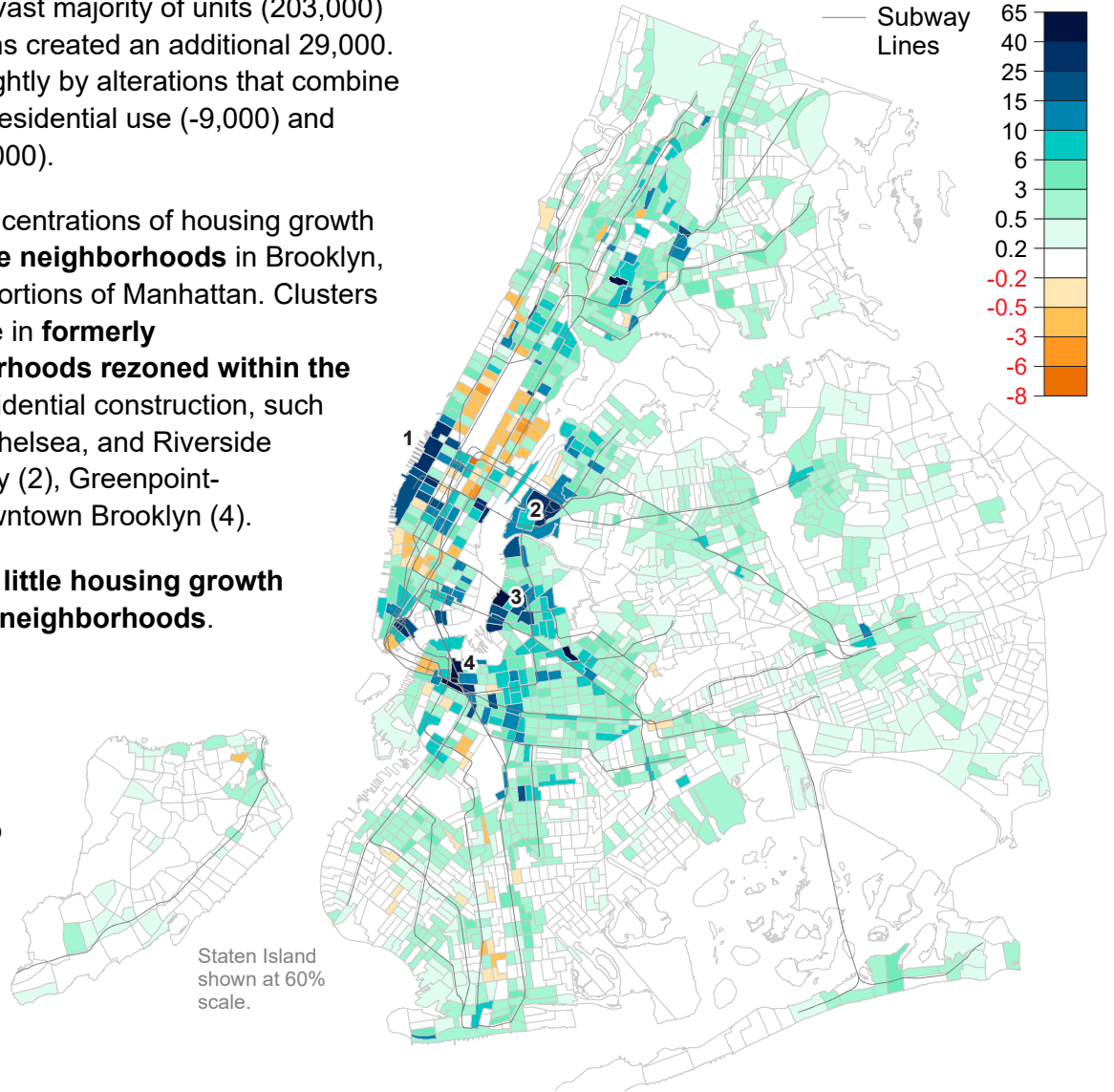


While new construction accounts for most housing growth in New York City, the redevelopment and repurposing of existing buildings also play important roles in how much housing we have. This brief analyzes **units added and lost through new construction, demolition, and alterations¹**, offering insight into how changes, such as the conversion of non-residential buildings and the combination or subdivision of existing apartments, are affecting housing supply.

- NYC netted an additional 206,000 housing units since 2010. New buildings added the vast majority of units (203,000) while gains from alterations created an additional 29,000. This growth was offset slightly by alterations that combine units or convert to a non-residential use (-9,000) and building demolitions (-17,000).
- Generally, the highest concentrations of housing growth were in **transit accessible neighborhoods** in Brooklyn, Queens, the Bronx, and portions of Manhattan. Clusters with the most growth were in **formerly non-residential neighborhoods rezoned within the last 20 years** to allow residential construction, such as Hudson Yards, West Chelsea, and Riverside South (1), Long Island City (2), Greenpoint-Williamsburg (3), and Downtown Brooklyn (4).
- There has generally been **little housing growth or loss in lower-density neighborhoods**.
- Along with significant additions in its housing supply, Manhattan saw notable losses. The borough lost more units to alteration than all other boroughs combined, largely attributable to combination of units in affluent neighborhoods.

Net Housing Unit Change Since 2010, Per Acre

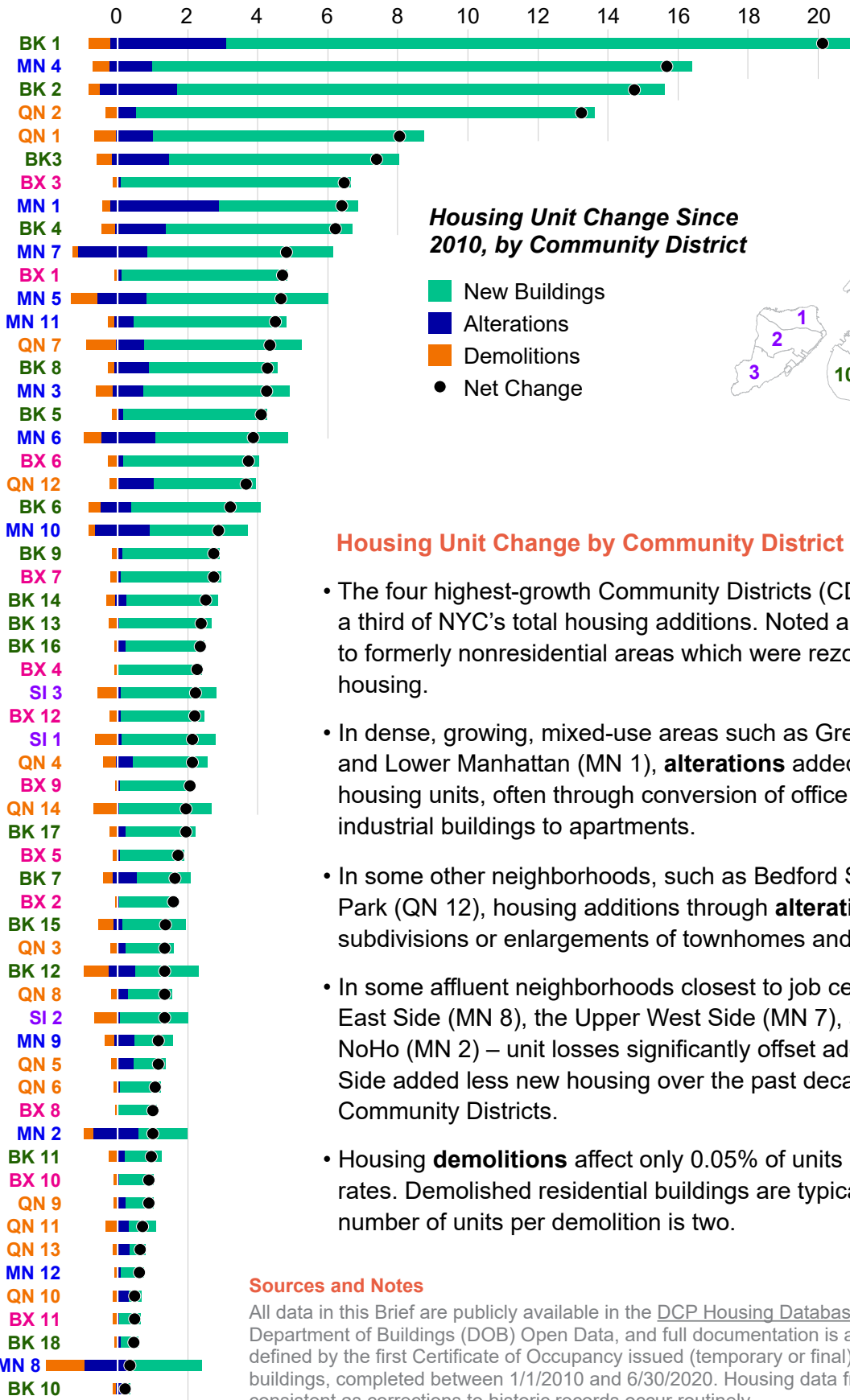


Components of Housing Unit Change, 1/1/2010 to 6/30/2020

Borough	New Building	Demolition	Alteration Gain	Alteration Loss	Net Change	2020 Total	2010-2020 Change
Brooklyn	74,334	-5,107	11,647	-2,497	78,377	1,078,670	8%
Manhattan	50,190	-4,662	10,241	-5,346	50,423	897,513	6%
Queens	40,057	-4,301	6,060	-498	41,318	880,387	5%
Bronx	31,009	-1,531	939	-276	30,141	542,037	6%
Staten Is.	7,366	-1,799	274	-106	5,735	182,391	3%
Total	202,956	-17,400	29,161	-8,723	205,994	3,580,998	6%

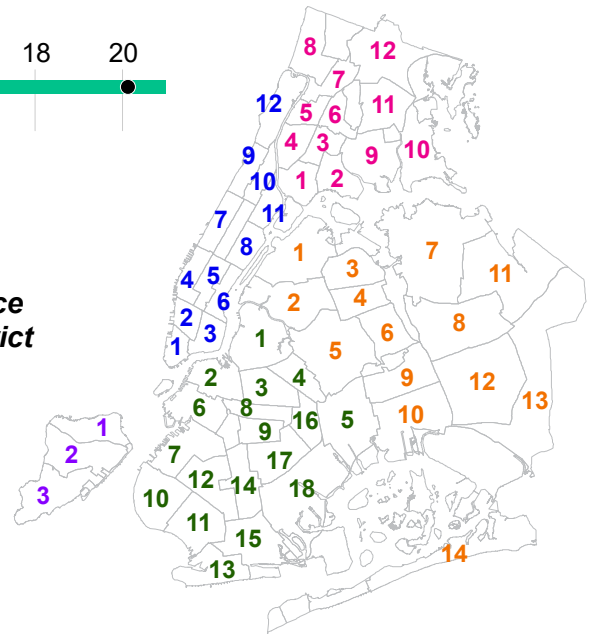
¹ Alterations may increase unit counts through conversion of nonresidential buildings, subdivision of existing homes, or enlargement of buildings; they may also decrease units through combination of units, such as combination of adjacent units in a coop building or conversion of a two-family house to single-family.

Housing Unit Change (thousands)



Housing Unit Change Since 2010, by Community District

■ New Buildings
■ Alterations
■ Demolitions
● Net Change



Housing Unit Change by Community District

- The four highest-growth Community Districts (CDs) were responsible for nearly a third of NYC’s total housing additions. Noted above, these CDs are all home to formerly nonresidential areas which were rezoned to allow significant new housing.
- In dense, growing, mixed-use areas such as Greenpoint-Williamsburg (BK 1) and Lower Manhattan (MN 1), **alterations** added a significant number of housing units, often through conversion of office buildings, hotels, or former industrial buildings to apartments.
- In some other neighborhoods, such as Bedford Stuyvesant (BK 3) and Ozone Park (QN 12), housing additions through **alterations** typically occurred as subdivisions or enlargements of townhomes and houses.
- In some affluent neighborhoods closest to job centers – particularly the Upper East Side (MN 8), the Upper West Side (MN 7), and Greenwich Village / SoHo / NoHo (MN 2) – unit losses significantly offset additions. Net, the Upper East Side added less new housing over the past decade than 57 of NYC’s other 58 Community Districts.
- Housing **demolitions** affect only 0.05% of units per year, a fraction of historical rates. Demolished residential buildings are typically very small - the median number of units per demolition is two.

Sources and Notes

All data in this Brief are publicly available in the [DCP Housing Database](#), version 20Q2. Data are derived from Department of Buildings (DOB) Open Data, and full documentation is available [on GitHub](#). Completion date is defined by the first Certificate of Occupancy issued (temporary or final), including for partially completed buildings, completed between 1/1/2010 and 6/30/2020. Housing data from different database versions are not consistent as corrections to historic records occur routinely.

About the Department of City Planning

The Department of City Planning (DCP) plans for the strategic growth and development of the City through ground-up planning with communities, the development of land use policies and zoning regulations, and its contribution to the preparation of the City’s 10-year Capital Strategy. For more information, go to: nyc.gov/datainsights