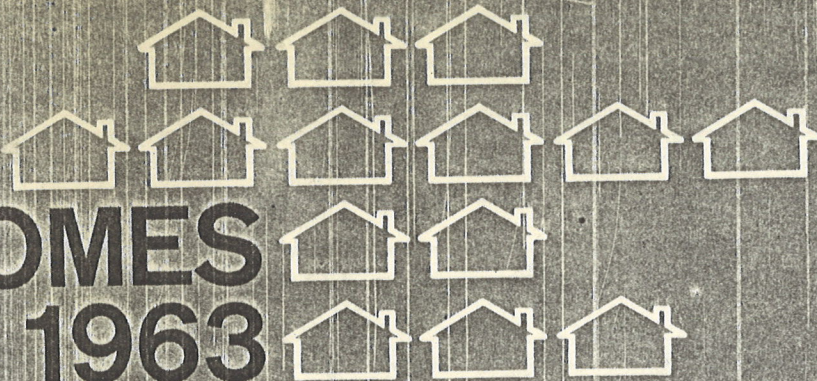


NEW HOMES 1963



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

Regional Plan Association

August 1964

Bulletin 102

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 two-year 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

Year	Total Dwelling Units	% Increase Over Previous Year	Single Family	% Increase Over Previous Year	Multi-Family	% Increase Over Previous Year
1957	76,490		48,800		27,690	
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
1960	103,230	0.8	43,860	—14.1	59,370	15.7
1961	133,200	29.0	43,810	— 0.1	89,390	50.6
1962	134,990	1.3	45,370	3.6	89,620	0.3
1963	116,760	—13.5	43,620	— 3.9	73,140	—18.4

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

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.

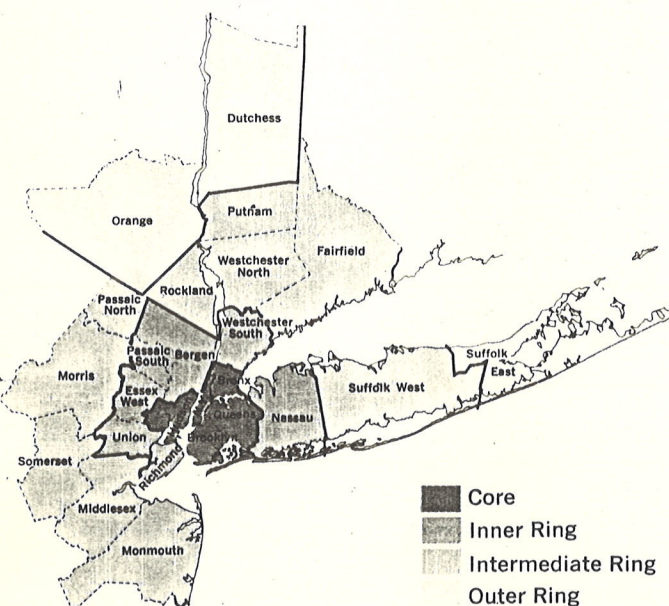
Every Inner Ring county built a greater proportion of its housing units in apartments between 1960 and 63 than it had in 1960, but the proportion of apartments built in the last four years compared to the proportion that existed in 1960 showed the greatest

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



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

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

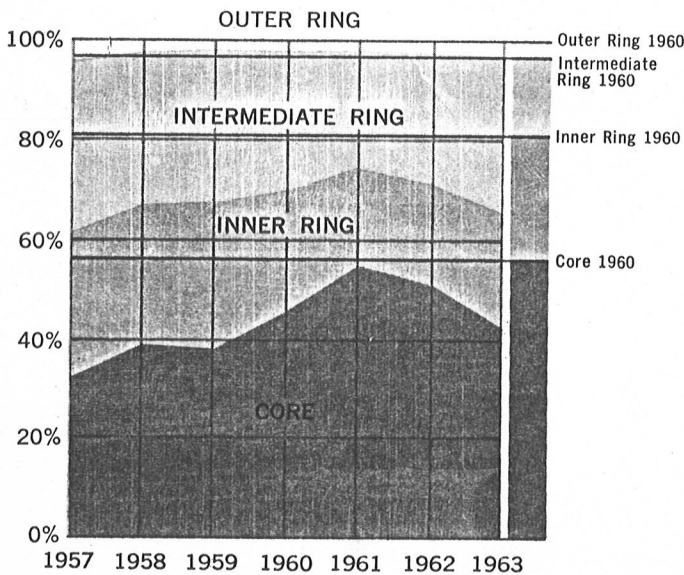
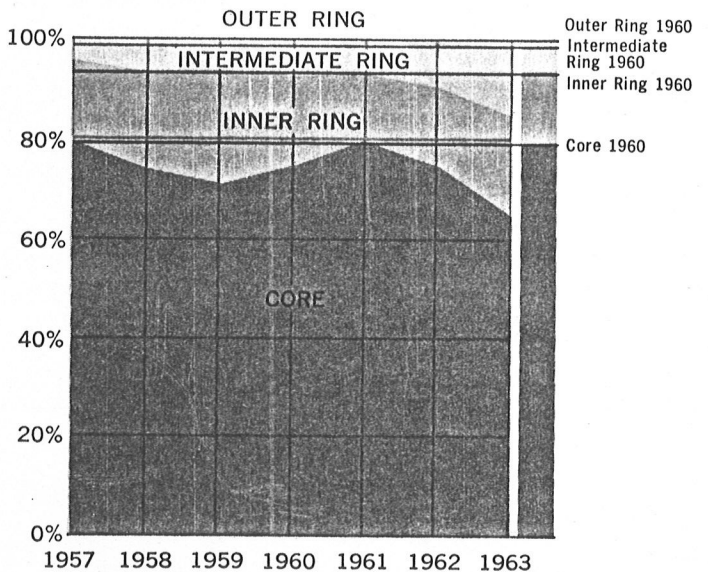


Chart 2
Share of Region's Multi-Family Units in Each Ring
Permits, 1957-63, Compared to Existing Units, 1960



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 multi-family 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

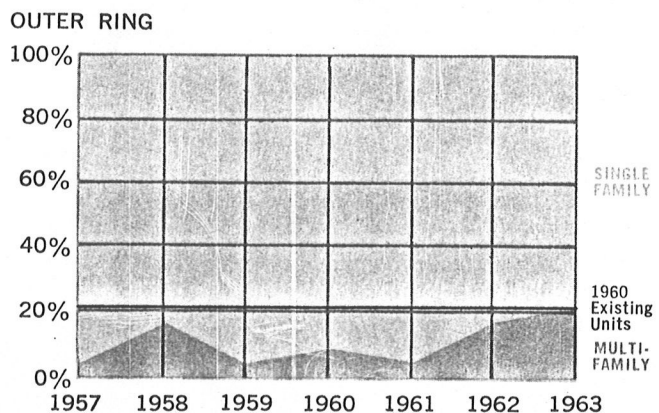
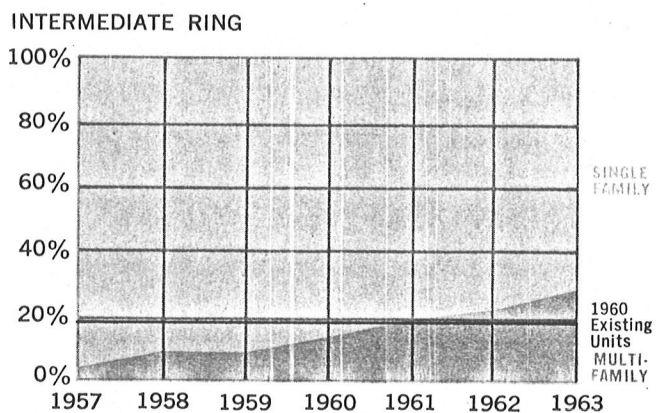
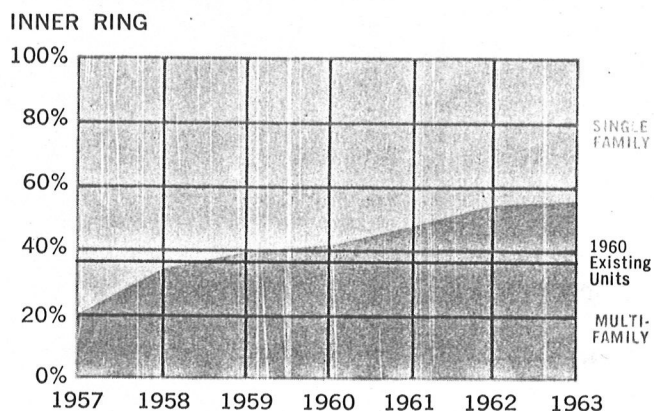
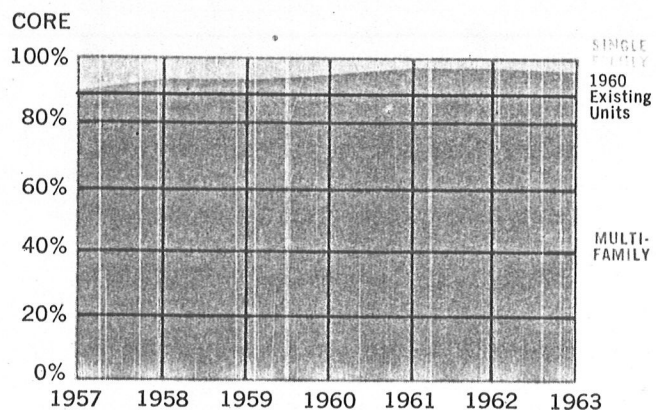


Table 3
New Dwelling Units Authorized Annually, 1960-63, Compared to Existing Units, 1960

REGION	Existing Units 1960		Four Year Total 1960-1963		1963		1962		1961		1960	
	Total (000's)	%Multi- Family	Total (000's)	%Multi- Family	Total	%Multi- Family	Total	%Multi- Family	Total	%Multi- Family	Total	%Multi- Family
REGION TOTAL	5,375.1	62.0	488.2	63.8	116,760	62.6	134,990	66.4	133,200	67.1	103,230	57.5
Core	3,030.8	87.6	238.7	95.8	48,950	95.4	69,210	96.3	73,630	96.3	46,870	94.8
Bronx	472.8	92.9	37.2	95.7	9,020	96.4	9,690	97.0	10,890	95.9	7,570	93.0
Brooklyn	875.0	89.5	54.5	96.3	9,860	95.3	21,330	97.1	13,290	96.0	10,050	96.2
Hudson	204.4	84.2	6.2	81.8	1,870	88.3	1,180	73.0	1,740	86.0	1,410	75.6
Manhattan	727.3	98.6	65.4	100.0	10,620	100.0	21,810	100.0	19,190	100.0	13,830	100.0
Queens	616.4	68.6	71.2	92.7	17,250	93.0	14,980	91.3	25,880	94.2	13,100	91.1
City of Newark	134.8	88.9	4.1	98.5	330	98.8	220	93.1	2,650	99.3	920	97.2
Inner Ring	1,306.4	36.0	105.2	50.0	27,150	56.1	27,540	53.2	25,250	48.0	25,280	42.0
Bergen	235.7	29.8	20.6	44.3	6,380	56.7	4,570	42.7	4,900	41.6	4,810	32.0
Essex West	164.9	47.6	12.5	68.6	2,900	72.3	3,730	76.7	3,010	70.8	2,860	52.0
Nassau	366.0	14.9	27.0	31.9	5,710	37.0	5,940	21.4	7,780	36.2	7,590	32.0
Passaic South	120.6	60.2	9.2	61.2	2,340	61.6	3,210	71.9	1,890	55.9	1,700	46.3
Richmond	85.1	41.8	9.6	46.9	3,150	42.7	2,810	50.0	1,360	32.7	2,250	57.4
Union	154.0	35.5	13.0	54.0	2,850	60.6	3,170	55.8	3,460	53.9	3,530	47.2
Westchester South	200.2	55.7	13.3	68.5	3,820	75.4	4,120	74.6	2,840	61.8	2,550	55.8
Intermediate Ring	880.3	19.7	132.6	21.6	37,080	28.2	35,260	22.2	31,690	19.8	28,560	14.4
Fairfield	208.2	35.9	19.0	20.1	4,420	13.9	4,740	19.1	4,960	24.0	4,920	22.7
Middlesex	124.0	21.0	15.1	30.8	3,770	40.6	3,560	31.4	3,900	27.7	3,840	23.7
Monmouth	114.4	14.8	15.7	38.9	5,920	53.3	3,890	37.6	3,570	27.6	2,360	22.3
Morris	82.1	12.1	12.2	33.3	4,470	52.3	3,040	25.7	2,670	32.2	2,010	4.2
Passaic North	13.7	3.7	1.9	16.1	480	13.4	510	14.8	500	19.1	460	16.9
Putnam	17.5	8.6	1.6	0.5	560	1.1	510	0.0	270	1.1	300	0.0
Rockland	38.6	19.6	10.5	31.6	3,690	47.8	2,780	27.4	2,030	20.2	2,020	19.4
Somerset	42.2	18.0	6.7	15.7	1,770	12.4	1,690	13.0	1,850	23.6	1,390	12.8
Suffolk West	185.3	5.4	43.9	9.1	10,540	4.6	13,230	18.0	10,290	6.5	9,790	4.7
Westchester North	54.4	33.0	5.9	22.3	1,460	18.5	1,310	10.6	1,650	32.5	1,480	25.0
Outer Ring	157.6	22.7	11.7	13.8	3,580	21.2	2,990	16.4	2,630	5.3	2,530	8.7
Dutchess	53.4	28.2	3.6	17.7	1,270	23.1	900	24.3	750	8.4	680	8.8
Orange	66.2	28.3	3.7	7.9	1,050	11.2	1,020	11.9	930	4.1	710	2.3
Suffolk East	38.0	5.3	4.4	15.5	1,260	27.6	1,060	14.1	960	4.4	1,140	12.8

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

	DWELLING UNITS EXISTING IN 1960				NEW UNITS AUTHORIZED, 1960-1963		% GROWTH RATE, 1960-63*	NEW UNITS AUTHORIZED, 1963			DWELLING UNITS EXISTING IN 1960				NEW UNITS AUTHORIZED, 1960-1963		% GROWTH RATE, 1960-63*	NEW UNITS AUTHORIZED, 1963	
	4-year total	% Multi- Family	Total	% Multi- Family	Total	% Multi- Family		4-year total	% Multi- Family		Total	% Multi- Family	4-year total	% Multi- Family	Total	% Multi- Family			
CONNECTICUT																			
Fairfield County	200,100	19,037	20.1	9.1	4,419	13.9													
Bethel V	1,833	188	0.0	10.3	43	0.0													
Bridgeport C	51,654	2,104	64.3	4.1	381	70.1													
Brookfield T		532	2.1		147	3.4													
Danbury C }	7,756	1,363	11.2		30	13.3													
Danbury T }					288	0.0													
Darien T }		635	0.0		71	0.0													
Easton T }		130	0.0		35	0.0													
Fairfield T }	13,822	1,401	9.1	10.1	292	9.2													
Greenwich T }	16,703	1,075	15.5	6.4	236	13.6													
Monroe T }		438	0.0		150	0.0													
New Canaan T }		449	6.7		111	5.4													
New Fairfield T }		389	0.0		74	0.0													
Newtown B }	443	2,479	0.0																
Newtown T }					145	0.0													
Norwalk C }	21,467	2,088	21.4	9.7	556	28.1													
Redding T }		67	0.0		37	0.0													
Ridgefield T }		898	0.7		266	0.0													
Shelton C }	5,437	2,737	0.5	13.6															
Sherman T }		67	0.0		4	0.0													
Stamford C }	28,955	2,867	4.6	9.9	638	17.6													
Stratford T }	13,549	1,104	17.4	8.1	245	1.6													
Trumbull T }		818	0.0		232	0.0													
Weston T }		286	0.0		60	0.0													
Westport T }		816	1.0		258	0.0													
Wilton T }		429	0.9		120	0.0													
NEW JERSEY																			
Bergen County	235,600	20,654	44.3	8.8	6,377	58.7													
Allendale B	1,155	224	0.9	19.4	48	0.0													
Alpine B		26	0.0		16	0.0													
Bergenfield B	8,042	527	53.9	6.6	207	72.5													
Bogota B	2,440	262	73.3	10.7	64	6.3													
Carlstadt B	1,994	2104	63.5	5.2	oc32	12.5													
Cliffside Park B	5,953	201	87.1	3.4	18	83.3													
Closter B	2,192	203	0.0	9.3	17	0.0													
Cresskill B	1,994	194	0.0	9.7	20	0.0													
Demarest B	1,153	183	0.0	15.9	43	0.0													
Dumont B	5,443	264	34.1	4.8	67	35.8													
East Paterson B	5,741	290	61.1	1.6	oc0	0.0													
Bergen County (Cont.)																			
East Rutherford B	2,483	285	4.7	3.4	oc33	0.0													
Edgewater B	1,409	163	93.9	11.6	oc49	95.9													
Emerson B	1,769	178	2.2	10.1	40	0.0													
Englewood C	8,227	306	57.2	3.7	19	0.0													
Englewood Cliffs B		887	0.0	9.5	oc84	0.0													
Fair Lawn B	10,419	389	19.5	3.7	140	51.4													
Fairview B		201	92.0		126	97.6													
Fort Lee B	7,971	2,113	93.9	26.5	884	98.2													
Franklin Lakes B		985	42.1	0.0	42.7	0.0													
Garfield C	9,707	1,348	3.6	3.6	149	98.0													
Glen Rock B		3,591	87	0.0	2.4	17	0.0												
Hackensack C	10,220	1,268	93.2	12.4	468	97.0													
Harrington Park B		990	16.3	0.0	16.5	18	0.0												
Hasbrouck Heights B	4,014	160	17.5	4.0	33	12.1													

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

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

	4-year total	% Multi-Family	Total	% Multi-Family
Union County (Cont.)				
Cranford Twp.	7,617	202	5.0	2.7
Elizabeth C	35,145	13,955	97.5	11.3
Fanwood B	2,205	156	0.0	7.1
Garwood B	1,615	158	13.8	3.6
Hillside Twp.	6,853	253	70.4	3.7
Kenilworth B	2,306	35	0.0	0.2
Linden C	11,957	920	78.2	7.7
Mountainside B	1,822	277	0.0	15.2
New Providence B	3,099	580	0.0	18.7
Plainfield C	14,426	871	57.7	6.0
Rahway C	8,502	572	74.1	6.7
Roselle B	6,414	421	62.7	6.6
Roselle Park B	3,819	276	58.3	7.2
Scotch Plains Twp.	5,077	937	36.5	18.5
Springfield Twp.	4,671	354	25.7	7.6
Summit C	7,338	223	1.8	3.0
Union Twp.	15,913	981	38.7	6.2
Westfield T	9,183	423	0.9	4.6
Winfield Twp.	0	0	0.0	0.0
NEW YORK				
Dutchess County				
Amenia T	53,420	3,602	17.7	6.7
Beacon C	3,980	90	2.2	2.3
Beekman T				
Clinton T	625	30	6.7	4.8
Dover T		30	0.0	
East Fishkill T				
Fishkill T		6	0.0	
Fishkill V	354	31	0.0	0.3
Hyde Park T		479	18.2	
La Grange T		636	0.6	
Milan T				
Millbrook V	440	6	0.0	1.4
Millerton V	371	3	0.0	0.8
Northeast T		4	0.0	
Pawling T		71	0.0	
Pawling V	603	44	0.0	7.9
Pine Plains T		5	0.0	
Pleasant Valley T				
Poughkeepsie C	13,362	234	40.2	1.8
Poughkeepsie T		1,508	22.1	
Red Hook T				
Red Hook V	562	9	0.0	1.6
Rhinebeck T				
Rhinebeck V	782	13	0.0	0.4
Stanford T				
Tivoli V		0	0.0	
Union Vale T				
Wappinger T		382	29.8	
Wappinger Falls V	1,430			
Washington T		51	0.0	
Nassau County				
Baxter Estates V	366,020	27,017	31.9	7.4
Bayville V	311	70	95.7	22.5
Bellerose V	1,732	187	0.0	10.8
Brookville V	366	4	0.0	1.1
Cedarhurst V	386	81	0.0	21.0
Center Island V	2,221	106	51.9	4.8
Cove Neck V	475	6	0.0	3.4
East Hills V	108	4	0.0	3.7
East Rockaway V	1,786	245	0.0	13.7
East Williston V	3,401	239	91.2	7.0
Farmingdale V	792	16	0.0	2.0
Floral Park V	1,964	603	59.7	30.7
Flower Hill V	5,537	81	27.2	1.5
Freeport V	1,189	76	84.2	6.4
Garden City V	10,801	1,887	80.4	17.5
Glen Cove C	7,005	190	7.9	2.7
Great Neck V	6,755	470	34.7	7.0
Great Neck Plaza V	3,057	61	0.0	2.0
Hempstead T	871	19	0.0	2.2
Hempstead T	2,312	214	99.5	9.3
Hempstead T	10,874	1,499	84.7	13.8
Hewlett Bay Park V	133,542	8,403	6.7	6.3
Hewlett Harbor V	140	2	0.0	1.4
Hewlett Neck V	382	12	0.0	3.1
Island Park V	143	7	0.0	4.9
Kensington V	1,341	256	92.2	19.1
Kings Point V	276	4	0.0	1.4
Lake Success V	1,176	102	0.0	8.7
Lattingtown V	753	64	0.0	8.5
Laurel Hollow V	445	49	0.0	11.0
Lawrence V	231	69	0.0	29.9
Long Beach C	1,793	135	3.7	7.5
Lynbrook V	13,757	1,348	94.4	9.8
Malverne V	6,285	334	88.6	5.3
Manorhaven V	2,879	52	3.8	1.8
Masapequa Park V	1,209	234	82.9	19.4
Matinecock V	4,804	266	0.0	5.5
Mill Neck V	232	10	0.0	4.3
Mineola V	248	45	0.0	18.1
Munsey Park V	6,205	602	94.2	9.7
Muttontown V	754	21	0.0	2.8
New Hyde Park V	369	71	0.0	19.2
North Hempstead T	2,978	64	0.0	2.1
North Hills V	27,529	2,111	22.5	7.7
Old Brookville V	93	2	0.0	2.2
	330	49	0.0	14.8

	4-year total	% Multi-Family	Total	% Multi-Family
Nassau County (Cont.)				
Old Westbury V	605	48	0.0	7.9
Oyster Bay T	62,317	5,021	2.9	8.1
Oyster Bay Cove V	298	25	0.0	8.4
Plandome V	384	12	0.0	3.1
Plandome Heights V	289	6	0.0	2.1
Plandome Manor V	203	22	0.0	10.8
Port Washington North V	212	367	56.1	173.1
Rockville Center V	7,907	389	74.6	4.9
Roslyn V	945	8	0.0	0.8
Roslyn Estates V	333	33	0.0	9.9
Roslyn Harbor V	260	34	0.0	13.1
Russell Gardens V	350	12	0.0	3.4
Saddle Rock V	261	1	0.0	0.4
Sands Point V	632	45	0.0	7.1
Sea Cliff V	1,883	69	0.0	3.7
South Floral Park V	301	25	16.0	8.3
Stewart Manor V	699	11	18.2	1.6
Thomaston V	919	26	0.0	2.8
Upper Brookville V	275	48	0.0	17.5
Valley Stream V	11,145	216	11.6	1.9
Westbury V	3,922	85	25.9	2.2
Williston Park V	2,333	141	96.5	6.0
Woodsburgh V	293	4	0.0	1.4
Orange County				
Blooming Grove T	66,210	3,703	7.9	5.6
Chester T		361	0.0	
Chester V	510	156	0.0	
Cornwall T		114	26.3	
Cornwall V	956	334	0.0	3.6
Crawford T		120	3.3	
Deerpark T		74	0.0	
Florida V		23	0.0	
Goshen T		114	0.0	
Goshen V	1,313	57	10.5	4.3
Greenville T		41	0.0	
Greenwood Lake V	1,295	23	0.0	1.8
Hamptonburg T		247	0.0	
Harriman V		9	0.0	
Highlands T		24	8.3	
Highland Falls V		118	0.0	
Maybrook V	458	13	0.0	2.8
Middletown C	6,933	317	62.8	4.6
Minisink T		13	0.0	
Monroe T		171	0.0	
Monroe V	1,128	64	3.1	5.7
Montgomery T		101	2.0	
Montgomery V		6	0.0	
Mount Hope T		40	0.0	
Newburgh C		55	14.5	
Newburgh T		361	0.0	
New Windsor T		511	0.0	
Otisville V		3	0.0	
Port Jervis C	3,309	25	16.0	0.8
Tuxedo T		52	0.0	
Tuxedo Park V		1	0.0	
Unionville V		24	0.0	
Walden V	1,748	21	0.0	1.2
Walkkill T		223	4.5	
Washingtonville V		149	4.1	
Warwick T		379	2.1	
Warwick V	1,093	44	38.6	4.0
Wawayanda T		42	0.0	
Woodbury T		95	0.0	
Putnam County				
Brewster V	17,510	1,644	0.5	9.4
Carmel T	551	31	0.0	0.2
Cold Spring V		679	0.0	
Kent T	704	111	36.4	1.6
Nelsonville V		268	0.0	
Patterson T		35	40.0	
Philipstown T		110	0.0	
Putnam Valley T		159	0.0	
Southeast T		175	1.7	
		236	0.0	
Rockland County				
Clarkstown T	38,570	10,519	31.8	27.3
Grandview-on-Hudson V		2,622	8.7	
Haverstraw T		4	0.0	
Haverstraw V	1,900	194	0.0	
Hillburn V	315	154	16.9	8.1
New Square V		4	0.0	
Nyack V	2,115	290	99.0	13.7
Orangetown T		1,456	24.9	
Piermont V	605	26	7.7	4.3
Ramapo T		2,253	1.8	
Sloatsburg V	771	60	0.0	7.8
South Nyack V	992	18	11.1	1.8
Spring Valley V	2,351	2,378	91.8	101.1
Suffern V	1,614	200	84.0	12.4
Stony Point V		439	5.7	
Upper Nyack V		571	0.0	
West Haverstraw T	1,396	280	0.7	20.1
Suffolk County				
Amityville V	223,280	48,270	9.7	21.6
Asharoken V	2,496	182	50.0	7.3
Babylon V	204	19	0.0	9.3
Babylon T	3,396	1,953	9.4	57.5
Belle Terre V	28,104	5,341	24.2	19.0
Bellport V	119	123	0.0	19.3
Brightwaters V	826	67	0.0	8.1
Brookhaven T	974	67	29.9	6.9
Brookhaven V	43,986	9,471	7.4	21.5
Dering Harbor V		33	0.0	
East Hampton T	5,455	634	0.3	11.6
East Hampton V				

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.
 a Revised from information of county planning board.
 1 Reports cover less than a year.
 2 Reports cover only one year.
 3 Reports incomplete, but cover more than one year.

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

	4-year total	% Multi-Family	Total	% Multi-Family
Suffolk County (Cont.)				
Greenport V	1,005	5	0.0	0.5
Head of the Harbor V	178	45	0.0	25.3
Huntington T	9,977	6,930	2.7	69.5
Huntington Bay V	420	44	0.0	10.5
Islip T	40,570	11,937	8.1	29.4
Lindenhurst V	6,124	1,708	1.1	11.6
Lloyd Harbor V	636	132	0.0	20.8
Nissequogue V	149	54	0.0	36.2
North Haven V	1,268	41	0.0	3.2
Northport V	1,969	230	34.3	11.7
Ocean Beach V	541	14	0.0	2.6
Old Field V	162	43	0.0	26.5
Patchogue V	3,135	147	31.3	4.7
Poquott V	239	12	0.0	5.0
Quogue V	586	3		
Riverhead T	6,477	892	28.0	13.8
Sag Harbor V	1,192	75	0.0	6.3
Saltire V	974	24	0.0	2.5
Shelter Island T	1,187	117	0.0	9.9
Shinnecock Indian Reservation		3		
Shoreham V	92	31	0.0	1.1
Smithtown T	12,701	6,349	6.5	50.0
Southampton T	24,554	1,708	16.9	7.0
Southampton V	2,007	111	0.0	5.5
Southold T	6,967	607	1.0	8.7
Village of the Branch V	232	59	0.0	25.4
Westhampton Beach V	1,006	228	61.4	22.7
Westchester County				
Ardsey V	1,059	113	0.0	10.7
Bedford T	3,529	397	22.9	11.2
Briarcliff Manor V	1,256	300	18.3	23.9
Bronxville V	2,370	17	0.0	0.7
Buchanan V	623	42	0.0	6.7
Cortlandt T	6,236	637	0.0	10.2
Croton-on-Hudson V	2,080	197	49.2	9.5
Dobbs Ferry V	2,817	191	10.5	6.8
Eastchester T	6,628	852	76.3	12.9
Elmsford V	1,260	68	75.0	5.4
Greenburgh T	9,794	1,200	46.3	12.3
Harrison T	5,437	464	65.1	8.5
Hastings-on-Hudson V	2,732	131	8.4	4.8
Irvington V	1,756	28	7.1	1.6
Larchmont V	2,080	32	0.0	1.5
Lewisboro T	1,729	211	6.2	12.2
Mamaroneck T	3,772	106	3.8	2.8
Mamaroneck V	5,546	398	63.1	7.2
Mount Kisco V	2,138	83	33.7	3.9
Mount Pleasant T	5,091	401	7.5	7.9
Mount Vernon C	25,031	677	90.7	2.7
New Castle T	3,039	390	0.0	12.8
New Rochelle C	23,498	1,142	65.1	4.9
North Castle T	2,012	301	0.7	15.0
North Pelham V	1,631	48	37.5	2.9
North Salem T	1,114	154	0.0	13.8
North Tarrytown V	2,875	157	68.8	5.5
Ossining T	666	245	29.4	36.8
Ossining V	5,468	673	76.5	12.3
Peekskill C	5,778	321	80.7	5.6
Pelham T ^b				
Pelham V	586	5	0.0	0.9
Pelham Manor V	1,826	32	0.0	1.8
Pleasantville V	1,866	149	30.2	8.0
Port Chester V	7,587	116	51.7	1.5
Pound Ridge T	908	103	0.0	11.3
Rye C	4,267	249	10.8	5.8
Rye T	1,692	426	41.3	25.2
Scarsdale V	4,858	163	0.0	3.4
Somers T	2,243	201	0.0	9.0
Tarrytown V	3,580	160	57.5	4.5
Tuckahoe V	1,981	60	60.0	3.0
White Plains C	16,546	737	68.4	4.5
Yonkers C	62,002	5,867	85.4	9.5
Yorktown T	5,779	921	0.0	15.9
New York City				
Bronx	2,756,648	237,913	94.2	8.6
Kings	472,833	37,162	95.7	7.9
New York	875,038	54,537	96.3	6.2
Queens	727,325	65,445	100.0	9.0
Richmond	616,383	71,202	92.7	11.5
	65,069	9,567	46.9	14.7

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.

¹ Reports cover less than a year.

² Reports cover only one year.

³ 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.



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