

Common name of dataset

DCP Housing Database Unit Change Summary Files

Tags

Housing, House, Building, Development, Dwelling Unit, Certificate of Occupancy, CO, Permit, Job Application, Filing, Net Units, Unit Change, Pipeline, Construction, Census Block, Census Tract, NTA, PUMA, City Council District, Community District

Summary

Net change in housing units arising from new buildings, demolitions, or alterations for common NYC geographic levels since 2010

Description

The NYC Department of City Planning's (DCP) Housing Database Unit Change Summary Files provide the 2010 census count of housing units, the net change in Class A housing units since the census, and the count of units pending completion for commonly used political and statistical boundaries. These tables are aggregated from the DCP Housing Database Project-Level Files, which is derived from Department of Buildings (DOB)-approved housing construction and demolition jobs filed or completed in NYC since January 1, 2010. Net housing unit change is calculated as the sum of all three construction job types that add or remove residential units: new buildings, major alterations, and demolitions. These files can be used to determine the change in legal housing units across time and space.

Credits

DOB Job Application Filings Open Data, DOB Certificate of Occupancy Open Data, DOB Permit Issuance Open Data, NYC DCP

Use limitations

The DCP Housing Database Unit Change Summary Files are being provided by the Department of City Planning (DCP) on DCP's website for informational purposes only. DCP does not warrant the completeness, accuracy, content, or fitness for any particular purpose or use of the Summary Files, nor are any such warranties to be implied or inferred with respect to the Summary Files as furnished on the website. DCP and the City are not liable for any deficiencies in the completeness, accuracy, content, or fitness for any particular purpose or use of the Summary Files, or applications utilizing the Summary Files, provided by any third party.

Update frequency

Semiannually - At the end of the second and fourth quarters of each year

Date of last update

February 28, 2021

Date of underlying data

December 31, 2020

Data sources and compilation process

<https://github.com/NYCPlanning/db-developments>

Version

2020Q4

Common uses

Estimating current housing and population:

The Housing Database is recommended for determining housing units at any time following the Decennial Census. City demographers strongly discourage using American Community Survey data for housing and population estimates, and instead recommend that users compute current housing and population by adding the net change in Class A housing units from the Housing Database to the Decennial count and grow population with average household size.

Anticipating near-term housing and population change:

The Housing Database may be used to determine housing change in the near future by tracking permits and filings which are often completed within a four-year time-horizon.

Data quality

DOB Open Data are the primary source for the DCP Housing Database Unit Change Summary Files, and despite efforts DCP makes to correct errors, there are still unknown accuracies throughout the data. The data are administrative in nature, and most of the information associated with a record is provided by the applicant, and not necessarily checked by the City.

Caveats (optional)

HOUSING DATABASE UNIT CHANGE SUMMARY FILES

The DCP Housing Database Unit Change Summary Files are based on DOB Open Data to identify housing construction. However, not all construction in NYC occurs legally by approval through the DOB. Illegal conversions of the housing stock may be prevalent in certain neighborhoods but are not represented in these tables.

DCP uses information such as job description, occupancy codes, and unit change to differentiate hotels and class B units from class A housing units. However, there may be hotels and class B units that DCP could not identify using these means.