

IN COMPLIANCE WITH LOCAL LAW 167 OF 2023

FAIR HOUSING GROWTH STRATEGY

PUBLIC MEETING: DRAFT REPORT
AUGUST 2026



Agenda

1. Project overview
2. Fair housing context
3. Draft report sections
4. Timeline + engagement opportunities
5. Q+A

Project Overview



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What is the Fair Housing Growth Strategy?

Required by **Local Law 167 of 2023**, the Fair Housing Growth Strategy (FHGS) evaluates the scale of New York City's housing need and provides a citywide framework for more equitable housing production.

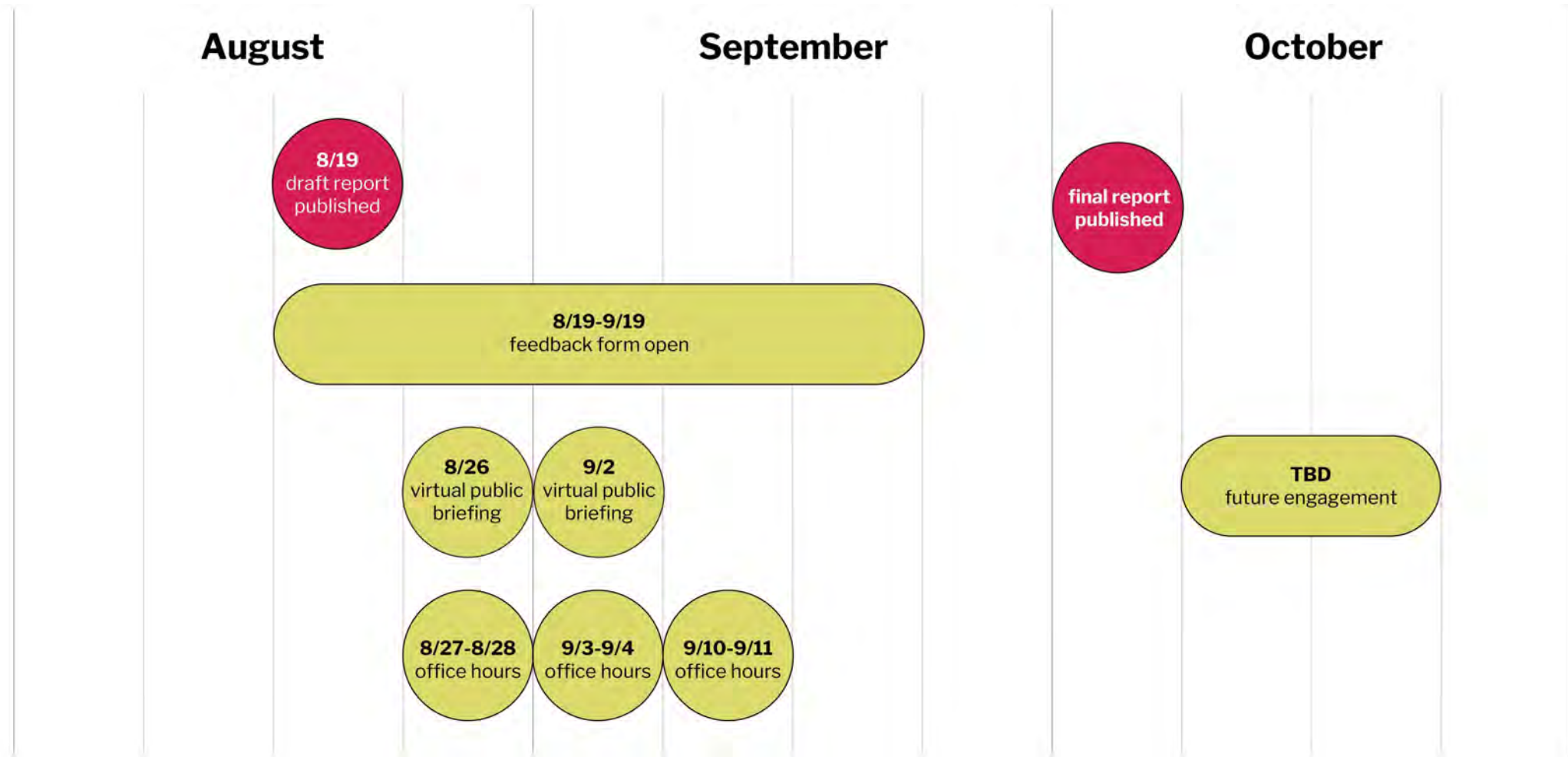
The FHGS answers:

- How much housing does New York City need to support a healthier and more affordable housing market?
- How should that housing be distributed to advance fair housing goals?
- What are the obstacles to fair housing and equitable development? How can we overcome them?

NYC's first FHGS will be released this fall and will be updated every five years.

This is the draft report.

Engagement timeline



Fair Housing Context



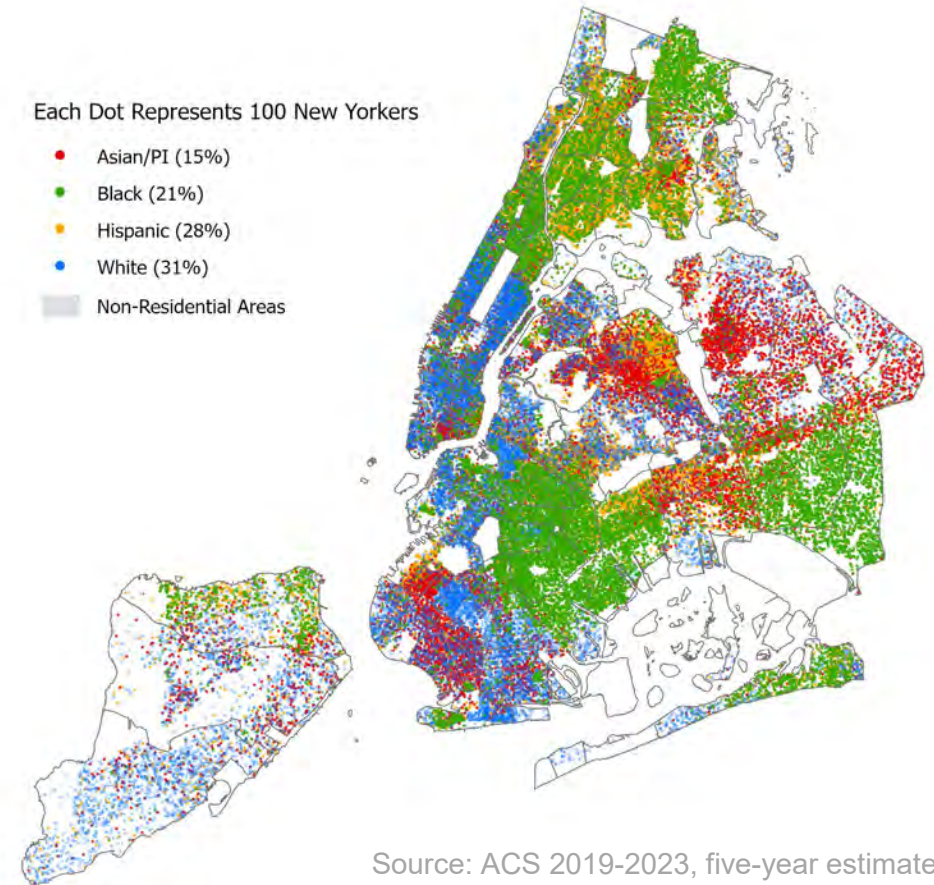
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A segregated city

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

NYC Population by Race & Ethnicity, 2023

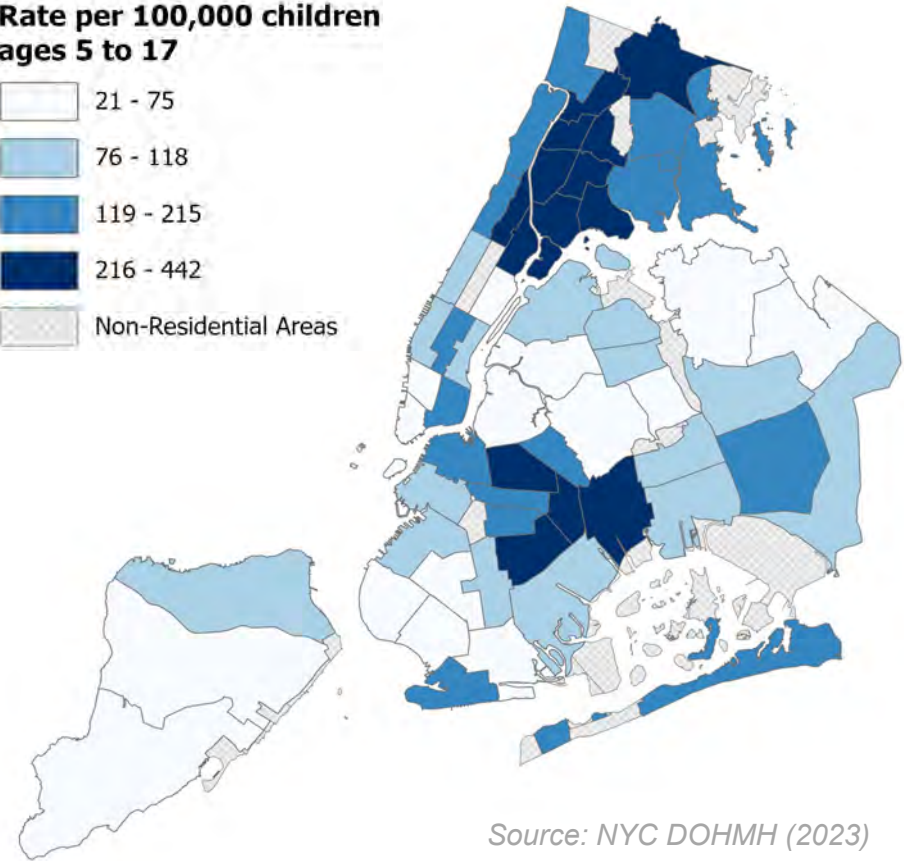
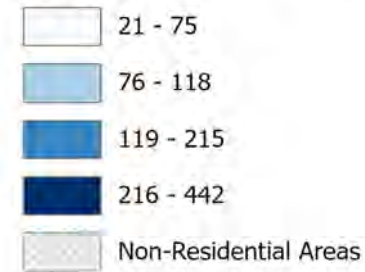


Unequal outcomes

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

Asthma Emergency Department Visits for Children, 2023

**Rate per 100,000 children
ages 5 to 17**

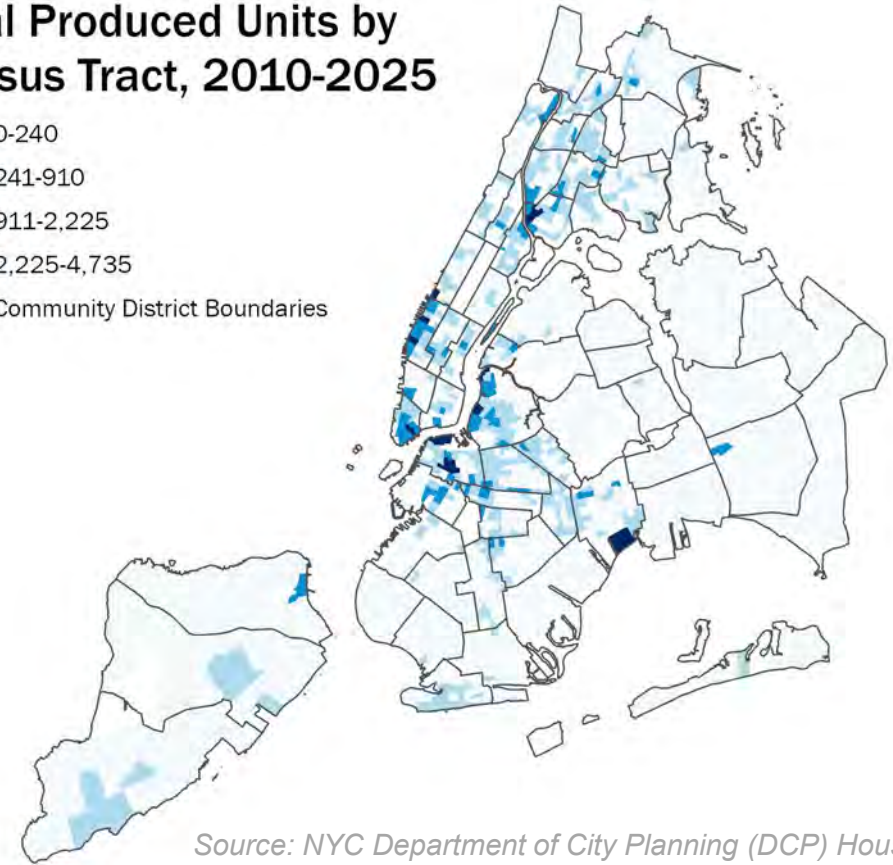
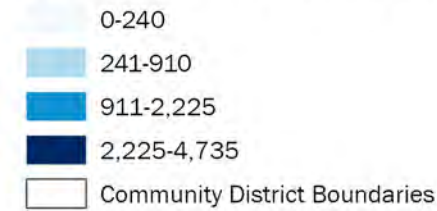


Source: NYC DOHMH (2023)

Uneven distribution of new housing

Most community districts have added relatively little housing over the past several decades

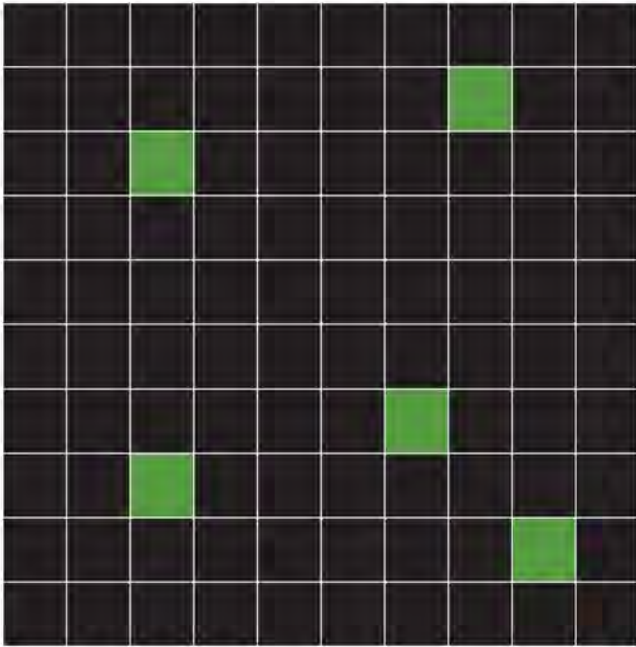
**Total Produced Units by
Census Tract, 2010-2025**



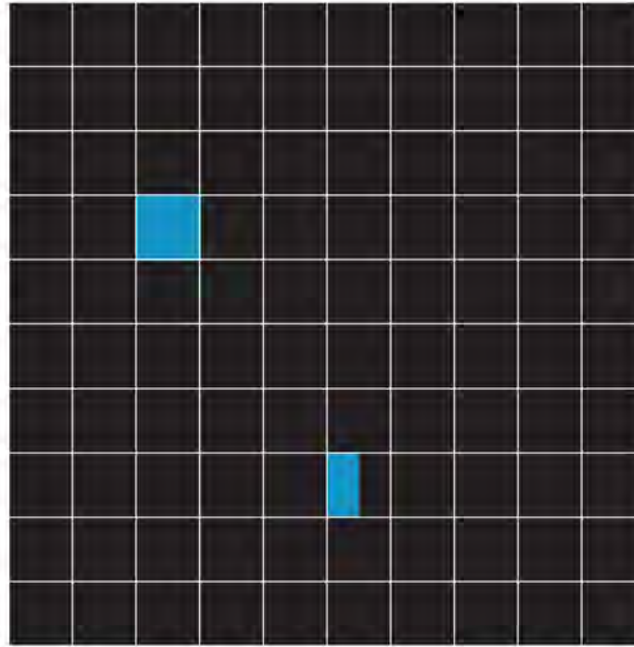
Source: NYC Department of City Planning (DCP) Housing Database (2010-2025), Project Level Data

Limited homes, limited choice

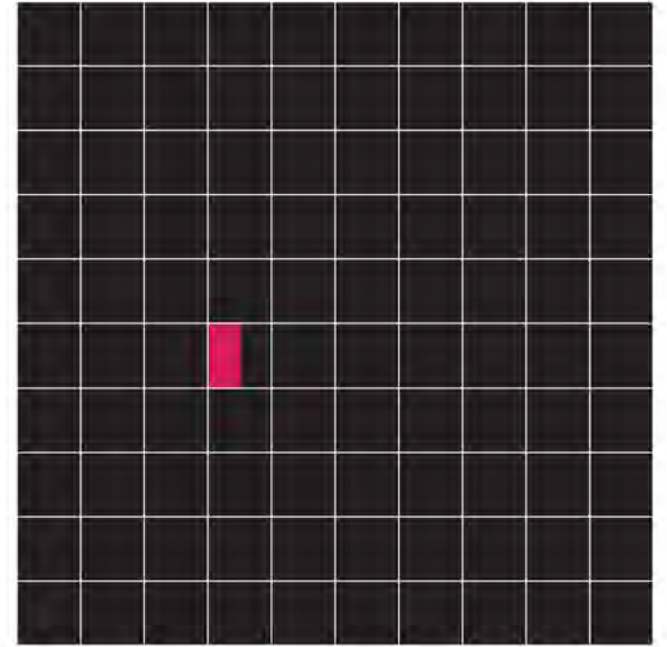
Under state law, the City may be in a housing emergency if **5 or fewer of every 100** rental homes are available for rent



Only about **1.5 of every 100** NYC rental homes are available for rent*



For rental homes that cost **under \$2,400 per month**, fewer than **1 of every 100** are available*



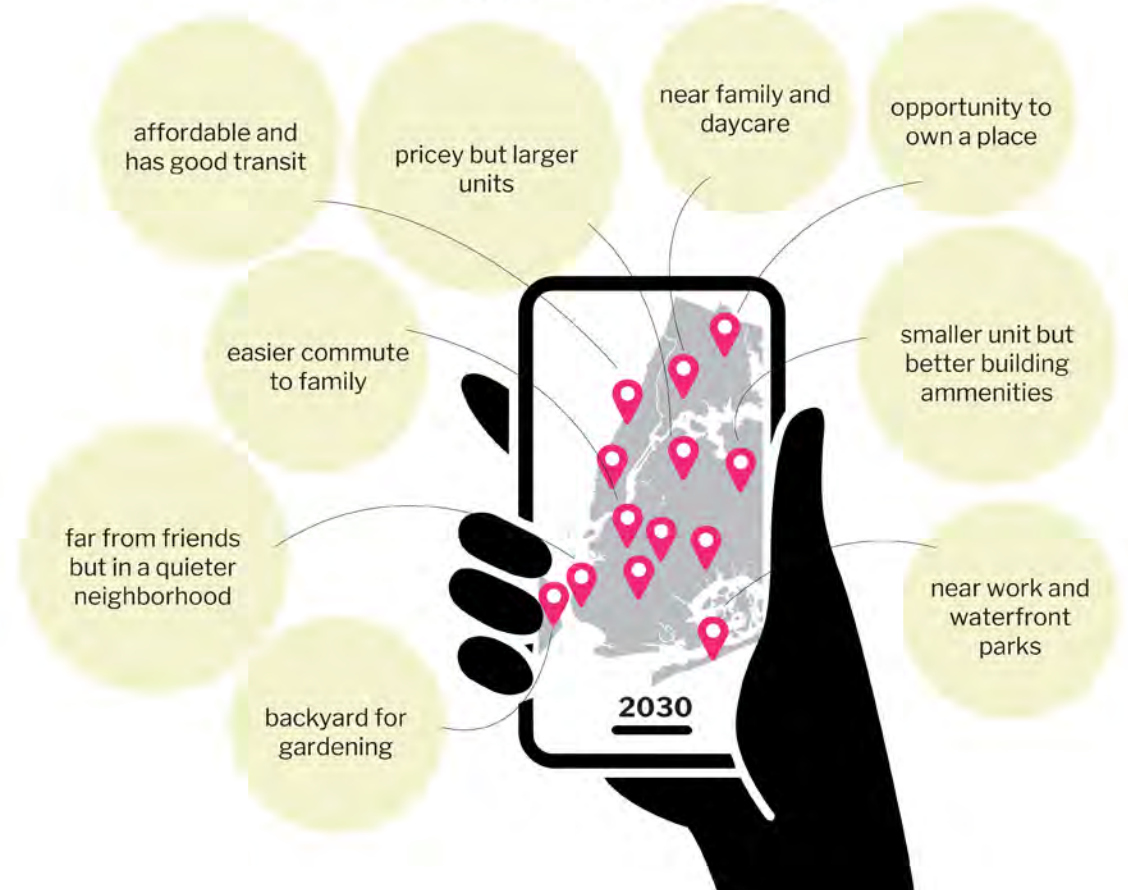
*Source: Housing Vacancy Survey (2023)

More housing means more choice

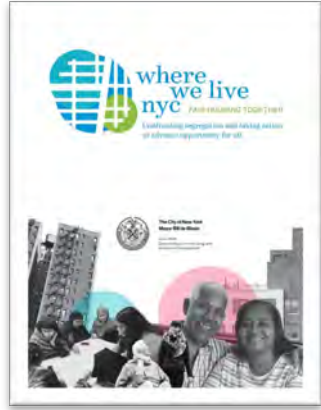
Housing scarcity means less choice about where we live.



More housing in more neighborhoods creates meaningful choice.



Initiatives to achieve fair housing in NYC



Where We Live
NYC 2020

2020

NYC publishes
first 5-year fair
housing plan

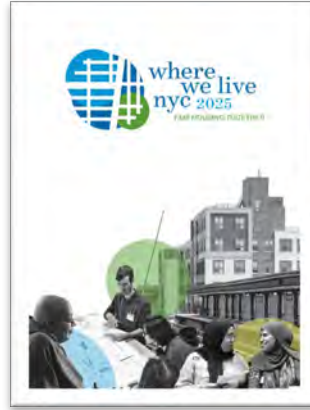


Fair Housing
Framework

2023

City Council passes **Local
Law 167**, mandating:
5-year fair housing plan
(starting 2025)

**5-year Fair Housing Growth
Strategy** (starting 2026)



Where We Live
NYC 2025

2025

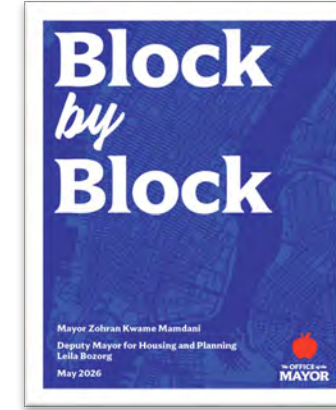
Second NYC fair
housing plan



Affordable Housing
Fast Track

2025

New Yorkers vote for
Charter amendments to
accelerate affordable
housing production



Block by Block

2026

Mayor releases
NYC Housing
Plan



Fair Housing
Growth Strategy

2026

NYC publishes
first **Fair Housing
Growth Strategy**

New fair housing initiatives this fall

The Fair Housing Growth Strategy (FHGS) and the Affordable Housing Fast Track (AHFT) Charter amendment are two separate but complementary initiatives that aim to advance our city's fair housing goals.



Fair Housing Growth Strategy

- Report mandated by City Council passage of Local Law 167 of 2023
- **Provides a vision for citywide distribution of housing growth**
- Has no direct land use impacts or requirements
- Proposes non-binding market-rate and affordable housing growth targets for all 59 community districts



Affordable Housing Fast Track

- Established through City Charter amendment by New York City voters in 2025
- **Builds on FHGS by creating an expedited approval process for new affordable housing in 12 community districts with the least affordable housing development in the last five years**
- Modifies the land use approval process
- The expedited approval process only applies to housing projects that include affordable housing in the 12 Fast Track Districts

FAIR HOUSING GROWTH STRATEGY



Housing Needs Assessment (HNA)

to evaluate the scale of New York City's housing need.



Housing Production Targets (HPT)

to establish geographically distributed housing production goals.



Strategic Equity Framework (SEF)

to identify barriers to fair housing and complementary investments and strategies.

2035 long-term housing needs assessment



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Long-term housing needs assessment (HNA)

How much housing does New York City need to support a healthier and more affordable housing market?

Long-term housing needs assessment (HNA)

Local Law 167 of 2023 (LL167) requires the City to estimate how many new homes New York City will require over the next 10 years, accounting for current shortages and future growth, and provides the foundation for the Fair Housing Growth Strategy.

The Housing Needs Assessment (HNA):

- Estimates the total number of homes of all types needed citywide
- Estimates the need for affordable, deeply affordable, and formerly homeless housing

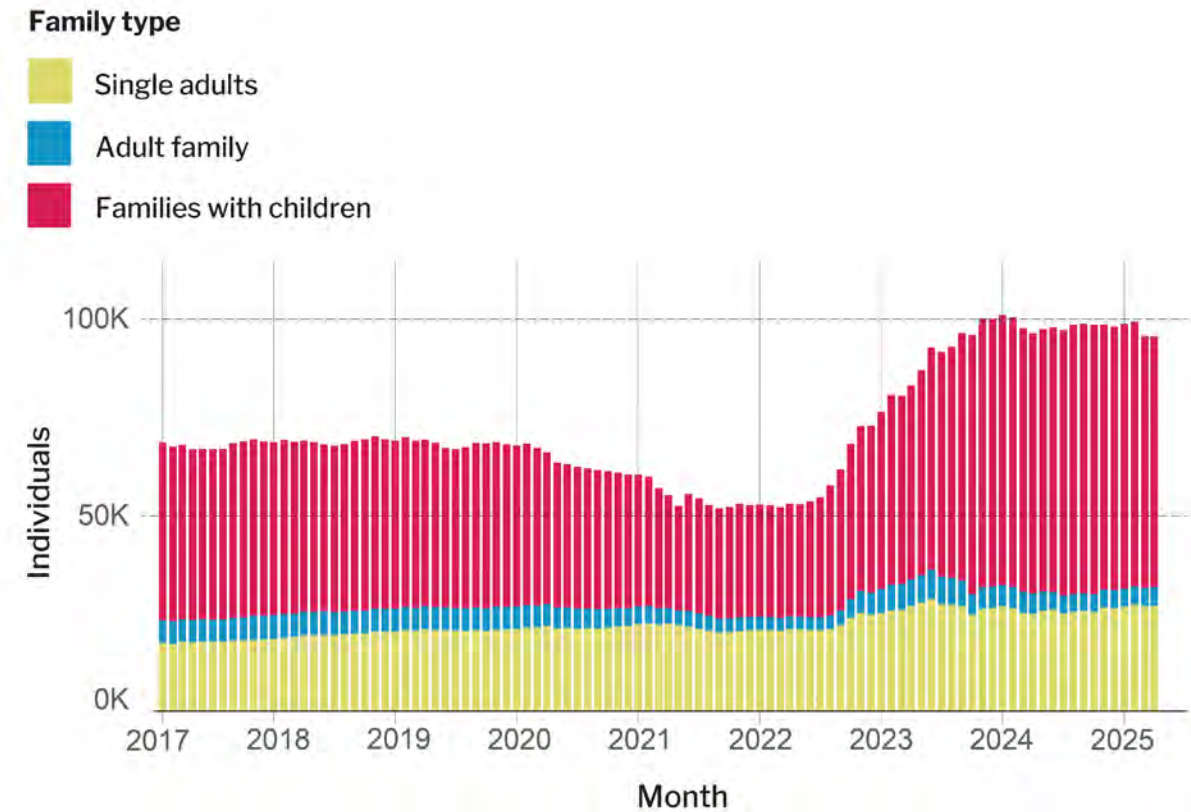
This 10-year needs assessment informs the FHGS's 5-year housing production targets for the city and for each community district

Assessing the housing shortage

The housing shortage contributes to:

- High rents
- Multiple families crowded into single apartments
- Adults unable to move out of childhood homes or roommate shares
- Overextended shelter system and unsheltered homelessness

Monthly count of individuals in homeless shelters



Source: NYC Department of Homeless Services (2025)

Understanding our housing need

Three-step approach to estimating housing need over the next 10 years:

STEP 1: CURRENT NEED

How many homes does New York City need today to:

1. Reach a healthier vacancy rate
2. House people experiencing homelessness
3. Reduce overcrowding
4. Provide more options for people to live independently



STEP 2: BASELINE GROWTH

How many additional homes will New York City need over the next 10 years to accommodate projected population growth?



STEP 3: FUTURE NEED

A healthier, more affordable housing market gives more people the opportunity to stay in New York City or move here, revealing dormant demand from people who are currently being priced out or forced to leave.

Step 1: Address today's housing shortage



Achieve a healthier vacancy rate that gives people options

+ 101,000 homes



House all families and individuals experiencing homelessness

+ 53,000 homes



Reduce involuntary overcrowding among doubled-up households

+ 40,000 homes



Provide housing options for adults who want to live independently but are living with parents or roommates

+ 93,000 homes

= 290,000 HOMES

Step 2: Plan for population growth

- Adds the homes needed to accommodate projected household growth over the **next 10 years**
- Uses household growth projections developed through a regional planning process



house the future population

= 240,000 HOMES

Step 3: Plan for a healthier housing market

- Recognizes that building more housing changes how the housing market functions
- With more housing choice, more current residents can remain in New York City, and more people may move here*



house the residents who choose to stay and those who choose to move to NYC

= 170,000 HOMES

**Estimates this effect using historical migration patterns and household formation rates*

Total housing need



10-year affordable housing commitment

The Mamdani Administration committed to 10-year affordable housing production goals in ***Block by Block***, the city's housing plan:

- **Overall new affordable housing:** 200,000 units
- **New deeply affordable housing:** 90,000 units
- **New housing for formerly homeless households:** 28,000 units

2030 housing production targets



2030 housing production targets

How should we distribute housing growth?

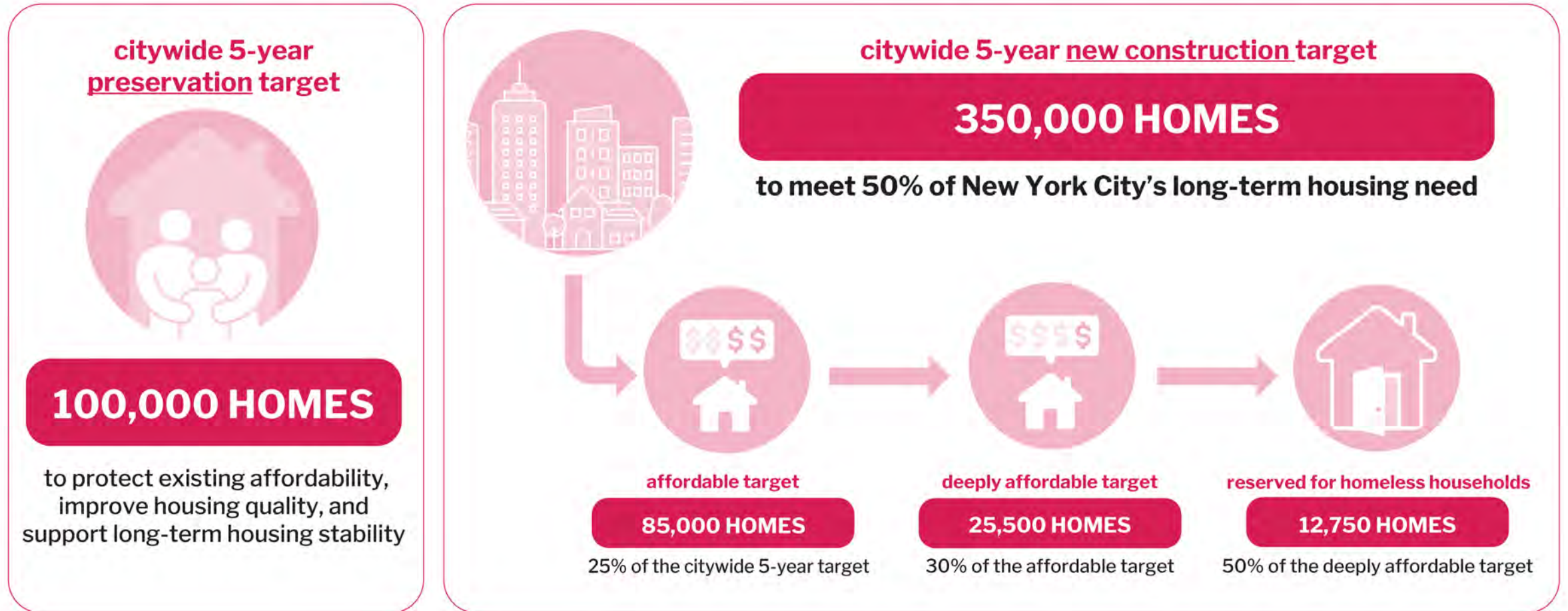
Housing production targets (HPT)

LL167 requires the City to set five-year housing production targets at the citywide and community district level. These targets include:

- **Total homes:** new homes of any size, building type, cost, or tenure
- **Affordable homes:** all income-restricted homes
- **Deeply affordable homes:** homes reserved for households making at or below 60% AMI
- **Homes reserved for homeless households,** including supportive units for households at risk of homelessness
- **Preserved homes:** existing homes receiving government support (*at the citywide level only*)

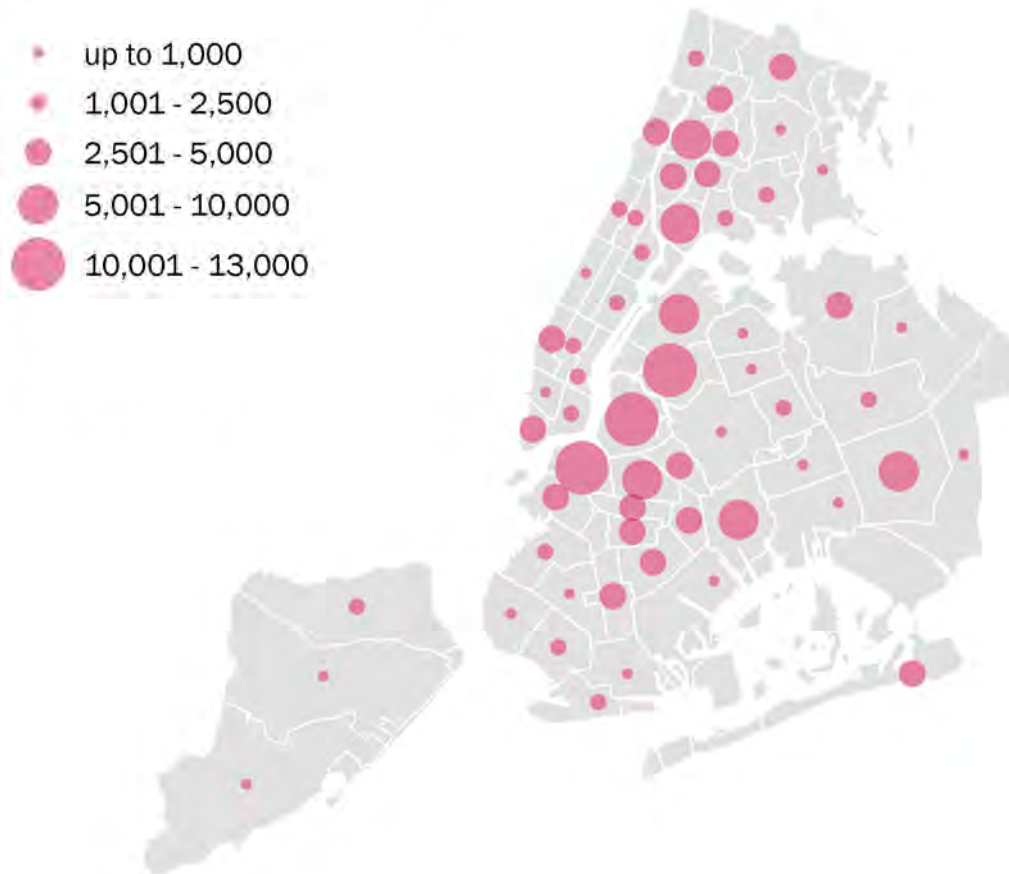
These targets translate the 10-year housing need into five-year goals at the citywide and community district level and lead into strategies to overcome barriers to fair housing at a local level.

Setting citywide housing targets

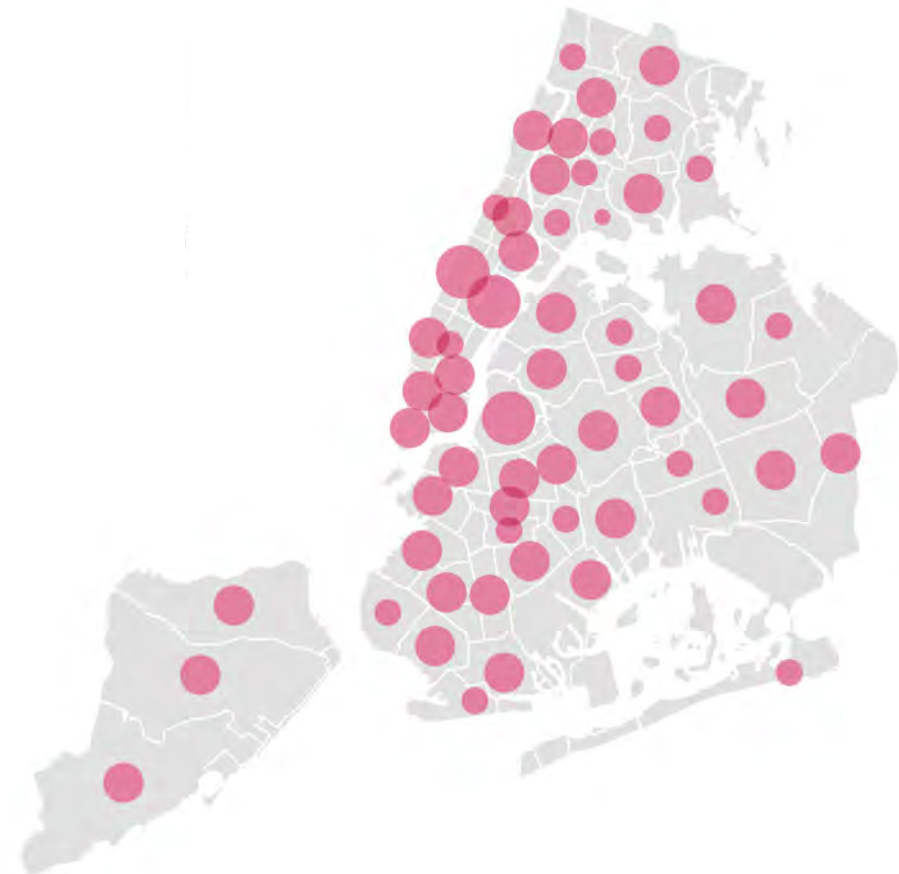


Community district target goals: equitable distribution

Past 5-year housing production (2021-2025)

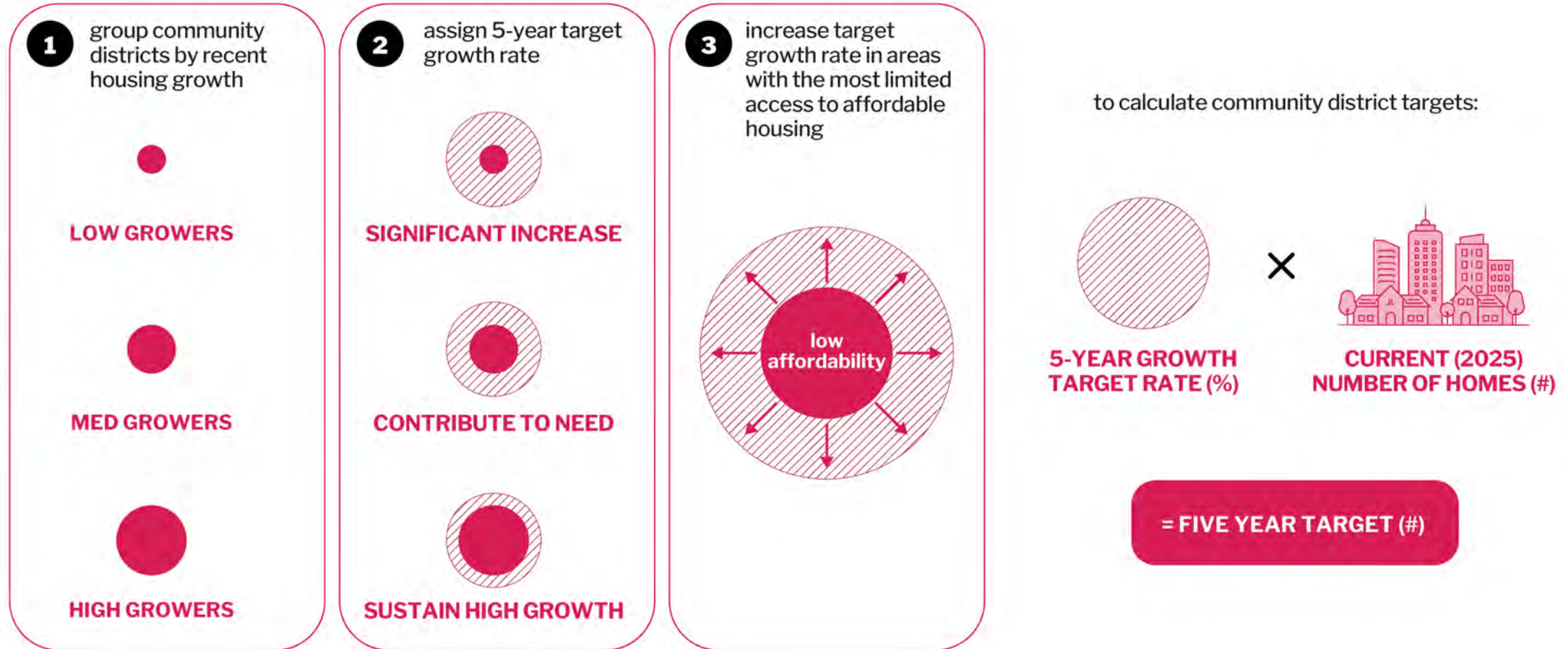


2030 housing production targets

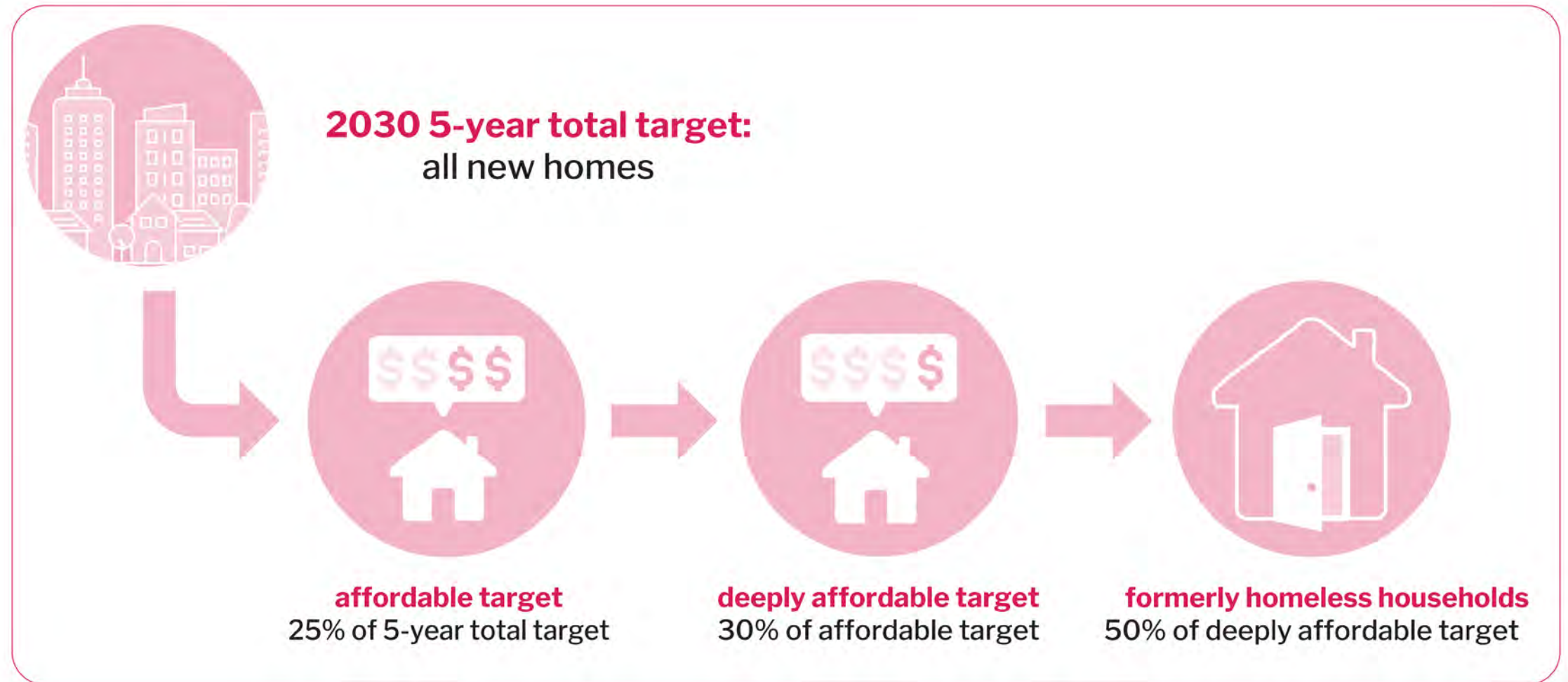


Setting community district targets

5-year community district targets are calculated to reach the citywide target of 350,000.

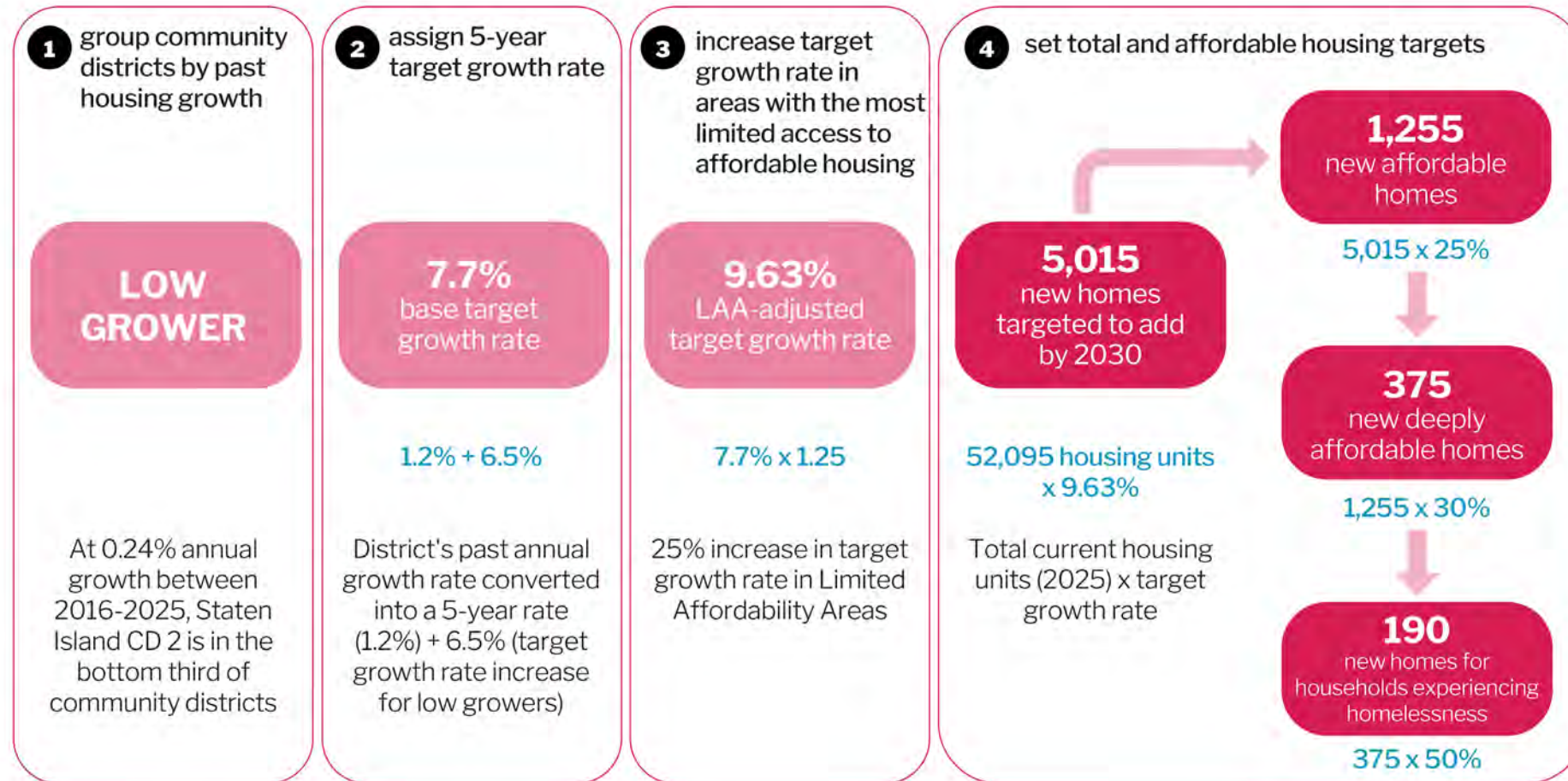


Setting community district affordable targets



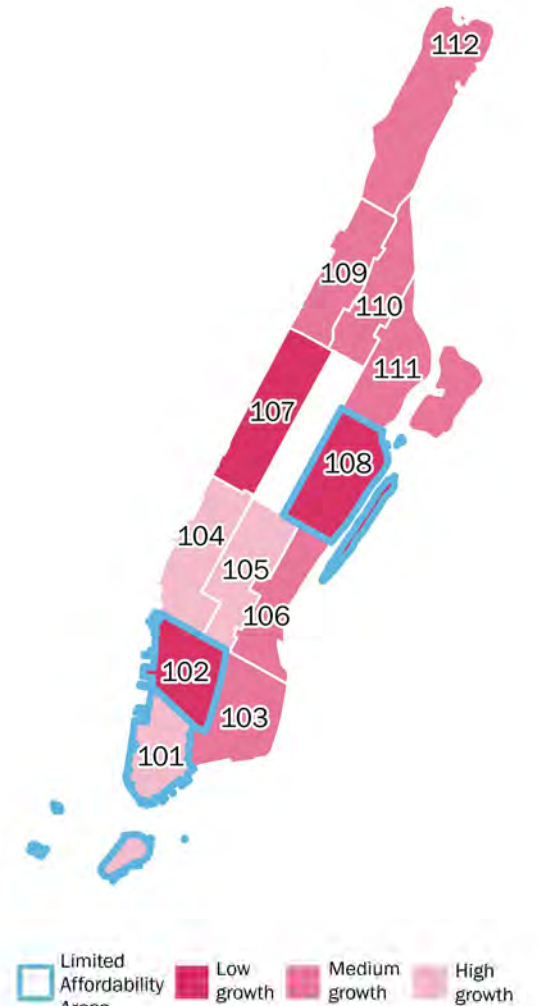
Sample five-year target calculation

Example target calculation: Staten Island Community District 2 – Mid-Island



EXAMPLE: 2030 Targets | Manhattan

Manhattan community district	Neighborhoods	Limited Affordability Area status	Growth cohort	Total homes, 2025	Five-year total	Affordable	Deeply affordable	For households experiencing homelessness
CD1	Financial District	LAA	High	46,080	5,760	1,440	430	215
CD2	Greenwich Village	LAA	Low	59,245	5,970	1,490	450	225
CD3	Lower East Side & Chinatown	Not LAA	Medium	84,645	7,405	1,850	555	280
CD4	Chelsea & Hell's Kitchen	Not LAA	High	89,555	8,955	2,240	670	335
CD5	Midtown & Flatiron	Not LAA	High	44,325	4,435	1,110	330	165
CD6	East Midtown	Not LAA	Medium	101,175	8,855	2,215	665	330
CD7	Upper West Side	Not LAA	Low	127,215	10,075	2,520	755	380
CD8	Upper East Side & Roosevelt Island	LAA	Low	140,545	12,725	3,180	955	475
CD9	Morningside Heights & Hamilton Heights	Not LAA	Medium	46,600	4,075	1,020	305	155
CD10	Harlem	Not LAA	Medium	63,920	5,595	1,400	420	210
CD11	East Harlem	Not LAA	Medium	57,925	5,070	1,265	380	190
CD12	Washington Heights & Inwood	Not LAA	Medium	77,305	6,765	1,690	505	255



Community district targets are non-binding five-year goals

Meeting our targets

- This draft report is the first step in understanding the scale of our need and our housing production goals.
- Five-year targets establish *how much* housing each community district should contribute—not *how it should get there*.
- The City plans to continue engaging communities and stakeholders to identify the best path forward to meet these goals.



strategic equity framework



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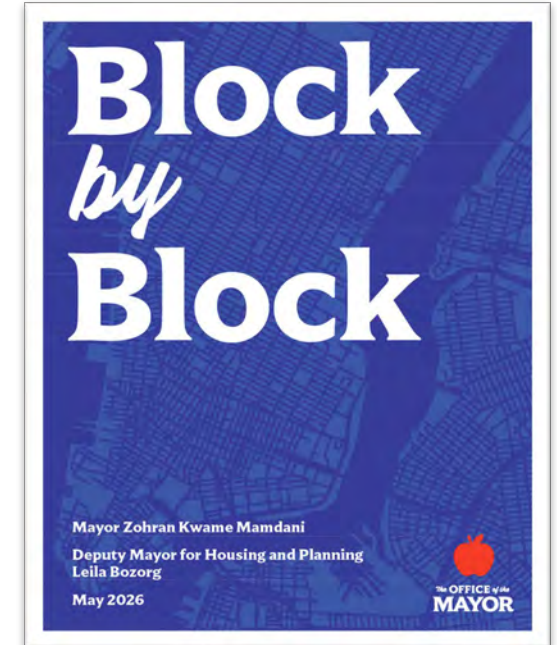
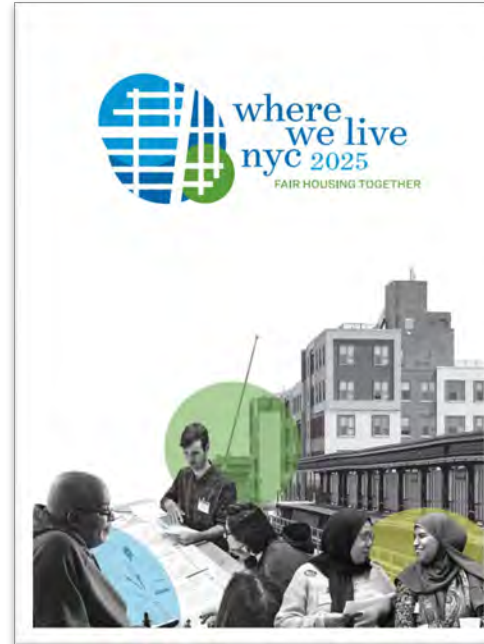


Strategic equity framework (SEF)

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

Strategic equity framework (SEF)

- The SEF applies the principles from ***Block by Block*** and ***Where We Live NYC*** at the neighborhood-level and to specific at-risk populations
- Aims to ensure the benefits of growth **give New Yorkers access to every neighborhood** and help those who struggle the most in our housing market



Identifying geographic and demographic obstacles and how to overcome them

The SEF uses a three-pronged approach to assess fair housing across NYC





Mobility strategies

Some neighborhoods are out of reach for most New Yorkers, requiring neighborhood-specific interventions





Mobility Strategies

Challenge: Many NYC neighborhoods only have a few housing types

Strategies:

- ✓ Create legal, high-quality shared housing
- ✓ Create more low- and moderate-cost homeownership
- ✓ Make it easier to build rental units in low-density neighborhoods
- ✓ Encourage the development of larger units in neighborhoods with the fewest "family-sized" homes

Where: neighborhoods where opportunities are limited based on the housing types available there today



Mobility Strategies

Challenge: Low-cost housing is concentrated in a handful of neighborhoods

Strategies:

- ✓ Finance 100% affordable housing in low-growth areas with very little low-cost housing
- ✓ Increase the number of homes that can be built by rezoning areas with the least new affordable housing
- ✓ Finance the construction of mixed-income housing

Where: Limited Affordability Areas and the Fast Track Districts



Mobility Strategies

Challenge: New Yorkers with rental assistance often cannot choose homes in the neighborhoods they want

Strategies:

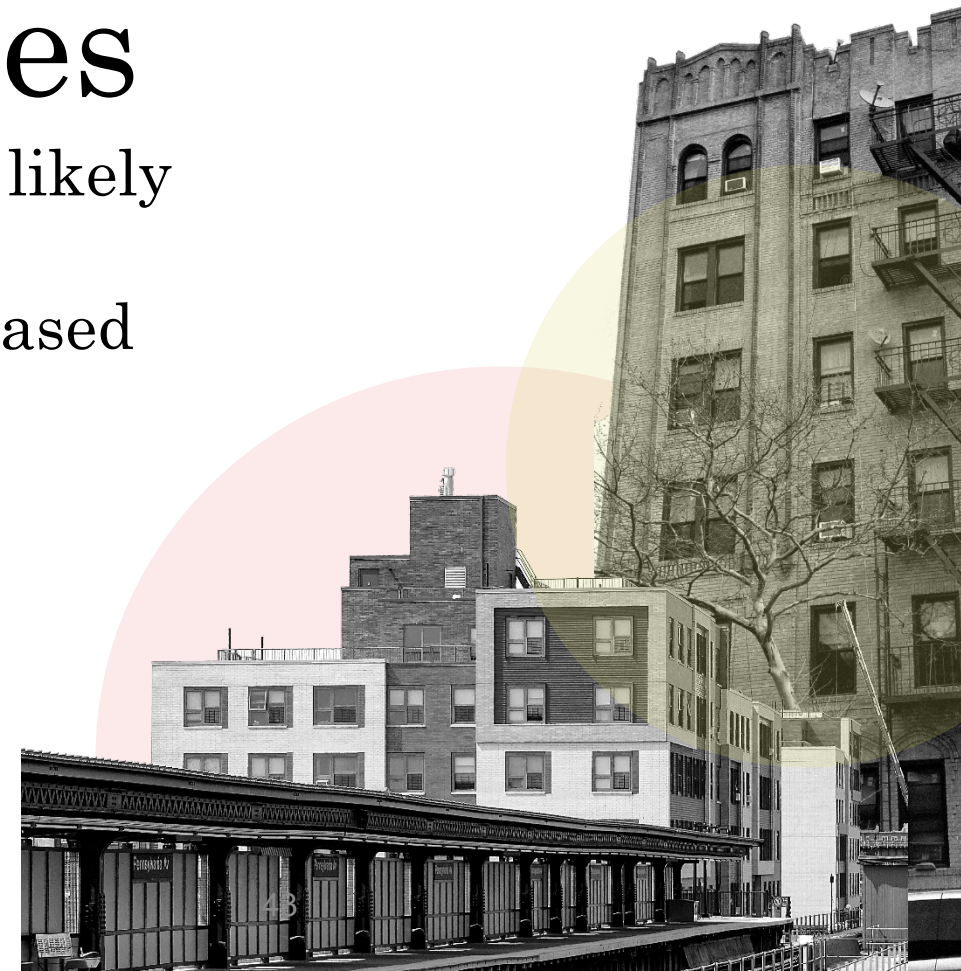
- ✓ Support rigorous NYC Human Rights Law enforcement
- ✓ Let New Yorkers with rental assistance choose the neighborhood best for them

Where: Citywide



Stability strategies

Certain demographic groups are more likely to struggle to stay in their homes and neighborhoods, requiring population-based interventions





Stability Strategies

Challenge: There are disparities in housing quality based on race, age, and disability

Strategies:

- ✓ Align the agency's proactive enforcement criteria to target buildings with high rates of distress
- ✓ Conduct proactive cross-agency enforcement where owners have been unresponsive

Who: New Yorkers living in poor quality housing and those who are less likely to call 311



Stability Strategies

Challenge: Older adults, people with disabilities, and children are most vulnerable to rising heat

Strategies:

- ✓ Help the most at-risk New Yorkers pay for air conditioners and related utilities
- ✓ Ensure New Yorkers have access to safe spaces such as community resiliency hubs during heat emergencies

Who: Older adults, people with disabilities, and households with very young children



Stability Strategies

Challenge: Much of the housing stock is inaccessible to New Yorkers with limited physical mobility

Strategies:

- ✓ Make it easier and less expensive to build elevators in new housing
- ✓ Find new ways to retrofit existing walkup buildings to make them accessible

Who: New Yorkers with mobility issues, including older adults



Neighborhood Equity strategies

The planning and development of housing
should come with the resources and
amenities necessary for people to thrive





Neighborhood Equity Strategies

Challenge: People and neighborhoods need more than just housing

Strategies:

- ✓ Improve quality of life through investments in areas with lots of affordable housing
- ✓ Integrate the strategies from Where We Live and the FHGS into the next Ten-Year Capital Strategy

Where: Neighborhoods with high concentrations of affordable housing



Neighborhood Equity Strategies

Challenge: Climate change increases risk to households with the fewest resources

Strategies:

- ✓ Use the City's climate-focused planning and resilient building design to guide safe, smart growth in areas prone to flooding

Where: Coastal flood-prone areas

Next steps



Tell us what you think!

Spread the word about the next public briefing

There will another virtual public briefing on September 2, 2026, at 5:30pm

To register, visit: bit.ly/4w1EtUJ

Schedule a one-on-one chat

The project team will be hosting virtual, one-on-one conversations to respond to questions.

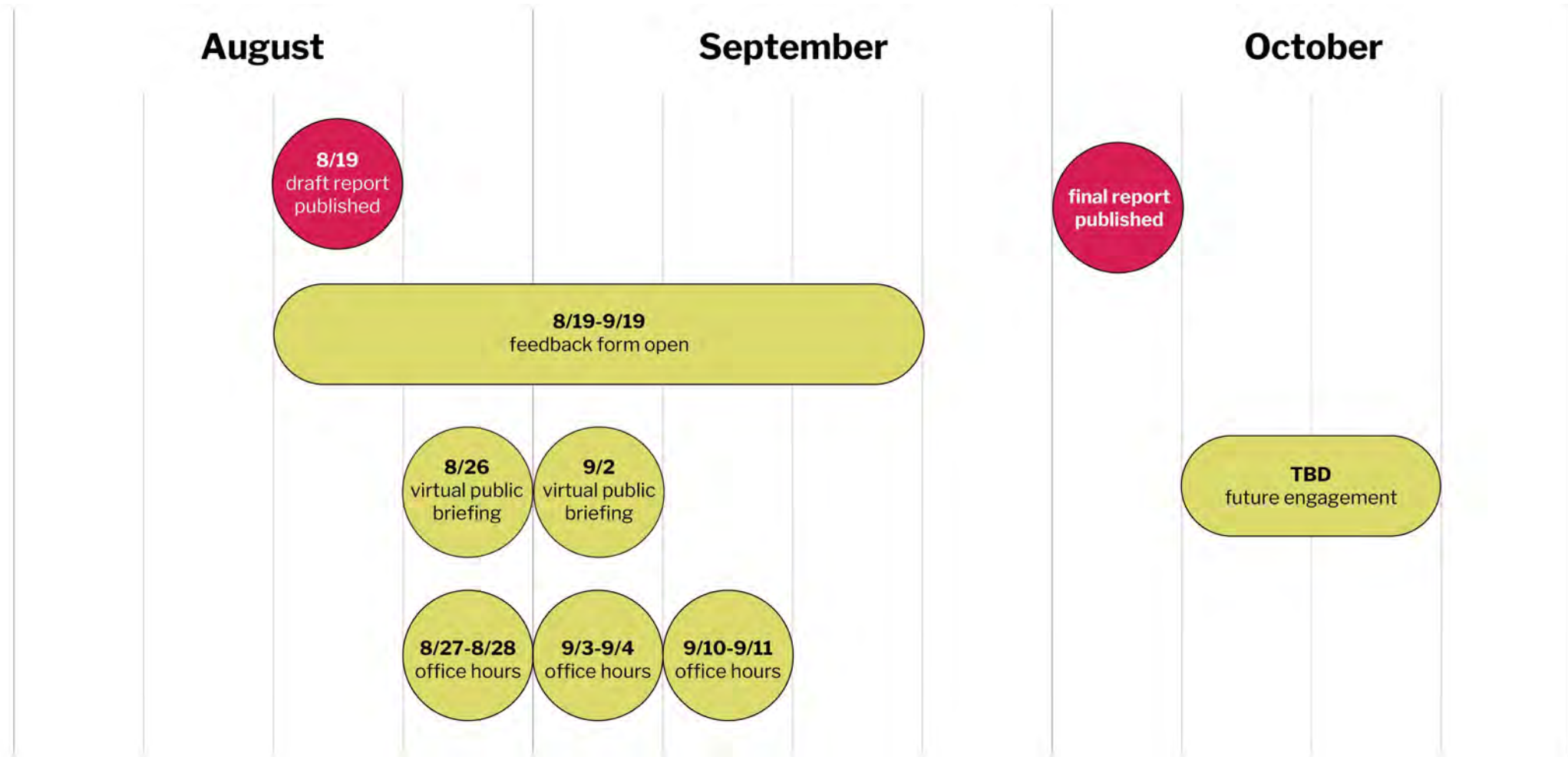
To sign up, fill out this request form: bit.ly/44ZvzAX

Write a comment

If you would like to submit a written comment about the draft report, please use this feedback form: bit.ly/4pKXP30

For more information, visit nyc.gov/wherewelive

Engagement timeline



Thank you!

Questions?

wherewelivenyc@hpd.nyc.gov

Learn more

nyc.gov/wherewelive

