

NYC Housing Production Snapshot, 2020

New York City Department of City Planning
Housing Division

April 30, 2021



- 20,000 homes were completed in new buildings in New York City in 2020, including both market rate and affordable units. This represents another strong year of completions despite being a roughly 4,500-unit reduction compared to 2019, due to the temporary construction halt in Spring 2020 due to COVID-19.
- 2020 marks the fifth consecutive year of more than 20,000 units being constructed in new buildings.
- Brooklyn accounted for 43% of new housing completions in 2020, continuing a long trend of leading the city in housing growth. Unlike prior years, housing completions in the Bronx eclipsed both Manhattan and Queens.
- 79,500 homes have active permits, two-thirds of which are in Brooklyn or Queens. Historically, over 95% of permitted jobs are completed within four years.

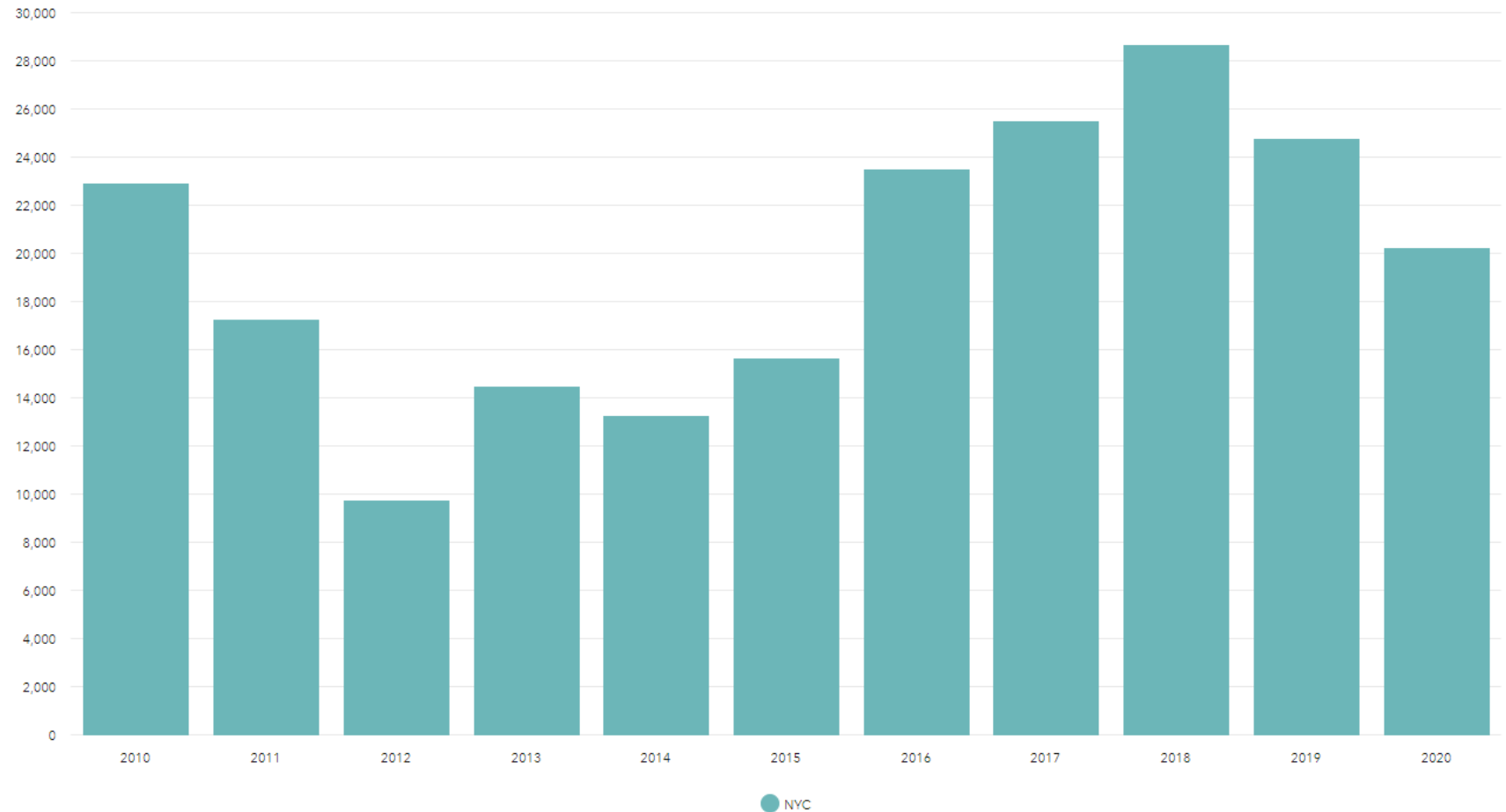


Completed Units

20,185 housing units were completed in new buildings in New York City in 2020, representing another strong year of completions despite being a roughly 4,500-unit reduction compared to 2019 due to the temporary construction halt in Spring 2020 due to COVID-19. This marks the fifth consecutive year of more than 20,000 completed units.

Completed Housing Units, by Year

Units added in new buildings

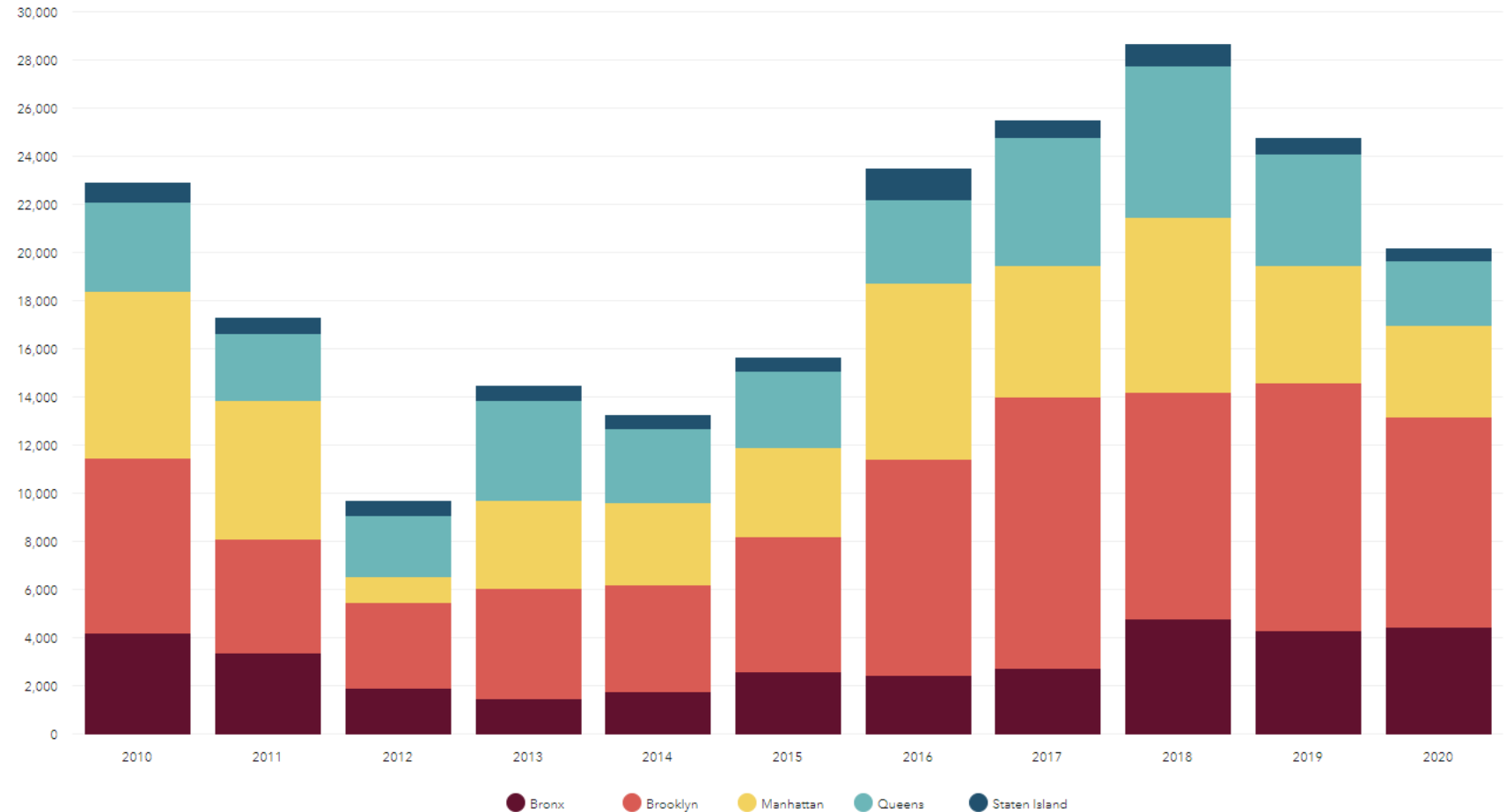


Brooklyn continues to experience the largest number of newly completed units in new buildings (8,757) of all NYC boroughs; it has held this distinction every year since 2012.

Completions in the Bronx were fairly stable between 2019 and 2020. Brooklyn, Manhattan, and Queens however appear to have been particularly affected by the construction halt in Spring 2020 resulting from COVID-19. This may reflect the fact that affordable housing construction, which dominates new housing in the Bronx, was exempted from the construction halt.

Completed Housing Units, by Borough and Year

Units added in new buildings

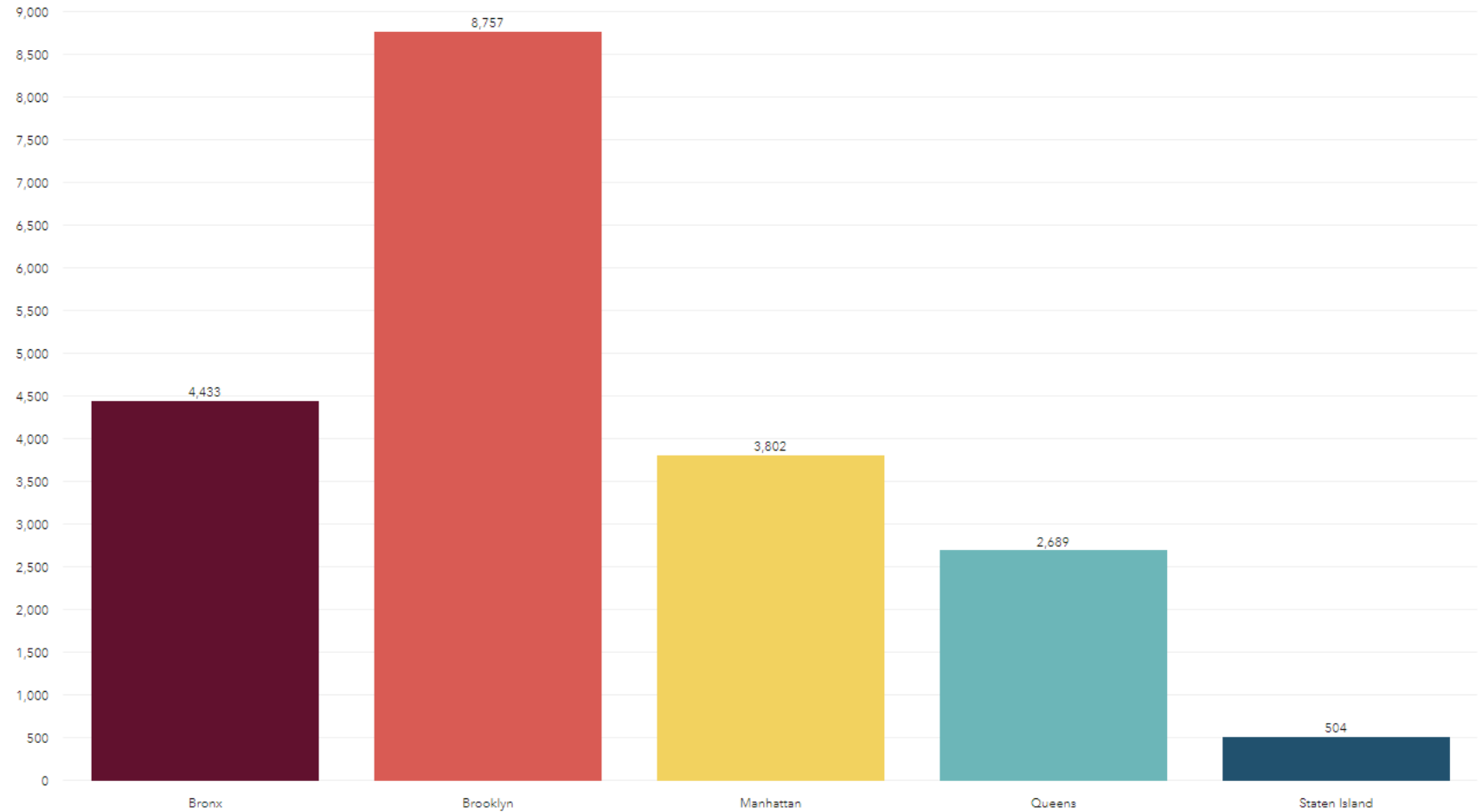




After Brooklyn, the Bronx had the second highest number of completed housing units (4,433). Manhattan and Queens followed, with 3,802 and 2,689 respectively. Staten Island remains an order of magnitude lower than any other borough with 504 completed units in new buildings.

Housing Units Completed in 2020

Units added in new buildings



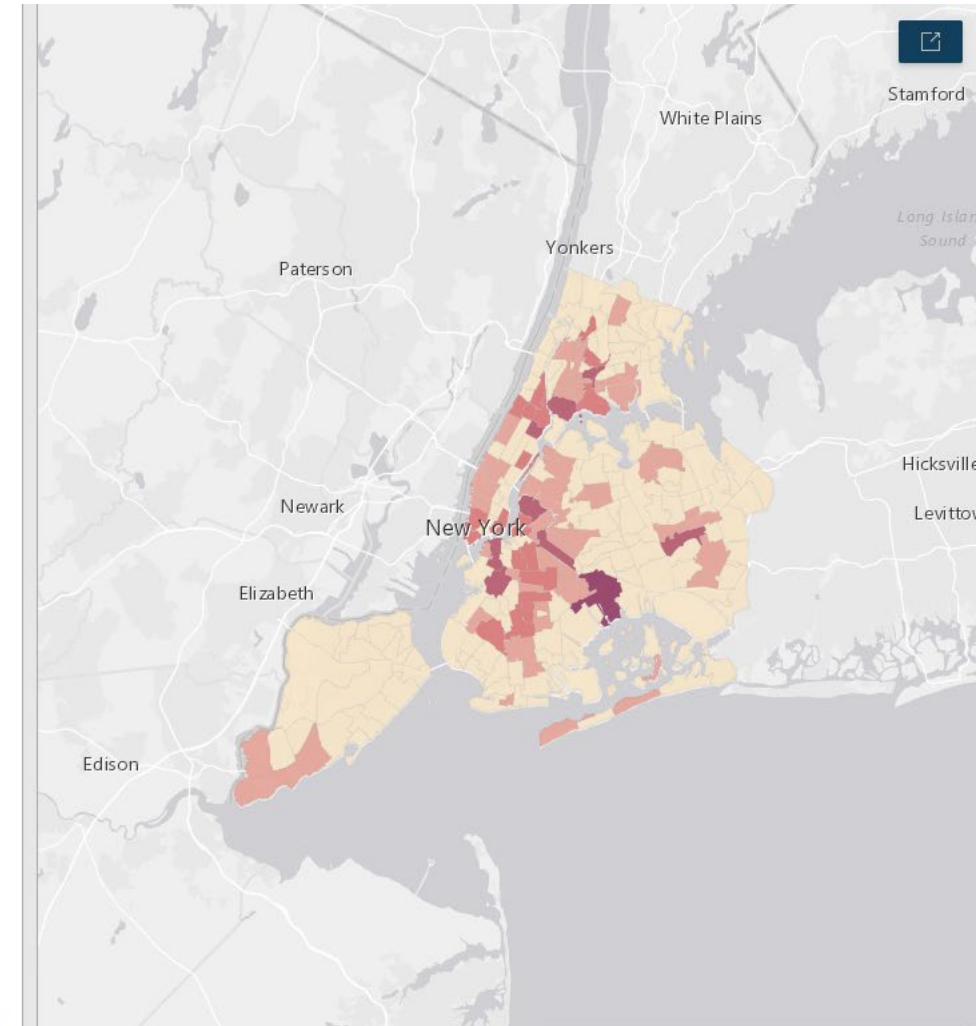
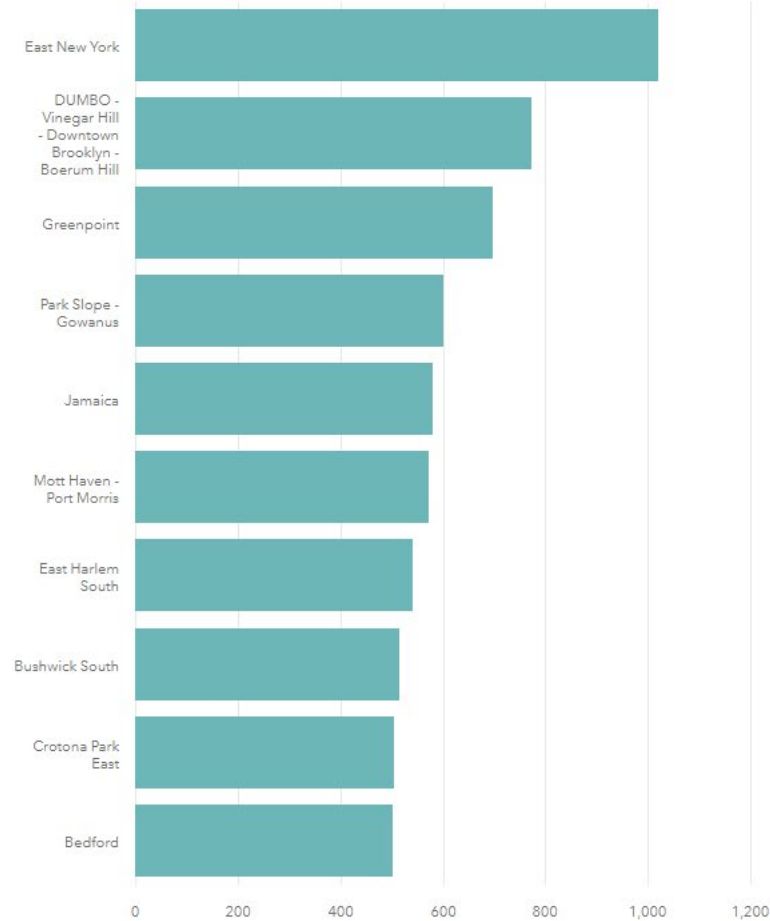
Completed Units

Click on the chart or zoom in on map to view detailed project data for each Neighborhood Tabulation Area.

East New York led the city in new housing in 2020 with the completion of several buildings as part of the Fountain Avenue Project.

Housing Units Completed in 2020, by Neighborhood

Units added in new buildings





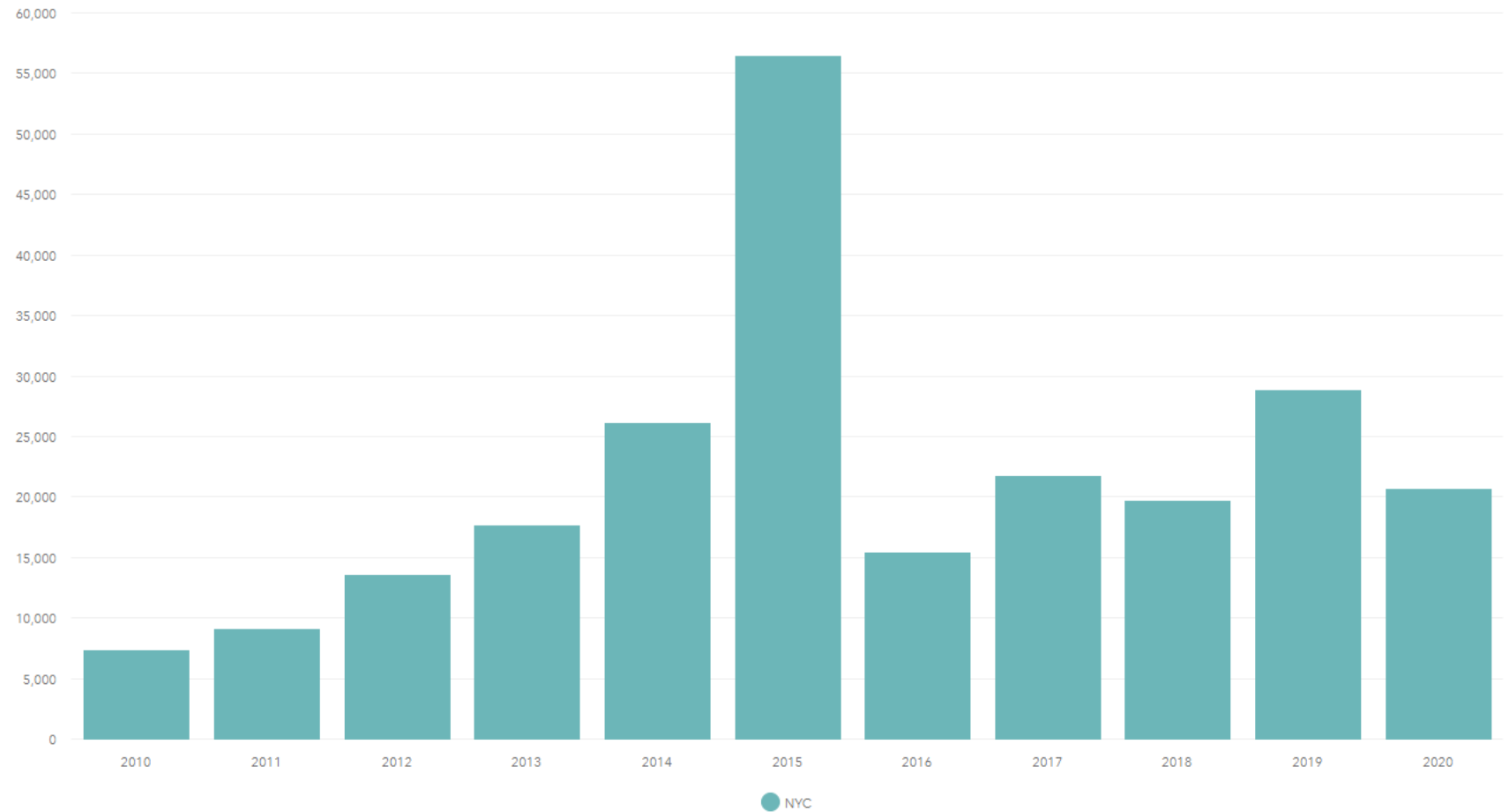
Permitted Units

Permitted Units

20,590 housing units in new buildings were issued permits in 2020, a 28% drop from 2019, but generally on par with permit activity over the past four years.

Permitted Housing Units, by Year

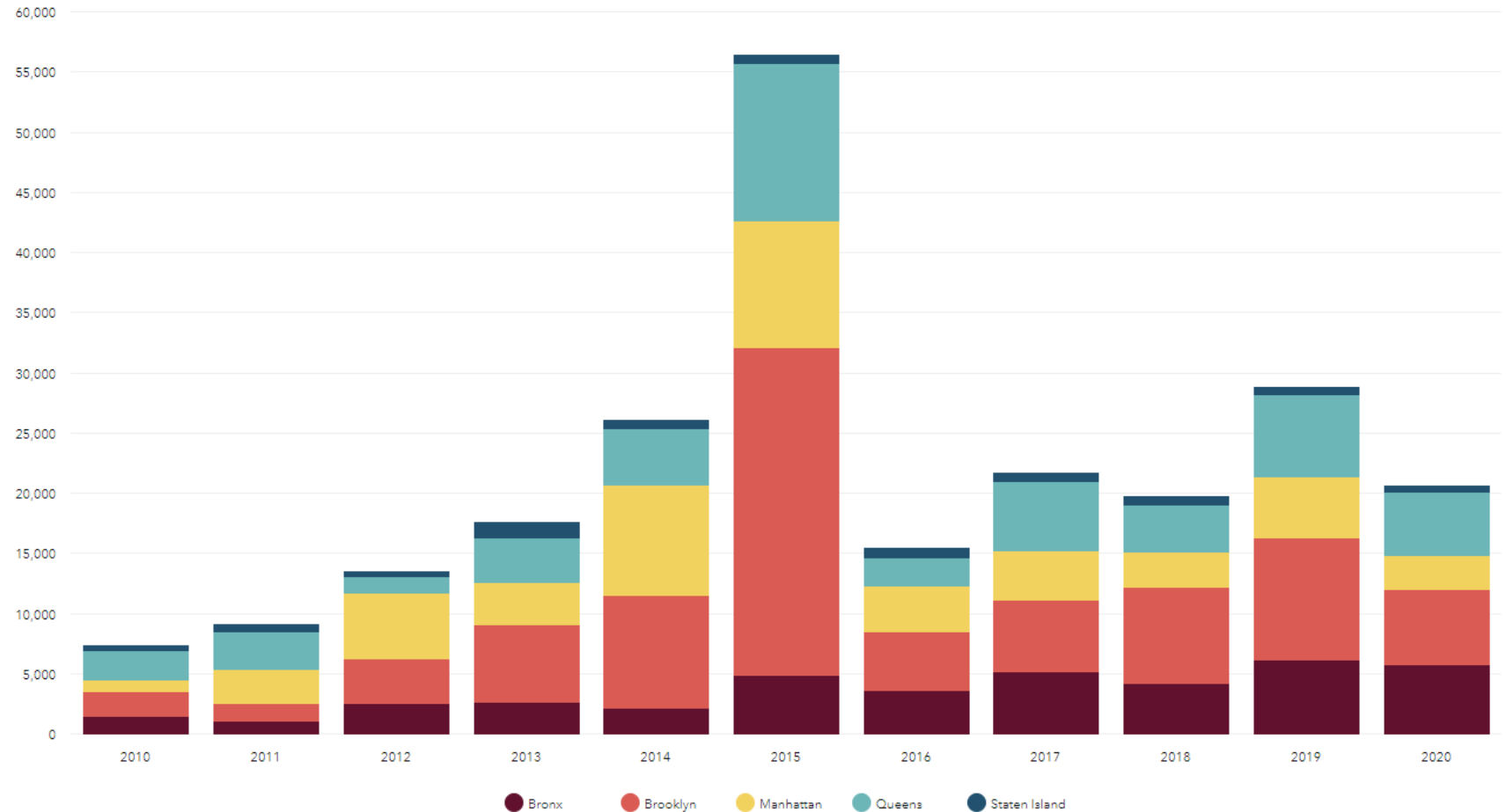
Units permitted in new buildings



As with completions, Brooklyn had the largest share of permitted units in new buildings (30%) of all NYC boroughs. Trailing Brooklyn in order were the Bronx (28%), Queens (25%), Manhattan (14%), and Staten Island (2%).

Notably, the Bronx is the only borough that did not have a significant drop in permit activity in 2020. This likely reflects the relative stability of affordable housing projects, which were exempt from the COVID-19 construction halt.

Permitted Housing Units, by Borough and Year
Units permitted in new buildings



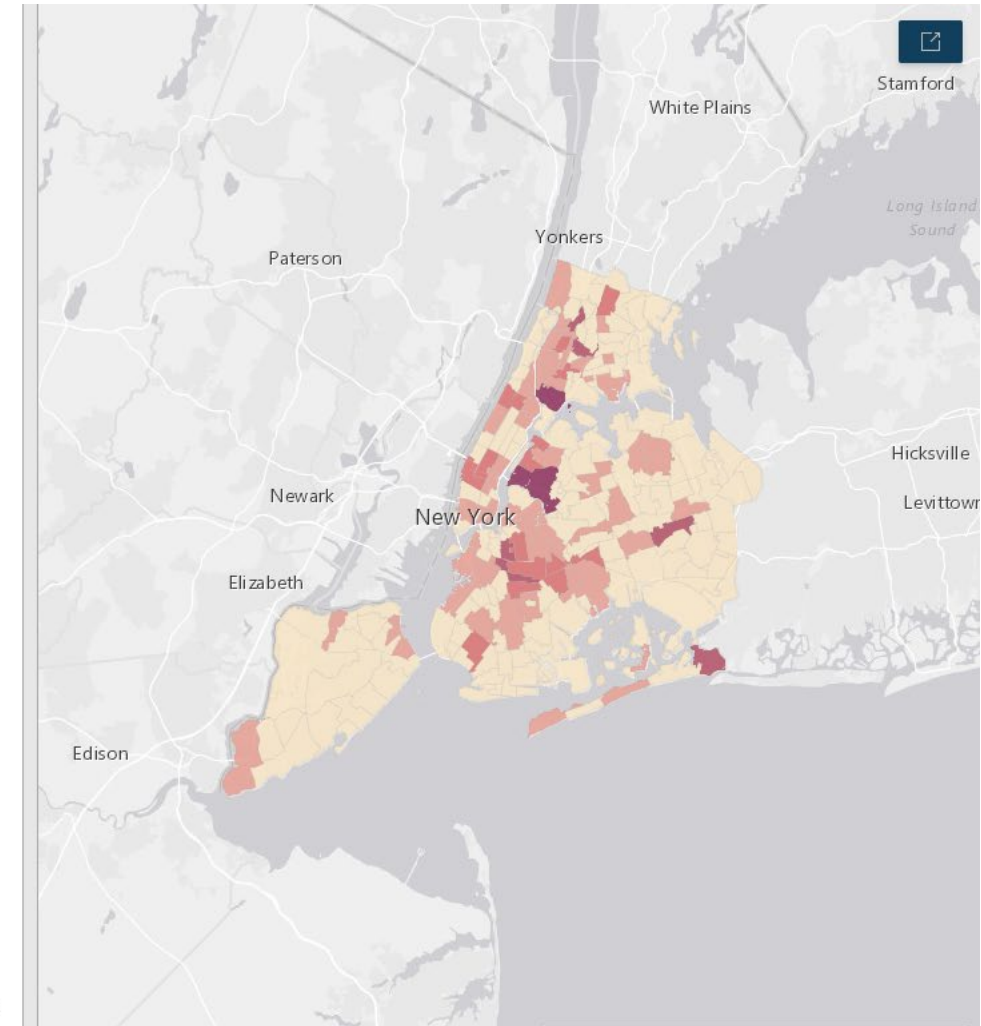
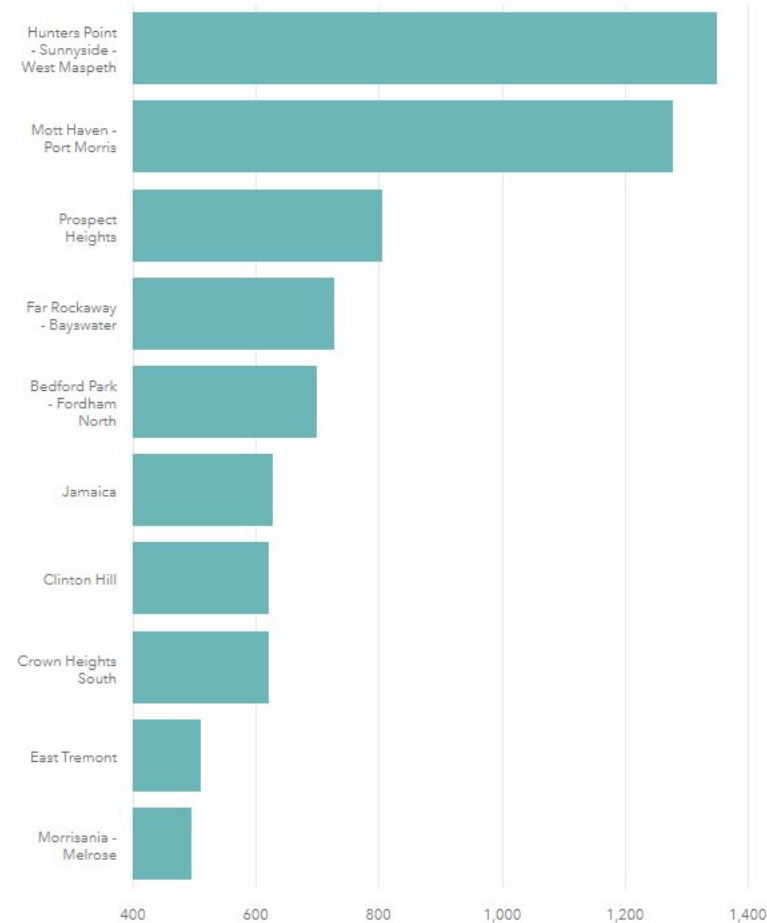
Click on the chart or zoom in on map to view detailed project data for each Neighborhood Tabulation Area.

Hunters Point led the city in new units receiving building permits in 2020, because of two newly permitted buildings in the Hunters Point South Development.

Mott Haven trailed Hunters Point with the permitting of a 921-unit building at 101 Lincoln Avenue.

Housing Units Permitted in 2020, by Neighborhood

Units permitted in new buildings



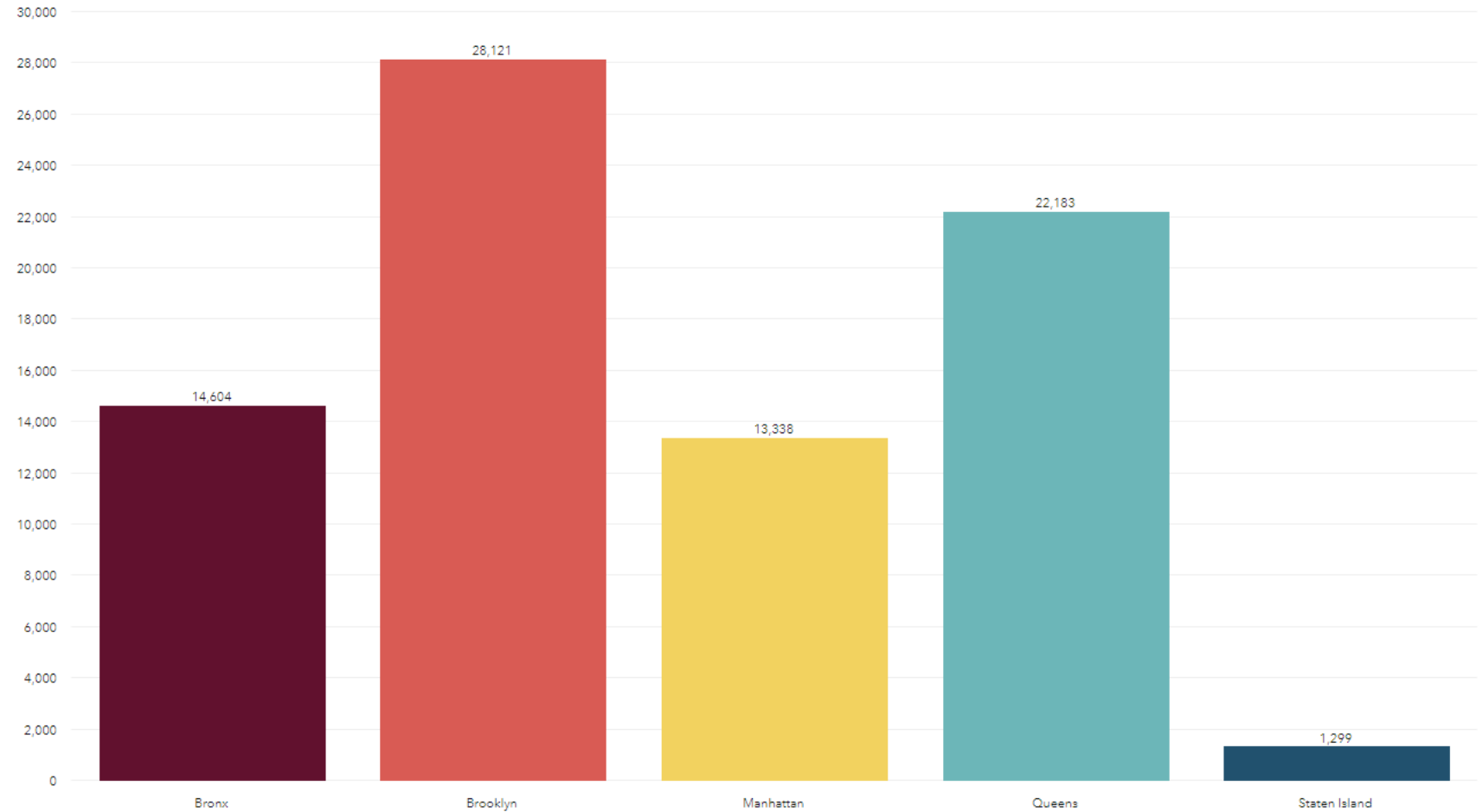


Housing Pipeline



The housing pipeline represents all active permits for new buildings, including active permits issued in previous years. The citywide pipeline stood at 79,000 new homes at the end of 2020. Those homes are expected to be completed over the next few years.

Housing Units in Pipeline as of 12/31/2020
All units in permitted new buildings that are not yet complete

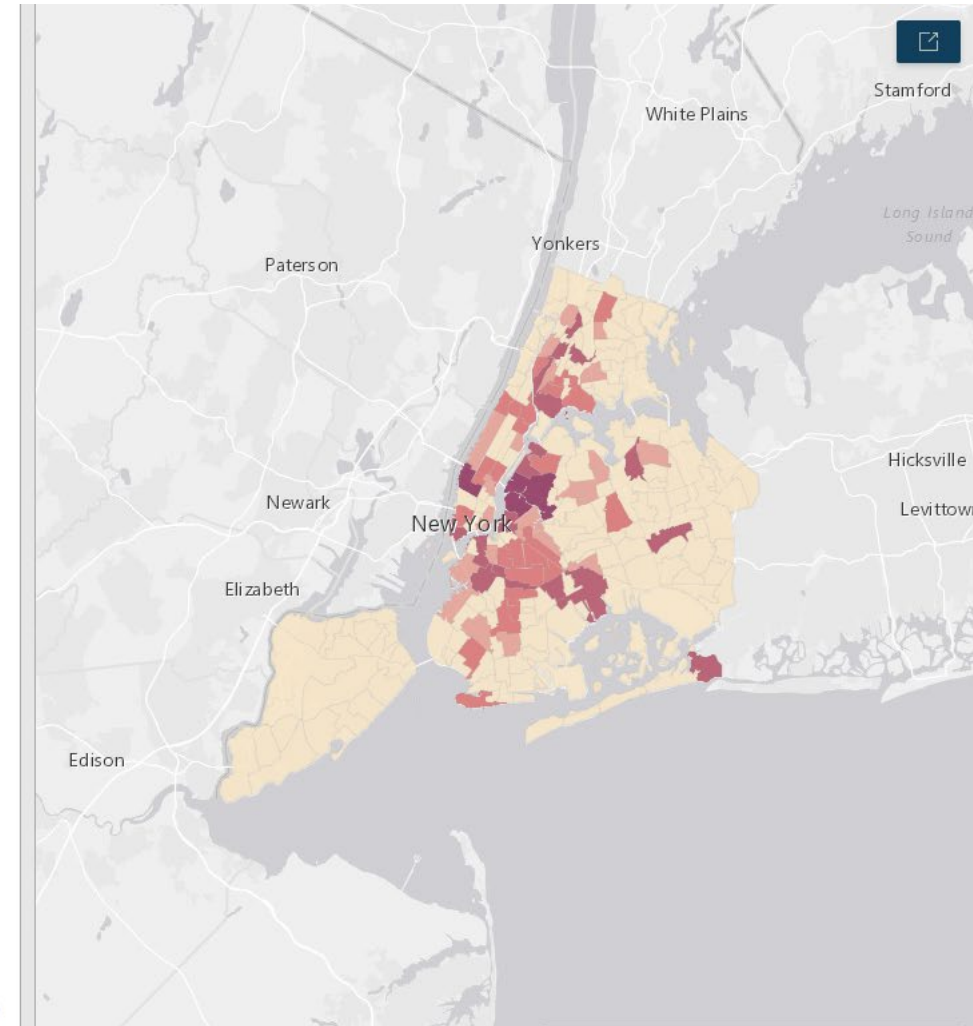
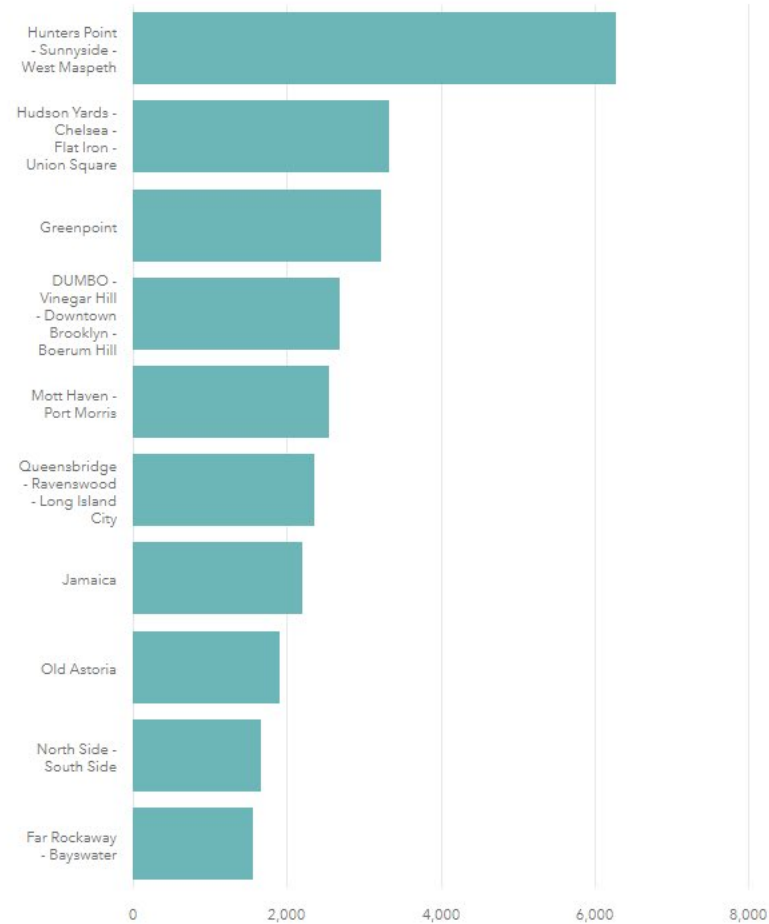


Click on the chart or zoom in on map to view detailed project data for each Neighborhood Tabulation Area.

The NTA with the largest number of units in the pipeline, at 6,261, is Hunters Point - Sunnyside - West Maspeth. This figure includes permits for the Hunters Point South Project as well as several privately developed high-rise buildings in Long Island City.

Housing Units in Pipeline as of 12/31/2020, by Neighborhood

All units in permitted new buildings that are not yet complete



All data in this report is based on the NYC Department of City Planning's (DCP) Housing Database. This database contains all NYC Department of Buildings (DOB)-approved housing construction jobs filed or completed in NYC since January 1, 2010. Records in the Housing Database are geocoded to the greatest level of precision possible, subject to numerous quality assurance and control checks, recoded for usability, and joined to other housing data sources relevant to city planners and analysts. Data are updated semiannually, at the end of the second and fourth quarters of each year.

This report does not distinguish between market rate and affordable housing. For more information about affordable housing construction and preservation, see the NYC Department of Housing Preservation and Development's Housing New York Data.