


The Manhattan Plan

The Manhattan Plan is an initiative to address Manhattan's housing crisis by adding **100,000 new homes to the borough over the next decade.**

We will seek out ideas from stakeholders across the borough to ensure that we capture a wide range of perspectives on how to unlock housing opportunities.

The Plan will include ideas for reviewing and refreshing zoning, exploring policy and regulatory tools, process improvements, and “out of the box” ideas to deliver more housing in the heart of the city.





**Why
do we need
to grow?**

**Where
should we
grow?**

**How
should we
grow?**

Housing makes sense in Manhattan

Manhattan is an engine of opportunity. It has **unparalleled access to jobs, public transit and other resources.**

For most of NYC's history, it has been a place where people could rent an affordable apartment and start their journey.

But in recent decades, this possibility has slipped out of reach, as housing production has not kept up and housing has become more expensive.

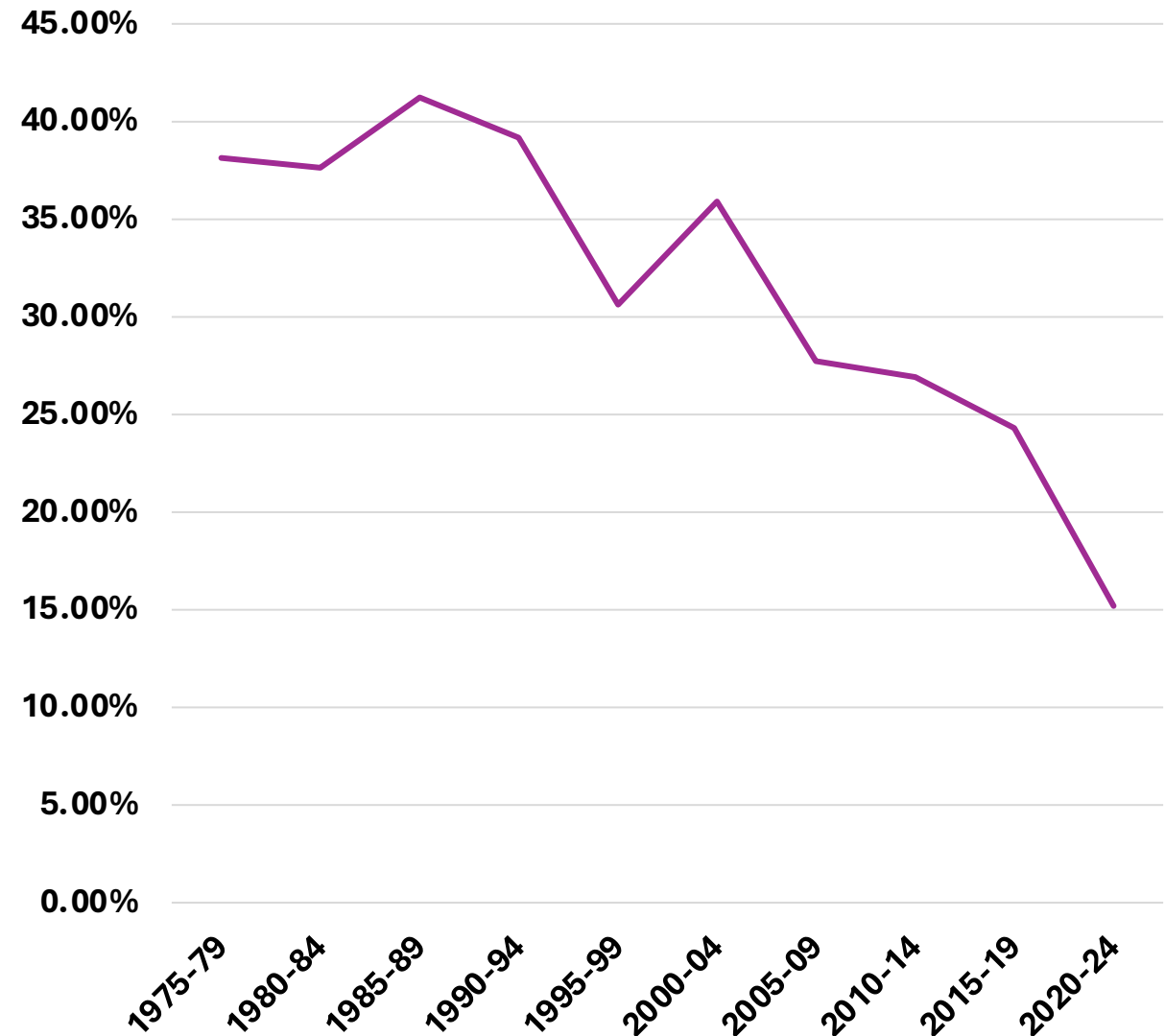


Source: NYC Planning

Manhattan production is falling behind

- Housing demand continues to exceed supply
- From the 1970s to the early 2010s, Manhattan led the City in annual housing production, but its share of housing production has steadily declined
- From 2021-2024, Manhattan produced less housing than every borough other than Staten Island
- In 2024, Manhattan produced only 14% of the total new building units in NYC

Manhattan's housing production as a percentage of citywide total



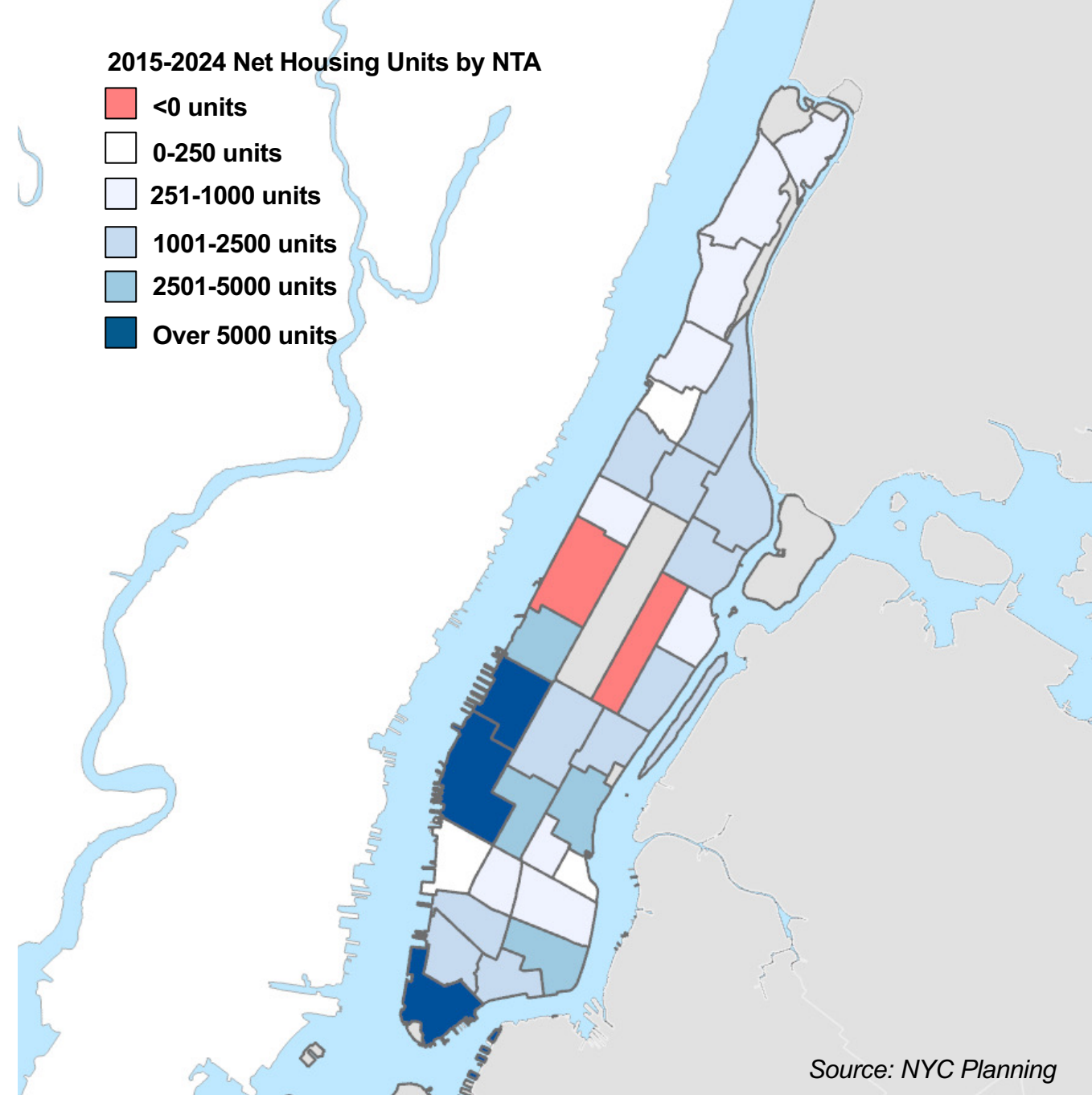
Source: NYC Planning

Housing production is uneven

Over the last 10 years, 6 NTAs produced as much housing as the other 26.

Two neighborhoods actually lost housing:

- Upper West Side: Between 2015 and 2024, the neighborhood added 696 homes but lost 225 to demolition and 482 to alteration, for a **net loss of 11**
- Upper East Side: Between 2015-2024, the neighborhood added 348 homes, but lost 112 to demolition and 355 to alteration for a **net loss of 119**



Source: NYC Planning

Manhattan is becoming increasingly unaffordable

Median asking rent in Manhattan has increased by 50% since 2010.

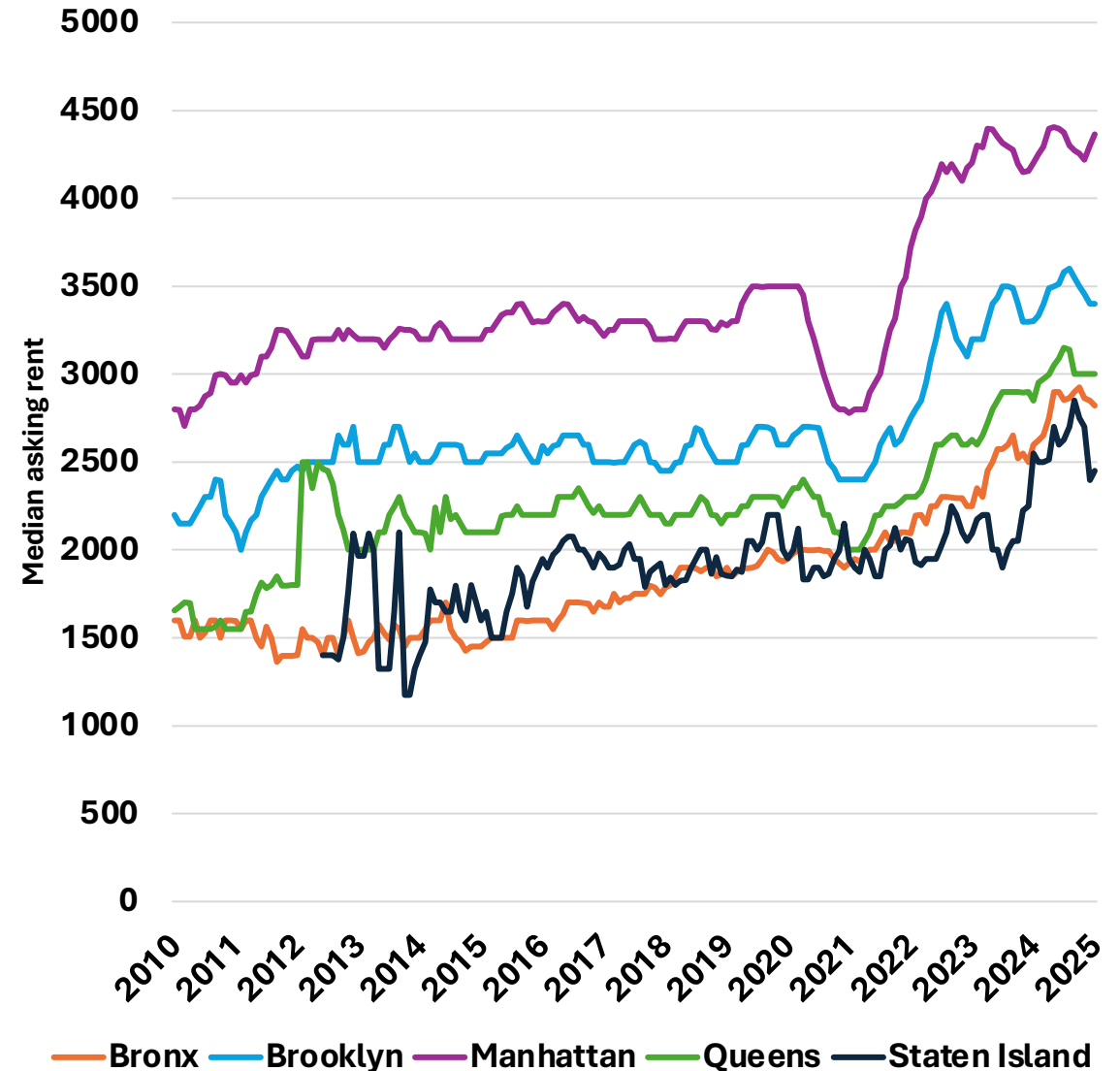
- In January 2025, median asking rent was almost 30% more than in Brooklyn, the next most expensive borough

Today, 47% of Manhattanites are rent-burdened and 24% are severely rent-burdened.

The rental vacancy rate in Manhattan is 2.33%

- This number well below the emergency threshold, and lower than it was before the pandemic

Median asking rent by borough



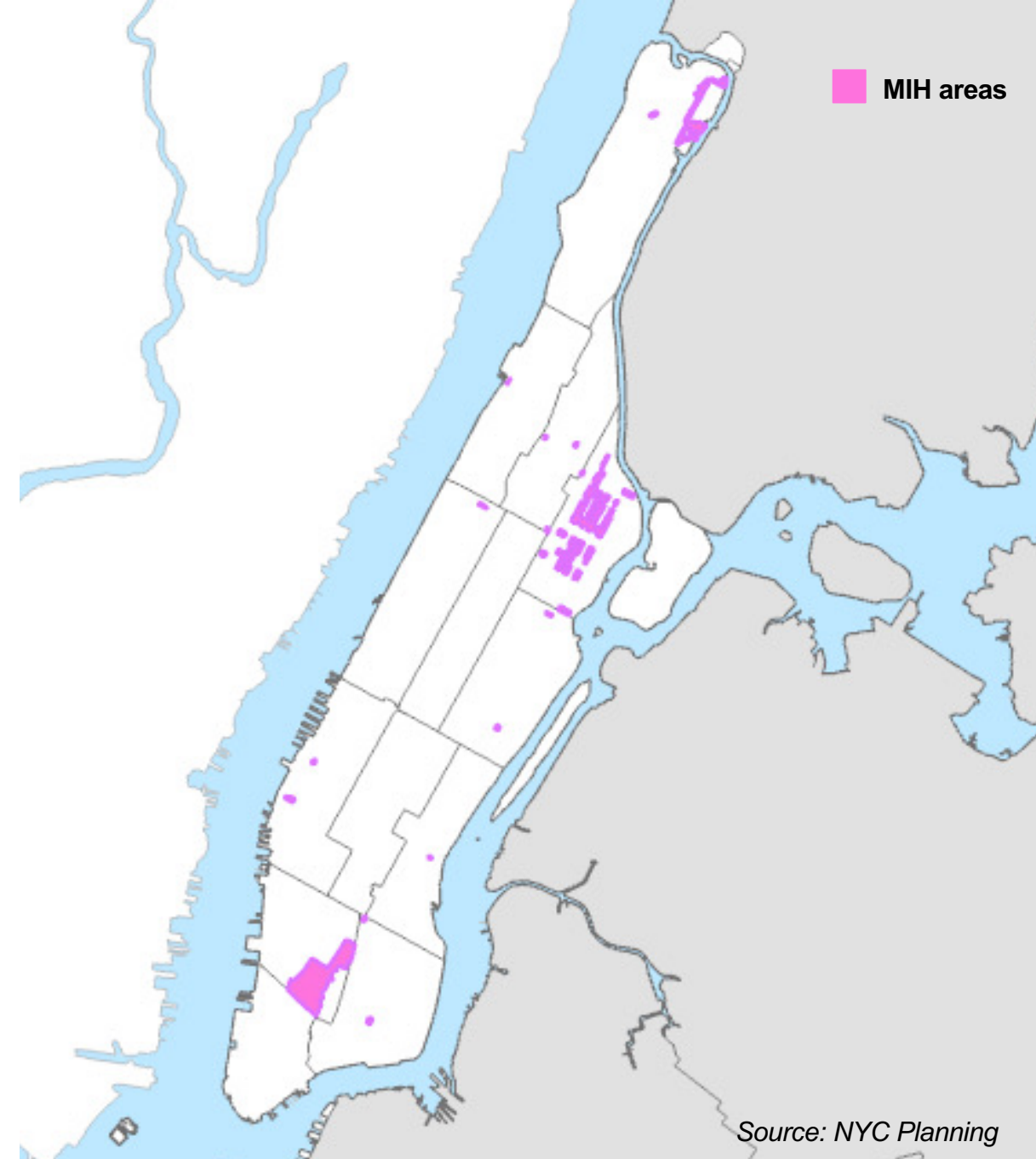
Source: Streeteasy

Manhattan is not creating enough income-restricted affordable housing

Manhattan urgently needs to produce more income-restricted, affordable homes.

From 2015-2024, **Manhattan produced only 14% of NYC's new affordable housing.**

Mandatory Inclusionary Housing (MIH) is only mapped in a few areas of the borough, even though it's a particularly effective tool in high-cost neighborhoods.



Source: NYC Planning

Now is the time to act


***City of Yes* will help turn the tide, but it cannot alone fix Manhattan's housing shortage.**

A tailored, borough-specific plan can unlock housing across income levels and neighborhoods in ways that make sense for Manhattan.

That's a win for:

- ✓ New Yorkers who get to live closer to Manhattan's jobs and amenities
- ✓ businesses that benefit from more foot traffic
- ✓ fair housing, as we create the homes Manhattan needs in a more balanced and equitable way



The background is a photograph of a city street, likely in New York City, with tall buildings, cars, and pedestrians. The entire image is overlaid with a semi-transparent blue filter. Three circles are positioned horizontally across the middle of the image. The left and right circles have a light blue border, while the middle circle has a thick yellow border. Each circle contains a question in bold black text.

**Why
do we need
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**Where
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grow?**

**How
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Where should we grow?

Neighborhoods with good access to jobs, transit and other resources

This may include:

- Central Business Districts
- Transit corridors
- Zoning districts that restrict new housing from being built




Restrictive zoning in action

- A Special Hudson Yards District subdistrict permits **33 FAR for commercial uses but only 4 FAR for residential uses**
- Across much of the Special 125th Street District, **residential FARs & building heights are artificially suppressed**, despite access to 4 subway stations and Metro-North
- In areas of Midtown South, **no new housing can be built** – which we're addressing now through the Midtown South Mixed-Use Plan



Underutilized site along 125th St.

An aerial photograph of the New York City skyline, showing a dense cluster of skyscrapers and buildings. The image is overlaid with a semi-transparent blue filter. Three circles are positioned in the foreground: a light blue circle on the left, a light blue circle in the middle, and a yellow circle on the right. Each circle contains a question in bold black text.

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Potential tools and strategies

- Map new high density zoning districts (12+ FAR) created by City of Yes that require MIH.
- Explore further reductions in parking requirements
- Better leverage publicly-owned sites for housing by consolidating public facilities or co-locating them with housing
- Streamline processes for environmental review, development, and permitting
- Support innovative construction methods



Developing the Plan




Many past plans
& projects

Briefings with
elected officials &
Community Board
leaders

Interagency &
intergovernmental
coordination

Ideas Generation

- Community Boards
 - Residents & workers
 - Property owners
 - Business owners
 - Stakeholder groups
- 
- Website
 - Online survey & digital engagement tools
 - Community tabling events
 - Stakeholder meetings



**Manhattan
Plan**

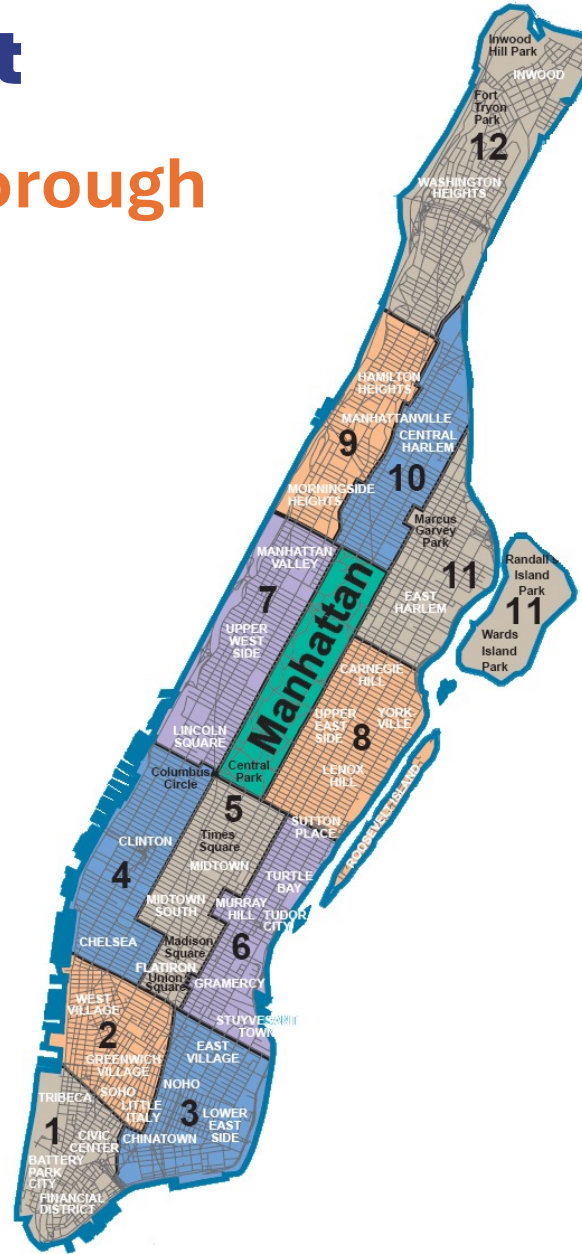
If you have housing plans, site studies, or other ideas you would like to share, please email them to ManhattanPlan@planning.nyc.gov and our team will follow up individually.

Pop-up Engagement

Activities across the borough

1. Bowling Green Greenmarket (6/17)
2. Union Square Green Market (6/18)
3. Carl Shurz Park (6/21)
4. Isham Park (6/21)
5. Hudson River Park (6/28)
6. Tompkins Square Park (6/28)

More events coming soon, posted on:
manhattanplan.nyc/events/



- High traffic places and events
- Busiest expected times
- Collaborations / partner events
- Interactive, visible activities



Digital Engagement + Outreach

manhattanplan.nyc

