



NYC's Housing Growth Strategy

May 6, 2026



where
we live
nyc 2025

FAIR HOUSING TOGETHER

agenda

1. Goals
2. Fair housing context
3. Project elements
4. Timeline
5. Q&A

goals

NYC



project overview

Deliverable

- New citywide housing analysis report in fall 2026

Goals

- Understand the scale of housing production needed to address our housing crisis
- Recommend citywide and community district housing production goals
- Identify obstacles to equitable growth and provide strategies to overcome them

fair housing context



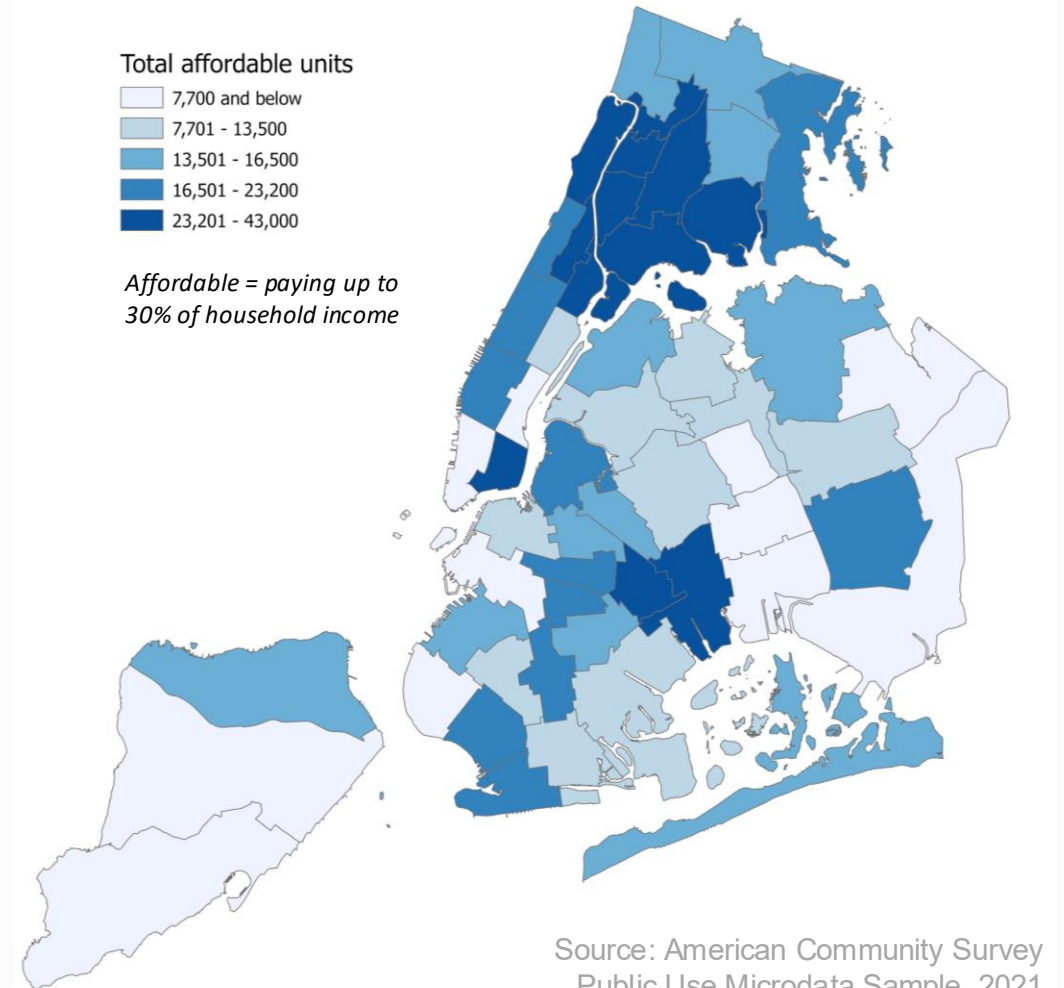
housing is increasingly unaffordable

25% of New York City households spend more than half of their income on rent.

unequal distribution of low-cost housing

Low availability of low-cost housing limits housing choice for low income renters.

Units Affordable to Median Income Renter Households (2021)



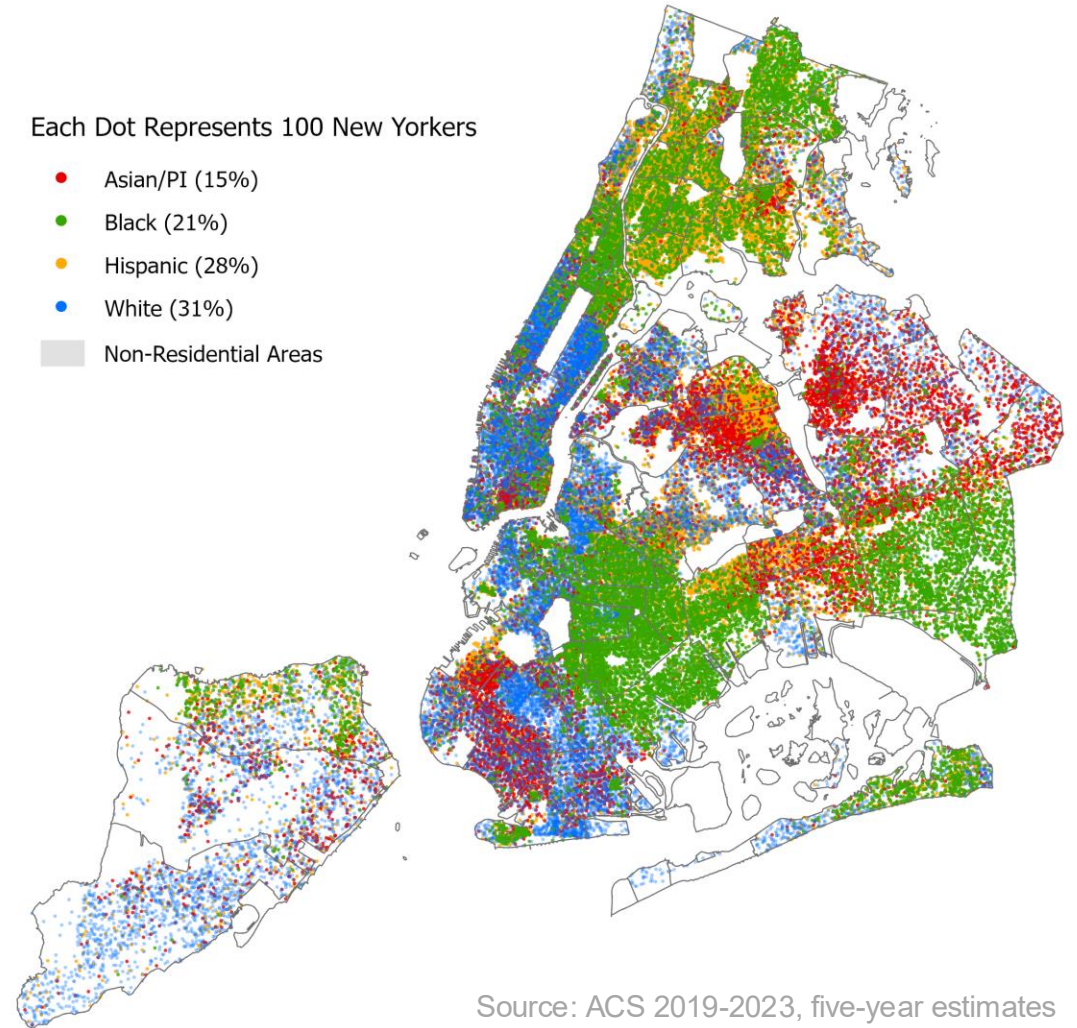
a segregated city

NYC's segregated neighborhoods have been shaped by a legacy of intentional policies and practices

NYC Population by Race & Ethnicity (2023)

Each Dot Represents 100 New Yorkers

- Asian/PI (15%)
- Black (21%)
- Hispanic (28%)
- White (31%)
- Non-Residential Areas

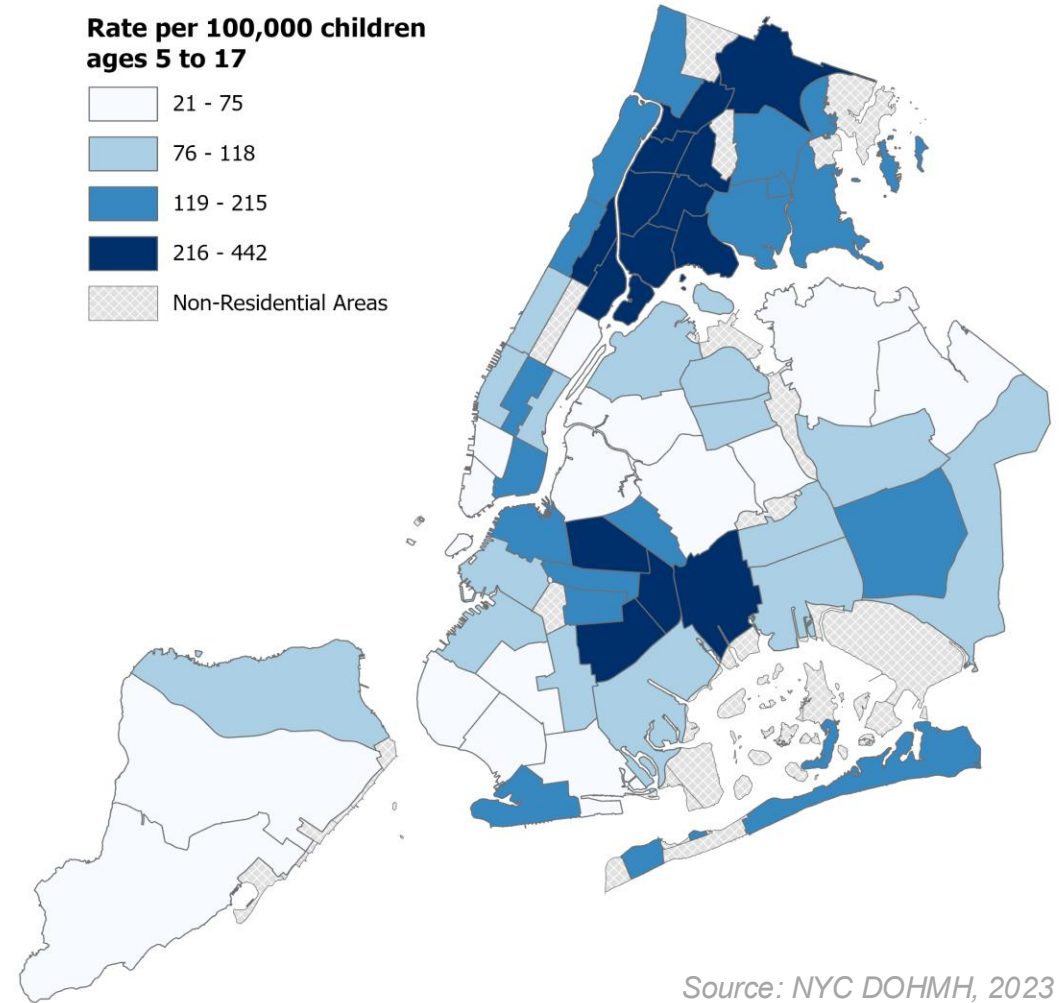
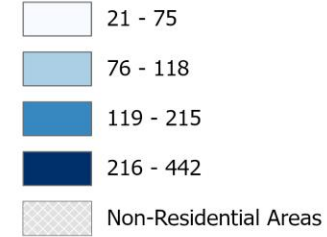


unequal outcomes

Historic disinvestment in low-income neighborhoods of color manifests in negative health, environmental, and social impacts today

Asthma Emergency Department Visits for Children

Rate per 100,000 children ages 5 to 17



Source: NYC DOHMH, 2023

fair housing

- Fair housing is about housing and neighborhood choice
- NYC fair housing principles:

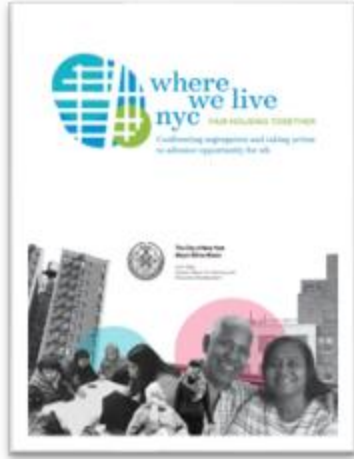


confront
segregation

fight
discrimination

take action
to advance
opportunity
for all

fair housing planning in nyc



2020

NYC's first 5-year fair housing plan released:

Where We Live NYC



2023

City Council passes LL 167, mandating city's Fair Housing Framework:

Fair housing plan, every five years (starting 2025)

Housing Growth Strategy, every five years (starting 2026)



2025

Second 5-year fair housing plan:

Where We Live NYC 2025

implementing our commitments



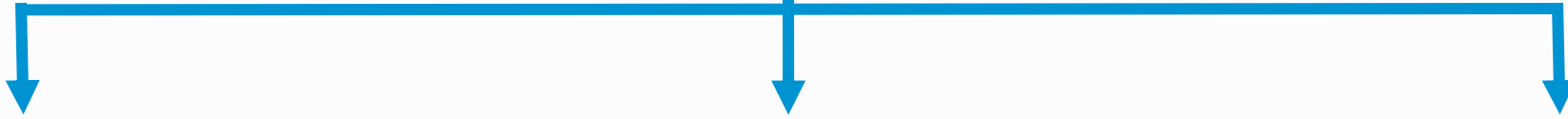
Goal 2

Build more housing in all neighborhoods across New York City and the region

project elements



NYC's Housing Growth Strategy



Long-Term Housing Needs Assessment

Citywide assessment of housing units needed by income level



5-Year Housing Production Targets

For the city and for each community district



Strategic Equity Framework

Assessment of the obstacles to fair housing and ways to overcome them



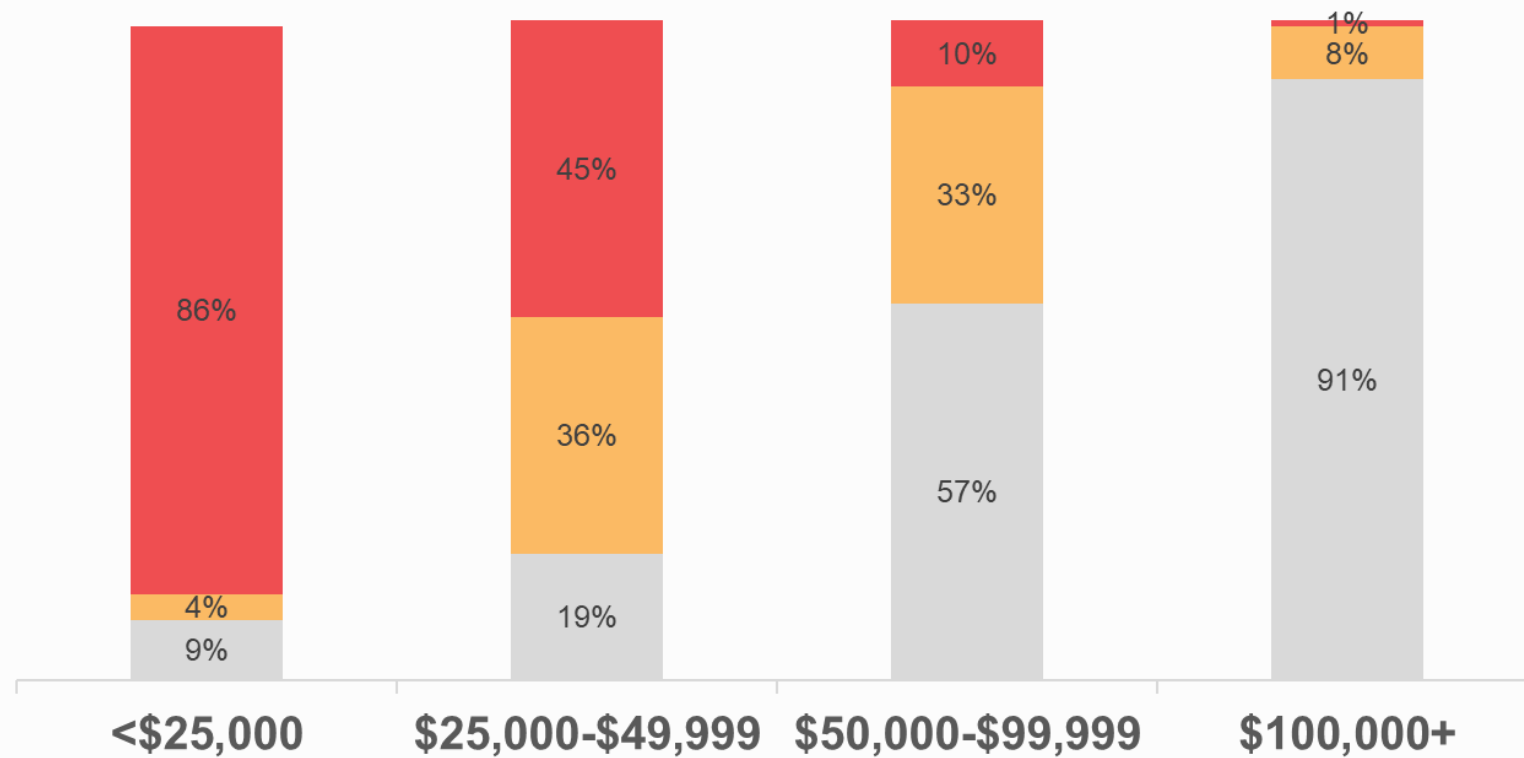
long-term housing needs assessment

How much housing does NYC need?

housing costs too much

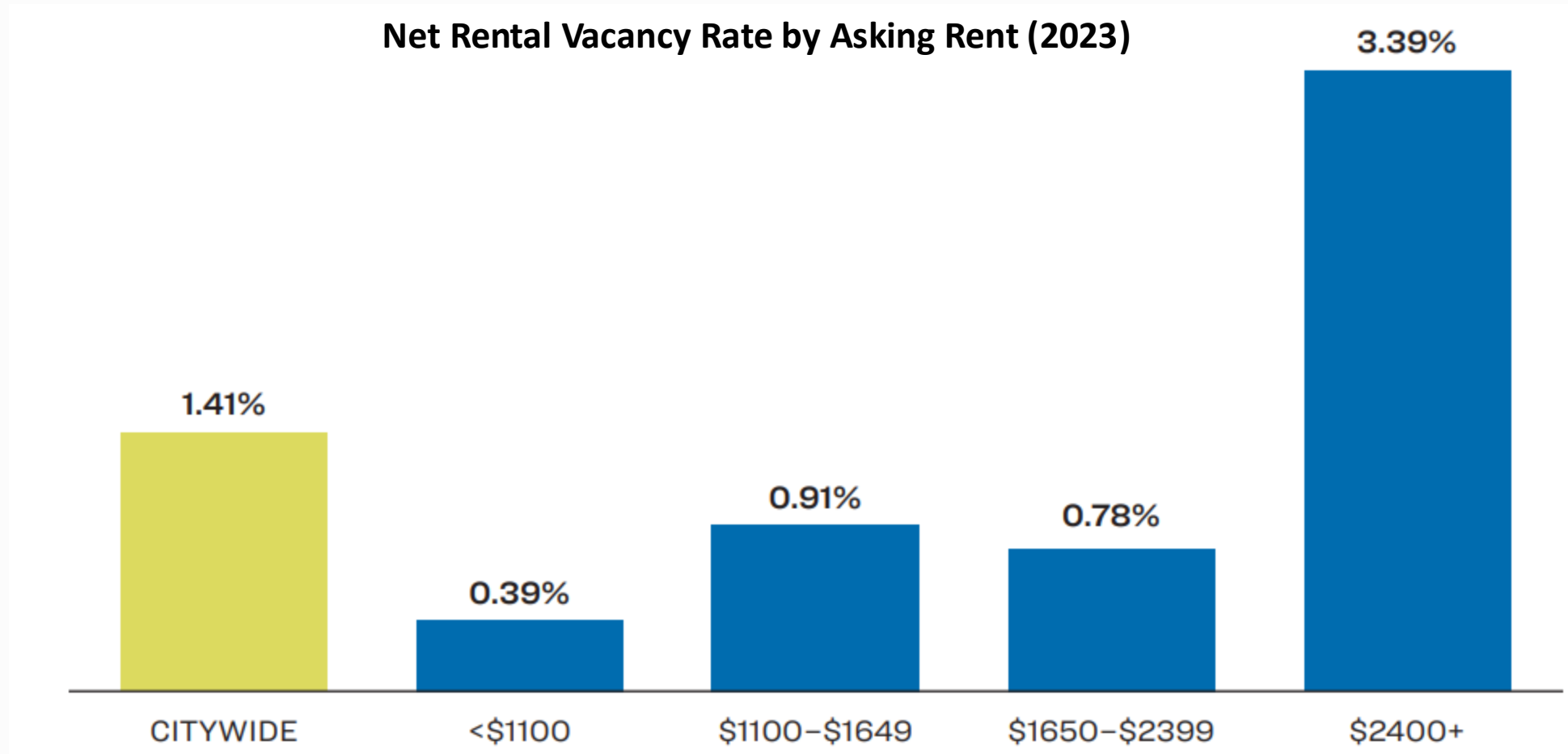
Rent Burden by Household Income
(excluding households renting from NYCHA or with a voucher)

- Severely Rent Burdened (Over 50% of income spent on rent)
- Rent Burdened (30 - 50% of income spent on rent)
- Not Rent Burdened (Under 30% of income spent on rent)

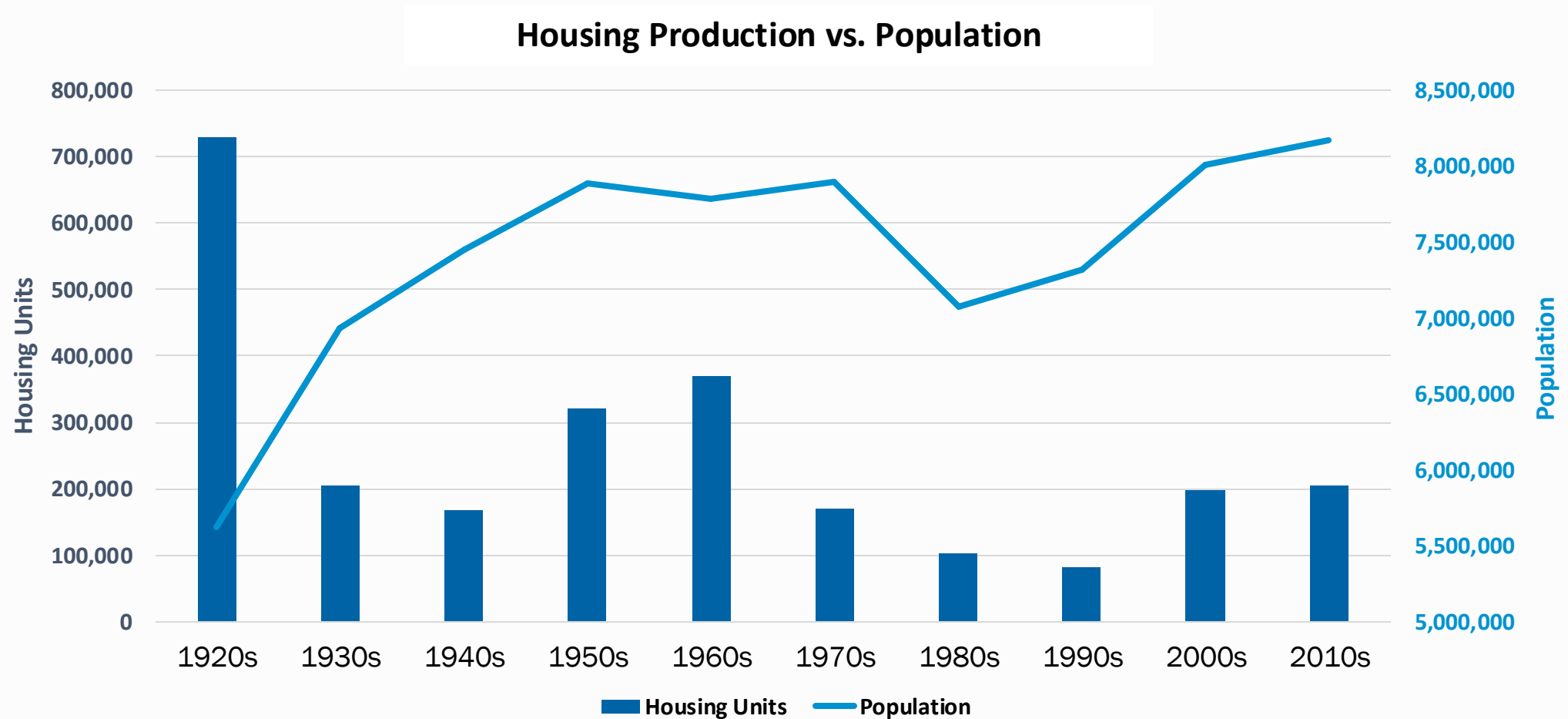


Source: 2023 New York City Housing and Vacancy Survey

there isn't enough housing



underbuilding for decades





long-term housing needs assessment

- **Considerations**
 - Population and demographic trends
 - Affordability of units
 - Existing, planned, or lost units
- **Outcome**
 - Number of units (total and affordable) the city will need over the next 10 years



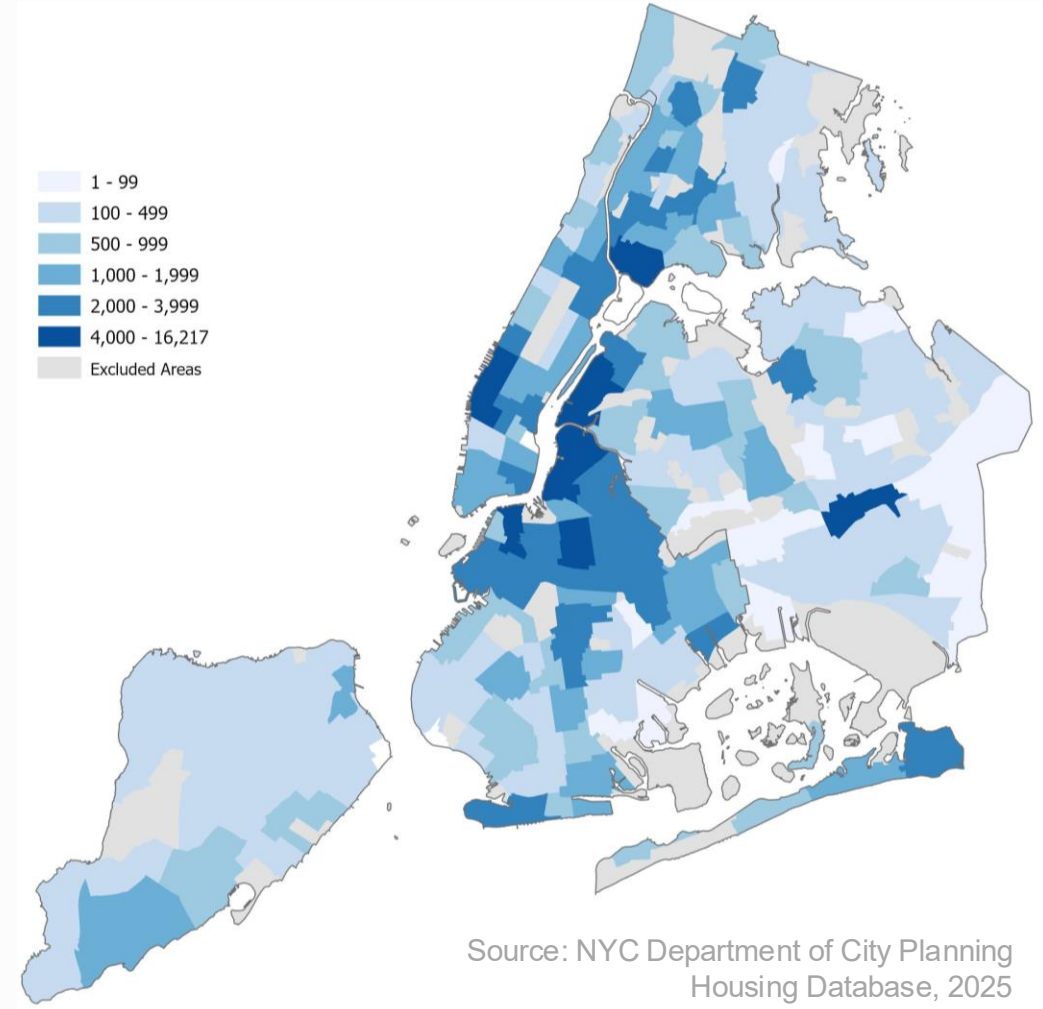
5-year housing production targets

How should we distribute housing growth?

most of the city has grown very little

12 community districts added as much housing as the other 47 combined from 2014-2024

Total Units in New Buildings (2014 – 2024)

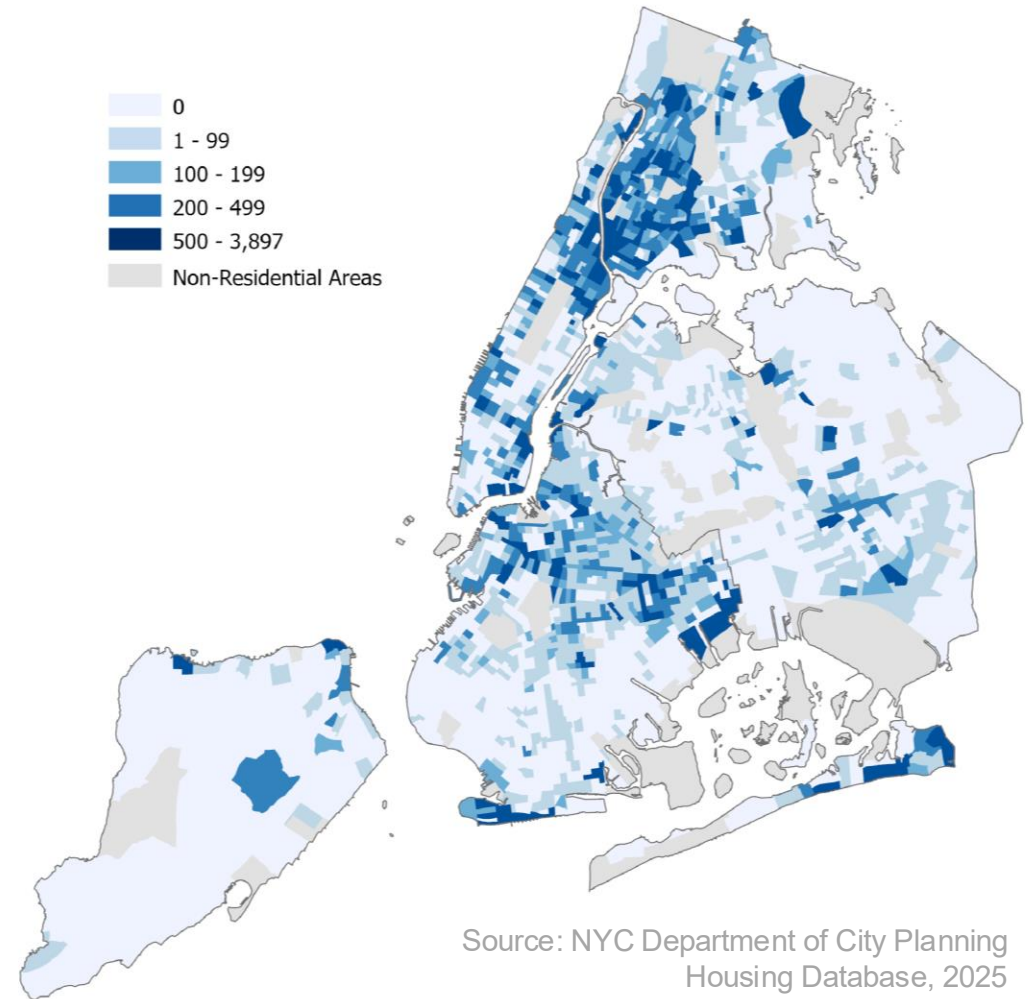


Source: NYC Department of City Planning
Housing Database, 2025

even fewer areas build affordable housing

Most new affordable housing is concentrated in neighborhoods that already have large amounts of low-cost housing

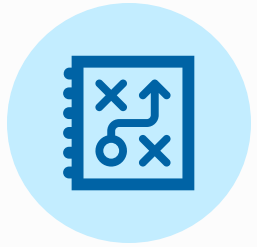
Total Affordable Units in New Buildings (2014 – 2024)





5-year housing production targets

- **Considerations**
 - Amount of housing produced in the last 10 years across the city
 - Areas with limited levels of affordability
 - Areas with high displacement risk
- **Outcome**
 - Number of new units (total and affordable) every community district should aim to build over the next five years
 - Number of units to preserve citywide over the next five years



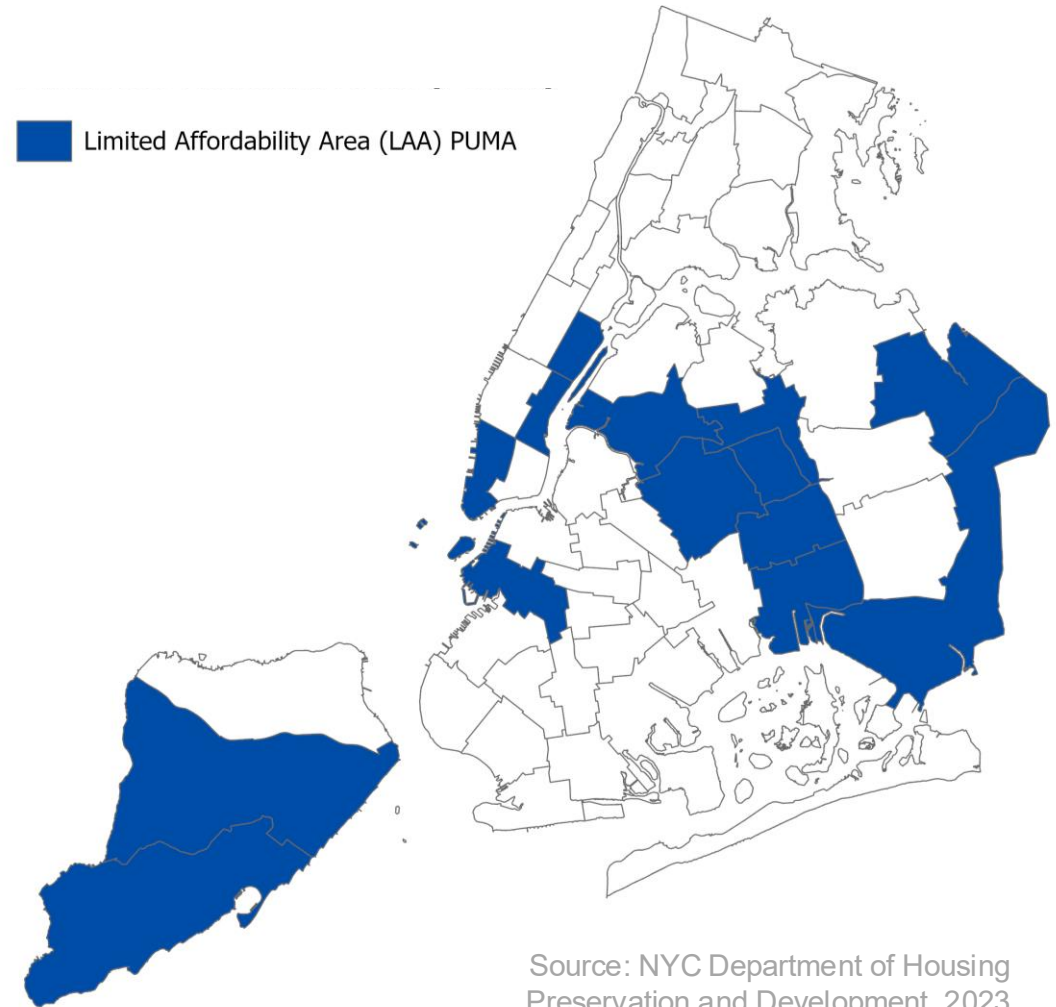
strategic equity framework

What are the obstacles to fair housing and equitable development? How can we overcome them?

some areas are inaccessible for lower income New Yorkers

Limited Affordability Areas are those with the fewest number of total existing and recently turned over low-cost rental homes

Limited Affordability Areas (2023)

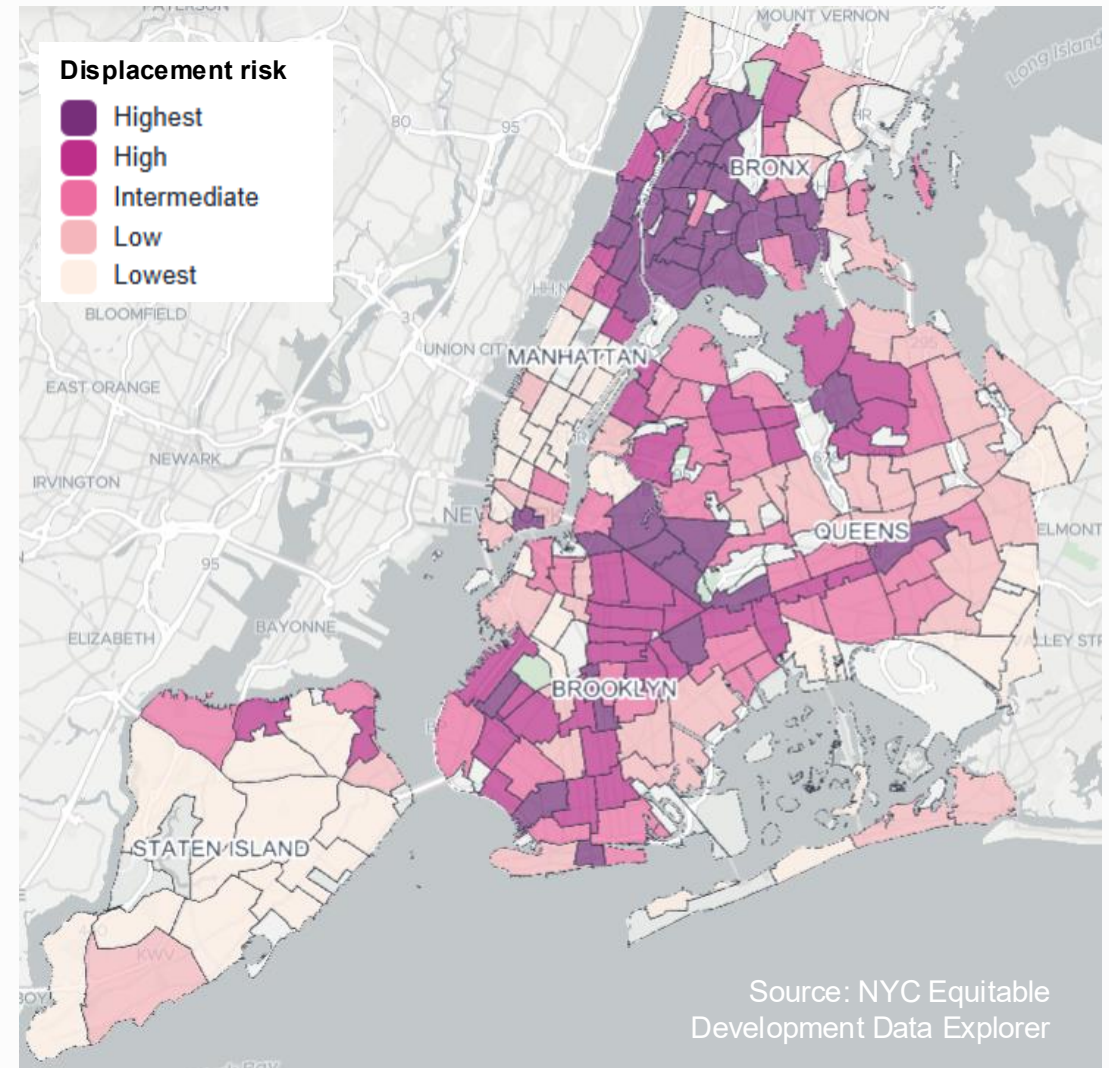


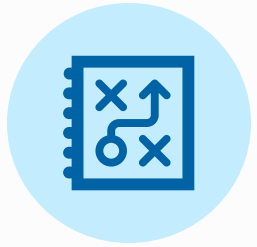
Source: NYC Department of Housing Preservation and Development, 2023

some communities face higher displacement risk

More affordable housing would help reduce pressures New Yorkers face to leave their home or neighborhood due to eviction, unaffordable housing costs, or poor-quality housing

Displacement Risk Map





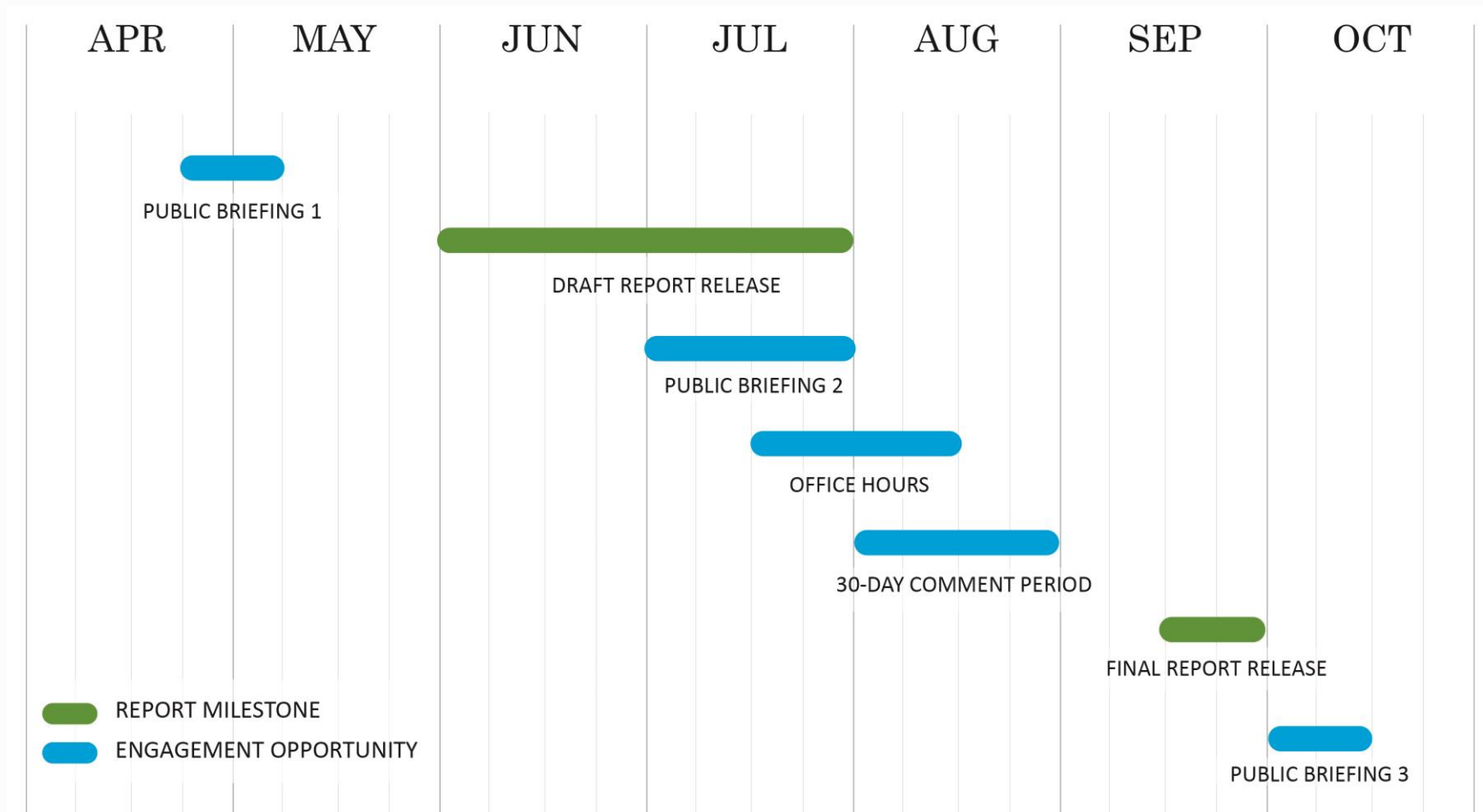
strategic equity framework

- **Considerations**
 - Obstacles to advancing fair housing across NYC
 - Barriers to residential mobility
 - Barriers to residential stability
- **Outcome**
 - Toolkit of strategies to advance equitable housing growth

timeline



timeline



engagement opportunities

- Join public briefings and office hours in summer 2026
- Leave feedback on the draft report in summer 2026
- Join the public briefings in fall 2026

Thank you!

To submit a question, please use the Q&A function.



Further questions?

wherewelivenyc@hpd.nyc.gov

Visit our website

nyc.gov/wherewelcome

