

New Dwelling Units Authorized in the New Jersey-New York-Connecticut Metropolitan Region

Regional Plan Association

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Highlights ----

Building permits issued for one-family houses have continued at about the same level in the New York Metropolitan Region for the seventh year in a row, but multi-family housing permits dropped last year after a steady and substantial rise since 1957. Recent increases in apartment construction probably are attributable mainly to a rise in the number of families without school-age children and to the bunching of building permits issued in New York City in 1961 and 62 before enforcement of a new and more restrictive zoning ordinance. The Region's drop in multi-family authorizations in 1963 appears to have stemmed mainly from that bunching of New York City apartment starts in the previous two years.

The Data and the Analysis

For seven years, Regional Plan Association has published annual reports of residential building permits issued. These figures reflect quite accurately the number of housing units that eventually are built, though some units—particularly in large apartment buildings—may not be completed during the year the permits are issued.

The data are supplied by municipalities. A few municipalities—mainly in rural areas—did not provide figures, so that some of the numbers in the tables are too low. The number of new electrical connections to residences in Dutchess County, for example, totalled 6,000 for the years 1960 through 1963 while we report only 3,600 building permits issued during that period. On the other hand, figures are virtually complete for the developed suburbs and older cities. (See Table 4.)

In addition to records by county (Table 3) and municipality (Table 4), analyses are made by Ring of Development (Tables 2 and 3 and Charts 1-3). The Rings (Map 1) clearly delineate the several stages of

residential development the Region is now experiencing.

The Core is the old center of the Region, developed to an average density of 31,000 persons per square mile of committed land (developed land plus permanent public open space, mainly parks). Much of the housing construction in the Core requires demolition first.

The Inner Ring consists mainly of suburbs that have little vacant land left for development. The density of development, however, is much less than in the Core: 6,500 persons per committed square mile.

The Intermediate Ring will get the bulk of the coming generation's development. Current development is at 2,300 persons per committed square mile.

The Outer Ring remains essentially rural or small town in character, but its population could rise considerably over the next generation. The present density, on just the committed land, is only 1,500 persons per square mile.

1963 Compared to Earlier Years

Housing construction fell sharply in 1963 after a twoyear peak in 1961 and 62. Almost the entire drop was in multi-family construction which declined nearly 20 percent between 1962 and 63.

Looking at the change in number of permits issued for all types of housing from 1962 to 1963 by Ring,

Table 1
New Dwelling Units for the Region, 1957-63

1404	Darcining.					
Year	Total Dwelling Units	% Increase Over Previous Year	Single Family	% Increase Over Previous Year	Multi- Family	Increase Over Previous Year
			40.000		27,690	
1957	76,490		48,800			
1958	89,650	17.2	45,550	- 6.7	44,100	59.3
1959	102,380	14.2	51,080	12.1	51,300	16.3
	103,230	0.8	43,860		59,370	15.7
1960	The state of the s					50.6
1961	133,200	29.0	43,810	0.1	89,390	
1962	134,990	1.3	45,370	3.6	89,620	0.3
	116,760	-13.5	43,620	3.9	73,140	-18.4
1963	110,700		70,020	0.5		

the Core declined sharply (29 percent) and the Inner Ring declined slightly (1 percent), while in the Intermediate and Outer Rings more building permits were issued (5 percent and 20 percent).

Though the regional drop in multi-family permits was very large, it was confined largely to 2 of the Region's 22 counties: Manhattan and Brooklyn. These two accounted for as much as 47 percent of the total apartment construction in the Region in 1962.

The Outer Ring increased in one-family house permits but in each of the other Rings there was a small decrease, so that there was a small net decrease for the Region as a whole.

Permits for one-family and multi-family housing combined increased most sharply between 1962 and 63 in Monmouth, Morris, Dutchess and Bergen Counties. Declines in permits issued between 1962 and 63 occurred in Manhattan, Brooklyn, southern Passaic, Essex outside of Newark, Union, southern Westchester

Table 2
Share by Ring of Region's Housing in 1960
Compared to Share by Ring of Region's Dwelling
Units Authorized, 1960-63

	Existing Units 1960	Units Authorized 1960-63
Core	56.4%	48.9%
Inner Ring	24.3	21.5
Intermediate Ring	16.4	27.2
Outer Ring	2.9	2.4*
Region Total	100.0	100.0

*Outer Ring construction is not all reported. Probably at least as large a percentage of the Region's new housing was built there in 1960-63 as existed there in 1960.

Map 1
Rings of Development
The New York Metropolitan Region



and the Bronx, in order of greatest decline to least.

Changes Since 1960

When the last census was taken in April 1960, there were 5,375,000 housing units in the New York Metropolitan Region. In the four years from January 1960 to January 1964, 488,000 units were built.

More permits were issued in Queens since 1960 than in any other county in the Region, with Manhattan close behind, then Brooklyn, Suffolk, the Bronx and Nassau. The four Core counties of New York City have issued half of the Region's building permits since 1960. But comparing the distribution of housing units in 1960 with the distribution of new units built since, only the Intermediate Ring increased its *share* of the Region's total.

Following is a sketch of the changes in each ring in greater detail. These data are summarized in Tables 3 and 4.

Core. Not surprisingly, 96 percent of the building permits issued in the Region's Core between 1960 and 63 were for units in multi-family buildings. Only 10,000 one-family house permits were issued, more than half in Queens. Even in Queens, 93 percent of the permits issued since 1960 were for multi-family units compared to 69 percent of the housing existing in Queens in 1960. Only Hudson County built a greater percentage of one-family houses since 1960 than it had in 1960, but the number is too small to be important.

The number of permits issued in the Core rose each year between 1957, when this series began, and 1961. It stayed virtually the same in 1962 after a large increase the year before but dropped 29 percent last year. The main cause of these changes appears to be the new zoning ordinance in New York City. Apartment buildings were started in unusual numbers in 1961 and 62 to get them in under the old zoning ordinance, which seemed to promise greater profit to the builder by allowing a higher ratio of floor space to ground space. Apartment growth in Queens, however, persisted into 1963 under the new zoning ordinance.

Inner Ring. Between 1950 and 60, the Inner Ring increased its share of the Region's total housing, but since 1960 its share has begun to decline slightly as the crest of the wave of new development sweeps through the Intermediate Ring beyond it. Furthermore, the new construction in the Inner Ring has shifted toward apartments. Half of the housing units built since 1960 have been in multi-family buildings. In 1960 only 36 percent of the existing units were in multi-family buildings.

Every Inner Ring county built a greater proportion of its housing units in apartments between 1960 and 63 than it had in 1960, but the proportion of apartments built in the last four years compared to the proportion that existed in 1960 showed the greatest

increase in Nassau County (32 percent compared to 15 percent), Union (54 to 36), and Bergen (44 to 30). These counties happened to have had the smallest percentage of multi-family units in the Inner Ring in 1960. The least change toward multi-family housing took place in the southern portion of Passaic (61 percent 1960-63, 60 percent in 1960), which had the highest percentage of multi-family units in the Inner Ring in 1960.

Bergen and Richmond Counties had the greatest rate of increase in total housing units—comparing 1960-63 permits with existing housing in 1960—while Nassau and southern Westchester had the slowest percentage growth. But in numbers, more housing units were built in Nassau than in any other Inner Ring county.

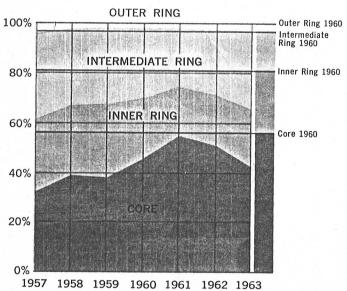
Intermediate Ring. In just four years the number of housing units in the Intermediate Ring increased about 15 percent, as indicated by the number of permits issued from 1960 to 63 compared to the housing units existing in 1960.

About four out of five housing units in the Intermediate Ring were in one-family houses in 1960. The ratio has gone down since but only very slightly.

Many more building permits were issued in 1960-63 for the western portion of Suffolk than for any other segment of the Intermediate Ring, but the *percentage* increase in western Suffolk between 1960 and the end of 1963 was second in the Intermediate Ring to Rockland. Total units authorized from 1960 to 63 were 27 percent of the 1960 units in Rockland, 24 percent in Suffolk West.

In 4 of the 10 Intermediate Ring counties or segments of counties, the ratio of one-family houses to apartment units went up in the past four years—Fairfield, Westchester North, Putnam and Somerset

Chart 1
Share of Region's Housing Units in Each Ring
Permits, 1957-63, Compared to Existing Units, 1960



(in that order of increased one-family ratio). In 1960, Fairfield and Westchester North had the largest percentage of multi-family units in the Intermediate Ring.

By contrast, in Monmouth and Morris, comparing the existing ratio in 1960 with the ratio built since, the swing to multi-family units was considerable. In Monmouth, 15 percent of the existing units in 1960 were in multi-family buildings compared to 39 percent of the units built since; in Morris, the figures were 12 percent and 33 percent.

Outer Ring. In this report, the Outer Ring appears to have a smaller percentage of the Region's housing units now than in 1960, but the number of units built probably exceeded the number of permits reported. The percentage of Outer Ring housing in the Region, therefore, probably has not declined.

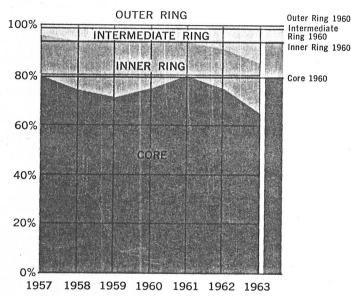
Though many fewer housing units were built in the Outer Ring than in any of the other Rings, each of the Outer Ring segments had more new housing units in 1960-63 than Putnam County or the northern half of Passaic in the Intermediate Ring.

The Increase in Apartments

Between the end of World War II and the late 1950's, the housing industry in the Region concentrated on one-family housing. Between 1950 and 1960, two-thirds of the increase in housing units was in one-family houses. Ever since 1957, permits for apartment units have increased swiftly and steadily, from 28,000 to 90,000 in 1962, with a drop to 73,000 in 1963. The number of new one-family houses has remained steady.

Probably the strongest force toward more apartment building was the increase and anticipated further in-

Chart 2
Share of Region's Multi-Family Units in Each Ring
Permits, 1957-63, Compared to Existing Units, 1960



crease in families without school-age children, who frequently prefer apartment living. Not only have couples been living longer after their children move away, but the statistical bulge of young people between 18 and 30 (typically apartment years) has just begun. This increased demand for apartments compared to one-family houses can be expected to continue into the 1970's when again there will be a striking rise in demand for one-family houses. Then babies of the post-depression and postwar periods will reach the age when they can afford to buy a house, and their children will reach the age when it seems easier to raise them in a one-family house.

Another force toward the recent apartment rise probably was the rapid diminution of vacant land in the Inner Ring while jobs remain concentrated close to the Region's center, putting a premium on land in the Core and Inner Ring.

Third, by the end of the 50's and early 60's, a number of urban renewal projects began to emerge from their lengthy procedural and construction pipeline. These projects included apartments rather than one-family houses because they usually took place in the centers of cities and villages.

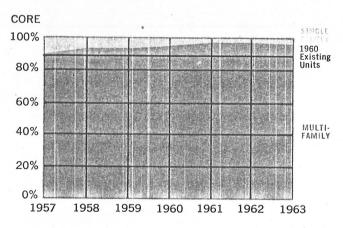
Fourth, builders returned to the luxury apartment market after three decades—as on Manhattan's East Side, with rising incomes adding to the number who could afford them.

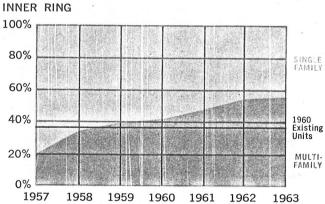
Fifth, in 1960-62, builders rushed to start apartments before New York's new zoning ordinance.

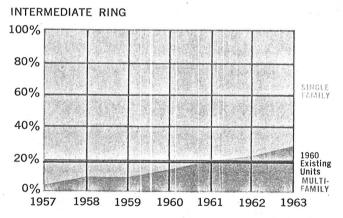
The doubling of the annual rate of apartment units in 1961 and 62 compared to 1958 does not mean that apartments have spread widely throughout the Region. In these five years, well over 70 percent of the multifamily permits were issued in the Core and another 17 percent in the Inner Ring. The ratio of permits for apartment units to permits for one-family houses in the Intermediate Ring in these years was about the same as the ratio of existing housing in 1960. In the Outer Ring, the apartment ratio was far smaller than the 1960 ratio of existing housing. In other words, home building in the Intermediate Ring has just begun to return to the proportion of multi-family housing existing before the postwar boom in single-family homes, and even recent increases in apartments in the Outer Ring have not brought the multi-family proportion now being built up to the proportion that had existed.

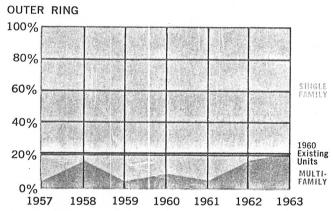
The concentration of the additional apartments in the older cities and older suburbs tends to validate the five causes suggested for their increase: the rising ratio of "apartment-aged" families (families with younger children move to the newer areas), the pressure on land close to the center, urban renewal, the return to construction of luxury apartments (typically supported by Manhattan-based jobs), and the new New York City zoning ordinance.

Chart 3 **Proportion of Multi-Family Housing Units** By Ring, Annually 1957-63, Compared to Existing Units, 1960









New Dwelling Units Authorized Annually, 1960-63, Compared to Existing Units, 1960

	Existing Units 1960		Four Year Total 1960-1963		1963		1962		1961		1960	
REGION TOTAL	Total (000's) 5,375.1	%Multi- Family 62.0	Total (000's) 488.2	%Multi- Family 63.8	Total 116,760	%Multi- Family 62.6	Total 134,990	%Multi- Family 66.4	Total 133,200	%Multi- Family 67.1	Total 103,230	%Multi- Family 57.5
Core Bronx Brooklyn Hudson Manhattan Queens City of Newark	3,030.8 472.8 875.0 204.4 727.3 616.4 134.8	87.6 92.9 89.5 84.2 98.6 68.6 88.9	238.7 37.2 54.5 6.2 65.4 71.2 4.1	95.8 95.7 96.3 81.8 100.0 92.7 98.5	48,950 9,020 9,860 1,870 10,620 17,250 330	95.4 96.4 95.3 88.3 100.0 93.0 98.8	69,210 9,690 21,330 1,180 21,810 14,980 220	96.3 97.0 97.1 73.0 100.0 91.3 93.1	73,630 10,890 13,290 1,740 19,190 25,880 2,650	96.3 95.9 96.0 86.0 100.0 94.2 99.3	46,870 7,570 10,050 1,410 13,830 13,100 920	94.8 93.0 96.2 75.6 100.0 91.1 97.2
Inner Ring Bergen Essex West Nassau Passaic South Richmond Union Westchester South	1,306.4 235.7 164.9 366.0 120.6 65.1 154.0 200.2	36.0 29.8 47.6 14.9 60.2 41.8 35.5 55.7	105.2 20.6 12.5 27.0 9.2 9.6 13.0	50.0 44.3 68.6 31.9 61.2 46.9 54.0 68.5	27,150 6,380 2,900 5,710 2,340 3,150 2,850 3,820	56.1 56.7 72.3 37.0 61.6 42.7 60.6 75.4	27,540 4,570 3,730 5,940 3,210 2,810 3,170 4,120	53.2 42.7 76.7 21.4 71.9 50.0 55.8 74.6	25,250 4,900 3,010 7,780 1,890 1,360 3,460 2,840	48.0 41.6 70.8 36.2 55.9 32.7 53.9 61.8	25,280 4,810 2,860 7,590 1,700 2,250 3,530 2,550	42.0 32.0 52.0 32.0 46.3 57.4 47.2 55.8
Intermediate Ring Fairfield Middlesex Monmouth Morris Passaic North Putnam Rockland Somerset Suffolk West Westchester North	880.3 208.2 124.0 114.4 82.1 13.7 17.5 38.6 42.2 185.3 54.4	19.7 35.9 21.0 14.8 12.1 3.7 8.6 19.6 18.0 5.4 33.0	132.6 19.0 15.1 15.7 12.2 1.9 1.6 10.5 6.7 43.9 5.9	21.6 20.1 30.8 38.9 33.3 16.1 0.5 31.6 15.7 9.1 22.3	37,080 4,420 3,770 5,920 4,470 480 560 3,690 1,770 10,540 1,460	28.2 13.9 40.6 53.3 52.3 13.4 1.1 47.8 12.4 4.6 18.5	35,260 4,740 3,560 3,890 3,040 510 510 2,780 1,690 13,230 1,310	22.2 19.1 31.4 37.6 25.7 14.8 0.0 27.4 13.0 18.0 10.6	31,690 4,960 3,900 3,570 2,670 500 270 2,030 1,850 1,650	19.8 24.0 27.7 27.6 32.2 19.1 1.1 20.2 23.6 6.5 32.5	28,560 4,920 3,840 2,360 2,010 460 300 2,020 1,390 9,790 1,480	14.4 22.7 23.7 22.3 4.2 16.9 0.0 19.4 12.8 4.7 25.0
Outer Ring Dutchess Orange Suffolk East	157.6 53.4 66.2 38.0	22.7 28.2 28.3 5.3	11.7 3.8 3.7 4.4	13.8 17.7 7.9 15.5	3,580 1,270 1,050 1,260	21.2 23.1 11.2 27.6	2,990 900 1,020 1,060	16.4 24.3 11.9 14.1	2,630 750 930 960	5.3 8.4 4.1 4.4	2,530 680 710 1,140	8.7 8.8 2.3 12.8

Table 4 New Dwelling Units Authorized by Municipality: 1960-63 and 1963; Existing Units, 1960

).	DWELLING UN EXISTING I 1960	N AUTHO			AUTH		
	1000	4-year total	% Mult	i-	Total	% Multi- Family	
CONNECTICUT					Total	· aminy	Bergen County
Fairfield County	208,180	19,037	20.1	9.1	4,419	13.9	East Rutherfo
Bethel V Bridgeport C Brookfield T Danbury C \ Danbury T \	1,833 51,654 7,756	188 2,104 532 1,363	0.0 64.3 2.1 11.2	10.3 4.1	43 381 147 30 288	0.0 70.1 3.4 13.3 0.0	Edgewater B Emerson B Englewood C Englewood CI Fair Lawn B Fairview B
Darien T Easton T Fairfield T Greenwich T Monroe T New Canaan T New Fairfield T Newtown B Newtown T	13,822 16,708	635 130 1,401 1,075 438 449 389 2479	0.0 0.0 9.1 15.5 0.0 6.7 0.0	10.1 6.4	71 35 292 236 150 111 74	0.0 0.0 9.2 13.6 0.0 5.4 0.0	Fairview B Fort Lee B Franklin Lake Garfield C Glen Rock B Hackensack (Harrington P Hasbrouck H Haworth B
Newtown T Norwalk C Redding T Ridgefield T Shelton C Sherman T Stamford C Stratford T Trumbull T Weston T Westport T Wilton T	21,467 5,437 28,955 13,549	2,088 67 898 3737 67 2,867 1,104 818 286 816 429	21.4 0.0 0.7 0.5 0.0 4.6 17.4 0.0 0.0 1.0	9.7 13.6 9.9 8.1	145 556 37 266 245 232 60 258 120	0.0 28.1 0.0 0.0 17.6 1.6 0.0 0.0 0.0	Hillsdale B Hohokus B Leonia B Little Ferry E Lodi B Lyndhurst Tw Mahwah Twp. Maywood B Midland Park Montvale B Moonachie B New Milford
NEW JERSEY							North Arlingto Northvale B
Bergen County Allendale B Alpine B Bergenfield B Bogota B Carlstadt B Cliffside Park B Closter B Cresskill B Demarest B Dumont B East Paterson B	235,680 1,155 8,042 2,440 1,994 5,953 2,192 1,994 1,153 5,443 5,741	20,654 224 26 527 262 3104 201 203 194 183 264	44.3 0.9 0.0 53.9 73.3 63.5 87.1 0.0 0.0 0.0 34.1 61.1	8.8 19.4 6.6 10.7 5.2 3.4 9.3 9.7 15.9 4.8	6,377 48 16 207 64 0c32 18 17 20 43 67 0c0	56.7 0.0 0.0 72.5 6.3 12.5 83.3 0.0 0.0 35.8	Norwood B Oakland B Old Tappan B Oradell B Palisades Par Paramus B Park Ridge B Ramsey B Ridgefield B Ridgefield B Ridgewood Tv River Edge B River Vale Tw Rochelle Park
* Column 2 div	ided by Column	ı 1. igno	ring de	molition	ne and d	onver-	Rockleigh B Rutherford B

^{*} Column 2 divided by Column 1, ignoring demolitions and conversions which are insignificant in most instances.

Coccupancy certificate (building permit not required; after construction, permits are given to occupy).

Reports cover less than a year.

Reports cover only one year.

Reports incomplete, but cover more than one year.

	DWELLING UN EXISTING II 1960	N AUTHO 1960-	RIZED, 1963	RATE, 1960-63*	AUTH 19	ORIZED, 963
	* _	4-year	% Multi	i•	Total	% Multi- Family
ergen County (Cont.)		total	laminy		IUtai	raility
ergen County (Cont.) East Rutherford B Edgewater B Emerson B Englewood C Englewood Cliffs B Fair Lawn B Fair Lawn B Fair Lee B Franklin Lakes B Garfield C Glen Rock B Hackensack C Harrington Park B Hasbrouck Heights Haworth B Hillsdale B Hohokus B Leonia B Little Ferry B Lodi B Lyndhurst Twp. Maywood B Midland Park B Montvale B Moonachie B North Arlington B North Arlington B North Arlington B Northvale B Northv	2,237 1,108 914 5,537 5,601 819 818 2,827 701 2,131 4,156 5,767 1,877 2,714 3,508	**163 178 306 **844 389 **201 2,113 **1348 163 160 **167 **138 102 1668 **445 494 352 495 444 4352 495 494 463 384 **212 6687 **191 274 **1342 609 2525 216 **29 254 462 **161 **27 **1482	4.7 93.9 2.2 57.2 57.2 92.0 93.9 0.0 0.3 93.2 0.0 0.3 93.2 0.0 0.3 94.5 94.5 94.5 94.5 95.3 0.0 0.0 62.4 66.8 0.0 1.6 0.0 1.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	3.4 11.6 10.1 3.7 9.5 3.7 26.5 42.7 3.6 2.4 12.4 12.5 4.0 47.2 22.4 6.9 5.3 1.3 4.0 47.2 24.0 47.2 24.0 24.0 24.0 24.0 24.0 24.0 25.0 26.0 26.0 26.0 26.0 26.0 26.0 26.0 26	0C33 0C499 199 0C844 11266 8844 1133 1165 333 1165 3211 2469 175 3211 269 0C44 436 336 179 1288 449 289 0C11 844 155 165 177 177 177 177 177 177 177 17	0.0 95.9 0.0 0.0 97.4 97.4 98.0 0.0 0.0 12.1 0.0 0.0 12.1 13.7 0.0 0.0 0.0 15.4 0.0 0.0 0.0 0.0 0.0 0.0 15.4 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0
Upper Saddle River E	B 1,029	³236	0.0	22.9	192	0.0

	DWELLING UNIT EXISTING IN 1960	AUTHO 1960- 4-year	RIZED, 1963 % Multi-	RATE, 1960-63*	AUTH 19	ORIZED, 963 % Multi-		DWELLING UNI EXISTING IN 1960	AUTHO 1960 4-year	ORIZED, -1963 % Multi	RATE, 1960-63	AUTHO 19	RIZED, 63 % Multi-
Bergen County (Cont.)	0.754	total	Family		Total	Family	Monmouth County (Co		total	Family		Total	Family
Waldwick B Wallington B Washington Twp.	2,764 3,042	344 3207 483	0.0 57.0 0.0	12.4 6.8	52 32 97	0.0 62.5 0.0	Neptune Twp. Neptune City B New Shrewsbury B	7,796 1,314 2,062	1,240 1221 371	12.3 72.4 0.0	15.9 16.8 3.4	280 161 20	54.3 91.9 0.0
Westwood B Woodcliff Lake B Wood-Ridge B	2,814	436	65.8 0.0	15.5 32.4	121 oc78	67.8 0.0	Ocean Twp. Oceanport B	1,232	3288 3189	0.0	15.3	180 160	0.0
Wood-Ridge B V/yckoff Twp.	2,435 3,211	122 554	37.7 0.0	5.0 17.3	35 133	0.0	Raritan Twp. Red Bank B	9	³ 215	0.0 92.8		¹ 22 70	0.0 91.4
Essex County	299,670	16,610	76.0	5.5	3,228	74.9	Roosevelt B Rumson B Sea Bright B	699	168 325	0.0 0.0 64.0	3.6	47 12	0.0 0.0 0.0
Belleville T Bloomfield T Caldwell B	10,672 16,844 2,117	738 1,118 741	91.1 93.9 88.9	6.9 6.6 35.0	193 96 189	93.8 87.5 96.3	Sea Girt B Shrewsbury B	985 917	³ 75	26.7 0.0	7.6 1.3	33	60.6 0.0
Caldwell Twp. Cedar Grove Twp.	2,925	1408 591	0.0 83.8	20.2	158 134	0.0 94.0	Shrewsbury Twp. South Belmar B Spring Lake B	964 1,500	30 314 81	0.0 0.0 0.0	1.5 5.4	10 15 18	0.0 0.0 0.0
East Orange C Essex Fells B	28,222 618	1,810 60	98.5	6.4 9.7	157	96.2 0.0	Spring Lake Heights Union Beach B	3 B 1,247 1,926	3142 319	61.3 0.0	11.4	198	86.7
Glen Ridge B Irvington T Livingston Twp.	2,298 21,217 6.078	123 1,264 875	82.1 98.6 0.0	5.4 6.0 14.4	104 592 161	97.1 99.5 0.0	Upper Freehold Twp Wall Twp.),	44 553	0.0		10 184	0.0
Maplewood Twp. Millburn Twp.	7,427 5,789	282 601	85.8 34.3	3.8	57 89	84.2 4.5	West Long Branch		121	29.8	7.7	45	80.0
Montclair T Newark C North Caldwell B	13,905 134,872 1,013	531 4,105 130	74.6 98.5 0.0	3.8	159 325 51	74.2 98.8 0.0	Morris County Boonton T	82,060 2,529	12,187 1227	33.3 68.3	9.0	4,472 168	52.3 79.4
Nutley T Orange C	8,948 12,132	665 261	66.6 91.6	12.8 7.4 2.2	106 153	52.8 98.0	Boonton Twp. Butler B Chatham B	1,748 2,877	³ 75 207 ³ 147	18.7 4.8 49.0	11.8 5.1	133 34 1122	42.4 0.0 59.0
Roseland B South Orange V	829 4,666	50 482	0.0 86.3	6.0 10.3	3 137 55	0.0 92.0	Chatham Twp. Chester B	360	1133 342	0.0	11.7	22	0.0
Verona B West Caldwell B	3,991 2,392	303 1388	70.6 37.4	7.6 16.2	166	47.3 13.3	Chester Twp. Denville Twp.		98 360	0.0 21.4		27 96	0.0 60.4
West Orange T Hudson County	11,847 204,430	894 6,202	30.4 81.8	7.4 3.0	238 1,871	56.3 88.3	Dover T East Hanover Twp. Florham Park B	3,967 1,685	1169 1359 115	43.8 0.0 0.0	4.3 6.8	149 155	69.4 0.0 0.0
Bayonne C East Newark B	23,394 572	818	83.1 100.0	3.5 0.3	135	76.3 0.0	Hanover Twp. Harding Twp.	1,005	152 162	0.0	0.0	21 32 26 122 81	0.0
Guttenberg T Harrison T	1,958 3,739	388 245	98.9 68.9	4.5 1.2	¹ 3	66.7 83.8	Jefferson Twp. Kinnelon B	1,398	⁸ 453 288	0.0	20.6	122 81	0.0
Hoboken C Jersey City C	16,436 91,915	³ 217 2,412	95.9 83.2	1.3 2.6 2.4	538 59	0.0 91.4 67.8	Lincoln Park B Madison B Mendham B	1,716 4,334 639	3124 3315 3110	1.6 51.7 0.0	7.2 7.3 17.2	¹ 85 49 36	2.4 0.0 0.0
Kearny T North Bergen Twp. Secaucus T	11,927 14,872 2,904	291 1657 1366	60.1 76.6 33.1	4.4	206 89	83.5 18.0	Mendham Twp. Mine Hill Twp.	033	3102 171	0.0	17.2	36 131 18	0.0
Union City C Weehawken Twp.	19,145 5,037	399 92	92.7 95.7	2.1 1.8	368	98.9 66.7	Montville Twp. Morris Twp.	1.004	404 982	0.0 34.6	0.7	78 355	0.0 36.1
West New York T Middlesex County	12,901 123,950	³ 815 15,071	98.6 30.8	6.3 12.2	1433 3,765	99.3 40.6	Morris Plains B Morristown B Mountain Lakes B	1,331	1116 3618 128	77.0 0.0	8.7 2.6	262 16	0.0 93.5 0.0
Carteret B Cranbury Twp.	6,041 313	600 71	30.7 0.0	9.9 22.7	63	54.0 0.0	Mount Arlington B Mount Olive Twp.	737	3119 160	0.0	16.1	134 54	0.0
Dunellen B East Brunswick Tw	2,126	1181 1,427	22.1 24.0	8.5	11 17 234	17.6 0.0	Netcong B Parsippany-Troy Hills	850 6,172	316 3,660 1270	0.0 68.4 3.7	1.9 59.3	2,076 40	0.0 82.2
Edison Twp. Helmetta B	12,576	2,600 45	31.9 62.2	20.7	650 6	32.0 33.3	Passaic Twp. Pequannock Twp. Randolph Twp.		223	0.0		83 56	0.0
Highland Park B Jamesburg B Madison Twp.	3,801 900	795 1226 3628	84.7 68.1 0.0	20.9 25.1	350 153 1100	90.6 71.7 0.0	Riverdale B Rockaway B	1,607	332 3168	18.7 41.7	10.5	131 154	0.0 44.4
Metuchen B Middlesex B	4,059 2,938	3349 662	45.3 42.3	8.6 22.5	200 339	53.5 80.2	Rockaway Twp. Roxbury Twp. Victory Gardens B	295	947 3456 30	9.0 0.4 0.0	0.0	207 138	0.0 0.0 0.0
Milltown B Monroe Twp.	1,684	158 3202	8.9 0.0	9.4	16 182	37.5 0.0	Washington Twp. Wharton B	1,561	1203 325	2.0	1.6	91 12	0.0
New Brunswick C North Brunswick Tw Perth Amboy C	/p. 12,480 12,546	² 444 443 580	92.1 21.7 61.4	3.6 4.6	169 76	40.2 31.6	Passaic County	134,290	11,094	53.3	8.3	2,822	53.4
Piscataway Twp. Plainsboro Twp.		1,115 2147	15.4 87.1		391 9	44.0 0.0	Bloomingdale B Clifton C	1,951 25,966	1332 1,184	22.3 60.1	17.0 4.6	63 222	0.0 63.1
Sayreville B South Amboy C South Brunswick Tw	5,863 2,482	¹ 276 ³ 188 ¹ 158	4.7 0.0 0.0	7.6	144 139 40	0.0 0.0 0.0	Haledon B Hawthorne B Little Falls Twp.	2,171 5,717 2,889	371 1312 428	46.5 77.2 54.4	3.3 5.5 14.8	16 62 150	50.0 64.5 54.7
South Plainfield B South River B	4,773 4,047	405 527	1.0 17.8	8.5 13.0	80 82	0.0 4.9	North Haledon B Passaic C	1,812 18,792	249 1,093	0.0 98.7	13.7 5.8	86	0.0 98.3
Spotswood B Woodbridge Twp.	1,545 21,359	1170 2,674	4.7 28.3	11.0 12.5	49 665	0.0 41.4	Paterson C Pompton Lakes B	48,371 2,623	2,332 265	91.9 49.1	4.8 10.1	234 221 72 117	72.4 63.9
Monmouth County	114,370	15,744	38.9	13.8	5,922	53.3	Prospect Park B Ringwood B Totowa B	1,805 1,948 2,878	332 495 387	56.3 1.6 24.1	1.8 25.4 3.0	136 135	35.3 0.0 25.7
Allenhurst B Allentown B Asbury Park C	424 6,774	312 322 1690	0.0 9.1 98.3	5.2 10.2	115 370	0.0 0.0 99.2	Wanaque B Wayne Twp. West Milford Twp.	2,140 8,095	3169 2.931	55.0 29.7	7.9 36.2	24 1,169	75.0 59.3
Atlantic Twp. Atlantic Highlands I	3	3262 3223	$0.0 \\ 61.4$		¹ 75 ¹ 146	0.0 89.0	West Milford Twp. West Paterson B	2,167	1682 3432	1.0 57.4	19.9	182 133	0.0 57.1
Avon-by-the-Sea B Belmar B	1,069 3,051 2,279	322 3140 1104	45.5 84.3	4.6 4.6	111 1117	72.7 97.4 72.2	Somerset County	42,180	6,699	15.7	15.9	1,774	12.4
Bradley Beach B Brielle B Deal B	1,069 2,362	³ 24 ³ 60	51.0 0.0 16.7	2.2	36 12 27	0.0 37.0	Bedminster Twp. Bernards Twp.	1.045	*28 612	0.0	11.0	16 107	0.0
Eatontown B Englishtown B	362	1,113 310	92.5 0.0	2.8	217	89.4 0.0	Bernardsville B Bound Brook B Branchburg Two	1,645 3,257	1194 133 200	26.8 21.1 2.0	11.8 4.1	47 31 64	17.0 6.5 6.3
Fair Haven B Farmingdale B Freehold B	1,718	145 310 1183	0.0	2.6 6.5	¹ 15 ¹ 6 131	0.0 0.0 84.7	Branchburg Twp. Bridgewater Twp. Far Hills B		1,807	25.2 0.0		452 3 245	0.0
Freehold Twp.	2,832 2,064	341 324	60.7 0.0 0.0	1.2	48 111	0.0 0.0	Franklin Twp. Green Brook Twp.		920 8123	0.4 0.0		21	0.0
Highlands B Holmdel Twp. Howell Twp.		1182 877	0.0		93 264 11	0.0	Hillsborough Twp. Manville B Millstone B	3,140	1394 353 19	0.0 7.4 22.2	11.2	98 57 5	0.0 3.5 0.0
Interlaken B Keansburg B Keyport B	352 3,840 2,066	33 3165 1411	0.0 64.2 89.8	0.9 4.3 19.9	164	0.0 75.0 96.9	Millstone B Montgomery Twp. North Plainfield B	5,319	³ 188 446	0.0 46.2	8.4	121 215	0.0 79.1
Little Silver B Loch Arbour V	1,528	115 30	0.0	7.5	291 38 0	0.0	Peapack-Gladstone I Raritan B	B 522 1,860	³18 ³27 ³53	0.0 7.4 0.0	3.4 1.5	oc7 oc20 27	0.0 10.0 0.0
Long Branch C Manalapan Twp.	9,705	2,420 3349	91.9 0.0	24.9	1,078	93.8	Rocky Hill B Somerville B South Bound Brook	3,954 1,035	454	34.8 56.7	11.5 19.6	39 136	41.0 44.4
Manasquan B Marlboro Twp. Matawan Twp.	2,549	94 ³ 140 ³ 1,289	0.0 0.0 12.5	3.7	28 168 1589	0.0 0.0 0.0	Warren Twp. Watchung B	1,005	428 3100	0.0	10.0	139 oc34	0.0
Matawan B Middletown Twp.	1,529 11,876	³ 838 1, 820	55.8 0.7	54.8 15.3	559 28 5	70.8 0.0	Union County	153,970	12,999	54.0	8.4	2,846	80.6
Millstone Twp. Monmouth Beach B	615	³30 ³26	0.0	4.2	12 2	0.0	Berkeley Heights Tv Clark Twp.	vp. 3,211	¹ 602 933	0.0 8.0	29.1	168 160	0.0 37.5

		DWELLING UNI EXISTING IN 1960	AUTHO	ORIZED,	RATE, 1960-6	AUTH	UNITS ORIZED, 963 % Multi- Family		ELLING UN EXISTING I 1960	N AUTH	ORIZED,	RATE 1960-0	, AUTH	ORIZED, 963 % Multi-
	Union County (Cont.) Cranford Twp. Elizabeth C Fanwood B Garwood B Hillside Twp. Kenilworth B Linden C Mountainside B New Providence B Plainfield C Rahway C Roselle B Roselle Park B Scotch Plains Twp. Springfield Twp. Summit C Union Twp. Westfield T Winfield Twp. NEW YORK Dutchess County	7,617 35,145 2,205 1,615 6,853 2,306 11,957 1,822 3,039 14,426 8,502 6,414 3,819 5,077 4,671 7,338 15,913 9,183	202 13,955 158 253 35 920 1277 580 871 377 421 421 422 421 423 0	5.0 97.5 0.0 13.8 70.4 0.0 78.2 0.0 57.7 74.1 62.7 1.8 38.5 25.7 0.0	2.7 11.3 7.1 3.6 3.7 0.2 7.7 15.2 6.0 6.7 6.6 7.2 18.5 7.6 3.0 4.6	51 837 20 6 6 38 12 202 63 1100 173 1109 181 128 282 46 45 235 90 0	11.8 98.7 0.0 33.3 26.3 0.0 72.8 0.0 67.1 97.2 79.0 68.8 52.5 0.0 30.6 2.2 0.0	Nassau County (Cont.) Old Westbury V Oyster Bay T Oyster Bay T Oyster Bay Cove V Plandome V Plandome Heights V Plandome Manor V Port Washington North V Rockville Center V Roslyn V Roslyn Estates V Roslyn Estates V Roslyn Eardens V Saddle Rock V Sands Point V Sea Cliff V South Floral Park V Stewart Manor V Thomaston V Upper Brookville V Valley Stream V Westbury V Williston Park V Woodsburgh V	605 62,317 298 384 289 203 212 7,907 945 333 260 350 261 632 1,883 301 699 919 275 11,145 3,922 2,333 293	48 5,021 25 12 26 22 367 389 8 33 34 12 11 126 48 216 48 216 48 214 44	0.0 2.9 0.0 0.0 0.0 56.1 74.6 0.0 0.0 0.0 0.0 16.0 11.6 25.9 96.5	7.9 8.1 8.4 3.1 2.1 10.8 173.1 4.9 0.9 13.1 3.4 7.1 3.7 8.3 1.5 1.5 1.9 2.2 6.0	1,002 9 4 4 2 122 31 2 6 9 0 0 12 14 3 5 11 5 64 38 38	0.0 14.0 0.0 0.0 0.0 0.0 70.5 38.7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0
	Amenia T Beacon C Beekman T	3,980 625	90 3 330	2.2	2.3	28	0.0	Orange County Blooming Grove T	66,210	3,703 361	7.9 0.0	5.6	1,049 101	11.2 0.0
	Clinton T Dover T East Fishkill T Fishkill T	023	³ 40 ³ 26	6.7 0.0 0.0	4.0	14	0.0	Chester T \ Chester V \ Cornwall T	510	156	0.0		28 0 37	0.0 0.0 32.4
	Fishkill V Hyde Park T La Grange T	354	³ 1 479 636	0.0 18.2 0.6	0.3	1 135 168	0.0 8.9 0.0	Cornwall V Crawford T Deerpark T	956	² 34 ² 120 ² 74	0.0 3.3 0.0	3.6	13 *51 20	0.0 0.0 0.0
	Milan T Millbrook V Millerton V	440 371	6 33	0.0	1.4 0.8	2 2 2	0.0	Florida V Goshen T Goshen V	1,313	23 114 57	0.0 0.0 10.5	4.3	*10 *32 8	0.0 0.0 0.0
	Northeast T Pawling T Pawling V Pine Plains T	603	34 71 44 35	0.0 0.0 0.0 0.0	7.9	16 7	0.0 0.0 0.0	Greenville T Greenwood Lake V Hamptonburg T Harriman V	1,295	¹ 41 ³ 23 ² 47	0.0 0.0 0.0 0.0	1.8	11 15 4	0.0 0.0 0.0 0.0
	Pleasant Valley T Poughkeepsie C	13,362	234 1,508	40.2 22.1	1.8	32 496	0.0 33.9	Highlands T Highland Falls V Maybrook V	458	² 24 ¹ 18 ² 13	8.3 0.0 0.0	2.8	7 7 7 85	0.0 0.0 0.0
	Poughkeepsie T Red Hook T Red Hook V Rhinebeck T	562	9 3	0.0	1.6	2 2	0.0	Middletown C Minisink T Monroe T	6,933	317 113 171	62.8 0.0 0.0	4.6	119 2 *22	79.8 0.0 0.0
	Rhinebeck V Stanford T Tivoli V	782	13 3 0	0.0	0.4	11 2 0	0.0	Monroe V Montgomery T Montgomery V Mount Hope T	1,128	64 101 6	3.1 2.0 0.0	5.7	*10 30 0 9	0.0 0.0 0.0
1	Union Vale T Wappinger T Wappinger Falls V Washington T	1,430	3382 151	29.8 0.0		358 14	31.8	Newburgh C Newburgh T New Windsor T		40 55 361 511	0.0 14.5 0.0 0.0		14 93 •130	0.0 0.0 0.0 0.0
1	Nassau County Baxter Estates V	366,020 311	27,017 70	31.9 95.7	7.4 22.5	5,712 68	0.0 37.0 98.5	Otisville V Port Jervis C Tuxedo T	3,309	3 25 52	0.0 16.0 0.0	8.0	0 3 7	0.0 0.0 0.0
	Bayville V Bellerose V Brookville V	1,732 366 386	187 4 81	0.0 0.0 0.0	10.8 1.1 21.0	42 1	0.0 0.0 0.0	Tuxedo Park V Unionville V Walden V	1,748	1 24 21	0.0 0.0 0.0	1.2	0 0 87	0.0 0.0 0.0
	Cedarhurst V Center Island V Cove Neck V	2,221 -175 108	106 6 4	51.9 0.0 0.0	4.8 3.4 3.7	14 53 2 0 35	98.1 0.0 0.0	Wallkill T Washingtonville V Warwick T	1.002	² 223 ¹ 49 379	4.5 4.1 2.1	4.0	a79 a21 76	0.0 0.0 0.0
	East Hills V East Rockaway V East Williston V	1,786 3,401 792	245 239 16	$0.0 \\ 91.2 \\ 0.0$	13.7 7.0 2.0	39 6	0.0 66.7 0.0	Warwick V Wawayanda T Woodbury T	1,093	44 342 95	38.6 0.0 0.0	4.0	*24 14 32	45.8 0.0 0.0
	Farmingdale V Floral Park V Flower Hill V Freeport V	1,964 5,537 1,189 10,801	603 81 76 1,887	59.7 27.2 84.2	30.7 1.5 6.4 17.5	365 31 4	90.4 32.3 0.0	Putnam County Brewster V Carmel T	17,510 551	1,644 31 3679	0.5 0.0 0.0	9.4 0.2	564 2 293	1.1 0.0
	Garden City V Glen Cove C Great Neck V	7,005 -6,755 -3,057	190 470 61	80.4 7.9 34.7 0.0	2.7 7.0 2.0	57 34 149 16	0.0 0.0 53.4 0.0	Cold Spring V Kent T Nelsonville V	704	111 268 35	36.4 0.0 40.0	1.6	6 60 5	66.7 0.0 40.0
	Great Estates V Great Neck Plaza V Hempstead V	871 2,312 10,874	19 214 1,499	0.0 99.5 84.7	2.2 9.3 13.8	9 43 296	0.0 100.0 75.0	Patterson T Philipstown T Putnam Valley T		1110 159 175	0.0 0.0 1.7		30 43 71	0.0 0.0 0.0
	Hempstead T Hewlett Bay Park V Hewlett Harbor V Hewlett Neck V	133,542 140 382 143	8,403 2 12 7	6.7 0.0 0.0 0.0	6.3 1.4 3.1 4.9	1,735 0 2 2	12.6 0.0 0.0 0.0	Southeast T Rockland County	38,570	236 10,519	0.0 31.6	27.3	56 3,691	0.0 47.8
	Island Park V Kensington V Kings Point V Lake Success V	1,341 276 1,176	256 4 102	92.2 0.0 0.0	19.1 1.4 8.7	44 0 18	77.3 0.0 0.0	Clarkstown T Grandview-on-Hudson V Haverstraw T Haverstraw V	1,900	2,622 4 194 1 54	8.7 0.0 0.0 16.9	8.1	659 1 122 62	17.1 0.0 0.0 29.0
	Lattingtown V Laurel Hollow V	753 445 231	64 49 69	0.0 0.0 0.0	8.5 11.0 29.9	5 17 35	0.0 0.0 0.0	Hillburn V New Square V Nyack V	315 2,115	4 3 290	0.0	1.3	0 2 182	0.0
	Lawrence V Long Beach C Lynbrook V Malverne V	1,793 13,757 6,285 2,879	135 1,348 334 52	3.7 94.4 88.6 3.8	7.5 9.8 5.3 1.8	49 184 21	0.0 86.4 66.7	Orangetown T Piermont V Ramapo T	605	1,456 26 2,253	24.9 7.7 1.8	4.3	295 6 665	3.1 0.0 3.3
	Manorhaven V Massapegua Park V	1,209 4,804 232	234 266 10	82.9 0.0 0.0	19.4 5.5 4.3	4 55 29 4	0.0 94.5 0.0 0.0	Sloatsburg V South Nyack V Spring Valley V Suffern V	771 992 2,351	60 118 2,378 200	0.0 11.1 91.8	7.8 1.8 101.1 12.4	14 0 1,425 26	0.0 0.0 98.2
batta.	Matinecock V Mill Neck V Mineola V Munsey Park V	6,205 754	45 602 21	0.0 94.2 0.0	18.1 9.7 2.8	15 427 3	0.0 99.8 0.0	Stony Point V Upper Nyack V West Haverstraw T	1,614 571 1,396	439 241 280	84.0 5.7 0.0 0.7	7.2	122	76.9 0.0 0.0
	Muttontown V New Hyde Park V North Hempstead T North Hills V Old Brookville V	369 2,978 27,529 93 330	71 64 2,111 2	0.0 0.0 22.5 0.0	19.2 2.1 7.7 2.2	15 20 382 0	0.0 0.0 15.2 0.0	Suffolk County Amityville V Asharoken V	223,280 2,496 204	48,270 182 19	9.7 50.0 0.0	21.6 7.3 9.3	11,799 39 8	7.1 61.5 0.0
	NOTE: Figures for towns	in N. Y. State	49 include	0.0 only un	14.8 incorpo	8 rated po	0.0 ortions.	Babylon V Babylon T Belle Terre V	3,396 28,104 119	1,953 5,341 123	9.4 24.2 0.0	57.5 19.0 19.3	54 1,178	14.8 6.8 0.0
)	* Column 2 divided sions which are a Revised from info 1 Reports cover less	insignificant rmation of cou	in most	instanc	es.	and co	onver-	Bellport V Brightwaters V Brookbayon T	826 974 43,986	67 67 9,471	0.0 29.9 7.4	8.1 6.9 21.5	12 21 2,716	0.0 76.2 8.9
	Reports cover less Reports incomple	y one year.	nore thar	n one ye	ear.			Dering Harbor V East Hampton T) East Hampton V	5,455	30 634	0.0	0.0 11.6	162	0.0

DWELLING UNITS	NEW UNITS % GROWTH	NEW UNITS
EXISTING IN	AUTHORIZED, RATE,	AUTHORIZED,
1960	1960-1963 1960-63*	1963

	1960	196	0-1963	1960-	63* 1	963
						% Multi-
Greenport V Head of the Harbor V Huntington T Huntington Bay V Islip T Lindenhurst V Lloyd Harbor V North Haven V North Haven V North Haven V Ocean Beach V Old Field V Patchogue V Poquott V Quogue V Riverhead T Sag Harbor V Saltaire V Shelter Island T Shinnecock Indian Research Shoreham V Smithtown T Southampton T Southampton V Southold T Village of the Branch Westchester County				,	Total	
Greenport V Head of the Harbor V	1,005 178	5 45	0.0	25.3	3	0.0
Huntington T	9,977	6,930	2.7	69.5	1,589	0.4
Islip T	40,570	11,937	8.1	29.4	2,928	0.0
Lindenhurst V	6,124	1708	1.1	11.6	155	0.0
Nissequogue V	149	354	0.0	36.2	20	0.0
North Haven V	1,268	230	34.3	3.2	11	0.0
Ocean Beach V	541	14	0.0	2.6	2	0.0
Patchogue V	3,135	147	31.3	4.7	16 43	0.0 51.2
Poquott V	239	12	0.0	5.0	1	0.0
Riverhead T	6,477	892	28.0	13.8	393	63.1
Sag Harbor V Saltaire V	1,192	75	0.0	6.3	18	0.0
Shelter Island T	1,187	117	0.0	9.9	32	0.0
Shoreham V	ervation . 92	31	0.0	1.1	2	
Smithtown T	12,701	6,349	6.5	50.0	1,659	4.8
Southampton V	2,007	111	0.0	5.5	40	0.0
Southold T Village of the Branch	V 232	607	1.0	8.7	157	0.0
Westhampton Beach V	1,006	228	61.4	22.7	120	83.3
Westchester County Ardsley V Bedford T Briarciliff Manor V Bronxville V Buchanan V Cortlandt T Croton-on-Hudson V Dobbs Ferry V Eastchester T Elmsford V Greenburgh T Harrison T Hastings-on-Hudson V Irvington V Larchmont V Lewisboro T Mamaroneck T Mamaroneck T Mount Kisco V Mount Kisco V Mount Fleasant T Mount Vernon C New Castle T New Rochelle C North Castle T North Pelham V North Salem T North Tarrytown V Ossining T Ossining T Osekkill C Pelham T Pelham V	254,610	19,202	54.4	7.5	5,258	59.9
Ardsley V Bedford T	1,059 3,529	113	0.0 22.9	10.7	10 96	6.3
Briarcliff Manor V	1,256	300	18.3	23.9	51	0.0
Buchanan V	623	42	0.0	6.7	28	0.0
Cortlandt T	6,236	637	0.0	10.2	158	0.0
Dobbs Ferry V	2,817	191	10.5	6.8	38	0.0
Eastchester T Elmsford V	6,628 1,260	852 68	76.3 75.0	12.9	83	51.8
Greenburgh T	9,794	1,200	46.3	12.3	305	52.5
Harrison I Hastings-on-Hudson V	2,732	464 131	65.1 8.4	8.5 4.8	115 45	62.6 15.6
Irvington V	1,756	28	7.1	1.6	2	0.0
Lewisboro T	1,729	211	6.2	12.2	73	17.8
Mamaroneck T	3,772 5,546	106	3.8	2.8	19	0.0
Mount Kisco V	2,138	83	33.7	3.9	7	0.0
Mount Pleasant T Mount Vernon C	5,091 `25.031	401 677	7.5 90.7	7.9 2.7	92 318	10.9 94.0
New Castle T	3,039	390	0.0	12.8	112	0.0
North Castle T	2,012	301	0.7	15.0	303 70	2.9
North Pelham V	1,631	48 154	37.5	2.9	9	22.2
North Tarrytown V	2,875	157	68.8	5.5	21	52.4
Ossining V	5,468	673	76.5	12.3	277	82.3
Pelham Tb	5,778	1321	80.7	5.6	18	0.0
Ossining T Ossining T Ossining V Peekskill C Pelham T ^b Pelham V Pelham Manor V Pleasantville V Port Chester V Pound Ridge T Rye C Rye T Scarsdale V	586 1,826 1,866 7,587 908	5	0.0	0.9	2 3 20 29 30 41 82 55	0.0
Pelham Manor V Pleasantville V	1,826 1.866	5 32 149	0.0 30.2	1.8 8.0	3 20	$0.0 \\ 0.0$
Port Chester V	7,587	1116	30.2 51.7	1.5	29	55.2
Rye C	908 4,267	103 249	$\begin{array}{c} 0.0 \\ 10.8 \end{array}$	5.8	41	0.0
Rye T Scarsdale V	1,692 4,858	426 163	41.3 0.0	25.2	82	4.9 0.0
Somers T	2,243	201	0.0	9.0	59	0.0
Tarrytown V Tuckahoe V	3,580 1,981	160 60	57.5 60.0	4.5 3.0	34 30	0.0 73.3
White Plains C Yonkers C	16,546	737	68.4	4.5	244	66.4
Yorktown T	62,002 5,779	5,867 921	85.4 0.0	9.5 15.9	1,980 267	91.8 0.0
	2,756,648	237,913	94.2	8.6	49,898	92.4
Bronx Kings	472,833 875,038	37,162 54,537	95.7 96.3	7.9 6.2	9,015	96.4
New York	727,325 616,383	65.445	100.0	9.0	9,864 10,622	95.3 100.0
Queens Richmond	616,383	71,202 9,567	92.7 46.9	$\frac{11.5}{14.7}$	17,248 3,149	93.0 42.7
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NOTE: Figures for towns in N. Y. State include only unincorporated portions.

* Column 2 divided by Column 1, ignoring demolitions and conversions which are insignificant in most instances.

b Pelham Town covers Pelham, Pelham Manor and North Pelham.

Reports cover less than a year.

Reports cover only one year.
 Reports incomplete, but cover more than one year.

New Homes was prepared by Emanuel Tobier and Regina Belz, written by William B. Shore and designed by D. H. Acheson. The assistance of many municipal, county, state and federal officials was essential and is gratefully acknowledged.



REGIONAL PLAN ASSOCIATION works for the satisfactory development of the Metropolitan Region surrounding the Port of New York. Through research and information programs, the Association provides governments and private organizations in the Region with data to make decisions on the way land is to be used and on the transportation system to serve it. A pioneering development Plan of New York and Environs, fostered by the Association since 1929, has now been achieved in most of its fundamentals-in the network of radial and circumferential expressways of the Region, in regional parks, metropolitan airport and port development, and in the substantial growth of effective municipal and county planning.

Now the Association is constructing new guidelines for metropolitan development based upon several years of intensive research and with the advice and consultation of regional leaders.

Regional Plan is a non-profit civic organization supported by 1,500 businesses, governments and individuals. Special research projects are sponsored by regional and national foundations.

The Region served by the Association consists of twenty-two counties in New Jersey, New York and Connecticut within roughly a 50-mile arc from Times Square, encompassing more than 1,400 governmental units.

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