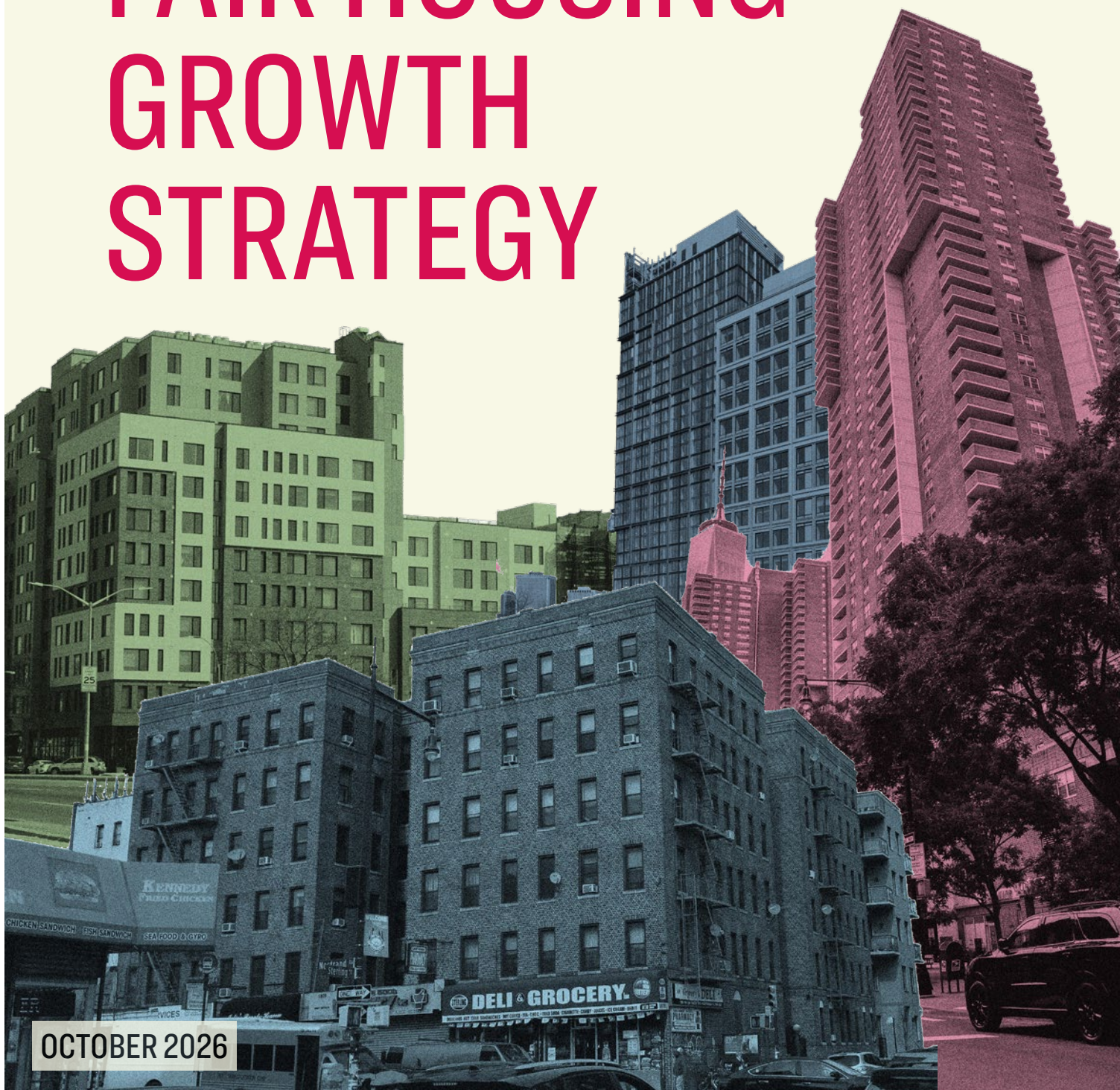




IN COMPLIANCE WITH LOCAL LAW 167 OF 2023

FAIR HOUSING GROWTH STRATEGY



OCTOBER 2026

Dear New Yorkers,

New York City is in a housing crisis that touches every neighborhood and borough. Too many New Yorkers face rapidly rising housing costs and have too few choices about where to live. Tenants can feel at the mercy of landlords; growing families can't afford more space without leaving their neighborhoods; seniors worry about staying in their homes on fixed incomes; and young New Yorkers increasingly can't afford the very neighborhoods they grew up in. For too many, homeownership is also increasingly out of reach.

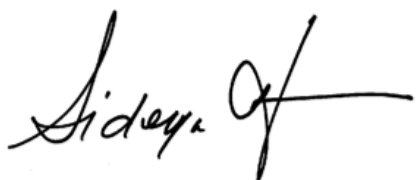
Decades of uneven housing growth and historic patterns of discrimination and segregation have disproportionately impacted immigrant New Yorkers and New Yorkers of color, particularly Black and brown New Yorkers. More than 200,000 Black New Yorkers have left our city over the last two decades in a reverse Great Migration. The crisis also falls hard on New Yorkers who face barriers to safe and stable homes, including queer and trans New Yorkers, victims of domestic violence, youth aging out of foster care, people with disabilities, and older adults.

In short: the housing crisis is a fair housing crisis. This report makes clear that there is no single solution. We must protect tenants, help New Yorkers with housing vouchers find homes in neighborhoods of their choosing, improve accessibility and climate resiliency, and create significantly more housing—especially affordable housing—in neighborhoods where too little has been built.

In 2023, the City Council unanimously passed Local Law 167, directing our agencies to draft a Fair Housing Growth Strategy every five years. This report measures our long-term housing need, establishes growth targets across the city, and lays out a Strategic Equity Framework focused on mobility, stability, and neighborhood equity. This identifies inequity drivers including climate vulnerability, limited diversity in housing typologies, and racial disparities in housing quality, then lays out a wide array of solutions.

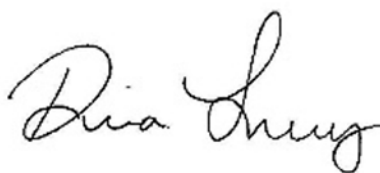
The City is taking ambitious action toward this vision with the Mamdani Administration's *Block by Block* housing plan. Our historic commitment to create 200,000 income-restricted affordable homes over the next decade is an essential part of meeting the overall housing need identified in this report. We are strengthening tenant protections while streamlining rules and regulations to unlock housing choice across the boroughs.

Our vision is of a city where all New Yorkers can live, and stay, in the neighborhoods they love. The Fair Housing Growth Strategy can help us achieve this vision.



Sideya Sherman

*Director of the Department of City Planning
and Chair of the City Planning Commission*



Dina Levy

*Commissioner of the Department of
Housing Preservation & Development*

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CHAPTER 1: INTRODUCTION

The Fair Housing Growth Strategy

Where we live shapes our quality of life, economic mobility, community connectivity, and individual well-being. Yet not all New Yorkers have equal access to housing opportunities across the city. **Fair housing is the principle that all people, regardless of their race or other protected characteristics, should have meaningful choice about where to live, free from discrimination and unnecessary barriers.** It requires preventing discrimination and addressing the historic policies and ongoing practices that continue to limit housing choice.

The New York City Council unanimously passed Local Law 167 of 2023 to establish *Where We Live NYC*, the City's fair housing plan, and the Fair Housing Growth Strategy (FHGS) as recurring five-year processes to advance fair housing citywide. **This is the City's first Fair Housing Growth Strategy.**

Housing costs in New York City have risen dramatically while housing opportunities have become increasingly scarce. Historically low vacancy rates and rising rents leave many households competing for a limited number of homes, reducing housing choice and tenant power. Under these conditions, those who already face barriers in the housing market—including people of color, households using rental assistance, people with disabilities, and other protected classifications—often face the greatest challenges in finding stable, safe, and affordable housing. **Housing scarcity is a fair housing issue.**

A significant part of this challenge is decades of insufficient housing production. Some neighborhoods have added substantial amounts of housing while others have experienced little-to-no growth. As a result, the city has generally produced too few homes, with growth concentrated in too few neighborhoods.

Low-cost housing opportunities are similarly concentrated in particular areas of the city, often in lower-income communities of color, rather than more broadly available across the city. This concentration limits housing choices for lower-income New Yorkers, reinforcing unequal access to opportunity in the form of their housing conditions, quality services, and infrastructure. Neighborhoods are not equally healthy, well-connected, or protected from climate risks, and

these disparities remain closely tied to race and ethnicity. Advancing fair housing therefore requires investment in historically disinvested neighborhoods and support for current residents to help them thrive where they live, alongside expanding access to homes across the city.

Addressing these challenges requires understanding both the scale and distribution of housing need: how much housing does New York City need to support a healthier and more affordable housing market, and how should that housing be distributed to expand access and advance fair housing goals? And what investments and strategies are needed to reduce disparities between neighborhood conditions and support residents' abilities to remain in their communities?

Initiatives to Achieve Fair Housing in NYC

- [*Where We Live NYC \(WWL\)*](#), the city's comprehensive fair housing plan released in 2020 and 2025, identifies segregation, unequal access to opportunity, housing affordability, and housing scarcity as interconnected barriers to fair housing. WWL adopts a balanced approach centered on two complementary goals: both giving New Yorkers greater choice to move to their desired neighborhood and better ability to stay in their current homes or neighborhoods. WWL includes extensive analysis of disparities by race. These considerations are at the center of fair housing planning and are reflected throughout this report. The *Where We Live NYC* website shares the breadth of that analysis and insightful examination of population groups within New York City.

The FHGS responds directly to two of WWL's goals. Goal 2 calls for building more housing in all neighborhoods across New York City; Goal 6 complements this by emphasizing equitable neighborhood investment so that residents can remain in their communities while benefiting from new neighborhood amenities and infrastructure.

- [*The NYC Racial Equity Plan \(REP\)*](#), released in September 2026 following a 2022 City Charter reform, sets citywide goals to address racial inequities in housing, economic security, health, environmental conditions, access to services, and community safety. Its housing goals call for reducing racial disparities in rent burden and homelessness by substantially increasing affordable housing production. It also outlines actions to help people avoid homelessness, move from shelter into permanent housing, and live in safe, stable homes.

The REP reflects WWL's balanced approach to fair housing that also guides the FHGS, placing a spotlight on efforts to keep New Yorkers stably and safely housed while growing the housing supply to expand residential choice.

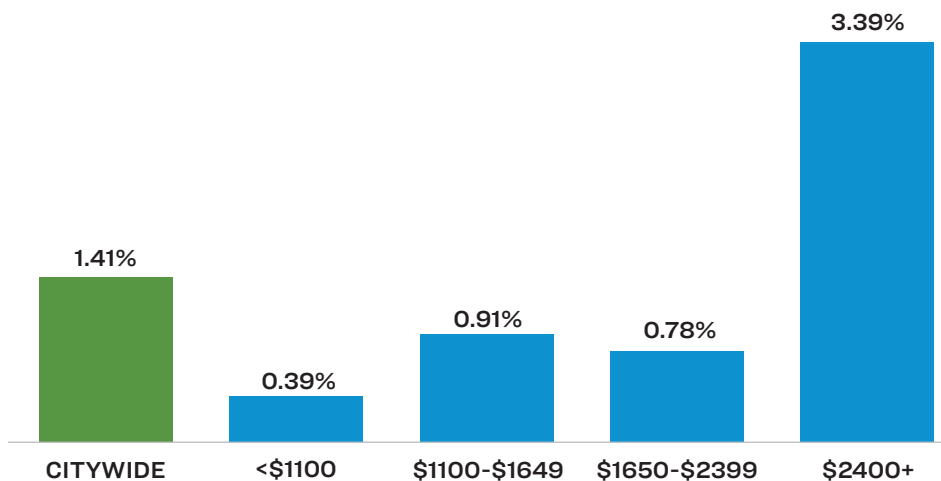
The FHGS addresses these central questions through three chapters, as outlined in Local Law 167:

- **Long-term Housing Needs Assessment (HNA)**, to evaluate the scale of New York City’s housing need;
- **Housing Production Targets (HPT)**, to establish equitable growth targets;
- **Strategic Equity Framework (SEF)**, to identify obstacles to fair housing and complementary investments and strategies that help communities accommodate growth.

Housing Scarcity is a Fair Housing Challenge

New York City’s housing shortage has been generations in the making. Population growth accompanied by shrinking household sizes, rising housing costs, regulatory constraints, and insufficient housing production have combined to create one of the tightest, most competitive housing markets in the city’s history. The result is a historically low rental vacancy rate, uneven housing production across neighborhoods, and a housing market that leaves far too few homes available for the people who need them.

FIGURE 1.1: RENTAL VACANCY RATES



Source: NYC Housing and Vacancy Survey (2023)

The New York City Housing and Vacancy Survey (NYCHVS) has been conducted roughly every three years since 1965. The vacancy rate has never exceeded five percent, the threshold defined by the State of New York as a “rental emergency.” The most recent results show a historic low net rental vacancy rate of 1.4 percent—the lowest since 1968.

Housing scarcity limits meaningful housing choice for New Yorkers. With so few apartments available, renters often have little ability to move in response to rising rents, poor housing conditions, changing household needs, or employment opportunities. Rental open houses draw lines around the block, bidding wars have become increasingly common, and households face pressure to accept whatever housing they can secure rather than the housing that best meets their needs. These pressures are especially severe for households seeking lower-cost housing. More than half of New York City households are rent burdened—spending a third of their income or more on rent—and roughly one-third are severely rent burdened, spending more than half of their pre-tax income on rent. This trend has been over three decades in the making (see Figure 1.2.) New Yorkers of color are disproportionately represented among lower-income households, making the shortage of lower-cost homes and severe rent burden particularly acute for these households.¹

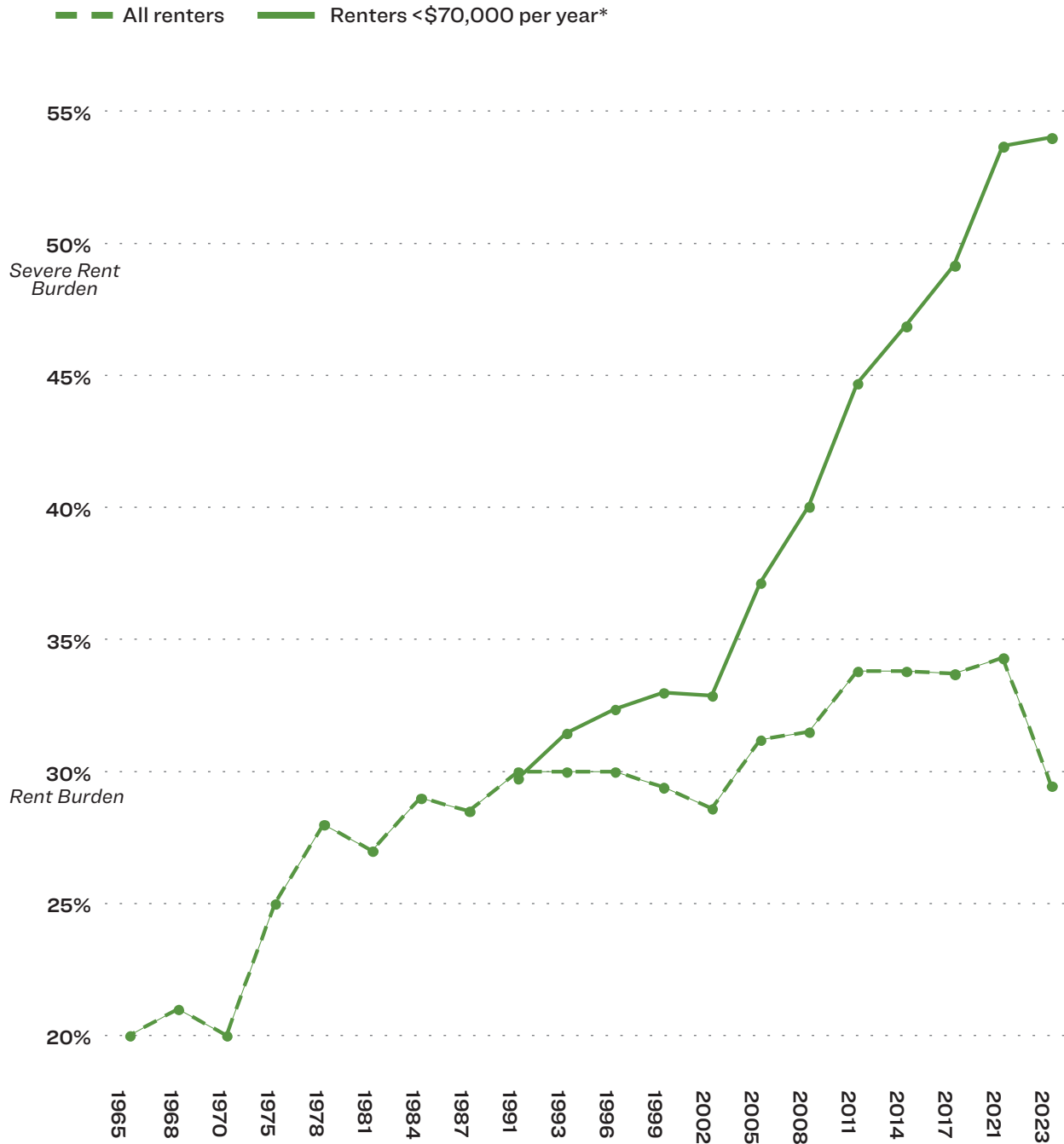
Scarcity further reinforces fair housing barriers by undermining the efficacy of fair housing enforcement. When dozens—or hundreds—of households compete for a single apartment, landlords gain greater discretion over who receives housing. Because many screening practices are lawful, acts of discrimination against people of color, voucher-holders, people with disabilities seeking reasonable accommodations, and others protected by local and federal fair housing laws can be too challenging for enforcement officials to detect.

When there are too few homes available, barriers to accessing quality housing, or any housing at all, are compounded. The shortage contributes to overcrowding, displacement, and homelessness, with over 80,000 New Yorkers in the homeless shelter system in 2026. Roughly one-third of sheltered households are families with children. The sheltered population also reflects stark racial and ethnic disparities: Black New Yorkers make up 14 percent of the city’s population but account for half of those in shelter, while Hispanic New Yorkers make up 20 percent of the city’s population but 40 percent of those in shelter.²

1 Black-non Hispanic and Asian-non Hispanic households made up 28% and 26% of the severely rent burdened households, respectively, despite making up 19% and 15% of total households in the 2023 NYCHVS. White, non-Hispanic households were 22% of all severely rent burdened households while comprising 36% of total households in the NYCHVS.

2 NYC Department of Homeless Services and Human Resources Association; Local Law 79 Reports (March 2026); Coalition for the Homeless (2026); Office of the New York City Comptroller, “Charting Homelessness in NYC” (2026).

FIGURE 1.2: NEW YORK CITY RENT BURDEN OVER TIME

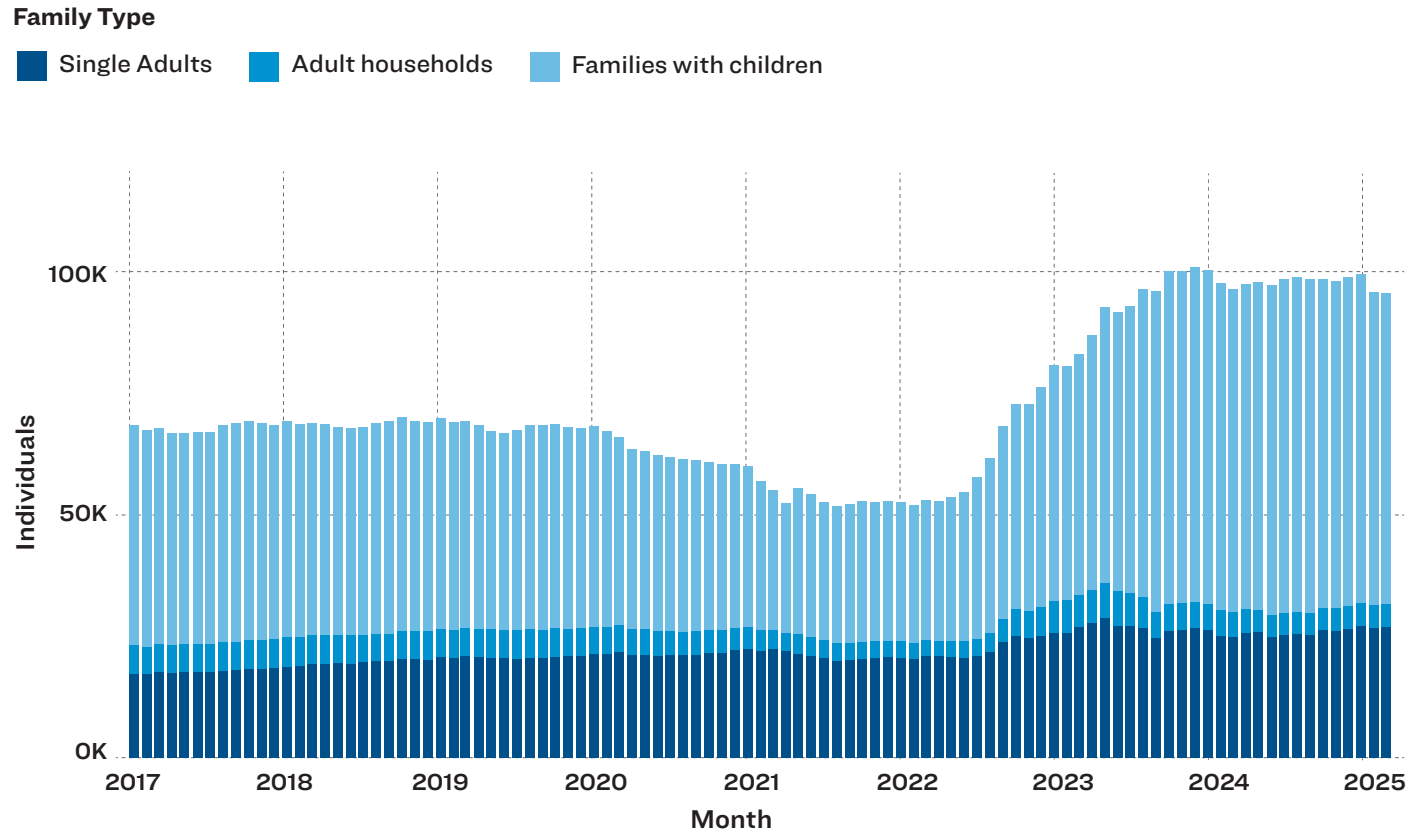


Source: NYC Housing and Vacancy Survey (2023)

*not adjusted for inflation

Rent burden has followed different paths since the 1990s for renters overall and those earning less than \$70,000 per year, the median renter household income as of the 2023 NYCHVS. In 2023, the typical renter household was rent burdened, spending 30 percent of its income on housing costs, while the typical household earning less than \$70,000 per year was severely rent burdened, spending 54 percent on housing costs.

FIGURE 1.3: FAMILIES IN NYC SHELTERS BY HOUSEHOLD TYPE



Source: NYC Department of Homeless Services (DHS, 2026)

Over 80,000 New Yorkers were in the homeless shelter system in 2026. Roughly one-third of sheltered households are families with children.

Growth Has Not Been Shared Equitably

New York City's housing shortage is not simply a question of how much housing has been built, but where it has been built.

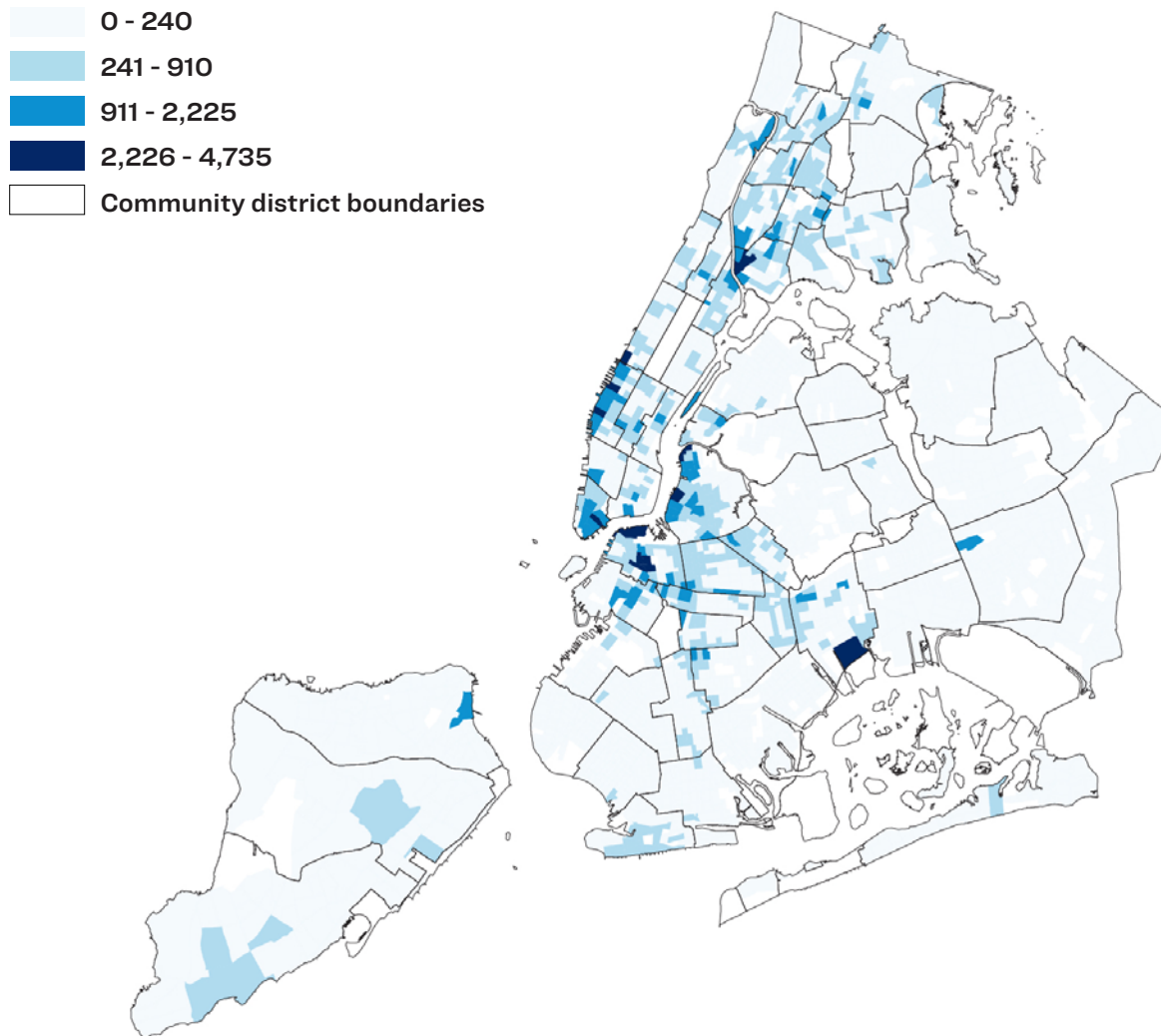
The majority of community districts (CDs) have added relatively little housing over recent decades. This includes some of New York City's wealthiest and most transit-rich neighborhoods, like the West Village (MN CD2) and Upper West Side (MN CD7), as well as some of the lowest-density communities with higher homeownership and more limited existing public transit options, such as in mid-Staten Island (SI CD2) and eastern Queens (QN CDs 11, 13). While these neighborhoods may differ substantially from one another, many share characteristics that constrain housing production, including restrictive zoning or longstanding resistance to new development. Zoning constraints can limit opportunities for people who have long faced barriers to housing choice by limiting where, how much, and what types of housing can be built.

Some community districts have added thousands of new homes over the last decade. New market-rate or mixed-income housing has been developed along formerly industrial waterfronts in western Brooklyn, Queens, and Manhattan and the South Bronx; central business districts including Downtown Brooklyn and the Financial District have developed thousands of new units in recent years (see Figure 1.4.) In the 2010s, neighborhoods where the housing stock grew by 15 percent or more experienced growth across racial and ethnic groups, with population growth in Black, White, Hispanic, and Asian populations. The increase in the Black population in many of these neighborhoods is particularly notable given the city's overall population loss of Black New Yorkers between 2010 and 2020.³

Many thousands of publicly subsidized affordable homes have also been developed in recent years, but not in all neighborhoods. New affordable homes have more often been built in lower-income communities of color in eastern Brooklyn and the South Bronx, where legacies of disinvestment left vacant or underused land that City subsidy has transformed into affordable housing.

3 Individual neighborhoods did not all undergo the same patterns of population change by race/Hispanic origin as their aggregate housing growth category. While this analysis did not establish a causal link between new construction and population growth across race/Hispanic groups, it shows a relationship between the level of housing construction and population change by race and Hispanic origin in neighborhoods over the last decade. Growth of the housing stock was measured as change in net new construction as a percent of housing units in 2020. The growth categories were defined as follows: Very high: 15 percent or more, high: between 7.5 and 14.9 percent, average: between 2.5 and 7.4 percent, and low: under 2.5 percent. See NYC Department of City Planning, Dynamics of Racial/Hispanic Composition in NYC Neighborhoods, 2010 to 2020.

FIGURE 1.4: HOUSING UNITS CREATED SINCE 2010, BY CENSUS TRACT



Source: US Decennial Census, DCP Housing Database: Project Level Files by Alteration-Gain and New Building, Construction Completed 2010-2025 (DOB, 2026). This map displays only the production of new units by census tract, not net change in units, meaning alteration-loss and demolition are not shown.

These patterns of development have produced a housing growth landscape in which many neighborhoods have contributed relatively little, relying on a limited set of neighborhoods to accommodate a significant share of new housing. Concentrating growth in a small number of neighborhoods is neither sufficient to meet the need, nor equitable. Meeting New York City’s long-term housing needs requires expanding the tools and approaches that enable more diversified housing production across a broader range of neighborhoods.

Every neighborhood has development opportunities and challenges and should contribute to meeting the city’s housing needs and expanding meaningful housing choice. How communities accommodate that growth, and the investments and resources needed to support existing residents, will vary by place.

The City must invest in communities to address the legacy of discrimination and segregation

While new housing is needed in every neighborhood, new housing alone will not fully address the City’s fair housing challenges identified in *Where We Live NYC*. Our neighborhoods are not equally healthy, well-connected, or protected from climate risks—and these differences remain strongly tied to race and ethnicity. Achieving fair housing means every neighborhood has the resources and amenities that its residents need to thrive: affordable homes, safe and healthy environments, and quality public services. Alongside new housing, advancing fair housing requires confronting the legacy of discrimination and segregation. The City must invest in historically disinvested communities, help residents at risk of displacement stay in their homes, and expand access to neighborhoods where people of color face barriers. Evidence of the housing shortage is all around us: high rents, an overextended shelter system, unsheltered homelessness, multiple families crowded into single apartments, adults who want to move into a place of their own but cannot afford to leave childhood homes or roommate shares. New Yorkers lack options because New York City lacks sufficient housing.

Public Engagement for the Fair Housing Growth Strategy

The draft of the FHGS was released in August 2026. To inform the draft, the City engaged subject matter experts and stakeholders and conducted a virtual public briefing. During the 30-day public comment period following the draft release, the project team hosted two public briefings, held office hours with 24 members of the public, and received public comments from 160 individuals and organizations, including elected officials, community boards, advocacy organizations, and others. Thank you to all those who took time to share their input.

This final report has been shaped in response to many common themes heard from the public. Key changes made include:

Additional detail was provided about the Long-Term Housing Need Assessment’s methodologies and data sources.

- In Chapter 2, the 2035 Housing Needs Assessment, **more detail is provided on the three steps to estimate need** that were described in the draft report. Methodologies and data sources are detailed to provide clarity and transparency on steps like estimating involuntary overcrowding and projecting 10-year population growth.

The community district housing production target methodology has been modified to include transit access and climate risk.

- In Chapter 3, Housing Production Targets, **the methodology has been modified in response to public comment and now directly incorporates transit access and tidal flooding risk.** Additional climate risks that were considered are detailed within both Chapters 3 and 4.

Greater detail about the City’s approach to planning and investing in climate resilience is provided on pages 43-46.

- The need for resilient infrastructure and equity-based investments is further expounded in Chapter 4, the Strategic Equity Framework.

Clarity on how housing units will be counted towards the 2030 targets is included.

- See “How will we track progress towards the 2030 targets?” on page 51.

Strategies in the Strategic Equity Framework include more detail, including specific neighborhoods and populations that would especially benefit from targeted strategies.

- The expanded Strategic Equity Framework comprehensively breaks down fair housing obstacles, potential strategies to overcome them, and specific neighborhoods to apply the strategies. The SEF also includes references to corresponding commitments and goals in other citywide planning initiatives.

See Appendix A (p. 95) for more details.

CHAPTER 2

2035 Long-Term Housing Needs Assessment

To realize a healthier, more tenant-friendly housing market, New York City needs approximately 700,000 additional housing units over 10 years to accommodate current need and projected growth. As part of the City's response to this need, the *Block by Block* housing plan commits to creating 200,000 new income-restricted affordable homes over the next decade.

This shortage has been decades in the making and may take longer than a decade to address fully. A clear-eyed assessment of the magnitude of our shortage is crucial if we are to chart a path toward real housing choice for all New Yorkers. Planning and policy decisions being made today and into the coming years must contend with the true scale of our need.

This long-term housing needs assessment (HNA) is grounded in available data and a reasonable set of assumptions. The methodology accounts for present need, as evidenced by a historically low vacancy rate, increasing homelessness, persistent overcrowding, and challenging market conditions, but there is uncertainty when projecting housing need any distance into the future. Many of the factors that influence housing need are rooted in uncertain futures—macroeconomic conditions, immigration policy, birth rates—that are beyond the City's control. Existing data may be subject to multiple legitimate interpretations. The methodology that follows estimates how many homes New York City needs today and over the next 10 years. It is designed to be reliable and actionable, without suggesting a level of precision the data and models cannot support.

Determining the 10-Year Need

The Department of City Planning employed a three-step methodology to assess long-term housing need:

- **Step 1:** How many housing units does New York City need today to achieve a healthier vacancy rate, house homeless families, address overcrowding, and provide more options for adults to live independently?
- **Step 2:** How many additional housing units would New York City need to accommodate projected household growth over the next 10 years?
- **Step 3:** How do we account for changing dynamics in a healthier housing market? Achieving a more tenant-friendly housing market can impact migration patterns; more New Yorkers may stay who would have otherwise moved, and more people may move here based on additional opportunity.

Step 1: Assess Present Need

Step 1 uses the most current publicly available data to assess current housing need implied by each of the factors below.

STEP 1.1: HOW MANY ADDITIONAL HOUSING UNITS DO WE NEED TODAY TO ACHIEVE A HEALTHIER VACANCY RATE? ⁴

The 1.4 percent net rental vacancy rate identified in the most recent NYCHVS (2023) is well below the threshold for a functional rental market.⁵ NYC's vacancy rate has been below five percent since the City started measuring it during World War II. In 2020, when demand plummeted due to the onset of the COVID-19 pandemic and prices precipitously dropped, the city had a 4.5 percent net rental vacancy rate.

A tight homeownership market also drives up prices for New Yorkers who want to purchase a home. Improving the vacancy rate of properties for sale would provide potential buyers options and can moderate housing costs, providing this form of housing stability for those who want it, and freeing up additional capacity in the rental market as some renters become homeowners.

4 All else equal, rental units typically have significantly higher vacancy rates than homeownership units because the former tend to have higher turnover and longer lags between occupancy.

5 A target vacancy rate of five percent is the "Housing Emergency" threshold written into state law that governs the rent stabilization program in New York City. This administration is committed to maintaining rent stabilization and will work with the State Legislature to preserve the program if vacancy rates approach or exceed five percent.

Based on data from the 2023 NYCHVS, Step 1.1 implies the need for almost **89,000 additional rental units** and about **12,000 additional homeownership units**. This represents the additional housing necessary to reach five percent rental vacancy and three percent homeownership vacancy, providing existing households more housing options and the beneficial consequences that flow from that.

STEP 1.2: HOW MANY ADDITIONAL UNITS DO WE NEED TO HOUSE TODAY'S SHELTERED AND UNSHELTERED HOMELESS POPULATION?

These populations comprise families and individuals that lack stable housing. Using the Department of Homeless Services' Daily Homeless Shelter Census and the Annual HOPE count for unsheltered population estimates, the methodology assumes a need of one additional unit for every family unit captured by these data sources.

Together, these data sources identify a need for approximately **53,000 additional units**.⁶

STEP 1.3: HOW MANY ADDITIONAL UNITS ARE NECESSARY TO REDUCE OVERCROWDING?

This step requires looking into “complex” households with multiple unrelated adults. This includes, for instance, a three-bedroom apartment occupied by three roommates, an adult and an unrelated “subfamily” like a married couple in a two-bedroom apartment, multiple families crowded into a subdivided one-bedroom apartment, and many others.

Not all complex households imply the need for an additional unit, so step 1.3 focuses on *overcrowded* complex households. Under the NYCHVS definition, a home is “overcrowded” if more than two people per bedroom live there.

Using public use microdata samples (PUMS) from the Census's American Community Surveys (ACS) and the simple assumption that each overcrowded complex household implies the need for an additional housing unit, Step 1.3 implies the need for approximately **40,000 additional units**.⁷

⁶ This number includes just below 50,000 units to house the sheltered and unsheltered populations plus additional units necessary to maintain an overall five percent vacancy rate.

⁷ As above, this number includes additional units necessary to maintain an overall five percent vacancy.

STEP 1.4: HOW MANY ADDITIONAL UNITS ARE NECESSARY TO ADDRESS DELAYED HOUSEHOLD FORMATION?

Delayed household formation accounts for people who would otherwise live independently but cannot because housing is unavailable or unaffordable. This step specifically applies this to subfamilies and adult children: The Census definition of a “subfamily” is a married couple or parent with at least one child under 18 living in the household of another. Some of these “subfamilies” represent households forced to “double up” by an inhospitable housing market. “Adult children” are adults over 18 living in a household headed by at least one of their parents. Some of these “adult children” would move out and form their own households if the housing market permitted it.

Unlike the households identified in Step 1.3, those included here are not necessarily overcrowded. Many subfamilies and adult children choose to live in multigenerational households. Step 1.4 estimates how many of these living arrangements may instead reflect households that would form separately if additional housing were available.

To make this estimate, we compare New York City with a diverse panel of 10 peer cities that generally have less constrained housing markets. We examine the share of households that include an overcrowded subfamily and the share that include adult children, grouped into five-year age cohorts.⁸

The difference between New York City’s rates and the lower rates observed across the peer cities provides an estimate of the additional homes needed to enable more people to form their own households.

Based on PUMS from the ACS, the “overcrowded household with a related subfamily” component of Step 1.4 implies the need for approximately **10,000 additional units**.

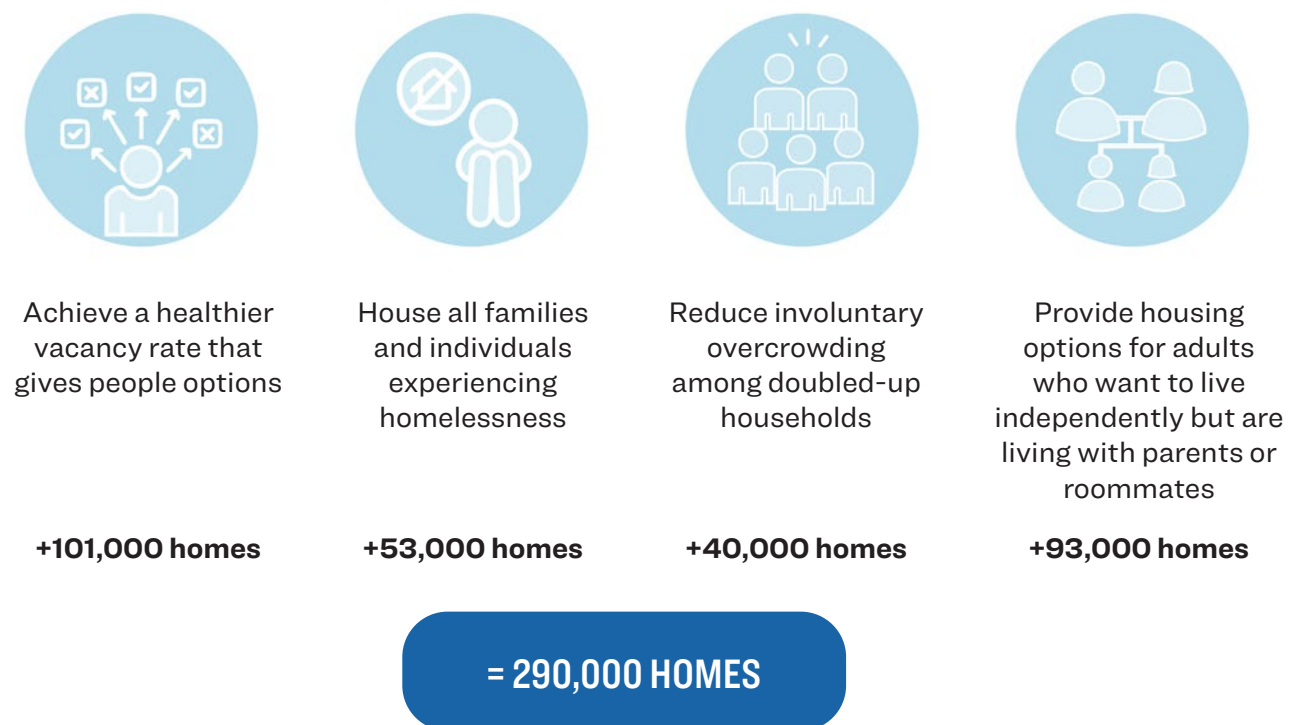
This step makes a similar comparison between New York and peer cities for households with adult children by 5-year age cohort. Using cohorts accounts for the fact that adult children in their early 20s are much more likely to live in a household headed by their parents than adult children in their 40s or 50s, regardless of housing market factors, and for the fact that the city’s age structure changes over time.

⁸ These cities include the largest American cities with PUMAs that align with municipal boundaries: Los Angeles, Chicago, Philadelphia, Phoenix, San Francisco, Seattle, Washington DC, Denver, Jacksonville, and Indianapolis. Overall, these cities have roughly a five percent vacancy rate.

Based on PUMS from the ACS, the “adult children” component of Step 1.4 implies the need for approximately **83,000 additional units** for a Step 1.4 total of approximately **93,000 additional units**.

Overall, Step 1, the Present Need, suggests the need for about 290,000 new housing units.

FIGURE 2.1: ESTIMATING PRESENT HOUSING NEED



Step 2. Assess Baseline 10-Year Population Growth

The second step moves beyond the present to account for projected household growth over the next 10 years.

The HNA does not propose a new methodology to project 10-year household growth because New York City has already developed a methodology under federal transportation planning requirements. To avoid redundant and potentially contradictory projections, the HNA adopts the projections produced through the New York Metropolitan Transportation Council (NYMTC) planning process. These projections combine population projections with housing development estimates to project household growth.

STEP 2.1: Considers population increase based primarily on demographic factors (births, deaths, and migration rates by cohort), project them into the future, and convert that growth into a number of housing units.

STEP 2.2: Considers the building permit pipeline, known pre-permit projects, and a model based on future construction capacity to estimate future housing growth.

STEP 2.3: Reconciles these estimates with one another in a process that projects growth in NYC households in five-year intervals.

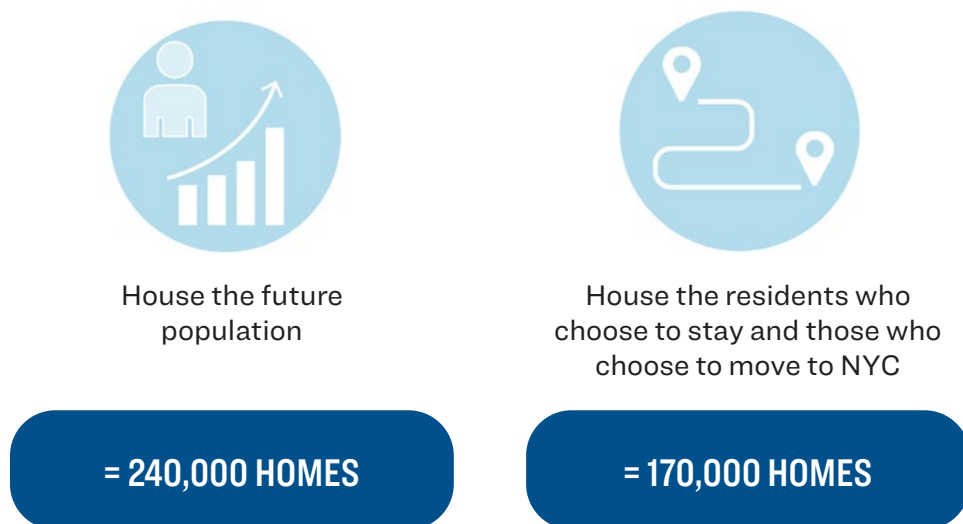
Step 2 assumes that each new household over the next 10 years will need a new housing unit. NYMTC projects an increase of approximately **229,000 households** over the next 10 years.

Accommodating these households while maintaining target vacancy rates suggests New York City needs approximately **240,000 additional units** over 10 years.

Step 3. Assess Future Need Under Improved Market Conditions

Finally, satisfying current need and projected household growth implies a very different housing market that could significantly affect the decisions of people choosing to remain or move out of New York City. As the city's housing market gets more hospitable, fewer families

FIGURE 2.2: ESTIMATING BASELINE GROWTH AND FUTURE NEED



and individuals who live in New York City may leave, and more families and individuals who live outside New York City may choose to move here, implying the need for more housing units.

Since the early 2010s, New York City has seen a baseline average of about 155,000 domestic in-migrants and over 250,000 out-migrants per year. This adds up to a constant churn comprising about four million in-migrants and out-migrants in any given decade. At these numbers, even small reductions in outflows and small increases in inflows imply the need for a significant amount of new housing.

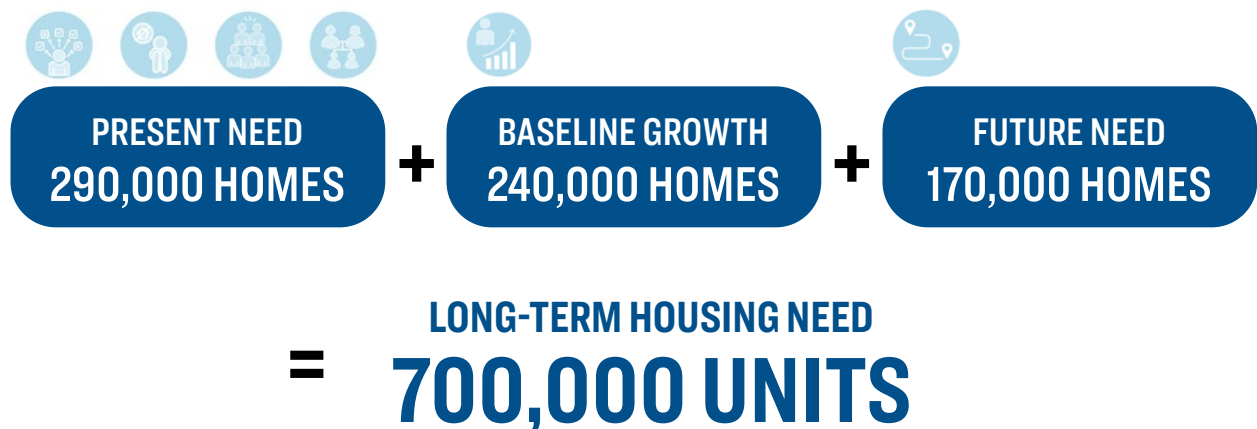
Step 3 assumes that a number of out-movers equivalent to one standard deviation⁹ from the baseline decide to remain in the city and that a number of additional in-movers equivalent to one standard deviation from the baseline decide to move to the city. These population counts can be converted into a number of additional households —and implied housing need —by applying household formation rates by age cohort to this population.

By this method, Step 3 suggests the need for approximately **170,000 additional units**.

Altogether, Steps 1, 2, and 3 indicate an overall long-term housing need of approximately **700,000 units** over 10 years.

⁹ Standard deviation is a measure of the spread of values around the average with smaller standard deviations denoting a tighter spread. For this analysis, only domestic migration was considered for the years between 2012 and 2024, excluding 2020 through 2022 due to the more extreme fluctuations during that period attributable to the COVID-19 pandemic. For that period, the average domestic inflow of people to NYC was 154,961 and the domestic outflow from NYC was 247,289. For this purpose, one standard deviation is equivalent to approximately an 8% change on 2024 domestic inflows and outflows of people to NYC.

FIGURE 2.3: ESTIMATING THE TOTAL 10-YEAR HOUSING NEED



Long-Term Affordable Housing Need

The methodology used to assess overall long-term housing need is a demand-driven model that addresses today's extremely tight market and accommodates projected household growth under an assumed set of looser housing market conditions.

Increasing the overall supply of housing is essential to creating a healthier housing market. More available homes can give households greater choice, moderate rent pressures, and allow public resources for rental assistance to reach more people.

Housing production alone, however, will not ensure that every household can afford a home. Even in a healthier market, many families and individuals will have incomes too low to afford market rents in much of the city. Meeting New York City's long-term housing need therefore requires substantial production of income-restricted housing, including privately financed mixed-income housing and publicly subsidized affordable developments.

What is affordable housing?

Government programs use “affordable housing” to refer to housing that has rents restricted through a federal, state, or local government agreement to serve households within specified income ranges. These income limits are generally expressed as a percentage of HUD Income Limits, also referred to as Area Median Income or AMI.¹⁰ AMI is re-calculated by the federal government every year and is adjusted by household size.

For instance, consider a one-bedroom affordable unit reserved for a family of two earning 60 percent AMI. In New York City in 2026, 60 percent AMI for a family of two is \$81,420. Rent is “affordable” if it consumes no more than 30 percent of gross income. On a monthly basis, that translates to a rent of \$2,035/month.

¹⁰ The U.S. Department of Housing and Urban Development (HUD) sets income limits for every metropolitan area each year. These income limits govern income eligibility for federal housing programs, such as housing tax credits and rental assistance benefits. HUD Income Limits establish the maximum eligible incomes for households applying to government-administered affordable housing, like homes found on NYC's Housing Connect.

AFFORDABLE HOUSING COMMITMENT

As a central part of meeting assessed overall need, the Mamdani Administration has committed to creating **200,000 new income-restricted, affordable homes over the next decade through the *Block by Block* housing plan**. This historic, \$22 billion commitment equals nearly 30 percent of the City’s 700,000-unit long-term housing need and would more than double the affordable housing produced over the prior decade.

DEEPLY AFFORDABLE COMMITMENT

Local Law 167 defines deeply affordable units as those restricted to households with incomes below 60 percent AMI. To ensure that the affordable housing commitment serves households with the greatest affordability challenges, the City has committed in *Block by Block* to create approximately **90,000 deeply affordable homes** over 10 years.

FORMERLY HOMELESS COMMITMENT

Block by Block also includes a commitment to increase production for units dedicated to formerly homeless households by about 40 percent over recent production. Over 10 years, this amounts to approximately **28,000 units for individuals and families exiting the shelter system**.

In summary, the Housing Needs Assessment factors in a 10-year commitment to create **200,000 new affordable homes**, including approximately **90,000 deeply affordable homes** and **28,000 homes set aside for formerly homeless households**. The deeply affordable and formerly homeless categories may overlap. These long-term benchmarks provide the basis for the five-year affordable housing production targets established in the following chapter. Chapter 2 illustrated New York City’s immense housing need over the next 10 years. This chapter translates this long-term need into five-year goals that address the scale of the housing need and more equitably distribute new affordable and market-rate housing across the city.

CHAPTER 3

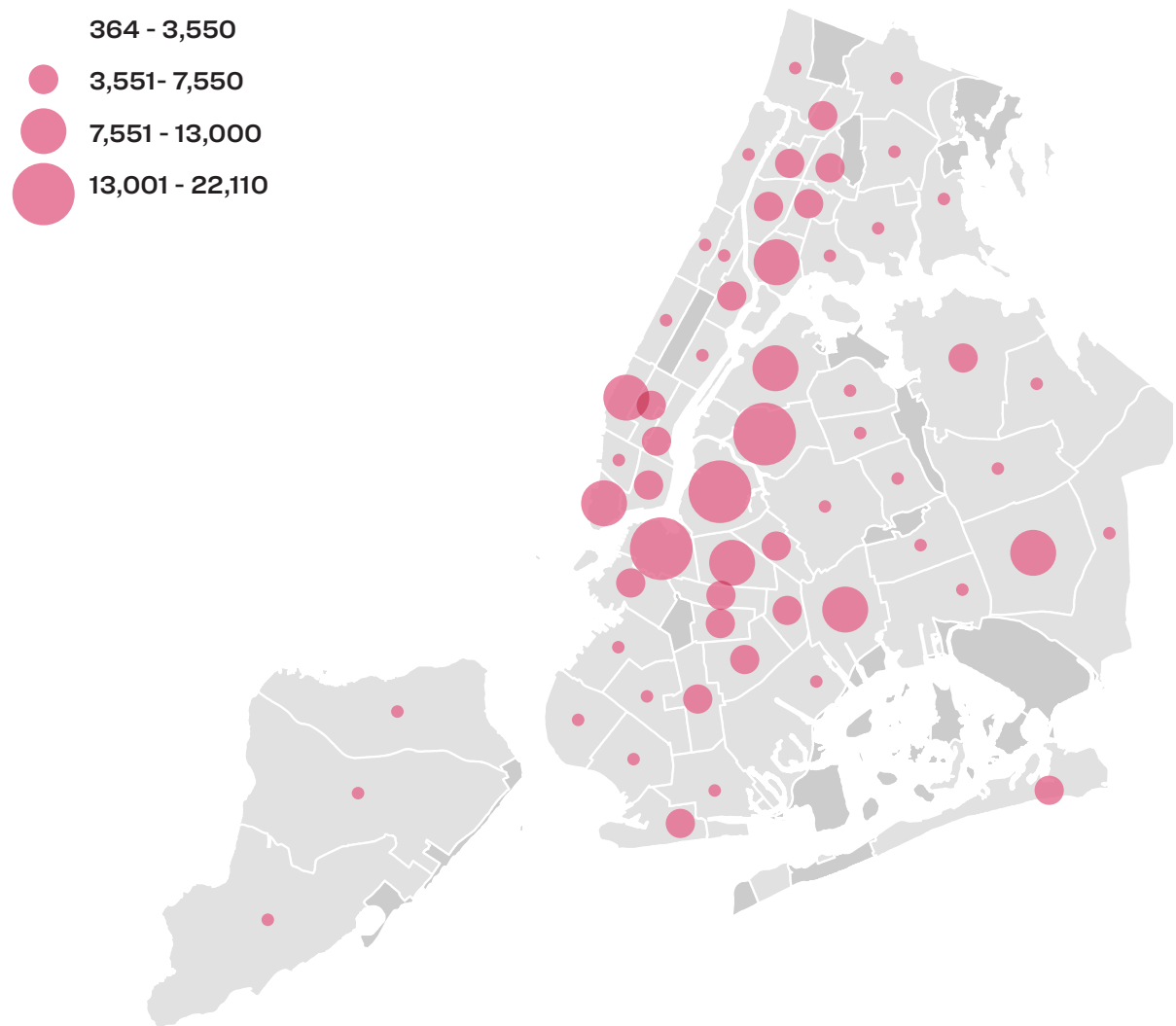
2030 Housing Production Targets

New York City grew by approximately 294,000 homes between 2016 and 2025 —or 0.8 percent annually. Although this represents progress towards addressing our housing shortage, this growth was concentrated in just a few pockets of the city: 14 community districts created more new homes in this period than the other 45 combined.

Further, many neighborhoods offer very little affordable housing today and have built very few new affordable, income-restricted homes. A shortage of affordable and deeply affordable homes limits tenant power, facilitates discrimination, and heightens displacement pressures for low- and moderate-income households. This entrenches twin fair housing challenges: the shortage of affordable and deeply affordable homes threatens housing stability for low- and moderate-income households, while the unequal distribution of affordable housing severely limits the number of neighborhoods accessible to these households.

To advance fair housing in New York City, we must build more housing – and more affordable housing – in every neighborhood. By 2030, the city’s total number of homes must grow at a rate of approximately two percent annually to meet half of our 2035 housing need. This means we must double the rate at which we create new housing – and all community districts must contribute to this growth.

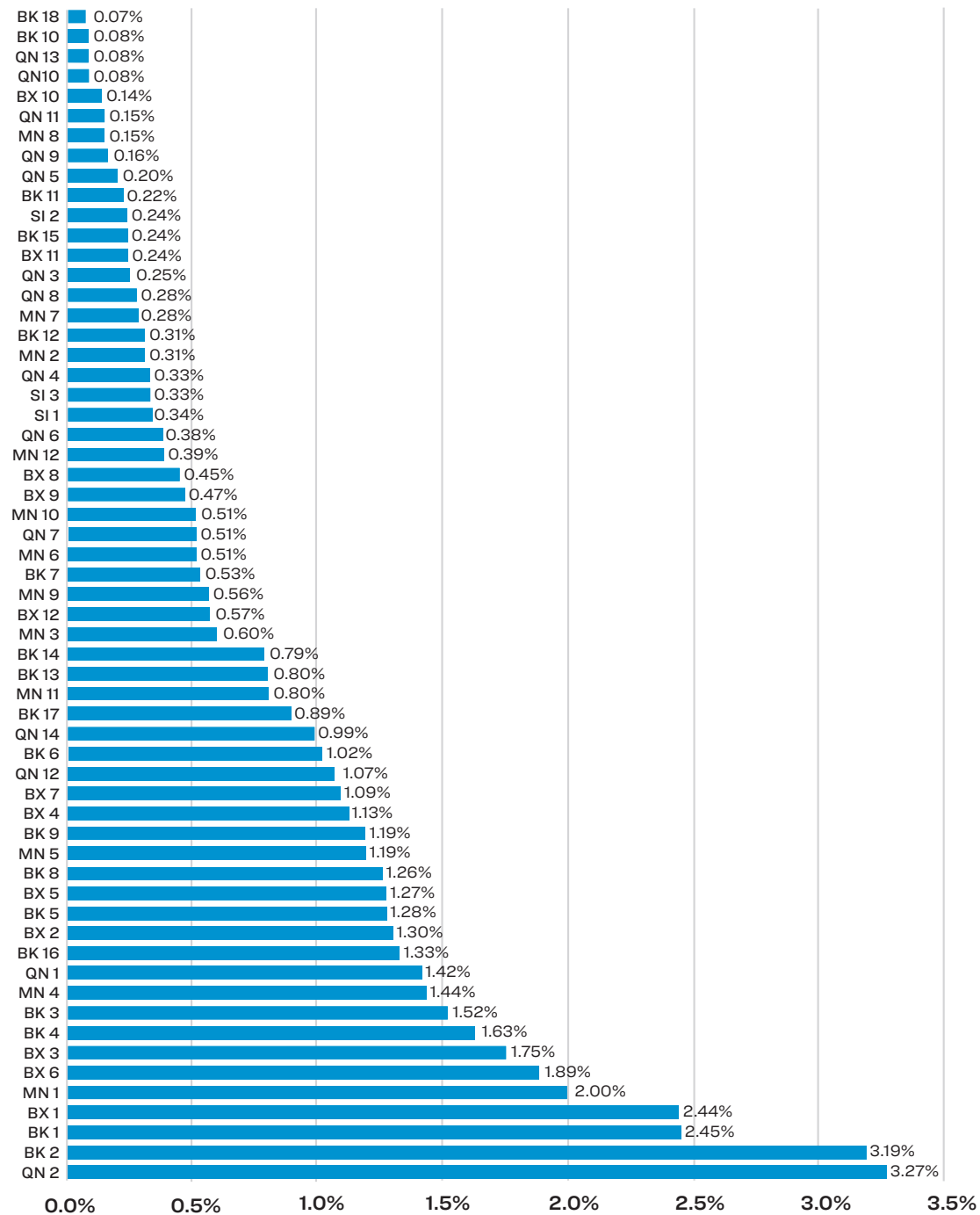
FIGURE 3.1: NET NEW HOMES ADDED BY COMMUNITY DISTRICT, 2016-2025



Source: NYC DCP Housing Database (DOB, HPD, 2016-2025)

Net new homes account for both housing gained through new construction or alterations—such as through subdividing a house into multiple apartments—as well as housing lost through demolition or alterations, such as apartment or rowhouse combinations.

FIGURE 3.2: RECENT HOUSING GROWTH RATES: RATE OF NEW HOMES ADDED 2016-2025 BY COMMUNITY DISTRICT



Source: NYC DCP Housing Database (DOB, HPD, 2016-2025)

Annual growth rates between 2016 and 2025 are calculated as the difference in total housing between those years, converted into an annual rate. Community districts grew at extremely different rates between these years: the fastest-growing district grew at 50 times the rate of the slowest district. Nearly two thirds of all community districts grew under 1% annually. Only seven districts grew at the rate that puts them on track to meet half of the 2035 housing need in five years.

With the *Block by Block* plan, New York City has committed to building 200,000 new affordable homes over the next decade. Scaling to this level of affordable housing production requires every neighborhood to do its share. And the creation of new homes must be paired with the preservation of existing affordable homes: this report reinforces *Block by Block*'s commitment to preserve 200,000 affordable homes over the next decade.

What are the targets?

Local Law 167 directs the City to identify both **citywide and community district housing production and citywide preservation targets**. These five-year targets provide a bold vision for housing development that expands affordable housing access across all neighborhoods.

Five-year targets will inform how the City makes decisions about where to facilitate more housing and where to prioritize affordable housing subsidy. The targets are not mandates. Rather, targets demonstrate the scale of housing contribution needed from every community district to improve housing stability and affordability citywide. Strategies to meet these targets should be shaped by local conditions and stakeholders.

The City will release new housing production targets every five years, as required by local law.

Citywide targets

The 2030 targets establish citywide goals for how many homes we should build and preserve over the next five years in New York City.

CREATING NEW HOMES

In line with the Housing Needs Assessment, the City is targeting the creation of **350,000 new homes over the next five years**. These homes include units of any size, building type, cost, or tenure.

This 2030 target includes **85,000 new income-restricted affordable homes**. This is aligned with the City's affordable housing commitment established in *Block by Block* and for which \$22 billion in capital funding is set aside over the next five years. The commitment is to ramp up new affordable housing development beginning in 2026 and to reach 200,000 new affordable homes over the next decade.

Thirty percent of new affordable homes are targeted to be deeply affordable, also aligned with the *Block by Block* commitment. As defined by Local Law 167 of 2023, deeply affordable homes are affordable to households with incomes at or below 60 percent AMI. Half of new deeply affordable homes are targeted to be reserved for households experiencing homelessness or supportive units for tenants at risk of homelessness.

NYC's Affordable Housing Fast Track

In November 2025, New York City voters approved amendments to the City Charter to streamline public review processes to meet urgent affordable housing needs. One of the amendments created the [Affordable Housing Fast Track](#), which will accelerate affordable housing development in 12 qualifying community districts (“Fast Track Districts”) that have produced the least affordable housing over the past five years. The Fast Track Districts, published October 1, 2026, complement the FHGS by providing a land use tool that can allow those districts to better meet the affordable housing targets established in this report. Qualifying projects will be subject to new review process beginning January 1, 2027. For more information about the fast track, see Mobility Strategy 2B on page 69.

PRESERVING EXISTING HOMES

Preserving existing homes forms a critical part of the City’s fair housing goals. Preservation improves housing quality for people where they live today and expands the number of affordable homes in the city. Over the next five years, the City aims to preserve **100,000 existing homes** through a range of innovative strategies and significant capital commitments. This target represents half of the City’s goal to preserve 200,000 homes over the next decade, as advanced in *Block by Block*. Preserved homes are existing units improved or maintained through government support.

FIGURE 3.3: SETTING CITYWIDE FIVE-YEAR TARGETS



CITYWIDE 5-YEAR NEW CONSTRUCTION TARGET

to meet 50% of New York City’s long-term housing need

350,000 HOMES



85,000 HOMES

affordable homes
Block by Block
commitment



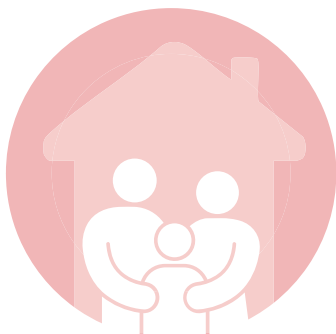
25,500 HOMES

deeply affordable homes
30% of the affordable target



12,750 HOMES

**for households
experiencing homelessness**
50% of the deeply
affordable target



100,000 HOMES

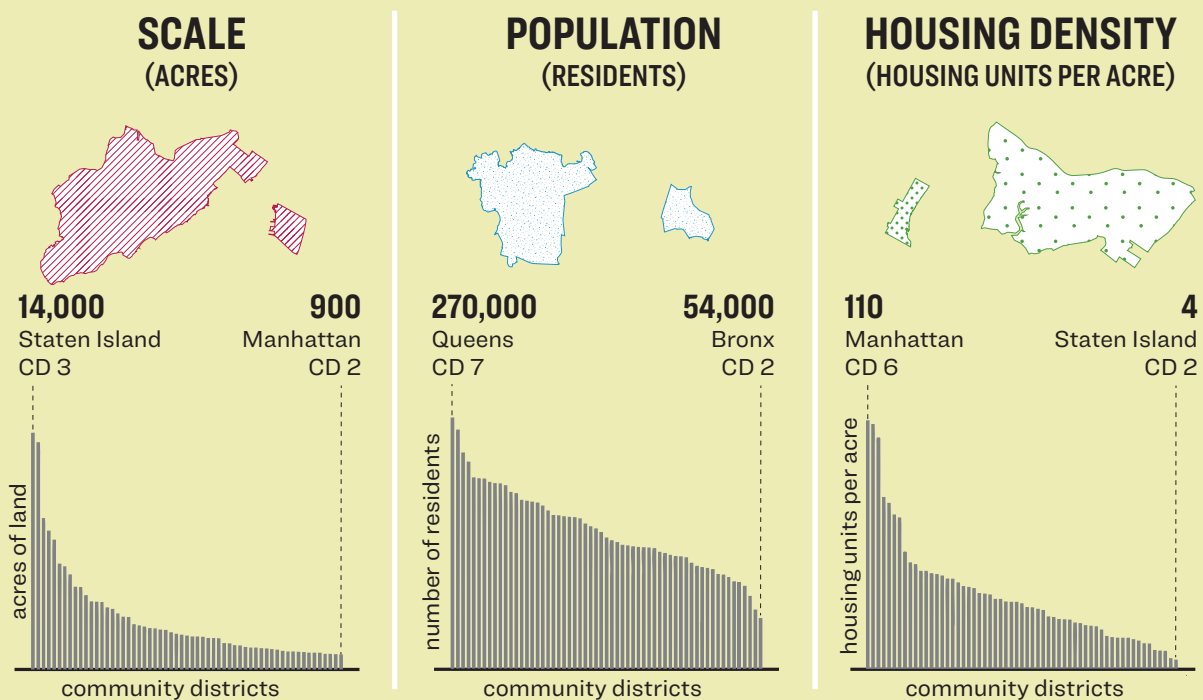
CITYWIDE 5-YEAR PRESERVATION TARGET

to protect existing affordability, improve housing quality, and
support long-term housing stability

Establishing a common destination for diverse community districts

New York City's 59 community districts (CDs) are unique local planning areas that vary greatly in terms of land area, population, and housing density. **Each district faces unique challenges to growth, just as each district holds unique opportunities to create new housing.**

Established in 1975, community districts provide a practical and consistent geography for measuring housing growth across New York City, but they are not uniform planning areas. Unlike legislative districts, their boundaries are not periodically redrawn to reflect population change.



Data source: Decennial Census, U.S. Census Bureau; NYC Department of City Planning (DCP)

Accordingly, the FHGS does not attempt to produce 59 individual neighborhood plans or to prescribe identical approaches for every community district. Developing neighborhood-specific strategies requires detailed land use analysis, infrastructure assessment, and sustained community planning that extends beyond the scope of this citywide analysis.

Instead, the targets establish a common destination—achieving fair housing by providing housing choice in every neighborhood—while recognizing that each community district will follow a distinct path, shaped by local knowledge and priorities. New zoning and charter reforms, along with other locally appropriate strategies, provide myriad pathways for communities to contribute to meeting citywide housing needs.

Community district targets

Five-year housing production targets for each community district set a course to expand housing opportunity across all five boroughs. Rooted in the City's fair housing goal to reduce barriers to housing choice, two principles drive the approach to setting the five-year community district targets:

1. **Equitable growth:** All community districts should create new housing to address our housing shortage and its impacts.
2. **Equitable access to affordable housing:** All community districts should provide affordable housing opportunities.

STEP 1: GROUP COMMUNITY DISTRICTS INTO GROWTH COHORTS

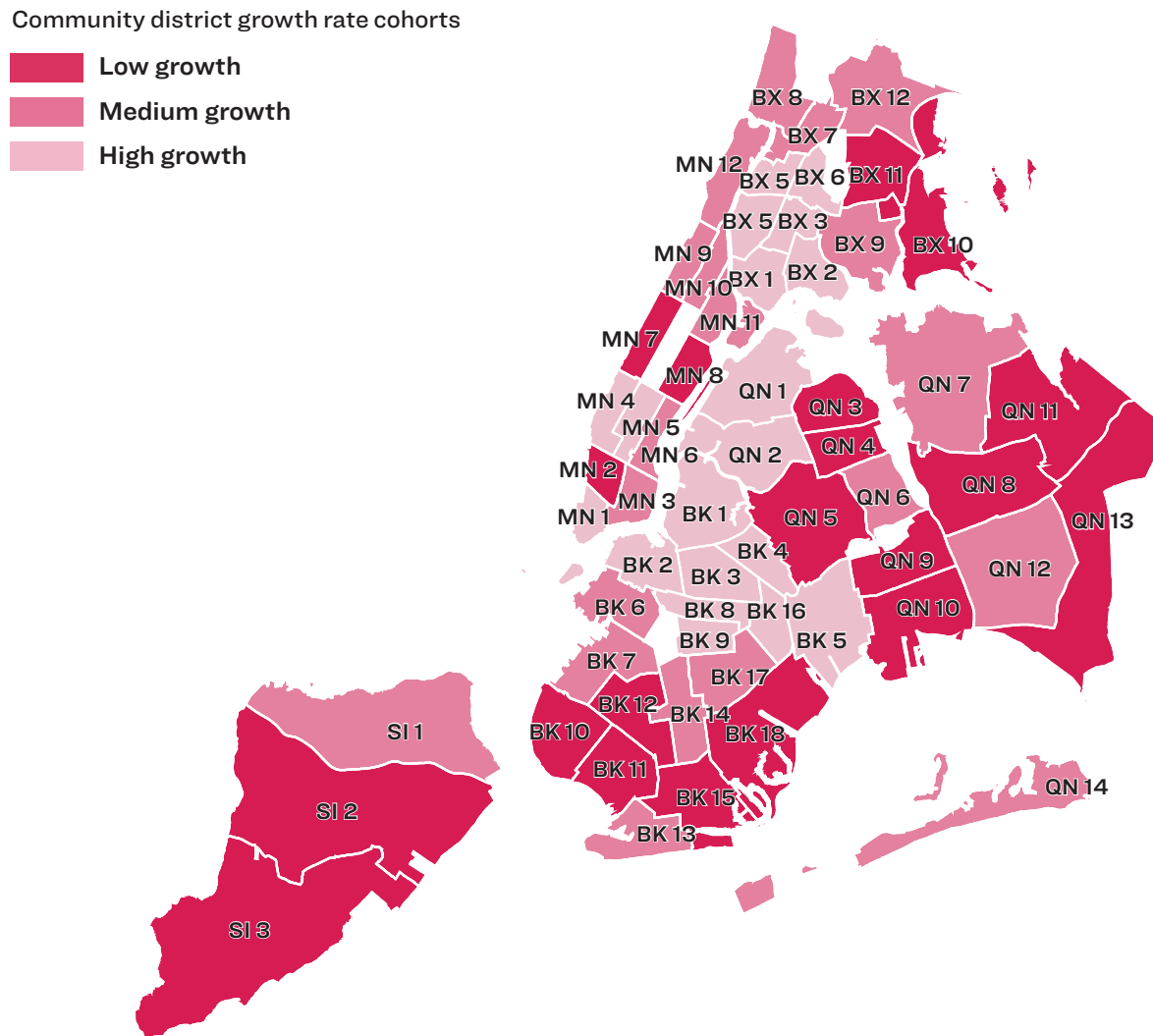
Unequal distribution of new housing development poses a major barrier to fair housing. The methodology first assesses community districts based on how much housing the districts added over 10 years, between 2016 and 2025. Community districts are grouped into three equal groups, or cohorts, relative to their recent rates of growth: low, medium, and high growers.

FIGURE 3.4: COMMUNITY DISTRICT GROWTH RATE COHORTS, 2016-2025

LOW: BOTTOM THIRD	MEDIUM: MIDDLE THIRD	HIGH: UPPER THIRD
0.07 to 0.33% recent annual growth rate	0.34 to 1.07% recent annual growth rate	1.09 to 3.27% recent annual growth rate

Growth rates are calculated based on rates of change between total housing in 2016 and 2025, converted into an annual rate.

FIGURE 3.5: COMMUNITY DISTRICT GROWTH RATE COHORTS, 2016-2025



Source: NYC DCP Housing Database (DOB, HPD, 2016-2025)

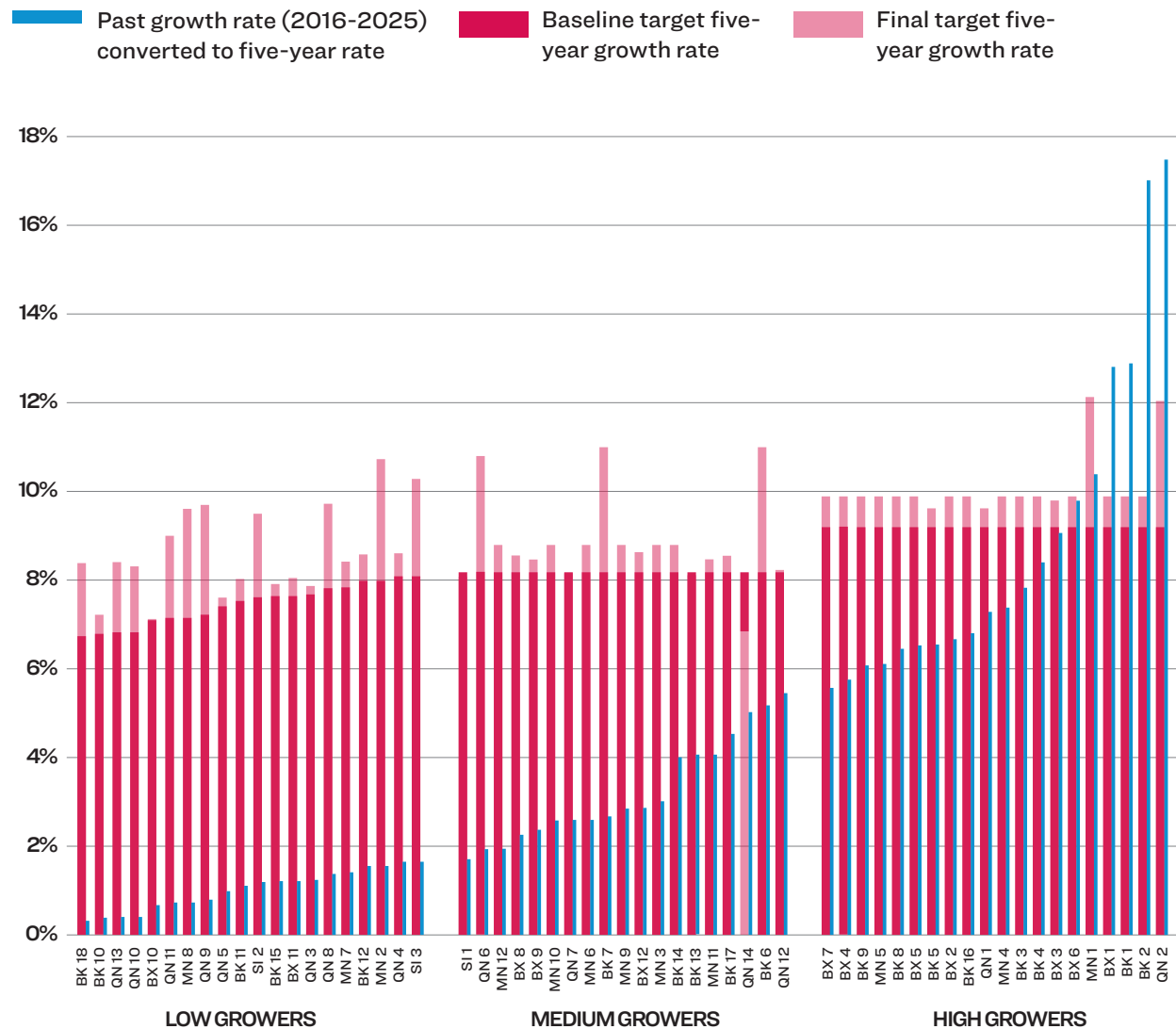
STEP 2: ASSIGN BASELINE TARGET GROWTH RATES BY GROWTH COHORT

To advance a more fair distribution of housing growth and achieve the 350,000 citywide target, all districts should have growth at rates closer to the citywide rate. To accomplish this, community districts are assigned a target growth rate based on their cohort from Step 1. Setting target growth rates by growth cohort advances distinct cohort goals to reshape housing growth citywide.

FIG 3.6: 5-YEAR TARGET GROWTH RATES BY GROWTH COHORT

GROWTH COHORT	COHORT GOAL	5-YEAR TARGET GROWTH RATE
Low	Significantly shift course for the districts that have contributed the least. Target a growth rate for each district that is higher than their recent growth by a common, moderately fast rate.	Individual rates for all districts: past rate + 6.25 percentage points.
Medium	Moderately accelerate growth to help meet the city's long-term housing need. Acknowledge housing contributions of this cohort by setting a common goal for all districts that is a less dramatic trend shift compared to low growers.	8% for all districts
High	Sustain growth to meet the city's long-term housing need. Acknowledge housing contributions of fastest growing districts by setting a common goal for all that represents a moderate increase for all except the fastest-growing districts.	9% for all districts

FIGURE 3.7: COMMUNITY DISTRICT TARGET VS. PAST GROWTH RATES



Source: DCP Housing Database; NYC HPD

Community districts' past housing growth rates between 2016 and 2025, converted into a five-year rate, are compared to their target five-year growth rates. With adjustments, the target growth rates set a course to create more parity among community districts' rate of housing growth.

STEP 3: AMPLIFY GROWTH IN AREAS WITH THE LEAST AVAILABLE LOW-COST HOUSING

All neighborhoods should provide housing affordable to low- and moderate-income households. Areas that provide very few low-cost homes are effectively off-limits to low-income households. To address this barrier, the housing target is increased by 25 percent in districts designated **Limited Affordability Areas (LAA)**.

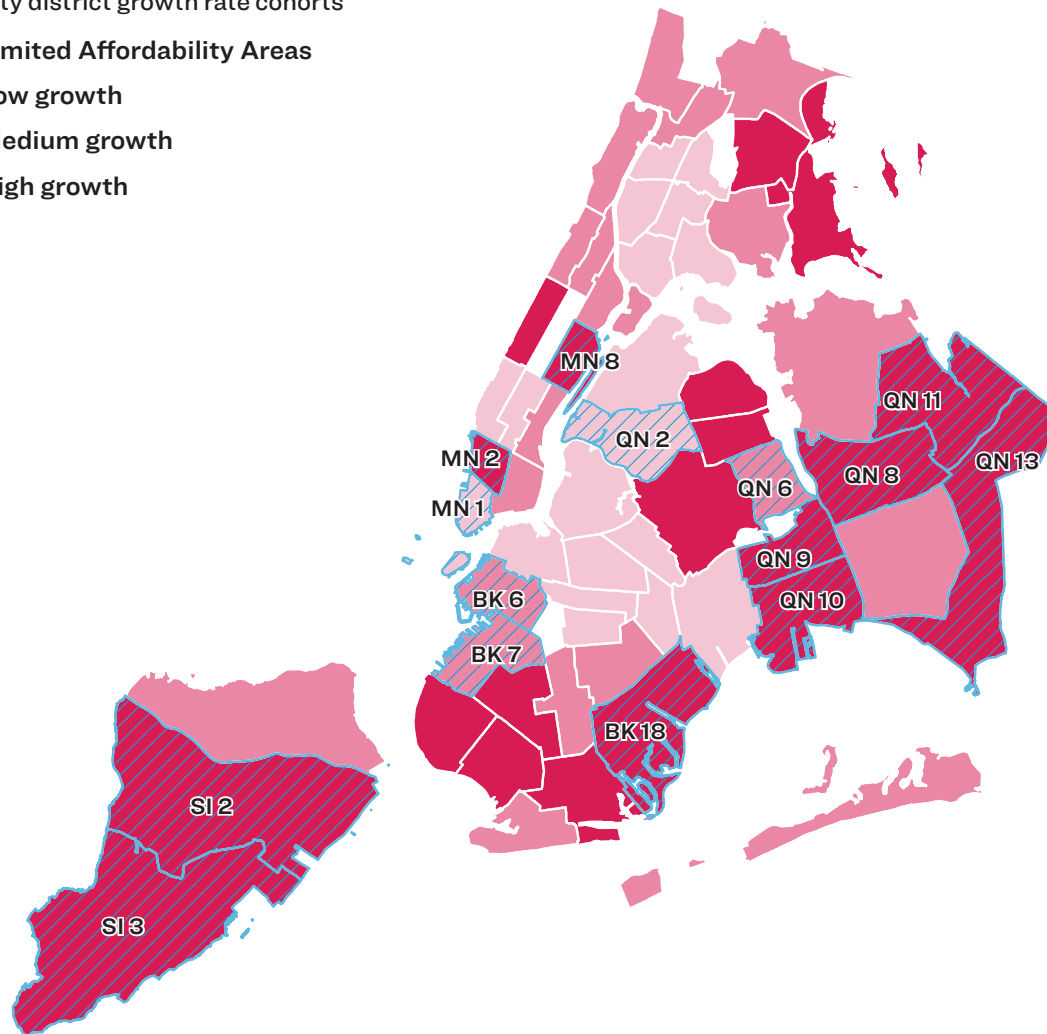
Limited Affordability Areas

New York City's Limited Affordability Areas (LAAs) are a measure developed by HPD to identify the neighborhoods with the fewest available low-cost rental homes. NYC HPD ranks neighborhoods based on the number of available rentals in each neighborhood that have low enough rents to be affordable to median-income New York City households. LAAs reflect the availability of all low-cost housing, regardless of whether the rent is regulated or income-restricted. HPD first implemented the LAA measure in 2023 and includes it in the agency's chapter of the Mayor's Management Report. LAAs are used to inform which housing projects are prioritized for government subsidy.

FIGURE 3.8: LIMITED AFFORDABILITY AREAS AND GROWTH RATE COHORTS

Community district growth rate cohorts

-  Limited Affordability Areas
-  Low growth
-  Medium growth
-  High growth



Source: NYC HPD; American Community Survey Public Use Microdata Sample (PUMS), 2024 1-year estimates.

STEP 4: ADJUST TARGET GROWTH RATE TO INCORPORATE PLANNING CONSIDERATIONS

This chapter asks: how much new housing should each community district aim to create? To answer this question, a range of local factors were considered, including access to transit, jobs, and green space, climate risks, and displacement risk.

The community district target growth rates are adjusted based on the following factors:

- As part of its fair housing goals, the City aims to build more housing, including affordable housing, near transit to connect people to opportunities and resources throughout the city. **Transit access**, which varies between community districts, was selected as a factor to adjust the target growth rates.
- Climate change poses a major challenge to New York City's housing and communities. In the long-term, daily tidal flooding due to sea-level rise will present risks to coastal communities that may be challenging and costly to mitigate. **Future tidal flooding** was selected as a factor to adjust the target growth rates.

While these two factors are uniquely related to community district housing targets, a range of housing and neighborhood conditions shape city policy and local development through other levers of government.

For example, addressing the risk of displacement is a critical fair housing goal and a priority of the City's fair housing plan, *Where We Live NYC 2025*. Households across New York City face displacement risk for a variety of reasons. The City is advancing household- and neighborhood-level strategies to address these risks. Citywide, new income-restricted, rent-stabilized homes can help low- and moderate-income families find housing stability, while new housing of all types can alleviate the tight market that diminishes tenant power and leads to high housing costs. At the local and household level, anti-displacement strategies, as proposed in Chapter 4, empower tenants and provide resources to homeowners to help them stay in their homes.

Local planning processes, including community engagement, infrastructure assessments, and land use analyses, will inform neighborhood-specific strategies to meet the five-year targets. New zoning and charter reforms provide additional pathways for communities to meet citywide housing needs. This level of community planning is necessary to realize the targets, but extends beyond the scope of this report.

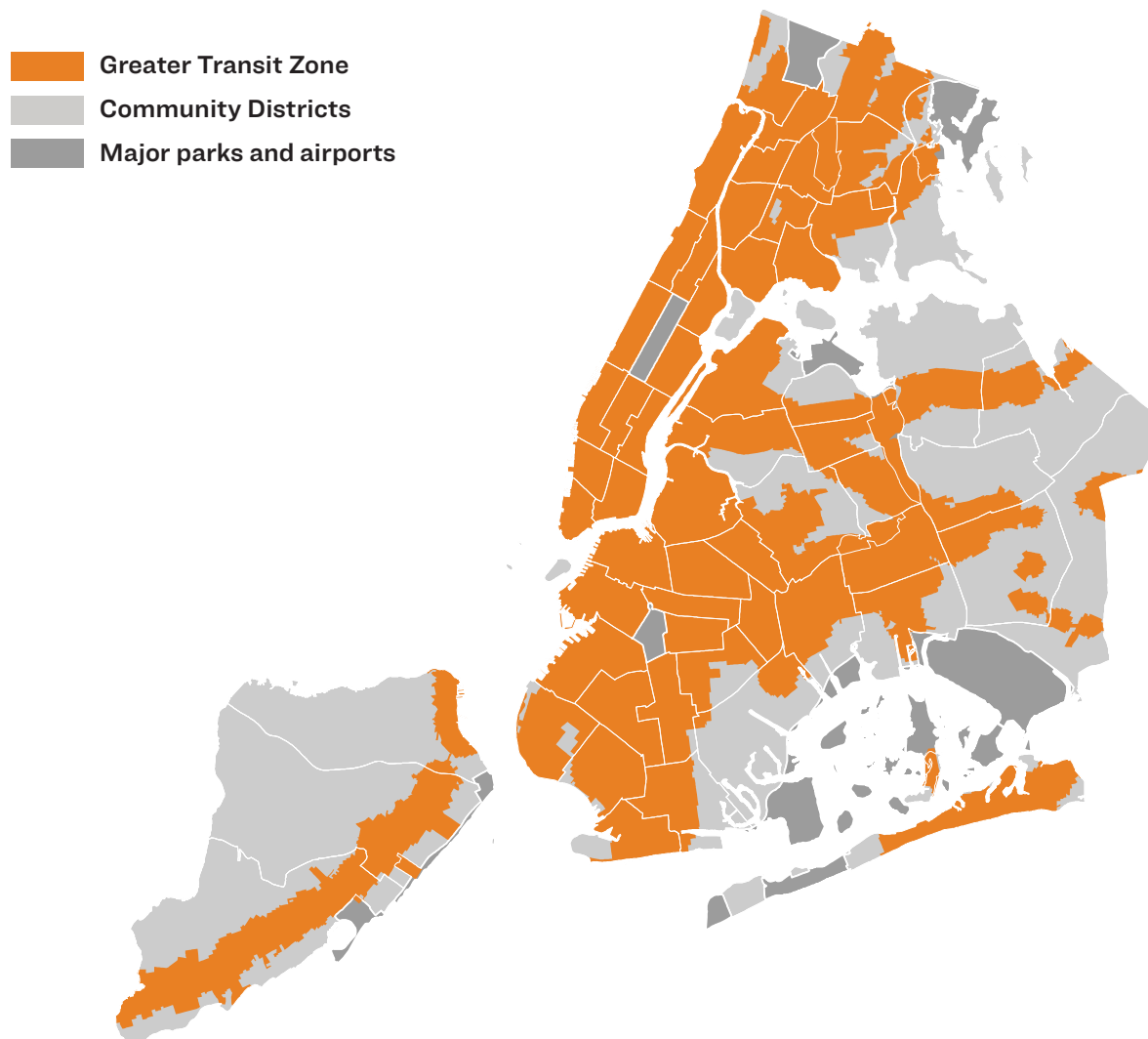
Step 4.1: Amplify growth in districts with broad transit access

Access to public transit means better and more affordable access to the exceptional resources and opportunities this city has to offer, including jobs, schools, healthcare, parks, and cultural institutions. All community districts offer access to a range of public transportation options, though to varying degrees. Proximity to subways and commuter rail reflects the most enduring access to public transit.

Transit-Oriented Development (TOD), one of the City’s strategies to advance fair housing, expands access to the abundance of opportunity enabled through proximity to transit. Zoning reforms advanced in 2024 through *City of Yes for Housing Opportunity* facilitate new housing in areas that can and should accommodate it. As outlined in *Block by Block*, forthcoming citywide zoning changes to meaningfully increase the amount of housing allowed near transit will further this objective.

Building on this approach, areas with broad access to transit are targeted for additional housing growth. The target growth rate increases by a maximum of ten percent in community districts based on the proportion of the district’s land area that is within the Greater Transit Zone. For instance, because 50 percent of the land area in Queens CD5—Ridgewood, Maspeth, and Middle Village—is in the Greater Transit Zone, its target growth rate increases by five percent.

FIGURE 3.9: GREATER TRANSIT ZONE AND COMMUNITY DISTRICTS



Source: NYC Department of City Planning (DCP)

Greater Transit Zone

The Greater Transit Zone represents the portion of New York City that offers meaningful access to fixed-rail stations, including the subway, Metro-North, the PATH train, NJ Transit, and the Long Island Rail Road. *City of Yes for Housing Opportunity* created this planning geography to recognize the role transit access should play in facilitating new housing opportunities, including amplifying affordable housing opportunities.

Step 4.2: Reduce targets in districts vulnerable to future daily tidal flooding

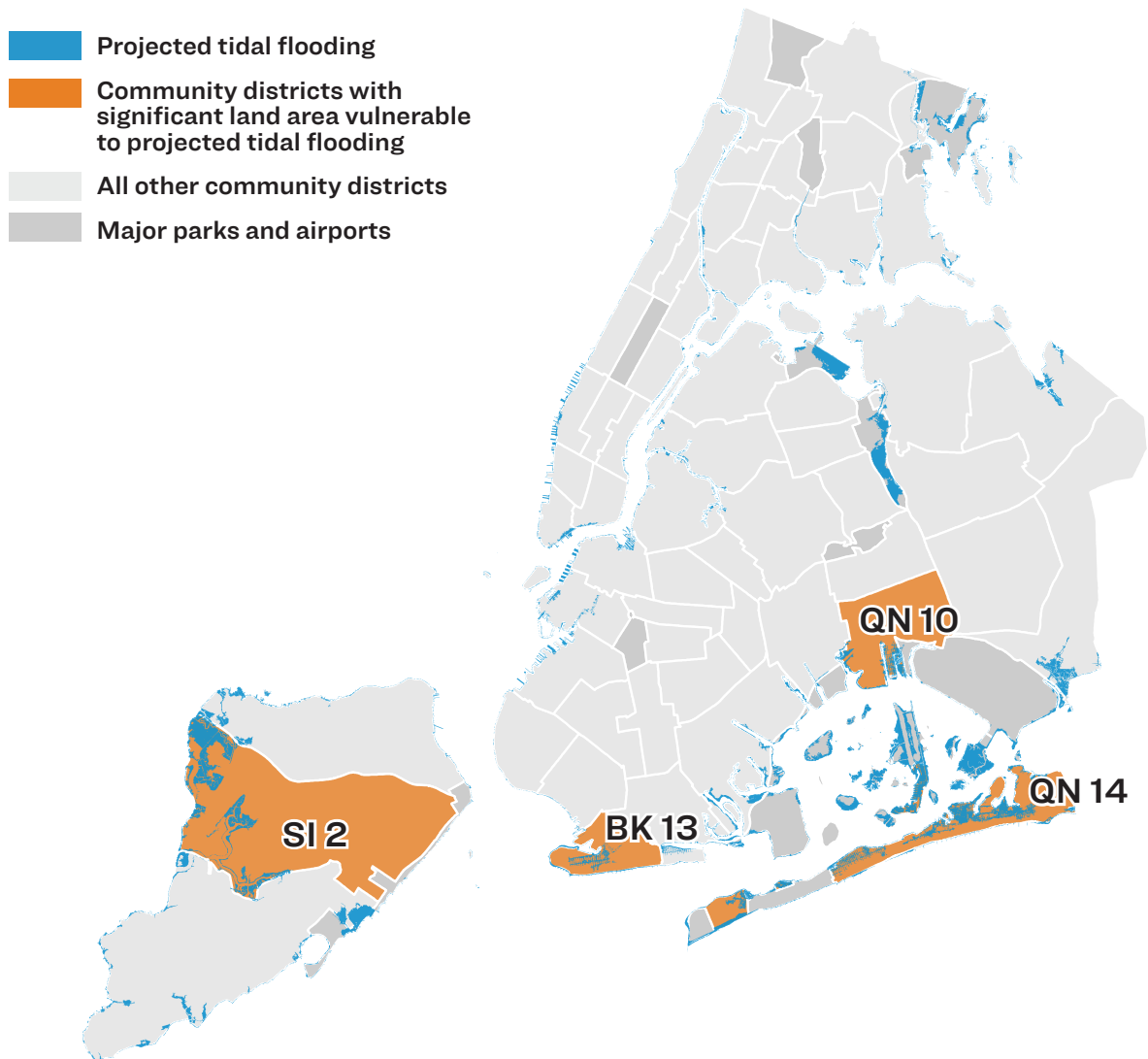
Risks associated with climate change, including sea-level rise, extreme heat, and extreme rainfall, pose a major challenge to New York City's housing and communities. As these risks accelerate, each community district will face specific difficulties. The City is responding to climate risks through near- and long-term approaches. This multilayered strategy ensures communities stay safe and resilient as housing opportunities expand.

Over time, sea-level rise will change the coastline of our city. In some districts, projected daily tidal flooding due to sea-level rise could adversely affect residents, critical infrastructure, and emergency services. This particular risk is challenging and costly to mitigate through building-level interventions and public infrastructure.

To account for this, community districts with a significant portion of their land area within the projected 2080 tidal flood zone will target less housing growth for 2030. A community district's target growth rate is reduced by a maximum of 20 percent proportional to the district's land area that is projected to be vulnerable to tidal flooding by the 2080s. For example, a quarter of Queens CD14 — which includes the Rockaway Peninsula and Broad Channel—is projected to be vulnerable to tidal flooding by the 2080s. Its target growth rate is reduced by the maximum 20 percent. Other districts with less land area affected by tidal flooding have lower reductions.

The incorporation of climate risk to the target-setting strategy may change in future rounds of the Fair Housing Growth Strategy as the City's understanding of these risks evolves.

FIGURE 3.10: FUTURE HIGH TIDE FLOODING WITH SEA-LEVEL RISE, 2080s PROJECTION



Source: NYC Department of City Planning (DCP); NYC Mayor's Office of Climate and Environmental Justice (MOCEJ)

As climate risks accelerate, daily tidal flooding is projected to significantly impact several community districts over the next 50 years.

FIGURE 3.11: TARGET GROWTH RATE REDUCTIONS TO ACCOUNT FOR 2080S PROJECTED HIGH TIDE

COMMUNITY DISTRICT	PERCENT LAND AREA VULNERABLE TO FUTURE HIGH TIDE FLOODING (2080s)	TARGET GROWTH RATE REDUCTION
Queens 10	5.8%	5%
Brooklyn 13	7.9%	6%
Staten Island 2	8.9%	7%
Queens 14	25.5%	20%

Source: NYC Department of City Planning (DCP); NYC Mayor's Office of Climate and Environmental Justice (MOCEJ)

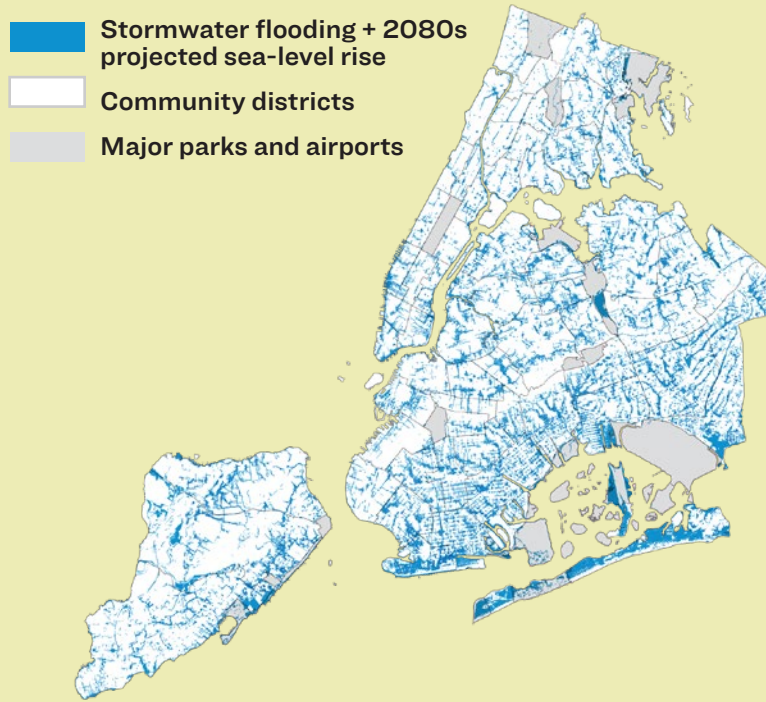
Planning and investing in climate resilience

The City is pursuing a multilayered strategy to address climate risks in the near- and long-term. In the vast majority of flood-prone communities, these strategies can ensure our housing remains safe and resilient over time.

- Heightened climate design standards, such as those adopted by NYC's Building and Zoning Codes, the Climate Resiliency Design Guidelines, and new standards for buildings to manage stormwater, allow housing and other facilities to better withstand heat and flood risks over time (see pages 89-90 for more detail.)
- New data and mapping tools help us to better anticipate flooding and extreme heat, enabling the City and New Yorkers to more effectively manage climate risks.
- In some parts of the city, such as Red Hook, Brooklyn; Rockaway Beach, Queens; and Lower Manhattan, coastal resiliency projects, such as floodwalls and floodgates, will keep flood waters out of communities while new citywide stormwater infrastructure will relieve flooding in inland areas.
- In the most severely flood-prone areas, infrastructure, resilient building standards, and other investments may not be enough to ensure residents will have safe homes in the longer-term. In these areas, the City will limit new housing growth or offer existing residents opportunities to relocate to less flood-prone neighborhoods.

Projected climate risks

FIGURE 3.12: STORMWATER FLOODING, 2080s SEA-LEVEL RISE



Extreme stormwater flooding occurs when a large amount of rain falls in a short time and overwhelms drainage systems. Climate change increases the likelihood of these events, leaving much of the city vulnerable to heavier and more frequent stormwater flooding.

Source: Department of Environmental Protection (DEP) New York City Stormwater Resiliency Plan (2024)

FIGURE 3.13: COASTAL FLOODING WITH 2080s SEA-LEVEL RISE



Most community districts face some measure of risk from coastal flooding. The City is advancing both near- and long-term approaches to mitigate this risk.

Source: Department of Environmental Protection (DEP) New York City Stormwater Resiliency Plan (2024)

FIGURE 3.14: SETTING COMMUNITY DISTRICT FIVE-YEAR TARGETS

1 Group community districts by recent housing growth



2 Assign baseline target growth rate



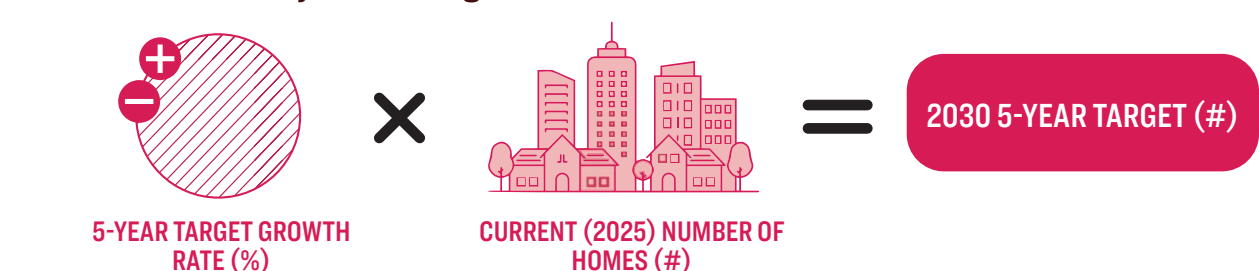
3 Increase target growth rate in areas with the most limited access to affordable housing



4 Adjust target growth rate to incorporate planning considerations



Calculate community district targets:

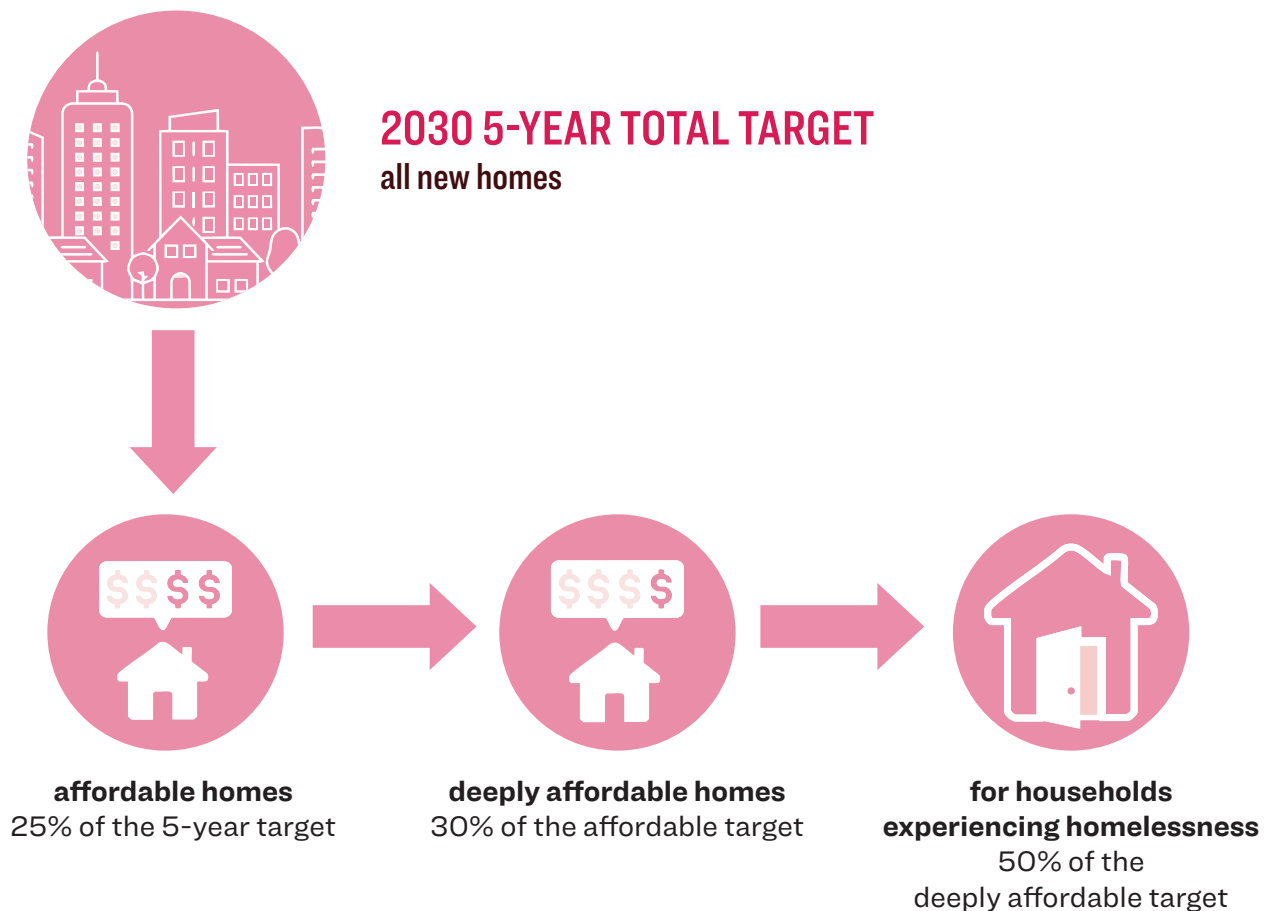


STEP 5: ESTABLISH SHARES OF OVERALL TARGETS TO BE AFFORDABLE

A shortage of affordable and deeply affordable homes threatens housing stability and limits housing options for low- and moderate-income households. Across all community districts, a consistent share of the five-year targets is targeted to be affordable, deeply affordable, and reserved for households experiencing homelessness (see Figure 3.15.)

FIGURE 3.15: AFFORDABLE HOUSING SHARES

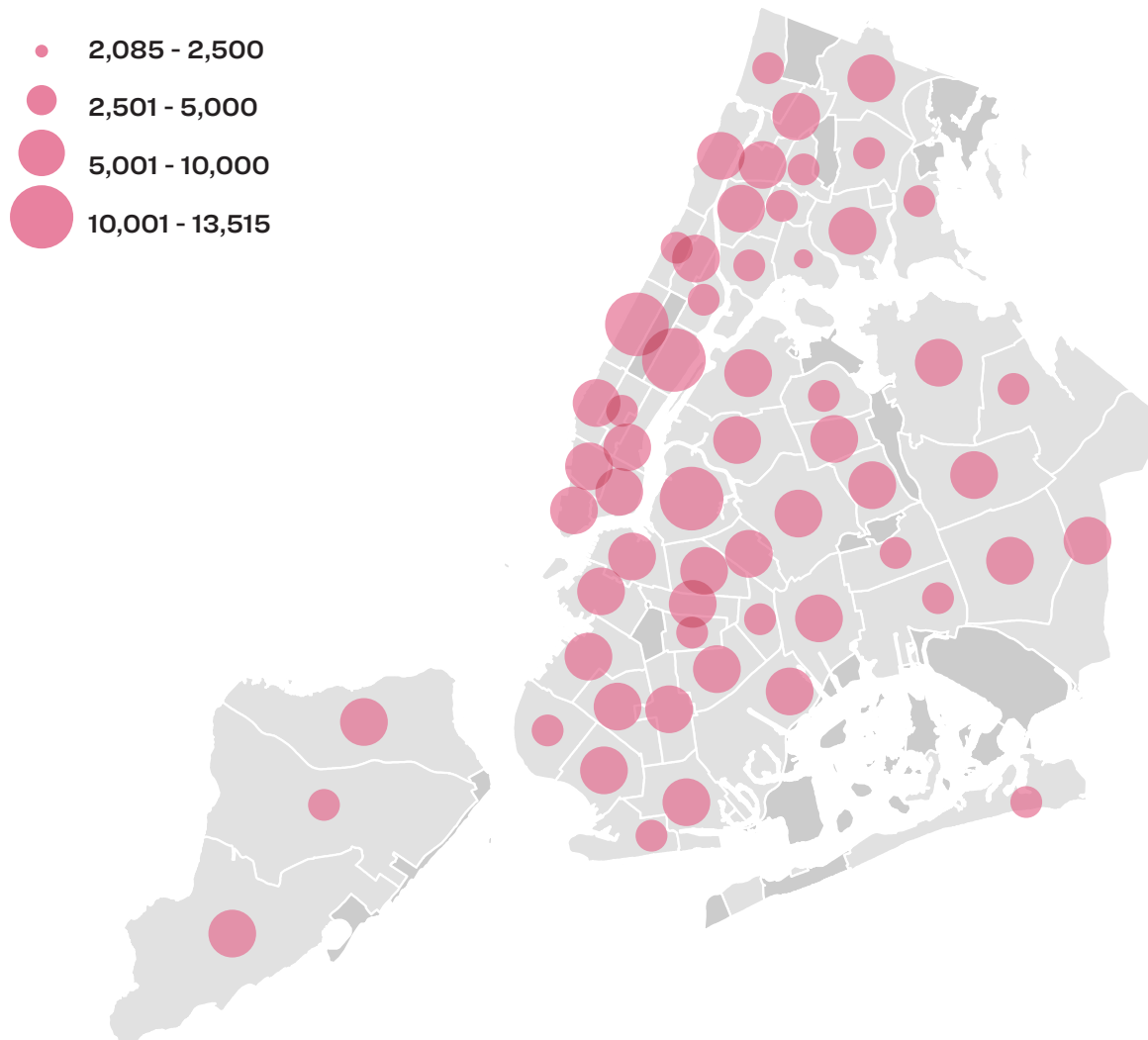
5 Establish shares of community district housing targets to be affordable



CALCULATING OVERALL TARGETS

Target five-year growth rates are multiplied by a community district's total number of homes in 2025 to produce overall community district targets. Because community districts vary in size and housing density, community districts with similar target growth rates may have very different housing targets.

FIGURE 3.16: 2030 HOUSING PRODUCTION TARGETS BY COMMUNITY DISTRICT



Source: NYC Department of City Planning's (DCP) Housing Database

See end of chapter for full breakdown by borough. For all community districts, the inputs for this calculation can be found in the Housing Production Targets Inputs tables in Appendix B.

SAMPLE CALCULATION FOR STATEN ISLAND COMMUNITY DISTRICT 2

STEP 1: GROUP COMMUNITY DISTRICTS BY PAST HOUSING GROWTH



At 0.24% annual growth between 2016-2025, Staten Island Community District 2 (SI 2) is in the bottom third of community districts, making it a **low grower**.

STEP 2: ASSIGN 5-YEAR TARGET GROWTH RATE



Because it is a low growth district, SI 2's baseline rate is calculated by adding 6.25 percentage points to a measure of the district's recent growth rate:

$$6.25 + 1.25 = \mathbf{7.45\% \text{ 5-year baseline target growth rate}}$$

STEP 3: INCREASE TARGET GROWTH RATE IN AREAS WITH THE MOST LIMITED ACCESS TO AFFORDABLE HOUSING



Increase growth by 25% because SI 2 is a Limited Affordability Area.

STEP 4: ADJUST TARGET GROWTH RATE TO INCORPORATE PLANNING CONSIDERATIONS



STEP 4.1: Increase growth by 2% to account for SI 2's transit access.



STEP 4.2: Decrease growth by 7% to account for SI 2's land area in the 2080s tidal flood zone.

CALCULATE THE 2030 HOUSING TARGET



Adjust the baseline target growth rate by the factors in steps 3 and 4.

$$7.45\% \text{ growth} \times 125\% \text{ (LAA)} \times 102\% \text{ (transit)} \times 93\% \text{ (tidal)} = \mathbf{8.84\%}$$



SI 2's 2030 target growth rate = 8.84%



Multiply the 2030 growth rate by the number of homes in SI 2 in 2025.

$$2030 \text{ housing target} = 8.84\% \times 52,095 \text{ housing units} = \mathbf{4,605 \text{ new homes}}$$

STEP 5: SET AFFORDABLE HOUSING TARGETS



Consistent shares are targeted to be affordable, deeply affordable, and for households experiencing homelessness.



$$4,605 \text{ new homes} \times 25\% = \mathbf{1,150 \text{ new affordable homes}}$$

$$1,150 \text{ new affordable homes} \times 30\% = \mathbf{345 \text{ new deeply affordable homes}}$$



$$345 \text{ new deeply affordable homes} \times 50\% = \mathbf{175 \text{ new homes for households experiencing homelessness}}$$

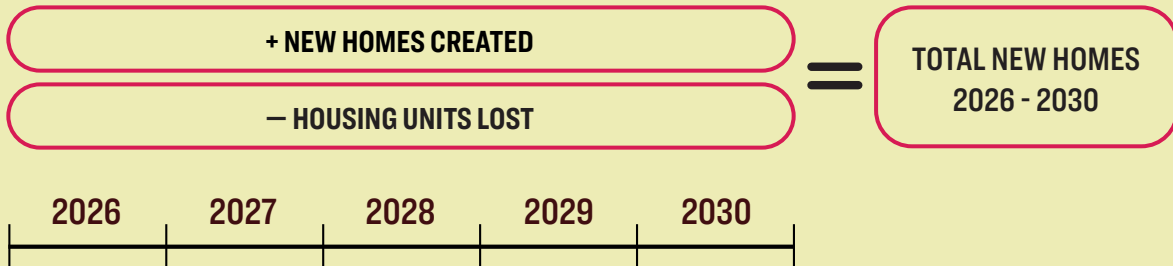
All community district inputs for this calculation can be found in the Housing Production Targets Inputs tables in Appendix B.

How will we track progress towards the 2030 targets?

Homes built or preserved from January 1, 2026 through December 31, 2030 will count towards the targets. Housing units lost due to demolition or consolidation will be subtracted from a district's progress.

New homes will be counted upon receiving a Certificate of Occupancy or Temporary Certificate of Occupancy by the NYC Department of Buildings. A zoning change to allow for more new homes alone, without construction milestones, will not count towards the 2030 targets.

Preserved homes will be counted at the time of financial closing, as tracked by NYC HPD.



BRONX 2030 TARGETS

Community District	Homes added, 2021-2025	Five-year target: all new homes	Affordable	Deeply affordable	For households experiencing homelessness
BX 1 Melrose, Mott Haven, Port Morris	6,455	4,370	1,095	330	165
BX 2 Longwood, Hunts Point	1,360	2,085	520	155	80
BX 3 Morrisania	2,610	3,660	915	275	135
BX 4 Highbridge, Concourse	4,695	5,840	1,460	440	220
BX 5 Morris Heights, Mount Hope	5,190	5,080	1,270	380	190
BX 6 Tremont, Belmont, West Farms	3,270	3,630	910	270	135
BX 7 Fordham, Bedford Park, Norwood	4,090	5,695	1,425	425	215
BX 8 Riverdale, Kingsbridge, Marble Hill	1,395	3,990	995	300	150
BX 9 Soundview, Parkchester	1,875	5,990	1,500	450	225
BX 10 Co-op City, Throgs Neck	540	3,945	985	295	150
BX 11 Pelham Parkway, Morris Park	765	3,680	920	275	140
BX 12 Wakefield, Williamsbridge, Eastchester	2,570	5,490	1,375	410	205
BRONX TOTAL		53,455	13,365	4,010	2,005

The five-year target is inclusive of affordable targets. Affordable targets are inclusive of deeply affordable targets and targets for households experiencing homelessness. Deeply affordable targets are inclusive of targets for households experiencing homelessness. All community district inputs for this calculation can be found in the Housing Production Targets Inputs tables in Appendix B.

BROOKLYN 2030 TARGETS

Community District	Homes added, 2021-2025	Five-year target: all new homes	Affordable	Deeply affordable	For households experiencing homelessness
BK 1 Williamsburg, Greenpoint	11,670	10,165	2,540	765	380
BK 2 Downtown Brooklyn, Fort Greene	12,170	7,980	1,995	600	300
BK 3 Bedford- Stuyvesant	6,095	7,895	1,975	590	295
BK 4 Bushwick	2,720	5,005	1,250	375	190
BK 5 East New York, Cypress Hills	6,735	7,730	1,930	580	290
BK 6 Park Slope, Carroll Gardens	3,155	6,220	1,555	465	235
BK 7 Sunset Park, Windsor Terrace	1,590	5,235	1,310	395	195
BK 8 Crown Heights (North)	3,515	5,270	1,320	395	200
BK 9 Crown Heights (South)	2,645	4,405	1,100	330	165
BK 10 Bay Ridge, Dyker Heights	305	4,060	1,015	305	150
BK 11 Bensonhurst, Bath Beach	1,095	5,795	1,450	435	215
BK 12 Borough Park, Kensington	850	5,505	1,375	415	205
BK 13 Coney Island, Brighton Beach	2,070	3,970	995	300	150

The five-year target is inclusive of affordable targets. Affordable targets are inclusive of deeply affordable targets and targets for households experiencing homelessness. Deeply affordable targets are inclusive of targets for households experiencing homelessness. All community district inputs for this calculation can be found in the Housing Production Targets Inputs tables in Appendix B.

BROOKLYN 2030 TARGETS (CONT.)

<i>Community District</i>	<i>Homes added, 2021-2025</i>	<i>Five-year target: all new homes</i>	<i>Affordable</i>	<i>Deeply affordable</i>	<i>For households experiencing homelessness</i>
BK 14 Flatbush, Midwood	2,830	5,750	1,435	430	215
BK 15 Sheepshead Bay, Gravesend (East)	570	5,385	1,345	405	200
BK 16 Ocean Hill, Brownsville	3,490	4,035	1,010	305	150
BK 17 East Flatbush	3,450	5,715	1,430	430	215
BK 18 Canarsie, Flatlands	190	6,090	1,520	455	230
BROOKLYN TOTAL		106,200	26,550	7,965	3,985

The five-year target is inclusive of affordable targets. Affordable targets are inclusive of deeply affordable targets and targets for households experiencing homelessness. Deeply affordable targets are inclusive of targets for households experiencing homelessness.
All community district inputs for this calculation can be found in the Housing Production Targets Inputs tables in Appendix B.

MANHATTAN 2030 TARGETS

Community District	Homes added, 2021-2025	Five-year target: all new homes	Affordable	Deeply affordable	For households experiencing homelessness
MN 1 Financial District	3,855	5,600	1,400	420	210
MN 2 Greenwich Village, Tribeca	500	6,360	1,590	475	240
MN 3 Lower East Side, Chinatown	1,745	7,450	1,860	560	280
MN 4 Chelsea, Hell's Kitchen	4,925	8,865	2,215	665	330
MN 5 Midtown, Flatiron	1,770	4,390	1,095	330	165
MN 6 East Midtown	1,820	8,905	2,225	670	335
MN 7 Upper West Side	835	10,735	2,685	805	405
MN 8 Upper East Side, Roosevelt Island	1,285	13,515	3,380	1,015	505
MN 9 Morningside Heights, Hamilton Heights	1,410	4,100	1,025	310	155
MN 10 Harlem	1,645	5,625	1,405	420	210
MN 11 East Harlem	2,405	4,910	1,230	370	185
MN 12 Washington Heights, Inwood	2,570	6,805	1,700	510	255
MANHATTAN TOTAL		87,255	21,815	6,545	3,270

The five-year target is inclusive of affordable targets. Affordable targets are inclusive of deeply affordable targets and targets for households experiencing homelessness. Deeply affordable targets are inclusive of targets for households experiencing homelessness. All community district inputs for this calculation can be found in the Housing Production Targets Inputs tables in Appendix B.

QUEENS 2030 TARGETS

Community District	Homes added, 2021-2025	Five-year target: all new homes	Affordable	Deeply affordable	For households experiencing homelessness
QN 1 Astoria, Queensbridge	8,225	9,520	2,380	715	355
QN 2 Long Island City, Sunnyside, Woodside	12,150	8,805	2,200	660	330
QN 3 Jackson Heights, East Elmhurst	985	4,740	1,185	355	180
QN 4 Elmhurst, Corona	875	5,065	1,265	380	190
QN 5 Ridgewood, Maspeth, Middle Village	605	5,340	1,335	400	200
QN 6 Forest Hills, Rego Park	1,860	6,325	1,580	475	235
QN 7 Flushing, Murray Hill, Whitestone	2,870	8,650	2,160	650	325
QN 8 Fresh Meadows, Hillcrest, Briarwood	1,015	5,890	1,475	440	220
QN 9 Kew Gardens, Richmond Hill, Woodhaven	495	4,985	1,245	375	185
QN 10 South Ozone Park & Howard Beach	210	3,620	905	270	135
QN 11 Auburndale, Bayside, Douglaston	445	4,305	1,075	325	160

The five-year target is inclusive of affordable targets. Affordable targets are inclusive of deeply affordable targets and targets for households experiencing homelessness. Deeply affordable targets are inclusive of targets for households experiencing homelessness. All community district inputs for this calculation can be found in the Housing Production Targets Inputs tables in Appendix B.

QUEENS 2030 TARGETS (CONT.)

Community District	Homes added, 2021-2025	Five-year target: all new homes	Affordable	Deeply affordable	For households experiencing homelessness
QN 12 Jamaica, St. Albans, Hollis	6,275	7,520	1,880	565	280
QN 13 Queens Village, Bellerose, Rosedale	285	5,600	1,400	420	210
QN 14 The Rockaways	3,575	3,540	885	265	135
QUEENS TOTAL		83,910	20,975	6,295	3,145

The five-year target is inclusive of affordable targets. Affordable targets are inclusive of deeply affordable targets and targets for households experiencing homelessness. Deeply affordable targets are inclusive of targets for households experiencing homelessness. All community district inputs for this calculation can be found in the Housing Production Targets Inputs tables in Appendix B.

STATEN ISLAND 2030 TARGETS

Community District	Homes added, 2021-2025	Five-year target: all new homes	Affordable	Deeply affordable	For households experiencing homelessness
SI 1 North Shore	1,045	5,670	1,415	425	215
SI 2 Mid-Island	420	4,605	1,150	345	175
SI 3 South Shore	985	6,575	1,645	495	245
STATEN ISLAND TOTAL		16,845	4,210	1,265	630

The five-year target is inclusive of affordable targets. Affordable targets are inclusive of deeply affordable targets and targets for households experiencing homelessness. Deeply affordable targets are inclusive of targets for households experiencing homelessness. All community district inputs for this calculation can be found in the Housing Production Targets Inputs tables in Appendix B.

CHAPTER 4

Strategic Equity Framework

Local Law 167 requires the City to identify obstacles that limit progress towards fair housing and outline the strategies necessary to overcome them. Building on *Block by Block* and *Where We Live NYC 2025*, the Strategic Equity Framework (SEF) addresses this requirement and organizes fair housing issues into three main categories:



MOBILITY



STABILITY



NEIGHBORHOOD EQUITY

The SEF identifies the obstacles and challenges associated with mobility, stability, and neighborhood equity, and describes the neighborhood-based interventions and strategies necessary to overcome these obstacles—many of which the City is using or plans to implement. The framework also lists neighborhoods where those strategies are particularly necessary, as well as the groups who struggle the most in New York City’s housing market and will benefit most from the implementation of these strategies.

Part 1: Mobility

Challenges to mobility limit and restrict New Yorkers' freedom to live where they choose. Mobility strategies dismantle these restrictions, making it easier for New Yorkers to move to neighborhoods of their choice, regardless of their income or household type.

Through *Block by Block* and *Where We Live NYC*, the City has committed to building more low-cost and affordable housing. This commitment supports increased mobility in two ways that are reflected in the challenges and strategies discussed in this section:

1. Diversifying the types of available housing across the city promotes neighborhood choice, and
2. Increasing the overall supply of housing helps reduce housing costs. Additional strategies in this section also address discrete populations of New Yorkers, including those with Housing Choice Vouchers (HCVs.)

MOBILITY PROBLEM 1: Many NYC neighborhoods only have a few housing types

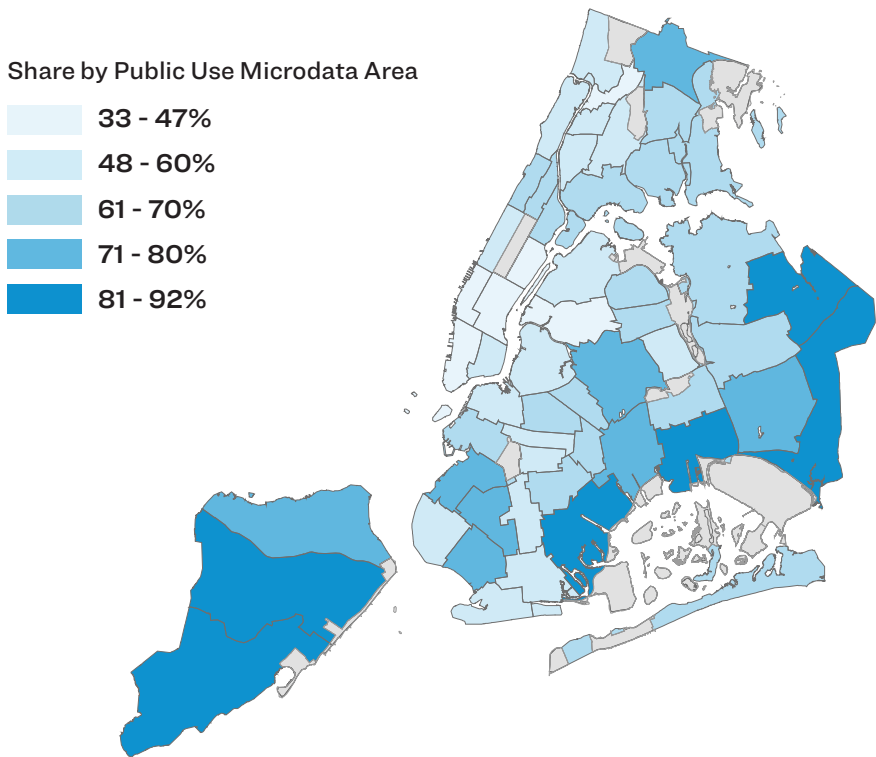
The geographic concentration of similarly sized units can limit mobility. Overall, New York City has a roughly equal number of one-, two-, and three-or-more-bedroom units and a smaller share of studios. However, studio, one-bedroom, two-bedroom, and three-bedroom homes are unevenly distributed across the city, leaving some neighborhoods with mostly small or mostly large units.

The lowest share of two-or-more-bedroom apartments (large units) are in Manhattan: Midtown, East Midtown, and Flatiron (CD 5 and 6); and in the Financial District & Greenwich Village (CD 1 and 2). Conversely, less than one in 10 of Staten Island's South Shore (CD 3) homes have less than three bedrooms.¹¹

Households with more than two people (such as multi-generational households or those with children) may have difficulty moving to neighborhoods with a disproportionately large share of small units. On the other hand, neighborhoods with a disproportionately large number of larger units may be inaccessible to smaller households who want and can otherwise afford to live in those areas. Moreover, the number of single-person households citywide is growing quickly—faster than

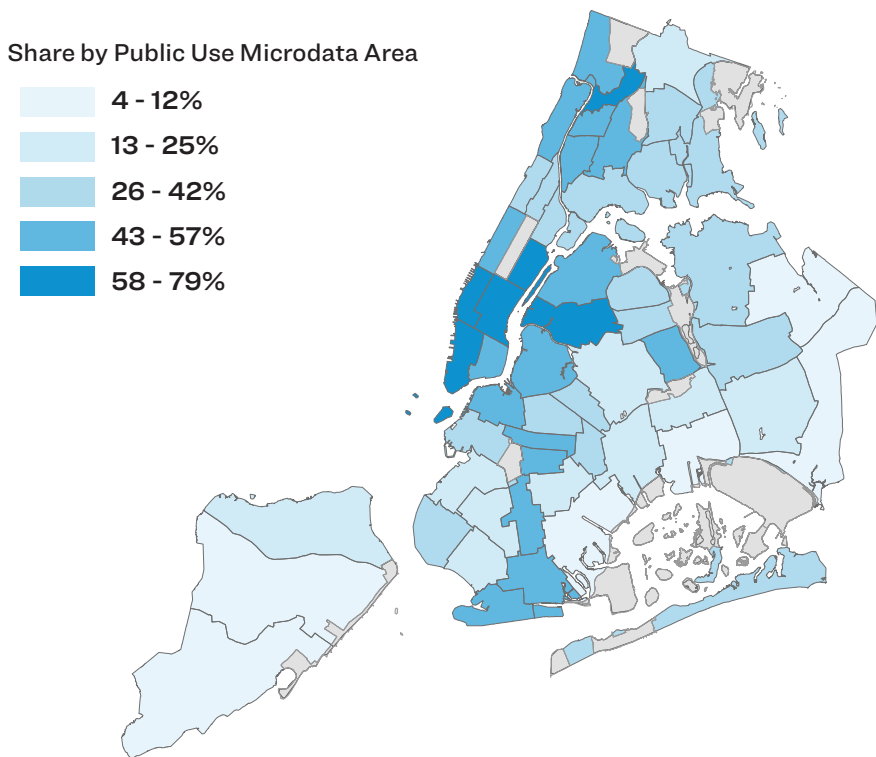
¹¹ Community District (CD) area boundaries are based on US Census Bureau Public Use Microdata Areas (PUMA). In NYC, 55 PUMAs closely align with the city's 59 defined community districts.

FIGURE 4.1: SHARE OF HOUSING UNITS THAT HAVE THREE OR MORE BEDROOMS



Source: 2024 ACS 1-Year Estimates

FIGURE 4.2: SHARE OF HOUSING UNITS THAT HAVE TWO OR FEWER BEDROOMS



Source: 2024 ACS 1-Year Estimates

the supply of studios and one-bedroom apartments, making this an expanding problem.

The uneven distribution of homeownership and rental units can limit mobility. Roughly two-thirds of New York City homes are rentals and one-third are owner-occupied. But homeownership and rental opportunities do not always co-exist in the same geographies.

Parts of the city are “majority renter,” such as the Morris Heights (CD 5) and Morrisania neighborhoods (CD 3 and 6) in the Bronx, where 96 percent of residents are renters. Conversely, in Staten Island’s Southern Shore (CD 3) 79 percent of all residents own their home, and in Queens Village, Bellerose, and Rosedale areas of Queens, 75 percent of residents are homeowners. Figure 4.4 shows the share of housing units that are rentals.

Neighborhoods that are overwhelmingly owner-occupied leave renter households virtually locked out. Residents seeking to build wealth through homeownership may be closed out of neighborhoods with few ownership opportunities. Both scenarios reflect contributing factors that could limit New Yorkers’ choice. Moreover, 75 percent of Black and Hispanic households are renters and make up a disproportionate share of low-income households citywide. As such, they may have greater difficulty moving to majority homeownership neighborhoods.

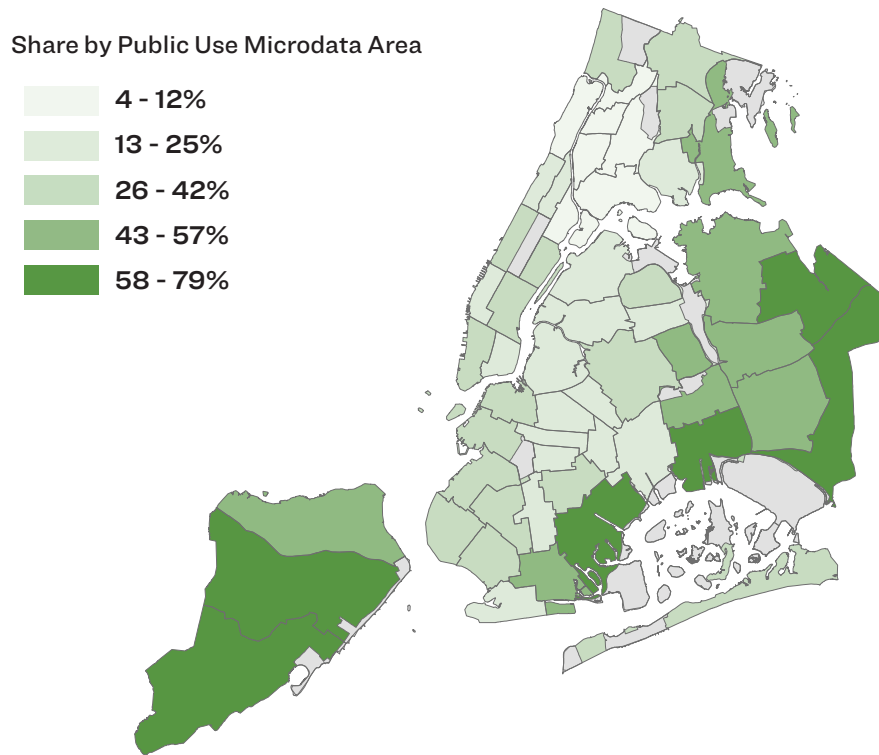
MOBILITY STRATEGY 1A: Create legal, high-quality shared housing

[Shared housing](#) provides a new, affordable housing option: single individuals can live in private spaces sharing kitchens and bathrooms with other single individuals. Shared housing can provide greater choice in the housing market for single individuals while leaving “family sized” apartments for families and larger households.

NEIGHBORHOODS THAT WOULD ESPECIALLY BENEFIT FROM MOBILITY STRATEGY 1A INCLUDE ALL OF MANHATTAN AND THOSE IDENTIFIED BY THE DEPARTMENT OF CITY PLANNING AS THE INNER TRANSIT ZONE:

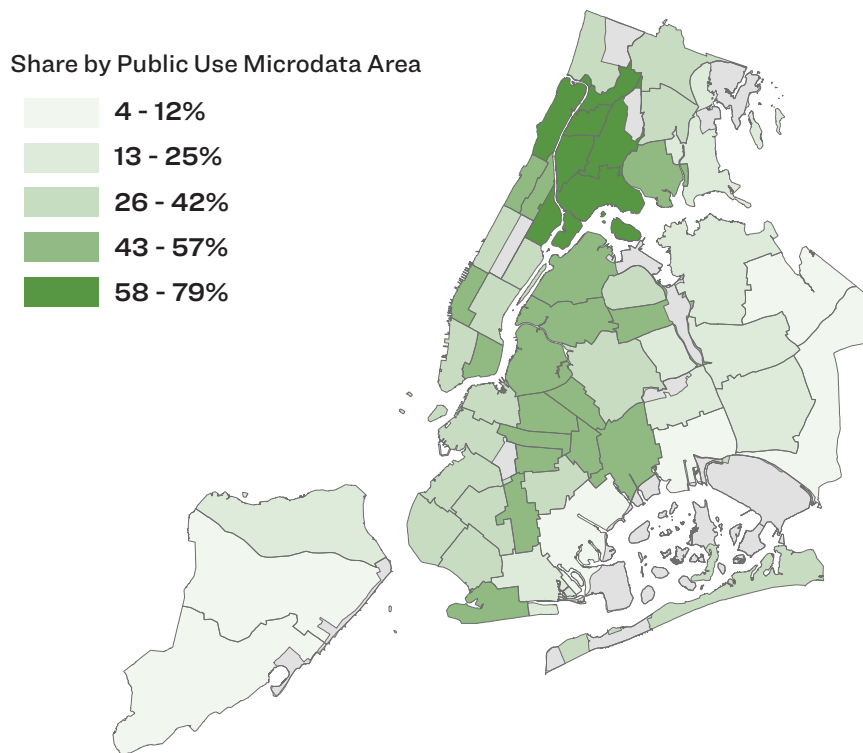
- Manhattan: All CDs
- Brooklyn: CDs 1, 2, 3, 6, 7
- Queens: CDs 1, 2, 3, 4

FIGURE 4.3: SHARE OF HOUSEHOLDS WHO OWN THEIR HOMES



Source: 2024 ACS 1-Year Estimates

FIGURE 4.4: SHARE OF HOUSEHOLDS WHO RENT THEIR HOMES



Source: 2024 ACS 1-Year Estimates

MOBILITY STRATEGY 1B: Make it easier to build smaller rental units, such as backyard and basement rental apartments, in low-density neighborhoods that are mostly owner-occupied

ADUs tend to be low-cost rentals that homeowners in single-family or low-density neighborhoods create to house family members or to supplement their income. Easing the process for homeowners to add them in neighborhoods that are predominantly homeownership and lack rentals will diversify the housing stock in those neighborhoods, giving lower-income renters the opportunity to move there.

NEIGHBORHOODS THAT WOULD ESPECIALLY BENEFIT FROM MOBILITY STRATEGY 1B ARE THOSE IN THE BOTTOM QUARTILE OF POPULATION DENSITY THAT HAVE PREDOMINANTLY (75 PERCENT OR MORE) OWNER-OCCUPIED HOMES:

- Bronx: CD 10
- Brooklyn: CD 18
- Queens: CDs 7, 8, 9, 10, 11, 13
- Staten Island: CDs 1, 2, 3

MOBILITY STRATEGY 1C: Encourage the development of low-cost rental homes that can accommodate larger households in neighborhoods that are closed off to low-income families

Increasing the number of larger rental apartments in neighborhoods with a disproportionate concentration of mostly small rental apartments will allow larger households the opportunity to move to neighborhoods that are largely inaccessible to them currently.

NEIGHBORHOODS THAT WOULD ESPECIALLY BENEFIT FROM MOBILITY STRATEGY 1C ARE THOSE BELOW THE 30TH PERCENTILE IN BOTH OVERALL SHARE OF RENTALS WITH TWO OR MORE BEDROOMS AND THE SHARE OF THOSE UNITS AFFORDABLE TO A HOUSEHOLD OF MEDIAN INCOME:

- Manhattan: CDs 1, 2, 4, 5, 6, 7, 8
- Brooklyn: CD 15
- Queens: CDs 6, 7, 10, 11, 13
- Staten Island: CDs 2, 3

MOBILITY STRATEGY 1D: Create more low- and moderate-cost homeownership, including co-ops in coordination with community land trusts, where homeownership is rare and the opportunities that do exist are not affordable

Block by Block aims to bring homeownership within reach of more New Yorkers. Expanding the supply of affordable homeownership in harder-to-access neighborhoods allows existing residents of those neighborhoods to own a stake in their community and gives other low- to moderate- income New Yorkers looking to move to those neighborhoods the chance to do so as homeowners.

NEIGHBORHOODS THAT WOULD ESPECIALLY BENEFIT FROM MOBILITY STRATEGY 1D ARE THOSE WITH HOMEOWNERSHIP RATES IN THE BOTTOM QUARTER AND/OR WHERE THE MEDIAN SALES PRICE IS IN THE TOP HALF CITYWIDE:

- Manhattan: All CDs
- Bronx: CDs 1, 2, 3, 4, 5, 6, 7
- Brooklyn: CDs 1, 2, 4, 6, 7, 8, 9, 10, 12, 16

For corresponding commitments in other documents that address Mobility Problem 1, see:

[Block by Block:](#)

- Deliver deep investments in new affordable homeownership opportunities in all five boroughs (p. 79.)

[Where We Live NYC 2025:](#)

- Build more housing in all neighborhoods across New York City (p. 59.)
- Increase housing opportunities, particularly for low-income New Yorkers, in amenity-rich neighborhoods (p. 68.)

MOBILITY PROBLEM 2: Low-cost housing is primarily located in a few neighborhoods

Restrictive zoning, local opposition, and high land costs limit the City’s ability to create new housing for low-income households in certain areas. As outlined in previous chapters, much of the City’s recent housing growth has been heavily localized.¹² Subsidized, income-restricted housing is most common in lower-cost areas like the South Bronx, Central Brooklyn, and the Rockaways (see Figure 4.5.)

When certain neighborhoods limit housing growth, they also limit who can move there, effectively shutting out many New Yorkers. Meanwhile, the vast majority of the aforementioned high-development areas are historic communities of color, where the neighborhood residents are predominantly Hispanic and Black. The City’s support for affordable housing in these neighborhoods has helped create greater stability for current residents, but has not advanced mobility for all New Yorkers.

MOBILITY STRATEGY 2A: Finance 100% affordable housing in areas with very little low-cost housing

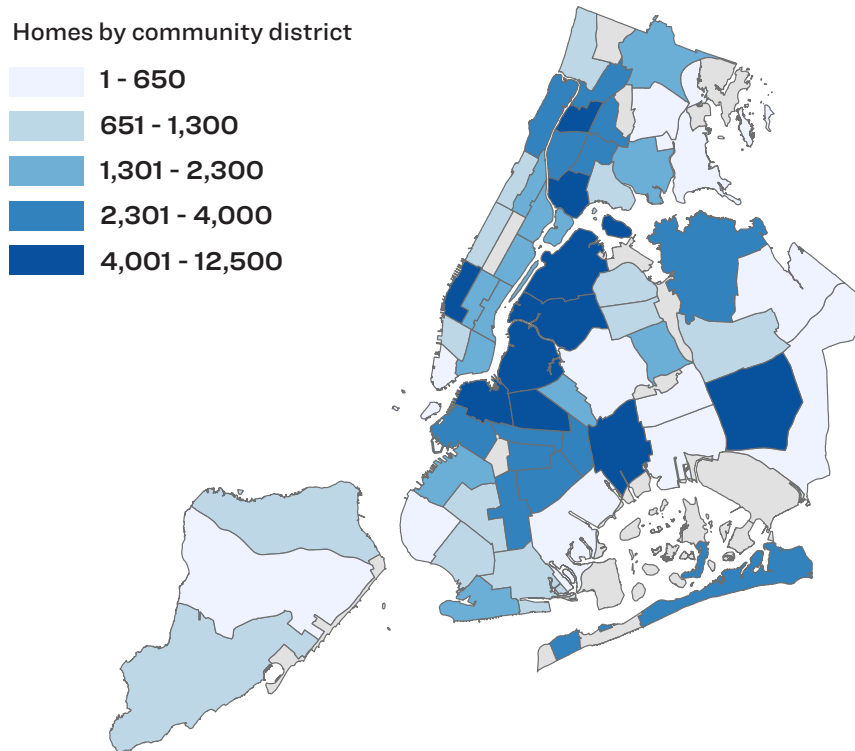
Fewer than half of the new buildings that create affordable housing in New York City are directly financed by HPD. Compared to the quantity and size of affordable housing that is built as-of-right through zoning or tax programs, City-financed projects tend to be larger and produce a larger share of the affordable units created citywide; they also tend to serve tenants with lower incomes and special needs. Because HPD has the most control over the projects it finances, one of the main ways the City can address the lack of low-cost units in Limited Affordability Areas is by prioritizing projects in HPD’s pipeline in these areas. For more discussion of Limited Affordability Areas see page 38.

NEIGHBORHOODS THAT WOULD ESPECIALLY BENEFIT FROM MOBILITY STRATEGY 2A ARE THOSE IDENTIFIED AS LIMITED AFFORDABILITY AREAS:

- Manhattan: CDs 1, 2, 8
- Brooklyn: CDs 6, 7, 8
- Queens: CDs 2, 6, 8, 9, 10, 11, 13
- Staten Island: CDs 2, 3

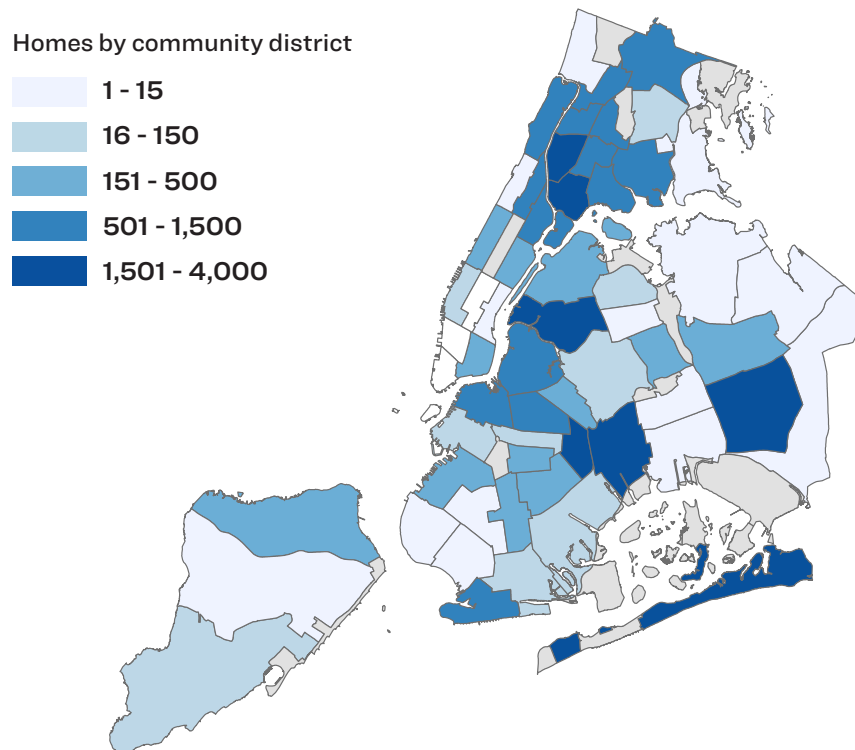
12 2024 NYC Housing Tracker Report, The New York Housing Conference (2024), <https://tracker.thenyh.org/wp-content/uploads/2024/06/NYHC-Tracker-2024-Web.pdf>

FIGURE 4.5: HOMES CREATED IN NEW RESIDENTIAL BUILDINGS, 2021-2025



Source: Data source: DCP Housing Database. This count includes only new construction, Class A residential units completed 2021-2025.

FIGURE 4.6: SUBSIDIZED HOMES CREATED IN NEW RESIDENTIAL BUILDINGS, 2021-2025



Source: HPD; DCP Housing Database. This count includes only HPD-subsidized, new construction units completed 2021-2025.

MOBILITY STRATEGY 2B: Increase the number of homes that can be built—and trigger requirements for permanently affordable housing in new housing projects—by rezoning areas with the least new affordable housing

In neighborhoods that currently lack low-cost housing and where current zoning limits multifamily housing development, it is difficult if not infeasible to add new, low-cost housing. Rezoning to allow more housing in these neighborhoods makes affordable housing development possible and increases opportunities for currently excluded households to move there. The new Affordable Housing Fast Track (see page 31) specifically helps to create new homes in the neighborhoods that have produced the fewest: in those areas, a new expedited process aims to reduce the time and approvals needed to build income-restricted housing.

NEIGHBORHOODS THAT WOULD ESPECIALLY BENEFIT FROM MOBILITY STRATEGY 2B ARE THOSE THAT HAVE THE LOWEST RATES OF AFFORDABLE HOUSING PRODUCTION:

- Manhattan: CDs 7, 8
- Brooklyn: CDs 10, 12, 18
- Queens: CDs 4, 5, 10, 11, 13
- Staten Island: CDs 2, 3

MOBILITY STRATEGY 2C: Finance the construction of mixed-income housing in areas where it is financially feasible

Because City subsidy is limited and neighborhoods with higher land costs can be prohibitively expensive to build deeply affordable housing in, partially-subsidized, mixed-income housing is an important tool for creating affordable housing in areas with little low-cost housing today. In neighborhoods with higher market rents, the City can leverage the market rents to reduce the amount of City subsidy necessary for the building while still being able to create new, deeply affordable homes.

NEIGHBORHOODS THAT WOULD ESPECIALLY BENEFIT FROM MOBILITY STRATEGY 2C ARE THOSE WITH MONTHLY RENT IN THE TOP 25 PERCENT CITYWIDE AMONG UNITS THAT TURNED OVER IN THE LAST FIVE YEARS:

- Manhattan: CDs 1, 2, 3, 4, 5, 6, 7, 8, 10
- Brooklyn: CDs 1, 2, 3, 4, 6
- Queens: CDs 2, 11

For corresponding commitments in other documents that address Mobility Problem 2, see:

[Block by Block:](#)

- Create more housing for the working class through ambitious zoning and planning actions (p. 64.)

[Where We Live NYC 2025:](#)

- Build more homes in all neighborhoods across New York City (p. 118.)
- Remove legislative and process barriers that slow or limit the development of affordable housing, particularly in areas with few affordable options (p. 70.)
- Plan for equitable housing development across the five boroughs (p. 71.)

MOBILITY PROBLEM 3: New Yorkers with rental assistance often cannot choose homes in the neighborhoods they want

Households with vouchers struggle to find new homes. Tens of thousands of households across New York City use Housing Choice Vouchers (HCVs) and other rental assistance programs to find—and keep—a home. Rental assistance helps low-income households afford rent by capping the household’s portion of rent at 30 percent of its household income.¹³ Yet it has become increasingly difficult for home seekers to use rental assistance because too many landlords and brokers illegally discriminate against voucher recipients, rejecting them because they have rental assistance.¹⁴

Despite the City’s strong human rights laws and substantial resources dedicated to combat housing discrimination, the problem persists. Following a 2023 pilot, which confirmed findings of widespread source of income (SOI) discrimination, the City and other fair housing advocates have worked to bring illegal housing practices to light through phone and in-person paired tests that illustrate how pervasive SOI discrimination is throughout many of the City’s neighborhoods.

Moreover, many of the resources to help voucher holders find homes focus on moving to “high opportunity areas.” For example, Exception Payment Standards enable the voucher to pay for a higher rent in certain neighborhoods identified by the City. However, the way those

¹³ Rental vouchers are also effective at stabilizing households facing eviction, which makes them a unique tool that advances both sides of a balanced fair housing strategy.

¹⁴ While the City committed to a number of actions in WWL2020 to improve the overall effectiveness and usability of rental assistance, several factors have made it increasingly difficult to use rental assistance successfully.

neighborhoods are identified does not align with the needs and desires of all voucher users: for instance, the current determination includes school outcomes, but most households in the program do not have children.

In New York City, renters using HCVs tend to be concentrated in neighborhoods in the Bronx, upper Manhattan, and central and southeastern Brooklyn.¹⁵ Brooklyn and the Bronx together account for 73 percent of all voucher-based moves—a disproportionately high share. While these concentrations do not implicitly mean these neighborhoods were not the result of choice, households interested in living elsewhere should be able to access other parts of the city

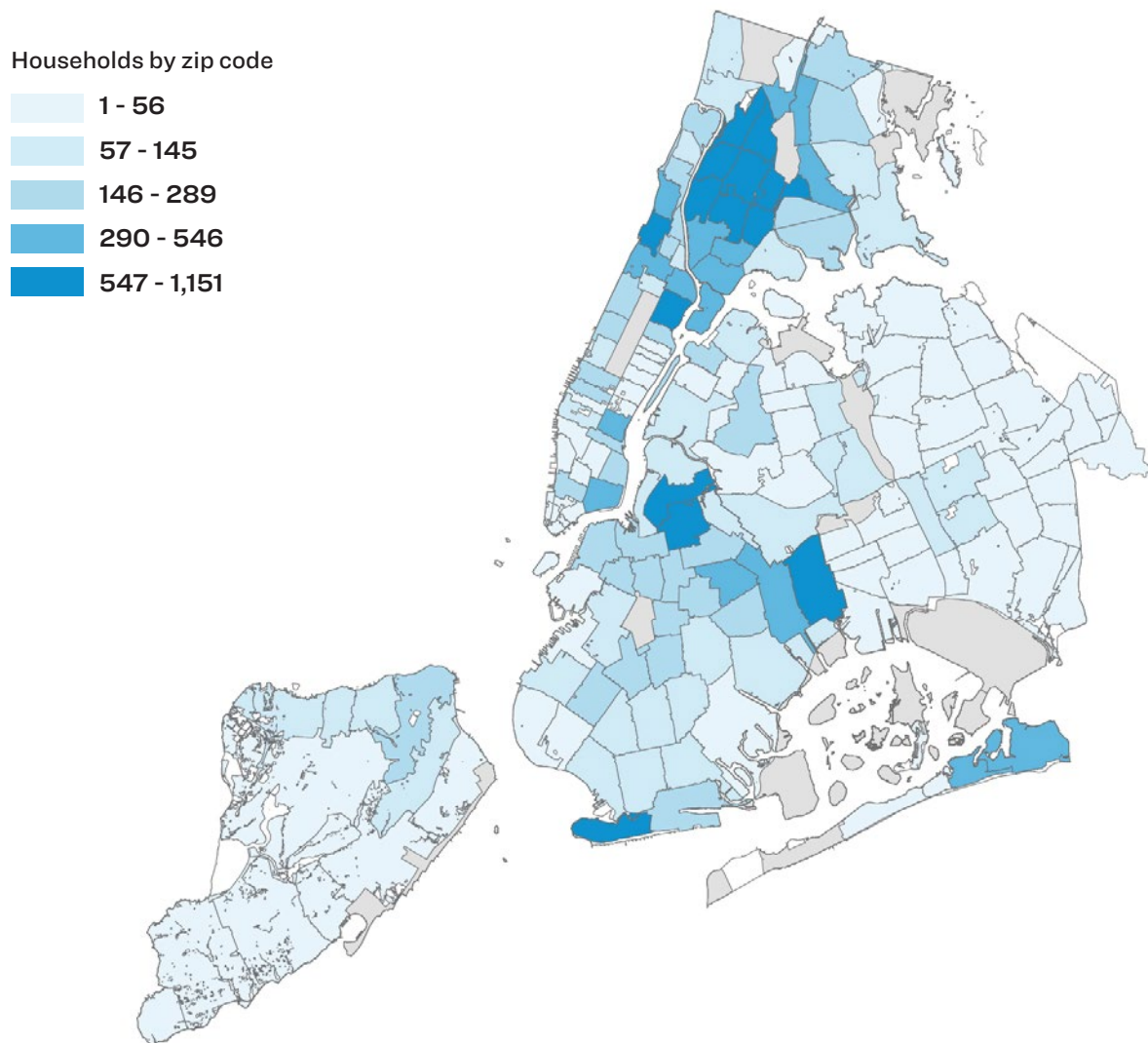
MOBILITY STRATEGY 3A: Support rigorous NYC Human Rights Law enforcement, including through testing and prosecutions, to expand housing opportunities

The New York City Commission on Civil Rights (CCHR) and other partners actively pursue litigation against landlords and brokers who evade fair housing law by illegally discriminating against voucher holders and other prevalent categories of housing discrimination, including race, disability, and familial status. Because it can be hard to identify, the City must engage in robust efforts to detect unlawful bias and to gather sufficient evidence to prove the landlord or broker was discriminating. Rooting out discriminatory bad actors helps ensure that New Yorkers with rental assistance have real choice in the housing market.

MOBILITY STRATEGY 3A WOULD BE BEST IMPLEMENTED CITYWIDE.

¹⁵ New York City Dept. of Housing Preservation & Development, *Where We Live NYC 2020 Final Plan*, 170 (2020), <https://www.nyc.gov/assets/hpd/downloads/pdfs/wwl-plan.pdf>.

FIGURE 4.7: NUMBER OF HOUSEHOLDS RENTING WITH A HOUSING CHOICE VOUCHER



Source: NYC Housing Preservation and Development (HPD), 2025

MOBILITY STRATEGY 3B: Let New Yorkers with rental assistance choose the neighborhood best for them

Like all other New Yorkers, those with rental assistance have a diverse range of needs and preferences and should be able to choose the neighborhoods and homes that are best for them. Re-structuring programs like the Exception Payment Standards so that New Yorkers can make the best choice for themselves and their family, rather than encouraging them or incentivizing them to certain neighborhoods, improves mobility and choice.

MOBILITY STRATEGY 3B WOULD BE BEST IMPLEMENTED CITYWIDE.

For corresponding commitments in other documents that address Mobility Problem 3, see:

[Where We Live NYC 2025:](#)

- Ensure access to different types of neighborhoods for Tenants Using Rental Assistance (p. 83.)
- Improve the effectiveness, efficiency, and experience of services provided to rental assistance clients and landlords (p. 89.)

Part 2: Stability

Challenges to stability mean New Yorkers struggle to stay in their chosen homes and neighborhoods. Stability strategies disrupt or resolve this vulnerability, making it easier for New Yorkers to stay in their current homes and communities, regardless of their income or household type.

STABILITY PROBLEM 1: Renters face a variety of displacement pressures

In the context of long-standing and persistent trends of low vacancy, high costs to build and maintain housing, and significant rent burden, the pressures that lead to the displacement and harassment of tenants are varied. Data from the 2023 NYCHVS shows that Black and Hispanic households are four to five times as likely to have paid their rent late at least once during the previous year—meaning they are on the precipice of eviction proceedings.¹⁶ The count of individuals in the New York City shelter system is above 80,000 and trending upward, with Black and Hispanic New Yorkers disproportionately represented.

STABILITY STRATEGY 1A: Empower tenants through tenant organizing

Organized, empowered tenants are crucial to fighting displacement. [Partners in Preservation](#) was created by the NYC Department of Housing Preservation and Development (HPD) to support tenant organizing groups that help tenants address unsafe conditions and harassment from their landlords so they can stay in their homes. Partners in Preservation funds tenant organizers at 20 trusted tenant organizing groups in 39 community districts who engage residents to form tenant associations and take collective action, like legal rent strikes or going to court, to hold landlords accountable and protect their rights to a safe and comfortable home. HPD will continue to coordinate across multiple agencies and offices to support thousands of tenants in forming tenant associations.

RENTERS CITYWIDE WHO FACE RECURRING MAINTENANCE ISSUES, ILLEGAL EVICTION, OR HARASSMENT WOULD ESPECIALLY BENEFIT FROM STABILITY STRATEGY 1A.

¹⁶ Gaumer, E. The 2023 New York City Housing and Vacancy Survey: Selected Initial Findings. New York, NY: New York City Department of Housing Preservation and Development; 2024. <https://www.nyc.gov/assets/hpd/downloads/pdfs/about/2023-nychvs-selected-initial-findings.pdf>

STABILITY STRATEGY 1B: Prevent evictions before they start

The Mayor's Office to Protect Tenants is organizing across agencies to prevent evictions. The new Eviction Diversion Working Group will collaborate to evaluate existing programs as well as propose new strategies that would connect tenants and owners of affordable and supportive housing to financial assistance more efficiently. These changes are intended to decrease the number of eviction filings, make Housing Court less crowded, strengthen relationships between the City and providers, and ensure that Housing Court resources are directed to the most complex and urgent cases.

RENTERS IN AFFORDABLE HOUSING WOULD ESPECIALLY BENEFIT FROM STABILITY STRATEGY 1B.

STABILITY STRATEGY 1C: Expand access to legal representation in Housing Court

Access to legal representation in Housing Court dramatically improves a tenant's chances of avoiding eviction and keeping their home. The City's existing Right to Counsel program has been successful but has not reached all households in need. To expand access, the City is committing an additional \$55M annually to the program, allowing legal providers to hire additional lawyers and serve more households facing eviction in Housing Court each year.

TENANTS FACING EVICTION OR OTHER HOUSING COURT PROCEEDINGS WOULD ESPECIALLY BENEFIT FROM STABILITY STRATEGY 1C.

For corresponding commitments in other documents that address Stability Problem 1, see:

[Block by Block:](#)

- 1.3: Enhance accountability and affordability through tenant engagement and civic participation (p. 24.)

[Where We Live NYC 2025:](#)

- Strategy 3.3: Protect tenants and homeowners at risk of displacement
- Protect Affordable Housing and Prevent Displacement (p. 123.)
- Protect Tenants and Homeowners at risk of displacement; Improve household financial security and wealth building opportunities, particularly in neighborhoods with concentrated poverty (p. 82.)

STABILITY PROBLEM 2: Race-Based Disparities in Housing Quality

Black and Hispanic residents are disproportionately subject to poor housing quality. Data from the 2023 NYCHVS¹⁷ reveals that Black- and Hispanic-headed households reported having maintenance issues at a much higher rate than White- and Asian-headed households.

When housing conditions deteriorate, New Yorkers have to choose between living in an unsafe environment or finding a new home. Moreover, some New Yorkers are less likely to call the City for help in resolving these conditions; they may not trust that the City will produce a helpful result on a useful timeline, or their immigration status might leave them fearful of drawing attention to their circumstances. Moreover, unaddressed housing quality issues can lead to or accelerate chronic health issues and potentially increases mortality rates, exacerbating health inequities and contributing to a vicious cycle of poor health outcomes for certain populations.’

STABILITY STRATEGY 2A: Align the agency's proactive enforcement criteria to target buildings with high rates of distress, even if the residents do not call 311

Because some New Yorkers are less likely to call 311 to complain about their housing conditions, those conditions may go unaddressed. Proactive and holistic outreach to the New Yorkers who are less likely to call the City for help, because they distrust government or have uncertain immigration status, will help ensure that code enforcement is best targeted.

BLACK AND HISPANIC NEW YORKERS, AND ALL THOSE LESS LIKELY TO CALL 311, WOULD ESPECIALLY BENEFIT FROM STABILITY STRATEGY 2A.

17 Gaumer, E. The 2023 New York City Housing and Vacancy Survey: Selected Initial Findings. New York, NY: New York City Department of Housing Preservation and Development; 2024. <https://www.nyc.gov/assets/hpd/downloads/pdfs/about/2023-nychvs-selected-initial-findings.pdf>

STABILITY STRATEGY 2B: Conduct cross-agency enforcement where housing quality issues are systemic and owners have been unresponsive

When owners are continuously non-responsive, bad conditions go unresolved or get worse. The City needs a more coordinated and aggressive approach. Coordinating between the various enforcement agencies can help make the City's response more efficient and comprehensive.

STABILITY STRATEGY 2B WOULD BENEFIT ALL NEW YORKERS.

For corresponding commitments in other documents that address Stability Problem 2, see:

Block by Block:

- Improve housing quality and achieve public excellence through strengthened code enforcement p. 14.)
- Implement strategies to reduce eviction cases and secure repairs faster in Housing Court (p. 22.)

New York City Racial Equity Plan:

- Ensure all New Yorkers have access to safe housing by reducing disparities in housing code enforcement (p. 174.)

STABILITY PROBLEM 3: Older adults, people with disabilities, and children are most vulnerable to rising heat

More frequent and intense heat waves pose serious health risks to all residents, but the rising heat has disproportionate impacts on certain New Yorkers. Children, particularly infants and those with chronic conditions, are highly vulnerable to heat-induced health risks, as are the elderly.¹⁸ People with disabilities are often at higher risk for heat-related illness as extreme heat can exacerbate conditions such as respiratory and cardiovascular diseases.¹⁹

More than 225,000 low- and moderate-income households across the city don't have air conditioning at home. Many who do cannot afford to run their air conditioners because of high energy costs that are continuing to rise. While this is a problem throughout cooling season, newly defined in local law as June 15 through September 15, it is particularly problematic during heat emergencies when lack of access to cooling can be fatal. Some of the New Yorkers who are acutely vulnerable to heat lack access to cooling at home.²⁰

18 Principi N, Campana BR, Argentiero A, Fainardi V, Esposito S. The Influence of Heat on Pediatric and Perinatal Health: Risks, Evidence, and Future Directions., National Library of Medicine. <https://pmc.ncbi.nlm.nih.gov/articles/PMC11856792/>.

19 At Risk Children, National Integrated Heat Health Information System, <https://heat.gov/who-is-most-at-risk-to-extreme-heat/at-risk-children/>.

20 NYC Department of Health & Mental Hygiene, 2025 NYC Heat-Related Mortality Report, NYC Environmental & Health Data Portal, <https://a816-dohbesp.nyc.gov/IndicatorPublic/data-features/heat-report/> (last visited May 26, 2026).

STABILITY STRATEGY 3A: Help the most heat-vulnerable New Yorkers have access to cooling in their homes

Helping New Yorkers stay safe from heat vulnerability at home is an important piece to keeping them stably housed. Many New Yorkers continue to either live without an air conditioner or do not run the ones they have due to the associated costs. Finding ways to help those who cannot afford air conditioners or the utility bills to run them will help address that problem.

The City Council recently passed Cool Homes for All (Local Law 23 of 2026), which will require cooling in all newly constructed rental units, set a maximum indoor temperature during the summer, and let tenants without air conditioning request a cooling unit at the tenant's expense.

OLDER ADULTS; NEW YORKERS WITH DISABILITIES; AND HOUSEHOLDS WITH YOUNG CHILDREN WOULD ESPECIALLY BENEFIT FROM STABILITY STRATEGY 3A.

STABILITY STRATEGY 3B: Ensure New Yorkers have access to safe spaces such as community resiliency hubs during heat emergencies

The City can also keep New Yorkers safe during heat emergencies by providing easier cooling access outside the home. HPD will use federal disaster recovery funds to create at least two Community Resiliency Hubs aimed at serving residents and community members within buildings housing older adults across New York City. These centers offer refuge to residents and additional support to City emergency operations during climate emergencies.

OLDER ADULTS; NEW YORKERS WITH DISABILITIES; AND HOUSEHOLDS WITH YOUNG CHILDREN WOULD ESPECIALLY BENEFIT FROM STABILITY STRATEGY 3B.

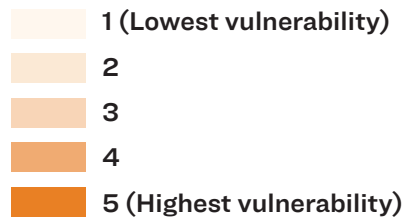
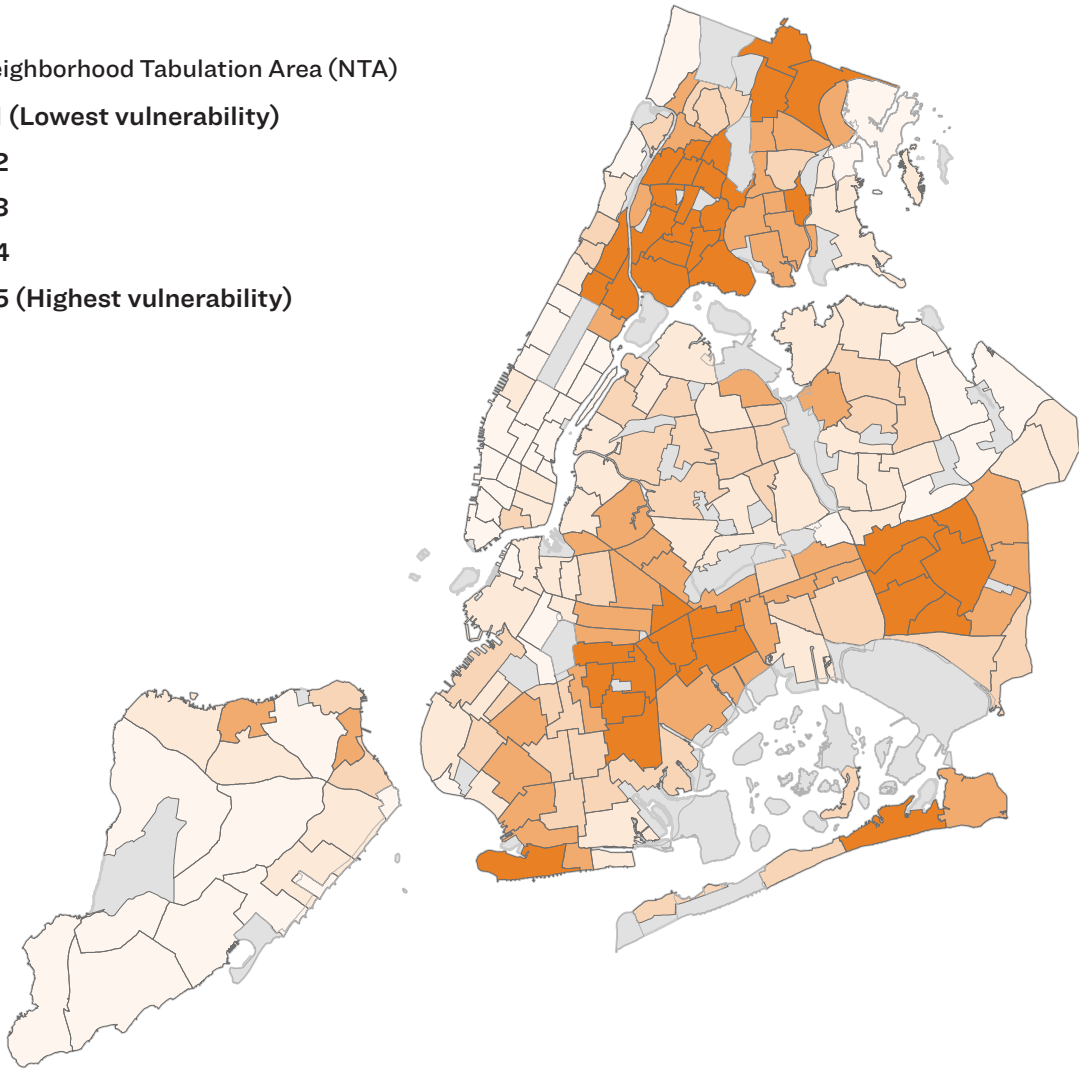
For corresponding commitments in other documents that address Stability Problem 3, see:

[Block by Block:](#)

- Build 200,000 new affordable homes with just wages and benefits for workers (p. 56.)

FIGURE 4.8: HEAT VULNERABILITY INDEX (HVI)

HVI by Neighborhood Tabulation Area (NTA)



Source: DOHMH (2026). HVI identifies areas with larger populations of people who may be more vulnerable to heat based on exposure, sensitivity, and adaptability.

STABILITY PROBLEM 4: Most of New York City’s housing stock is inaccessible to New Yorkers with limited physical mobility

The majority of New York City buildings are not designed for those with physical mobility issues. Over a half-million New Yorkers experience difficulty walking and the city’s housing stock is largely not accessible to them. Only 46 percent of homes are in a building with an elevator and 24 percent of units require the occupant to climb a full flight of stairs to get to the unit.²¹

New residential buildings are subject to accessibility requirements that vary depending on the type and funding of the building. In some, elevators are mandatory, but in others they are optional and seldom are built because they are expensive. When buildings do have elevators, they are required to meet certain safety and accessibility standards (i.e., emergency medical access, stretchers, wheelchair maneuverability, etc.), which can limit the feasibility and increase the cost of fitting elevators in smaller apartment buildings.

The vast majority of New Yorkers live in buildings that predate the current accessibility requirements. Owners of those buildings who are interested in adding elevators face prohibitive costs and logistical challenges to do so.

These conditions leave New Yorkers deciding whether to risk their health and safety to remain in homes that are not designed for their physical capacities.

²¹ Elyzabeth Gaumer, The 2023 New York City Housing and Vacancy Survey: Selected Initial Findings, NYC Dept. of Housing Preservation & Development (2024), <https://www.nyc.gov/assets/hpd/downloads/pdfs/about/2023-nychvs-selected-initial-findings.pdf>.

STABILITY STRATEGY 4A: Make it easier and less expensive to build elevators in new housing, even where elevators are not legally required

Adjusting regulations to reduce barriers to including elevators in new housing will increase choice and residential stability for all New Yorkers with mobility issues: that housing will meet the needs of those with mobility issues today and also provide a better setting for aging in place.

NEW YORKERS WITH MOBILITY ISSUES, INCLUDING OLDER ADULTS, WOULD ESPECIALLY BENEFIT FROM STABILITY STRATEGY 4A.

STABILITY STRATEGY 4B: Find new ways to retrofit existing walkup buildings to make them accessible

Other cities have relaxed codes to make it easier and less expensive for existing buildings to add elevators, and New York is exploring doing the same. In late 2025, the City held a competition for design ideas that would serve New Yorkers with accessibility issues, including physical mobility.

NEW YORKERS WITH MOBILITY ISSUES, INCLUDING OLDER ADULTS, WOULD ESPECIALLY BENEFIT FROM STABILITY STRATEGY 4B.

For corresponding commitments in other documents that address Stability Problem 4, see:

[Block by Block:](#)

- Reform building, construction, and housing codes to increase accessibility, lower costs, and allow for more housing options (p. 98.)

[Where We Live NYC 2025:](#)

- Expand and improve housing options and accommodations for people with disabilities (p. 127.)
- Increase the number of affordable homes that are accessible (p. 96.)

Part 3: Neighborhood Equity

Challenges to neighborhood equity involve disinvestments that have left some neighborhoods with fewer resources than others and have contributed to structural inequality. Neighborhood equity strategies commit to investments, ensuring that the planning and development of housing comes with the resources and amenities necessary for people to thrive.

Where We Live NYC 2025 proposes commitments to achieve equitable opportunity and access to housing. Meeting these commitments requires support and investment in communities that have historically been underserved, enabling New Yorkers to thrive in every neighborhood, whether they are moving there or staying there.

NEIGHBORHOOD EQUITY PROBLEM 1: People and neighborhoods need more than just housing

Housing investments have not consistently been combined with other types of investments. When City agencies plan and budget separately, their work can be siloed, and affordable housing too often gets built without amenities nearby. As *Where We Live 2025* points out, there are parts of the city that still experience significant gaps in quality of life where residents have unequal access to resources and are disproportionately affected by outcome disparities.²² In particular, certain neighborhoods that have concentrations of affordable housing lack the resources and services that residents need and want nearby, such as parks, community facilities, and retail.

²² *Where We Live NYC 2025*, NYC Dept. of Housing Preservation & Development (2025), 104, https://wherewelive.cityofnewyork.us/wp-content/uploads/2026/06/WWL_2025PlanReport-FINAL_v7.pdf

These resource imbalances were also evident when HPD’s Center for Research on Housing Opportunity, Mobility, and Equity (HOME) surveyed potential applicants for affordable housing about the resources and characteristics of their current neighborhoods.²³ Respondents described stark differences in resources and access to amenities such as the availability of healthy food, safety, and access to public green space, all of which make neighborhoods livable.

The lack of such resources can be a critical fair housing obstacle that limits New Yorkers’ ability to move to certain neighborhoods or stay in their current neighborhoods.

Where We Live NYC 2025 committed to making neighborhoods with high concentrations of affordable housing more livable and, in addition to building housing, ensuring they are places with strong amenities, institutions, and community resources that reflect and serve their residents.

NEIGHBORHOOD EQUITY STRATEGY 1A: Improve quality of life through public realm investments in streets, sidewalks, and public spaces and increasing access to services in areas with a large volume of affordable housing

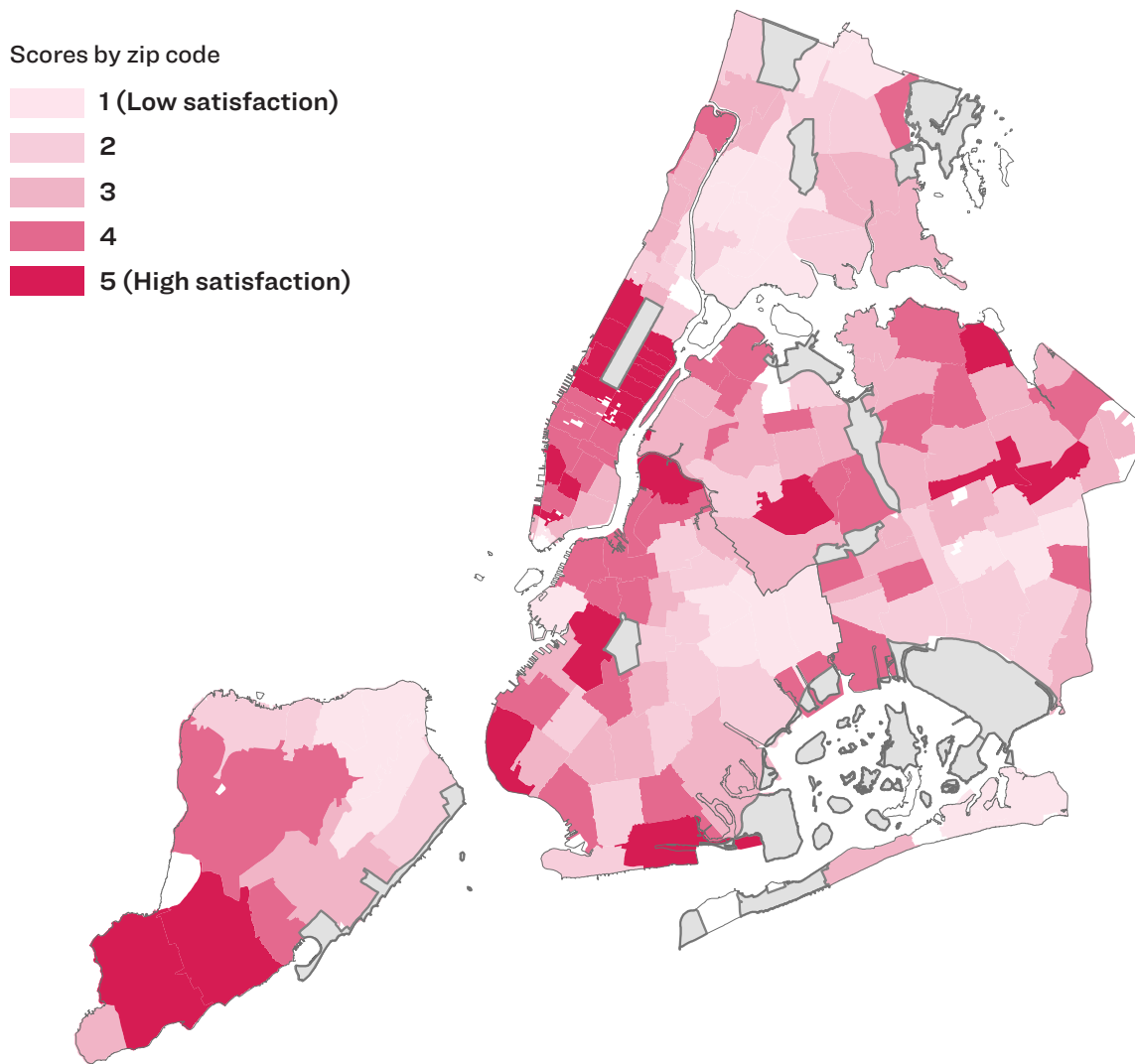
Pairing complementary housing and non-housing investments strategically will magnify their impact, improving quality of life for affordable housing residents and the larger community, including in the Bronx, where the City will soon be starting new efforts to create more livable neighborhoods through HPD initiatives.

NEIGHBORHOODS THAT WOULD ESPECIALLY BENEFIT FROM NEIGHBORHOOD EQUITY STRATEGY 1A ARE THOSE WHERE OVER 75 PERCENT OF HPD’S NEW CONSTRUCTION PROJECTS HAVE BEEN FINANCED BETWEEN 2021 AND 2025:

- Manhattan: CD 11
- Bronx: CDs 1, 2, 3, 4, 5, 6, 7
- Brooklyn: CDs 1, 2, 3, 5, 16
- Queens: CDs 2, 12, 14

²³ The survey was conducted through HPD’s Housing Connect system and 60,000 New Yorkers responded. Elyzabeth Gaumer, 2023 Housing Connect User Survey, NYC Dept. of Housing Preservation & Development HPD Center for Research on HOME, <https://centeronhome.cityofnewyork.us/>

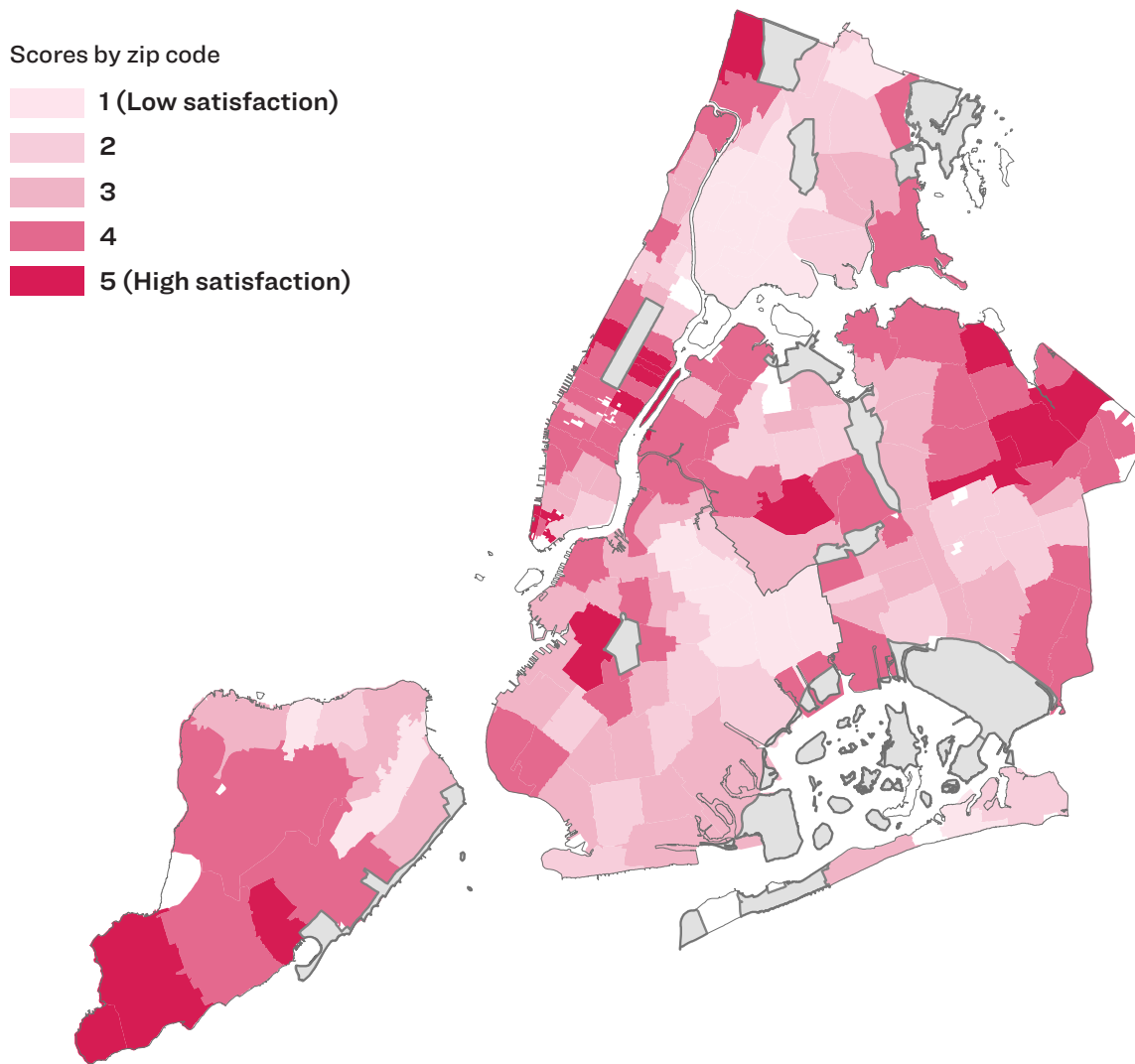
FIGURE 4.9: SCORES BY ZIP CODE ON GROCERY SATISFACTION: “THE GROCERY STORES AROUND HERE SELL FRUITS AND VEGETABLES THAT ARE FRESH AND HIGH QUALITY.”



Source: Housing Connect User Survey, 2023

Survey participants from Eastern Brooklyn and the Bronx reported lower satisfaction with their access to grocery stores that sell fresh and high-quality fruits and vegetables than most of the rest of the city.

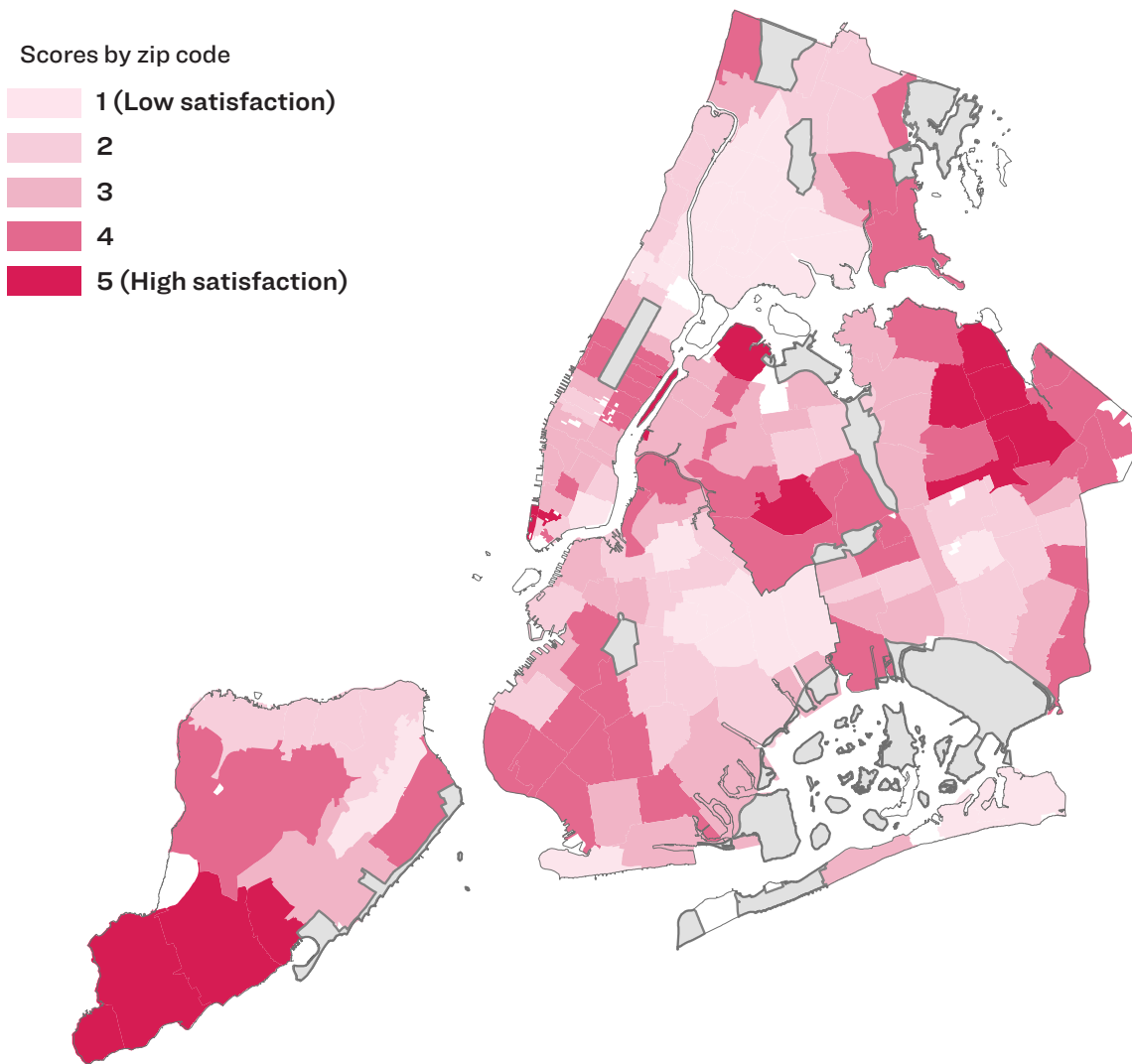
**FIGURE 4.10: SCORE BY ZIP CODE ON OPEN SPACE SATISFACTION:
“THE NEAREST PARK OR GREEN SPACE IS CLEAN AND SAFE.”**



Source: Housing Connect User Survey, 2023

Participants from northern areas of the Bronx, areas of Manhattan surrounding Central Park, and the western and northeastern areas of Queens reported higher satisfaction with the cleanliness and safety of nearby parks and green spaces than in other parts of the City such as the South Bronx and Central Brooklyn.

FIGURE 4.11: SCORES BY ZIP CODE ON SAFETY: “THE RESIDENTS IN THIS NEIGHBORHOOD FEEL SAFE AT ALL TIMES OF THE DAY AND NIGHT.”



Source: Housing Connect User Survey, 2023

Survey participants from Riverdale, eastern Queens, and western Brooklyn perceive their neighborhoods as much safer than those in parts of the South Bronx, eastern and central Brooklyn, and around Jamaica Queens reported feeling less safe in their neighborhoods.

NEIGHBORHOOD EQUITY STRATEGY 1B: As required by 2025 City Charter changes, integrate the strategies from Where We Live NYC and the Fair Housing Growth Strategy into the next Ten-Year Capital Strategy

New York City's Ten-Year Capital Strategy is a budget document that guides investments by a variety of agencies and reflects the City's values. The next plan will consider the *Where We Live NYC* plan and this Fair Housing Growth Strategy in future years. The new community district housing growth targets, considered in tandem with a cross-agency approach to investment, provide an opportunity to both address past disparities and meet the needs of future residents.

NEIGHBORHOOD EQUITY STRATEGY 1B WOULD BE BEST IMPLEMENTED CITYWIDE.

For corresponding commitments in other documents that address Neighborhood Equity Strategy 1, see:

[Block by Block:](#)

- Spotlight on the Bronx (p. 37.)

[Where We Live NYC 2025:](#)

- Goal 6: Improve conditions, services and infrastructure in historically disinvested neighborhoods (pp. 100-114.)

NEIGHBORHOOD EQUITY PROBLEM 2: Climate change disproportionately increases risk to households with the fewest resources

New housing development in recent years has been concentrated in Environmental Justice (EJ) Areas—those disproportionately burdened with overlapping health and safety issues like exposure to pollution and climate hazards such as flooding and extreme heat.²⁴ Yet the need to add more housing citywide means that new housing will continue to come to EJ Areas. The pressures and negative consequences of housing instability are exacerbated by persistent environmental inequities in historically underserved neighborhoods. In New York City, residents of EJ Areas are more likely to be low-income people of color.²⁵

NEIGHBORHOOD EQUITY STRATEGY 2: Use the City’s climate-focused planning and resilient building design tools to guide safe, smart growth in environmental justice areas

The City needs to build more housing that addresses risk of flooding and other climate hazards, especially among historically marginalized communities. While every community district includes some measure of flood or extreme heat risk, resilient planning and design strategies can ensure that communities continue to build housing in ways that do not worsen the climate burden on environmental justice communities.

24 Mayor’s Office of Climate & Environmental Justice, Environmental Justice NYC (EJNYC) Plan, <https://www.nyc.gov/content/climate/pages/environmental-justice> (last visited May 28, 2026)

25 Mayor’s Office of Climate & Environmental Justice, EJNYC: A Study of Environmental Justice Issues in New York City (2024), https://www.nyc.gov/assets/climate/downloads/pdfs/EJNYC_Report.pdf

NEIGHBORHOODS THAT WOULD ESPECIALLY BENEFIT FROM NEIGHBORHOOD EQUITY STRATEGY 2 ARE THOSE IDENTIFIED AS ENVIRONMENTAL JUSTICE AREAS BY THE NEW YORK STATE ENERGY RESEARCH AND DEVELOPMENT AUTHORITY:

- Manhattan: CDs 3, 4, 9, 10, 11, 12
- Bronx: CDs 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12
- Brooklyn: CDs 1, 3, 4, 5, 6, 7, 8, 13
- Queens: CDs 1, 3, 4, 9, 10, 12, 14
- Staten Island: CD 1

For corresponding commitments in other documents that address Neighborhood Equity Strategy 2, see:

[Block by Block:](#)

- Promote climate adaptation and environmental justice planning (p. 74.)

How can new housing mitigate climate risk?

New York City's Climate Resiliency Design Guidelines offer technical guidance to mitigate climate risks in the design of buildings, infrastructure, and public spaces. To date, nearly 40 projects across the five boroughs have been designed to these standards. Beginning in 2027, all City-financed projects must comply with these guidelines. **NYC HPD** proactively applies these forward-looking standards to housing projects it finances.

The guidelines are designed to mitigate climate hazards facing New York City, including:

- **Extreme rainfall:** stormwater flooding occurs when a large amount of rain falls in a short period of time, overwhelming drainage infrastructure and causing flooding. Low lying areas are most at risk. Interventions include green roofs and permeable pavement to retain stormwater, as well as the elevation of critical equipment to prevent damage from flooding.
- **Chronic tidal flooding:** with sea-level rise, some low-lying coastal communities may face regular flooding if high tides cause water to spill onto land – even on days without storms. Interventions include wetland restoration, shoreline improvements, and the protection of underground utilities.
- **Coastal surge flooding:** high-wind storms cause water to rush onto land in coastal communities, exacerbated by sea-level rise. Interventions include coastal flood walls and floodproofing homes and infrastructure to keep residents safer.
- **Extreme heat:** more frequent and intense heat waves pose serious health risks. Because of urban heat island effect, some areas and households are more vulnerable to heat risks than others. Interventions include providing shade through the planting of trees, reflective coatings to lower heat absorption, and high-performance windows and facades that keep residents safer indoors.

Arverne East

Arverne East models how new housing can build community resilience to climate hazards. The project will transform a vacant site on the Rockaway peninsula into the City's first net-zero community of 1,650 homes, a nature preserve, small businesses, community spaces, and an urban farm.

Resilient design features include elevated buildings and streets to account for sea-level rise, on-site stormwater management, and solar energy. These strategies will ensure residents of Arverne East and adjacent communities remain safe and resilient into the future.



Conclusion

This first Fair Housing Growth Strategy establishes a framework for building a more affordable, accessible, and equitable New York City. The Housing Needs Assessment identifies the scale of the city's housing need; the Housing Production Targets translate that need into a contribution from every community district; and the Strategic Equity Framework identifies policies and investments that can expand housing choice, strengthen housing stability, and address longstanding disparities among neighborhoods.

As required by Local Law 167, the FHGS will be updated every five years, allowing the City to measure progress, respond to changing conditions, and refine its strategies over time. Each cycle will provide another opportunity to assess whether housing growth is being shared more broadly and whether it is being paired with the affordable housing, services, infrastructure, and protections communities need.

Engagement will also continue beyond the publication of this report. Citywide conversations will help shape the direction of future strategies, while engagement at the community, neighborhood, and project levels will inform how those strategies are put into practice. Local knowledge and participation will remain essential to determining how each community can contribute to the city's housing needs and benefit from future growth.

Ultimately, the FHGS presents a vision for a New York City where every neighborhood contributes to meeting our shared housing needs and provides meaningful opportunity and accessibility for both current and future New Yorkers. Achieving that vision will require sustained action, continued partnership, and a commitment to ensuring that every community contributes to our shared future.

APPENDIX A:

Public Engagement

Engagement Overview

The draft of the FHGS was released in August 2026. To inform the draft, the City engaged subject matter experts and stakeholders and conducted a virtual public briefing. During the 30-day public comment period following the draft release, the project team hosted two public briefings, held office hours with over 20 members of the public, and received public comments from over 120 individuals and organizations, including elected officials, community boards, advocacy organizations, and others. We appreciate all those who took time to share their input.

Engagement Approach

Following the release of the draft Fair Housing Growth Strategy on August 19, the project team conducted engagement through the following methods.

VIRTUAL PUBLIC BRIEFINGS

The team hosted two virtual public briefings on the draft report on August 26 and September 2, 2026. More than 180 people attended the briefings.

PUBLIC OFFICE HOUR CHATS

Members of the public met one-on-one with the project team during virtual office hour chats held from August 27 through September 11, 2026. The team held 17 meetings with more than 20 individuals.

PUBLIC COMMENT PERIOD

The team accepted written comments through email and a feedback form on the project website. More than 120 individuals, organizations, and elected officials submitted written comments during the public comment period.

Acknowledgments

The project team thanks the individuals and organizations that provided input and feedback to inform the draft Fair Housing Growth Strategy, including the following elected officials, community boards, and organizations.

ELECTED OFFICIALS

- Assemblymember Deborah Glick
- Bronx Borough President Vanessa Gibson
- Brooklyn Borough President Antonio Reynoso
- Manhattan Borough President Brad Hoylman-Sigal
- Queens Borough President Donovan Richards
- Council Member Chris Marte
- Council Member Farah Louis
- Council Member Harvey Epstein
- Council Member Kevin Riley
- Council Member Nantasha Williams
- Council Member Pierina Sanchez

COMMUNITY BOARDS

- Manhattan Community Board 1
- Manhattan Community Board 3
- Manhattan Community Board 4
- Manhattan Community Board 7
- Manhattan Community Board 8
- Manhattan Community Board 9
- Manhattan Community Board 12
- Brooklyn Community Board 11
- Staten Island Community Board 3

ORGANIZATIONS

- Association for Neighborhood & Housing Development (ANHD)
- Bowery Alliance
- Carnegie Hill Neighbors
- Citizens Housing & Planning Council (CHPC)
- Cobalt Advisory Partners, LLC
- Community First Development Coalition
- Connecticut Office of Policy and Management
- Enterprise Community Partners
- Fair Housing Justice Center
- Friends of the Upper East Side
- George M. Janes & Associates, Inc.
- Homes for NYC
- KC3
- St. Nicks Alliance
- Landmark West
- Latent Urban Ventures
- Lawsuit Reform Alliance of New York
- Lower East Side Preservation Initiative
- Massachusetts Metropolitan Area Planning Council
- Met Council on Jewish Poverty
- Mentor A Promise
- The Municipal Art Society of New York (MAS)
- National Low Income Housing Coalition
- New Destiny Housing
- New Jersey Department of Community Affairs
- New York Building Congress
- New York Housing Conference
- New York Landmarks Conservancy
- New York State Association for Affordable Housing (NYSFAH)
- Northern Manhattan CLT
- NYU Furman Center
- Pratt Center for Community Development
- Regional Plan Association (RPA)
- Resilient Red Hook
- Safman Consulting
- Unit Two Development
- Village Preservation

Summary of Public Comments

Feedback from the public covered a wide range of topics and included questions, concerns, suggestions, and support for the report. HPD catalogued and considered all public comments. The sections below summarize the feedback received and the City's response.

1. Report Clarity and Public Engagement

10 comments

Commenters requested additional opportunities to review and respond to the strategy and additional public access to the report and engagement record. Comments emphasized translation, digital accessibility, and publication of public feedback.

Key Feedback

- Provide additional opportunities for the public to review and respond to the strategy.
- Publish screen-reader-accessible and translated versions of the final report.
- Release public comments and summaries of how feedback informed the final strategy.

Relevant Sections

- The report introduction summarizes the public engagement process and identifies changes made in response to common themes raised during public comment. (See page 15.)
- Appendix A describes the public briefings, office hours, written-comment period, and overall feedback received. (See pages 95–98.)
- Chapter 3 explains that new housing production targets will be released every five years, providing recurring opportunities to assess progress and update the analysis. (See page 30.)

2. Housing Need and Affordability

2A. Housing Needs Assessment Methodology

38 comments

Commenters requested more explanation of how the Housing Needs Assessment estimates long-term need. Questions focused on the target vacancy rate, population and household projections, the estimate of overcrowding, and the relationship between additional housing supply and affordability. Commenters also raised questions about the methodology that informed the affordable housing commitment.

Key Feedback

- Provide more detail on the methods and data used to estimate the population, household, and demographic assumptions underlying the estimate.
- Define the target vacancy rate and explain how it was selected.
- Long-term need for affordable housing was not included.
- Publish the full methodology and underlying figures.

Relevant Sections

- Chapter 2 describes the methodology and data sources used to estimate the city's 10-year housing need, including the use of a five percent rental vacancy rate as a modeling benchmark. (See pages 18–23.)

3. Housing Production Targets

3A. Housing Production Target Methodology

41 comments

Commenters proposed additional factors for setting community district targets based on present conditions. The most frequent suggestions included zoning capacity, recent land use actions, existing density, development feasibility, access to transit and neighborhood amenities, climate risk, displacement risk, and the expected housing production pipeline.

Key Feedback

- Publish the full methodology, source data, historical figures, and district-level calculations.
- Explain why recent housing growth and Limited Affordability Area designations were selected as the primary inputs.
- Consider zoning capacity, existing density, and recent rezonings when assessing what each district can produce.
- Address whether relying on recent production could reinforce past patterns of exclusion or underproduction.
- Clarify how pipeline projects, housing loss, unit size, and different housing types relate to the targets.

Relevant Sections

- Chapter 3 describes the purpose and nonbinding nature of the housing production targets and explains why community districts are used as the unit of analysis. (See pages 30 and 33.)
- Chapter 3 provides the methodology for establishing community district targets, including adjustments for transit access and projected tidal flooding. (See pages 34–44.) A sample calculation for a community district illustrates each step used to establish housing production targets. (See page 50.)
- Chapter 3 explains how progress toward the targets will be measured. (See page 51.)
- Appendix B provides all community district inputs used to calculate housing targets. (See pages 110–116.)

3B. Affordable Housing Targets

42 comments

Commenters expressed concern that the citywide and community district affordable housing targets do not match the scale or depth of need. They called for a larger affordable share, more homes affordable below 60 percent AMI, and targets that respond more directly to local incomes and housing conditions.

Key Feedback

- Increase the share of housing targets that is income-restricted and permanently affordable.
- Provide a clearer breakdown of targets by income level, particularly for extremely low-income households.
- Explain the basis for the citywide and community district affordable housing targets and how local affordability conditions informed them.
- Some commenters questioned whether market-rate production should account for as much of the overall target as proposed.

Relevant Sections

- Chapter 3 establishes the five-year citywide targets for new and preserved affordable housing. (See page 32.)
- Chapter 3 describes how the citywide affordable housing target is distributed among community districts. (See page 48.)

3C. Housing for Formerly Homeless Households

10 comments

Commenters questioned whether the proposed targets for homes reserved for formerly homeless households were sufficient relative to the number of people in shelter. They also requested clarification about supportive housing, temporary shelter, and how different housing models are counted.

Key Feedback

- Increase the number of homes reserved for formerly homeless households.
- Explain how supportive housing is reflected in the targets.
- Clarify whether temporary shelters count toward any housing target and consider pathways for converting shelters to permanent housing.

Relevant Sections

- Chapter 2 discusses the permanent housing need associated with homelessness. (See page 19.)
- Chapters 2 and 3 establish citywide and community district targets for homes reserved for formerly homeless households. (See pages 21 and 50.)
- Chapter 4 discusses barriers faced by households using rental assistance. (See pages 69–72.)

3D. Climate Risk and New Housing

9 comments

Commenters asked the City to more fully address coastal and inland flooding when identifying future housing growth. They recommended pairing targets with adaptation strategies and accounting for the potential loss of existing homes from flooding and other climate-related hazards.

Key Feedback

- Consider both coastal flooding and inland stormwater flooding.
- Pair housing growth with adaptation and resilience investments.
- Account for the potential loss of existing housing from climate-related hazards.

Relevant Sections

- Chapter 3 explains how projected 2080 tidal flooding is incorporated into the Housing Production Target methodology. (See page 43.)
- Chapter 4 discusses broader climate resilience and adaptation strategies. (See pages 88–90.)

3E. Infrastructure, Services, and Housing Growth

36 comments

Commenters emphasized that housing growth should be coordinated with investments in transportation, sewers, streets, hospitals, emergency services, schools, and other public infrastructure. Several asked the City to identify how investments would be sequenced with the five-year targets, particularly in places where existing systems are already strained.

Key Feedback

- Coordinate housing production with infrastructure planning and capital investment.
- Address transit, roadway, sewer, hospital, emergency service, and utility capacity alongside growth.
- Explain how the timing of infrastructure investments will align with the five-year target period.
- Assess school enrollment and capacity alongside housing growth, including plans to meet class-size requirements.

Relevant Sections

- Chapter 3 explains that community district targets establish a common destination while neighborhood-specific strategies require more detailed land use and infrastructure assessment. (See page 33.)
- Chapter 4 identifies neighborhood investments in streets, sidewalks, public spaces, and access to services. (See pages 82–87.)

4. Implementation and Accountability

4A. Meeting the Production Targets

29 comments

Commenters asked how nonbinding community district targets would influence public and private decisions. Questions focused on who is responsible for meeting the targets, what zoning, subsidy, and land use tools would be used, and how the targets would relate to the Affordable Housing Fast Track, environmental review, rezonings, and capital planning.

Key Feedback

- Define the roles of City agencies, community boards, developers, and other stakeholders.
- Pair the targets with an implementation framework that identifies relevant zoning, financing, and policy tools.
- Clarify how the targets will inform land use review, budgeting, and other City processes.
- Explain how the affordable share of each target will be achieved.

Relevant Sections

- Chapter 3 discusses the nonbinding nature of housing targets; how targets can be used in coordination with land use planning, affordable housing financing, and neighborhood investment. (See page 30.)
- See page 31 for the Affordable Housing Fast Track, a land use tool that can help qualifying districts meet the affordable housing targets established in the report.
- See Chapter 4 (pages 59-91) for more on coordination among communities, government agencies, and public, nonprofit, and private partners to support implementation.

4B. Measuring Progress Toward the Targets

12 comments

Commenters requested clear rules for tracking progress towards the five-year production and preservation targets. Feedback also included suggestions make tracking the progress publicly accessible, such as publishing baseline figures for existing affordable housing.

Key Feedback

- Define when a home is counted as produced and distinguish starts, completions, and occupancy.
- Clarify whether targets measure gross production or net change after demolitions and conversions.
- Explain how pipeline projects, renovations, accessory dwelling units, and preservation activity will be tracked.
- Establish a baseline for existing affordable housing and publish progress over time.

Relevant Sections

- Chapter 3 defines when new and preserved homes count toward the 2030 targets and explains how housing losses will be reflected in reported progress (See page 51.)

4C. Financing the Targets

9 comments

Commenters asked how the City would finance the affordable housing targets, particularly in higher-cost districts. They requested information about agency capacity, subsidy programs, capital priorities, construction and land costs, and the funding needed to close the gap between proposed targets and feasible projects.

Key Feedback

- Explain how HPD and HDC capital would be allocated in relation to community district targets.
- Identify the subsidy programs and funding sources expected to support the affordable targets.
- Assess whether current City and State budgets and production tools are sufficient.
- Consider a subsidy-gap analysis that estimates the cost of meeting the targets.

Relevant Sections

- Chapters 2 and 3 describe the affordable housing commitments that inform the five-year production and preservation targets. (See pages 25 and 30–31.)
- Chapter 3 explains that targets can inform where the City prioritizes affordable housing subsidy but are not mandates. (See page 30.)
- Chapter 4 identifies related affordable housing financing and development strategies. (See page 68.)

5. Strategic Equity Framework

5A. Strategic Equity Framework

20 comments

Commenters supported the inclusion of strategies addressing barriers beyond housing production but requested a more specific implementation framework. They asked the City to connect the Strategic Equity Framework more directly to the Housing Needs Assessment and production targets, name responsible agencies and resources, identify measurable outcomes, and better address overlapping barriers.

Key Feedback

- Connect Strategic Equity Framework strategies more directly to identified needs and community district targets.
- Identify responsible agencies, planned actions, resources, and measures of progress.
- Expand or clarify strategies addressing accessibility, source-of-income discrimination, homeownership, neighborhood investment, public stewardship, energy costs, rental assistance, and youth needs.
- Analyze how obstacles overlap rather than treating each issue in isolation.

Relevant Sections

- Chapter 4 organizes the framework around mobility, housing stability, and neighborhood equity, drawing from *Where We Live NYC 2025*, *Block by Block*, and other policy initiatives and applying strategies to the neighborhoods and populations most affected by each obstacle. (See page 59.)

5B. Mitchell-Lama Housing

2 comments

Commenters asked the City to recognize Mitchell-Lama cooperatives as a fair housing strategy and to support both the preservation of existing developments and the creation of new limited-equity cooperatives.

Key Feedback

- Preserve existing Mitchell-Lama cooperatives and consider expansion of the model.

Relevant Sections

- The citywide preservation target outlined in Chapter 3 is program-neutral and may include income-restricted cooperatives in expiring programs such as Mitchell-Lama. (See page 31.)

5C. Public Housing

3 comments

Commenters requested a stronger discussion of NYCHA and public housing within the strategy. They raised questions about vacant NYCHA apartments, preservation needs, and the allocation of resources among public housing, rental assistance, and conversion programs.

Key Feedback

- Address NYCHA preservation and vacant apartments as part of the City's housing strategy.
- Clarify how investments in public housing relate to other affordable housing programs.

Relevant Sections

- NYCHA addresses capital needs through its own preservation programs and connects that work to broader FHGS strategies addressing housing quality, climate risk, disinvestment, and resident stability. (See pages 82-88.)

5D. Open Space

5 comments

Commenters expressed concern that housing growth could reduce wooded areas, waterfront access, public views, and neighborhood open space. They asked the City to prioritize previously developed sites and protect designated green spaces.

Key Feedback

- Protect designated open spaces and public waterfront access.
- Prioritize existing structures and previously developed or vacant sites where possible.
- Consider how building location and height affect public views and access to green space.

Relevant Sections

- Neighborhood-specific planning and individual land use actions will continue to consider open space, infrastructure, climate conditions, and other local factors. (See pages 33 and 82–88.)

5E. Accessibility

2 comments

Commenters said the discussion of accessibility focused too narrowly on physical mobility. They asked the City to address a wider range of disabilities, the affordability of accessible housing, communication and emergency systems, proximity to services, and barriers to requesting accommodations.

Key Feedback

- Address sensory, psychiatric, cognitive, intellectual, developmental, and chronic health-related disabilities as well as physical accessibility.
- Consider the affordability of accessible homes and the practical process for obtaining accommodations.
- Publish screen-reader-accessible digital materials and verify accessibility through assistive-technology testing.

Relevant Sections

- The Strategic Equity Framework recognizes that disability-related housing barriers extend beyond physical access and identifies related disparities in housing quality and climate risk. (See pages 69-70, 76, and 88)

APPENDIX B:

2030 Housing Production Target Inputs

BRONX 2030 TARGET INPUTS

Community District	Growth Cohort	Baseline Target Growth Rate	Adjustments to baseline target growth rate			Target Growth Rate (baseline x adjustments)	Total homes, 2025
			Limited Affordability Area (LAA) Adjustment (x 1.25)	Transit Access Adjustment (x 1.01 - 1.1)	Tidal Flooding Adjustment (x 0.8 - 0.95)		
BX 1 Melrose, Mott Haven, Port Morris	High	9%	N/A	10%	N/A	9.9%	44,145
BX 2 Longwood, Hunts Point	High	9%	N/A	10%	N/A	9.9%	21,045
BX 3 Morrisania	High	9%	N/A	9%	N/A	9.81%	37,315
BX 4 Highbridge, Concourse	High	9%	N/A	10%	N/A	9.9%	58,965
BX 5 Morris Heights, Mount Hope	High	9%	N/A	10%	N/A	9.9%	51,310
BX 6 Tremont, Belmont, West Farms	High	9%	N/A	10%	N/A	9.9%	36,680
BX 7 Fordham, Bedford Park, Norwood	High	9%	N/A	10%	N/A	9.9%	57,530
BX 8 Riverdale, Kingsbridge, Marble Hill	Medium	8%	N/A	7%	N/A	8.56%	46,585
BX 9 Soundview, Parkchester	Medium	8%	N/A	6%	N/A	8.48%	70,650
BX 10 Co-op City, Throgs Neck	Low	6.93%	N/A	3%	N/A	7.14%	55,290
BX 11 Pelham Parkway, Morris Park	Low	7.47%	N/A	8%	N/A	8.06%	45,650
BX 12 Wakefield, Williamsbridge, Eastchester	Medium	8%	N/A	8%	N/A	8.64%	63,565

BROOKLYN 2030 TARGET INPUTS

Community District	Growth Cohort	Baseline Target Growth Rate	Adjustments to baseline target growth rate			Target Growth Rate (baseline x adjustments)	Total homes, 2025
			Limited Affordability Area (LAA) Adjustment (x 1.25)	Transit Access Adjustment (x 1.01 - 1.1)	Tidal Flooding Adjustment (x 0.8 - 0.95)		
BK 1 Williamsburg, Greenpoint	High	9%	N/A	10%	N/A	9.9%	102,700
BK 2 Downtown Brooklyn, Fort Greene	High	9%	N/A	10%	N/A	9.9%	80,595
BK 3 Bedford-Stuyvesant	High	9%	N/A	10%	N/A	9.9%	79,730
BK 4 Bushwick	High	9%	N/A	10%	N/A	9.9%	50,535
BK 5 East New York, Cypress Hills	High	9%	N/A	7%	N/A	9.63%	80,245
BK 6 Park Slope, Carroll Gardens	Medium	8%	25%	10%	N/A	11.00%	56,530
BK 7 Sunset Park, Windsor Terrace	Medium	8%	25%	10%	N/A	11.00%	47,585
BK 8 Crown Heights (North)	High	9%	N/A	10%	N/A	9.9%	53,250
BK 9 Crown Heights (South)	High	9%	N/A	10%	N/A	9.9%	44,515
BK 10 Bay Ridge, Dyker Heights	Low	6.64%	N/A	9%	N/A	7.24%	56,110
BK 11 Bensonhurst, Bath Beach	Low	7.37%	N/A	9%	N/A	8.03%	72,195
BK 12 Borough Park, Kensington	Low	7.81%	N/A	10%	N/A	8.59%	64,110
BK 13 Coney Island, Brighton Beach	Medium	8%	N/A	8%	6%	8.12%	48,910

BROOKLYN 2030 TARGET INPUTS (CONT.)

Community District	Growth Cohort	Baseline Target Growth Rate	Adjustments to baseline target growth rate			Target Growth Rate (baseline x adjustments)	Total homes, 2025
			Limited Affordability Area (LAA) Adjustment (x 1.25)	Transit Access Adjustment (x 1.01 - 1.1)	Tidal Flooding Adjustment (x 0.8 - 0.95)		
BK 14 Flatbush, Midwood	Medium	8%	N/A	10%	N/A	8.80%	65,320
BK 15 Sheepshead Bay, Gravesend (East)	Low	7.47%	N/A	6%	N/A	7.91%	68,020
BK 16 Ocean Hill, Brownsville	High	9%	N/A	10%	N/A	9.9%	40,740
BK 17 East Flatbush	Medium	8%	N/A	7%	N/A	8.56%	66,740
BK 18 Canarsie, Flatlands	Low	6.58%	25%	2%	N/A	8.39%	72,555

MANHATTAN 2030 TARGET INPUTS

Community District	Growth Cohort	Baseline Target Growth Rate	Adjustments to baseline target growth rate			Target Growth Rate (baseline x adjustments)	Total homes, 2025
			Limited Affordability Area (LAA) Adjustment (x 1.25)	Transit Access Adjustment (x 1.01 - 1.1)	Tidal Flooding Adjustment (x 0.8 - 0.95)		
MN 1 Financial District	High	9%	25%	8%	N/A	12.15%	46,080
MN 2 Greenwich Village, Tribeca	Low	7.81%	25%	10%	N/A	10.74%	59,245
MN 3 Lower East Side, Chinatown	Medium	8%	N/A	10%	N/A	8.8%	84,645
MN 4 Chelsea, Hell's Kitchen	High	9%	N/A	10%	N/A	9.9%	89,555
MN 5 Midtown, Flatiron	High	9%	N/A	10%	N/A	9.9%	44,325
MN 6 East Midtown	Medium	8%	N/A	10%	N/A	8.8%	101,175
MN 7 Upper West Side	Low	7.67%	N/A	10%	N/A	8.44%	127,215
MN 8 Upper East Side, Roosevelt Island	Low	6.99%	25%	10%	N/A	9.62%	140,545
MN 9 Morningside Heights, Hamilton Heights	Medium	8%	N/A	10%	N/A	8.8%	46,600
MN 10 Harlem	Medium	8%	N/A	10%	N/A	8.8%	63,920
MN 11 East Harlem	Medium	8%	N/A	6%	N/A	8.48%	57,925
MN 12 Washington Heights, Inwood	Medium	8%	N/A	10%	N/A	8.8%	77,305

QUEENS 2030 TARGET INPUTS

Community District	Growth Cohort	Baseline Target Growth Rate	Adjustments to baseline target growth rate			Target Growth Rate	Total homes, 2025
			Limited Affordability Area (LAA) Increase	Transit Access Increase	Tidal Flooding Reduction		
QN 1 Astoria, Queensbridge	High	9%	N/A	7%	N/A	9.63%	98,880
QN 2 Long Island City, Sunnyside, Woodside	High	9%	25%	7%	N/A	12.04%	73,150
QN 3 Jackson Heights, East Elmhurst	Low	7.5%	N/A	5%	N/A	7.88%	60,140
QN 4 Elmhurst, Corona	Low	7.9%	N/A	9%	N/A	8.61%	58,820
QN 5 Ridgewood, Maspeth, Middle Village	Low	7.25%	N/A	5%	N/A	7.61%	70,180
QN 6 Forest Hills, Rego Park	Medium	8%	25%	8%	N/A	10.80%	58,555
QN 7 Flushing, Murray Hill, Whitestone	Medium	8%	N/A	2%	N/A	8.16%	105,980
QN 8 Fresh Meadows, Hillcrest, Briarwood	Low	7.64%	25%	2%	N/A	9.74%	60,510
QN 9 Kew Gardens, Richmond Hill, Woodhaven	Low	7.05%	25%	10%	N/A	9.70%	51,415
QN 10 South Ozone Park & Howard Beach	Low	6.67%	25%	5%	5%	8.32%	43,490
QN 11 Auburndale, Bayside, Douglaston	Low	6.99%	25%	3%	N/A	9%	47,830

QUEENS TARGET INPUTS (CONT.)

Community District	Growth Cohort	Baseline Target Growth Rate	Adjustments to baseline target growth rate			Target Growth Rate	Total homes, 2025
			Limited Affordability Area (LAA) Increase	Transit Access Increase	Tidal Flooding Reduction		
QN 12 Jamaica, St. Albans, Hollis	Medium	8%	N/A	3%	N/A	8.24%	91,285
QN 13 Queens Village, Bellerose, Rosedale	Low	6.66%	25%	1%	N/A	8.41%	66,590
QN 14 The Rockaways	Medium	8%	N/A	7%	20%	6.85%	51,670

STATEN ISLAND TARGET INPUTS

Community District	Growth Cohort	Baseline Target Growth Rate	Adjustments to baseline target growth rate			Target Growth Rate	Total homes, 2025
			Limited Affordability Area (LAA) Increase	Transit Access Increase	Tidal Flooding Reduction		
SI 1 North Shore	Medium	8%	N/A	1%	N/A	8.08%	70,155
SI 2 Mid-Island	Low	7.45%	25%	2%	7%	8.84%	52,095
SI 3 South Shore	Low	7.91%	25%	4%	N/A	10.28%	63,910