



# **JOBS & HOUSING:**

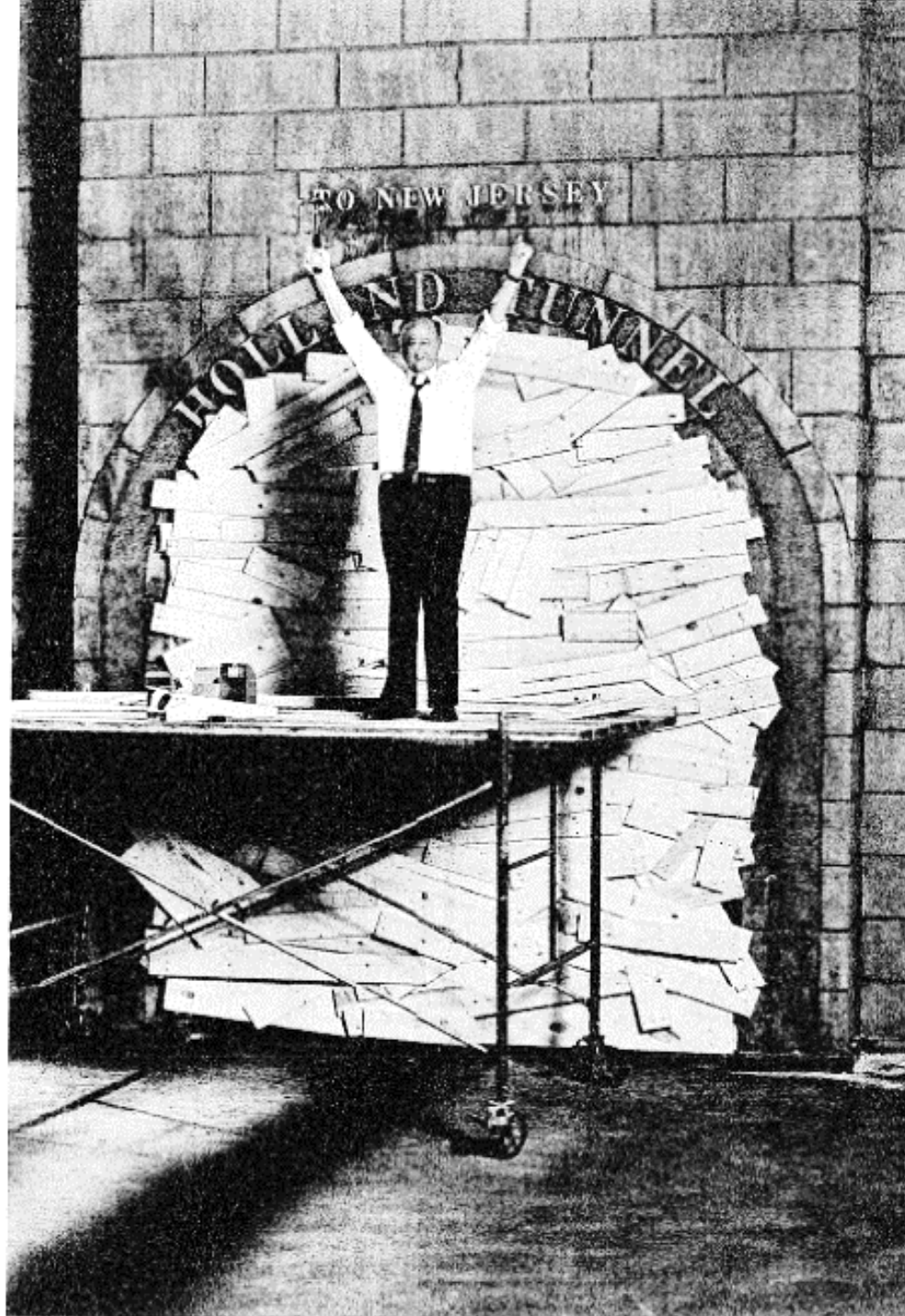
## **THE CONNECTION AMONG NEW YORK CITY, NASSAU COUNTY, & THE REGION**

**Marisa Lago**, *Director, NYC Department of City Planning and  
Chair, NYC City Planning Commission*

March 1, 2019







# "New Jersey? No way!"

—Mayor Edward I. Koch

Take one good look at the powerful incentive package for MetroTech and you'll never even *think* of leaving New York City.

Metrotech is the new 16-acre, one-billion dollar office complex and campus in downtown Brooklyn, with all the good things that New York City can offer. Metrotech is being built by Forest City, one of the leading national development companies, in association with The Rafter Group, Inc.

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#### Incentives you may never see again

Mayor Koch and New York City are so determined to keep you from going to New Jersey, they are offering unprecedented incentives at Metrotech.

- 22-year real property tax abatement
- 37.5% reduction in energy costs
- \$500 annual credit per employee or business tax for 12 years
- Elimination of occupancy tax for 12 years
- 50% lower base rents than new buildings in Manhattan

#### You're not pioneering: Morgan Stanley & Co., Inc., SIAC, and Brooklyn Union Gas Co. have already committed

You'll have great company at Metrotech. SIAC (Security Industry Automation Corporation) has already committed to locating its headquarters here. Your other neighbors at Metrotech will include the Brooklyn Union Gas Company corporate headquarters and Polytechnic University, one of the nation's leading graduate engineering schools, whose brain-power resources are readily available. Morgan Stanley & Co., Inc. will be relocating its operations department and data center to One Pierrepont Plaza just two short blocks away.

#### Built to your own exacting specifications

At Metrotech, you can get exactly what you want, and at the lowest cost. Metrotech features:

- Buildings designed for tomorrow's technology
- Space designed to accommodate rapidly changing computer technology
- 200,000 sq. ft. of space
- Floor sizes up to 17,000 square feet
- Center and side core floor layouts
- 30' x 30' bays
- Advanced security and communication systems

#### Mass transit, highway access and all major airports

By subway, Metrotech is only one stop and just minutes away from Wall Street. It is only one stop from the Long Island Railroad's Brooklyn Terminal.

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#### The stimulation of a university, the vitality of New York City

Until Metrotech, you had to move to the suburbs for a secure office campus atmosphere. Now for the first time you can find that kind of atmosphere amidst the vitality of New York City in downtown Brooklyn, you and your employees will be within walking distance of:

- Over 75 fabulous restaurants, with every kind of international food
- 450 retail stores, including Abraham & Straus
- 25 major banks

In downtown Brooklyn you will find the kinds of civilized pleasures you expect from America's—and the world's—great city, including the Brooklyn Academy of Music with the Brooklyn Philharmonic Orchestra, the Brooklyn Museum and the Brooklyn Botanic Garden. Just a few blocks away from Metrotech, you can admire beautiful residential neighborhoods like Brooklyn Heights and Cobble Hill.

#### Surrounded by a workforce that won't quit

You'll never be lacking for good employees in Brooklyn. Most of downtown Manhattan's workforce comes from Brooklyn, Queens and Nassau County. Right now over 300,000 Brooklyn residents commute to white collar jobs in Manhattan. Altogether, there are over 600,000 Brooklyn workers ready for you to tap.

#### "With our incentives, you can't afford not to look into Metrotech"

You know Mayor Koch. He isn't just talking. He means it. You owe it to yourself and to your employees, before you even think of leaving the heart of New York City—to look at Metrotech here in New York, sponsored by Forest City, one of the nation's leading developers.

#### Metrotech's Preview: One Pierrepont Plaza

Construction is almost completed on One Pierrepont Plaza, the new 16-acre, one-billion dollar office complex in Brooklyn's first major new office building in 25 years, offering unprecedented incentives. In fact, Morgan Stanley & Co., Inc., the New York based international investment bank, will be moving into the building in February 1988.

For more information on Metrotech—and its Phase One component, One Pierrepont Plaza, which is now ready for leasing—call Forest City Metrotech Associates at: (212) 319-2100.

And when you call, you'll find Mayor Koch is right: "New Jersey? No way!"

**MetroTech** Now we've made it even harder to leave New York City.



# THE GEOGRAPHY OF JOBS

**NYC Metro Region Economic Snapshot**

[www.nyc.gov/region](http://www.nyc.gov/region)

**NYC**  
PLANNING





## **Geography of Jobs**

**Release Event & Regional Economic Development Forum**

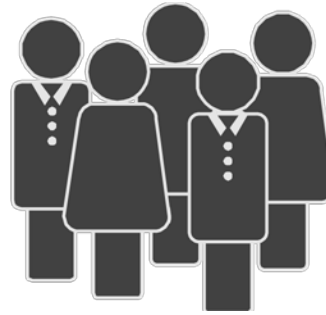
**New York Building Congress**

**July 31, 2018**

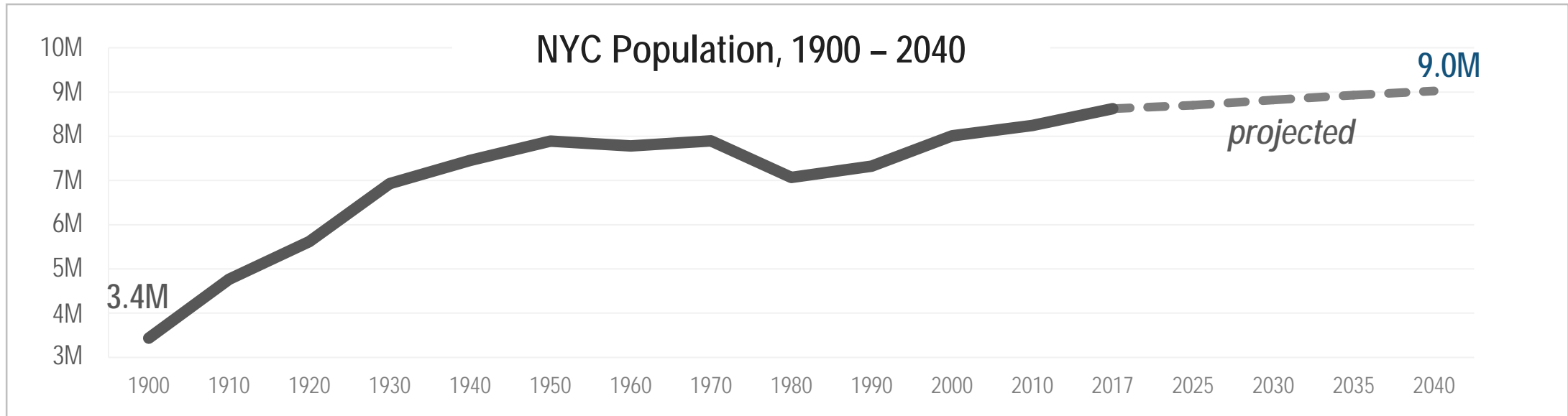


# NYC is booming

Peak  
Population  
**8.6 Mil**



Peak  
Employment  
**4.5 Mil**

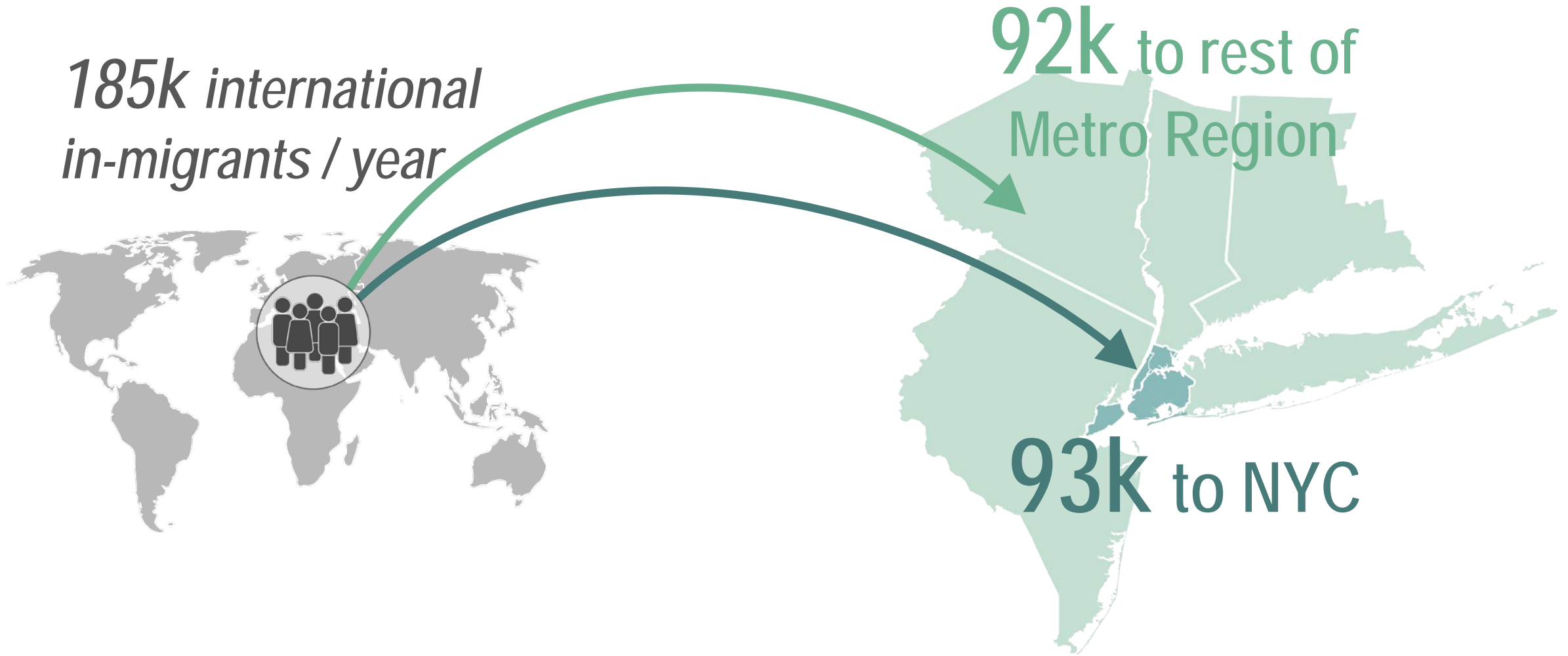




# NYC and the Region are fueled by migration

2012-2016 Annual Average

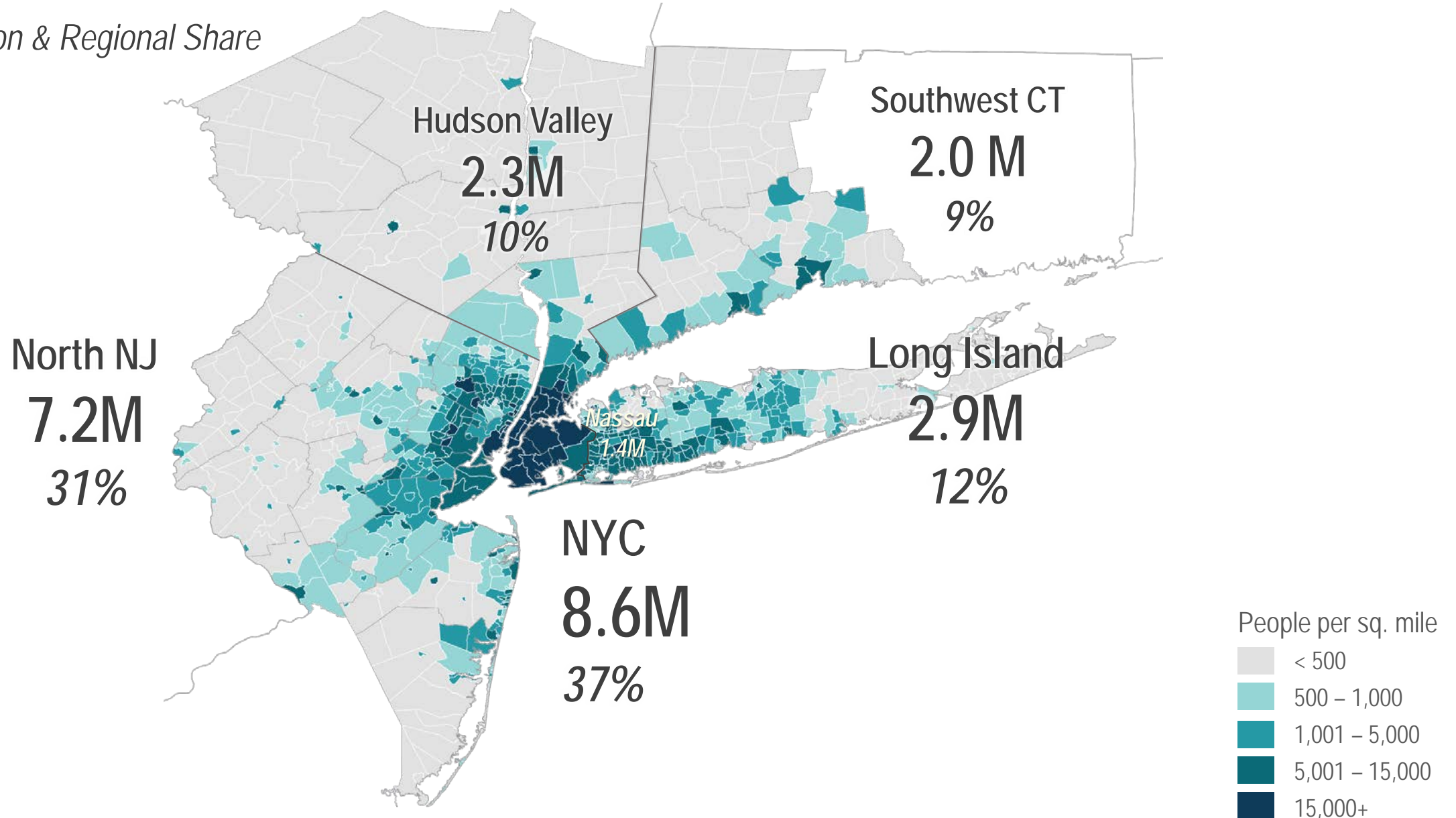
*185k international  
in-migrants / year*





# NY Metro Region – home to 23 million

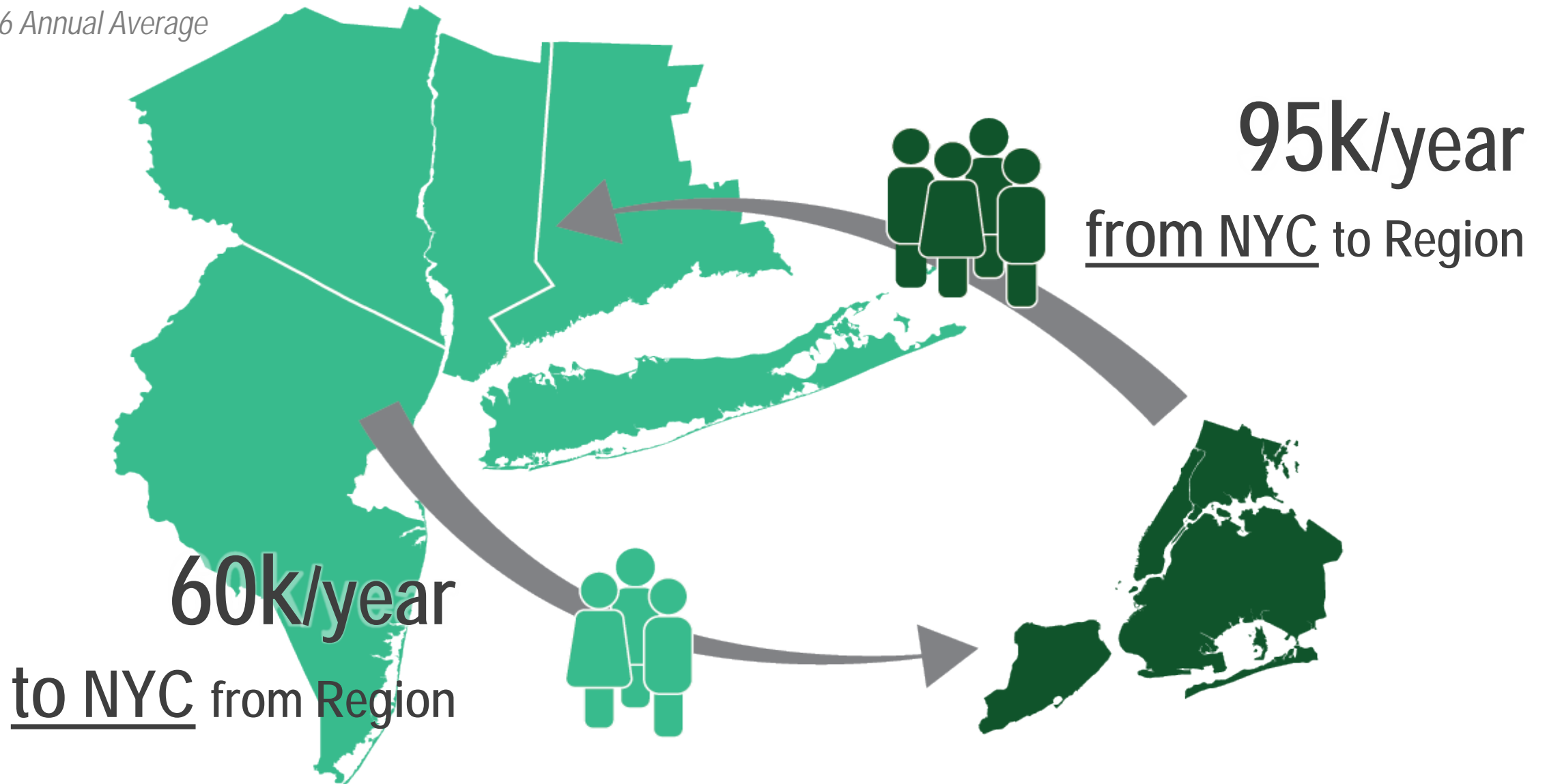
Total Population & Regional Share  
2017





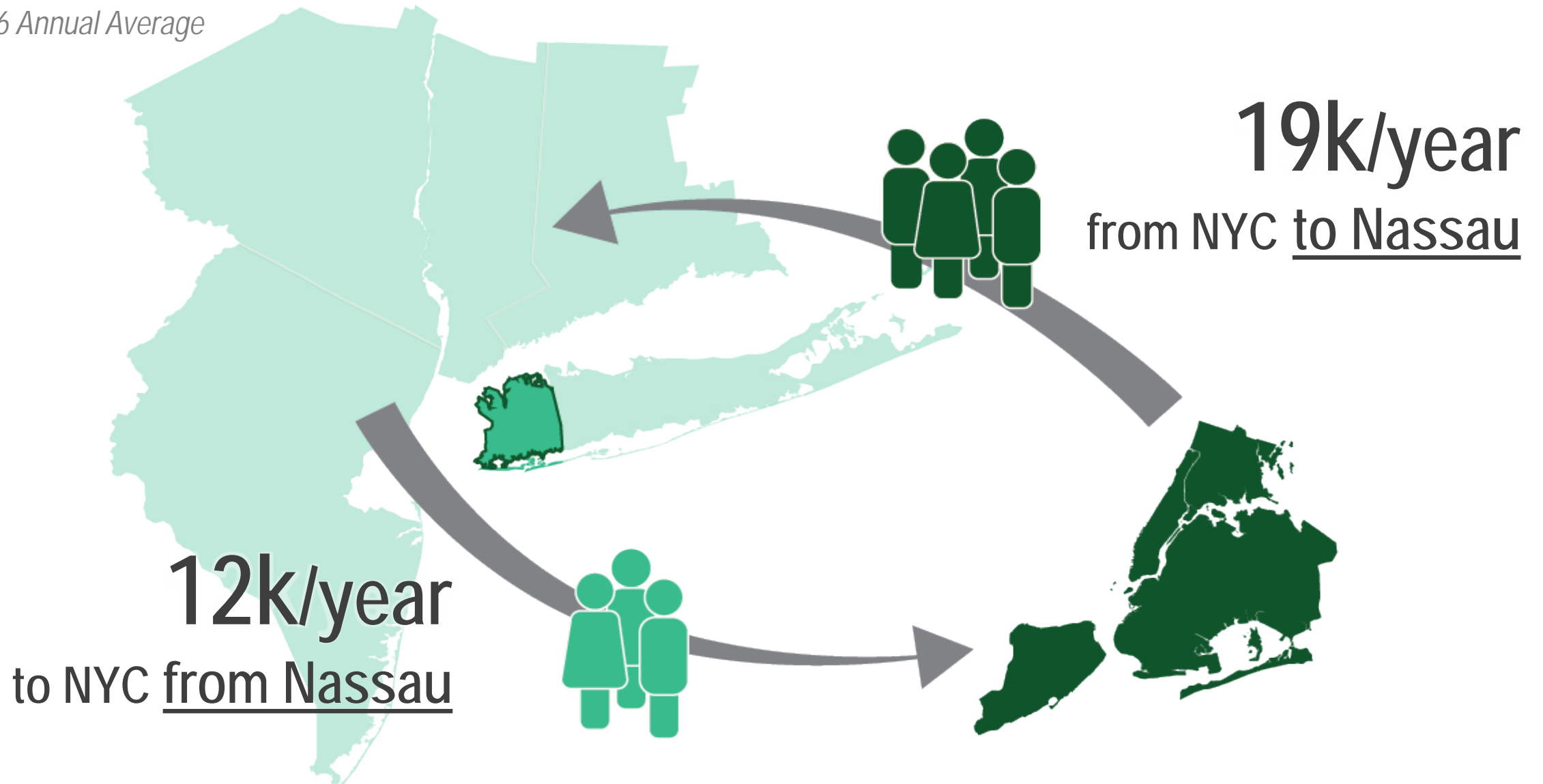
# Migration between NYC and the Region

2012-2016 Annual Average



# Migration between NYC and Nassau County

2012-2016 Annual Average

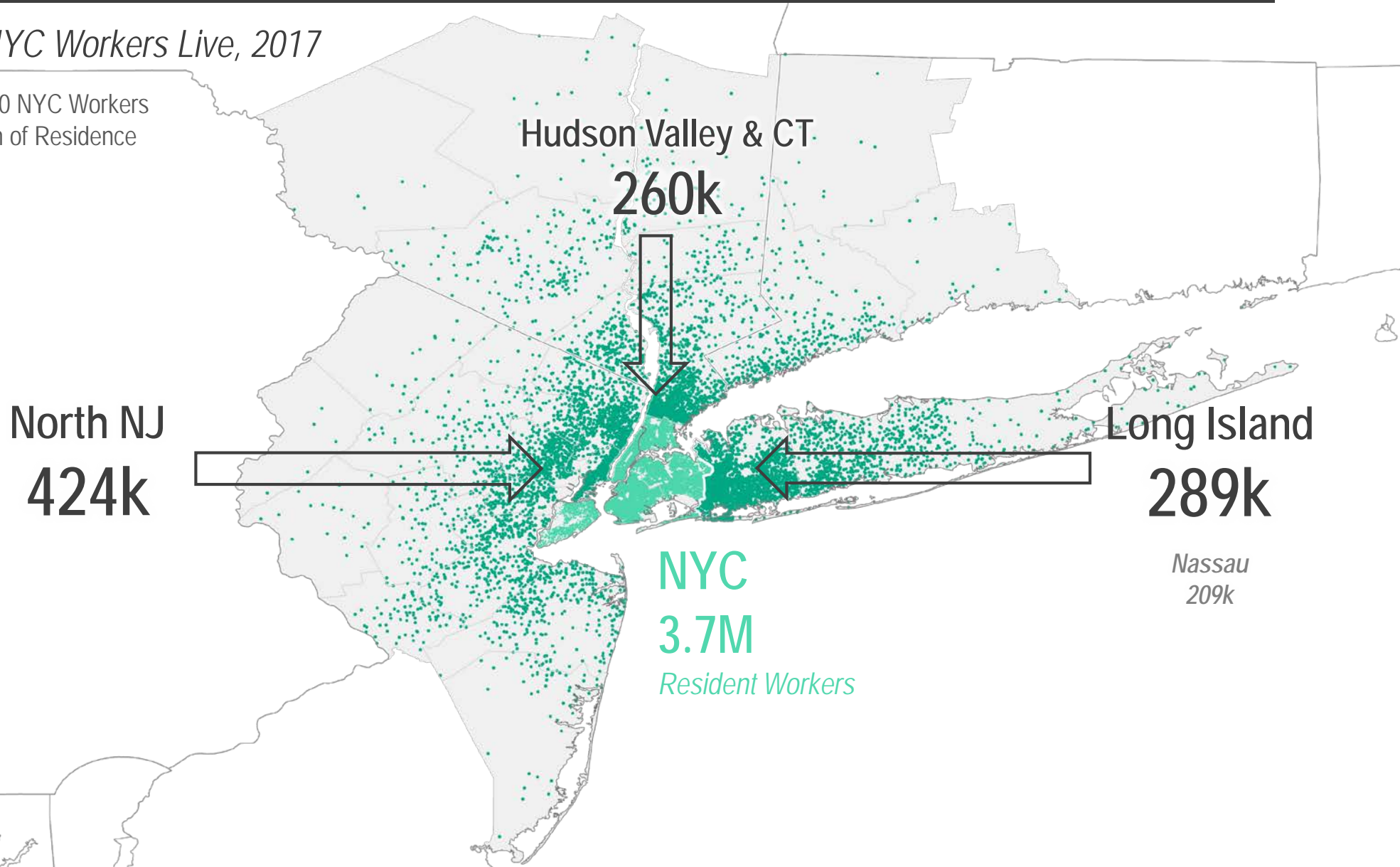




# 1 million NYC workers live outside the city

*Where NYC Workers Live, 2017*

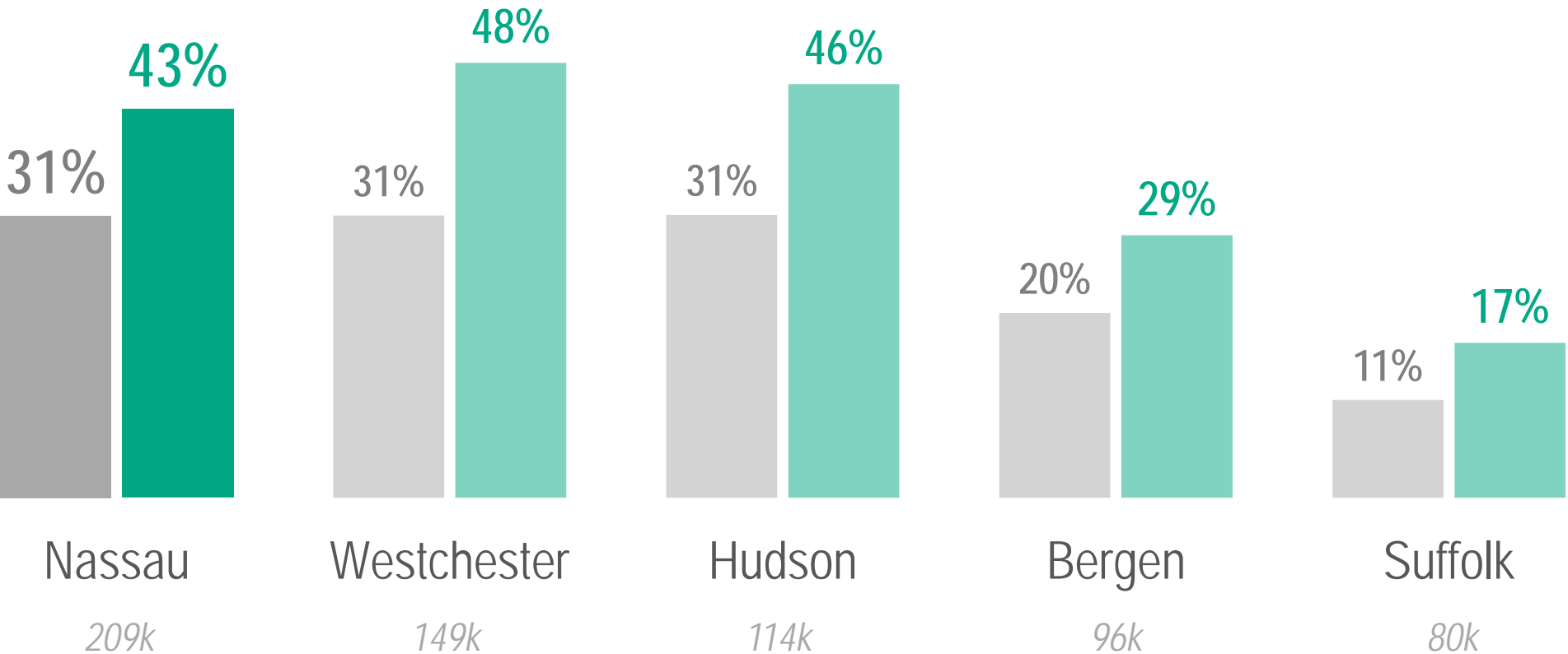
• 1 Dot = 100 NYC Workers  
at Location of Residence



# Significant Nassau County jobs and wages earned in NYC

% Residents Working in NYC vs. % Resident Wages Earned in NYC

Top 5 Counties by # of NYC Workers, 2017

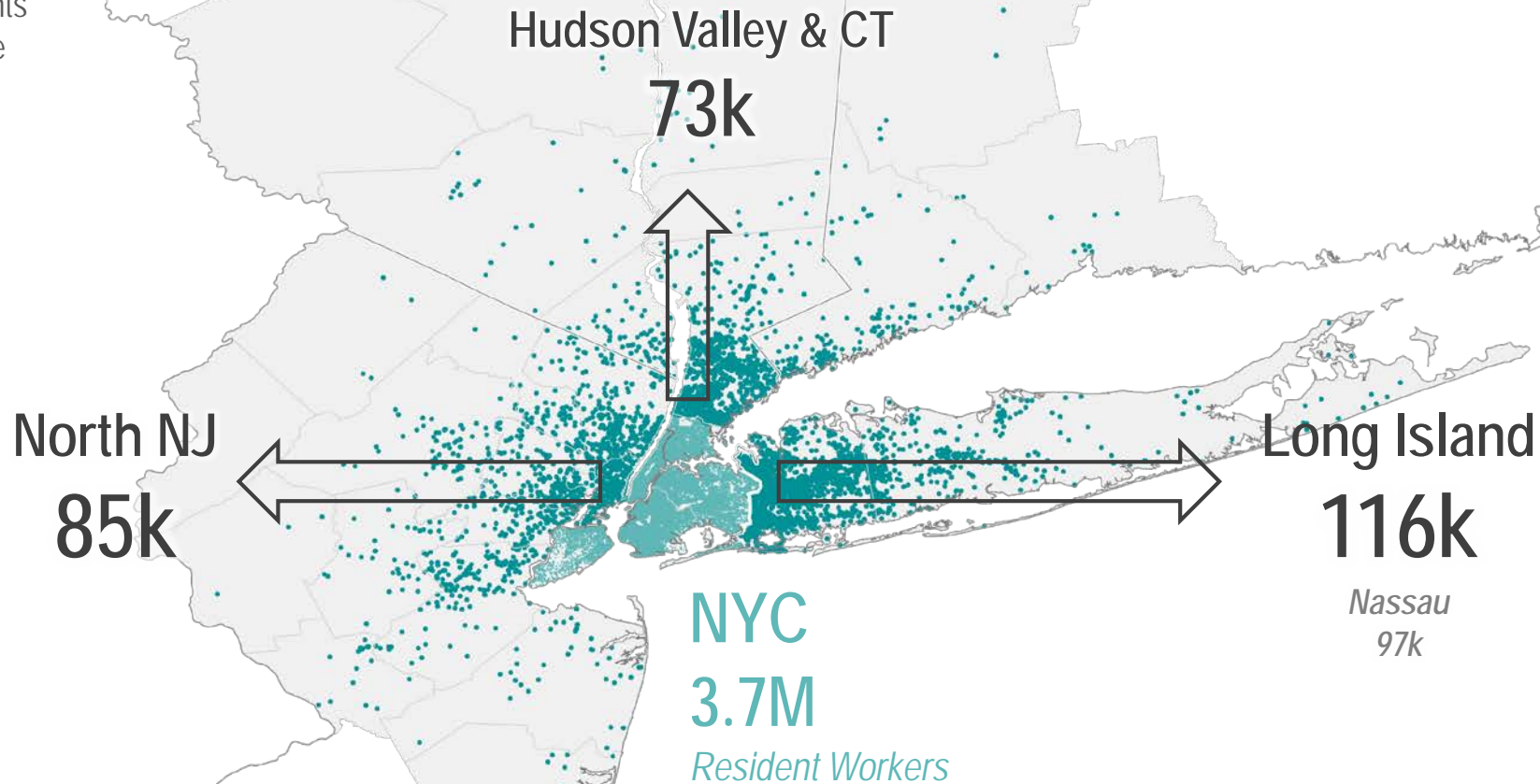




# 7% of NYC residents work outside the city

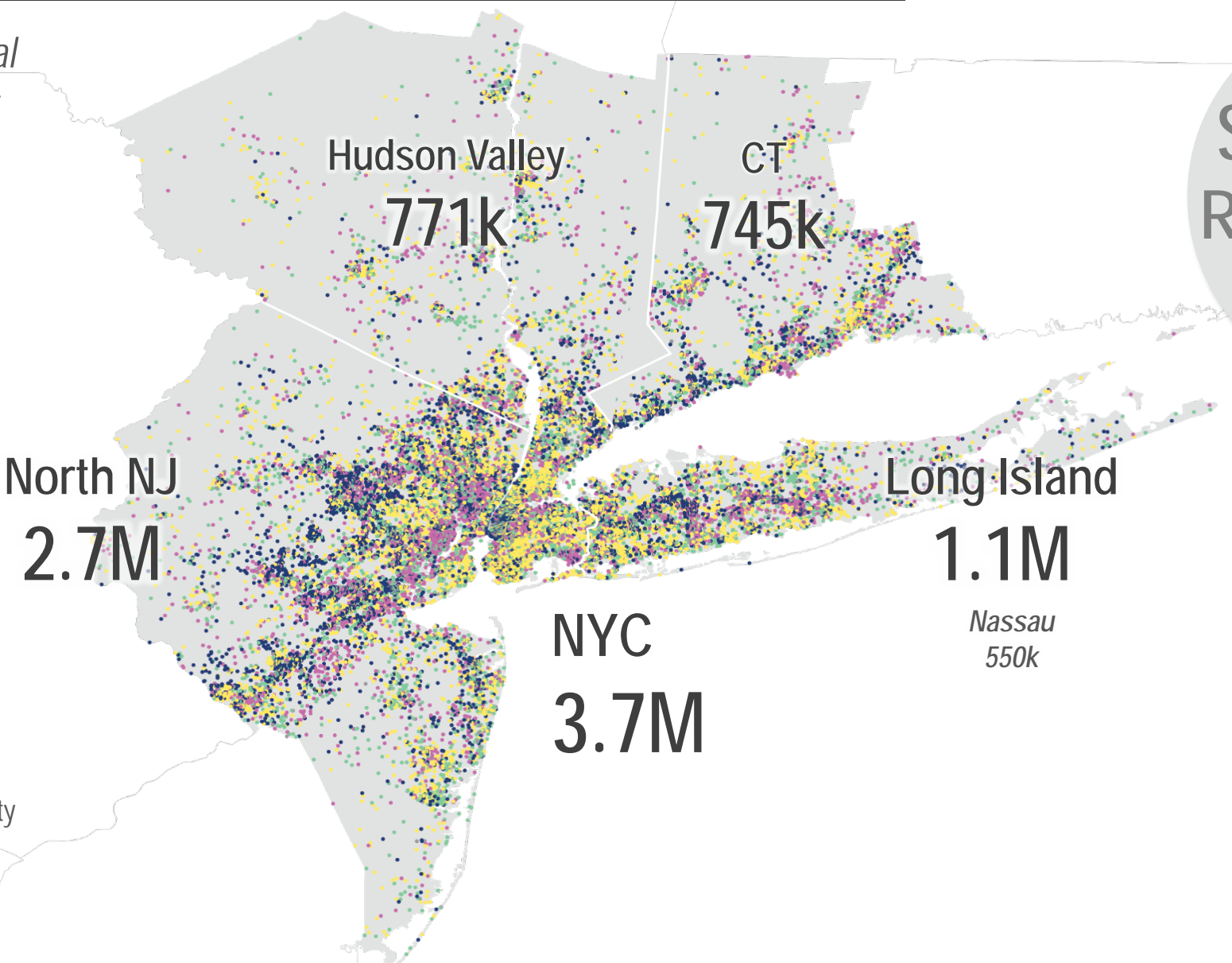
*Where NYC Residents Work, 2017*

- 1 Dot = 50 NYC Residents at Location of Workplace



# 9 million private jobs in the Region

2017 Average Annual  
Private Employment  
by Macro Sector



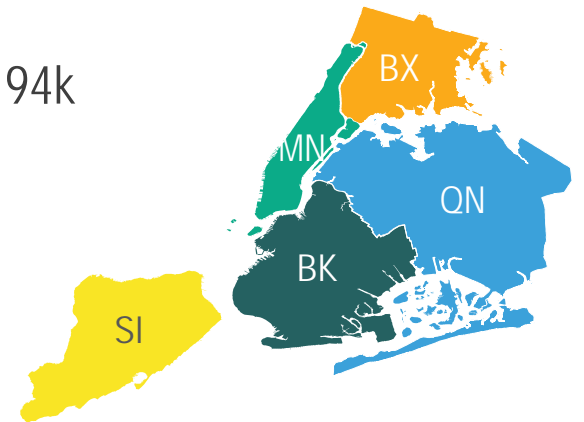
**\$1.9 Trillion**  
**Regional GDP**  
*10% of U.S. GDP*

- 1 Dot = 250 Jobs
- Other services
  - Retail, Leisure & Hospitality
  - Industrial
  - Education & Healthcare
  - Office-based



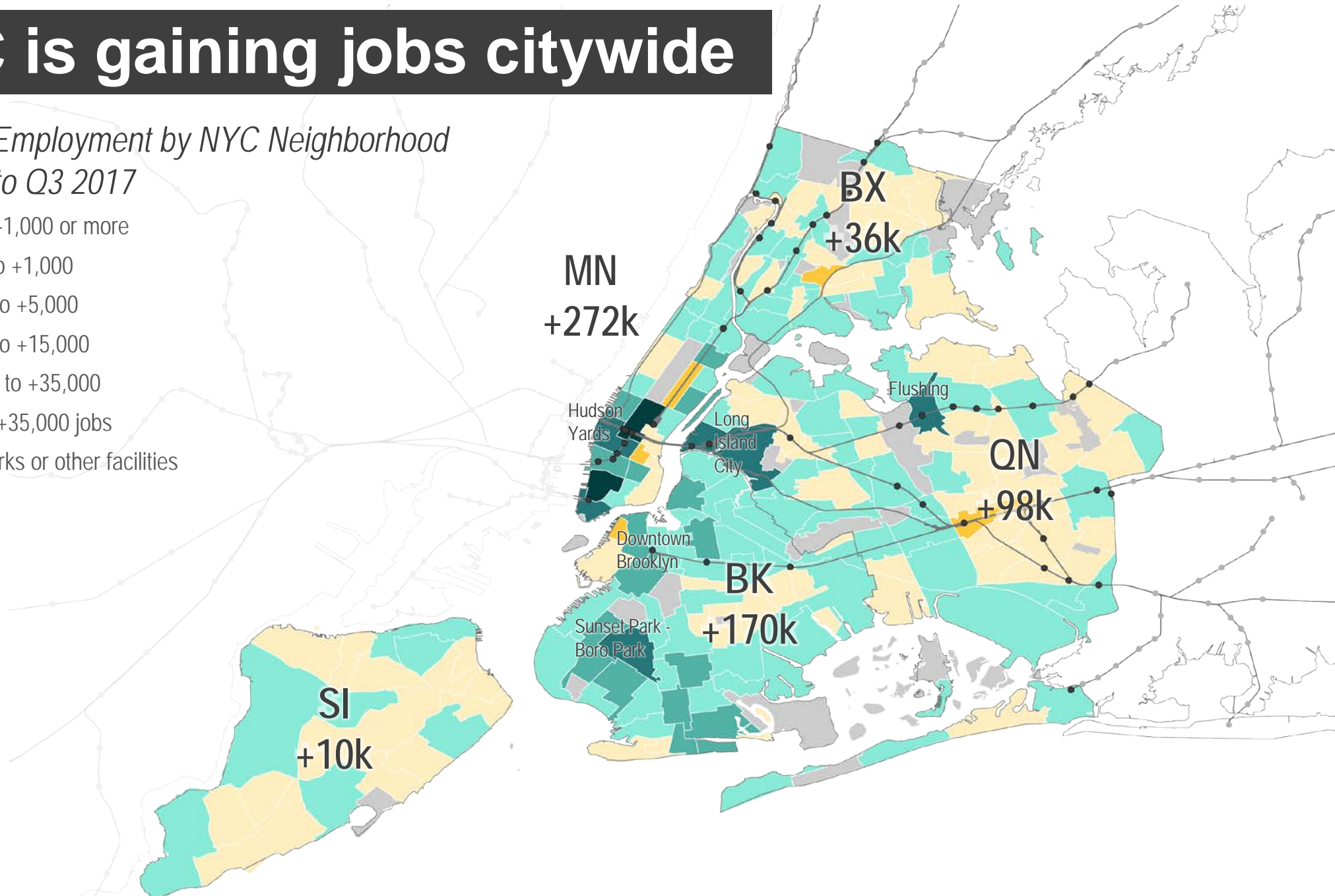
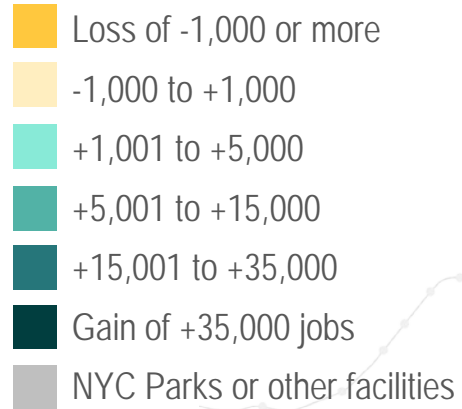
# NYC is gaining jobs in all sectors

*ΔPrivate Employment by NYC Borough and Macro Sector  
2008 to 2017*



# NYC is gaining jobs citywide

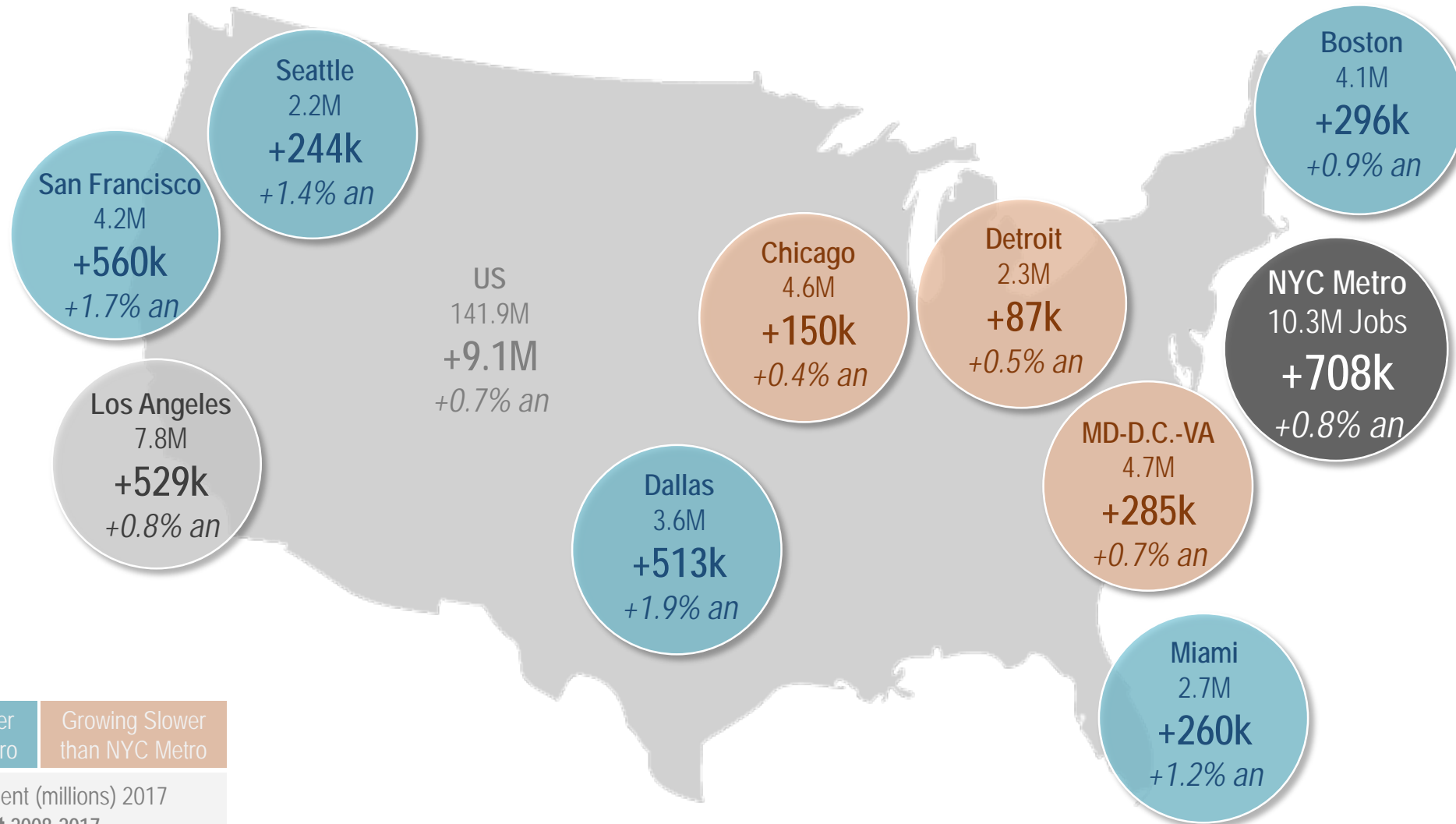
*ΔPrivate Employment by NYC Neighborhood  
Q3 2008 to Q3 2017*





# Regional performance par with national average

ΔTotal Employment Post-Recession, 2008 to 2017



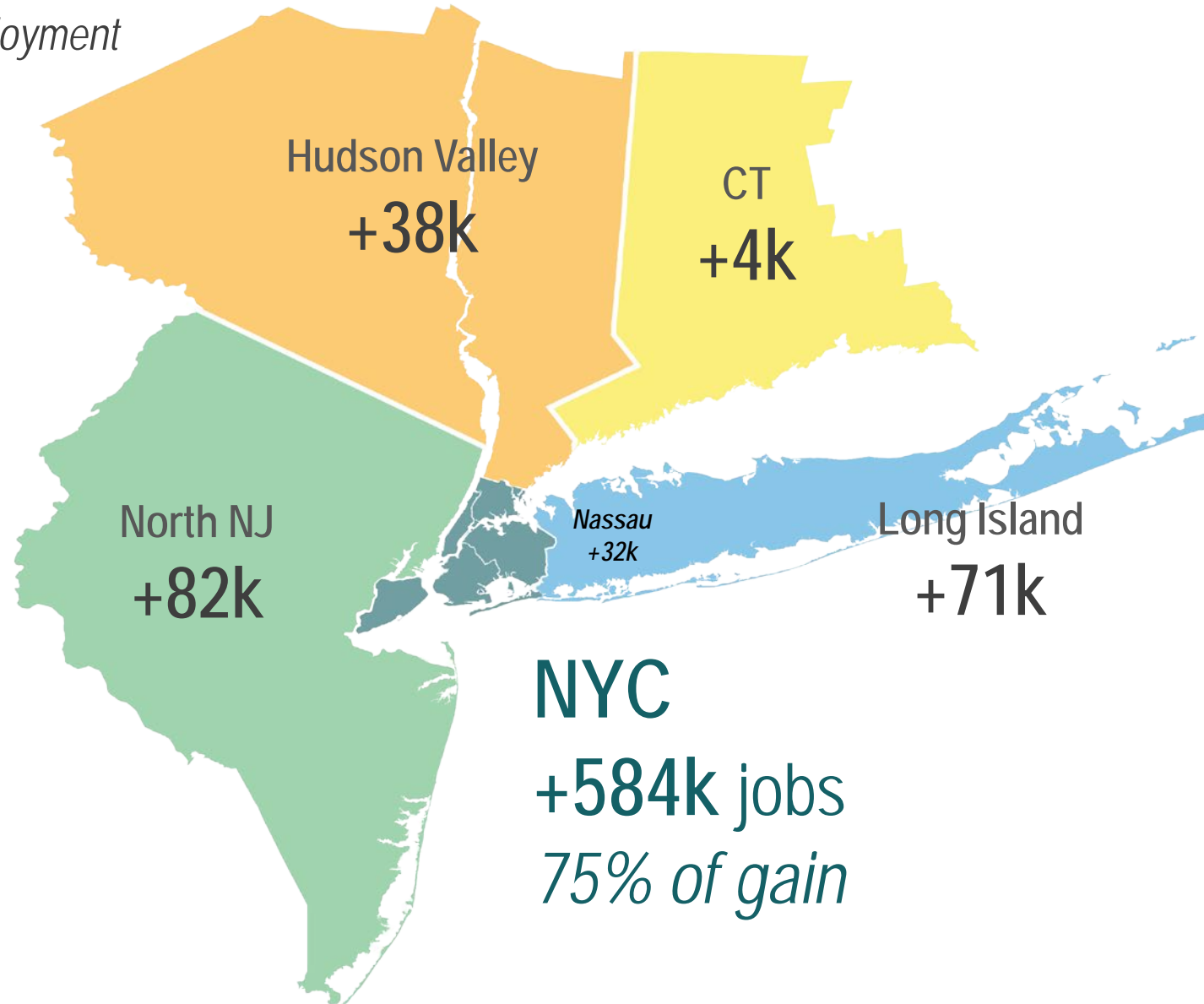
Growing Faster  
than NYC Metro

Growing Slower  
than NYC Metro

Total Employment (millions) 2017  
ΔEmployment 2008-2017  
Δ% annual, 2008-2017

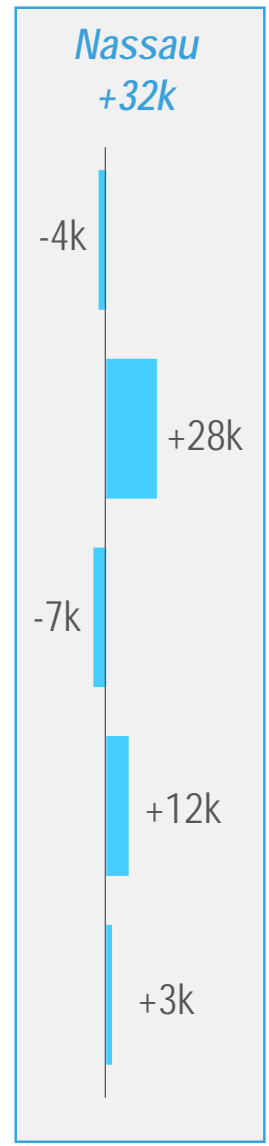
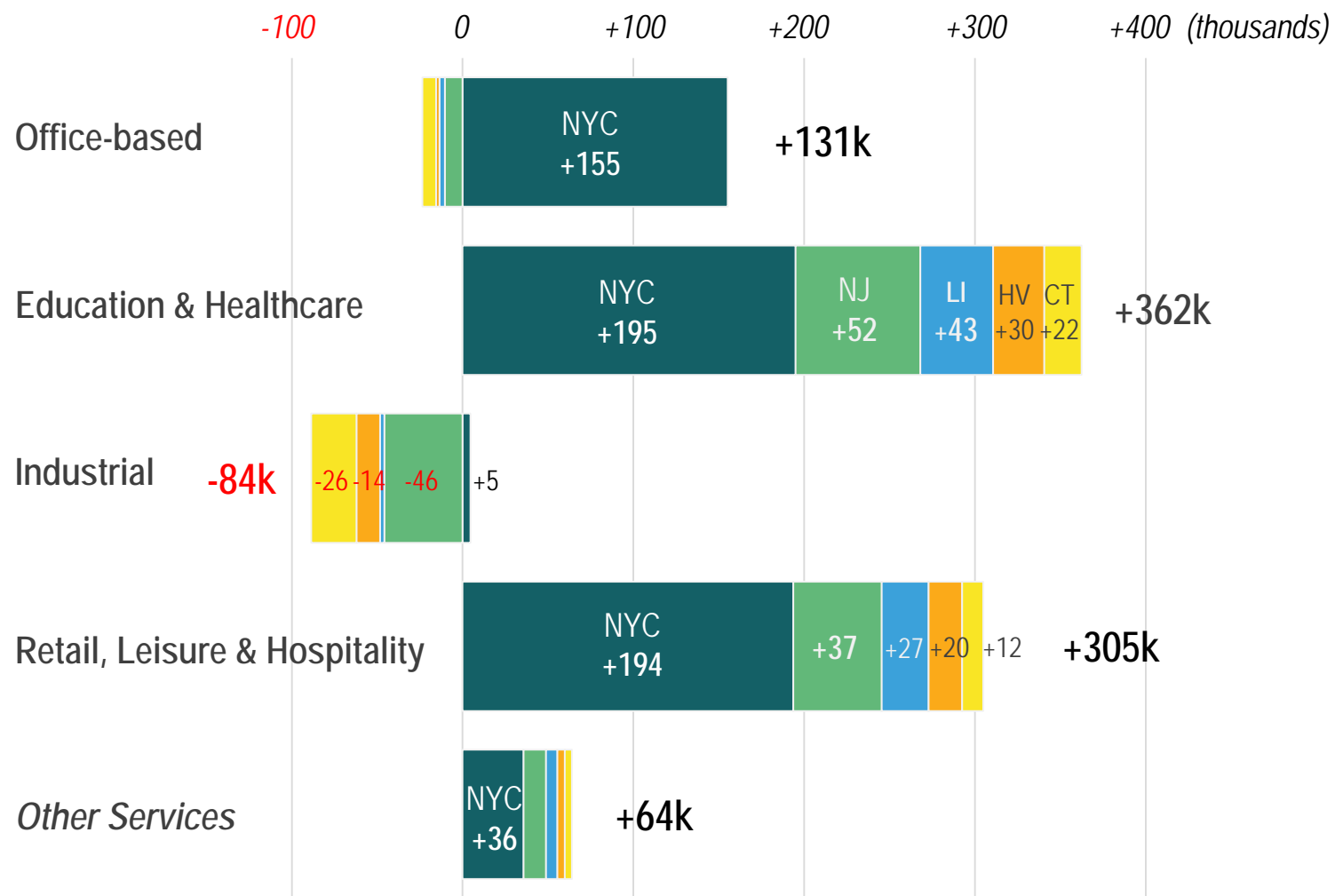
# Region gained 778,495 private sector jobs since 2008

*Δ Average Annual Private Employment  
2008 to 2017*



# Most regional gains were in healthcare & local services

*ΔPrivate Employment by NYC Borough and Macro Sector  
2008 to 2017*

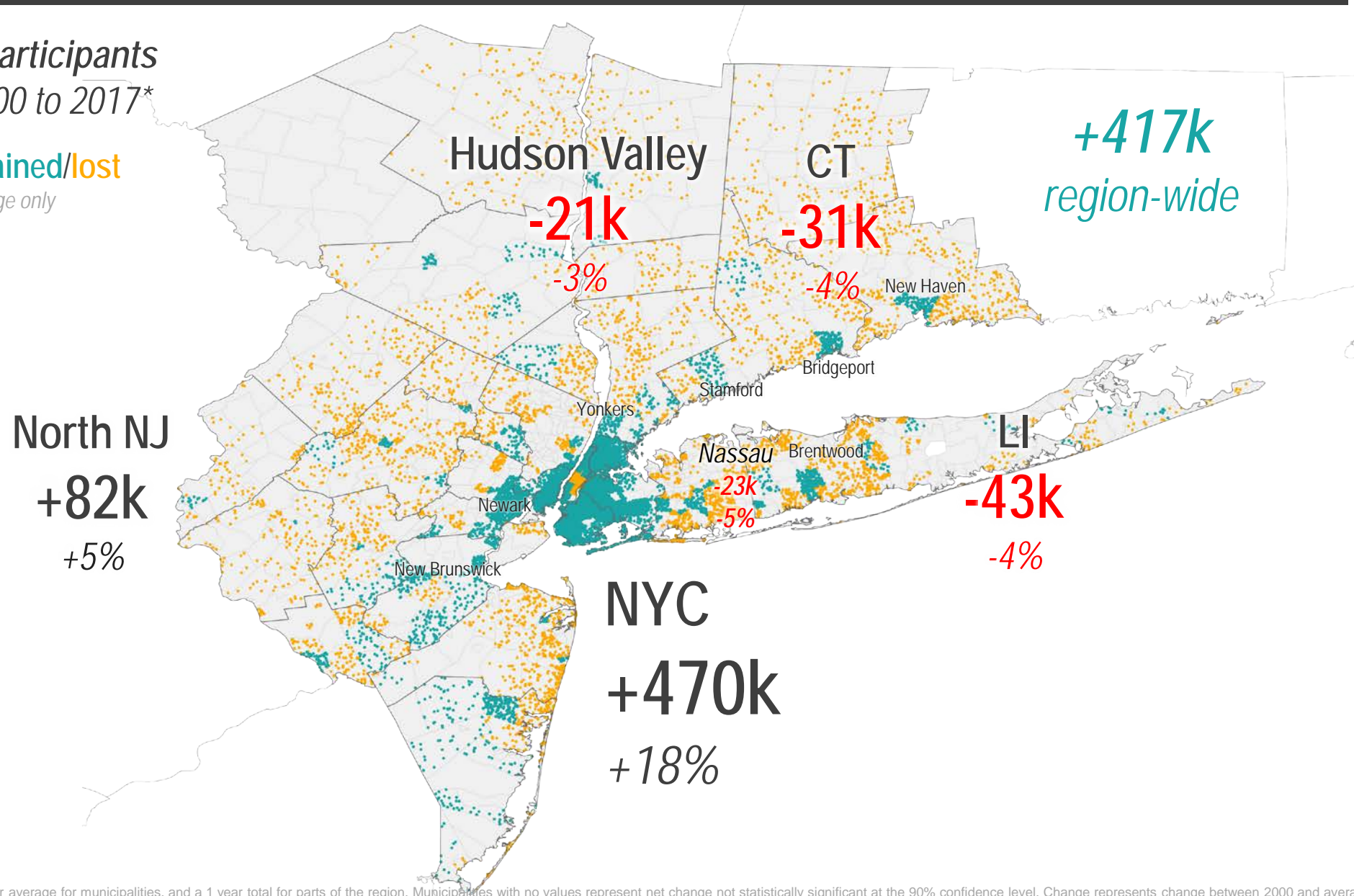




# Gains of labor force age 25-54 limited to select locations

*ΔLabor Force Participants  
Age 25 – 54, 2000 to 2017\**

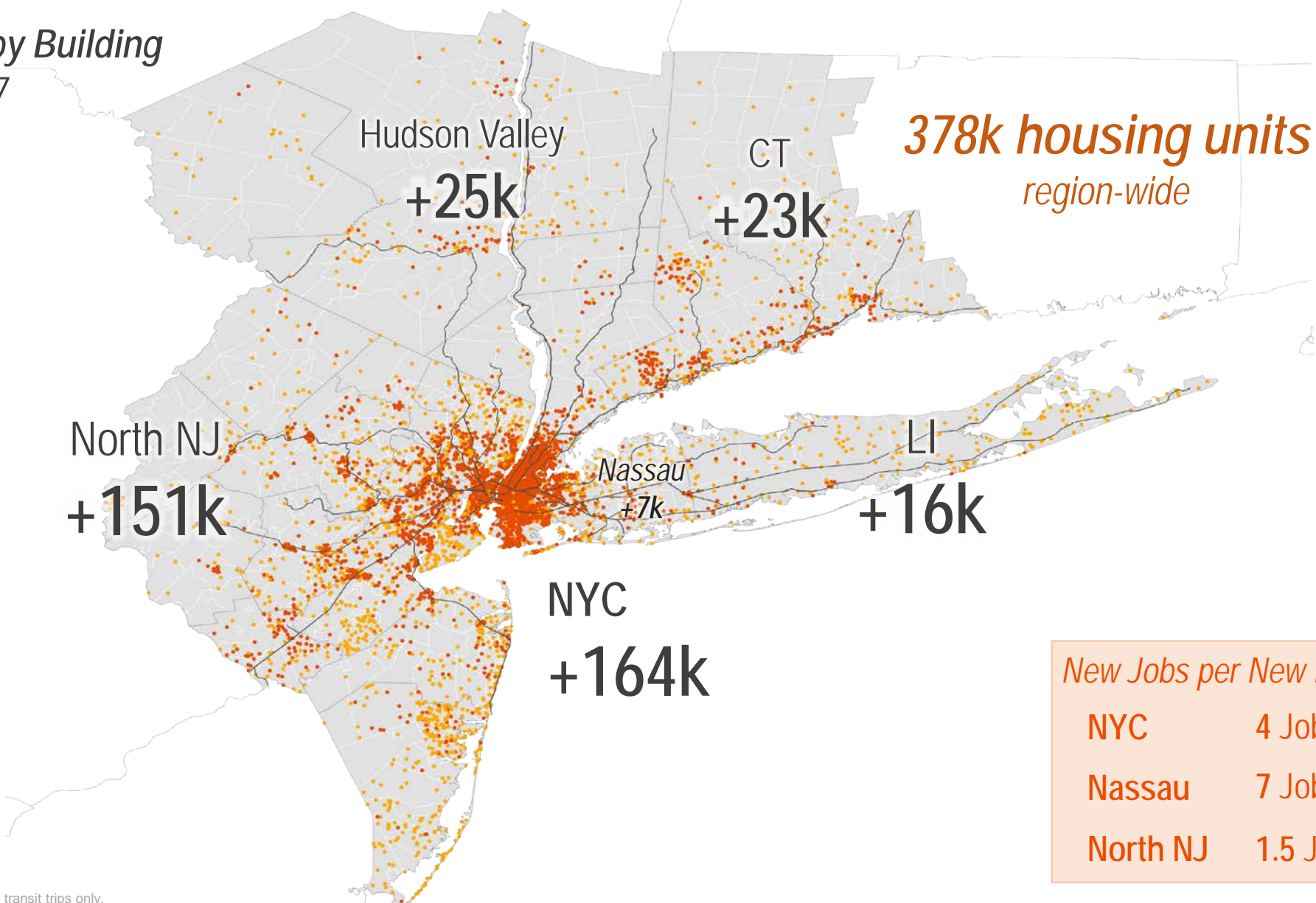
1 Dot = 50 People **gained**/**lost**  
*Statistically significant change only*



# New housing development mostly in NYC & North NJ

## New Housing Units by Building Permits, 2010 to 2017

- 1 Dot = 50 units
  - in 1-2 Unit Building
  - in 3+ Unit Building
- Commuter Rail



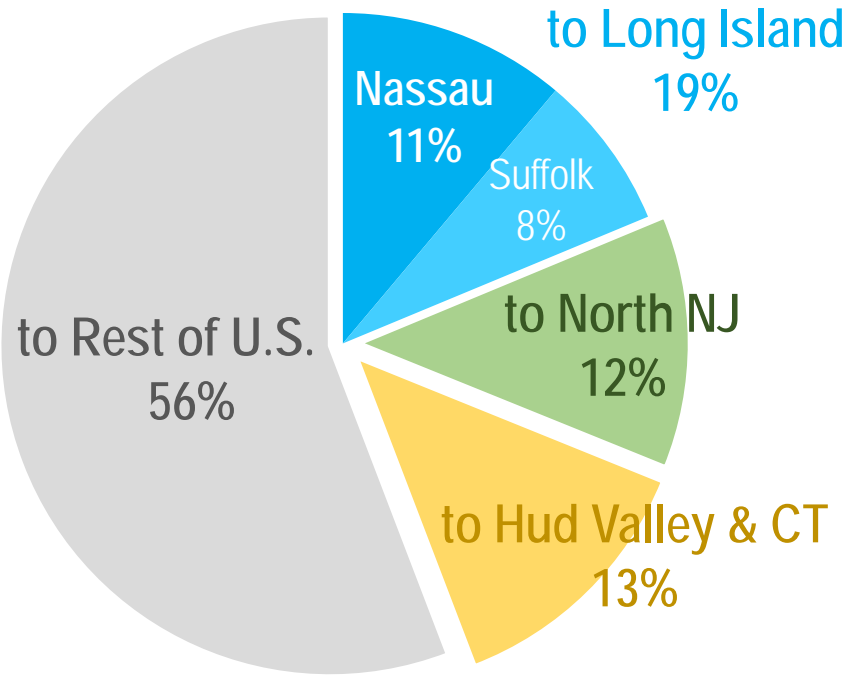
2010 – 2017

New Jobs per New Housing Unit	
NYC	4 Jobs /Unit
Nassau	7 Jobs /Unit
North NJ	1.5 Jobs /Unit

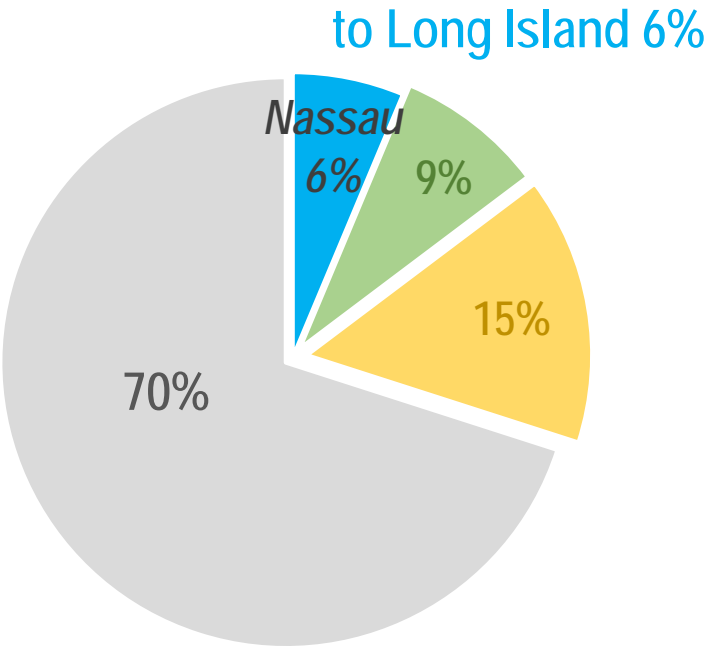
# Migration from NYC to Long Island has declined

Average Annual Net Migration from NYC

1975 – 1980: **146k** people per year



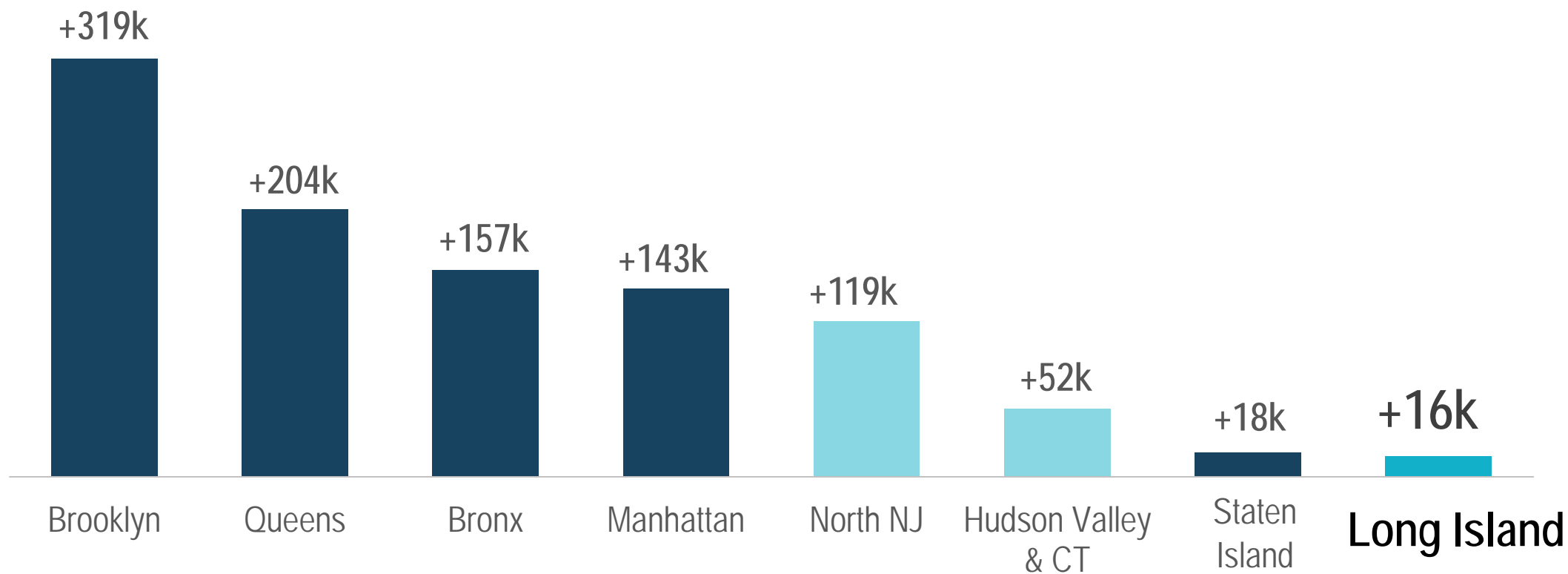
2012 – 2016: **118k** people per year





# Workforce of NYC increasingly living in NYC

Δ Number of Residents Who Work in NYC, 2000 to 2017



# Housing New York

## A Five-Borough, Ten-Year Plan



The City of New York  
Mayor Bill de Blasio

Alicia Glen, Deputy Mayor for  
Housing & Economic Development

**NYC**



# Mandatory Inclusionary Housing

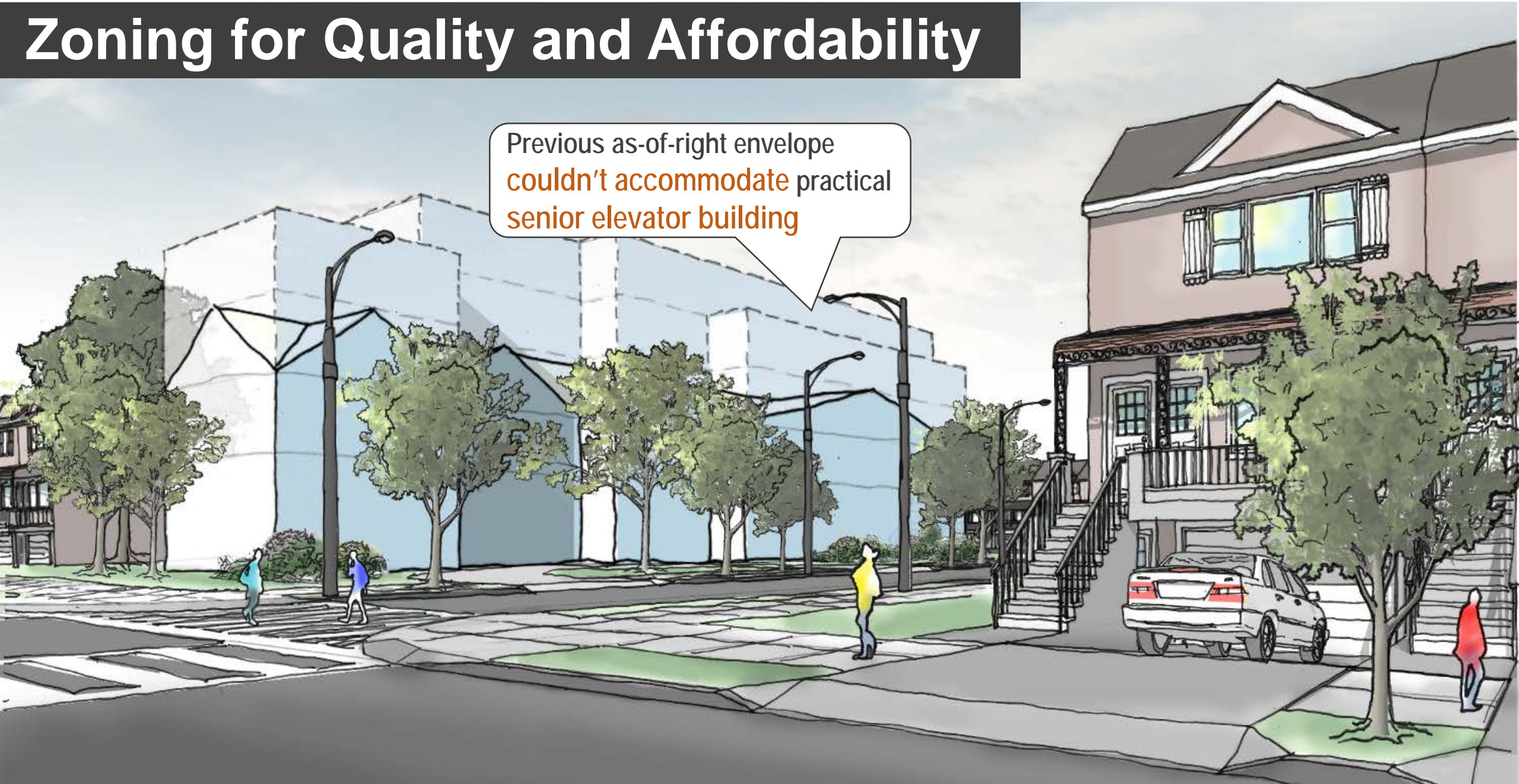
Makes affordable housing mandatory and permanent whenever new capacity is approved through land use changes





# Zoning for Quality and Affordability

Previous as-of-right envelope  
**couldn't accommodate** practical  
**senior elevator building**





# Zoning for Quality and Affordability

New envelope allows typical senior housing building to be built as-of-right





# Pilot Basement Conversion Program



East New York, Brooklyn



# Neighborhood Planning: East New York

Low-scale  
auto-oriented  
uses

No new housing  
permitted

Wide street  
unsafe for  
pedestrians





# Neighborhood Planning: East New York





# Neighborhood Planning: East New York





# Neighborhood Planning – it's not easy!



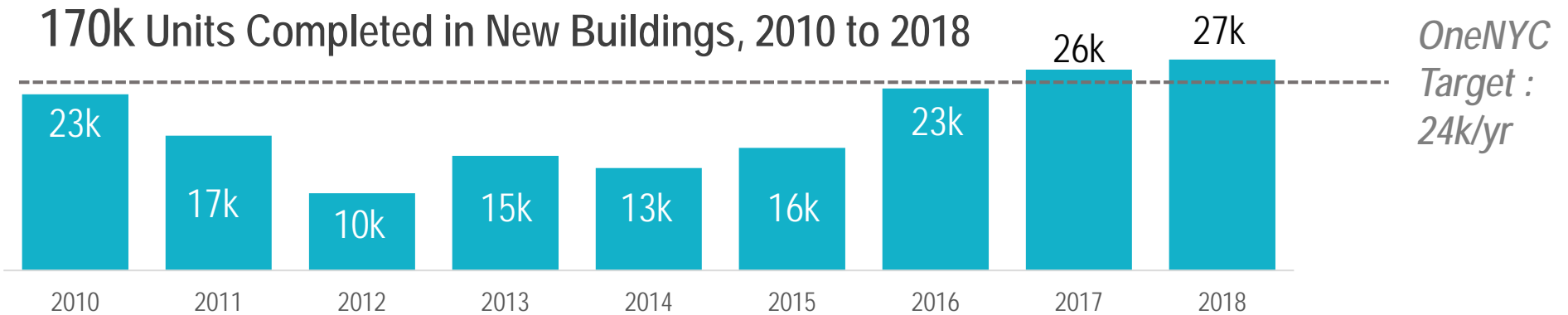


# NYC Housing Achievements

*Since  
2014*

The City financed **construction** of **39,000 new** and **preservation** of **83,000 existing** affordable units

*Since  
2010*



# Maintaining economic competitiveness

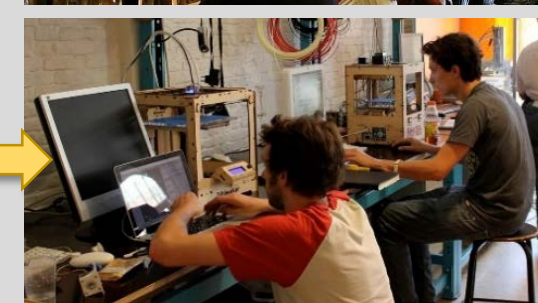
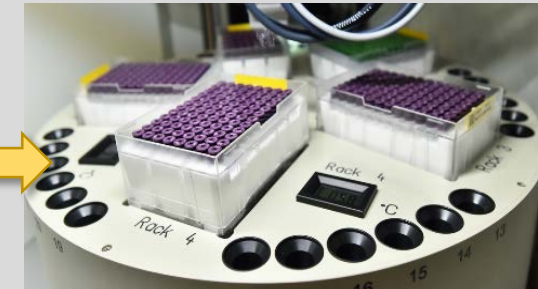


## Zoning for Economic Development: *updating land use to accommodate industrial modernization*

THEN



NOW



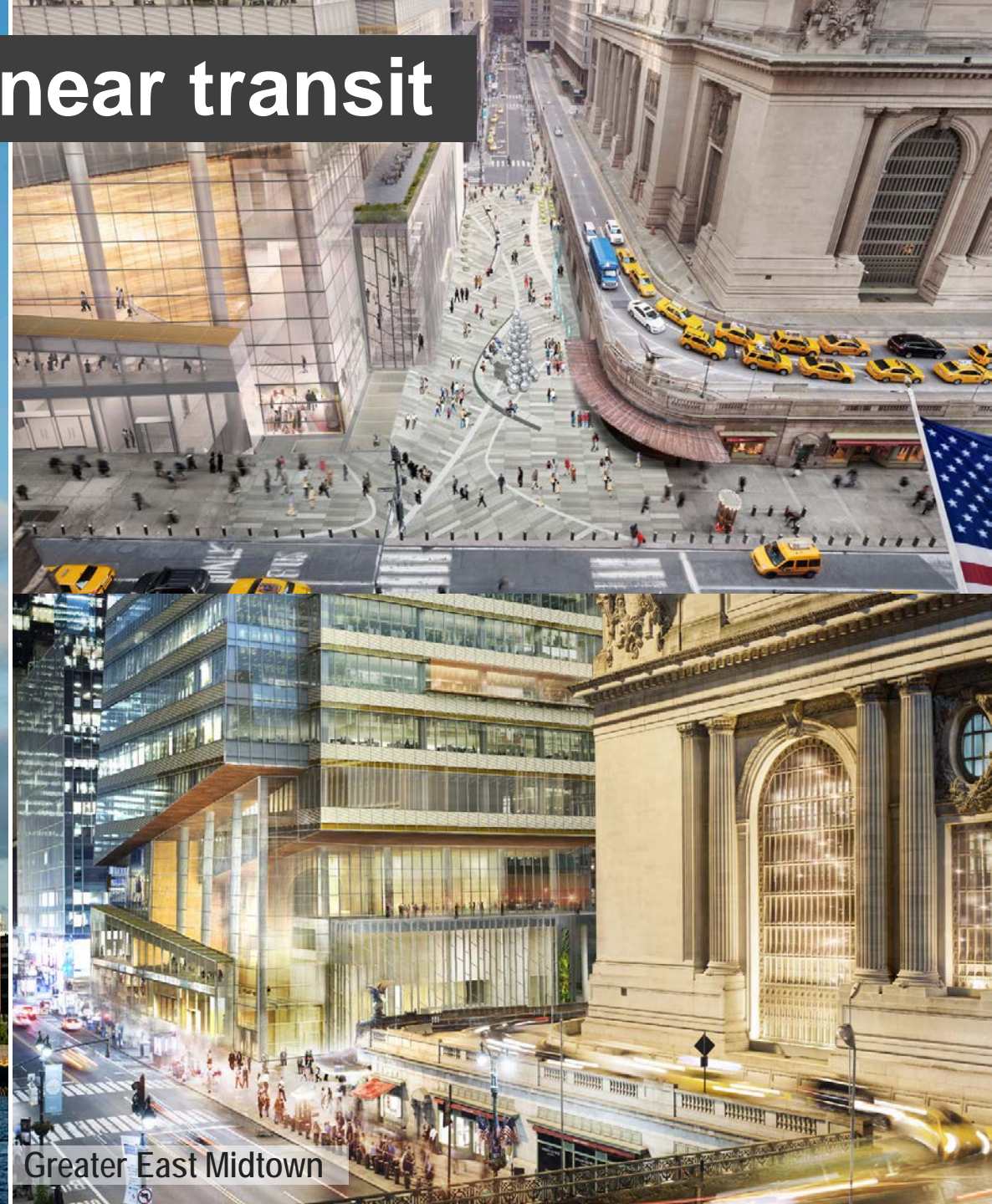




# Creating space for modern industries

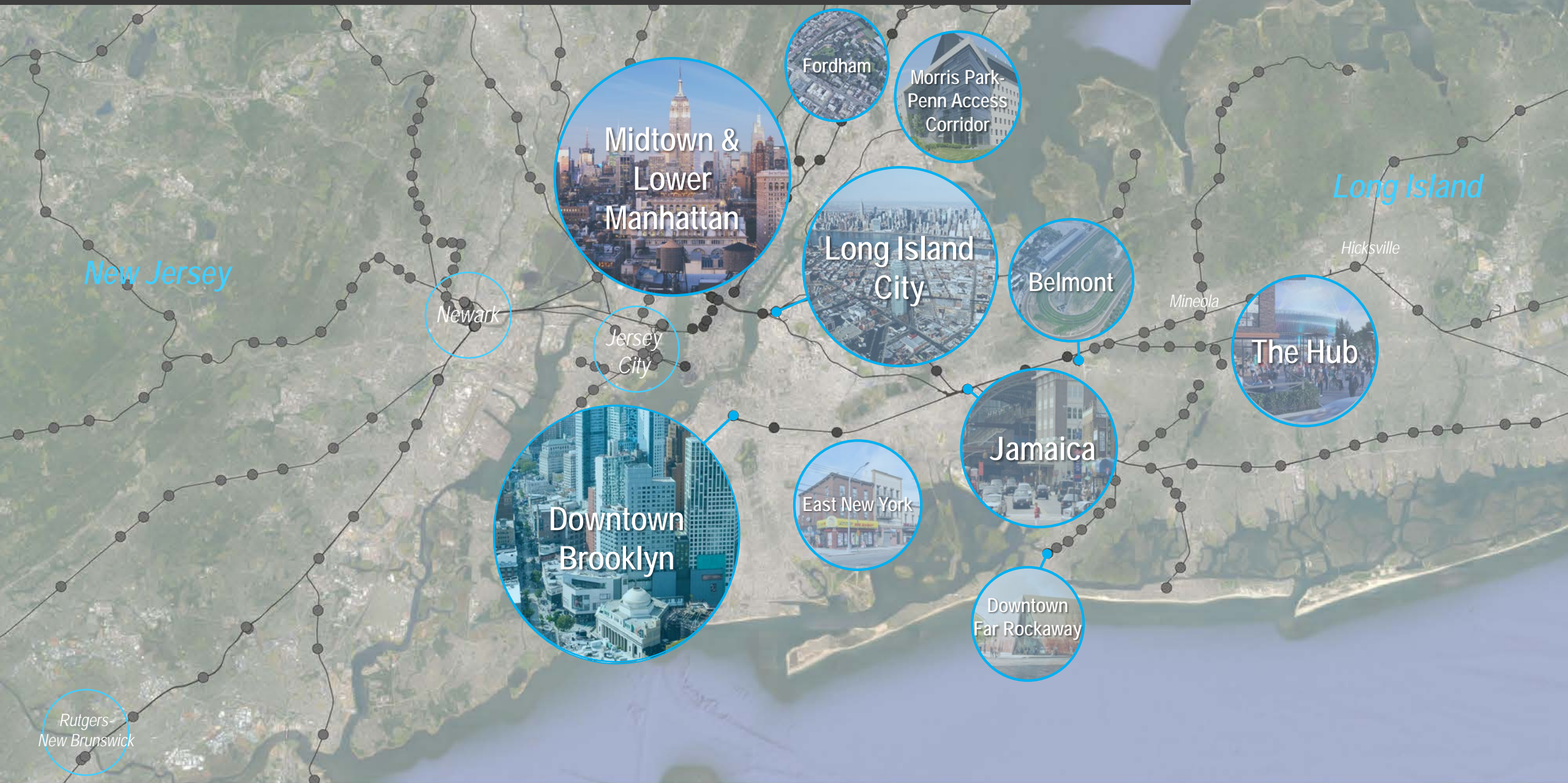


# Investing in regional centers near transit





# Investing in regional centers near transit



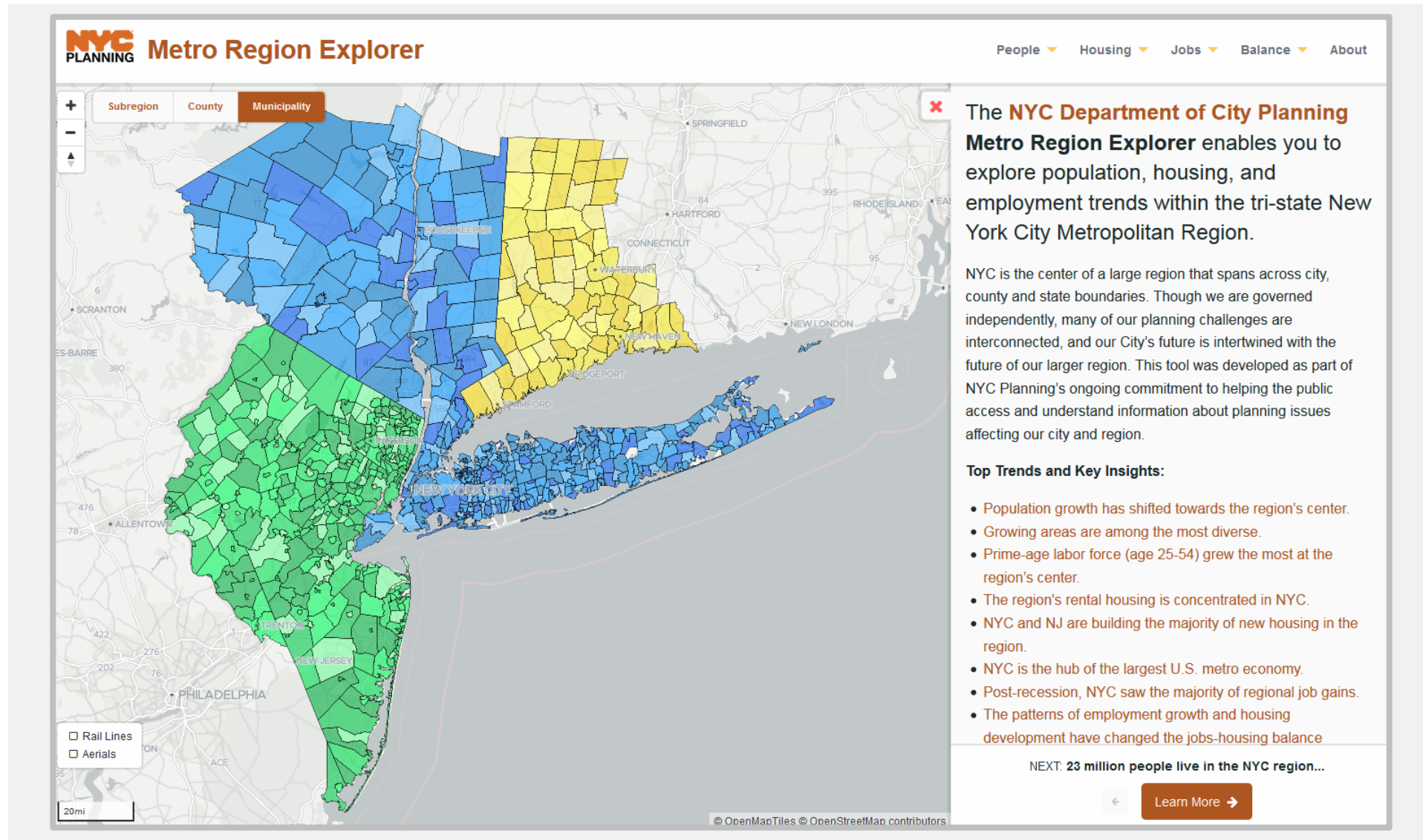


# How we work together

United States™  
**Census  
2020**



# How we work together



<https://metroexplorer.planning.nyc.gov>



# How we work together

OneNYC is NYC's long-term plan; our blueprint for a strong, just city.

2015

2016

2017

2018

2019



#ONENYC



**There is still much to do, together.  
Let's begin.**

