than any other area of the country, the proportion of wage and salary employment in manufacturing (25 percent in 1963 according to table IV) was less than in most other large metropolitan centers. The service-oriented character of the economy of the area is evident even in its manufacturing industries--about 10 percent of the manufacturing jobs are in the administrative offices of major national companies with central, divisional, or regional headquarters in the New York SMSA.

The leading sources of manufacturing employment in the SMSA are in the apparel industry and printing and publishing. As shown in table IV, these two industries accounted for nearly 37 percent of all manufacturing jobs in 1963. It is especially significant to note, therefore, that the past five years have witnessed a rather substantial decline (20,200 jobs) in employment in the apparel industry--a continuation of a trend which has been evident ever since World War II. This reflects shifts in consumer demand (the shift to informal sportswear, never a New York specialty, and away from suits and coats which are made in New York) as well as a shift of apparel production to nearby metropolitan areas, neighboring States--primarily New Jersey and Pennsylvania--and other regions of the country. Thus, while national employment in apparel has increased by 11 percent since 1958, the New York SMSA apparel industry experienced a nine percent decline.

Printing and publishing has increased only slightly in total employment (0.2 percent) over the past 5 years. Nationally, however, the industry grew by 9 percent over the same period.

Durable manufactures increased slightly in employment over the past five years, with gains in electrical machinery, nonelectrical machinery, and transportation equipment balancing losses elsewhere.

Nondurable manufactures dropped in employment by over 44,000 since 1958. Losses were concentrated in apparel and such smaller industries as food, tobacco, leather products (ladies handbags) and chemicals.

Nonmanufacturing. As shown in table IV, all nonmanufacturing sectors with the exception of transportation and utilities exhibited rather substantial growth in the past five years. Gains in construction reflect the current boom in both office and residential structures. In the lull following the peak authorizations of high-rise residential structures, created by the zoning changes and since the 1964 World's Fair construction is completed, some decline in this industry should be anticipated.

Trade employment increased by 45,000 since 1958, second only to growth in services. Gains in wholesale trade are concentrated in groups selling unstandardized products (apparel, fur, diamonds, etc.) where clustering is necessary to make a market. Wholesalers who are essentially distributors have tended to disperse to less congested areas. Retail trade growth has been concentrated in the suburban areas, not only in those lines which always follow population growth (food, apparel) but also in the general merchandise category which includes department stores.

The continued increase in finance, insurance, and real estate reflects the continuing prominence of the New York area in the "money markets" of the Nation. It is made possible, in large measure, by the array of services available (accountants, lawyers, engineers, architects, advertising agencies, employment agencies) to assist other industries. The gain of 102,000 service jobs (48 percent of the employment gain of the past five years) is concentrated in this area of business services and in other professional services (education and health). Employment in personal services (laundries, beauty and barber shops, amusements, etc.) has not grown. Growth in government employment has been very substantial, second after the growth in services and trade employment. In 1963, the total government employment of 574,000 was divided as follows:

Federal	130,900
State	45,900
<u>Local</u>	<u>397,600</u>
Total	574,400

While complete data are not available, it appears that all of the growth in government employment has been in the local sector, primarily in public education.

### Unemployment

Unemployment averaged about 295,000 in the SMSA in 1963,<sup>1/</sup> equal to about 5.6 percent of the work force. As shown in table III, changes in the level of unemployment show no particular trend for the past four years. The 1963 average level is higher than the year before or 1960, but below that of 1961 which was a recession year. The changes were minor, however. The level of unemployment in New York City (5.6 to 6.2 percent) has been consistently higher than in the suburban areas (4.2 to 4.8 percent). At 4.2 percent, the ratio of unemployment in the suburban areas in 1963 was lower than in the previous three years.

### Projection of Future Employment 1965-1970

The various attempts to describe the economy of the New York SMSA over the past three to five years in this report are a prelude to this projection of employment levels to 1965 and 1970. These projections are based on the estimates prepared for the Regional Plan Association in 1960, as modified in 1962 when 1960 census results became available. The estimates have been further modified by the actual employment trends in the 1960-1963 period.

Total Employment, 1963, 1965, 1970  
New York Standard Metropolitan Area  
(in thousands)

<u>Area</u>	<u>1963</u>	<u>1965</u>	<u>1970</u>
New York City	4,033	4,030	4,100
Suburbs	977	1,000	1,100
SMSA, total	5,010	5,030	5,200

A description of the methodology used in deriving these projections may be found in appendix A of this report.

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<sup>1/</sup> Average unemployment was 279,100 in 1964, equal to 5.2 percent of the work force.

## Income

Wage Trends. One of the most complete sources of data on wages paid is the annual County Business Patterns publication which reports all wages paid persons covered by F.I.C.A. (Federal Insurance Contributions Act). Nationally, this includes about 67 percent of all wage earners. The most recent data available from this source cover the year 1962. The suburban counties, except Westchester, reported a slightly smaller rate of increase than the area as a whole.

### Average Weekly Wages Paid in Covered Employment New York Metropolitan Area First Quarter 1959--First Quarter 1962

<u>Area</u>	<u>1959</u>	<u>1962</u>	<u>Percent increase</u>
New York City	\$89.41	\$101.28	13.3
Nassau	89.86	101.43	12.9
Suffolk	87.25	98.41	12.8
Westchester	85.76	97.34	13.5
Rockland	82.69	93.12	12.6
SMSA total	\$89.17	\$100.95	13.2

Available data for weekly earnings of factory production workers are more current. The trend of incomes of the population as a whole tends to follow that of factory wage rates. For the metropolitan New York--Northeastern New Jersey area, earnings averaged \$100.49 in February 1964, the most recent month for which an estimate is available, compared with a 1963 average of \$98.03<sup>1/</sup> and a 1957-1959 average of \$84.20. In 1963, average wages were 16 percent above the 1957-1959 level.

For New York City, itself, a study has been made of the trend of average weekly and hourly earnings since 1950. As shown in table V, average weekly earnings of production workers in manufacturing in New York City were slightly higher than the U. S. average for such workers in 1950, and approximately equal to it in 1951. The national average pulled ahead in 1952 and has exceeded that of New York City ever since. The decline in the New York City position resulted primarily from the more rapid rise, nationally, in hourly earnings. Although the city average exceeded the U. S. figure by 13 cents in 1950--nine percent--this differential narrowed progressively in subsequent years and by 1963, the U. S. average hourly rate was 2 cents above that of the city.

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<sup>1/</sup> The 1964 average was \$101.44.

Factory hours of work in New York City have almost consistently averaged between 2 and 3 hours below the national figures during the past 14 years. The shorter hours in New York City are traceable largely to its industrial structure, particularly the high relative importance of the apparel and printing industries, since shorter-than-average basic work week schedules are prevalent among establishments in these industry groups.

Current Income. Estimates of family income-current and prospective-are basic to the analysis of housing market demand. The source for the estimates contained in this report is the reports of 1959 family income contained in the 1960 census. The 1959 data are adjusted for the consistent underreporting of income found to have been typical in the 1959 enumeration and then brought up to date on the basis of the best available indicators of income trends which are, generally, the trends of wage and salary payments.

On the basis of the trends discussed above, it is estimated that current family incomes in the New York SMSA are about 14.5 percent above the 1959 level. The increase is estimated to be about this level in New York City, slightly lower in Nassau and Suffolk, and slightly higher in Westchester and Rockland counties. Current median incomes for the principal components of the SMSA and for 69 of the principal urban places are shown in appendix B. These before-tax income estimates vary from a low of \$6,550 for New York County (Manhattan) to a high of \$27,525 for families in Scarsdale in Westchester County.

For analytical purposes, however, income distributions after deduction of Federal income taxes have been found to be more useful. Table VI presents current after-tax income distributions for the principal components of the SMSA. As shown in this table, the median current after-tax income is set at \$7,125 for all families in the SMSA. Tenant families generally have somewhat lower incomes. The highest median after-tax income (\$9,025) is found in Nassau County.



## Demographic Factors

### Population

Current Estimate. The population of the New York SMSA is found to total 11,348,800 as of September 1, 1964, an increase of 654,200 (6.1 percent) over the total of 10,694,600 reported in the April 1960 Census of Population. Population growth in New York City in the past few years is reflective of the very sharp increase in the level of construction. The net additions to the housing supply (completions plus net conversions, less demolitions) of the city increased from about 19,000 in 1960 to over 51,000 in 1963, an increase of 168 percent. While this jump in the volume of new construction was widely regarded as reflecting builders' eagerness to utilize available building sites before new, more restrictive, zoning regulations for multifamily housing went into effect, rather than increased demand, the fact is that the overall vacancy level does not appear to have increased very sharply and the resultant increase in households in the city is reflected in the population growth for the 1960-1964 period. The sudden availability of a large volume of new housing within the city may have had the effect of slowing the movement of population to the suburbs; note the lower rate of suburban growth from 1960 to 1964 than in the previous decade.

Past Trend. The 1960-1964 increase represents population growth in the SMSA of 148,000 persons a year compared with growth of fewer than 114,000 a year in the previous decade as shown in table VII. The population of the four suburban counties is estimated to have grown somewhat more slowly, 92,400 a year, compared with nearly 125,000 a year in the previous decade, while there was a dramatic reversal of trend within the city of New York. From 1950 to 1960, the population of New York City was reported by the Bureau of the Census to have declined by 110,000 (1.4 percent). Since April 1960, the population of the city of New York is estimated to have increased by 246,000 (3.2 percent). Whereas in the 1950-1960 decade three of the five city boroughs experienced declines in population, from 1960 to 1964 it is estimated that only in Manhattan did the population continue to decline.

Estimated Future Population. Based on the estimated growth in employment in the New York SMSA, and a continued decline in the employment participation rate, it is estimated that the population of the area will total about 12,000,000 in September 1970. County estimates shown in table VII are based on the observed trend of growth in the 1960-1964 period, modified by earlier projections made for the Regional Plan Association.

Natural Increase and Migration. From 1950 to 1960, the net natural increase in the population of the New York metropolitan area totaled 1,039,000. When compared with the overall population increase reported by the census, it can be calculated that there was a net migration of slightly over 99,000 people into the New York SMSA during the decade. As shown in table VIII, this rather small movement of fewer than 10,000 people a year into the area was made up of an outward migration of nearly 83,000 persons a year from New York City and a movement of nearly 93,000 annually into the suburban areas. Within New York City, there were outward movements from the Bronx, Brooklyn, and Manhattan and small in-migrations into Queens and Richmond.

Since 1960, the natural increase in population of the SMSA is reported to have exceeded 478,000. When this total is compared to the estimated increase in total population, it is calculated that there has been a net inward movement of over 176,000 persons into the SMSA or an annual average of nearly 40,000. In addition to the sharp increase in the rate at which people are moving into the New York metropolitan area as a whole, there is estimated to have been a notable moderation in the previous trend of flight from the central city to the suburbs. As shown in table VIII, it is estimated that the suburban counties have had net in-migration at a rate of about 54,600 a year since April, 1960 compared with nearly 93,000 annually in the previous decade. The figures for individual counties indicate that a slowed migration into the suburban counties has affected principally Nassau County, where there is comparatively little land available for suburban development. The three boroughs of New York City which lost population through out-migration in the 1950-1960 decade have continued to do so since 1960. The Borough of Queens has gained population more rapidly than in the previous decade, as has Richmond (Staten Island).

#### Households

There are approximately 3,699,100 households in the New York SMSA as of September 1, 1964, a total which is 246,100 (7.1 percent) above the count of the 1960 census, representing an increment of an average of 55,700 households a year since April 1960. In the previous decade, the number of households increased by about 63,700 a year on the basis of census figures. It is estimated, however, that a substantial portion of the increment in households in that decade resulted from a change in census definition from "dwelling unit" (1950) to "housing unit" (1960), as a result of which a substantial number of furnished room type of accommodations (no private kitchen or bath, but with a separate entrance) are now classed as housing units and their occupants, therefore, as members of households. In New York City, it is estimated that this "definitional" increment amounted to about 75,000 units. The total was probably somewhat higher in the SMSA as a whole. If an adjustment is made for this

change, it will be seen that the average annual household growth in the 1950-1960 decade drops to just over 56,000, or very slightly more than the average annual growth since 1960.

As shown in table IX, the household growth in New York City in the past four years and five months is estimated to have been somewhat above the level of the previous decade, (if the census data are adjusted for the "definitional increment," household growth since 1960 is 42 percent above the rate in the 1950-1960 decade), reflective of the building boom discussed in the population section of this report. This factor, together with the increasing scarcity of building sites, is reflected in the slowed rate of household growth in Nassau and Westchester Counties.

Estimated Future Households. On the basis of the estimated 1970 population figures shown in table VII, and assumptions as to the household size trends likely to obtain over the next six years, the number of households for the SMSA in 1970 were projected by counties. As shown therein, it is estimated that there will be 3,979,000 households in the New York SMSA in September 1970, and that the average annual household increment will be 46,700 in the 1964-1970 period. The estimated annual household growth in nearly every county, will be lower than in the 1960-1964 period, on the basis of these estimates.

Household Size. The average household in the New York SMSA is estimated to contain 3.0 persons as of September 1, 1964, reflecting a continued decline from an average of 3.03 persons per household in 1960 and 3.24 in 1950. By 1970, it is estimated that there will be a further decline to an average of 2.95 persons per household. As shown in table X, average household sizes are substantially higher in the suburbs than in New York City and are smallest of all in Manhattan, where, it is estimated, the current average household contains just 2.27 persons.

## Housing Market Factors

### Housing Supply

There were a total of approximately 3,912,650 housing units in the inventory of the New York SMSA as of September 1, 1964. This total represents growth at the rate of about 61,000 (1.7 percent) a year since April 1, 1960. While annual average additions to the inventory were somewhat higher in the previous decade (68,185 a year), the increment in the earlier period was distorted by the addition of about 75,000 units to the New York City inventory by a "definitional increment." Were it not for this change, the annual growth in the previous decade would have been 7,500 lower, or just about the same as in the 1960-1964 period.

As shown in table XI, annual average additions to the inventory since 1960 have ranged from a high of over 13,000 a year in Queens County to a low of less than 2,000 a year in Richmond County (Staten Island). The annual average increment of nearly 35,000 units in New York City was noticeably above that of about 26,000 in the four suburban counties. In the previous decade, growth was substantially higher in the suburban area, despite the impact of the "definitional increment" on the New York City total.

These estimates of the current housing inventory are based on 1960 census counts and the records of building activity since that time, including new construction, conversions, and demolitions.

Year Built. As might be anticipated, the housing inventory of New York City is rather old while most of the suburban inventory has been built rather recently. On the basis of new construction activity and some rather arbitrary assumptions as to the impact of demolitions and conversions since 1960, it is estimated that 12 percent of the current housing inventory of the four suburban counties has been built since April 1960, 37 percent in the previous decade, 24 percent from 1930 to 1949, and 27 percent before 1930. For the City of New York, these calculations result in the estimate that 7 percent of the inventory has been added since April 1960, 12 percent in the previous decade, 18 percent in the 1930-1949 period, and 63 percent before 1930.

For multifamily housing within New York City, a more significant distribution is possible which combines age and indication of the housing standards in force at the time of construction:

The New York City Multifamily Housing Inventory  
by Legal Status and Age of Structure  
August 1964

<u>Legal status and age</u>	<u>Manhattan</u>	<u>Bronx</u>	<u>Brooklyn</u>	<u>Queens</u>	<u>Staten Island</u>	<u>New York City</u>
Old law, built before 1901	201,702	22,616	112,001	4,908	754	341,981
Old law, SRO 1/ units	1,468	103	35	29	-	1,635
New law, built 1901-1929	207,666	264,470	269,922	84,974	1,080	828,112
New law, SRO 1/ units	1,238	806	105	63	-	2,212
Class A-built 1930 or later:						
Apartments	126,789	76,598	99,452	157,428	4,647	464,914
Misc., including apt. hotels	31,123	33	685	130	30	32,001
Conversions	<u>41,651</u>	<u>19,769</u>	<u>76,335</u>	<u>23,279</u>	<u>1,495</u>	<u>162,559</u>
Total units	611,637	384,425	558,535	270,811	8,006	1,833,414

1/ Single-room occupancy, i.e., furnished-room type units.

Source: New York City Department of Buildings.

It is interesting to note that about 19 percent of the multifamily housing inventory of New York City still consists of units in structures no less than 64 years old and that just 36 percent of the total has been built in 1930 or later. In Manhattan, about 33 percent of the inventory is in "old law" tenements and another 33 percent in structures built since 1930.

As a by-product of its code enforcement procedure, the Department of Buildings has developed an estimated total of about 2,621,300 units in the city, not including units in what are termed class "B" structures, essentially rooming houses. Comparing this total and that of 2,912,800 in table XI, it would appear about 291,500 housing units in New York City are contained in Class "B" structures. Since 1954, the policy of the Department of Buildings has been to prohibit further conversions to rooming house use, and to tighten occupancy standards in existing rooming houses with the result that rooming houses are gradually declining in number. The number of Class "B" rooming house structures is reported to have declined by 3,000 since 1960. Some of these structures were converted back to apartment use, some to nonresidential use and some were demolished. It is uncertain as to the extent to which these changes have been reflected adequately in the records of conversions and demolitions shown in table XII or in the inventory total for the city shown in table XI.

Type of Structure. In both 1960 and 1964, nearly 59 percent of the housing units are contained in structures of three or more units. In an area with an inventory of over 3,900,000 units, proportions change slowly. The ratio of units in multifamily structures has changed by only a fraction of one percent since April 1960.

As shown in table XIII, about 72 percent of the housing units in New York City are in multifamily structures, comparing with about 17 percent in the suburbs. While 72 percent is a high proportion, there are a number of central cities (Boston, Jersey City, Newark) that had even higher ratios in 1960. Within New York City, the current ratios range from a suburban-type proportion of 15 percent in Staten Island to 98 percent multifamily in Manhattan. For the suburban counties, the ratio of units in multifamily housing to the total ranges from 4 percent in Suffolk to an urban 40 percent in Westchester.

Condition. In terms of the usual definition of substandard housing, dilapidated or lacking some or all plumbing facilities, the condition of housing in the New York SMSA is somewhat better than in urban areas generally. On the basis of 1960 census data, 8 percent of the housing units in the New York SMSA (293,900 units) were so classified, compared with over 10 percent in all urban areas.

Within New York City, substandard housing was equal to 9 percent of the total in 1960, the ratios ranging from a low of 3 percent in Queens to a high of 19 percent in Manhattan. In suburban areas, the ratios averaged 3 percent and ranged from 1.5 percent in Nassau to 6 percent in Westchester.

#### Residential Building Activity

Building permit data for the New York SMSA indicate that an average of about 74,000 new dwelling units a year were authorized in the January 1957-August 1964 period for which data are available. As shown in table XIV, volume climbed from 47,000 units in 1957 to 80,500 in 1959, dropped a little in 1960, and then rose to a peak of 99,000 units in 1962, declining to 76,500 in 1963 and a rate of just over 45,000 a year for 1964.<sup>1/</sup> Both the increase to 1962 and the decline since were much sharper for New York City than for the suburban counties and reflect the impact of the change in multifamily zoning in New York City. Units in structures of 5 or more units

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<sup>1/</sup> Permits for 20,000 units were issued in the first five months of 1965.

climbed from 17,500 in 1957 to 59,500 in 1961 in New York City, dropping to 39,000 in 1963 and (estimated) 11,000 in 1964. There has been much less variation in one-family house construction volume over the period.

There is a substantial lag between permit issuance and completion, particularly for multifamily structures, and particularly where many permits were requested in order that the previous zoning regulation might apply. As shown in table XII, completions in New York City did not reach a peak (60,000) until 1963.

The 60,000 units completed in New York City in 1963 included 10,250 units in one- and two-family structures and 49,750 units in multifamily structures. Of the multifamily total, 39,500 units (80 percent) were privately financed (including some with FHA insurance) and 10,250 were built with some form of public benefit assistance (although some were privately financed), as follows: 1/

Publicly-Aided Multifamily Housing Completed,  
by Type of Assistance,  
New York City, 1963

<u>Program</u>	<u>Number of units</u>
Public housing (cash subsidy)	
Federal	2,950
State	2,675
	275
Publicly-aided	7,300
Limited profit companies	4,750
State-financed	2,100
City-financed	2,650
Redevelopment companies	2,550

Source: Adapted from data provided by Housing Market Analysis Section,  
New York City Department of City Planning

In the 1946-1962 period, such publicly-aided housing constituted 28 percent of all multifamily completions in New York City, the ratio being as high as 40 percent in the 1951-1955 period and as low as 8 percent in 1961.

1/ FHA urban renewal, involving 1,950 units (fully taxable) is one class of publicly-aided multifamily housing excluded from the table.

Demolition and Conversion. Data on demolitions and conversions are available only for New York City on a systematic basis. They are likely to have been of a much lower order of magnitude in the suburban counties in any case. As shown in table XII, additions to the New York City housing inventory through conversions have averaged between 5,000 and 6,000 a year in recent years, while conversions out of the inventory seem to run at about 1,200 a year. Demolitions reached a peak of over 20,200 units in 1960 and have not fallen below 10,000 units a year since 1953. In the 1961-1963 period, the net effect of these additions and subtractions was a net loss of about 26,000 units (8,685 a year) to the housing inventory.

Over the 19 year period, 1946-1964 inclusive, recorded demolitions have averaged 10,600 units a year. The Department of Relocation of the City of New York reports that total relocations have averaged 9,986 households each year from the sites of public improvements and unsafe buildings. If the displacements estimated to result from private transaction are added, nearly 12,000 households a year, on the average, may have required new quarters. The difference between 10,600 recorded demolitions and 12,000 relocations probably reflects the fact that the destruction of a dwelling unit may require the relocation of more than one household, in addition to errors in estimation and recordation of the basic data.

Future Demolitions. Over the next two years, relocation as a result of takings for public purposes in New York City are reported at 7,000 a year by the Department of Relocation. Projection of demolition activity by public bodies are tentative at best (a possible Lower Manhattan Expressway is not included, for example) and, over the long-range, the nearly 10,000 average annual relocation load of the past 19 years may be a better guide to future demolitions.

In suburban areas, reports submitted in connection with requests for certification of Workable Programs indicate that demolitions will total about 1,500 units a year, to which another 500 units annually of casualty losses might well be added. In summary, the future level of demolitions in this area is projected at 11,000 to 14,000 units a year, including 9,000 to 12,000 in New York City and about 2,000 units in the suburban counties.

#### Tenure

As shown in table XV, owner-occupancy increased quite rapidly in the New York SMSA between 1950 and 1960, but has increased rather slowly in the period since April 1960, reflecting the increased interest in multifamily housing in the past few years. At the



present time, just over 34 percent of all occupied housing in the SMSA is owner-occupied, a ratio which is comprised of 74 percent owner-occupancy in the suburbs and 22 percent in New York City. Within the city, owner-occupancy ranges from a low of 4 percent in Manhattan to 61 percent in Richmond (Staten Island).

In certain sections of the area, particularly in Manhattan, owner-occupancy may refer largely to occupancy of an owned unit in a co-operatively-owned multifamily structure; about 86 percent of the owner-occupied units in Manhattan were in structures of 5 or more units in 1960. In no other area did owned units in multifamily structures constitute more than 13 percent of all owner-occupied units in 1960, but the proportion may have increased since that time. Available data indicate a total of about 31,000 units in FHA-insured co-operative projects and 22,000 units in New York City aided projects. There are, in addition, a substantial number of units in other co-operatively-owned buildings (typically at the luxury level).

#### Vacancy

1960 Census. In April 1960, available vacancies in the New York SMSA were equal to two percent of the available housing inventory. The ratio was the same in New York City and the suburban counties, although there was more variation among the suburban counties (1.4 percent to 3.4 percent) than among the boroughs of New York City (1.5 to 2.5 percent). The same general pattern held true for homeowner vacancies (units available for sale), where the over-all vacancy rate was 1.2 percent. Rental vacancies were somewhat higher in the suburban area (4.0 percent) than in New York City (2.2 percent). (See table XVI).

Just over 2 percent of the available sales vacancies in 1960 were reported to lack some or all plumbing facilities compared with 18 percent of the available rental vacancies. Lack of plumbing facilities was reported for a low of 4 percent of the rental vacancies in Nassau County to a high of 33 percent in Manhattan where, as previously indicated, the old-law tenement inventory is concentrated.

Postal Vacancy Surveys. Post office vacancy surveys were conducted in four sub-sectors of the New York SMSA housing market in connection with specific housing market analyses. The results, summarized below, are described in greater detail in the individual studies: 1/

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1/ Unpublished, except Staten Island.

Post Office Vacancy Surveys  
New York SMSA, 1964

<u>Area</u>	<u>Date of survey</u>	<u>Percent vacant</u>		
		<u>Residences</u>	<u>Apartments</u>	<u>Total</u>
Riverdale	5/64	0.4	2.9	2.5
Rego Park	2/64	.7	1.9	1.7
Staten Island	1C/64	1.5	3.2	1.9
Suffolk County	6/64	2.7	7.7	2.9

Source: FHA Postal Vacancy Surveys conducted by cooperating postmasters.

In Suffolk County and in Staten Island, vacancies appear to have declined somewhat since 1960, although conceptual and procedural differences make direct comparison of postal vacancy surveys and census results impossible.

December 1962 Vacancy Survey. In December 1962 the Bureau of the Census conducted a special sample survey of vacancies in New York City. It was determined that the available rental vacancy rate for New York City was 1.79 percent. Since the 1960 census included vacant units which had not yet received Certificates of Occupancy, a category which was excluded from the 1962 survey, the Bureau of the Census estimated that there had been virtually no change in available rental vacancies in New York City from April 1960 to December 1962, despite an apparent decline in the vacancy rate.

As a part of the 1962 survey, it became possible to report the division of the available rental housing supply of the city by control status, i. e. by whether or not the unit was subject to rent control. As shown in the following table, vacancies were concentrated in uncontrolled units, although such units constituted a comparatively small portion of the total housing supply.

Characteristics of 1962 Vacancies by Control Status

<u>Control status</u>	<u>Number</u>	<u>Percent</u>
Controlled	11,517	31
Single-room occupancy	10,568	28
Not controlled	15,317	41
Decontrolled	7,294	19
Never controlled	8,023	21
Public	120	a/
Total renter	37,522	100
a/ Less than 0.5 percent.		

Source: The City of New York City Rent and Rehabilitation Administration.

While single-room-occupancy units constituted 28 percent of all vacancies, they comprised two-thirds of all one- and two-room vacant units available in 1962. Although most of the single-room-occupancy units were substandard, most of the other vacancies were of standard quality. In general, the highest concentration of available vacancies was in units of three rooms or less.

FHA Vacancies. In the past dozen years, as shown in the following table, FHA insured rental projects in the New York area have reported very low vacancy rates. Prior to a jump to 6.0 percent vacancy in 1964, the ratios ranged between a low of 0.4 percent in 1957 and a high of 3.1 percent in 1960. Although the projects for which reports are received vary somewhat from year to year, it is likely that the jump in vacancies in 1964 reflects the impact of the increased additions to the rental housing inventory which reached a peak in 1963.

FHA Rental Project Vacancy Rates  
as Reported in Annual Occupancy Surveys  
New York Insuring Office 1/  
1953-1964

<u>Year</u>	<u>Percentage vacant</u>	<u>Year</u>	<u>Percentage vacant</u>
1953	1.5	1959	.7
1954	1.1	1960	3.1
1955	1.0	1961	2.0
1956	.8	1962	2.6
1957	.4	1963	2.6
1958	.8	1964	6.0

1/ Includes Orange and Putnam Counties, in which there are very few projects.

Source: New York Insuring Office, Federal Housing Administration.

Current Vacancies. On the basis of the factors discussed above, the estimates of current vacancies shown in table XI were prepared. The resultant vacancy rates are summarized in table XVII and indicate slight increases in vacancies in all sections of the market. The overall vacancy rate of 2.3 percent compares with 2.0 percent reported by the Housing Census in 1960. Sales vacancies are up from 1.2 percent to 1.3 percent and rental vacancies are up from 2.4 percent to 2.9 percent of the available inventory.

Sales Market

The market for sales housing in the New York SMSA is, in reality, composed of a number of markets in the nine county area. Housing in the northern section of Westchester does not really compete with that in Suffolk County, which might be over 100 miles away, even if the household heads work in Manhattan in both cases.

The number of new one-family structures authorized by building permits has averaged 24,000 a year in the past seven years and the annual volume has not fallen below 22,400 units a year. Some guidance as to the nature of this market, or markets, may be obtained from an FHA survey of the unsold inventory in 141 subdivisions in which 5 or more houses had been completed during 1963, financed with either FHA, VA, or conventional mortgages. The 1963 survey covered a total of nearly 5,600 houses. As shown below, production was concentrated in the \$15,000 to \$25,000 bracket which encompassed 74 percent of the housing reported.

Price Distribution  
New Home Completions, All Types of Financing  
New York SMSA, 1963

<u>Price</u>	<u>Percent of total completions</u>
\$12,500 - \$14,999	11
15,000 - 17,499	27
17,500 - 19,999	22
20,000 - 24,999	25
25,000 - 29,999	12
30,000 - 34,999	1
35,000 and over	2
Total	<u>100</u>

Source: Hempstead Insuring Office,  
Federal Housing Administration.

Of the 5,600 units enumerated, 3,450 (62 percent) were in Suffolk County, including all of the houses reported to sell for less than \$15,000. About 3,950 of these houses were sold before completion. Of the remaining 1,650 houses built speculatively, about 11 percent remained unsold at the time of the survey.

Just 670 houses (12 percent) were enumerated within New York City, but more than half of these, 371 houses, were built speculatively and, of the speculatively built houses, 36 percent remained unsold at the date of the survey.

In recent years, funds have been available for conventional financing of new sales housing in ample measure and at rates as low as 5½ percent. Consequently, the FHA has had a very small share of the new home business, although the volume of applications for FHA financing of the resale of existing homes has been maintained at a high level.

As the supply of suitable land is used up, moderately-priced homes can be built only in the outer reaches of the SMSA. As indicated above, this market is essentially confined to Suffolk County. Within New York City, the requirement for a 40 foot lot brings the cost of a building site to the \$16,000 level, so that construction of duplex units (at about \$20,000 each unit, including land) is more common than the construction of single-family homes.

### Rental Market

The available data, detailed earlier in this report, suggest some generalizations about the rental market in the New York area. Vacancies are rather low (in total) having increased not at all from 1960 to 1962 and slightly since. A large proportion of the available vacancies is concentrated in new construction and in the single-room occupancy units which have comprised a significant part of the inventory. The very large portion of the rental inventory still under rent control in New York City has the lowest vacancy.

While the over-all vacancy ratio has been low, the vacancy level in new construction has risen sharply as units for which permits were issued in 1962 reached the market in 1963 and early 1964. This bulge, resulting from the effort to avoid an impending zoning change, has been reflected in slow absorption (relative to the available supply) of new rentals in areas in which this construction has been concentrated in Queens, The Bronx and Manhattan. The large supply of new rental housing also is reflected in elaborate advertising campaigns and concessions of at least one month a year on leases of two years or longer. Note the reported increase in vacancies in FHA-insured rentals from 2.6 percent in 1963 to 6.0 percent in 1964.

With the sharp decline in further additions to the New York SMSA rental supply (note the decline in permits issued shown in table XIV for 1963 and 1964), however, these units are expected to be absorbed and a gradual tightening in the market is anticipated.

The study indicates that, for 17 projects with a total of over 15,400 units, projects in "strong" locations were sold out in less than 12 months on the average while projects in "weak" locations took over 25 months to be completely sold out. It should be noted, however, that these sales or rentals take place before or during the construction period. Since the construction period exceeds 25 months for projects of this type, all were probably fully occupied as soon as construction was completed.

As indicated earlier in this report, a substantial part of the new rental housing in New York City has been financed through the use of limited-profit housing companies for whom below-market interest rate financing and tax abatement have been made available. At the low rents or monthly carrying charges (cooperative housing has been built by many of these companies) which these arrangements have made possible, no marketing problems occurred during most of the post-World War II period. That is, projects were typically sold out or completely rented from plans or brochures almost as soon as they were announced. In recent years, as the housing supply has increased, this is no longer the case and it has been found that location and price now affect the time it takes to market a project. An April 1964 study by the Housing and Redevelopment Board of the City of New York found that in good locations and at rents or carrying charges below \$25 a room monthly, projects still sell out almost as soon as announced. At higher prices (\$25-\$30) or in weaker locations, absorption is slower.

### Mortgage Market

The construction boom of the past few years provides ample evidence that adequate funds are available in the New York area (which is also an exporter of mortgage funds to other areas) for multifamily construction. FHA insuring office reports indicate that ample financing is available in a par market for the financing of sales housing and that the secondary market price for 5½ percent FHA mortgages occasionally reaches 100.5 for loans of the best quality which suggests funds are very adequate in supply.

FHA participation in the new home market can be approximated by comparing permits issued for new single-family houses with units started with FHA inspection of construction.

#### FHA Sec. 203 Loans on New Construction Single-Family Permit Activity New York SMSA, 1961-1963

<u>Year</u>	<u>Single-family permits issued</u>	<u>Number</u>	<u>FHA starts<sup>1/</sup></u>
			<u>As percent of permits</u>
1961	22,766	4,233	18.6
1962	24,249	4,291	17.7
1963	22,501	3,233	14.4

Source: New York State Division of Housing; FHA

1/ First compliance inspections on 1 to 4 family structures; includes Orange and Putnam Counties.



### Urban Renewal Activity

The most recent Urban Renewal Directory lists a total of 73 urban renewal projects in the New York SMSA including 40 in New York City and 32 in suburban areas. The New York City total includes one community renewal program (CRP), 35 urban renewal projects, and five demonstration projects. Of the total, 13 are in the planning stage, 23 are in execution, and five have been completed. The suburban total of 32 includes two GNRP (general neighborhood renewal programs) projects in the planning stage and 30 renewal projects of which 16 are in the planning stage, eleven are in execution and three have been completed. A total of \$119,489,000 in Federal grants has already been disbursed in connection with these projects.

There is limited participation by the State government in the urban renewal program. A total of 17 projects, eight in New York City and nine in the suburbs, will be aided by State grants and loans totaling over \$19,120,000 and will receive annual State subsidies totaling over \$515,000 annually.

A total of nearly 35,700 housing units has been or will be built in urban renewal areas in New York City on the basis of present plans. As shown below, slightly less than half of the total (49 percent) is being provided with some form of public benefit (cooperative financing with below-market interest rates, tax abatement, etc.), about 5 percent is subsidized public housing, and the remaining 46 percent is fully-taxable rental housing.

#### Use of Title I (Urban Renewal) Program New York City, July 1, 1964

<u>Program</u>	<u>Number of units</u>			
	<u>Completed</u>	<u>Under const.</u>	<u>Planned</u>	<u>Total</u>
Public housing	40	795	823	1,658
Redevelopment companies	8,822	504	1,142	10,468
Limited-profit housing companies	1,110	2,946	3,091	7,147
Fully-taxable	<u>12,770</u>	<u>1,554</u>	<u>2,090</u>	<u>16,414</u>
Total	22,742	5,799	7,146	35,687

Source: New York City Department of City Planning.

### Public Housing

As has been indicated earlier in this report, public assistance in such forms as low-interest loans, tax-abatement, land assembly, etc. is involved in a substantial proportion of the multifamily housing built in New York City. Public housing, however, is defined as housing for which a local public agency acts as landlord and which, typically, involves a cash subsidy of operating expenses in addition to public ownership and construction. At the present time there are over 159,000 units of public housing units in the New York SMSA either in existence or planned, including 28,000 units in New York City's "no cash subsidy" program (see table XVIII).

# Demand for Housing

## Quantitative Demand

In an earlier section of this report, it was indicated that household growth in the New York SMSA was expected to average 46,700 a year over the 1964-1970 period. Based on this projection, and the estimated level of future demolition activity, the current and future tenure of occupancy, and the level of available vacancies, the annual average level of housing demand over the next six years will be about 59,200 units a year, including 19,600 sales-type units (in single-family and duplex structures) and 39,600 rental-type units.

Implicit in these projections is the assumption that the New York SMSA will continue to lose population and households to other parts of the country, particularly the areas in northern New Jersey and southern Connecticut which immediately adjoin the New York SMSA. On balance, however, the SMSA continues to gain population through net in-migration. Much of this inward movement may well originate in contiguous metropolitan centers.

The estimated annual demand for 59,200 new dwelling units is distributed by submarket area and tenure, below:

### Estimated Annual Demand for New Housing by Tenure and Sub-market Area New York, New York, SMSA, 1964-1970

<u>Area</u>	<u>Number of units 66</u>		<u>Total</u>
	<u>Sales-type Housing</u>	<u>Rental-type <u>a/</u> Housing</u>	
Bronx	500	3,400	3,900
Brooklyn	1,000	9,000	10,000
Manhattan	-	10,000	10,000
Queens	2,300	9,800	12,100
Richmond	<u>1,800</u>	<u>1,200</u>	<u>3,000</u>
New York City total	5,600	33,400	39,000
Nassau	2,300	1,500	3,800
Rockland	2,000	1,000	3,000
Suffolk	7,000	1,000	8,000
Westchester	<u>2,700</u>	<u>2,700</u>	<u>5,400</u>
Suburbs, total	14,000	6,200	20,200
SMSA, total	<u>19,600</u>	<u>39,600</u>	<u>59,200</u>

a/ Includes apartments in co-operatively owned structures.

### Qualitative Demand

Sales Housing. The market for sales-type housing is much larger in suburban areas than in New York City, primarily because lack of suitable sites makes it difficult to provide such housing in the city, except in the Borough of Richmond (Staten Island). No demand is shown in Manhattan, for example. In other boroughs, the cost of the required 40 foot minimum lots restricts sales-housing to rather high price ranges and encourages the construction of two-family houses. Low-priced housing, that selling for less than \$18,000, is confined to outlying sections of Suffolk and Rockland Counties. A summary of the price distributions at which a total of 19,600 sales-type units would be most readily absorbed is shown below. Separate data for each of the counties of the SMSA are contained in the county summaries which follow. These estimates are based on current family income estimates and the relationship between net income and purchase price found to be typical in each of the eight counties for which estimates have been made.

#### Estimated Annual Demand for New Sales Housing New York, New York, SMSA, 1964-1970

		<u>Units</u>	
<u>Sales price</u>	<u>Number</u>	<u>Percent</u>	
Below \$14,000	600	3	
\$14,000 - 15,999	850	4	
16,000 - 17,999	1,175	6	
18,000 - 19,999	2,300	12	
20,000 - 24,999	6,350	32	
25,000 - 29,999	4,150	21	
30,000 - 34,999	2,100	11	
35,000 and over	2,075	11	
Total	19,600	100	

Rental Housing. Based on projected 1967 tenant family incomes in each of the nine counties in the SMSA and the rent-income ratios found to be typical in new construction in the past, the estimated annual demand for new rental units has been distributed by unit size and rent level. It is estimated that the minimum gross rents achievable without benefits or assistance through subsidy, tax abatement, or aid in financing or land acquisition, are \$125 for efficiencies, \$140 for one-bedroom units, \$160 for two-bedroom

1/ Excluding Manhattan. The distribution in the table does not correspond with the unsold inventory distribution shown on page 22 which reflects only selected subdivision experience in 1963. The latter do not reflect individual or contract construction. The demand estimates reflect all home building and suggest a greater concentration in some price ranges than a subdivision survey would reveal.

apartments, and \$180 for three-bedroom apartments in New York City. Slightly lower rents are possible in the suburban counties. The production of units in the higher ranges of rent will effect competitively some filtering of existing accomodations. These estimates encompass both rental housing as such and units in co-operatively-owned multifamily structures. The distribution for each of the nine counties in the SMSA may be found in the county summaries which follow:

Estimated Annual Demand for New Rental Housing  
by Gross Monthly Rent and Size of Unit  
New York SMSA, 1964-1970 a/

<u>Gross rent b/</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedroom</u>	<u>Three bedroom</u>
\$100 and over	6,125	-	-	-
105 " "	5,805	-	-	-
110 " "	5,365	17,345	-	-
115 " "	5,065	17,250	-	-
120 " "	4,715	17,100	12,800	-
125 " " - - - - -	4,385 - - - - -	15,825 - - - - -	12,660	-
130 " "	4,135	14,615	12,455	-
135 " "	3,970	13,485	12,260	-
140 " "	3,795	12,535	12,065	3,330
145 " "	3,630	11,985	11,165	3,280
150 " "	3,445	11,420	10,245	3,220
155 " " - - - - -	3,250 - - - - -	10,705 - - - - -	9,500 - - - - -	3,155
160 " "	3,080	10,050	8,780	3,110
165 " "	2,890	9,530	8,355	2,910
170 " "	2,705	8,710	7,775	2,680
180 " "	2,455	7,780	6,905	2,340
190 " "	2,185	7,010	5,935	1,995
200 " " - - - - -	1,895 - - - - -	6,025 - - - - -	4,740 - - - - -	1,690
210 " "	1,715	5,340	4,385	1,480
220 " "	1,490	4,575	3,715	1,225
240 " "	1,150	3,455	2,705	920
260 " "	895	2,630	2,025	685
280 " "	695	1,970	1,475	505
300 " "	475	1,355	920	375

a/ See paragraph on page 31.

b/ Gross rent is shelter rent plus the cost of utilities and services.

Note: The figures above are cumulative, i.e., the columns cannot be added vertically. For example, annual demand for two-bedroom units at gross monthly rents of \$150 to \$165 is 1,890 units (10,245 less 8,355).

The preceding distribution of average annual demand for new apartments is based on tenant family income, the size distribution of tenant households, and rent-paying propensities found to be typical in the area. It cannot be construed rigidly but represents what may be assumed to an appropriate pattern over a period of several years. Occasionally, in brief periods and in specific rent ranges, because of special factors for individual projects there may be successful marketing of rental units in other than these quantities. It should not be assumed, however, that such a divergency represents a change in the continuing ability of the area to absorb new rental housing. In any case, particular projects must be evaluated in the light of actual market performance in specific rent ranges and neighborhoods or submarkets.

County Summary, Bronx County, New York

Population

The population of Bronx County (the borough of the Bronx, City of New York) is estimated at 1,470,800 at the present time, representing an increase of 10,400 a year since April 1960. In the previous decade, census reports indicate that the population of the Bronx decreased by 2,700 a year. Projections made for this report indicate that the September 1, 1970 population of the Bronx will be about 1,479,000, representing an increase of 1,400 a year from September 1, 1964.

Natural Increase and Migration. The net natural increase (excess of resident births over resident deaths) of the population, when compared with the actual change in the population, provides an indication of migration. For the Bronx, in the four and one-half years between April 1, 1960 and September 1, 1964, there was an estimated net out-migration of nearly 4,000 persons a year. During the previous 10 years, the average annual loss was nearly 16,000 (see table VIII).

Households

There are a total of 484,400 households in the Bronx at this time, an increase of 21,000 (4,800 a year) since April 1, 1960. In the previous 10 years, the number of households in the Bronx grew by 3,800 a year. Average household size has been declining steadily, from 3.34 persons in 1950 to 3.02 in 1960 and 2.96 persons per household at this time. The change in household definition affected both the household increment and decline in household size during the 1950's. By September 1, 1970, it is estimated that the size of the average household in the Bronx will decline to about 2.88 persons, and that there will be a total of 500,000 households in the borough at that time, or an average annual increase of 2,600 households a year over the next six years.

### Housing Market

Supply. The current housing inventory of the Bronx totals 495,800 housing units, an increase of about 5,125 units a year since April 1960 which compares with the growth of about 4,100 units annually from 1950 to 1960. The data in table XI suggests that about 45 percent of the increase in occupied units since 1950 has been in owner-occupied housing. In addition to fairly large numbers of one-family and two-family houses, the total includes a substantial number of units in cooperative multifamily structures. <sup>1/</sup> As a result, owner-occupancy in the Bronx, which increased from 9.8 percent to 12.8 percent of the total number of occupied housing units from 1950 to 1960, is estimated to comprise 13 percent of the total as of September 1, 1964.

Vacancy. There are estimated to be 11,425 vacant housing units in the Bronx at the present time, of which 8,425 are available for rent or sale. About 800 (1.3 percent vacancy ratio) are available for sale and 7,625 (1.8 percent vacancy) are available for rent. The current rental vacancy rate is estimated to be somewhat higher than that reported in the 1960 census, while the sales vacancy rate has remained unchanged.

### Sales Market

Just as new sales housing in Brooklyn is being built in areas previously regarded as inaccessible or undesirable, new sales housing in the Bronx has been built in volume in the outlying sections of the East Bronx in areas near Pelham Bay. Areas in which sales housing can be built are being exhausted rapidly.

### Rental Housing Market

New rental housing in the higher rent levels in the Bronx has been concentrated in the Riverdale section. A great deal of housing was started in this area several years ago in order to avoid restrictions of the new zoning regulations, and, as in Queens and Manhattan, these projects are now being finished. Since so much housing was provided in a small area in a short time, absorption is somewhat slow.

Two projects are being built in Riverdale which are subject to the new zoning regulations. It appears that the open space and set back requirements of the new zoning will result in construction

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<sup>1/</sup> Including 1,523 units with Section 213 mortgage insurance and 2,260 units in city limited-profit co-operative projects.



of structures much higher than those typical under the old rules. Buildings of 30 stories are expected compared with the 20 story structures common in the early 1960's. These higher structures will require higher rents, approximating monthly rental of \$50 a room.

An area in the East Bronx along Bruckner Boulevard has been very intensively developed in recent years, almost exclusively with projects financed under the New York City limited-profit program. There are a total of over 3,800 completed units of this type in The Bronx at the present time and another 775 are under construction. Perhaps because so many developments have been built in comparatively "weak" locations, there has been comparatively slow acceptance of units in these publicly-assisted projects in The Bronx. In terms of this market, however, this means that while completed projects are fully occupied, most of those under construction are still accepting applications.

Urban Renewal. There is only one urban renewal project active in The Bronx at this time, Bronx Park South (R-68). The area consists of 15 blocks, south of Bronx Park, between The Bronx River and Vyse Avenue. There will be clearance as well as rehabilitation in this area, and it is contemplated that about 1,900 new dwelling units will be built (either Mitchell-Lama or FHA Section 221 (d)(3) financing). Clearance may begin late in 1965.

#### Housing Demand

On the basis of the projected increase of 2,600 households, on the average, each year for the next six years in The Bronx, and considering the current vacancy level, anticipated losses which will result from demolition activity, the tenure preferences of the population, and the scarcity of sites for the continued production of sales-type housing, it is estimated that there will be an average annual demand for 3,900 additional dwelling units each year over the next six years including 500 units of sales type housing and 3,400 units of rental type housing, including units in co-operatively owned multifamily structures.

Sales Housing. Based on the current distribution of Bronx families by income and assuming that new sales housing cannot be provided at sales price below \$20,000, the estimated annual demand for new sales-type housing has been distributed below:

Estimated Annual Demand for New Sales Housing  
Bronx, New York, 1964-1970

<u>Sales price</u>	<u>Units</u>	
	<u>Number</u>	<u>Percent</u>
\$20,000 - \$24,999	275	55
25,000 - 29,999	175	35
30,000 - 34,999	25	5
35,000 and over	<u>25</u>	<u>5</u>
Total	500	100

Rental Housing. The distribution of rental housing demand by rental level and unit size shown below is based on projected tenant-family incomes in The Bronx and rent-income ratios found to be typical in new construction in the past.

Estimated Annual Demand for New Rental Housing  
by Gross Monthly Rent and by Size of Unit  
The Bronx, New York, New York, 1964-1970 a/

<u>Gross rent b/</u>	<u>Efficiency</u>	<u>One- bedroom</u>	<u>Two bedroom</u>	<u>Three bedroom</u>
\$100 and over	500	-	-	-
105	475	-	-	-
110	425	-	-	-
115	375	-	-	-
120	325	1,500	-	-
125 - - - - -	300 - - - - -	1,350	-	-
130	275	1,200	-	-
135	260	1,100	-	-
140	240	1,000	1,100	-
145	230	950	1,025	-
150	210	875	900	-
155	190	800	825	-
160	180	725	750	300
165	170	700	715	275
170	160	650	675	250
180	140	575	575	225
190	115	475	475	175
200 - - - - -	90 - - - - -	375 - - - - -	400 - - - - -	150
210	75	325	325	125
220	50	250	275	100
240	30	125	125	50
260	20	75	75	40
280	10	50	50	20
300	5	25	25	10

a/ See paragraph one on page 31.

b/ Includes all utilities.

Note: The figures above are cumulative, i.e., the columns cannot be added vertically. For example, annual demand for two-bedroom units at gross monthly rents of \$150 to \$165 is 185 units (900 minus 715).

County Summary, Kings County, New York

Population

The population of Kings County (the borough of Brooklyn, city of New York) is estimated at 2,681,000 as of September 1, 1964, representing an increase of 12,200 a year since the April 1, 1960 census. This is in marked contrast to the previous decade when the population of Brooklyn declined by more than 11,000 a year. It is estimated that the population of this borough will reach 2,714,000 by September 1970, which will represent an increase of 5,500 persons a year, on the average, over the next 6 years.

Natural Increase and Migration. When these population changes are compared with net natural increase statistics, the net migration can be calculated. Since April 1960, there has been a net movement of about 17,000 persons a year out of Brooklyn. In the previous decade, the net outward movement exceeded 38,000 a year.

Households

There are approximately 886,500 households in Brooklyn at the present time, an increase of 8,000 a year over the April 1, 1960 total of nearly 851,000. In the previous decade households grew by about 5,000 a year. Household growth in the decade of the 1950's in the face of population decline reflects a rather sharp drop in average household size from 3.36 persons in 1950 to 3.05 persons per household in 1960. Some part of this change (both in household numbers and household size) reflects the change in census definition of household. (See the main body of this report for further details). Over the next 6 years, households are expected to increase at an average of about 6,400 a year in Brooklyn.

Housing Market

Supply. There are now 914,000 housing units in Brooklyn compared with 875,800 in 1960. The inventory has increased by about 8,650 units a year since 1960 compared with growth of 6,175 units a year in the previous decade. As shown in table XI, most of the addition to the inventory since 1960 is represented by renter-occupied units, and renter-occupied units constitute 77 percent of the present occupied supply compared with 76.7 percent in 1960. 1/

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1/ There are at least 9,400 co-operatively-owned apartments included in this total, 5,500 with FHA financing and 3,900 units in city limited-profit projects.

Vacancy. In 1960, 1.7 percent of the available housing supply in Brooklyn was vacant. The vacancy rate was 1 percent for units available for sale and 2 percent for units available for rent. Since 1960 there has been an increase in rental vacancies and the rental vacancy rate is currently about 2.2 percent. The sales vacancy rate has remained unchanged.

Sales Market. New sales housing is still being built in a few locations in Brooklyn, primarily in the rapidly-shrinking vacant areas on the periphery of Jamaica Bay. Since lot costs are high, the price of single-family housing tends to approach \$40,000. As a result, two-family houses are much more common, at prices not much different from those for the few single-family houses being built.

Rental Market. For the existing rental inventory still subject to rent control, vacancies continue to be negligible. New units in projects built under one of the various forms of public assistance available in New York are either fully rented or sold out by the time of completion. Other projects, for example those financed with FHA-insured mortgages, are not absorbed quite so rapidly and modifications of scheduled monthly mortgage payments have been requested in some cases both by sponsors of FHA projects in urban renewal areas and by sponsors of other FHA projects.

Location is an important factor. For example, virtually all projects in the oceanfront area have been successful. An FHA project in the Flatlands area has been successful with monthly room rents of less than \$40.00. Some projects in urban renewal areas which are not as well located, however, are not doing as well at the present time.

Urban Renewal. There are a total of eight Federally-assisted urban renewal projects in various stages of development in Brooklyn. For the most part new housing is being provided in these areas through the use of city and State Mitchell-Lama programs. In the Cadman Plaza (R-25) project, however, there will be use of FHA programs, as well as some Mitchell-Lama housing and public housing. A total of 980 housing units will be provided in this area, excluding the public housing. Because of the wide variety of housing types provided, average monthly room rents or carrying charges will range from \$28.00 to \$45.00. This area adjoins the Brooklyn Bridge Plaza and Civic Center, and is just off the Brooklyn end of the bridge, and just west of Fulton Street.

Other urban renewal projects now being actively developed include the Lindsay Park (R-52) project, which has involved the removal of nearly 1,100 housing units and which is now being rebuilt with Mitchell-Lama housing, expected to total nearly 2,700 housing units on completion. This area is just north of Broadway (Brooklyn) between Union Street and Montrose Avenue.

The Pratt Institute (UR 4-13) project has been developed with a total of 1,850 new units, 860 of which are in one project, and 975 units in a total of 3 projects of 325 units each built with FHA-insured mortgages.

#### Demand for Housing

Based on the demographic and housing situation in Brooklyn summarized above, and taking account of the present rather low level of vacancies and the expectation that there will continue to be a substantial number of units lost through demolition each year, it is estimated that there will be an average annual demand for 10,000 new housing units each year over the next 6 years, including 1,000 units of sales-type housing and 9,000 units of rental-type housing.

Sales Housing. Based on the current income distribution of Brooklyn families and assuming that new sales housing will not be provided at prices below \$20,000, the estimated annual demand for new sales housing has been distributed, as shown below:

#### Estimated Annual Demand for New Sales Housing Brooklyn, New York, 1964-1970

<u>Sales price</u>	<u>Units</u>	
	<u>Number</u>	<u>Percent</u>
\$20,000 - \$24,999	500	50.0
25,000 - 29,999	350	35.0
30,000 - 34,999	100	10.0
35,000 and over	50	5.0
Total	1,000	100.0

Rental Housing. The distribution of rental housing demand by rental level and unit size shown below is based on projected tenant-family incomes in Brooklyn and rent-income ratios found to be typical in new construction in the past.

Estimated Annual Demand for New Rental Housing  
by Gross Monthly Rent and by Size of Unit  
Brooklyn, New York, New York, 1964-1970 <sup>a/</sup>

<u>Gross rent</u> <sup>b/</sup>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedroom</u>	<u>Three bedroom</u>
\$100 and over	1,425	-	-	-
105	1,350	-	-	-
110	1,225	-	-	-
115	1,100	-	-	-
120	1,030	3,935	-	-
125 - - - - -	890 - - -	3,460	-	-
130	820	3,115	-	-
135	780	2,770	-	-
140	730	2,510	2,870	-
145	675	2,320	2,570	-
150	610	2,125	2,275	-
155	560	1,990	2,100	-
160	525	1,840	1,930	770
165	475	1,680	1,780	700
170	420	1,500	1,580	615
180	350	1,280	1,350	515
190	300	1,060	1,100	425
200 - - - - -	225 - - -	830 - - -	870 - - -	330
210	190	685	720	270
220	150	530	560	215
240	90	325	340	130
260	45	165	175	65
280	30	115	120	45
300	15	75	75	30

<sup>a/</sup> See paragraph one on page 31.

<sup>b/</sup> Includes all utilities.

Note: The figures above are cumulative, i.e., the columns cannot be added vertically. For example, annual demand for two-bedroom units at gross monthly rents of \$150 to \$165 is 495 units (2275 minus 1,780).

County Summary, New York County, New York

Population

The population of New York County (the borough of Manhattan, City of New York) is estimated at 1,685,000 as of September 1, 1964, a decline of slightly less than one percent from the April 1, 1960 census total of 1,698,300. This moderate rate of decline (about 3,000 persons a year) compares with a population loss of over 26,000 a year in the previous decade. It is estimated that the population of Manhattan will continue to decline during the next 6 years, by about 4,500 a year on the average, and that the September 1, 1970 population will be 1,658,000.

Reflecting both the continued population decline and the fact that much of the housing in Manhattan is not well adapted to rearing of families, there has been a steady out-migration of population. When the vital statistics for the borough are compared with population data, it can be calculated that there has been an outward movement of nearly 10,000 persons a year from Manhattan since April 1960. This is, however, much below the rapid outward movement of over 36,000 a year in the previous decade.

Households

There are approximately 717,400 households in Manhattan at the present time, reflecting a gain of nearly 5,000 a year in the past 4½ years. Census data indicate that the number of households in Manhattan increased by over 7,000 a year in the previous decade. The definitional increment discussed in this report is believed to have had its heaviest impact in Manhattan, however, and it is likely that a large proportion of the 71,000 households reported to have been gained from 1950 to 1960 is only the borough share of the estimated 75,000 "definitional" additions in the city as a whole. It is likely, therefore, that household growth in the area has been somewhat greater since 1960 than in the previous decade. It is estimated that there will be 745,000 households in Manhattan as of September 1, 1970, an increase of 4,600 a year over the present total.

The average household size has been declining steadily in Manhattan and is believed to be at an average of just 2.27 persons at this time. By September 1970, it is predicted that the average Manhattan household will contain only 2.15 persons as shown in table X.



### Housing Market

Supply. The current inventory of the Borough of Manhattan totals 755,000 units, representing an increase of 6,250 housing units a year over the 1960 census total of 727,400. While growth was reported to be greater in the previous decade (9,150 units a year), as has been indicated, actual additions to the housing supply have probably been larger since 1960. Owner-occupants are a minor factor in the Manhattan housing market, occupying about four percent of the housing inventory. In 1960, more than 85 percent of owner-occupied units were in apartment houses in any case (see page 21). 1/

Vacancy. In 1960, 2.5 percent of the available housing supply in Manhattan was vacant. Virtually all of these units, of course, were available for rent. The Manhattan rental vacancy rate is estimated to have increased to 3.1 percent at the present time, the increase reflecting, in part, the fact that a very large number of rental projects are reaching the market at this time.

Sales Market. There is virtually no construction of single-family, or small multifamily housing in Manhattan. The bulk of the sales market consists, therefore, of units in co-operatively-owned multifamily structures, both newly built and fairly old--the latter category representing the "co-oping" of old, luxury, apartment houses, for the most part. While precise data are not available, this market is believed to be in good condition. There are 13 co-operative apartment developments in Manhattan in publicly-aided projects, with a total of nearly 13,400 apartments. Of this total, only three projects are taking applications, in two cases for two-bedroom units only.

Rental Market. The bulge in building permits in 1961 and 1962 has been followed, of course, by a large increase in the additions to the housing supply. The 22,500 units added to the Manhattan housing supply in 1963 was 44 percent higher than the total in the previous year and by far the highest total on record. Not surprisingly, therefore, the market for new rental housing and particularly in the higher rent ranges, is a trifle soft at the present time. Increments to the housing supply are expected to fall off sharply in 1964, however, and for the next few years. It is anticipated that the present supply will be absorbed in time, as appears to be happening already in the most desirable sections, i.e., the upper east side of Manhattan.

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1/ There are over 14,000 units in co-operatives (city-aided, Title I, and FHA projects) in Manhattan, excluding "conventional" projects.

Other than the upper east side, most new building in Manhattan has taken place in urban renewal areas and **has** been financed through the use of State and city programs for the most part. There has been use of FHA financing in some areas such as Lincoln Center and these projects have done well. In the west side urban renewal areas, there has been satisfactory market acceptance of remodeled brownstones and the success of these developments (one group of seven houses and many individual houses) has led to renewed interest in the area for high-rise luxury housing.

Urban Renewal. There are a total of 26 urban renewal projects in various stages of planning and development in Manhattan, excluding general neighborhood renewal programs. The salient features of nine of these projects which are, or will soon be, in active development, and for which data are available, are described below.

The Bellevue South (R-18) project covers the area on the east side of Manhattan between First and Second Avenues from Twenty-third to Thirtieth Streets. The Kips Bay project is directly north, the N.Y.U.-Bellevue Medical Complex is directly east, and the Peter Cooper Village project adjoins on the southeast. A total of over 1,300 families will have to be relocated from the site which is expected to be redeveloped with 8- to 24-story apartment buildings, in addition to space for expansion of the medical facilities of the area. The city plan calls for the construction of apartments with a total of 2,540 units for low- and moderate-income families. It is expected that both FHA and Mitchell-Lama financing will be utilized.

The Brooklyn Bridge Southwest (R-67) project covers the area just west of the Manhattan end of the Brooklyn Bridge and generally south of City Hall. The existing structures are old and rather obsolete office and loft buildings. The cleared land will provide space for hospital expansion, expansion of Pace College, and housing for approximately 1,650 families.

The Park Row Extension Project (R-38) is immediately north of the older Park Row Project and covers an area of just 2.7 acres on the north side of Park Row, about two blocks east of City Hall. The Park Row area has been developed with a successful cooperative project for which a waiting list is now being maintained. The same sponsorship will develop another project on this site.

The Seward Park Extension Project (R-51) is immediately to the north of the existing Seward Park Project. The area is bounded by Essex, Delancey, Willet, and Grand Streets. Assuming approval of the present plan by the Urban Renewal Administration, it is expected most of the 12-block area will be cleared. Nearly 2,100 households will be relocated and over 1,400 units of new middle-income housing will be built.

The Tompkins Square Project (R-90) covers the area between East Tenth and East Thirteenth Streets and Avenue C and Avenue D. The area is one block south of the southern edge of the Stuyvesant Town Project. There is public housing across Avenue D to the east. Relocation involves just 142 families and it is proposed to build 900 apartments. Most of the new housing will be located in an FHA multifamily project for which a group of local churches is acting as sponsor. It is proposed also that about 40 units of "loft-type" housing shall be reserved for combined studios and residences for artists (most of whom can no longer afford to live in Greenwich Village).

It will be noted that the five projects just described are on the lower east side of Manhattan, from City Hall to Thirtieth Street. The four projects which follow are all on the west side of Manhattan between Sixtieth and 100th Streets and between Central Park and the Hudson River.

The Lincoln-Amsterdam Project (R-153) covers the block between West 64th and West 65th Streets from Amsterdam to West End Avenue. This small parcel adjoins the larger Lincoln Square project to the north and east and is bounded on the south by Amsterdam Houses, a public housing project. It is proposed to redevelop the area with 140 units of middle-income housing (\$30 monthly room rental), a 165-unit public housing project, and a new site for the High School of Music, Art, and the Performing Arts.

The Lincoln Square Project (R-2) consists of two adjoining parcels of land, west of Broadway and Columbus Avenue, between West 60th and West 70th Streets. The area between 60th and 66th Streets has been used for the Lincoln Center for the Performing Arts which, to date, includes a new theater, the new Philharmonic Hall, and the new home of the Metropolitan Opera. The Julliard School of Music and Drama also is relocated to this site. These developments have resulted in a dramatic improvement in the "image" of the west side.

In the area between 60th and 67th Streets, a 420-unit cooperative project has been built with FHA financing. After a down payment of \$900 a room, the monthly room charge is \$30. This project is fully occupied and maintains a waiting list. The area between 66th and 70th Streets is being developed with a total of 3,850 apartments with FHA multifamily financing. Five buildings are occupied and three more are under construction. Monthly rentals will average \$61 a room. Applications are still being accepted.

The West Park Project (U4-9) was completed in the 1959 to 1961 period, with FHA multifamily financing. Monthly rents average \$55 a room. Although it adjoins Central Park, the area between West 97th and West 100th Streets has not been regarded as particularly desirable, and apartments are still available. With the development of the West Side urban renewal area (see below), however, the position of the West Park area should be improved.

The West Side urban renewal area (R-43) project involves a 20-block area between West 87th and West 97th Streets, Amsterdam Avenue, and Central Park. This project involves a concerted effort to rehabilitate the ubiquitous brownstone row houses of Manhattan. As already indicated, the first attempt appears to have been most successful. On West 93rd and West 94th Streets, a group of seven brownstones have been remodeled with FHA financing into a total of 30 apartments ranging in size from efficiencies to four-bedroom units. Required down payments are \$3,000 a floor and monthly carrying charges are about \$32 a room. These units will not be available for occupancy until mid-1965, but only one-bedroom units are still available. When plans for this area are complete, a total of over 7,400 units either will have been rehabilitated or newly-built.

#### Housing Demand

On the basis of the projected average annual increment of 4,600 households, the expected continued large volume of losses to the inventory through demolition for both public and private purposes, and the expected continued drop in the average household size, it is expected that there will be an annual demand for 10,000 new housing units a year in Manhattan from 1964 to 1970. While some of these units will be owned by their occupants, all of them will be in fairly large multifamily structures. Accordingly, the entire 10,000 units of annual demand has been included in the estimated annual demand for rental-type housing (including units in co-operatively-owned structures) shown in the following table.

Estimated Annual Demand for New Rental Housing  
by Gross Monthly Rent and by Size of Unit  
Manhattan, New York, New York, 1964-1970 <sup>a/</sup>

<u>Gross rent b/</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedroom</u>	<u>Three bedroom</u>
\$100 and over	2,250	-	-	-
105	2,100	-	-	-
110	1,900	-	-	-
115	1,840	-	-	-
120	1,680	4,625	-	-
125 - - - - -	1,600 - - - - -	4,300	-	-
130	1,500	4,000	-	-
135	1,475	3,800	-	-
140	1,450	3,650	2,500	-
145	1,400	3,500	2,300	-
150	1,350	3,400	2,150	-
155	1,300	3,200	2,025	-
160	1,250	3,100	1,900	625
165	1,200	3,000	1,875	615
170	1,150	2,900	1,800	600
180	1,100	2,775	1,750	550
190	1,050	2,675	1,675	525
200 - - - - -	1,000 - - - - -	2,550 - - - - -	1,600 - - - - -	500
210	950	2,375	1,500	475
220	875	2,175	1,350	425
240	725	1,850	1,150	375
260	625	1,550	975	300
280	500	1,250	750	250
300	350	950	500	200
350	200	600	250	150

<sup>a/</sup> See paragraph one on page 31.

<sup>b/</sup> Includes all utilities.

**Note:** The figures above are cumulative, i.e., the columns cannot be added vertically. For example, annual demand for two-bedroom units at gross monthly rents of \$150 to \$165 is 275 units (2,150 minus 1,875).

### County Summary, Queens County, New York

Population. The population of Queens County (the borough of Queens, City of New York), is estimated to be 1,946,000 as of September 1, 1964, an increase of 7.5 percent (31,000 a year) since April 1, 1960. In the previous decade, census data indicate that the population grew by about 26,000 a year. The population of Queens is expected to total 2,101,000 on September 1, 1970, an increase of about 25,800 a year over the next six years.

Natural Increase and Migration. When the net population increments are compared with data on births and deaths, it is possible to compute the net migration of population. During the 1950's, there was a net inward movement of nearly 7,000 a year into the borough of Queens. Since 1960, because of the very extensive construction of new apartment units, there is estimated to have been an inward migration of nearly 13,000 persons each year.

### Households

The number of households in Queens is estimated at 637,400 at the present time, an increase of about 12,300 a year over the April 1, 1960 census total. This is only slightly larger than the increase of about 12,200 households a year in the previous decade. The definitional increment which has been discussed at some length in this report is believed to have had a comparatively minor impact in Queens, which has not been an area with very many "Class B" residential structures. The average household in Queens is estimated to contain 3.02 persons at the present time, down slightly from the average of 3.07 persons per household in 1960. By September 1, 1970, it is estimated that the average household size in Queens will decline to 2.97 persons. On the basis of the estimated population growth and the assumed household size, it is estimated that there will be 705,000 households in the borough of Queens at that time, an increase of 11,300 a year over the present total.

### Housing Inventory

Supply. The September 1, 1964 housing inventory of the borough of Queens totals 675,400 units compared with 617,100 in 1960. The average annual increase of 13,200 housing units is somewhat above the 12,175 average of the previous decade. New rental units constituted nearly 82 percent of the additions to the occupied supply since 1960. In the previous decade, in contrast, rentals comprised

less than half of the increase in occupied dwelling units. Reflecting this change, owner-occupancy, which increased from about 42 percent to 44 percent of all occupied housing units in Queens from 1950 to 1960, declined to less than 42 percent of the total in 1964 (see table XV).

Vacancy. Available vacant units constituted 2.1 percent of the available housing supply in Queens in April 1960, according to census reports. The vacancy rate was 0.9 percent in housing available for sale and 3.0 percent in housing available for rent. There has been an increase in vacancies in the area since 1960 and the current available vacancy rate is estimated at 2.6 percent, with 1.0 percent vacancy in sales housing and a 3.7 percent vacancy in rental housing. These vacancy rates reflect the entire housing inventory, including rent-controlled units in which vacancies are very low and many new rental projects in which vacancies are comparatively high at the present time.

Sales Market. As shown in table XI, more new owner-occupied housing has been built in Queens in recent years than in any other borough of New York City. This reflects the fact that, except for Staten Island, there was more open space remaining in Queens than elsewhere in the city. These areas are being used up rapidly, however, and new development is taking place in areas previously regarded as marginal along Jamaica Bay and near the Kennedy International Airport. Because of high lot cost, very little housing is being provided at less than \$20,000, and there is a tendency to build duplex structures for the most part.

#### Rental Market

As in sections of Manhattan and the Bronx, there was a rush to get as many rental developments as possible started in Queens before the new zoning regulations became effective. As a result, there has been a very rapid development of new rental housing, particularly in the Flushing and Forest Hills sections. A substantial proportion of these new rental projects have required deferment of mortgage amortization, either because of poor occupancy or because the rent concessions granted to achieve occupancy resulted in insufficient income.

To some extent, however, the problems seem to relate to management as well as overbuilding, because some successful projects are surrounded by others that are doing poorly. It is possible that

the New York World's Fair has served to tide nearby rental projects over a difficult period. Many units have been leased for the use of employees of exhibitors and by the time the Fair ends in the fall of 1965, the market may have strengthened sufficiently to permit normal marketing of these units.

One feature of recent multifamily construction in this area has been a shift from the six-story semi-fireproof structure that was standard in New York City for many years to high-rise buildings of about 20 stories. The rapidly shrinking supply of suitable sites and the new zoning regulations suggest that future apartment structures will be even taller.

There has been comparatively little use of publicly-aided financing programs in Queens. The Housing and Redevelopment Board of New York City lists just six projects with a total of about 2,800 apartments in Queens. There has, however, been very extensive use of FHA cooperative housing financing.<sup>1/</sup> The six projects referred to above have been built with city and State funds and require monthly payments of \$20 to \$27 a month after down payments of about \$500 and \$600 a room. All six are reported to be fully occupied. There are two projects being developed in the Rockaway section, that will be described more fully in the urban renewal section which follows.

### Urban Renewal

There are just two active urban renewal projects in Queens, both of which are along the ocean front in Rockaway. The Hammels-Rockaway Project (R-1), which stretches from Beach 74th street to Beach 90th street along the ocean, was planned for a total of over 2,100 apartment units. A project of 1,140 units (Dayton Beach Park) has been built with city Mitchell-Lama financing. Two and three bedroom apartment units are still available in this project. The Seaside-Rockaway (U-14) Project stretches along the ocean front from Beach 102nd street to Beach 108th street. An FHA Project, with average monthly rentals of \$38 a room per month, has been built

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<sup>1/</sup> There are 98 projects with 19,422 units at this time.



on this site. The project is planned to total over 1,500 apartments in six buildings; but only two structures have been built thus far.

In both cases, the comparative slowness of marketing may be ascribed to the fact that these projects are, in a sense, pioneers in the redevelopment of land which has been occupied (and still is, outside the project area) with old beach-type properties. This area of Queens is served by a spur of the New York City Subway System which requires an extra fare, the only such charge in the city, and this may contribute to the problems of these renewal areas.

#### Housing Demand

Based on the estimated annual increase of 11,300 in the number of households and the expectation that there will continue to be loss of housing units through demolition, it is estimated that the demand for new housing will be about 12,100 units a year over the next six years, including 9,800 rental type units including units in co-operatively-owned projects and 2,300 sales type units.

#### Sales Housing

Based on the current distribution of Queens families by income and assuming that new sales housing will not be provided at prices below \$20,000, the estimated annual demand for new sales type housing may be distributed as follows:

##### Estimated Annual Demand for New Sales Housing Queens, New York, 1964-1970

<u>Sales price</u>	<u>Number</u>	<u>Units</u>	<u>Percentage</u>
\$20,000 - \$24,999	1,000		44
25,000 - 29,999	700		30
30,000 - 34,999	300		13
35,000 and over	300		13
Total	2,300		100

#### Rental Housing

The estimated annual demand for rental housing is described below by unit size and by rent level on the basis of projected tenant-family incomes in Queens and rent-income ratios found to be typical in new construction in the past.

Estimated Annual Demand for New Rental Housing  
by Gross Monthly Rent and by Size of Unit  
Queens, New York, New York, 1964-1970 a/

<u>Gross rent b/</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedroom</u>	<u>Three bedroom</u>
\$100 and over	1,175	-	-	-
105 " "	1,135	-	-	-
110 " "	1,100	-	-	-
115 " "	1,075	-	-	-
120 " "	1,025	4,425	-	-
125 " " - - - - -	975 - - - - -	4,225	-	-
130 " "	950	4,000	-	-
135 " "	900	3,675	-	-
140 " "	850	3,350	3,425	-
145 " "	825	3,250	3,225	-
150 " "	800	3,150	3,025	-
155 " "	750	2,950	2,800	-
160 " "	700	2,725	2,550	775
165 " "	650	2,600	2,450	725
170 " "	615	2,225	2,300	675
180 " "	550	1,925	2,000	575
190 " "	450	1,750	1,650	475
200 " " - - - - -	350 - - - - -	1,400 - - - - -	1,000 - - - - -	375
210 " "	300	1,200	1,100	325
220 " "	250	975	900	250
240 " "	175	650	600	175
260 " "	100	425	400	125
280 " "	75	250	250	75
300 " "	50	100	100	50

a/ See paragraph one on page 31.

b/ Includes all utilities.

Note: The figures above are cumulative, i.e., the columns cannot be added vertically. For example, annual demand for two-bedroom units at gross monthly rents of \$150 to \$165 is 575 units (3,025 minus 2,450).

### County Summary, Richmond County, New York

Richmond County, New York (the borough of Richmond, City of New York, consists of all of Staten Island), is the subject of a separate Housing Market Analysis. Since the Staten Island study already has been published (as of October 1, 1964) by the FHA, this summary will be very brief. Details will be found in the Staten Island analysis.

#### Population and Households

The current population of the borough of Richmond is estimated to be 245,200, an increase of 5,300 a year since April 1963. Over the next six years, population is expected to increase by 8,800 a year (reflecting the stimulus of the construction of the new Narrows Bridge) to a total of 298,000. The nonwhite population of Richmond is rather small and is expected to reach 15,000 by 1970 when it will constitute about 5 percent of the total.

There are approximately 68,800 households in the borough at the present time; growth since 1960 has averaged 1,600 households a year. By 1970, there will be 85,000 households in the area, reflecting a growth of 2,700 households each year from 1964 to 1970.

Vacancy. In April 1960, census reports indicated that 1.7 percent of the available housing inventory in Richmond was vacant, with vacancy ratios of 1.2 percent in sales housing and 2.6 percent in rental housing. At the present time, the over-all vacancy rate is estimated to have increased to 2.1 percent, with a 1.5 percent vacancy in sales housing and 3.1 percent vacancy ratio in units available for rent.

#### Demand for Housing

Based on the expected level of household growth, and on the current level of vacancies, it is anticipated that housing demand in Richmond will approximate 3,000 units a year, on the average, over the next six years.

Sales Housing. On the basis of the current distribution of families in Richmond by income and on the assumption that housing will not be built in the area at prices below \$14,000, the estimated annual demand for new sales housing has been distributed, as shown below:

Estimated Annual Demand for New Sales Housing  
Richmond, New York, 1964-1970

<u>Sales price</u>	<u>Units</u>	
	<u>Number</u>	<u>Percentage</u>
Below \$14,000	-	-
\$14,000 - 15,999	75	4
16,000 - 17,999	75	4
18,000 - 19,999	200	11
20,000 - 24,999	725	41
25,000 - 29,999	450	25
30,000 - 34,999	200	11
35,000 and over	75	4
Total	<u>1,800</u>	<u>100</u>

Rental Housing. The distribution of rental housing demand by rent level and unit size shown below is based on projected renter-family income in Richmond and rent-income ratios found to be typical in new construction in the past.

Estimated Annual Demand for New Rental Housing  
by Gross Monthly Rent and by Size of Unit  
Richmond, New York, New York, 1964-1970 a/

<u>Gross rent b/</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedroom</u>	<u>Three bedroom</u>
\$100 and over	115	-	-	-
105	110	-	-	-
110	105	435	-	-
115	100	415	-	-
120	95	385	500	-
125 - - - - -	90 - - - - -	370 - - - - -	485	-
130	85	330	435	-
135	80	300	390	-
140	75	275	350	150
145	70	265	325	140
150	65	250	300	130
155	60	220	260	115
160	55	200	240	110
165	50	180	215	100
170	45	165	195	90
180	35	135	160	80
190	30	110	130	65
200 - - - - -	25 - - - - -	90 - - - - -	105 - - - - -	50
210	20	75	90	40
220	15	60	70	30
240	10	30	35	25
260	5	25	30	20
280	5	15	20	15
300	-	5	10	10

a/ See paragraph one on page 31.

b/ Includes all utilities.

**Note:** The figures above are cumulative, i.e., the columns cannot be added vertically. For example, annual demand for two-bedroom units at gross monthly rents of \$150 to \$165 is 85 units (300 minus 215).

County Summary, Nassau County, New York

Population

The population of Nassau County, located just to the east of the borough of Queens, on Long Island, is 1,413,300 as of September 1, 1964 compared with the total of 1,300,200, enumerated in the 1960 census. The population increase of 25,600 a year in the past four and one-half years compares with growth at more than double this level in the previous decade. The population of Nassau County nearly doubled between 1950 and 1960, but this growth resulted in the rapid exhaustion of available building sites in the county, so that growth was much slower during the earlier part of the 1960's and is expected to be at an even lower level during the remainder of this decade. The September 1, 1970 population of Nassau County is projected at 1,500,000, an average annual increase of 14,400 persons over the present level.

Natural Increase and Migration. In an area growing as rapidly as Nassau County, natural increase (excess of residential births over residential deaths) typically constitutes a rather small proportion of population growth. In Nassau County, net natural increase, which averaged about 16,000 a year from 1950 to 1960, constituted only about one fourth of the population increase, with the net in-migration of 46,000 persons a year making up the bulk of the growth. Since 1960, the proportions have remained approximately the same, but the net in-migration to Nassau County has slowed to about 11,000 a year.

Households

There are now 376,900 households in Nassau County, compared with 348,700 enumerated in the April 1, 1960 census, an increase of about 6,400 a year. In the previous decade, household growth averaged 16,000 a year. The effect of definitional change between the two census dates is negligible in suburban areas such as Nassau County. The average household size in Nassau County has been increasing and is estimated to average 3.72 persons at the present time. By 1970, it is estimated that the average Nassau County household will contain 3.76 persons. On the basis of these calculations, and the population projection, there will be approximately 396,000 households in Nassau County on September 1, 1970, representing a growth of households averaging 3,200 a year over the next 6 years.

### Housing Market

Supply. The current housing inventory of Nassau County totals 396,100 units, an increase of 6,750 a year since April 1960, compared with growth of nearly 16,000 units a year in the previous decade. As shown in table XI, owner-occupied housing has accounted for less than 70 percent of the additions to the occupied total since 1960, compared with nearly 95 percent in the previous decade. As a result of this increased emphasis on multifamily construction, owner-occupied housing, which climbed from 75 percent to 84 percent of total occupied housing in Nassau County between 1950 and 1960, declined to less than 83 percent of the total in 1964 (see table XV).

Vacancy. There are estimated to be about 19,200 vacant units in Nassau County at the present time. Available vacant units were equal to 1.4 percent of the available supply in April 1960. Units available for sale were equal to 0.8 percent of the supply and the rental vacancy rate was 4.6 percent. Vacancies have gone up somewhat since then, and the over-all vacancy rate is now 1.7 percent with ratios of 1.0 percent and 4.7 percent estimated for sales and rental housing, respectively.

### Sales Market

With the rapid settlement of Nassau County, the former farms which were so easily converted to building sites in the late 1940's and early 1950's have been almost exhausted. This fact is responsible for the increasing emphasis on multifamily construction in Nassau County. It has been suggested, for example, that the few remaining large estates or other tracts of undeveloped land in the county may be used for high-rise luxury apartments in a park-like setting, rather than be cut up in lots for small homes.

The market for existing sales housing is strong and the FHA has been able to participate in the resale of many homes, while the new home market is being financed largely with conventional funds.

### Rental Market

In Nassau County, as in the other suburban areas, the increased interest in rental housing is reflected largely in small, conventionally-financed projects in areas convenient to the commuter railroad lines, where lot costs now make single-family housing uneconomic. There has been very little recent FHA participation in the Nassau County market, except in the Great Neck area and, in this area, the market is reported to be very good. It is anticipated, however, that there will be some use of FHA financing for new rental housing in urban renewal areas (see following).

Urban Renewal. Urban renewal projects are planned in about six communities in Nassau County. Very few of these projects are now in the execution stage. These projects tend to involve, of course, the older sections of the suburban towns, near railroad stations. Accordingly, multifamily housing is considered to be an appropriate re-use in many cases. In Glen Cove, the Cecil Avenue (R-10) project will involve the provision of FHA low rental housing. Funds for a project in this area have already been allocated. In Rockville Center, on the other hand, it is anticipated that Mitchell-Lama financing will be used in the West End (R-8) project.

#### Housing Demand

On the basis of the assumption that the number of households in Nassau County will increase by an average of 3,200 a year over the next six years, and making some adjustments for expected demolitions in connection with urban renewal and other kinds of losses, it is estimated that there will be a demand for an average of 3,800 additional housing units each year in the county, including 2,300 sales-type houses and 1,500 rental units each year.

Sales Housing. Based on the current distribution of Nassau County families by income and assuming that new sales housing will not be provided in Nassau County at prices below \$18,000, the estimated annual demand for new sales-type housing has been distributed below.

#### Estimated Annual Demand for New Sales Housing Nassau County, New York, 1964-1970

<u>Units</u>		
<u>Sales price</u>	<u>Number</u>	<u>Percentage</u>
\$18,000 - \$19,999	500	22
20,000 - 24,999	600	26
25,000 - 29,999	600	26
30,000 - 34,999	300	13
35,000 and over	300	13
Total	2,300	100

Rental Housing. The distribution of rental housing demand by rent level and units sizes, shown below, is based on projected incomes of tenant families in Nassau County and on rent-income ratios found to be typical in new construction in the past.



Estimated Annual Demand for New Rental Housing  
by Gross Monthly Rent and by Size of Unit  
Nassau County, New York, 1964-1970 a/

<u>Gross rent b/</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedroom</u>	<u>Three bedroom</u>
\$100 and over	165	-	-	-
105	160	-	-	-
110	155	615	-	-
115	155	605	-	-
120	150	580	570	-
125 - - - - -	145 - - - - -	560 - - - - -	550	-
130	140	535	520	-
135	135	500	490	-
140	125	465	440	150
145	120	445	400	140
150	115	420	375	125
155	110	400	350	120
160	105	380	330	110
165	95	355	310	105
170	90	330	290	95
180	75	285	250	85
190	65	240	215	70
200 - - - - -	55 - - - - -	205 - - - - -	185 - - - - -	65
210	50	180	160	55
220	40	150	135	50
240	30	115	100	35
260	20	75	65	25
280	10	40	35	10
300	5	20	20	5

a/ See paragraph one on page 31.

b/ Includes all utilities.

**Note:** The figures above are cumulative, i.e., the columns cannot be added vertically. For example, annual demand for two-bedroom units at gross monthly rents of \$150 to \$165 is 65 units (375 minus 310).

County Summary, Rockland County, New York

Population. The population of Rockland County totals approximately 173,300 as of September 1, 1964, compared with the 136,800 persons enumerated in the 1960 census. The growth of 8,300 a year in population since 1960 compares with growth of only 4,800 a year in the previous decade. Population growth in Rockland County has been stimulated by the completion of the Tappan Zee Bridge in 1955 and by the fact that, as Westchester County building sites are used up, Rockland is a logical area for growth. It is not likely, however, that the rates of growth exhibited in the first part of the current decade can continue, and population growth is projected at 7,100 a year for the next 6 years, to a September 1, 1970 total of 216,000.

Natural Increase and Migration. As the data in table VIII indicate, net in-migration has accounted for most of the population growth in Rockland County, which is to be expected in a rapidly growing suburban area. The average annual in-migration was 6,200 in the 1960-1964 period, compared with 3,500 in the previous decade.

Households

There are estimated to be 45,600 households in Rockland County at the present time, compared with 34,700 on April 1, 1960. The average annual increment of 2,500 over the past four and one-half years compares with growth of 1,300 a year in the previous decade. Based on the estimated future population growth and on the assumption that the size of the average Rockland County household will continue to decline slowly, to 3.45 persons by 1970, it is estimated that there will be 63,000 households in the county at that time, an average annual increase of 2,900 over the present level.

Housing Market. There are 50,600 units in the current housing inventory of Rockland County. The inventory has increased by over 2,600 units a year compared with growth of about 1,350 a year in the previous decade. While most of the growth since 1960 has been in owner-occupied housing, the increase in renter-occupied units (685 units a year) is 10 times the growth of about 65 renter-occupied units a year in the previous decade. Despite this dramatic change, owner-occupied housing units now constitute 71.8 percent of the total, compared with 71.7 percent in 1960.

Vacancies. The April 1, 1960 census indicated that 3.4 percent of the available housing inventory of Rockland County was vacant, with vacancy ratios of 2.3 percent in units available for sale and 6.2 percent in units available for rent. The rapid pace of new construction in the area since 1960 has led to increased vacancies. The current over-all average vacancy level is estimated to be 4.0 percent, with 2.4 percent vacancy in sales housing and a 7.9 percent vacancy in rental housing.

Sales Market. While the vacancy level in Rockland County appears to be somewhat high, the market for new housing is in rather good condition. There is comparatively little speculative building (confirmed by FHA unsold inventory surveys) and most speculative construction is sold quite readily. Some local real estate dealers suggest that vacancies are concentrated in the existing inventory. Sellers seem to be asking higher prices for existing housing, than for new construction which is being marketed. Available data suggest that the bulk of the new construction is in the \$20,000 to \$30,000 price range.

The Rental Market. The construction of new rental housing has increased rapidly in Rockland County in recent years. Multifamily structures were equal to less than 18 percent of units authorized by building permits in 1960, but comprised almost 48 percent of the total in 1963. As a result of this boom, some recently completed units are finding that marketing is rather slow.

Urban Renewal. The only urban renewal project in the county is in Nyack. The Central Renewal Project (R-39), on the southern edge of the business area, will be cleared of its present 138 residential units. The 15-acre site will be used for both residential and commercial purposes. It is anticipated that the State Mitchell-Lama program will be used to finance new housing in the area.

### Demand for Housing

Based on the predicted growth in the number of households in Rockland County (2,900 a year) and making some minor adjustments for the current level of vacancies and the number of housing units under construction, the average annual demand for new housing in the area over the next 6 years is set at 3,000 units, including 2,000 units of sales-type housing and 1,000 units of rental-type housing.

Sales Housing. On the basis of the current distribution of Rockland County families by income and assuming that \$14,000 is the minimum price at which it is possible to provide new sales housing in the area the estimated annual demand for sales-type housing has been distributed as shown below.

#### Estimated Annual Demand for New Sales Housing Rockland County, New York, 1964-1970

<u>Units</u>		
<u>Price class</u>	<u>Number</u>	<u>Percentage</u>
Below \$14,000	-	-
\$14,000 - 15,999	75	4
16,000 - 17,999	200	10
18,000 - 19,999	250	12
20,000 - 24,999	600	30
25,000 - 29,999	400	20
30,000 - 34,999	200	10
35,000 and over	275	14
Total	2,000	100

Rental Housing. Rental housing demand, shown below, has been distributed by rent level and unit size on the basis of projected tenant-family incomes in Rockland County and rent income ratios found to have been typical in new construction in the past.

Estimated Annual Demand for New Rental Housing  
by Gross Monthly Rent and by Size of Unit  
Rockland County, New York 1964-1970 a/

<u>Gross rent b/</u>	<u>Efficiency</u>	<u>One- bedroom</u>	<u>Two- bedroom</u>	<u>Three- bedroom</u>
\$100 and over	100	-	-	-
105	95	-	-	-
110	90	360	-	-
115	85	350	-	-
120	80	340	390	-
125 - - - - -	75 - - - - -	325 - - - - -	370	-
130	70	310	355	-
135	65	300	340	-
140	60	285	315	150
145	55	275	300	140
150	50	265	275	130
155	45	250	250	115
160	40	235	240	110
165	35	215	220	100
170	30	200	200	90
180	25	170	175	80
190	20	135	140	65
200 - - - - -	15 - - - - -	100 - - - - -	105 - - - - -	50
210	10	85	85	40
220	5	70	70	30
240	-	50	50	25
260	-	40	40	20
280	-	35	35	15
300	-	25	25	10

a/ See paragraph one on page 31.

b/ Includes all utilities.

Note: The figures above are cumulative, i.e., the columns cannot be added vertically. For example, annual demand for two-bedroom units at gross monthly rents of \$150 to \$165 is 55 units (275 minus 220).

County Summary, Suffolk County, New York

Population

The population of Suffolk County, the easternmost county on Long Island, totals 865,000 as of September 1, 1964, an increase of nearly 30 percent since 1960. As shown in table VII, growth in the population of Suffolk County (averaging nearly 45,000 a year) has been more rapid than in any other county in the metropolitan area since 1960. In relative terms, however, the growth in the Suffolk County population since 1960 has been less rapid than in the previous decade. Over the next six years, it is estimated that population growth in the area will slow down (in large part because land available for further expansion is farther and farther away from New York City) to a level about the same as in the 1950-1960 decade. By September 1, 1970, it is anticipated that the population of Suffolk County will total 1,100,000.

Natural Increase and Migration. In a rapidly growing suburban area, it is expected that most of the population growth will result from an in-migration of new population, rather than the increase in the resident population through the excess of births over deaths. In Suffolk County, since 1960, the average annual net in-migration has accounted for about 70 percent of the population growth. In the previous decade, when the number of residents was smaller, in-migration accounted for over 80 percent of the population growth.

Households

There are estimated to be 221,100 households in Suffolk County as of September 1, 1964, an increase of 10,800 households a year over the total of 173,400 households counted in the April 1, 1960 census.

During the previous decade, the number of households in Suffolk County increased by 10,200 a year, on the average. Reflecting the fact that purchasers of new, comparatively inexpensive, houses in Suffolk County have typically been young couples of child-rearing ages, the average household size in Suffolk County has been increasing steadily, as shown in table X. At present, there are estimated to be 3.7 persons, on the average, in each Suffolk County household, the highest average for any county in the SMSA except Nassau. By September 1, 1970, the average household size is expected to be 3.87 persons, which will then be the highest in the SMSA. On the basis of the projected population growth and the estimated household size, it is expected that there will be 272,000 households in Suffolk County in 1970, representing a growth of 8,500 households a year over the next six years.

#### Housing Market

Supply. There are now 277,650 housing units in Suffolk County compared with 224,450 in 1960. The inventory has thus grown by about 12,050 units a year, of which 10,800 have been occupied and about 1,250 represent increased vacancies (see table XI). Most of the increase in occupied housing units (90 percent) have been owner occupied so that the owner-occupied housing now constitutes nearly 86 percent of the total, compared with about 85 percent in 1960 and 75 percent in 1950.

Vacancy. The April 1960 census reported that 3.1 percent of the available housing supply of Suffolk County was vacant at that time. The vacancy rates were 2.3 percent in housing available for sale and 7.6 percent in housing available for rent. There were also a very large number of beach cottages and other seasonal units which were vacant, but which are not included in these figures. On the basis of the available information (including post office vacancy surveys conducted early in 1964), it is estimated that there has been virtually no change in the over-all vacancy levels in Suffolk County since 1960.

Sales Market. Since builders in Suffolk County typically build houses which have been pre-sold from models, there is very little unsold housing in the area. It is reported, however, that there has been a slowing of sales since 1962, particularly in the western towns, such as Huntington and Babylon, in which land suited for subdivisions is becoming scarce.

The most active price range for new housing is between \$15,000 and \$20,000. Housing priced for less than \$15,000 is restricted largely to the town of Brookhaven. The Levitt organization is now operating in the Stony Brook area, with housing available from \$18,990, minimum.

The Rental Market. Restrictive zoning, particularly in the north shore communities, has limited the development of multifamily housing in Suffolk County, but there have been some small developments, conventionally-financed, in areas such as Huntington and Smithtown. In part because the sewer facilities in most of Suffolk County do not meet FHA minimum property standards, there has been very little FHA participation in this market.

#### Demand for Housing

Based on the projected level of household growth over the next six years, adjusted for the current vacancy level and the number of units under construction, it is estimated that there will be an average annual demand for about 8,000 housing units a year in Suffolk County, including 7,000 sales-type units and 1,000 rental-type units. It is likely that the average annual absorption will be somewhat above this level in the immediate future, and that new construction will decline as land suitable for low cost construction comparatively convenient to centers of employment is exhausted.

Sales Housing. On the basis of the current distribution of Suffolk County families, by income, and the income-price relationships which are typical in the area, the distribution of the average annual demand for new sales housing (shown below) was prepared. The lowest-cost sales housing is feasible only in the more eastern towns, while in the towns of Huntington and Smithtown current conditions suggest that housing will not be built at prices below \$14,000.

#### Estimated Annual Demand for New Sales Housing Suffolk County, New York, 1964-1970

<u>Units</u>		
<u>Price class</u>	<u>Number</u>	<u>Percentage</u>
Below \$14,000	600	9
\$14,000 - 15,999	700	10
16,000 - 17,999	900	13
18,000 - 19,999	1,000	14
20,000 - 24,999	1,900	27
25,000 - 29,999	900	13
30,000 - 34,999	500	7
35,000 and over	500	7
Total	7,000	100



Rental Housing. The estimated annual demand for 1,000 new rental units is distributed below by rent level and unit size on the basis of projected rental family incomes in Suffolk County and the rent - income ratios which have been found to be typical in new construction.

Estimated Annual Demand for New Rental Housing  
by Gross Monthly Rent and by Size of Unit  
Suffolk County, New York, 1964-1970 a/

<u>Gross rent b/</u>	<u>Efficiency</u>	<u>One- bedroom</u>	<u>Two- bedroom</u>	<u>Three- bedroom</u>
\$100 and over	110	-	-	-
105	105	-	-	-
110	100	365	-	-
115	95	355	-	-
120	90	330	390	-
125 - - - - -	85 - - - - -	315 - - - - -	370	-
130	80	285	340	-
135	75	260	305	-
140	70	240	275	135
145	65	230	260	125
150	60	220	235	115
155	55	195	205	100
160	50	170	180	85
165	45	150	160	75
170	35	125	135	65
180	30	110	120	55
190	25	90	100	45
200 - - - - -	20 - - - - -	75 - - - - -	85 - - - - -	40
210	20	65	70	35
220	15	55	55	25
240	10	35	35	15
260	10	25	25	10
280	5	15	15	5
300	-	5	5	-

a/ See paragraph one on page 31.

b/ Includes all utilities.

**Note:** The figures above are cumulative, i.e., the columns cannot be added vertically. For example, annual demand for two-bedroom units at gross monthly rents of \$150 to \$165 is 75 units (235 minus 160).

County Summary, Westchester County, New York

Population

There are approximately 869,200 people in Westchester County as of September 1, 1964, representing an increase of 13,700 a year over the population of 808,900 enumerated in the April 1, 1960 census. As may be seen from the figures in table VII, growth in Westchester County has been slower, relatively, than in any other suburban county in the New York SMSA. This was also true in the 1950-1960 decade when the population of Westchester grew by 18,300 people a year.

Natural Increase and Migration. In the 1950-1960 decade, there was an in-migration of nearly 11,000 persons a year into Westchester County and this constituted nearly 60 percent of the total population gain. The estimated in-migration of 5,500 persons a year since 1960 comprises only 40 percent of the total population gain. Westchester and Nassau are the only suburban counties in which natural increase now accounts for more than half of the population growth, which reflects the relative maturity of the county, a maturity which is also reflected in the comparatively slow population growth at the present time.

Households

There are approximately 261,000 households in Westchester County at the present time, compared with 241,000 in April 1960. The growth of 4,500 households a year, on the average, since 1960 is somewhat below the 6,500 average in the previous decade. In part, this reflects the fact that the average household size in Westchester County, which declined sharply from 1950 to 1960 (in part, perhaps, because of the changed definition of "household"), is believed to have declined very slowly in the past 5 years to an average of 3.23 persons at the present time. This slow decline in average household size is expected to continue to 1970 when, it is estimated, the average Westchester household will contain 3.20 persons. Based on this assumption, and on the basis of the projected 1970 population,

it is expected that there will be 288,000 households in Westchester County on September 1, 1960, reflecting an average annual increment of 4,500 households over the present total.

#### Housing Market

Supply. There are now 275,500 housing units in Westchester County, an increase of 4,700 a year over the April 1, 1960 total of 254,800. As shown in table XI, additions to the occupied inventory since 1960 have been fairly evenly divided between owners and renters, while in the previous decade there were more than twice as many owner-occupied housing units added to the inventory. The decline in growth in the inventory in the last 5 years compared with the previous decade appears to have affected only homeownership as the increase in renter-occupied housing has continued virtually unchanged. This is reflected in the tenure data shown in table XV. On April 1, 1950, the census reported that 45 percent of the Westchester County occupied housing inventory was owner occupied. By 1960, the owner ratio increased to 51 percent, but in September 1964 it remains unchanged at 51 percent of the total.

Vacancy. The 1960 census reported that 1.9 percent of the available housing inventory of Westchester County was vacant and that the comparable ratios were 1.1 percent in housing available for sale and 2.6 percent in housing available for rent. Westchester County vacancies have increased slightly since 1960 to an over-all level of 2 percent at the present time with a 1.2 percent vacancy in sales housing and 2.8 percent vacancy rate in rental housing.

Sales Market. Westchester County is a comparatively mature suburban area and, as a result, there is comparatively little activity in the one-family house market. In the first eight months of this year there were fewer permits issued for single-family houses in Westchester than in the other suburban counties, but substantially more activity in the multifamily market than in the other suburban counties. As may be inferred from the income figures in appendix B to this report, there is also a wider range of prices in Westchester County than in the other suburban areas, from comparatively modest developments in areas such as Peekskill to very costly housing in the estate-like areas such as Bronxville and Scarsdale. There is very little FHA participation in the new home financing market in Westchester County and very little building in large subdivisions, generally; the most recent FHA unsold inventory survey covered only five small subdivisions.

Rental Market. There has been some reduction in rental activity in Westchester County, with the number of multifamily permits in the first eight months of this year down 25 percent from the volume in the same period of last year. The market is firm, however, and is particularly good for high-rise apartment structures in areas convenient for New York commuters. As in the other suburban counties, developments of this kind are planned for a number of urban renewal areas convenient to railroad stations in the major Westchester County communities. In Greenburgh, one of the first condominium projects in the New York area is reported to have been marketed successfully.

Westchester County has been an area in which developers have actively sought to build nursing home facilities with FHA financing. With the passage of the Metcalf-McClusky Act and with the revision of the Proprietary Nursing Home Code, which require State approval for new nursing home construction, building of this type has slowed.

Urban Renewal. Urban renewal projects are in various stages of development in at least a dozen Westchester County communities. In Greenburgh (R-17), Mount Vernon (R-57, R-66) Momaroneck (R-139), New Rochelle (UR 14-1), and White Plains (R-142), it is likely that the renewal areas, all of which are in or near the downtown sections, will be redeveloped with housing financed under FHA insurance. In Mount Vernon, where a project is to be built on air rights over the railroad tracks, a total of 900 units will be built, using FHA insurance. In an approximately equal number of cases (Mt. Kisco, Tarrytown, Tuckahoe, and the Central Project (R-37) in White Plains), State Mitchell-Lama financing will be used for very similar projects. In Yonkers, the Jefferson-Riverdale (R-32) area has been developed with the Phillipse Tower project, a 549-unit, State-financed, apartment structure of 15 stories with monthly room rents of about \$26, plus utilities. This project has been completed and is renting satisfactorily.

Demand for Housing. On the basis of the projected average annual increment of 4,500 in the number of households in Westchester County over the next six years, and making some adjustment for demolitions for highways and for urban renewal purposes, it is estimated that a total of 5,400 additional housing units could be used each year, on the average, in Westchester County. This demand is estimated to be split evenly between sales and rental housing, 2,700 units of each type.

Sales Housing. On the basis of the current distribution of families in Westchester County and sales price-income relationships typical in the area, the annual demand for sales housing has been distributed as shown below. New housing priced below \$18,000 cannot be built in Westchester County at this time.

Estimated Annual Demand for New Sales Housing  
Westchester County, New York, 1964-1970

<u>Sales price</u>	<u>Number</u>	<u>Percentage</u>
Below \$14,000	-	-
\$14,000 - 15,999	-	-
16,000 - 17,999	-	-
18,000 - 19,999	350	13
20,000 - 24,999	750	28
25,000 - 29,999	575	21
30,000 - 34,999	475	18
35,000 and over	550	20
Total	2,700	100

Rental Housing. The distribution of rental housing demand by rent level and unit size, as follows, is based on projected tenant family incomes in Westchester County and rent-income ratios found to have been typical in the past.

Estimated Annual Demand for New Rental Housing  
by Gross Monthly Rent and by Size of Unit  
Westchester County, New York, 1964-1970 a/

<u>Gross rent b/</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedroom</u>	<u>Three bedroom</u>
\$100 and over	285	-	-	-
105	275	-	-	-
110	265	1,085	-	-
115	250	1,040	-	-
120	240	980	1,055	-
125 - - - - -	225 - - - - -	920 - - - - -	990 - - - - -	-
130	215	840	910	-
135	200	780	840	-
140	195	760	790	275
145	190	750	760	265
150	185	715	710	250
155	180	700	685	235
160	175	675	660	225
165	170	650	630	215
170	160	615	600	200
180	150	525	525	175
190	130	475	450	150
200 - - - - -	115 - - - - -	400 - - - - -	390 - - - - -	130
210	100	350	335	115
220	90	310	300	100
240	80	275	270	90
260	70	250	240	80
280	60	200	200	70
300	50	150	160	60

a/ See paragraph one on page 31.

b/ Includes all utilities.

Note: The figures above are cumulative, i.e., the columns cannot be added vertically. For example, annual demand for two-bedroom units at gross monthly rents of \$150 to \$165 is 80 units (710 minus 630).

Table I

## Commutation Patterns, New York City Metropolitan Area, 1960; Employed Residents, Total Employment

Item	SMSA	N.Y. City	Bronx	Kings	Queens	Richmond	New York	Suburbs	Nassau	Suffolk	Rockland	Westchester
A. Employed residents	4,283,100	3,234,000	572,050	1,026,400	773,100	80,700	781,750	1,049,100	467,200	212,800	46,050	323,050
Place of work unknown	251,900	201,600	35,750	61,050	36,200	3,950	64,650	50,300	16,100	11,500	2,400	20,300
Place of work known	4,031,200	3,032,400	536,300	965,350	736,900	76,750	717,100	998,800	451,100	201,300	43,650	302,750
Work in SMSA	3,947,900	2,969,400	524,600	949,250	725,800	71,650	698,100	978,500	446,100	200,025	39,800	292,575
New York City	3,194,800	2,887,100	504,300	934,050	687,900	71,500	689,350	307,700	182,650	33,550	6,900	84,600
In county of residence	--	1,737,300	216,250	548,850	286,050	42,700	643,450	--	--	--	--	--
Other part of city	--	1,149,800	288,050	385,200	401,850	28,800	45,900	--	--	--	--	--
Suburbs	753,100	82,300	20,300	15,200	37,900	150	8,750	670,800	263,450	166,475	32,900	207,975
In county of residence	--	--	--	--	--	--	--	623,200	248,800	136,225	31,450	206,725
Other suburban county	--	--	--	--	--	--	--	47,600	14,650	30,250	1,450	1,250
Work outside SMSA	83,300	63,000	11,700	16,100	11,100	5,100	19,000	20,300	5,000	1,275	3,850	10,175
Commute	58,400	--	--	--	--	--	--	--	--	--	--	--
Travel	24,900	--	--	--	--	--	--	--	--	--	--	--
B. Total Employment	4,144,900	3,377,300	265,450	694,900	416,525	48,250	1,952,175	767,600	330,600	155,625	36,800	244,575
Live and work in area	3,557,900	2,887,100	244,950	649,000	357,900	46,350	1,588,900	670,800	279,500	149,725	31,900	209,675
Boro/county of residence	--	1,737,300	216,250	548,850	286,050	42,700	643,450	623,200	248,800	136,225	31,450	206,725
Other boro/county	--	1,149,800	28,700	100,150	71,850	3,650	945,450	47,600	30,700	13,500	450	2,950
Commute to work	197,000	490,200	20,500	45,900	58,625	1,900	363,275	96,800	51,100	5,900	4,900	34,900
From balance of SMSA	--	307,700	16,800	36,800	53,625	150	200,325	82,300	50,200	5,300	900	25,900
From out of area	197,000	182,500	3,700	9,100	5,000	1,750	162,950	14,500	900	600	4,000	9,000

Source: 1960 Census of Population

Table II

Distribution of Employment in New York Metropolitan Region  
and U. S. by Major Categories, 1962

<u>Industry</u>	<u>Region</u>		<u>United States</u>		<u>Region As Pct. of U.S.</u>
	<u>Employment (thousands)</u>	<u>Percent of total</u>	<u>Employment (thousands)</u>	<u>Pct. of Total</u>	
Total employment	7,012.6	--	67,846	--	10.3
Total allocable employment <sup>1/</sup>	6,690.0	100.0	65,539	100.0	10.2
Employment in national-market activities, total	<u>2,542.2</u>	<u>38.0</u>	<u>25,560.0</u>	<u>39.0</u>	<u>9.9</u>
Manufacturing	1,719.3	25.7	14,549.7	22.2	11.8
Wholesaling	87.0	1.3	196.6	0.3	44.2
Finance	140.5	2.1	393.2	0.6	35.7
Business and professional services	401.4	6.0	1,704.0	2.6	23.6
Public utilities	73.6	1.1	458.8	0.7	16.0
Retail trade and consumer services	120.4	1.8	917.5	1.4	13.1
Other <sup>2/</sup>	--	--	7,340.2	11.2	--
Employment in local-market activities, total	<u>4,147.8</u>	<u>62.0</u>	<u>39,979.0</u>	<u>61.0</u>	<u>10.4</u>
Manufacturing	247.5	3.7	2,550.0	3.9	9.7
Wholesaling	374.6	5.6	3,001.1	4.6	12.5
Finance	194.0	2.9	1,437.0	2.2	13.5
Business and professional services	615.5	9.2	4,507.0	6.9	13.7
Public Utilities	441.5	6.6	3,790.0	5.8	11.6
Retail trade and consumer services	1,317.9	19.7	14,111.0	21.5	9.3
Government	662.3	9.9	7,055.0	10.8	9.4
Contract Construction	240.8	3.6	2,613.0	4.0	9.2
Agriculture and mining	53.7	0.8	915.0	1.4	5.9

<sup>1/</sup> Some workers, primarily self employed, could not be allocated by categories. Not all the self-employed are excluded, however.

<sup>2/</sup> Government, construction, agriculture and mining which are very minor national-market activities in the New York region.

Source: Lichtenberg, One-Tenth of a Nation, (Cambridge: Harvard University Press, 1960)  
 1962 employment data, Bureau of Labor Statistics.



Table III

Work Force Trends, New York SMSA, 1960-1963  
(in thousands)

<u>Item</u>	<u>Work Force, Total</u>	<u>Employed</u>	<u>Unemployed</u>		<u>Non-ag. Wage &amp; Salary Workers</u>	<u>Other Employed</u>
			<u>Number</u>	<u>Pct.</u>		
<u>SMSA total</u>						
1963	5,296.8	4,998.8	294.8	5.6	4,346.1	655.9
1962	5,294.4	5,008.0	279.9	5.3	4,335.3	679.2
1961	5,259.5	4,944.6	313.1	6.0	4,260.7	685.7
1960	5,200.4	4,918.5	277.6	5.3	4,253.9	668.9
<u>New York City</u>						
1963	4,208.9	3,959.0	247.0	5.9	3,535.3	426.6
1962	4,244.2	4,003.8	236.0	5.6	3,559.9	448.3
1961	4,249.9	3,984.2	264.2	6.2	3,526.8	458.9
1960	4,225.4	3,986.1	235.7	5.6	3,538.4	451.3
<u>Suburbs</u>						
1963	1,088.2	1,039.8	47.9	4.4	810.8	229.3
1962	1,050.2	1,004.3	43.9	4.2	775.4	231.0
1961	1,009.6	960.4	48.9	4.8	733.9	226.9
1960	974.8	932.3	41.9	4.3	715.5	217.5
<u>New York City As pct. of total</u>						
1963	79.5	79.2	83.8		81.3	65.0
1962	80.2	79.9	84.3		82.1	66.0
1961	80.8	80.6	84.4		82.8	66.9
1960	81.3	81.0	84.9		83.2	67.5

Source: Division of Employment, New York State Department of Labor

Prepared by New York State Department of Labor  
Division of Employment  
Field Operations Bureau  
Office of Manpower Development

Table IV

Distribution of Employment by Industry  
New York SMSA 1958-1963  
(in thousands)

<u>Industry</u>	<u>1963</u>	<u>1962</u>	<u>1961</u>	<u>1960</u>	<u>1959</u>	<u>1958</u>
Total non-agricultural wage and salary employment	<u>4,346.1</u>	<u>4,335.3</u>	<u>4,260.7</u>	<u>4,253.9</u>	<u>4,208.5</u>	<u>4,132.7</u>
<u>Manufacturing</u>	<u>1,096.7</u>	<u>1,122.0</u>	<u>1,116.5</u>	<u>1,148.5</u>	<u>1,159.2</u>	<u>1,136.5</u>
<u>Durable goods</u>	<u>428.9</u>	<u>434.3</u>	<u>429.4</u>	<u>443.0</u>	<u>441.3</u>	<u>424.5</u>
Primary metals	19.6	20.5	19.4	19.1	19.0	18.7
Fabricated metals	53.3	54.9	54.1	56.5	58.2	56.5
Machinery, exc. elec.	49.4	51.5	49.9	49.4	47.7	45.0
Electrical machinery	31.7	87.0	85.9	87.0	82.2	75.6
Transportation equipment	55.9	49.0	47.8	49.8	50.9	50.9
Instruments	45.9	47.1	48.3	51.2	50.7	48.6
Other durables <sup>1/</sup>	123.2	124.2	123.9	130.0	132.7	129.4
<u>Nondurable goods</u>	<u>667.6</u>	<u>687.8</u>	<u>687.2</u>	<u>705.5</u>	<u>717.8</u>	<u>712.0</u>
Textiles	37.8	37.9	37.7	38.6	39.4	36.8
Apparel	262.3	269.3	269.9	281.7	292.8	290.5
Paper products	33.4	35.1	34.5	34.9	34.4	33.5
Printing & publishing	139.0	143.6	141.9	140.7	139.2	138.6
Chemicals	55.8	55.5	56.3	56.9	58.4	58.1
Other nondurables <sup>1/</sup>	138.9	145.8	146.8	152.5	153.7	154.4
<u>Nonmanufacturing</u>	<u>3,249.4</u>	<u>3,213.3</u>	<u>3,144.2</u>	<u>3,105.4</u>	<u>3,049.3</u>	<u>2,996.2</u>
Construction	189.8	193.9	176.9	177.7	174.4	165.5
Trans., public utilities	351.3	354.2	361.4	357.9	359.4	361.1
Trade	916.5	913.2	899.8	898.7	884.9	871.1
Fin., Ins., Real Estate	430.2	430.7	426.4	415.4	406.7	400.1
Services and misc.	787.3	765.5	743.1	730.0	708.1	685.4
Government	574.4	555.8	536.6	525.9	515.9	513.1

<sup>1/</sup> The data for "other durables" and "other nondurables" will not agree with New York State releases. New York classifies "miscellaneous manufacturing" as nondurable; in this table, the U.S. policy of classifying all miscellaneous manufacturing as durable manufactures is followed. The following industries are included in "other durables"; Ordnance, Lumber and Wood (Furniture and Fixtures), Stone, Clay and Glass, Miscellaneous. The following industries are included in "other nondurables": Food, Tobacco, Petroleum, Rubber and Plastics, Leather.

Source: New York State Department of Labor, U.S. Bureau of Labor Statistics.

Prepared by New York State Department of Labor  
Division of Employment  
Field Operations Bureau  
Office of Manpower Development

Table V

Trend of Average Weekly and Hourly Earnings and Average Weekly Hours of Production  
and Related Workers in Manufacturing Industries, New York City and  
the United States, Annual Averages, 1950-60

Year	<u>Average Weekly Earnings</u>					<u>Average Hourly Earnings</u>			<u>Average Weekly Hours</u>		
	<u>United States</u>		<u>New York City</u>		<u>New York City - United States differ- ential</u>	<u>U. S.</u>	<u>New York City</u>	<u>New York City - United States differ- ential</u>	<u>U. S.</u>	<u>New York City</u>	<u>New York City - United States differ- ential</u>
	<u>Amount</u>	<u>Index</u>	<u>Amount</u>	<u>Index</u>		<u>Amount</u>	<u>Amount</u>				
1950	\$58.32	100	\$58.93	100	\$+0.61	\$1.44	\$1.57	\$+0.13	40.5	37.6	-2.9
1951	63.34	109	63.23	107	- .11	1.56	1.67	+ .11	40.6	37.8	-2.8
1952	67.16	115	65.49	111	-1.67	1.65	1.72	+ .07	40.7	38.1	-2.6
1953	70.47	121	67.49	115	-2.98	1.74	1.78	+ .04	40.5	37.9	-2.6
1954	70.49	121	68.66	117	-1.83	1.78	1.84	+ .06	39.6	37.4	-2.2
1955	75.70	130	71.65	122	-4.05	1.86	1.89	+ .03	40.7	38.0	-2.7
1956	78.78	135	74.76	127	-4.02	1.95	1.97	+ .02	40.4	38.0	-2.4
1957	81.59	140	77.16	131	-4.43	2.05	2.04	- .01	39.8	37.7	-2.1
1958	82.71	142	79.65	135	-3.06	2.11	2.13	+ .02	39.2	37.4	-1.8
1959	88.26	151	83.04	141	-5.22	2.19	2.18	- .01	40.3	38.1	-2.2
1960	89.72	154	84.36	143	-5.36	2.26	2.26	0	39.7	37.3	-2.4
1961	92.34	158	87.10	148	-5.24	2.32	2.34	+ .02	39.8	37.3	-2.5
1962	96.56	166	89.86	152	-6.20	2.39	2.38	- .01	40.4	37.8	-2.6
1963	99.38	170	91.50	155	-7.88	2.46	2.44	- .02	40.4	37.5	-2.9

Source: United States Department of Labor  
Bureau of Labor Statistics  
Middle Atlantic Regional Office

Table VI

Distribution of Families in the New York Metropolitan Area by  
Total Estimated Money Income After Taxes, by Type of Family  
May 1964

<u>Income</u>	<u>New York SMSA total</u>		<u>New York City</u>		<u>New York Suburbs, Total</u>	
	<u>All Families</u>		<u>All Families</u>		<u>All Families</u>	
	<u>Total</u>	<u>Tenant</u>	<u>Total</u>	<u>Tenant</u>	<u>Total</u>	<u>Tenant</u>
<u>Total</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>
Less than \$ 1,000	3	4	2	4	2	2
\$ 1,000 - 1,999	3	4	4	5	2	4
2,000 - 2,999	5	7	6	6	3	5
3,000 - 3,999	7	8	8	10	4	7
4,000 - 4,999	9	11	10	11	5	9
5,000 - 5,999	10	13	11	13	8	14
6,000 - 6,999	11	12	13	12	11	11
7,000 - 7,999	11	10	11	10	10	11
8,000 - 8,999	9	8	8	7	10	10
9,000 - 9,999	8	6	6	6	10	7
10,000 - 14,999	16	12	15	12	17	14
15,000 - 19,999	8	5	6	4	18	6
20,000 and over						
Median	\$7,125	\$6,275	\$6,650	\$6,100	\$8,450	\$6,800

<u>Total</u>	<u>Nassau</u>	<u>Rockland</u>	<u>Suffolk</u>	<u>Westchester</u>
	<u>County</u>	<u>County</u>	<u>County</u>	<u>County</u>
	<u>All</u>	<u>All</u>	<u>All</u>	<u>All</u>
	<u>Families</u>	<u>Families</u>	<u>Families</u>	<u>Families</u>
<u>Total</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>
Less than \$ 1,000				
\$ 1,000 - 1,999	5	7	9	7
2,000 - 2,999				
3,000 - 3,999	2	4	5	4
4,000 - 4,999	5	6	8	6
5,000 - 5,999	8	9	10	8
6,000 - 6,999	9	11	13	9
7,000 - 7,999	10	12	13	9
8,000 - 8,999	11	11	12	9
9,000 - 9,999	9	10	8	8
10,000 - 14,999	24	22	16	21
15,000 - 19,999	8	4	3	8
20,000 and over	9	4	3	11
Median	\$9,025	\$8,050	\$7,325	\$8,700

Source: Estimated by Housing Market Analyst.

Table VII

Population Trends 1950-1970  
New York, New York Standard Metropolitan Statistical Area  
(in thousands)

Area	April 1, 1950	April 1, 1960	Sept. 1, 1964	Sept. 1, 1970	Average Annual Change		
	Census	Census	estimate	estimate	1950- 1960	1960- 1964	1964- 1970
The Bronx	1,451.3	1,424.8	1,470.8	1,479.0	- 2.7	10.4	1.4
Brooklyn	2,738.2	2,627.3	2,681.0	2,714.0	-11.1	12.2	5.5
Manhattan	1,960.1	1,698.3	1,685.0	1,658.0	-26.2	-3.0	-4.5
Queens	1,550.8	1,809.6	1,946.0	2,101.0	25.9	30.9	25.8
Richmond	191.6	222.0	245.2	298.0	3.0	5.3	8.8
New York City, total	7,892.0	7,782.0	8,028.0	8,250.0	-11.0	55.7	37.0
Nassau	672.8	1,300.2	1,413.3	1,500.0	62.7	25.6	14.4
Rockland	89.3	136.8	173.3	216.0	4.8	8.3	7.1
Suffolk	276.1	666.8	865.0	1,100.0	39.1	44.9	39.2
Westchester	625.8	808.9	869.2	950.0	18.3	13.7	13.4
Suburban counties, total	1,664.0	2,912.6	3,320.8	3,766.0	124.9	92.4	74.2
SMSA, total	9,555.9	10,694.6	11,348.8	12,016.0	113.9	148.2	111.2

Note: Detail may not add to total due to rounding.

Source: 1950, 1960. U. S. Bureau of the Census  
1964, 1970. Estimated by Housing Market Analyst.

Table VIII

Natural Increase and Migration  
New York Standard Metropolitan Statistical Area, 1950-1960-1964  
(in thousands)

Area	<u>April 1950-Apr. 1960</u>		<u>April 1960-Sept. 1964</u>		<u>Annual average</u>	
	<u>Net natural</u> <u>increase</u>	<u>Net</u> <u>migration</u>	<u>Net natural</u> <u>increase</u>	<u>Net</u> <u>migration</u>	<u>Net migration</u> <u>1950-1960</u>	<u>1960-1964</u>
The Bronx	129.7	-156.2	62.2	-16.2	-15.6	-3.7
Brooklyn	272.1	-383.0	127.8	-74.1	-38.3	-16.8
Manhattan	102.6	-364.4	30.5	-43.8	-36.4	-9.9
Queens	190.9	67.9	79.6	56.8	6.8	12.9
Richmond	<u>23.0</u>	<u>7.4</u>	<u>10.9</u>	<u>12.3</u>	<u>.7</u>	<u>2.8</u>
New York City, total	718.3	-828.3	310.9	-64.9	-82.8	-14.7
Nassau	164.5	462.9	64.9	48.2	46.3	10.9
Rockland	13.1	34.5	9.3	27.2	3.5	6.2
Suffolk	68.7	322.0	57.0	141.2	32.2	32.0
Westchester	<u>74.8</u>	<u>108.2</u>	<u>35.9</u>	<u>24.4</u>	<u>10.8</u>	<u>5.5</u>
Suburban counties, total	<u>321.1</u>	<u>927.5</u>	<u>167.2</u>	<u>241.0</u>	<u>92.8</u>	<u>54.6</u>
SMSA total	1,039.4	99.2	478.1	176.1	9.9	39.9

Note: Detail may not add to total, because of rounding.

Source: 1950-1960 Bureau of the Census, p-23, No.7.  
1960-1964 National Office of Vital Statistics and New York State  
Department of Health. 1963 and 1964 data for the  
boroughs of New York City are estimated.

Table IX

Household Trends  
New York, New York SMSA, 1950-1970  
(in thousands)

<u>Area</u>	<u>April 1, 1950 Census</u>	<u>April 1, 1960 Census</u>	<u>Sept. 1, 1964 estimate</u>	<u>Sept. 1, 1970 estimate</u>	<u>Average Annual Change 1950- 1960</u>	<u>1960- 1964</u>	<u>1964- 1970</u>
The Bronx	425.0	463.4	484.4	500.0	3.8	4.8	2.6
Brooklyn	795.7	850.9	886.5	925.0	5.5	8.0	6.4
Manhattan	624.5	695.7	717.4	745.0	7.1	4.9	4.6
Queens	461.2	583.1	637.4	705.0	12.2	12.3	11.3
Richmond	<u>51.5</u>	<u>61.7</u>	<u>68.8</u>	<u>85.0</u>	<u>1.0</u>	<u>1.6</u>	<u>2.7</u>
New York City, total	2,357.9	2,654.9	2,794.5	2,960.0	29.7	31.6	27.6
Nassau	188.6	348.7	376.9	396.0	16.0	6.4	3.2
Rockland	21.6	34.7	45.6	63.0	1.3	2.5	2.9
Suffolk	71.5	173.4	221.1	272.0	10.2	10.8	8.5
Westchester	<u>176.3</u>	<u>241.3</u>	<u>261.0</u>	<u>288.0</u>	<u>6.5</u>	<u>4.5</u>	<u>4.5</u>
Suburban Counties, total	458.0	798.1	904.6	1,019.0	34.0	24.1	19.1
SMSA, total	2,816.0	3,453.0	3,699.1	3,979.0	63.7	55.7	46.7

Note: Detail may not add to total due to rounding.

Source: 1950, 1960. U. S. Bureau of the Census.  
1964, 1970. Estimated by Housing Market Analyst.

Table X

Average Size of Total Households  
New York, New York SMSA, 1950-1970

<u>Area</u>	<u>All households</u>			
	<u>April 1,</u> <u>1950</u> <u>Census</u>	<u>April 1,</u> <u>1960</u> <u>Census</u>	<u>Sept. 1,</u> <u>1964</u> <u>estimate</u>	<u>Sept. 1,</u> <u>1970</u> <u>estimate</u>
The Bronx	3.34	3.02	2.96	2.88
Brooklyn	3.36	3.05	2.98	2.90
Manhattan	2.81	2.36	2.27	2.15
Queens	3.31	3.07	3.02	2.97
Richmond	<u>3.52</u>	<u>3.40</u>	<u>3.39</u>	<u>3.35</u>
New York City, total	3.20	2.88	2.81	2.73
Nassau	3.46	3.70	3.72	3.76
Rockland	3.34	3.46	3.44	3.45
Suffolk	3.31	3.59	3.70	3.87
Westchester	<u>3.40</u>	<u>3.24</u>	<u>3.23</u>	<u>3.20</u>
Suburban Counties, total	3.43	3.53	3.56	3.61
SMSA, total	3.24	3.03	3.00	2.95

Source: 1950 and 1960 Censuses of Population.  
1964 and 1970 estimated by the Housing Market Analyst.



Table 11.

The Housing Inventory of the New York Standard Metropolitan Statistical Area  
By Occupancy and Tenure, 1950 - 1964

Period	Housing inventory, Total	Occupied housing units			Vacant units				
		Total	Owner	Renter	Total	Available		Other vacant	
						Total	Sale	Rent	
SMSA: April 1, 1950	2,961,207	2,816,015	739,292	2,076,723	133,761	39,372	10,360	29,012	94,389
" " 1960	3,643,081	3,453,023	1,165,880	2,287,143	190,058	69,865	13,981	55,884	120,193
Sept. 1, 1964	3,912,650	3,699,125	1,271,420	2,427,705	213,525	88,150	16,900	71,250	125,375
Average annual change: 1950-1960									
1960-1964	68,185	63,700	42,650	21,050	4,405	3,050	360	2,690	1,435
	61,035	55,725	23,900	31,825	5,310	4,135	660	3,475	1,175
NYC: 1950	2,433,465	2,357,919	450,185	1,907,734	71,436	27,345	3,802	23,543	44,091
1960	2,758,573	2,654,902	577,012	2,077,890	103,671	53,459	6,243	47,216	50,212
1964	2,912,800	2,794,475	602,150	2,192,325	118,325	67,475	6,775	60,700	50,850
Average annual change: 1950-1960	32,510	29,700	12,680	17,020	2,810	2,610	240	2,370	200
1960-1964	34,920	31,600	5,700	25,900	3,320	3,170	120	3,050	150
Bronx: 1950	432,259	425,021	41,735	383,286	6,796	4,511	283	4,228	2,285
1960	473,159	463,401	59,386	404,015	9,758	6,905	785	6,120	2,853
1964	495,800	484,375	62,975	421,400	11,425	8,425	800	7,625	3,000
Average annual change: 1950-1960	4,090	3,840	1,765	2,075	250	240	50	190	60
1960-1964	5,105	4,735	810	3,925	370	345	5	340	35
Kings: 1950	814,134	795,665	173,131	622,534	18,469	8,182	756	7,426	10,287
1960	875,757	850,866	198,414	652,452	24,891	15,039	2,042	12,997	9,852
1964	914,000	886,500	203,500	683,000	27,500	17,775	2,075	15,700	9,725
Average annual change: 1950-1960	6,165	5,525	2,525	3,000	640	690	130	560	-50
1960-1964	8,660	8,075	1,150	6,925	585	615	5	610	-30
New York (Man.): 1950	635,944	624,498	13,532	610,966	11,446	4,834	146	4,688	6,612
1960	727,424	695,763	25,677	670,086	31,661	17,926	577	17,349	13,735
1964	755,000	717,400	27,800	689,600	37,600	22,775	600	22,175	14,825
Average annual change: 1950-1960	9,150	7,125	1,225	5,900	2,025	1,310	45	1,265	715
1960-1964	6,250	4,900	480	4,420	1,350	1,100	5	1,095	250
Queens: 1950	495,308	461,228	194,698	266,530	34,080	9,149	2,444	6,705	24,931
1960	617,077	583,141	256,270	326,871	33,936	12,496	2,396	10,100	21,440
1964	675,400	637,400	266,100	371,300	38,000	17,000	2,675	14,325	21,000
Average annual change: 1950-1960	12,175	12,200	6,150	6,050	-25	325	-10	335	-350
1960-1964	13,200	12,275	2,225	10,050	925	1,025	65	960	-100
Richmond: 1950	55,820	51,507	27,089	24,418	4,313	669	173	496	3,644
1960	65,156	61,731	37,265	24,466	3,425	1,093	443	650	2,332
1964	72,600	68,800	41,775	27,025	3,800	1,500	625	875	2,300
Average annual change: 1950-1960	935	1,025	1,020	5	-90	40	25	15	-125
1960-1964	1,685	1,600	1,020	580	85	90	40	50	-5
Four suburban counties: 1950	527,742	458,096	289,107	168,989	69,646	12,027	6,558	5,469	57,619
1960	884,508	798,121	588,868	209,253	86,387	16,406	7,738	8,668	69,981
1964	999,850	904,650	669,270	235,380	95,200	20,675	10,125	10,550	74,525
Average annual change: 1950-1960	35,675	34,000	29,970	4,030	1,675	440	120	320	1,235
1960-1964	26,115	24,125	18,200	5,925	1,990	965	540	425	1,025
Nassau: 1950	206,701	188,629	142,285	46,344	18,072	6,005	4,032	1,973	12,067
1960	366,303	348,729	293,111	55,618	17,574	4,947	2,283	2,664	12,627
1964	396,100	376,900	312,620	64,280	19,200	6,350	3,150	3,200	12,850
Average annual change: 1950-1960	15,960	16,010	15,080	930	-50	-105	-175	70	55
1960-1964	6,750	6,380	4,420	1,960	370	320	200	120	50
Suffolk: 1950	108,402	71,529	54,044	17,485	36,873	2,053	1,475	578	34,820
1960	224,451	173,412	146,999	26,413	51,039	5,620	3,454	2,166	45,419
1964	277,650	221,150	190,000	31,150	56,500	7,125	4,575	2,550	49,375
Average annual change: 1950-1960	11,600	10,190	9,300	890	1,410	350	200	150	1,060
1960-1964	12,050	10,800	9,725	1,075	1,250	350	250	100	900
Westchester: 1950	187,257	176,326	80,328	95,998	10,931	3,407	852	2,555	7,524
1960	254,766	241,281	123,878	117,403	13,485	4,612	1,418	3,194	8,873
1964	275,500	261,000	133,900	127,100	14,500	5,300	1,000	3,700	9,200
Average annual change: 1950-1960	6,750	6,500	4,360	2,140	250	120	55	65	130
1960-1964	4,700	4,475	2,275	2,200	225	150	40	110	75
Rockland: 1950	25,382	21,612	12,450	9,162	3,770	562	199	363	3,208
1960	38,988	34,699	24,880	9,819	4,289	1,227	583	644	3,062
1964	50,600	45,600	32,750	12,850	5,000	1,900	800	1,100	3,100
Average annual change: 1950-1960	1,360	1,310	1,245	65	50	65	35	30	-15
1960-1964	2,630	2,470	1,785	685	160	150	50	100	10

Source: 1950-1960, U. S. Census of Housing  
1964, estimated by Housing Market Analyst

Table XII  
Changes in the Housing Supply  
New York City  
1941-1963

Year	Dwelling units added to the housing supply			Dwelling units deducted from the housing supply			Net Change
	New units completed <sup>1/</sup>	Conversions <sup>2/</sup>	Total	Units Demolished	Conversions <sup>2/</sup>	Total	
Annual average:							
1941-45	10,400	4,950	15,350	4,375	1,225	5,600	9,750
1946-50	22,750	6,425	29,175	6,100	3,475	9,575	19,600
1951-55	32,350	5,850	38,200	8,000	1,900	10,500	27,700
1956-60	32,300	5,450	37,750	15,800	1,150	16,950	20,800
1941	36,867	9,060	45,927	8,055	1,651	9,706	36,221
1942	9,834	6,335	16,169	4,603	1,566	6,169	10,000
1943	2,267	3,905	6,172	3,433	1,204	4,637	1,535
1944	2,001	2,825	4,826	3,244	983	4,227	599
1945	968	2,641	3,609	2,568	661	3,229	380
1946	4,571	5,391	9,962	12,720	11,229	23,949	13,987
1947	16,702	14,012	30,714	4,209	2,385	6,594	24,120
1948	24,185	3,649	27,834	4,298	1,093	5,391	22,443
1949	33,782	4,347	38,129	3,292	1,236	4,528	33,601
1950	34,413	4,753	39,166	5,947	1,433	7,380	31,786
1951	49,012	4,125	53,137	4,381	1,716	6,097	47,040
1952	37,674	5,010	42,684	4,421	1,426	5,847	36,837
1953	25,527	5,981	31,508	10,079	1,840	11,919	19,589
1954	22,265	7,656	29,921	10,217	2,533	12,750	17,171
1955	27,395	6,459	33,854	13,837	2,146	15,983	17,871
1956	29,202	6,707	35,909	17,067	1,400	18,467	17,442
1957	27,508	5,954	33,462	12,976	1,268	14,244	19,218
1958	32,296	4,926	37,222	10,582	1,219	11,801	25,421
1959	37,204	4,730	41,934	18,059	1,072	19,131	22,803
1960	35,247	5,019	40,266	20,246	967	21,213	19,053
1961	35,127	5,294	40,421	16,092	1,273	17,365	23,056
1962	47,304	6,287	53,591	10,434	1,182	11,616	41,975
1963	60,031	5,169	65,200	12,534	1,289	13,823	51,377

1/ Completion date based on issuance of final Certificate of Occupancy.

2/ Based on limited data; figures approximate.

Source: Housing Market Analysis Section, New York City Department of City Planning,  
based on data from the Department of Buildings.

Table XIII

The Housing Inventory of the New York Standard Metropolitan Statistical Area  
By Type of Structure  
1960 - 1964

Size of Structure	New York City					New York City
	Bronx	Kings	Manhattan	Queens	Richmond	Total
<u>Sept. 1, 1964</u>						
One family	35,100	92,400	10,400	197,000	41,950	376,850
Two family	46,200	201,600	3,600	156,000	19,600	427,000
Multifamily	<u>414,500</u>	<u>620,000</u>	<u>741,000</u>	<u>322,400</u>	<u>11,050</u>	<u>2,108,950</u>
Total	495,800	914,000	755,000	675,400	72,600	2,912,800
<u>April 1, 1960</u>						
One family	33,725	91,980	10,400	193,450	37,875	367,430
Two family	41,335	190,050	3,400	143,075	18,375	396,235
Multifamily	<u>398,099</u>	<u>593,727</u>	<u>713,624</u>	<u>280,552</u>	<u>8,906</u>	<u>1,994,908</u>
Total	473,159	875,757	727,424	617,077	65,156	2,758,573
<u>Average Annual Change</u>						
One family	300	110	-	800	925	2,135
Two family	1,100	2,610	50	2,925	275	6,960
Multifamily	<u>3,715</u>	<u>5,950</u>	<u>6,200</u>	<u>9,475</u>	<u>485</u>	<u>25,825</u>
Total	5,115	8,670	6,250	13,200	1,685	34,920
	<u>Suburban Area</u>				Suburban	SMSA
	<u>Nassau</u>	<u>Rockland</u>	<u>Suffolk</u>	<u>Westchester</u>	<u>Total</u>	<u>Total</u>
<u>Sept. 1, 1964</u>						
One family	331,650	39,400	261,000	133,450	765,500	1,142,350
Two family	25,400	3,900	6,300	29,800	65,400	492,400
Multifamily	<u>39,050</u>	<u>7,300</u>	<u>10,350</u>	<u>112,250</u>	<u>168,950</u>	<u>2,277,900</u>
Total	396,100	50,600	277,650	275,500	999,850	3,912,650
<u>April 1, 1960</u>						
One family	311,810	31,429	212,430	124,151	679,820	1,047,250
Two family	24,065	3,706	6,092	27,776	61,639	457,874
Multifamily	<u>30,428</u>	<u>3,853</u>	<u>5,929</u>	<u>102,839</u>	<u>143,049</u>	<u>2,137,957</u>
Total	366,303	38,988	224,451	254,766	884,508	3,643,081
<u>Average Annual Change</u>						
One family	4,500	1,800	11,000	2,100	19,400	21,525
Two family	300	50	50	450	850	7,800
Multifamily	<u>1,950</u>	<u>780</u>	<u>1,000</u>	<u>2,150</u>	<u>5,865</u>	<u>31,710</u>
Total	6,750	2,630	12,050	4,700	26,115	61,035

Note: Components do not always add to totals because of rounding.

Source: 1960 Census of Housing.  
1964 estimated by Housing Market Analyst.

Table XIV

New Dwelling Units Authorized by Building Permits  
New York, New York, Standard Metropolitan Statistical Area  
1957-1964

Area	Number of units				
	Total	One-family structures	Two-family structures	3-4 family structures	5-or-more family structures
1957					
New York City <u>a/</u>	24,071	2,950	3,625	<u>b/</u>	17,496
Remainder	<u>23,202</u>	<u>20,148</u>	<u>636</u>	<u>56</u>	<u>2,362</u>
Total	47,273	23,098	4,261	56	19,858
1958					
New York City <u>a/</u>	34,418	2,505	3,722	<u>b/</u>	28,191
Remainder	<u>27,153</u>	<u>22,490</u>	<u>636</u>	<u>93</u>	<u>3,934</u>
Total	61,571	24,995	4,358	93	32,125
1959					
New York City	49,855	3,962	9,886	18	35,989
Remainder	<u>30,675</u>	<u>24,034</u>	<u>842</u>	<u>92</u>	<u>5,707</u>
Total	80,530	27,996	10,728	110	41,696
1960					
New York City	46,792	3,033	7,424	53	36,282
Remainder	<u>24,760</u>	<u>19,400</u>	<u>814</u>	<u>79</u>	<u>4,467</u>
Total	71,552	22,433	8,238	132	40,749
1961					
New York City	70,606	3,412	7,704	18	59,472
Remainder	<u>25,775</u>	<u>19,354</u>	<u>834</u>	<u>110</u>	<u>5,477</u>
Total	96,381	22,766	8,538	128	64,949
1962					
New York City	70,686	3,617	8,442	25	58,602
Remainder	<u>28,341</u>	<u>20,632</u>	<u>918</u>	<u>50</u>	<u>6,741</u>
Total	99,027	24,249	9,360	75	65,343
1963					
New York City	49,898	3,803	7,012	67	39,016
Remainder	<u>26,549</u>	<u>18,698</u>	<u>815</u>	<u>42</u>	<u>6,994</u>
Total	76,447	22,501	7,827	109	46,010
1964, Jan.-Aug.					
New York City	14,059	2,041	4,074	12	7,932
Remainder	<u>17,097</u>	<u>13,356</u>	<u>563</u>	<u>12</u>	<u>3,166</u>
Total	31,156	15,397	4,637	24	11,098

a/ Totals for New York City for 1957 and 1958 are based on housing starts rather than on building permits issued. Subsequent year figures are permits issued.

b/ Included in 5 or more family total in New York City for 1957 and 1958.

Source: New York State Division of Housing and Community Renewal.

Table XV

Owner Occupied Housing Units  
As a Percent of Total Occupied Housing Units  
New York SMSA  
1950, 1960, 1964

<u>Area</u>	<u>April 1,</u> <u>1950</u>	<u>April 1,</u> <u>1960</u>	<u>Sept. 1,</u> <u>1964</u>
Bronx	9.8	12.8	13.0
Brooklyn	21.8	23.3	23.0
Manhattan	2.2	3.7	3.9
Queens	42.2	43.9	41.7
Richmond	<u>52.6</u>	<u>60.4</u>	<u>60.7</u>
N.Y. City, total	19.1	21.7	21.5
Nassau	75.4	84.1	82.9
Rockland	57.6	71.7	71.8
Suffolk	75.6	84.8	85.9
Westchester	<u>45.5</u>	<u>51.3</u>	<u>51.3</u>
Suburbs, total	<u>63.1</u>	<u>73.8</u>	<u>74.0</u>
SMSA, total	26.3	33.8	34.4

Source: 1950 and 1960 Censuses of Housing.  
1964 estimated by Housing Market Analyst.

Table XVI

Vacancy Rates, New York SMSA  
April 1960

<u>Area</u>	<u>Total available</u>	<u>Percent vacant</u>	
		<u>Available for sale</u>	<u>Available for rent</u>
Bronx	1.5	1.3	1.5
Brooklyn	1.7	1.0	2.0
Manhattan	2.5	2.2	2.5
Queens	2.1	0.9	3.0
Richmond	<u>1.7</u>	<u>1.2</u>	<u>2.6</u>
New York City, total	2.0	1.1	2.2
Nassau	1.4	0.8	4.6
Rockland	3.4	2.3	6.2
Suffolk	3.1	2.3	7.6
Westchester	<u>1.9</u>	<u>1.1</u>	<u>2.6</u>
Suburbs, total	<u>2.0</u>	<u>1.3</u>	<u>4.0</u>
SMSA, total	2.0	1.2	2.4

Source: 1960 Census of Housing.

Table XVII

Vacancy Rates, New York SMSA  
September 1964

	Percent vacant		
	<u>Total available</u>	<u>Available for sale</u>	<u>Available for rent</u>
Bronx	1.7	1.3	1.8
Brooklyn	2.0	1.0	2.2
Manhattan	3.1	2.1	3.1
Queens	2.6	1.0	3.7
Richmond	<u>2.1</u>	<u>1.5</u>	<u>3.1</u>
New York City, total	2.4	1.1	2.7
Nassau	1.7	1.0	4.7
Rockland	4.0	2.4	7.9
Suffolk	3.1	2.4	7.6
Westchester	<u>2.0</u>	<u>1.2</u>	<u>2.8</u>
Suburbs, total	<u>2.2</u>	<u>1.5</u>	<u>4.3</u>
SMSA, total	2.3	1.3	2.9

Source: Estimated by Housing Market Analyst.

Table XVIII

Status of Public Housing  
New York SMSA, July 1, 1964  
(number of units)

<u>Program</u>	<u>Completed</u>	<u>Under construction</u>	<u>Planned</u>	<u>Total</u>
Federal subsidy				
New York City	53,439	8,251	9,649	71,339
Suburbs	<u>1,614</u>	<u>256</u>	<u>1,238</u>	<u>3,108</u>
Total	55,053	8,507	10,887	74,447
State subsidy				
New York City	48,116	3,368	318	52,302
Suburbs	<u>2,176</u>	<u>282</u>	<u>253</u>	<u>2,711</u>
Total	50,292	4,150	571	55,013
City programs (New York City only):				
Subsidized (Pt. I)	1,662	-	-	1,662
No cash subsidy, total	26,040	1,109	1,013	28,162
Pts. II and III <u>a/</u>	21,094	-	-	21,094
Pt. IV <u>a/</u>	<u>4,946</u>	<u>1,109</u>	<u>1,013</u>	<u>7,068</u>
Total	27,702	1,109	1,013	29,824
Total SMSA:				
New York City	129,257	13,228	10,980	153,465
Suburbs	<u>3,790</u>	<u>538</u>	<u>1,491</u>	<u>5,819</u>
Total	133,047	13,766	12,471	159,284

a/ City Pt. II and III projects were completed in the early 1950's.  
Pt. IV projects now completed were built in the 1956-1960 period.  
Because of increased construction costs, they have somewhat higher  
rents

Source: Public Housing Administration, New York State Division of  
Housing, New York City Housing Authority.



## Appendix A

### Methodology Used in Derivation Of 1965 and 1970 Employment Projections

1. Bureau of Census population projections for the United States as a whole for 1965 and 1970 were used as a base.
2. These populations were transformed into estimates of U.S. total employment by industry, specifically, national-market industries, on the basis of national input-output tables.
3. The future share of the New York Region in each of these national-market industries was determined by a separate analysis of trends in each case.
4. Estimates of total local employment, based on local employment in national-market industries, derived in step #3; were produced by use of local input-output matrices.
5. The share of each county of the region of the total employment was estimated on the basis of an analysis of current trends including commuting patterns and the available supply of industrial sites.
6. Data derived in this manner early in 1960 were modified by the Regional Plan Association when 1960 census data became available.
7. RPA data for 1960, 1965 and 1970 which attempt to measure total job-holders in each county were transformed to BES concept of total employment on the basis of their 1960 relationships.
8. The 1965 and 1970 projections thus derived were modified in accordance with the observed trend of total employment in the 1960-1963 period.

Note: Steps 1 - 6 were undertaken by others; steps 7 and 8 are the responsibility of the Housing Market Analyst.

## Appendix B

### Estimated Median Family Incomes New York SMSA, by Tenure of Household for Principal Components of SMSA, and for Principal Urban Places, 1964

<u>Place</u>	<u>Median income</u>	<u>Place</u>	<u>Median income</u>
<u>New York SMSA, total</u>			
<u>All families</u>		<u>All tenant families</u>	
Total	\$8,050	Total	\$7,000
<u>New York City</u>		<u>New York Suburbs</u>	
All families	7,450	All families	9,650
Tenant families	6,850	Tenant families	7,625
<u>Nassau County</u>	\$10,375		
Bellmore	9,450	New Hyde Park	\$ 9,975
Bethpage	9,500	No. Bellmore	9,975
E. Massapequa	10,725	No. Merrick	10,800
East Meadow	9,700	No. New Hyde Park	10,975
E. Rockaway	11,250	No. Valley Stream	10,750
Elmont	9,175	Oceanside	10,225
Franklin Square	9,750	Plainridge	9,750
Garden City	16,975	Plainview	11,000
Glen Cove	9,225	Port Washington	13,225
Great Neck	20,325	Rockville Center	13,450
Hempstead	9,125	Roosevelt	8,700
Hicksville	9,675	Seaford	10,075
Inwood	7,250	South Farmingdale	9,625
Jericho	12,650	South Westbury	10,575
Levittown	9,125	Uniondale	9,150
Locust Grove	12,175	Valley Stream	9,800
Long Beach	8,950	Wantagh	10,600
Lynbrook	9,900	Westbury	11,575
Massapequa	10,200	Woodmere	15,150
Massapequa Park	9,900		
Merrick	11,325		
Mineola	9,615		

Appendix B. continued

<u>Place</u>	<u>Median Income</u>	<u>Place</u>	<u>Median Income</u>
<u>Suffolk County</u>	\$ 8,300	<u>Westchester County</u>	\$10,000
Babylon	6,750	Mamaroneck	9,500
Brentwood	8,100	Mt. Vernon	8,525
Copliague	7,925	New Rochelle	10,100
Deer Park	8,425	Ossining	8,550
Freeport	7,275	Peekskill	7,975
Huntington	10,150	Port Chester	8,250
Huntington Sta.	8,800	Rye	13,900
Lindenhurst	8,200	Scarsdale	27,525
Patchogue	7,475	Tarrytown	10,050
Riverhead	7,175	White Plains	9,950
San Remo	8,925	Yonkers	9,275
 <u>Rockland County</u>	 9,200	 <u>New York City</u>	 7,450
Haverstraw	7,375	Bronx	7,150
Nyack	7,650	Kings	7,125
Spring Valley	7,275	New York	6,550
Suffern	9,450	Queens	8,800
West Haverstraw	8,400	Richmond	8,375

Source: Estimated by Housing Market Analyst.

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