

THE REAL ESTATE BOARD OF NEW YORK

HOUSING PRODUCTION ON NYC LANDMARKED PROPERTIES

REBNY Stay On Top
of New York.



HOUSING PRODUCTION ON NYC LANDMARK PROPERTIES

REBNY analyses conducted in 2013 showed that nearly [28 percent of Manhattan is landmarked](#) and that [fewer than 2% of new housing units](#) built in Manhattan over a ten-year period of time were constructed on landmarked properties.

The following analysis of properties and new housing activity in the other four boroughs—the Bronx, Brooklyn, Queens and Staten Island—over the same time period (2003-2012) shows that although landmarking is not as widespread as in Manhattan, the creation of housing and affordable housing is also sharply curtailed on landmarked properties located in those boroughs.

SUMMARY OF FINDINGS

An analysis of properties in New York City shows:

- 3.64% of the City is landmarked, with Manhattan having an astonishingly high 27.71% of its properties landmarked.
- Individual community districts have considerably higher percentages: two in Manhattan are approximately 70% landmarked, and three in Brooklyn have over 25% of their properties landmarked.

From 2003-2012 throughout the City:

- 0.64% of new residential units—or 1,318 out of a total of 206,819 units—were constructed on landmarked properties.
- 17% of the 206,819 housing units constructed in the City were affordable, but only 0.29% of the affordable units were built on landmarked property.
- Of the 100 affordable housing units constructed on landmarked properties in the five boroughs, 95 of them are in one heavily subsidized project in the Bronx.

The data in this report echo the findings from REBNY's previous reports: housing production—and particularly affordable housing production—is drastically lower in landmarked areas. In addition, virtually all of the affordable housing created through construction or renovation on landmarked properties was created by a City agency or on properties sold by the City (or a non-profit) to a developer in a heavily discounted transaction.

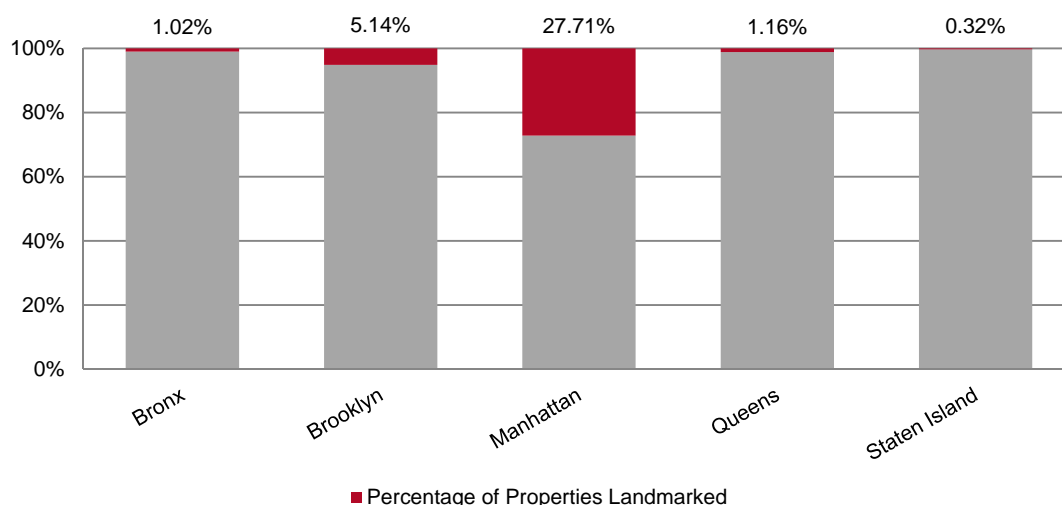
EXTENT OF LANDMARKING

In 2013, REBNY analyzed properties in Manhattan and discovered that almost 28% of its properties were landmarked—either as individual landmarks, or much more commonly, as a part of historic districts. This number is much higher than the 12% figure that had previously been cited¹, and the percentage is even greater in some community districts, with approximately 70% of properties in Manhattan's Community Districts 2 and 7 landmarked.

An analysis of the entire City reveals that while landmarking is much more prevalent in Manhattan than in the other four boroughs, 3.64% of the City as a whole is landmarked. Staten Island has the smallest number and proportion of landmarked properties, with an overall percentage of only 0.32%.

¹ See <http://observer.com/2012/06/the-war-on-landmarks-moves-to-defcon-2-big-real-estate-forming-big-coalition-to-challenge-preservation/> and <http://nypost.com/2012/06/08/landmark-backlash/> for some examples.

Chart 1: Percent Landmarked, by Borough



As in Manhattan, the percentage of properties that are landmarked is much higher in certain neighborhoods throughout the five boroughs. Three community districts in Brooklyn have high percentages of the properties landmarked—45% of Community District 2, 32% of Community District 8, and 28% of Community District 6—and some districts in the Bronx and Queens have 7% and 6% of the properties landmarked, respectively. These high percentages are largely a result of the proliferation of historic districts throughout the City, which account for nearly 96% of all landmarked properties citywide.

Preservationists have noted that with only 3.64% of the City under LPC’s jurisdiction, 96% of the City’s properties are available for development². This statement ignores the reality that two thirds of all properties in the City are zoned for one to two family homes. Those parts of the City with higher allowable density and plentiful transit access—areas including parts of Manhattan and Brooklyn that are zoned to allow for significant housing creation—are often those with the highest percentage of landmarked properties. In addition, the designation of historic districts is becoming increasingly prevalent in neighborhoods outside of Manhattan; from 2003 to 2013, 79% of the properties that were designated as landmarks were in the Bronx, Brooklyn, Queens or Staten Island³. If the landmarking practices of the last ten years continue, it is only a matter of time before the City will see landmark percentages in the other boroughs approaching those of Manhattan.

HOUSING CREATION

Building on a previous analysis of housing creation in Manhattan, REBNY collected data on the number of housing units constructed in the five boroughs from 2003-2012 and compared it with the number of housing units created on landmarked properties. This study revealed that only 0.64% of all housing units—or 1,318 units—were created on landmarked properties citywide.

² <http://observer.com/2012/06/the-war-on-landmarks-moves-to-defcon-2-big-real-estate-forming-big-coalition-to-challenge-preservation/>

³ <http://www.citylandnyc.org/chairman-proud-of-landmarks-commission-accomplishments/>

Table 1: Housing Construction on Landmarked Properties (2003-2012)

	Total New Housing Units Constructed	Housing Units Constructed on Landmarked Properties	Percent of Housing Units Constructed on Landmarked Properties
Bronx	29,403	194	0.66%
Brooklyn	62,743	120	0.19%
Manhattan	53,220	998	1.88%
Queens	49,570	6	0.01%
Staten Island	11,883	0	0.00%
Citywide	206,819	1,318	0.64%

Manhattan had the largest number and highest percentage of housing units constructed on landmarked properties. Brooklyn, in which nearly 63,000 units of housing were created in a ten-year period—almost 10,000 more than in Manhattan—had less than 0.2% of these units developed on landmarked properties. The rate of housing production on landmarked properties in Queens and Staten Island was negligible. The Bronx had the second largest number and second highest percentage of housing units developed on landmarked properties. This figure may be an anomaly, however—nearly half of those units were created at Cedars/Fox Hall, a large supportive housing project with significant subsidies (which is described in more detail in the following section).

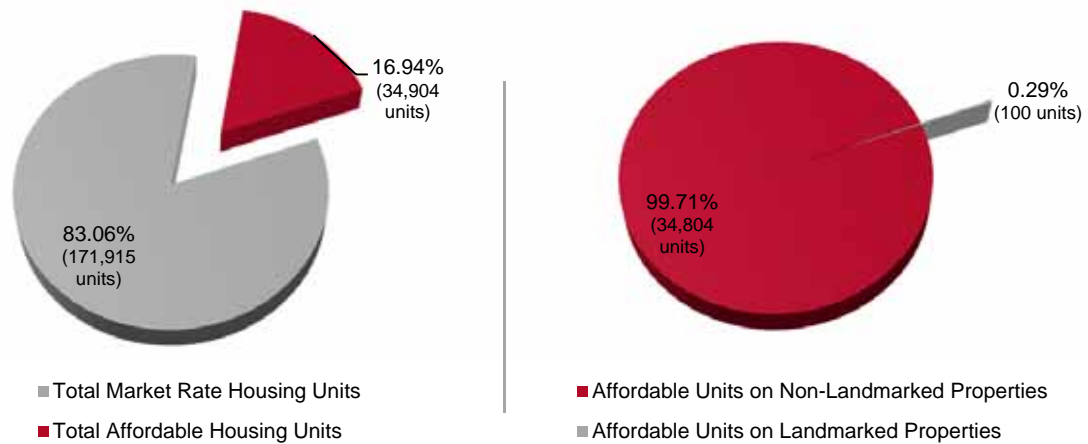
Although Manhattan had a seemingly large amount of housing (998 units) created on landmarked properties, this represents less than 2% of all housing created in the borough during a ten-year period. This percentage is much smaller than the percentage of the borough that is landmarked—27% versus 2%—and this discrepancy holds true for each of the boroughs, as well as for the City as a whole—3.61% versus 0.6%.

AFFORDABLE HOUSING

In addition to analyzing the overall production of housing in New York, REBNY also reviewed data on affordable housing constructed and renovated from 2003-2012, with a focus on new housing construction. Throughout the five boroughs, 34,904 units of affordable housing⁴ were constructed during this time, which represents 17% of all of the housing created in the five boroughs. Only 100 of those units were built on landmarked property—just 0.29% of all of the affordable units constructed. Of these 100 units, 95 of them were built at Cedars/Fox Hall in the Bronx, and the other five units were part of a project on Historic Front Street built on land sold by the City, as shown in REBNY's 2013 report, [The Impact of Landmarking on Housing Production in Manhattan](#).

⁴ For the purposes of this study, an affordable housing unit is defined as any government-regulated unit that has income restrictions placed on it.

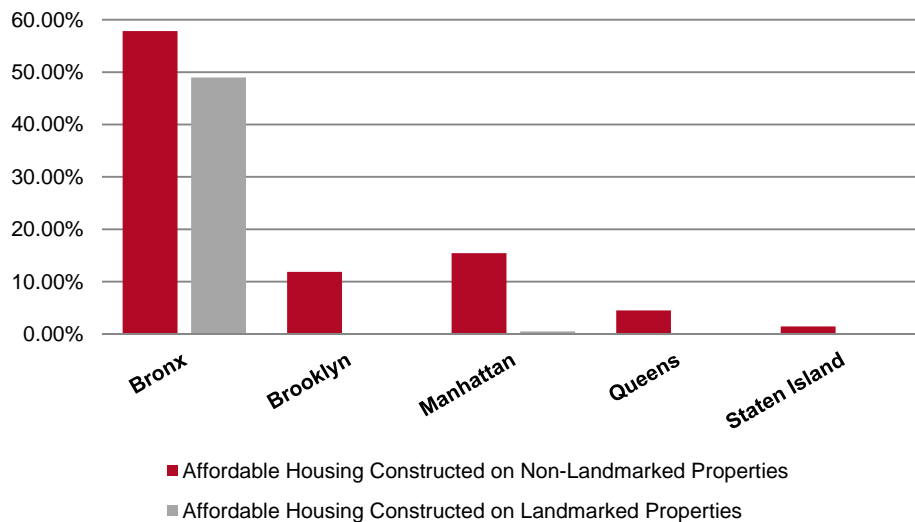
Chart 2: Analysis of Affordable Housing Construction, Citywide (2003-2012)



The report shows that all of the affordable units created in Manhattan (five through construction and 114 through renovation) were on properties either owned by the City or part of a City-sponsored project⁵. An analysis of the other four boroughs has similar findings—all of the affordable units created by construction and all but 21 of the units created by renovation throughout the City were on land sold to developers by the City or in similarly discounted transactions.

There is also a major discrepancy between the percentage of affordable housing constructed on non-landmarked and landmarked properties. Citywide, as shown above, approximately 17% of all housing units constructed are affordable, but that percentage drops to 7% on landmarked property. The latter number is skewed by the Bronx figures, which include the Cedars/Fox Hall project; removing that project from the data set lowers the percentage of affordable housing that is constructed on landmarked property to only 0.38% citywide.

Chart 3: Percent Affordable on Non-Landmarked and Landmarked Properties (2003-2012)



⁵ In this report, the term “City-sponsored” is used to mean a project built on land sold by the City of New York or one of its agencies or affiliates to a developer for the purpose of constructing a housing or mixed-use project.

Construction

The Bronx has the largest amount of affordable housing built—16,993 units, or nearly 60% of all housing built in the borough—a number far surpassing that of any other borough and considerably higher than the City’s overall ratio. As previously shown, it is also the second least landmarked borough, with only 1.02% of the properties falling under LPC’s jurisdiction. The overall percentage of affordable units that are built on landmarked property is also considerably higher than any other borough, coming in at 0.56%. All of these units, however, were a part of the construction of Cedars/Fox Hall, which provided 95 units of affordable, supportive housing in the Longwood Historic District. Although this project was not developed on land sold by the City, the circumstances were similar. The seller was the non-profit Police Athletic League—which sold the land for only \$10—and the project received significant amounts of financial assistance⁶.

In Brooklyn⁷, Queens and Staten Island, there was no affordable housing constructed on landmarked properties.

Renovation

In addition to looking at affordable housing constructed in New York City, REBNY also collected data on the affordable housing units created on landmarked properties through preservation or renovation from 2003-2012. Project information was collected and analyzed for 412 units to determine if there were any patterns or similarities between them.

Table 2: Housing Construction and Renovation on Landmarked Properties (2003-2012)

	Housing Units Constructed on Landmarked Properties	Affordable Units Constructed on Landmarked Properties	Affordable Units Renovated on Landmarked Properties
Bronx	194	95	132
Brooklyn	120	0	68
Manhattan	998	5	114
Queens	6	0	0
Staten Island	0	0	98
Citywide	1,318	100	412

In the Bronx, 132 units of affordable housing were produced through renovation during this period, two of which—380 East 166th Street in the Clay Avenue Historic District, and 752 Kelly Street in the Longwood Historic District—were City-owned properties sold through HPD’s Neighborhood Entrepreneurs Program. The final rehabilitation project—a row of buildings at 431-441 East 136 Street that preserved 121 units in the Bertine Block Historic District—was performed by NYCHA.

Three projects in Brooklyn created a total of 68 units of affordable housing through renovation. Two of them—35 units at 1198 Pacific Street and 12 units at 124 Kingston Street—were City-owned buildings

⁶ Cedars/Fox Hall received grants or other financial assistance from the Bronx Borough President, HPD, NYSERDA, HDC, and the New York State Office of Temporary and Disability Assistance, and the Corporation for Supportive Housing, the US Department of the Interior and the NYC Landmarks Preservation Commission.

⁷ There were 185 affordable units constructed on the landmarked/City-owned site of Fort Hamilton in Bay Ridge, Brooklyn. Since these units were developed for military families only and are not available to the general public, they are not included in any of the tables or statistics in this report.

sold through HPD’s Neighborhood Entrepreneurs Program. The remaining 21 affordable units were part of a residential conversion project at 25 Washington Street that used both the 80/20 and J-51 programs.

Staten Island had 98 affordable units created through rehabilitation in the NYC Farm Colony/Seaview Hospital Historic District. Once again, these units were created on property owned by the City—in this case, the Health and Hospitals Corporation—and were a part of a senior living facility on the campus of Seaview Hospital.

In Queens, there was no affordable housing created on landmarked properties through renovation.

CONCLUSION

The data in this report indicate that although landmarking is most widespread in Manhattan, the chilling effect of landmarking on the creation of housing, and especially on affordable housing, is just as evident in the Bronx, Brooklyn, Queens and Staten Island. As in Manhattan, nearly all affordable housing production on landmarked properties has taken place on properties owned or sold by the City (or in similarly discounted transactions). This is a strong indicator that affordable units cannot be created on landmarked properties without significant assistance or incentives.

The construction of most housing, but affordable units in particular, is already financially challenging in New York City, nearly always requiring subsidies or other incentives. The added burdens that come with developing landmarked properties—including increased design and construction costs, a lengthy and arbitrary review process, and height and density restrictions beyond those regulated by the zoning code—further inhibits its production.

This report clearly shows the inhibiting effect that landmarking has on the creation of new affordable housing, but there also has been a debate for the past few years over the role that landmarking plays in the preservation of affordable housing units. While landmarking regulates the physical shell of a building, its use is determined by zoning and the building’s owner, and the affordability of housing units are regulated by applicable state and city laws. Landmarking may keep a property from being demolished, but it has no role in the preservation of affordable housing units.

The City of New York recently released a plan, [Housing New York: A Five-Borough, Ten-Year Plan](#), calling for the creation of 80,000 new affordable housing units within the next decade, and anticipating that an additional 100,000 units of market-rate housing will be needed to meet the expected demand. Among the plan’s suggestions for increasing New York’s supply of affordable housing was the need to remove unnecessary barriers and delays to developing housing.

The City’s approach to designating historic districts and regulating landmark properties must be taken into account as this plan is refined. Given the shrinking inventory of City-owned land and the recent, rapid increase in the number of historic districts, the City must consider all of the possible effects—both positive and negative—when voting on the creation of new historic districts, and also take a serious look at lessening the development hurdles on landmarked properties in order to achieve the City’s need for additional housing, including affordable units.

APPENDIX

Table 3: Percent Landmarked, by Borough

	Total Properties	Total Landmarked Properties	% of Properties Landmarked
Bronx	89,361	910	1.02%
Brooklyn	276,653	14,211	5.14%
Manhattan	42,361	11,738	27.71%
Queens	323,065	3,763	1.16%
Staten Island	121,507	389	0.32%
Citywide	852,947	31,011	3.64%

Table 4: Percent of Landmarked Properties in Historic Districts, by Borough

	Total Landmarked Properties	Individual Landmarks	Properties in Historic Districts	% of Landmarked Properties in Historic Districts
Bronx	910	79	831	91.32%
Brooklyn	14,211	165	14,046	98.84%
Manhattan	11,738	880	10,858	92.50%
Queens	3,763	76	3,704	98.43%
Staten Island	389	123	266	68.38%
Citywide	31,011	1,323	29,705	95.79%

Table 5: Percent of 1-2 Family Homes⁸ on Landmarked Properties, by Borough

	Total Properties	Total Landmarked Properties	1-2 Family Homes	% of 1-2 Family Properties	1-2 Family Homes on Landmarked Properties	% of 1-2 Family Homes on Landmarked Properties
Bronx	89,361	910	51,730	57.89%	462	0.89%
Brooklyn	276,653	14,211	156,768	56.67%	6,574	4.19%
Manhattan	42,361	11,738	3,692	8.72%	2,239	60.64%
Queens	323,065	3,763	246,677	76.36%	2,470	1.00%
Staten Island	121,507	389	105,773	87.05%	263	0.25%
Citywide	852,947	31,011	564,640	66.20%	12,008	2.13%

⁸ Properties classified in MapPLUTO as Land Use Category 1.

Table 6: Percentage landmarked in the Bronx, by Community District

	Total Properties	Total Landmarked Properties	% of Properties Landmarked
BRONX	89,361	910	1.02%
CD 1 - Mott Haven, Port Morris, Melrose	3,990	171	4.29%
CD 2 - Hunts Point, Longwood, Morrisania	2,940	146	4.97%
CD 3 - Crotona Park, Claremont Village, Concourse Village, Woodstock, and Morrisania	3,756	58	1.54%
CD 4 - Highbridge, Concourse, Mount Eden, and Concourse Village	3,319	117	3.53%
CD 5 - Fordham, University Heights, Morris Heights, Bathgate, and Mount Hope	3,281	40	1.22%
CD 6 - Belmont, Bathgate, West Farms, East Tremont, and Bronx Park South	4,180	3	0.07%
CD 7 - Norwood, University Heights, Jerome Park, Bedford Park, Fordham, and Kingsbridge Heights	3,635	17	0.47%
CD 8 - Fieldston, Kingsbridge, Kingsbridge Heights, Marble Hill, Riverdale, Spuyten Duyvil, Van Cortlandt Village	4,965	343	6.91%
CD 9 - Parkchester, Unionport, Soundview, Castle Hill, Bruckner, Harding Park, Bronx River and Clason Point	10,835	0	0.00%
CD 10 - Co-op City, City Island, Spencer Estates, Throggs Neck, Country Club, Zerega, Westchester Square, Pelham Bay, Eastchester Bay, Schuylerville, Edgewater, Locust Point, and Silver Beach	15,147	11	0.07%
CD 11 - Allerton, Bronx Park East, Eastchester Gardens, Indian Village, Morris Park, Olinville, Parkside, Pelham Gardens, Pelham Parkway, Van Nest, and Westchester Heights	12,696	2	0.02%
CD 12 - Edenwald, Wakefield, Williamsbridge, Woodlawn, Fish Bay, Eastchester, Olinville, and Baychester	20,617	2	0.01%

Table 7: Percentage landmarked in Brooklyn, by Community District

	Total Properties	Total Landmarked Properties	% of Properties Landmarked
BROOKLYN	276,653	14,211	5.14%
CD 1 - Flushing Avenue, Williamsburg, Greenpoint, Northside, and Southside	15,014	421	2.80%
CD 2 - Brooklyn Heights, Fulton Mall, Boerum Hill, Fort Greene, Brooklyn Navy Yard, Fulton Ferry, and Clinton Hill	8,148	3,654	44.85%
CD 3 - Bedford-Stuyvesant, Stuyvesant Heights, and Ocean Hill	17,009	2,106	12.38%
CD 4 - Bushwick	11,190	14	0.13%
CD 5 - East New York, Cypress Hills, Highland Park, New Lots, City Line, Starrett City, and Ridgewood	20,833	3	0.01%
CD 6 - Red Hook, Carroll Gardens, Park Slope, Gowanus, and Cobble Hill	13,808	3,855	27.92%
CD 7 - Sunset Park and Windsor Terrace	13,358	27	0.20%
CD 8 - Crown Heights, Prospect Heights, and Weeksville	8,080	2,567	31.77%
CD 9 - Crown Heights, Prospect Lefferts Gardens, and Wingate	6,955	872	12.54%
CD 10 - Bay Ridge, Dyker Heights, and Fort Hamilton	17,056	3	0.02%
CD 11 - Bath Beach, Gravesend, Mapleton, and Bensonhurst	21,822	5	0.02%
CD 12 - Boro Park, Kensington, Ocean Parkway, and Midwood	19,347	0	0.00%
CD 13 - Coney Island, Brighton Beach, Bensonhurst, Gravesend, and Seagate	6,869	2	0.03%
CD 14 - Flatbush, Midwood, Kensington, and Ocean Parkway	11,779	673	5.71%

CD 15 - Sheepshead Bay, Manhattan Beach, Kings Bay, Gerritsen Beach, Kings Highway, East Gravesend, Madison, Homecrest, and Plum Beach	23,426	4	0.02%
CD 16 - Brownsville and Ocean Hill	8,172	1	0.01%
CD 17 - East Flatbush, Remsen Village, Farragut, Rugby, Erasmus and Ditmas Village	18,255	1	0.01%
CD 18 - Canarsie, Bergen Beach, Mill Basin, Flatlands, Marine Park, Georgetown, and Mill Island	35,532	3	0.01%

Table 8: Percentage landmarked in Manhattan, by Community District

	Total Properties	Total Landmarked Properties	% of Properties Landmarked
MANHATTAN	42,361	11,738	27.71%
CD 1 - Tribeca, Seaport/Civic Center, Financial District, Battery Park City	1,466	743	50.68%
CD 2 - Greenwich Village, West Village, NoHo, SoHo, Lower East Side, Chinatown, Little Italy	4,729	3,338	70.6%
CD 3 - Tompkins Square, East Village, Lower East Side, Chinatown, Two Bridges	4,208	419	9.96%
CD 4 - Clinton, Chelsea	3,465	346	9.99%
CD 5 - Midtown	3,047	643	21.10%
CD 6 - Stuyvesant Town, Tudor City, Turtle Bay, Peter Cooper Village, Murray Hill, Gramercy Park, Kips Bay, Sutton Place	2,807	304	10.83%
CD 7 - Manhattan Valley, Upper West Side, and Lincoln Square	4,415	2,968	67.23%
CD 8 - Upper East Side, LenoxHill, Yorkville, and Roosevelt Island	5,546	1,775	32.01%
CD 9 - Hamilton Heights, Manhattanville, Morningside Heights, and West Harlem	2,473	624	25.23%
CD 10 - Central Harlem	4,361	462	10.59%
CD 11 - East Harlem	3,140	27	0.86%
CD 12 - Inwood and Washington Heights	2,704	89	3.29%

Table 9: Percentage landmarked in Queens, by Community District

	Total Properties	Total Landmarked Properties	% of Properties Landmarked
QUEENS	323,065	3,763	1.16%
CD 1 - Astoria, Old Astoria, Long Island City, Queensbridge, Ditmars, Ravenswood, Steinway, Garden Bay, and Woodside	19,392	6	0.03%
CD 2 - Long Island City, Woodside, and Sunnyside	10,753	667	6.20%
CD 3 - Jackson Heights, East Elmhurst, North Corona, and La Guardia Airport	14,671	531	3.62%
CD 4 - Corona, Corona Heights, Elmhurst, and Newtown	11,865	6	0.05%
CD 5 - Ridgewood, Glendale, Middle Village, Maspeth, and Liberty Park	31,380	1,286	4.10%
CD 6 - Forest Hills and Rego Park	10,339	2	0.02%
CD 7 - Flushing, Bay Terrace, College Point, Whitestone, Malba, Beechhurst, Queensboro Hill, and Willets Point	34,639	14	0.04%
CD 8 - Fresh Meadows, Cunningham Heights, Hilltop Village, Pomonak Houses, Fresh Meadows, Jamaica Estates, Holliswood, Flushing South, Utopia, Kew Gardens Hills, and Briarwood	19,357	3	0.02%

CD 9 - Richmond Hill, Woodhaven, Ozone Park, and Kew Gardens	20,420	4	0.02%
CD 10 - Howard Beach, Ozone Park, South Ozone Park, Richmond Hill, Tudor Village, and Lindenwood	25,042	0	0.00%
CD 11 - Bayside, Douglaston, Little Neck, Auburndale, East Flushing, Oakland Gardens, and Hollis Hills	25,645	783	3.05%
CD 12 - Jamaica, Hollis, St. Albans, Springfield Gardens, Baisley Park, Rochdale Village, and South Jamaica	41,377	458	1.11%
CD 13 - Queens Village, Glen Oaks, New Hyde Park, Bellerose, Cambria Heights, Laurelton, Rosedale, Floral Park, and Brookville	43,561	1	0.00%
CD 14 - Breezy Point, Belle Harbor, Broad Channel, Neponsit, Arverne, Bayswater, Edgemere, Rockaway Park, Rockaway and Far Rockaway	14,624	2	0.01%

Table 10: Percentage landmarked in Manhattan, by Community District

	Total Properties	Total Landmarked Properties	% of Properties Landmarked
STATEN ISLAND	121,507	389	0.32%
CD 1 - Arlington, Castleton Corners, Clifton, Concord, Elm Park, Fort Wadsworth, Graniteville, Grymes Hill, Livingston, Mariners Harbor, Meiers Corners, New Brighton, Port Ivory, Port Richmond, Randall Manor, Rosebank, St. George, Shore Acres, Silver Lake, Stapleton, Sunnyside, Tompkinsville, West Brighton, Westerleigh	38,919	300	0.77%
CD 2 - Arrochar, Bloomfield, Bulls Heads, Chelsea, Dongan Hills, Egbertville, Emerson Hill, Grant City, Grasmere, High Rock, Lighthouse Hill, Midland Beach, New Dorp, New Springville, Oakwood, Ocean Breeze, Old Town, Richmondtown, South Beach, Todt Hill, and Travis	34,214	56	0.16%
CD 3 - Annadale, Arden Heights, Bay Terrace, Charleston, Eltingville, Great Kills, Greenridge, Huguenot, Pleasant Plains, Prince's Bay, Richmondtown, Richmond Valley, Rossville, Tottenville, and Woodrow	48,374	33	0.07%

Table 11: Affordable and Market Rate Housing Construction, Citywide (2003-2012)

	New Housing Units Constructed	Affordable Housing Units Constructed	Market Rate Housing Units Constructed
Bronx	29,403	16,993	12,410
Brooklyn	62,743	7,435	55,308
Manhattan	53,220	8,070	45,150
Queens	49,570	2,234	47,336
Staten Island	11,883	172	11,711
Citywide	206,819	34,904	171,915

Chart 4: Percent Landmarked vs. Housing Creation on Landmarked Properties (2003-2012)

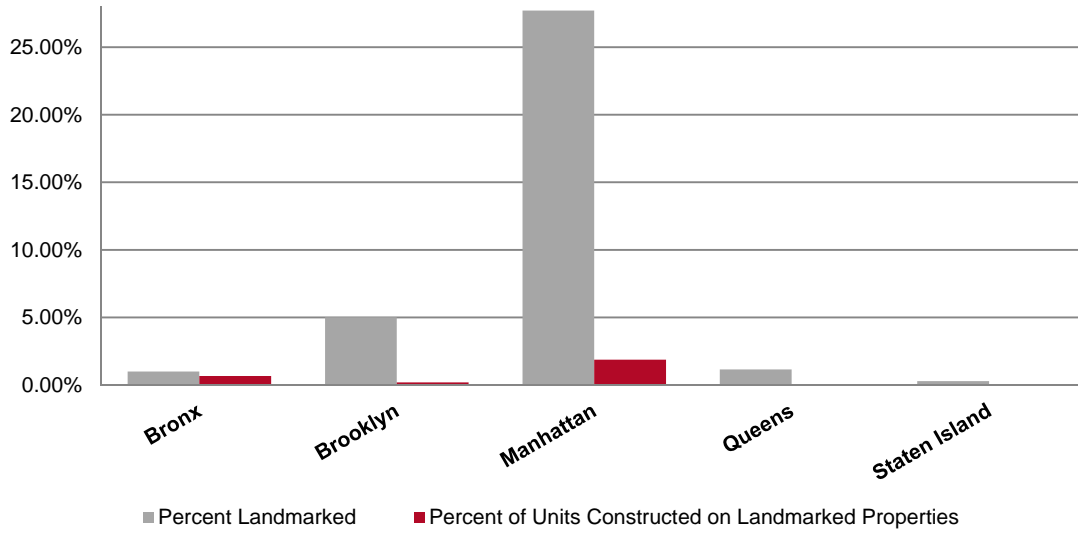


Chart 5: Housing Construction on Landmarked Properties, Citywide (2003-2012)

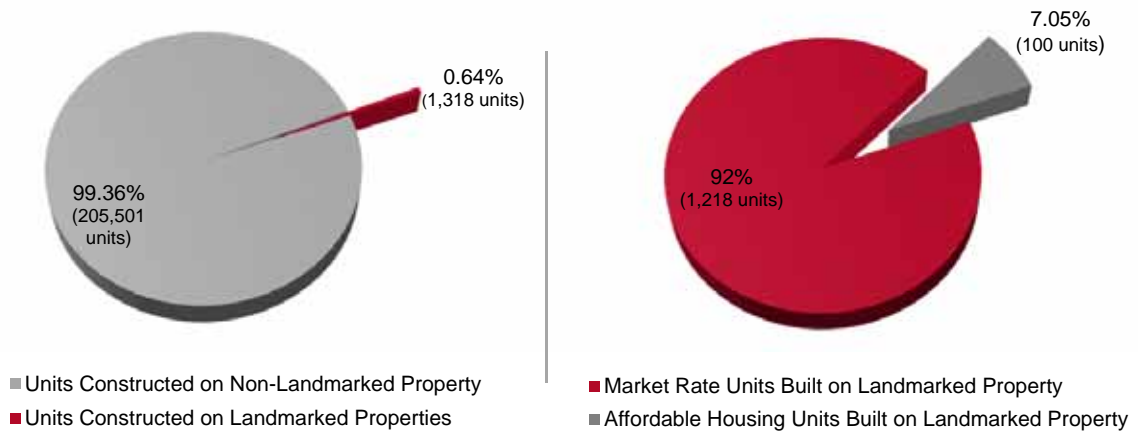


Table 11: Housing Construction on Landmarked Properties, Citywide (2003-2012)

	Market Rate Units Constructed on Non-Landmarked Properties	Market Rate Units Constructed on Landmarked Properties	Affordable Units Constructed on Non-Landmarked Properties	Affordable Units Constructed on Landmarked Properties
Bronx	29,209	194	16,898	95
Brooklyn	62,623	120	7,435	0
Manhattan	52,222	998	8,065	5
Queens	49,564	6	2,234	0
Staten Island	11,883	0	172	0
Citywide	205,501	1,318	34,804	100

Table 12: Percent Affordability of Housing Construction, Citywide (2003-2012)

	% of Units Constructed on Non-Landmarked Properties that are Affordable	% of Units Constructed on Landmarked Properties that are Affordable	% of Affordable Units Built on Landmarked Properties
Bronx	57.85%	48.97%	0.56%
Brooklyn	11.87%	0.00%	0.00%
Manhattan	15.44%	0.50%	0.06%
Queens	4.51%	0.00%	0.00%
Staten Island	1.45%	0.00%	0.00%
CITYWIDE	16.94%	7.59%	0.29%

SOURCES AND METHODOLOGY

Source

Landmarked Properties

The data used to determine the number of landmarked properties in each borough is from the City's Primary Land Use Tax Lot Output (PLUTO) data files⁹, which contain data maintained by the Department of City Planning (DCP), Department of Finance (DOF), Department of Citywide Administrative Services (DCAS), and from the Landmarks Preservation Commission's (LPC) publications and website. The PLUTO data was analyzed in a geographic information system (GIS) program so that basic calculations could be made about landmarks and land use in the City.

Housing Production

The data used for calculating the development of affordable housing units was obtained from the New York State Housing Finance Agency, New York City Housing Development Corporation, and the Furman Center's Subsidized Housing Information Project. The data used to determine new housing construction was obtained from the New York City Department of Buildings. The Rent Guidelines Board provided the data used to determine the total number of residential units built.

Definitions and Calculations

Tax Map Lots

Tax map lots were chosen to signify properties because this is how PLUTO denotes landmarked properties (including individual landmarks and historic districts) throughout the City. Additionally, tax map lots group condominium/co-op units in a building as a single property, as opposed to tax lots as defined by the Department of Finance, which lists each condominium unit as a separate property. For instance, a condominium building which has 100 apartments and 100 unique tax lots is treated as a single property and represented as a single tax map lot.

Landmarked Properties

Only those properties that are regulated by the New York City Landmarks Preservation Commission were used in this analysis¹⁰. Those landmarked properties include individual landmarks and historic districts, as well as properties that have been "calendared" for review by LPC, and which have many of the same regulations imposed on them as designated landmarks. Properties that are only listed on the New York State and National Register of Historic Places were excluded, as were LPC scenic and interior landmarks. All parks (and buildings on parkland) were excluded from final property calculations because the goal of this analysis was to examine properties with real development potential.

Percentage of Landmarked Properties

The percentage of landmarked properties was calculated by identifying the total number of landmarked tax map lots and dividing that by the total number of tax map lots, excluding parklands. This percentage was calculated for each borough as a whole, as well as for each Community District.

⁹ - October 2013 version of PLUTO data.

¹⁰ - The analysis includes landmarked properties, as well as the following "calendared", or pending, historic districts: Bedford Historic District (Brooklyn CD 3); Central Ridgewood Historic District (Queens CD 5); Crown Heights North Historic District III (Brooklyn CD 8); Douglaston Historic District Extension (Queens CD 11); Harrison Street Historic District (Staten Island CD 1); Riverside-West End Historic District Extension II (Manhattan CD 7); and Sailors' Snug Harbor Historic District (Staten Island CD 1). It also includes 110 calendared individual landmarks listed on documents provided by LPC: 8 in the Bronx; 12 in Brooklyn; 49 in Manhattan; 16 in Queens; and 25 in Staten Island.