

NEW YORK
HOUSING CONFERENCE



NYC
HOUSING TRACKER

2026

NYC HOUSING TRACKER REPORT





TABLE OF CONTENTS

IN THE REPORT

03 NYC Affordable Housing Production

Affordable Housing Production - 2025

Affordable Housing Production - 2014-2025

08 Affordable Housing Demographics

09 New York City's New Housing Plan – What to Expect

10 Total New Housing in 2025 – Market Rate & Affordable

NYC AFFORDABLE HOUSING PRODUCTION

In 2025, NYC produced 13,605 new units of affordable housing through new construction – 13 percent less than the year before but 9 percent more than the average over the past five years.

The new construction units in 2025 included 2,607 units for extremely low income households (30% of AMI or less), 2,149 for very low income households (between 31% and 50% of AMI), 3,826 for low income households (51% – 80% AMI), 503 units for moderate income households (81% - 120% of AMI) and 4,488 units for middle income households (121% - 165% AMI).*

In addition, NYC preserved 16,116 units of affordable housing in 2025, 18 percent more than the previous year and 14 percent more than the average over the past five years.

The preservation units in 2025 included 5,143 units for extremely low income households, 5,396 for very low income households, 4,357 for low income households, 854 for moderate income households and 258 for middle income households.*

In total, New York City produced 29,721 units of affordable housing – both new construction and preservation – through city subsidy and tax abatement programs. This is 1 percent more affordable production than 2024 and 12 percent more than the average over the past five years.

NYC AMI FOR FAMILY OF THREE 2026

Income Level	AMI Range	Income Range
Extremely Low Income	0-30% AMI	Less than \$45,811
Very Low Income	31-50% AMI	\$45,811 - \$76,350
Low Income	51-80% AMI	\$76,351 - \$122,160
Moderate Income	81-120% AMI	\$122,161 - \$183,240
Middle Income	121%-165% AMI	\$183,241 - \$251,955

* Numbers do not match total. HPD Open Data includes an "other" category not described here.

9%

more new affordable housing units than the average over the past five years

66%

of new affordable housing was for low income households

14%

more affordable housing units preserved than the average over the past five years

29,721

units of affordable housing built or preserved



AFFORDABLE HOUSING PRODUCTION
BY COUNCIL DISTRICT

2025

The New York City Housing Tracker shows important housing data by City Council district, focusing on affordable housing production. Council district data allows city residents and elected and government officials to see where housing is and is not being built. Data is sourced from New York City Open Data. Affordable new construction numbers include households receiving downpayment assistance through HPD.

This is the fifth annual NYC Housing Tracker report. Our data continues to show the same trend: housing is built unevenly across New York City’s 51 council districts. Significant housing policy changes over the

past two years, including the City of Yes for Housing Opportunity citywide zoning changes and housing-related charter ballot changes, will allow for more housing development in all neighborhoods citywide in the coming years. But development based on these changes is not impacting the data yet.

Last year, ten districts produced more than 525 units of new affordable housing, four of which produced more than 800 units. These 10 districts are located in the central Bronx, waterfront, central and eastern Brooklyn, and eastern Queens. The affordable housing in these districts (out of 51 total Council Districts) accounted for 63 percent of all new affordable housing in 2025.

As in previous years, affordable housing is being produced in the neighborhoods with medium- and high-density zoning and lower land costs through HPD’s housing finance program. It is also being produced in higher-rent neighborhoods through tax incentives and the Mandatory Inclusionary Housing Program.

District 16 Althea Stevens



The district with the most new affordable housing last year – District 16 in the west Bronx represented by Althea Stevens – produced 1,915 new units of affordable housing. The affordable housing in this district was more than what was produced in the bottom 32 districts combined. The new affordable housing last year in District 16 included

four buildings with more than 250 units: River Commons, a 328-unit project with supportive and affordable housing; 1185 River Avenue, a 292 unit affordable project; 280 East 161st Street, a 266-unit supportive housing project, and 1111 Webster Ave, a 265-unit affordable project.

Meanwhile, 10 districts each produced 10 or fewer units of new affordable housing last year. These districts are located in eastern Queens, southeastern Brooklyn, Staten Island, and the Upper West Side of Manhattan. Two Districts – District 6 in Manhattan and District 43 in southeast Brooklyn produced no new affordable housing. About half of the units in these 11 districts were through the downpayment assistance program and not new housing buildings. Districts 50 and 51 in Staten Island and District 28 in southeast Queens only produced housing through the downpayment assistance program.

TOP 10 DISTRICTS AFFORDABLE HOUSING CONSTRUCTION 2025

RANK	DISTRICT	MEMBER	2025
1	16	Althea Stevens	1,915
2	37	Sandy Nurse	939
3	17	Justin Sanchez	876
4	15	Oswald Feliz	847
5	33	Lincoln Restler	791
6	47	Kayla Santosuosso	710
7	31	Selvena N. Brooks-Powers	693
8	41	Darlene Mealy	692
9	27	Nantasha Williams	576
10	35	Crystal Hudson	546

BOTTOM 10 DISTRICTS AFFORDABLE HOUSING CONSTRUCTION 2025

RANK	DISTRICT	MEMBER	2025
1*	6	Gale Brewer	0
1*	43	Susan Zhuang	0
3*	23	Linda Lee	3
3*	28	Ty Hankerson	3
3*	32	Joann Ariola	3
6	50	David Carr	4
7	20	Sandra Ung	7
8*	44	Simcha Felder	9
8*	51	Frank Morano	9
10	21	Shanel Thomas-Henry	10

* These districts are tied because they produced the same number of units.

AFFORDABLE HOUSING PRODUCTION

2014-2025

District 15 Oswald Feliz



For the second year in a row, District 15 in the Bronx, represented by Councilmember Oswald Feliz, has produced the most new affordable housing over the past 12 years – from 2014 through 2025. District 15 has produced 8,728 new units of affordable housing over this time.

Over this time period ten districts produced more than 5,000 units and four districts produced more than 7,000 units. The districts that produced more than 5,000 units are in central, western and South Bronx, waterfront (along the East River) Brooklyn and Queens, Central and

Eastern Brooklyn, and eastern Queens. Districts 15 and 17 in the Bronx both produced more than 8,500 units of affordable housing since 2014.

The top-producing districts are building the majority of new housing. The top ten districts (out of 51 total districts) produced 54 percent of all of the new affordable housing over the past 12 years. Council District 15 produced more housing over the past 12 years than the bottom 21 districts combined.

Meanwhile, ten districts produced fewer than 300 units over the past 12 years, with four districts producing fewer than 100 units over that time. The districts that produced fewer than 300 units are in central and South Shore of Staten Island, eastern Brooklyn, and central and eastern Queens.

10

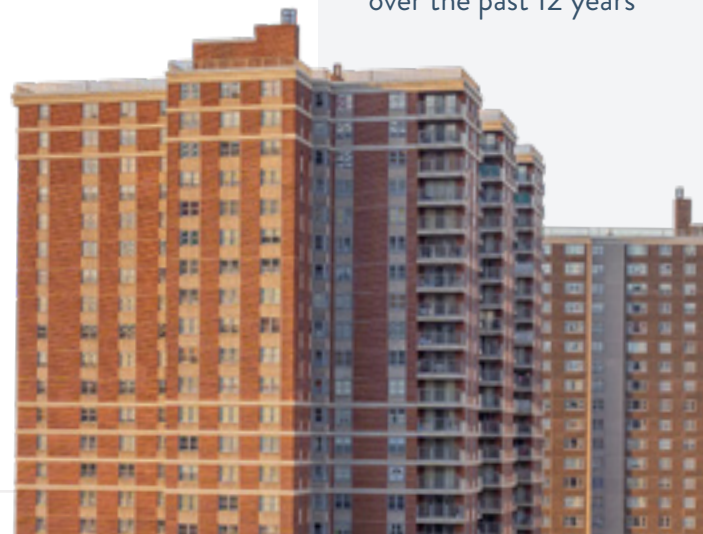
districts produced more than 5,000 units

54%

of affordable housing units were produced by the top 10 districts over the past 12 years

AFFORDABLE HOUSING PRODUCTION 2014-2025

Brooklyn	45,859	36%
Bronx	42,139	34%
Queens	21,383	17%
Manhattan	15,453	12%
Staten Island	1,119	1%
Total	125,953	



TOP 10 DISTRICTS AFFORDABLE HOUSING CONSTRUCTION 2014-2025

RANK	DISTRICT	MEMBER	TOTAL
1	15	Oswald Feliz	8,728
2	17	Justin Sanchez	8,561
3	42	Chris Banks	7,743
4	16	Althea Stevens	7,169
5	33	Lincoln Restler	6,846
6	8	Elsie Encarnacion	6,829
7	35	Crystal Hudson	5,453
8	37	Sandy Nurse	5,452
9	26	Julie Won	5,317
10	14	Pierina Ana Sanchez	5,313

BOTTOM 10 DISTRICTS AFFORDABLE HOUSING CONSTRUCTION 2014-2025

RANK	DISTRICT	MEMBER	TOTAL
1*	23	Linda Lee	68
1*	43	Susan Zhuang	68
3	51	Frank Morano	79
4	19	Vickie Paladino	90
5	46	Mercedes Narcisse	108
6	25	Shekar Krishnan	135
7	32	Joann Ariola	137
8	50	David Carr	231
9	44	Simcha Felder	241
10	30	Phil Wong	250

* These districts are tied because they produced the same number of units.

AFFORDABLE HOUSING DEMOGRAPHICS

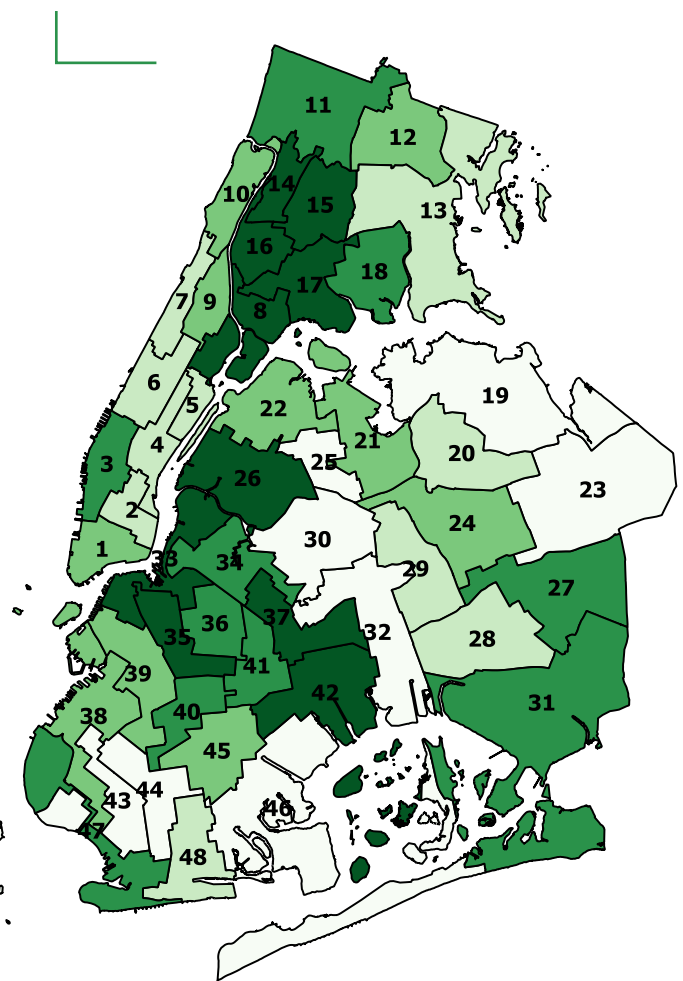
As in past years, more affordable housing is being developed in neighborhoods that have a higher share of Black and Hispanic residents and a lower share of White residents.

In the ten districts with the most new affordable housing over the past 12 years, the share of White residents on average is 18 percent and the share of Black residents is 27 percent and Hispanic is 45 percent. But in the ten districts with the least new affordable housing over the past 12 years, the share of White residents is 43 percent on average while the share of Black residents is 8 percent and the share of Hispanic residents is 21 percent.

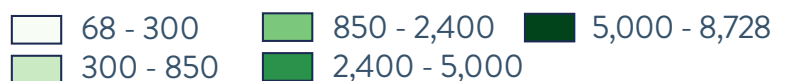
There are also stark differences by income. In the 10 districts with the most new affordable housing, the median income was nearly \$62,000 on average. While in the 10 districts with the least new affordable housing, the median income was over \$87,000 on average.

The data continues to show that New York's whiter and wealthier neighborhoods are not adding as much new housing, pushing housing growth to Black and Hispanic and lower-income neighborhoods instead.

New Affordable Housing Construction by Council District
January 2014 - December 2025

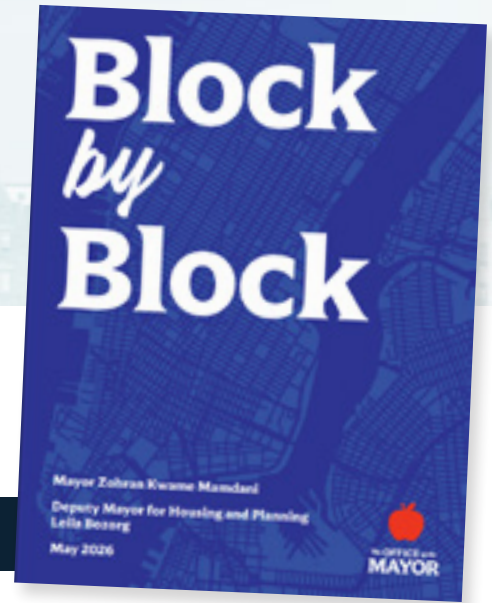


Number of New Affordable Housing Units:



NYC'S NEW HOUSING PLAN

WHAT TO EXPECT



Mayor Zohran Mamdani released his housing plan, **Block by Block**, in May, outlining his housing agenda. The plan promises 400,000 units of affordable housing over ten years.

Here is what to expect from the plan:

The ambitious plan promises 200,000 units of affordable housing through new construction over ten years, averaging 20,000 units per year. The City currently produces roughly 13,000 units of new affordable housing each year. The administration proposes this increase with some additional new funding and with a plan to identify new cost-saving strategies and expanding affordable housing opportunities through tools such as mixed-income development.

In his plan, Mayor Mamdani also proposes to expand private housing development through new rezonings, utilizing the Fair Housing Framework, City of Yes and the recent ballot changes, and expanding Transit-Oriented Development. This includes two proposed rezonings – **Prospect South and White Plains Road**. The City will also benefit from state reforms to State Environmental Quality Review Act (SEQRA), which will exempt certain projects and thereby accelerate housing production.

Of the 20,000 units on average of new construction, the plan proposes 8,000 units per year through city subsidies, which will utilize expanded federal Low Income Housing Tax Credits and additional subsidy. The remaining 12,000 units would need to be produced by leveraging the market or new housing programs. Over the last decade, tax and zoning incentives have produced roughly 3,000 - 7,000 affordable units annually, depending on market conditions

As a subset of the subsidized new construction, the plan says the city will produce 1,000 units per year of new senior housing over the next two years, which is close to recent annual production. Cuts to federal funding may impact the city's ability to produce senior housing in future years.

The plan also proposes increases to affordable homeownership (also a subset of the new construction numbers), including doubling production through the Open Door program and growing Downpayment Assistance to 300 units per year. Over the past five years, roughly 200 new homeownership opportunities per year were created by HPD.

This housing plan will be the first in NYC to include a wage floor- minimum combined wage and benefits package- with new community hiring requirements when the Construction Justice Act is implemented in 2027. The plan also proposes exploring the use of Project Labor Agreements in affordable housing developments.

The plan proposes 200,000 units of housing preserved over 10 years – or 20,000 units per year on average. Currently, the City preserves nearly 13,000 units of affordable housing each year. They will count NYCHA units preserved through PACT, the Preservation Trust, or comprehensive renovations in their preservation numbers, which previous administrations did not include.

TOTAL NEW HOUSING IN 2025

MARKET RATE & AFFORDABLE

While the New York City Housing Tracker focuses on affordable housing production, the tracker also includes data on all housing production. New York Housing Conference reviewed the net change in housing in each Council District, including new construction, major alterations and demolition.

The numbers of new affordable units and total new housing will not line up perfectly because they are measured at different times. Affordable housing production is tracked when the project closes financing before construction starts while market rate housing is counted when the project receives its certificate of occupancy after construction.

Once again, we see the same pattern in total new housing – affordable and market rate – that we see with affordable housing: some neighborhoods are building far more new housing than other neighborhoods.

In 2025, New York City saw a net increase of 43,800 total new units of housing. In 2025, 15 Council Districts saw an increase 1,000 or more units of new housing, with four districts adding more than 2,000 units of new housing.

The neighborhood with the most new housing was District 35 in central Brooklyn with 5,257 new units last year. District 26, on the East River waterfront in Queens, saw 4,063 new units of housing. The districts with more than 1,000 units of new housing last year were in Manhattan (1 and 10), the Bronx (14, 15, and 16), Queens (22, 26 and 27), and Brooklyn (33, 35, 36, 37, 39, 40, and 42).

Meanwhile, 14 districts saw fewer than 300 new units of housing last year. District 46 in eastern Brooklyn, saw the least new housing last year – just 5 units of housing in 2025. The districts with 300 or fewer units of new housing were in the Bronx (District 13), Queens (19, 23, 25, 30 and 32), Brooklyn (43, 44, 45, 46, and 48) and all three districts in Staten Island (49, 50 and 51).

15

Council Districts saw 1,000 or more units of new housing

5,257

units of net new housing were added in District 35

300

or less were added to 14 among the 51 districts



NEW CONSTRUCTION OF AFFORDABLE HOUSING: 2014-2025

RANK 2014-25	DISTRICT	COUNCIL MEMBER	2014-24	2025	TOTAL 2014-25
1	15	Oswald Feliz	7,881	847	8,728
2	17	Justin Sanchez	7,685	876	8,561
3	42	Chris Banks	7,222	521	7,743
4	16	Althea Stevens	5,254	1,915	7,169
5	33	Lincoln Restler	6,055	791	6,846
6	8	Elsie Encarnacion	6,596	233	6,829
7	35	Crystal Hudson	4,907	546	5,453
8	37	Sandy Nurse	4,513	939	5,452
9	26	Julie Won	4,902	415	5,317
10	14	Pierina Ana Sanchez	4,923	390	5,313
11	27	Nantasha Williams	4,411	576	4,987
12	41	Darlene Mealy	3,936	692	4,628
13	31	Selvena N. Brooks-Powers	3,877	693	4,570
14	11	Eric Dinowitz	3,195	127	3,322
15	3	Carl Wilson	3,121	174	3,295
16	34	Jennifer Gutiérrez	2,916	135	3,051
17	40	Rita Joseph	2,592	382	2,974
18	18	Amanda Farías	2,736	35	2,771
19	47	Kayla Santosuosso	2,026	710	2,736
20	36	Chi Ossé	2,474	54	2,528
21	9	Yusef Salaam	1,878	448	2,326
22	1	Christopher Marte	1,835	354	2,189
23	22	Tiffany Cabán	1,549	273	1,822
24	39	Shahana Hanif	1,602	213	1,815
25	10	Carmen De La Rosa	1,655	55	1,710
26	21	Shanel Thomas-Henry	1,307	10	1,317

RANK 2014-25	DISTRICT	COUNCIL MEMBER	2014-24	2025	TOTAL 2014-25
27	12	Kevin Riley	1,117	152	1,269
28	24	James Gennaro	1,009	66	1,075
29	45	Farah Louis	914	84	998
30	38	Alexa Avilés	814	57	871
31	6	Gale Brewer	843	0	843
32	7	Shaun Abreu	660	182	842
33	49	Kamillah Hanks	718	93	811
34	4	Virginia Maloney	771	36	807
35	5	Julie Menin	580	12	592
36	28	Ty Hankerson	566	3	569
37	2	Harvey Epstein	497	24	521
38	48	Inna Vernikov	333	186	519
39*	13	Shirley Aldebol	484	21	505
39*	29	Lynn Schulman	355	150	505
41	20	Sandra Ung	360	7	367
42	30	Phil Wong	237	13	250
43	44	Simcha Felder	232	9	241
44	50	David Carr	227	4	231
45	32	Joann Ariola	134	3	137
46	25	Shekar Krishnan	106	29	135
47	46	Mercedes Narcisse	81	27	108
48	19	Vickie Paladino	59	31	90
49	51	Frank Morano	70	9	79
50*	23	Linda Lee	65	3	68
50*	43	Susan Zhuang	68	0	68

* These districts are tied for 21st because they produced the same number of units.



NYHC is a statewide nonprofit affordable housing policy and advocacy organization.
Our mission is to advance City, State and Federal policies and funding to support the development and preservation of decent and affordable housing for all New Yorkers.

NEW YORK 
HOUSINGCONFERENCE

NYC 
HOUSING TRACKER

thenyh.org | [@thenyh](https://twitter.com/thenyh)