

Housing Needs in Manhattan CB3

PRATT
CENTER
FOR
COMMUNITY
DEVELOPMENT

Presented by Pratt Center for Community Development
September 2025

PROJECT BACKGROUND: WHO ARE WE?

Pratt Center for Community Development

Founded in 1963 at Pratt Institute, Pratt Center leverages professional skills in urban planning, architecture, design, and public policy to work on the ground with community-based organizations to challenge systemic inequities and advance sustainable development.



Understanding Local Housing Needs

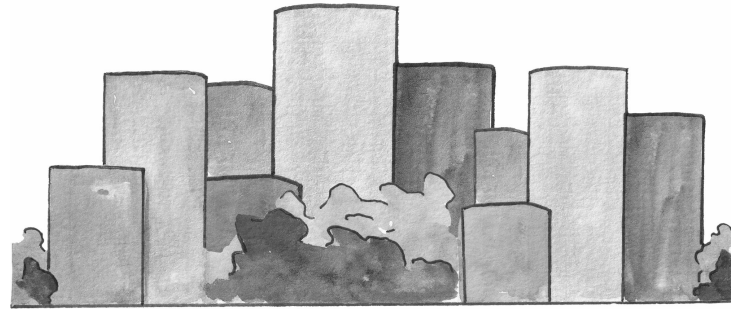
Population

- Income
- Household size
- Age



Housing stock

- Affordability levels
- Apartment size (number of bedrooms)
- Locations/distribution across district





Population: Key Findings

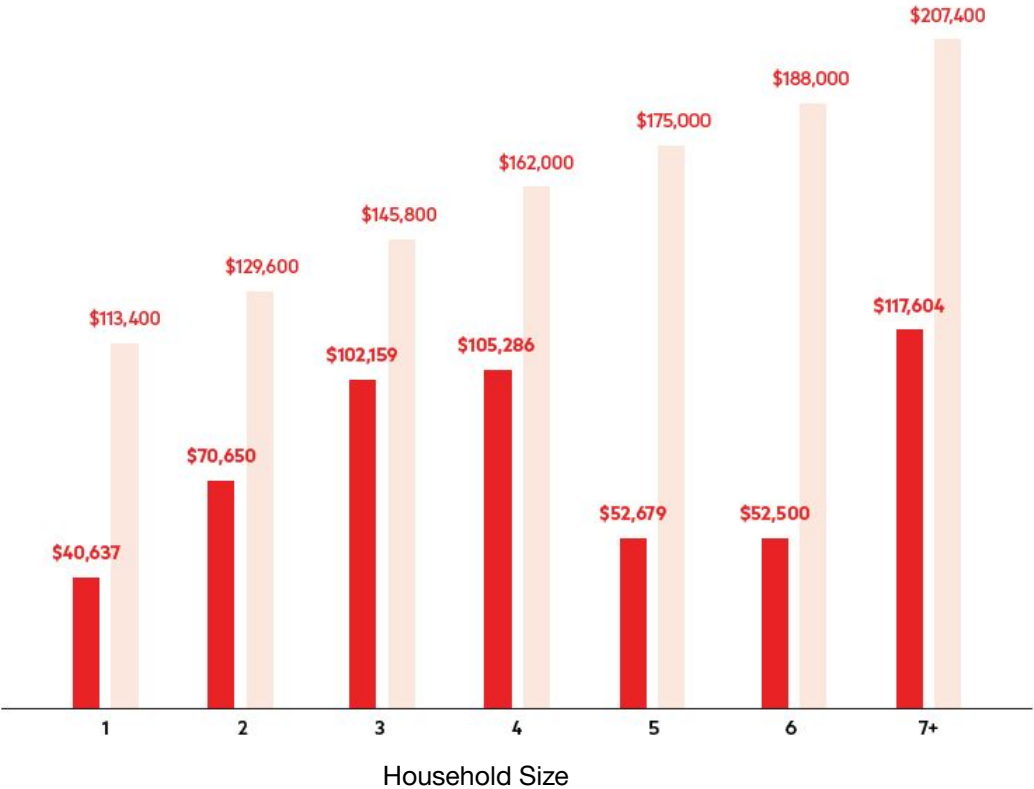
1. INCOME BY HOUSEHOLD SIZE

CB3 Median Household Income vs. NYC AMI, by Household Size



1. INCOME BY HOUSEHOLD SIZE

CB3 Median Household Income vs. NYC AMI, by Household Size

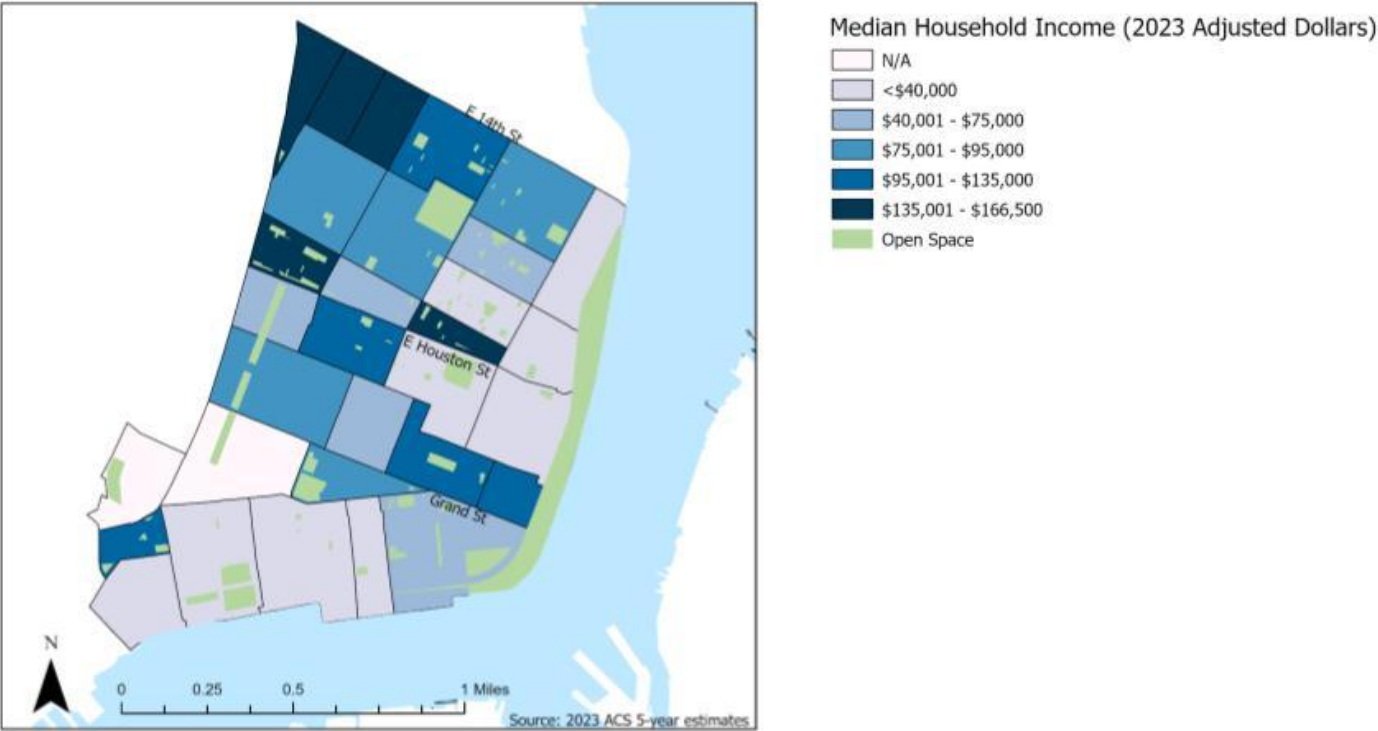


TAKEAWAYS:

- Across all household sizes, median incomes in CD3 are lower than citywide.
- Household sizes that have the lowest median incomes in CB3 compared to NYC AMI are 1-person, 2-person, 5-person, and 6-person households.

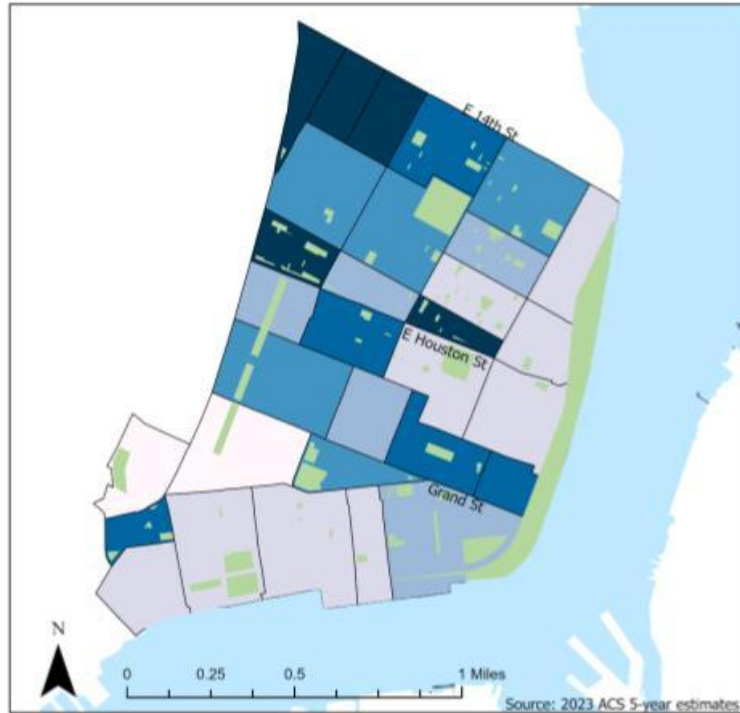
1. INCOME BY GEOGRAPHY

Median Household Income by Census Tract



1. INCOME BY GEOGRAPHY

Median Household Income by Census Tract



Median Household Income (2023 Adjusted Dollars)



TAKEAWAYS:

- Median incomes are lowest in census tracts along the waterfront, tracking with the locations of NYCHA housing.

1. INCOME BY AGE

Median Income by Age of Head of Household

Age of Head of Household	CB3	NYC
Householder under 25 years	\$56,575	\$57,885
Householder 25 to 44 years	\$118,720	\$99,495
Householder 45 to 64 years	\$52,723	\$84,477
Householder 65 years and over	\$23,701	\$49,429

Source: 2023 ACS 5-Year Estimates

1. INCOME BY AGE

Median Income by Age of Head of Household

Age of Head of Household	CB3	NYC
Householder under 25 years	\$56,575	\$57,885
Householder 25 to 44 years	\$118,720	\$99,495
Householder 45 to 64 years	\$52,723	\$84,477
Householder 65 years and over	\$23,701	\$49,429

TAKEAWAYS:

- Adults aged 25-44 are the only age group in CB3 with median household incomes higher than citywide.
- The median income for households headed by adults aged 25-44 is:
 - More than 5 times higher than in senior households (ages 65+), and
 - More than double that of households headed by adults ages 45-64

2. HOUSEHOLD SIZE AND COMPOSITION

Population by Household Size

Household Size	CB3		NYC
	Number	Percent	Percent
1	35,746	48.6%	33.4%
2	22,889	31.1%	28.8%
3	9,015	12.3%	16.1%
4	3,995	5.4%	11.7%
5	1,230	1.7%	5.6%
6	428	0.6%	2.5%
7+	245	0.3%	1.9%

2. HOUSEHOLD SIZE AND COMPOSITION

Population by Household Size

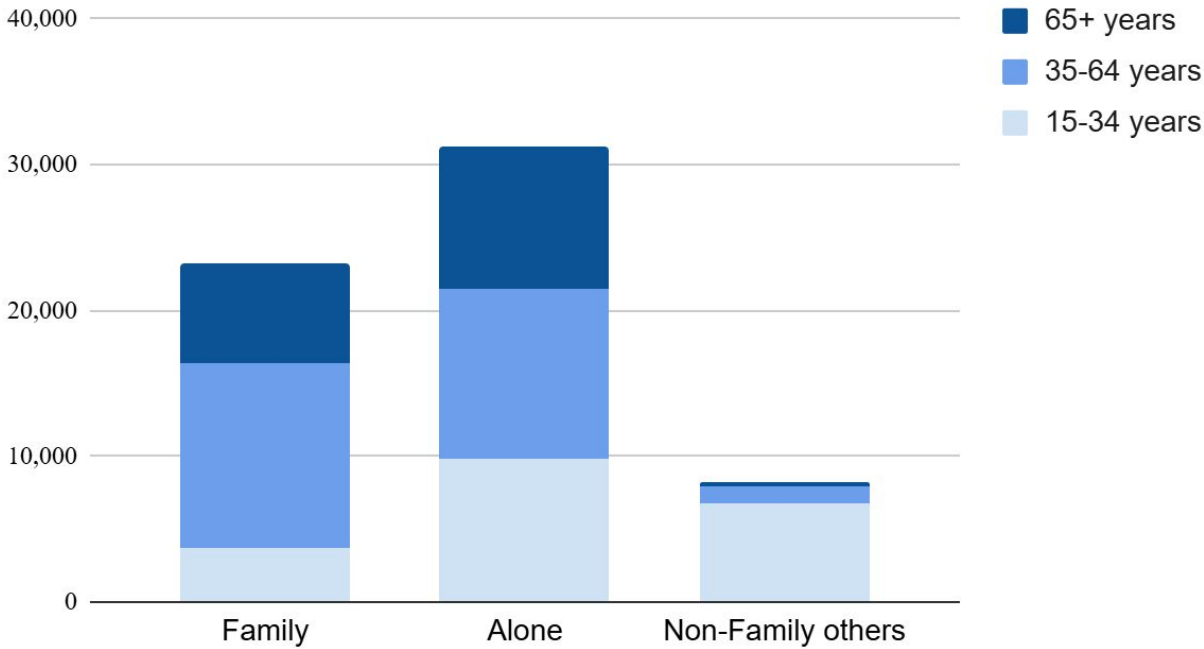
Household Size	CB3		NYC
	Number	Percent	Percent
1	35,746	48.6%	33.4%
2	22,889	31.1%	28.8%
3	9,015	12.3%	16.1%
4	3,995	5.4%	11.7%
5	1,230	1.7%	5.6%
6	428	0.6%	2.5%
7+	245	0.3%	1.9%

TAKEAWAYS:

- Household sizes in CB3 are smaller than citywide.
- Nearly half of CB3 households are people living alone (vs. one-third citywide)
- Households of 3+ people represent a smaller percentage of CB3 households than citywide

2. HOUSEHOLD SIZE AND COMPOSITION BY AGE

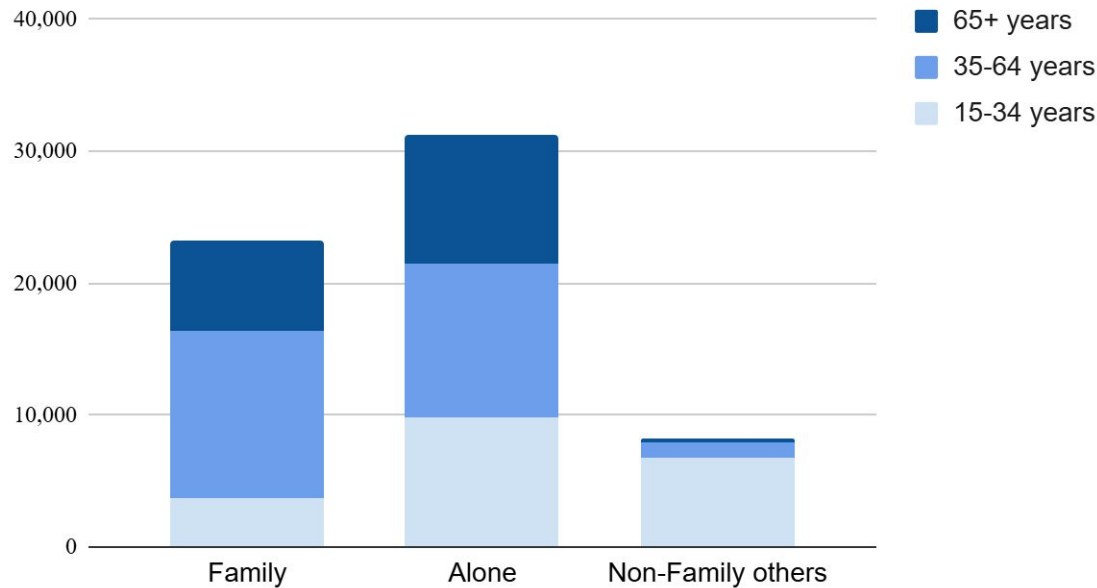
Household Composition of Renters, by Age of Head of Household



Source: 2023 ACS 5-Year Estimates

2. HOUSEHOLD SIZE AND COMPOSITION BY AGE

Household Composition of Renters, by Age of Head of Household



HIGHLIGHTS:

- Most CB3 households are people living alone or with family
- Among family households, the majority (54.58%) are headed by people ages 35-64
- Among non-family households, 82% are headed by people under age 34

Source: 2023 ACS 5-Year Estimates

3. AGE: SPOTLIGHT ON SENIORS

- **One-third of CB3 households are headed by seniors (65+)**
- **Seniors are more likely to live alone than with other people**
 - The majority (57.48%) of senior tenants live alone.
 - Adults ages 55-64 are also more likely to live in single-person households.
 - Seniors living in owner-occupied homes live alone at a lower rate (38.1%) than senior tenants.
- **58% of CB3 senior households earn less than \$29,000/year,** and would be considered extremely low-income (0-30% NYC AMI) according to HUD/HPD guidelines.
- **Seniors represent the largest share (41%) of rent-burdened households by age group.**

Among households that spend 30% or more of their income on rent are 41% seniors (ages 65+) and one-third are headed by adults aged 35-44.

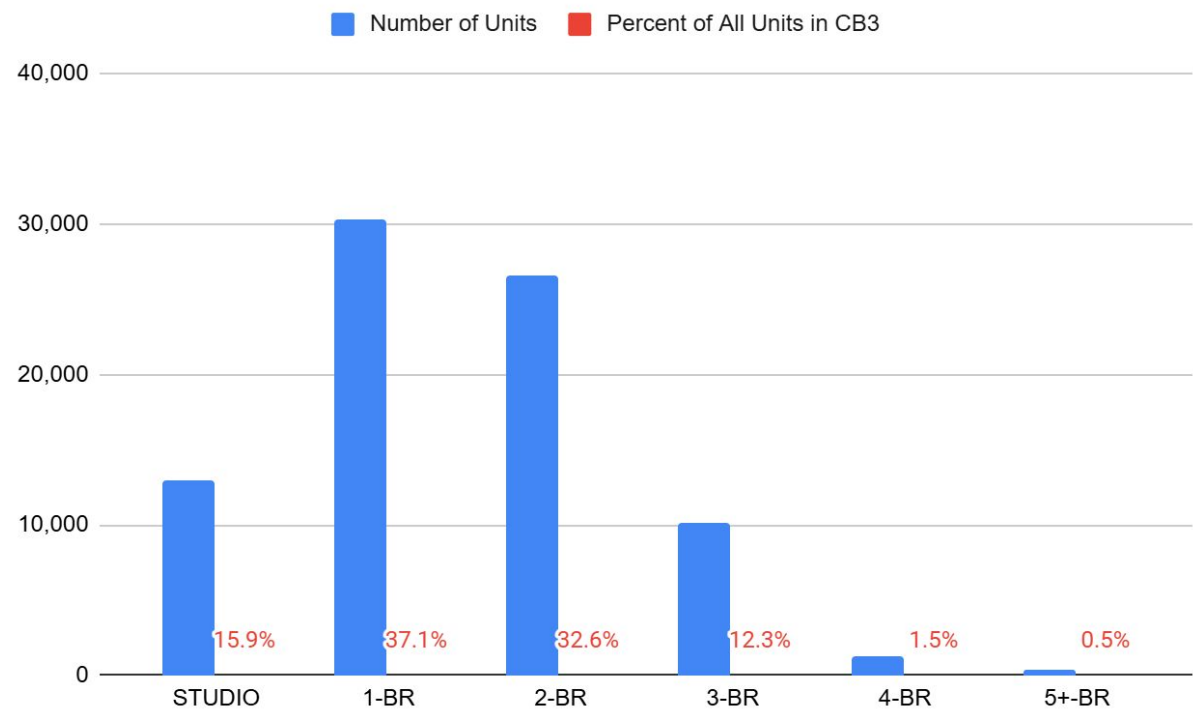




Housing Stock: Key Findings

1. APARTMENT SIZE IN CB3 OVERALL HOUSING STOCK

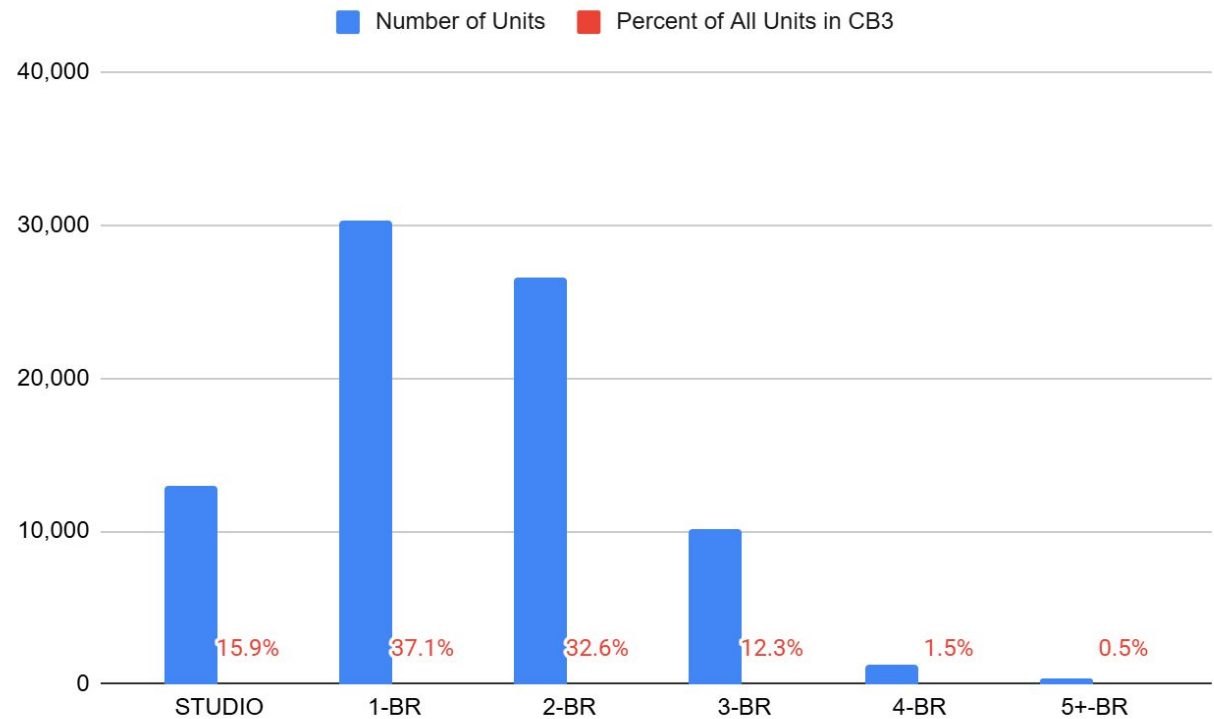
CB3 Housing Units, by Size (Number of Bedrooms)



Source: 2023 ACS 5-Year Estimates

1. APARTMENT SIZE IN CB3 OVERALL HOUSING STOCK

CB3 Housing Units, by Size (Number of Bedrooms)



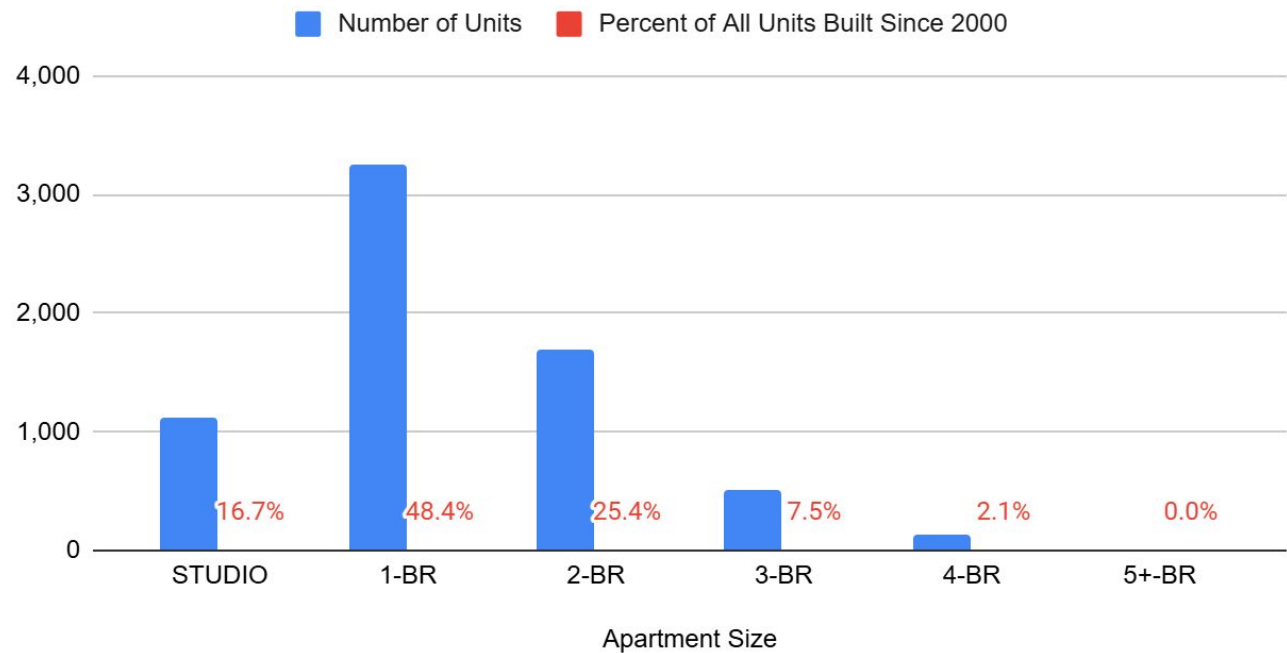
TAKEAWAYS:

- 1-bedrooms represent the largest share of apartments in CB3 (37.1%)
- 2-bedrooms represent almost a third (32.6%) of units

Source: 2023 ACS 5-Year Estimates

1. APARTMENT SIZE IN HOUSING BUILT SINCE THE YEAR 2000

CB3 Housing Units Built Since 2000, by Size (Number of Bedrooms)



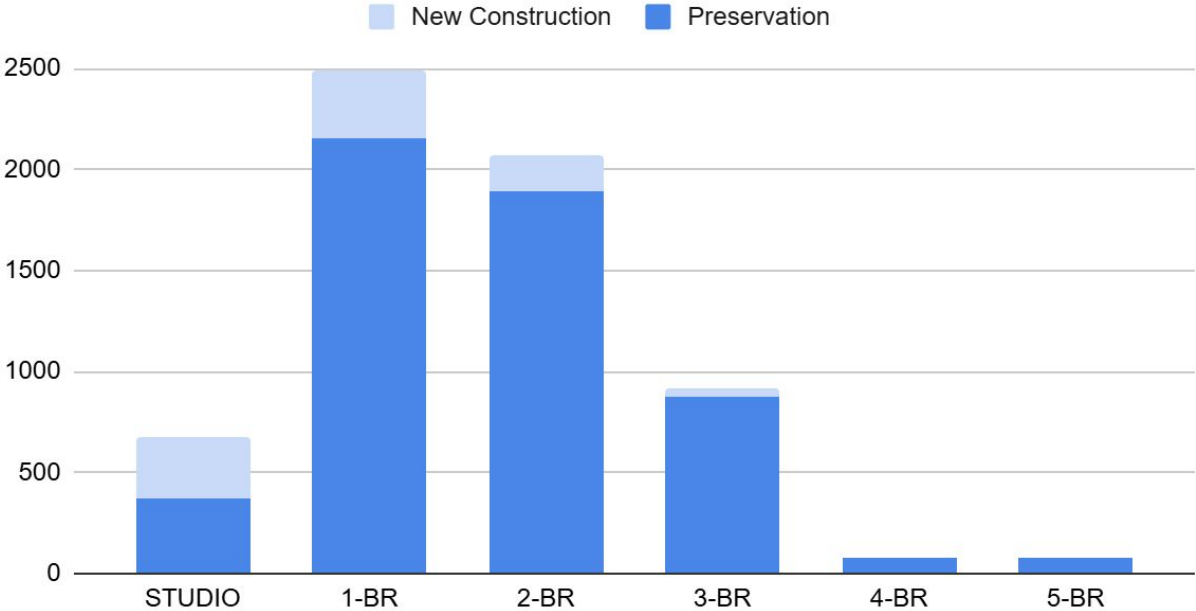
TAKEAWAYS:

- Among apartments built in the past 25 years, nearly half were one-bedrooms
- Family-size apartments represent the smallest share of new construction

Source: 2023 ACS 5-Year Estimates

1. APARTMENT SIZE IN AFFORDABLE HOUSING

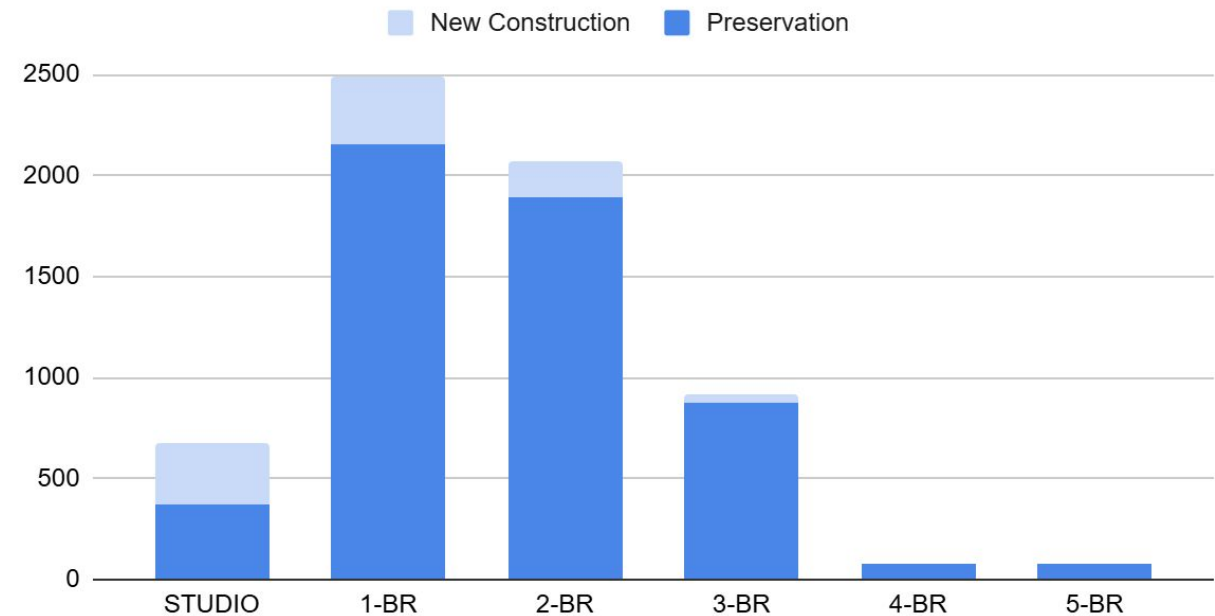
Affordable Housing Units Built or Preserved since 2013, by size



Source: Pratt Center analysis of 6,309 Preservation and New Construction Units in CB3, from Local Law 44 data

1. APARTMENT SIZE IN AFFORDABLE HOUSING

Affordable Housing Units Built or Preserved since 2013, by size



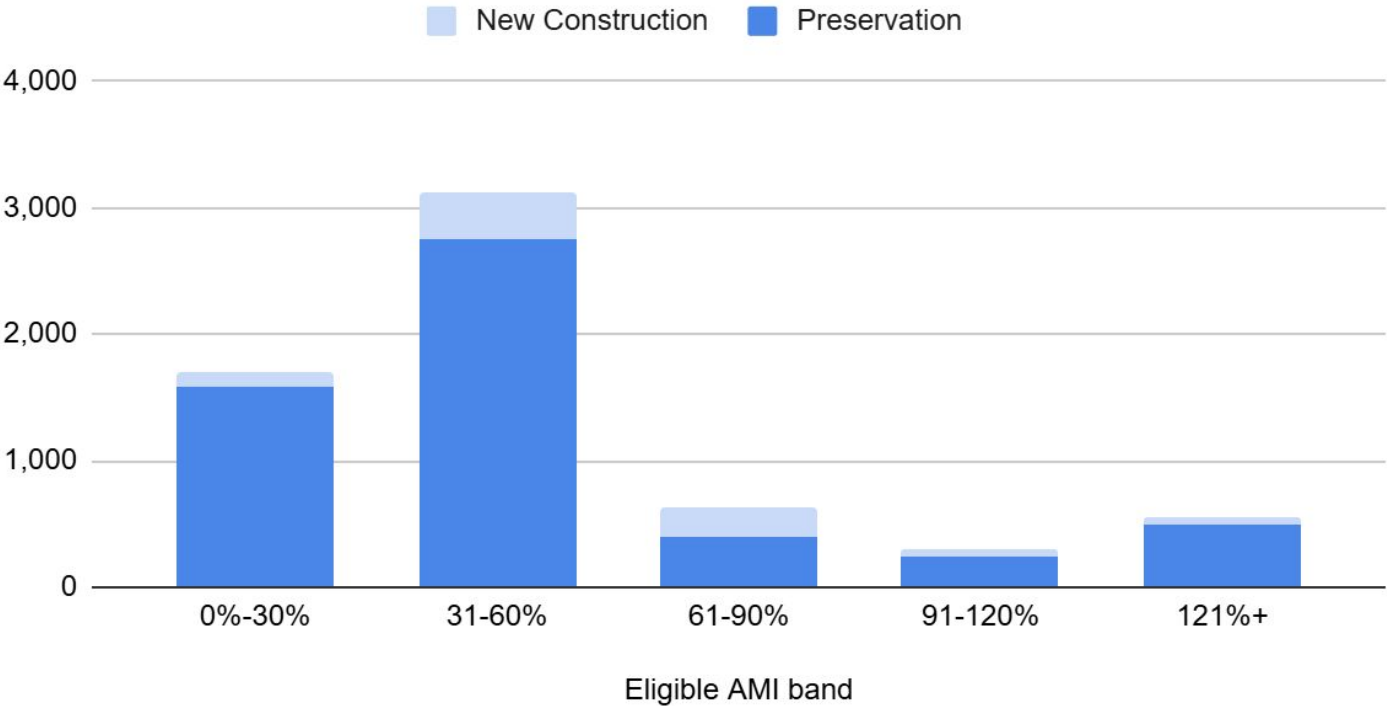
Source: Pratt Center analysis of 6,309 Preservation and New Construction Units in CB3, from Local Law 44 data

TAKEAWAYS:

- Most affordable units are in preservation projects (vs. new construction).
- The largest share of affordable units (39.55%) were 1-bedrooms, and a just under one-third (32.75%) were two-bedrooms
- Studios represented 10.65% of affordable units, but accounted for a much larger proportion of new construction (35.18%) than preservation (6.83%).
- Family-sized 4- or 5-bedrooms accounted for just 2.60% of affordable units in the district, and none in new construction projects.

2. AFFORDABILITY OF INCOME-RESTRICTED NEW CONSTRUCTION AND PRESERVATION UNITS

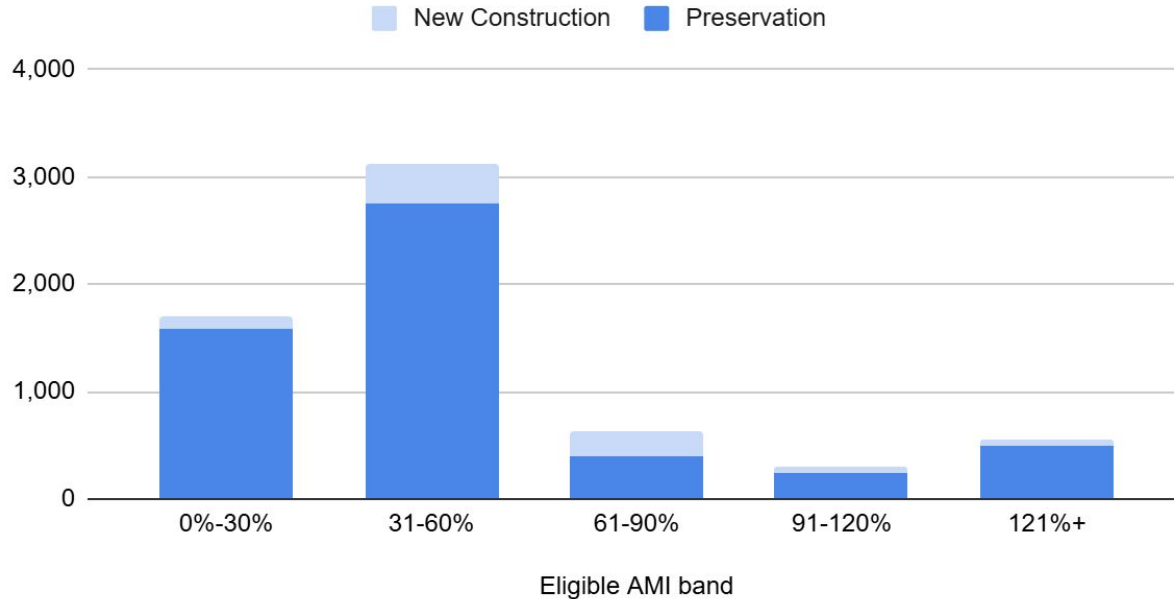
Affordable Housing Units Built or Preserved since 2013, by AMI Target



Source: Pratt Center analysis of 6,309 Preservation and New Construction Units in CB3, from Local Law 44 data

2. AFFORDABILITY OF INCOME-RESTRICTED NEW CONSTRUCTION AND PRESERVATION UNITS

Affordable Housing Units Built or Preserved since 2013, by AMI Target

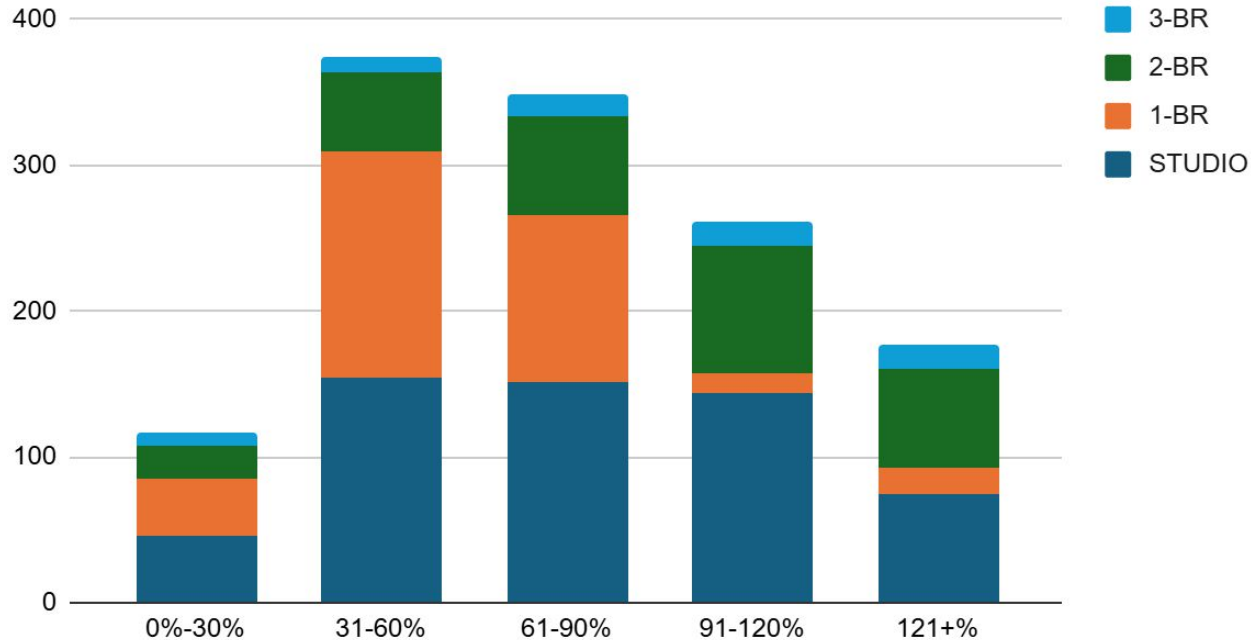


TAKEAWAYS:

- More than three-quarters (76.48%) of affordable housing units in CB3 target people earning less than 60% of NYC AMI
- 29% of preservation units target extremely low-income households earning 0-30% AMI, compared to nearly 14% of new construction units
- New construction units are more likely to target incomes between 61% and 120% AMI than preservation projects.

2. AFFORDABILITY OF INCOME-RESTRICTED NEW CONSTRUCTION UNITS

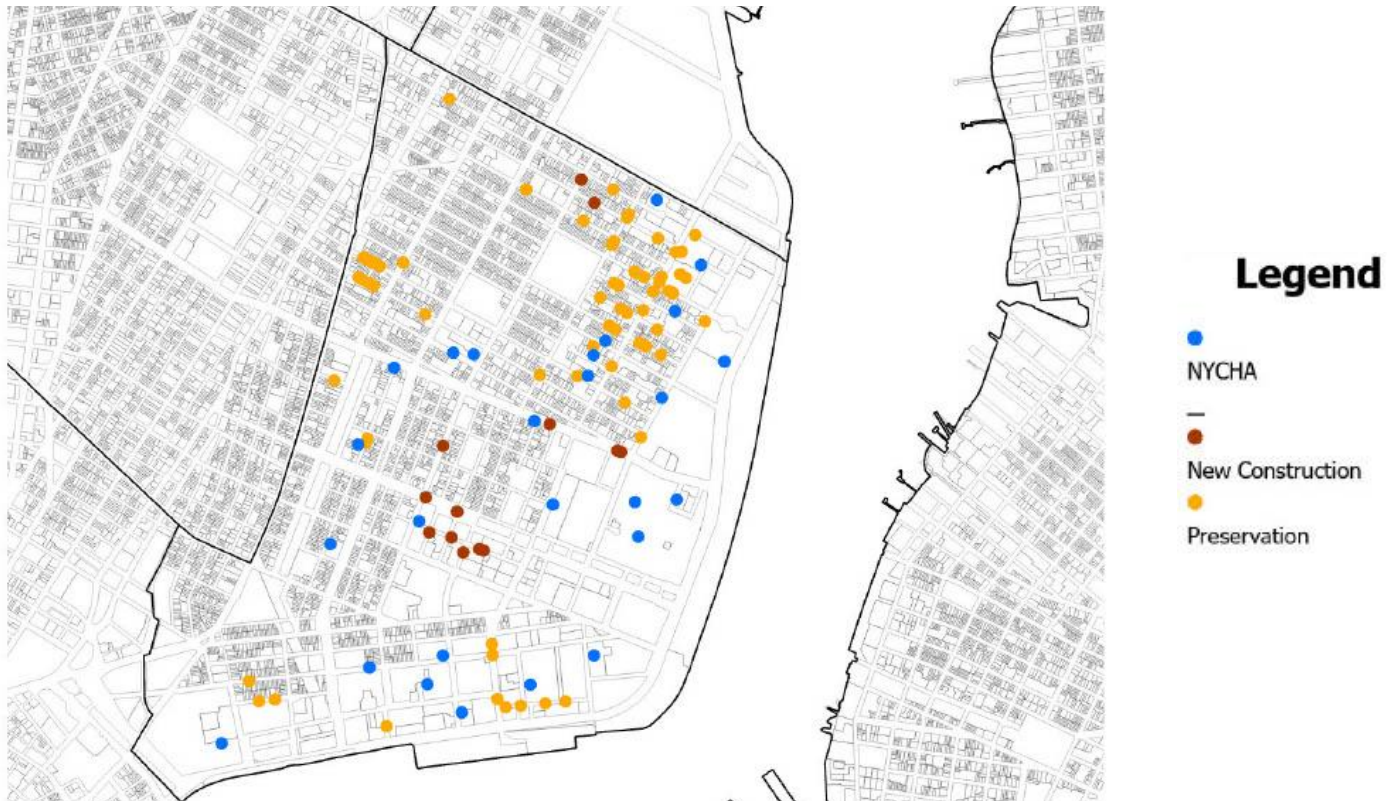
New Construction Units since 2013, by AMI Band and Unit Sizes



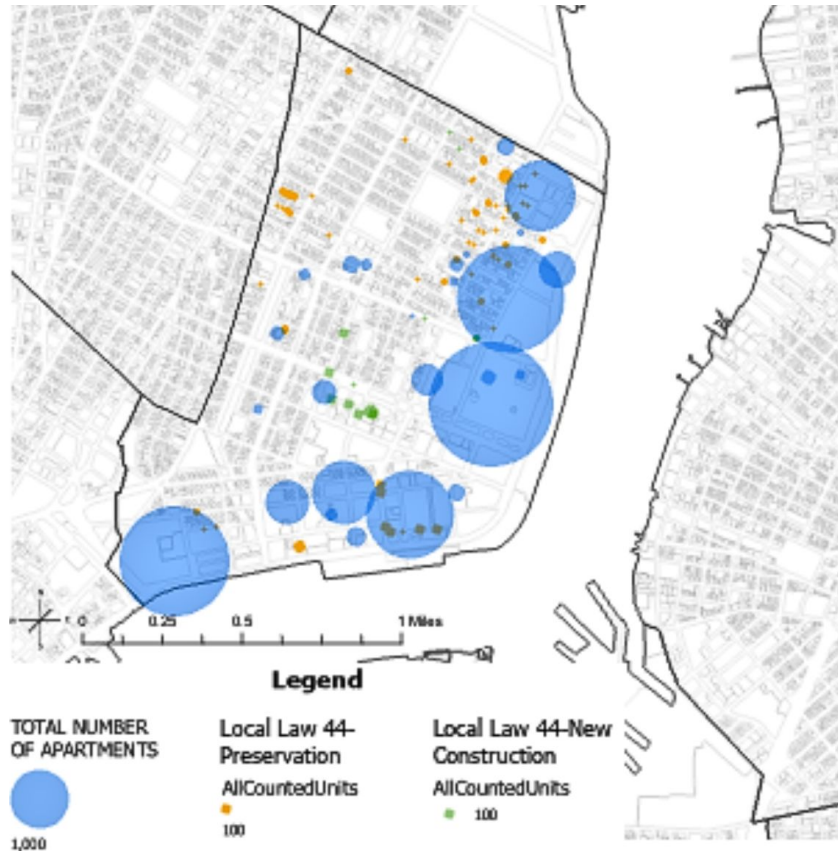
HIGHLIGHTS:

- Units serving very low incomes represent the smallest share of newly constructed affordable units, the largest share of which are studios
- A larger percentage of 3-bedroom apartments serve very low incomes than other unit sizes

3. LOCATION OF AFFORDABLE HOUSING BY PROJECT



3. LOCATION OF AFFORDABLE HOUSING BY UNIT COUNT

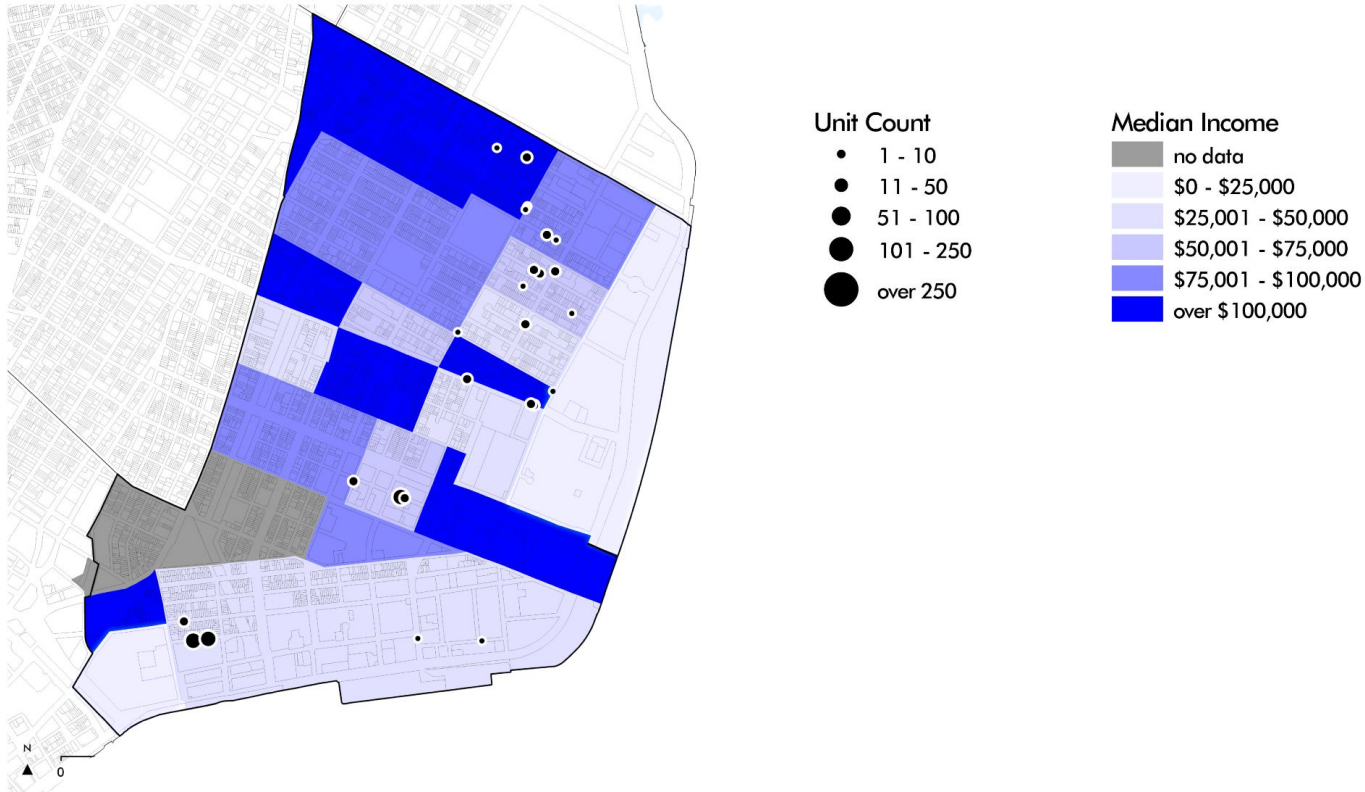


TAKEAWAYS:

- The majority of affordable units are in NYCHA developments, which are primarily located along the waterfront across the district.
- The majority of preservation projects are located south of Canal Street and north of Houston Street.
- New construction affordable units were all located in 6 of CB3's 31 Census Tracts, more than half of which were in the Essex Crossing developments in one census tract.

3. LOCATION OF AFFORDABLE HOUSING UNITS SERVING 30-60% AMI

Affordable New Construction and Preservation Units for 30-60% AMI, with Median Income by Census Tract



A black and white photograph of a park scene. In the foreground, a fountain with multiple jets of water is active. Several people, including children and adults, are standing near the fountain. The background features tall, multi-story apartment buildings with many windows. Large trees with dense foliage are scattered throughout the scene, particularly on the left and right sides. The overall atmosphere is urban and green.

Housing Needs Analysis: Key Findings

HOUSING NEEDS

- > **Housing affordable to local residents would be restricted to incomes below 70% NYC AMI.** For 1-person, 2-person, and 5+ person households, apartments should target extremely low-income and very-low-income households.
- > **Newly constructed affordable studio and 1-bedroom apartments should target more households earning 0-30% AMI** to better align with incomes of single-person households, especially seniors. Extremely low-income senior housing is needed.
- > **If CB3 aims to increase the number of households of 3 or more people (which are underrepresented in CB3 as compared to citywide), it may need to increase availability of family-size units**
- > **New construction of affordable housing should be prioritized for high-income census tracts that have seen little affordable housing production, to the extent possible.**

Thank you!