

2026

Housing Supply Report

May 21, 2026

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2026 Housing Supply Report

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Highlights
<ul style="list-style-type: none">☑ Permits for 17,673 new dwelling units were issued in NYC in 2025, a 15.3% increase from the prior year.☑ City-sponsored programs spurred 29,735 new housing starts in 2025, 46% of which were newly constructed units and 54% of which were preservations.☑ The number of housing units in new buildings completed in 2025 increased by 14.3% from the prior year, to 38,691.☑ In 2025, there was a net gain of 5,879 residential Class A units via alterations, but a loss of 758 residential Class A units through demolitions.☑ The number of housing units newly receiving 421-a exemptions increased by 35.5% in 2025, to 28,763.☑ The number of housing units newly receiving J-51 abatements and exemptions decreased by 55.0% in 2025, to 4,302.☑ The number of Class B and Class C violations in buildings containing rent stabilized units fell by 8% between 2024 and 2025, including a decrease of 9% in buildings built prior to 1974 that are at least 80% rent stabilized.☑ There were 10,469 Housing Court litigations, related primarily to maintenance conditions, initiated by, or naming, the NYC Department of Housing Preservation and Development in 2025. This is a decline of 10.1% from the prior year, including a 13.6% decline in buildings containing rent stabilized units.☑ Per data from the 2023 NYC Housing and Vacancy Survey (HVS), the Citywide net rental vacancy rate is 1.41% and 9.2% of all rental housing considered overcrowded. NYC has a total of 3,705,000 housing units, the largest housing stock since the first HVS was conducted in 1965. Just less than one million of these units are rent stabilized.

Introduction

Section 26-510(b) of the Rent Stabilization Law requires the Rent Guidelines Board (RGB) to consider the “over-all supply of housing accommodations and over-all vacancy rates” and “such other data as may be made available to it.” To assist the Board in meeting this obligation, the RGB research staff produces an annual Housing Supply Report, which reports on conditions in the housing market, including vacancy and overcrowding rates; new housing production; co-op and condo conversions; demolitions; housing created through tax incentives; and government-sponsored housing starts.

Summary

In 2025, there was a 15.3% increase from 2024 in the number of permits issued for new housing units, rising to 17,673. There was also an increase of 14.3% in the number of units completed in new buildings, to 38,691, in addition to a net gain of 5,879

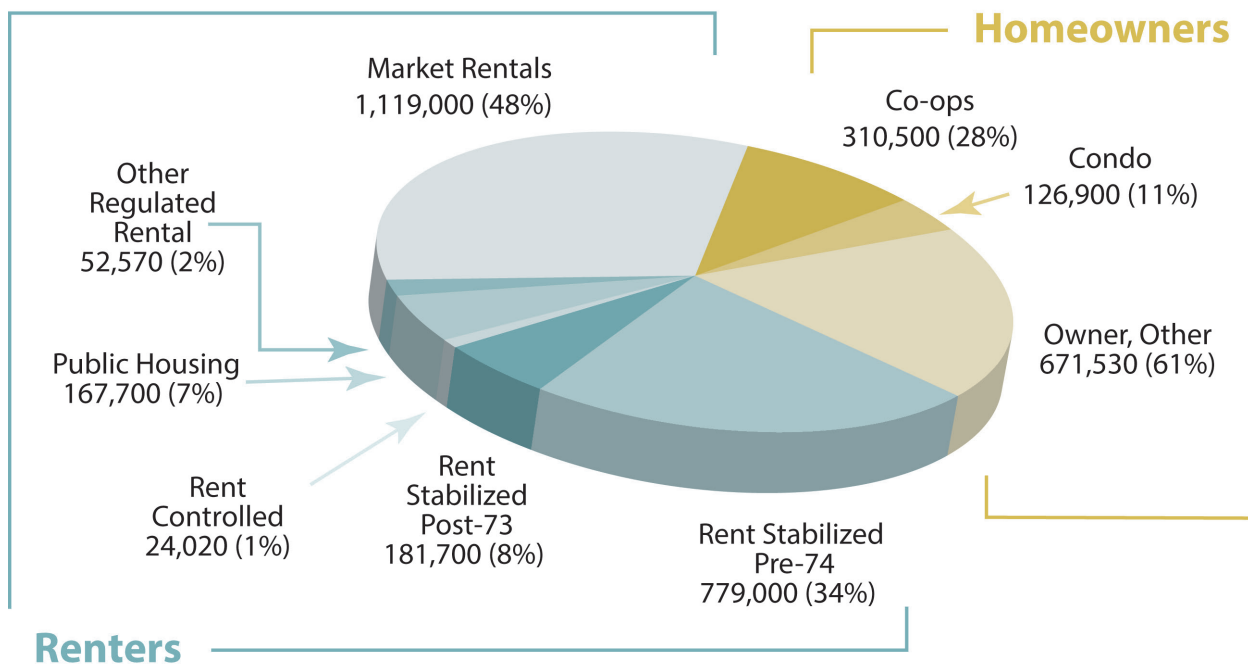
units via alterations. The number of units newly receiving 421-a benefits increased by 35.5% from 2024 levels. Rehabilitation of housing units under the J-51 tax abatement and exemption program decreased by 55.0% in 2025. The number of Class B and Class C violations in buildings containing rent stabilized units fell by 8% between 2024 and 2025, including a decrease of 9% in buildings built prior to 1974 that are at least 80% rent stabilized. Housing Court litigations initiated by, or naming, the NYC Department of Housing Preservation and Development declined by 10.1% from the prior year, including a 13.6% decline in buildings containing rent stabilized units. As of 2023, a tight housing market also remains in New York City (NYC), with a Citywide net rental vacancy rate of 1.41% and 9.2% of all rental housing considered overcrowded.

New York City’s Housing Inventory

Detailed information about the NYC housing stock can be derived from *NYC Housing and*

Number of Occupied Renter and Owner Units, 2023

New York City’s Housing Stock Is Predominantly Renter-Occupied



Source: U.S. Bureau of the Census, 2023 New York City Housing and Vacancy Survey
 Note: Above figures exclude all vacant available units, as well as vacant units that are not available for sale or rent.
 Percentage values refer to the proportion of unit types solely within either the renter or owner universe.

Vacancy Surveys (HVS), conducted triennially by the U.S. Census Bureau and sponsored by the NYC Department of Housing Preservation and Development, with the most recent data from 2023. Most New Yorkers live in multi-family rental housing rather than owning homes. According to the 2023 HVS,¹ rental units comprise 68.1% of NYC’s available housing stock, a far greater share than the nationwide average of 34.7%.² In 2023, NYC had a total of 3,705,000 housing units, the largest housing stock since the first HVS was conducted in 1965. NYC’s housing is not only distinguished by the size of its rental housing stock, but unlike most cities, the majority of rental units are rent regulated. Of the 2,323,990 occupied rental units reported in the most recent HVS, 48.1% were unregulated, or “market rentals.” The remaining units were rent regulated, including rent stabilized (41.3%); public housing (7.2%); or rent control or various other³ types of regulation programs (3.3%). (See pie chart on the previous page.) There were also a total of 33,210 vacant rental units available for rent.

The 2023 HVS also indicated that NYC’s housing market remains tight, with a Citywide net rental vacancy rate of 1.41% in 2023, down from 4.54% in 2021, and below the maximum 5% threshold required for rent regulation to continue under

State law. This translates into the availability of just 33,000 vacant units out of almost 2.4 million rental units Citywide. The net rental vacancy rate ranged from a low of 0.82% in the Bronx, to a high of 2.33% in Manhattan. The net rental vacancy rate in Brooklyn was 1.27%, and the rate in Queens was 0.88%. There were too few vacant units in Staten Island to calculate an accurate vacancy rate.⁴

The HVS is the only survey that can provide data specifically for rent stabilized or other types of units. Per the 2023 HVS, the rent stabilized vacancy rate was 0.98% in 2023, while market rentals were vacant at a 1.84% rate.

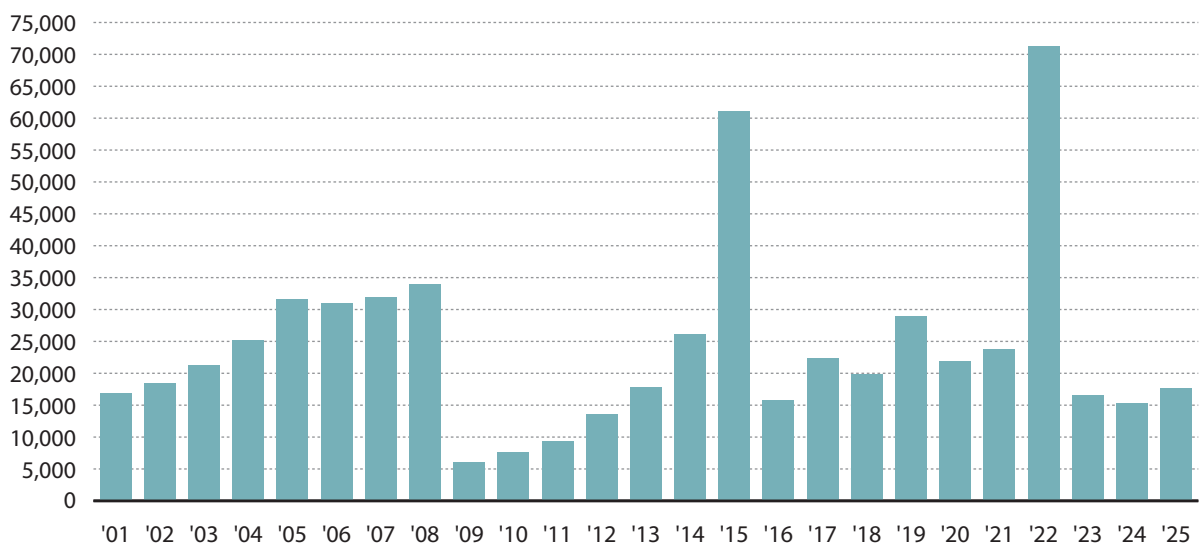
The 2023 HVS also found that 9.2% of all rental housing in NYC was overcrowded (defined as more than two persons per bedroom). For rent stabilized housing, the 2023 HVS found that 13.1% was overcrowded. By comparison, in market rentals, 6.7% were overcrowded.⁵

Changes in the Housing Inventory

Housing supply grows, contracts, and changes in a variety of ways — new construction, substantial rehabilitation, conversion from rental housing to owner housing, and conversion from non-residential buildings into residential use.

Units Issued New Housing Permits, 2001-2025

Number of Permits Issued for New Construction of Housing Increases by 15% in 2025



Source: 2001-2009 — U.S. Census Bureau, Building Permits Survey; 2010-2025 — NYC Department of City Planning

Housing Permits

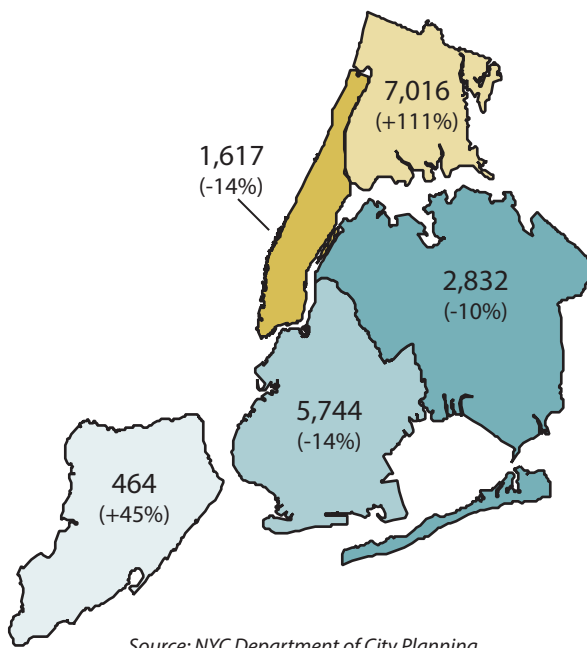
The number of permits authorized for new construction is a measure of how many new renter- and owner-occupied housing units will be completed and ready for occupancy, typically within four years, depending on the type of housing structure. In 2025, the number of newly issued permits increased, following decreases in the prior two years. Following a decrease of 7.1% in 2024, in 2025 permits were issued for 17,673 units of new Class A housing,⁶ an increase of 15.3% from 2024.⁷ (See chart on the previous page.)

At the borough level, permits fell in three boroughs. They fell by the greatest proportion in Manhattan, decreasing by 14.3% (to 1,617 units). Newly issued permits also fell in Brooklyn, by 13.7% (to 5,744 units) and Queens, down 9.7% (to 2,832 units). However, permits rose in Staten Island, increasing by 45.0% (to 464 units) and the Bronx, up 110.8% (to 7,016 units). (See Appendix 1 and the map on this page.)

As compared to the same quarter of the prior year, permits rose in both the first and fourth

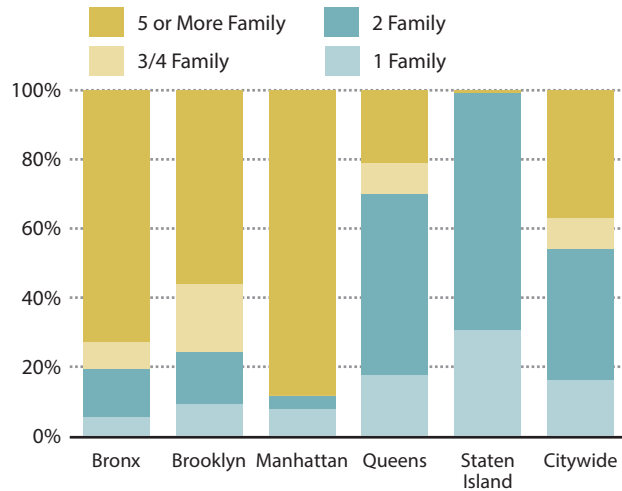
Residential Building Permits, 2025

Total Number of Permits Issued in 2025 and Percentage Change From 2024, by Borough



Residential Building Permits, 2025

Size of Newly Permitted Buildings:
Most New Buildings in Manhattan are Five Family or More; in Staten Island One- and Two-Family Homes Predominate



Source: NYC Department of City Planning

quarter of 2025, with issued permits increasing by 25.7% and 42.7%, respectively. However, permits fell by 5.6% in the second quarter and 7.3% in the third quarter. For historical permit information by quarter, see Appendix 3.

Permit data can also be analyzed more deeply by looking at the reported size of the buildings receiving permits. In 2025, a total of 902 buildings (containing a total of 17,673 units of housing) received permits, an increase of 13.7% from the 793 buildings newly permitted in 2024. Citywide, 16.0% of these buildings were single-family, 37.9% were two-family, 9.1% were three- or four-family structures, and 37.0% were five-family or greater buildings. In 2025, 93.8% of all permits issued Citywide were for units in five-family or greater buildings, totaling 16,580 units. The average five-family or greater building contained 50 units Citywide, and 70 units in Manhattan, approximately the same averages as the prior year. Citywide, 84.4% of the newly permitted units were in buildings with at least 20 units; 70.0% in buildings with at least 50 units; and 40.7% in buildings with at least 100 units.

As the graph on this page illustrates, the

majority of buildings in Manhattan, Brooklyn, and the Bronx were five-family or greater, while in Staten Island, virtually all buildings were either one- or two-family. Building size was more evenly distributed in Queens. (See Appendix 2.)

Citywide, the average size of buildings newly permitted rose slightly over the past year, from 19.3 units in 2024 to 19.6 units in 2025, a 1.4% increase. By borough, the largest proportional increase in average building size during 2025 was in Manhattan, a 25.2% increase (from 49.7 units to 62.2 units).

The greatest proportional change in the number of buildings newly permitted was in the Bronx, where the number of buildings rose 97.7% (from 86 buildings to 170 buildings).

Housing Pipeline

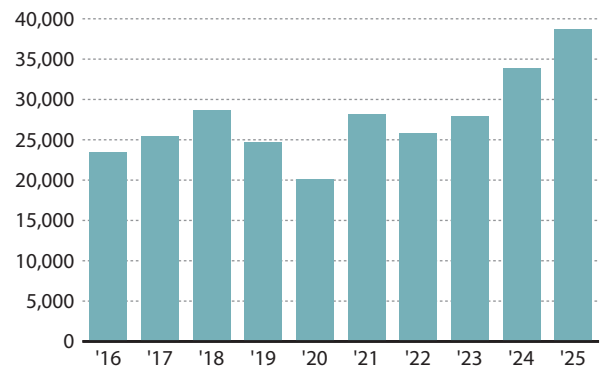
Per the NYC Department of City Planning (DCP), the housing pipeline represents all active permits for new buildings that are not yet complete.⁸ As of December 31, 2025, there are an estimated 66,805 units in the housing pipeline, a 31.0% decrease from the 96,854 units a year earlier. Brooklyn had the most units in the housing pipeline, 26,184 (or 39.2% of all units in the pipeline), while the Bronx had 16,450 units (24.6%); Queens had 13,178 units (19.7%); Manhattan had 10,088 units (15.1%); and Staten Island had 905 units (1.4%). Slightly under a third of all units in the pipeline were concentrated in just 10 neighborhoods, with the largest growth planned for Community District 6 in Brooklyn (Carroll Gardens/Cobble Hill/Gowanus/Red Hook, 6,198 units) and Community District 4 in the Bronx (Concourse/Concourse Village, 2,560 units). DCP notes that "the 66,805 unit pipeline represents a relative low compared to more recent years, and many neighborhoods, both in New York's low-density areas and centrally located parts of Manhattan, have few or no units in the housing pipeline."

Housing Completions

The number of completions, as reported by the NYC Department of City Planning, is analyzed to

Units in Newly Completed Buildings, 2016-2025

14% Increase in Units in Newly Completed Buildings in 2025



Source: NYC Department of City Planning

determine the number of housing units entering the market each year. In 2025, an estimated 38,691 residential Class A⁹ housing units in new buildings were completed, a 14.3% increase from 2024 (see chart on this page).¹⁰ This is the most units completed in a single year since 1965. In addition, this is the second consecutive year that more than 30,000 units were completed, which hasn't happened since 1966.¹¹ Completions rose in Manhattan, Queens, and Brooklyn. Both the largest proportional increase, and the largest net increase in units, was in Brooklyn, which increased by 33.4% (to 18,048 units, an increase of 4,516 units). There were also increases in Queens, up 17.9% (to 9,608 units), and Manhattan, up 0.7% (to 4,874 units). However, completions fell in the Bronx, down 12.9% (to 5,683 units), and Staten Island, down 41.3% (to 478 units). (See Appendix 4 for a historical breakdown of completions in new buildings by borough.)

Citywide, 46.6% of new buildings completed contained five-or-more units. However, 97.4% of the units in newly completed buildings were in five-family or greater buildings (up slightly from 96.4% in the prior year), with 93.0% of the newly completed units in buildings with at least 20 units, and 84.2% in buildings with at least 50 units. Although only 10.5% of newly completed buildings Citywide had 100 or more units, these buildings accounted for 70.0% of all completed units, an increase from 61.5% in the previous year.

Citywide, newly completed buildings averaged 38.7 units in 2025 (up from 27.5 in the prior year). The average size of newly completed buildings, by borough, ranged from 2.2 units per building in Staten Island, to 33.7 units in Queens, 41.2 units in the Bronx, 59.4 units in Brooklyn, and 90.3 units in Manhattan. A total of 1,000 new residential buildings were completed in 2025, an 18.9% decrease from the prior year.

In addition, 6,747 units of Class A residential housing were added to the housing stock in 2025 through alterations, as well as conversions of commercial structures and Class B units. However, 868 units were lost through alterations, for a net gain of 5,879 units via alterations (see Appendix 11). There was also a loss of 758 units of Class A residential housing (in 399 buildings) through demolitions in 2025 (see “Demolitions” on page 13 and Appendix 10 for more details). In total, considering completions, alterations, and demolitions, there was a net gain of 43,812 Class A housing units and 601 buildings containing Class A housing units in 2025 (see Appendix 12 for more details).¹²

City-Sponsored Construction

Housing is created and preserved in part through publicly funded sources, including programs sponsored by the NYC Department of Housing Preservation and Development (HPD) and the NYC Housing Development Corporation (HDC). HPD's Office of Development manages several programs aimed at developing or preserving affordable housing in NYC, such as the New Construction Finance Program, which funds the new construction of low income and mixed income multi-family rental projects in which 60-100% of the units are at low income rents affordable to households earning up to 80% of Area Median Income (AMI) and the remainder of units have rents affordable to moderate and/or middle income households earning up to 120% of AMI; the Supportive Housing Loan Program, which offers loans of up to \$125,000 per unit to developers of permanent supportive housing with on-site social services; and the Multifamily Housing Rehabilitation Loan Program, which provides low-

interest loans and tax exemptions to buildings that cannot leverage private debt to finance rehabilitation work, to ensure the physical health of buildings, preserve safe affordable housing for low- and moderate-income households, and reduce building operating expenses.

In May 2014, former Mayor Bill de Blasio announced his ten-year, \$41 billion plan to build and/or preserve 200,000 units of affordable housing, a goal that was later expanded to 300,000 affordable units by 2026.¹³ During Mayor de Blasio's tenure (2014-2021), his administration financed a total of 205,102 units of affordable housing. Of these, 34% (just over 70,000 units) were new construction, and 66% (almost 135,000 units) were preservations.¹⁴

In June 2022, former Mayor Eric Adams's administration announced its affordable housing initiative, entitled “Housing Our Neighbors: A Blueprint for Housing and Homelessness.”¹⁵ During Mayor Adams's tenure (2022-2025), his administration financed a total of 102,314 units of affordable housing. Of these, approximately half were new construction, and half were preservations. These totals include 2025, when a total of 29,735 units of City-sponsored housing were started,¹⁶ a 6.3% increase over the prior year. Of these starts, 13,549 (45.6%) were new construction, and 16,186 (54.4%) were preservations. By borough, 29.3% of the starts were in Brooklyn; 27.3% in the Bronx; 20.8% in Manhattan; 13.3% in Queens; and 9.3% in Staten Island. By affordability level, 26.0% of the starts in 2025 were aimed at extremely low-income households, 25.4% at very low-income households, 27.7% at low-income households, 4.6% at moderate-income households, and 16.2% at middle-income or higher households.¹⁷ Of these units, 90.8% were intended for renters and 9.2% for owners.

Of the 307,416 units started since 2014, 40% have been new construction and 60% preservation. By borough, 33% of the starts since 2014 have been located in the Bronx, with 28% located in Brooklyn, 23% in Manhattan, 14% in Queens, and 2% in Staten Island. By affordability level, 18% of the starts were aimed at extremely low-income households, 27% at very low-income households, 34% at low-income households, 6% at moderate-

income households, and 14% at middle-income or higher households.¹⁸

In 2025, 21,416 City-sponsored housing units completed construction, a 43.9% decrease from the prior year. Of these units, 55% were new construction and 45% were preservation. Just over one-third of these units were in Queens, and just 0.2% were in Staten Island.

Tax Incentive Programs

The City offers various tax incentive programs to promote the development of new housing. Historically, one such program has been the 421-a tax exemption program, which began in the early 1970s and expired in June 2022. Despite the program's expiration, buildings that commenced construction before June 2022 and meet the completion guidelines continue to be eligible for benefits for up to 35 years.¹⁹ Buildings constructed with 421-a tax incentives are also still receiving Final Certificates of Eligibility (FCEs), as detailed later in this section.

While there have been various iterations of the program over the years, all have allowed both renter- and owner-occupied multifamily properties to reduce their taxable assessed value for the duration of the benefit period. That is, owners are exempt from paying additional real estate taxes due to the increased value of the property resulting from the new construction. Rental apartments built with 421-a tax exemptions are subject to the provisions of the Rent Stabilization Laws during the exemption period. Requirements call for initial rents to be approved by HPD at the completion of construction (when obtaining certification), and units are then subject to rent adjustments established by the NYC Rent Guidelines Board.

A variety of factors have been used to establish the level and period of 421-a benefits, and properties were also subject to construction guidelines. Per State law, these guidelines were also subject to change over time as the program expired and was reauthorized.

The latest iteration of the 421-a program, also known as the Affordable New York Housing Program or 421-a (16), was available for projects

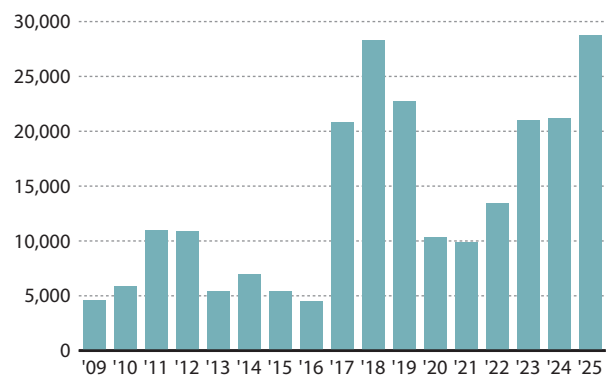
that commenced construction between January 1, 2016, and June 15, 2022. It stipulated that rental developments with 300 units or more in Manhattan (south of 96th Street) and the Brooklyn and Queens waterfront would be eligible for a full property tax abatement for 35 years if they created one of three options for affordable rental units and met newly established minimum construction wage requirements. These income-restricted units must remain affordable for 40 years. For all other rental developments in NYC utilizing the tax benefit, the full tax exemption period was 25 years, followed by a phasing out of benefits in years 26-35. The income-restricted units in these cases must remain affordable for 35 years. Note that all units in 421-a (16) are rent stabilized, except for those market-rate units that exceed the Apartment Market Rate Threshold, which is currently \$3,040.²⁰

For developers using the benefit program to build co-op or condo housing, the building must contain no more than 35 units, be located outside of Manhattan, and have an assessed value of no more than \$65,000 per unit. The benefit lasts for a total of 20 years, with a full exemption for the first 14.²¹

At the end of construction, buildings applying to receive 421-a benefits are required to file for a Final Certificate of Eligibility (FCE) with HPD. In 2025, the number of housing units in buildings newly receiving a 421-a FCE increased for the

Units Newly Receiving 421-a Certificates, 2009-2025

35% Increase in Units Newly Issued 421-a Certificates in 2025



Source: NYC Dept. of Housing Preservation and Development

fourth consecutive year (see chart on the previous page and Appendices 7 and 8). Including both rental and co-op/condo units, newly certified 421-a units rose 35.5% in 2025, to 28,763 units, the largest number of units since at least 1981.²² At the borough level, newly certified units rose 9.9% in Manhattan, 57.8% in Brooklyn, and 102.3% in Queens. However, newly certified units fell in the Bronx, by 5.7%, and decreased from 139 units to zero units in Staten Island.

In 2025, Brooklyn had the greatest number of newly certified 421-a units of any borough (12,600), accounting for 43.8% of the Citywide total. Queens (5,913 units) had 20.6% of these units; the Bronx (5,703 units) had 19.8%; and Manhattan (4,547 units) had 15.8%. There were no newly certified units in Staten Island. The size of the average building in Manhattan, 147 units, was larger than that in the outer boroughs, where the average building size ranged from 40-68 units.

In 2025, 95% of newly certified 421-a units were rental units, totaling 27,363 units. Citywide, the number of 421-a rental units rose by 32.7% in 2025. At the borough level, newly certified rental units rose by 62.6% in Brooklyn and 104.0% in Queens. Newly certified rental units fell 5.7% in the Bronx, 9.5% in Manhattan, and decreased from 139 to zero units in Staten Island.

In Fiscal Year (FY) 2026, a total of 227,746 housing units will benefit from 421-a exemptions, including 175,321 rental units; 34,897 co-op and condo units; and 17,528 1-3 family and mixed-use structures. It is estimated that the 421-a program will cost the City \$2.143 billion in lost tax revenue for all housing types in FY 2026.²³

As previously noted, the current iteration of the 421-a program expired on June 15, 2022, and at the time of expiration, it was required that construction commence prior to June 15, 2022 and be completed prior to June 15, 2026. While the 421-a program was not reauthorized by the NYS Legislature, in April 2024 the State approved an extension to the construction completion deadline for many of the 421-a projects currently under construction. With the exception of those buildings built under Affordability Options C or G,²⁴ the law now allows for benefits if construction is completed before June 15, 2031.²⁵

Replacing the 421-a program, in 2024 the State authorized a new program, 485-x (also known as the Affordable Neighborhoods for New Yorkers Tax Incentive). The program applies to projects that commenced construction after June 15, 2022, and on or before June 15, 2034, which are completed on or before June 15, 2038. Tax benefits (after construction) for 485-x last from 10-40 years, depending on the project type and location. Key differences from the latest iteration of the 421-a program include the requirement that affordability and rent stabilization provisions of the affordable units last for perpetuity. However, the market units are not subject to rent stabilization. The program also includes penalties for non-compliance with wage and/or rent stabilization requirements and has greater affordability requirements than 421-a, with affordable units set aside for households making no more than 100% of AMI and a weighted average of no more than 60%-80% of AMI (depending on development type).

Developers utilizing 485-x have the choice of four eligibility options, each with their own parameters for affordability and length of tax exemption. Under Affordability Option C, the smallest rental buildings outside of Manhattan (6-10 units) can receive a 100% tax exemption for 10 years after construction, with no affordability requirements but a requirement that at least 50% of units are subject to rent stabilization. Under Affordability Option B, following construction, any building Citywide with 6-99 units can receive a full tax exemption for 25 years and a partial tax exemption for the following 10 years, provided 20% of units are affordable and aimed at a weighted average of 80% of AMI. Under Affordability Option A, larger buildings (100 units or more) must set aside a greater share of affordable units (25%) at a lower average AMI of 60%. After construction, these buildings receive a full tax exemption for 35 years outside of Core Manhattan and western Brooklyn and Queens, and for 40 years within those areas.

The program also allows for a tax exemption for co-ops and condos located outside of Manhattan (Affordability Option D), provided 100% of units are affordable and the assessed value upon completion is no more than \$89 per square foot. All owners

must also agree to use the unit as their primary residence for at least five years. These projects have a full tax exemption for 14 years and a 25% tax exemption for the following six years.

Since the program was announced in 2024, HPD has received registrations of prospective applicants for 485-x tax benefits for approximately 300 buildings, containing almost 12,000 units of housing.²⁶ The registrations have primarily been for rental properties, with only 16 registrations for homeownership projects (with a total of 362 units). Among the three categories of rental projects, the vast majority of interest is for Option B (buildings with 6-99 units), which account for 88% of all plans, and 93% of rental plans. The proposed units within the Option B buildings comprise 84% of all proposed units, and 87% of rental units. The Bronx and Brooklyn have the largest share of proposed rental units (44% and 37%, respectively), with a proposed 9% of units in Manhattan and 10% in Queens. There have been no registrations received for either rental or homeownership buildings in Staten Island. In 2025, the first buildings with 485-x exemptions received FCEs. In the Bronx, Brooklyn, and Queens, a total of 17 rental buildings, with 316 units, were newly certified.²⁷

Another tax exemption program is the Section 420-c program, which grants a complete or total tax exemption of up to 60 years for low-income housing developments that either currently or formerly utilized tax credits. The projects must be owned by non-profits and are subject to regulatory agreements with HPD for use as low-income housing.²⁸ In 2025, 156 buildings, containing 9,402 units of housing, newly received a 420-c Certificate of Eligibility from HPD.²⁹ By borough, the greatest number of units newly certified with 420-c exemptions were in the Bronx (3,211 units, or 34.2% of the total). The greatest number of buildings newly certified (88, or 56.4% of the total) were in Manhattan. Compared to the prior year, the number of buildings newly certified increased by 15.6%, but the number of units newly certified rose by a greater proportion, 60.8%. The borough with the largest proportional increase in units was in Manhattan, which saw an almost 10-fold increase between 2024 and 2025. The number of

newly certified units also rose in both the Bronx and Queens, but fell in both Brooklyn and Staten Island. In FY 2026, 2,658 buildings, containing 102,717 units, will benefit from 420-c exemptions. Rentals account for 95% of all units exempted. It is estimated that the 420-c program will cost the City \$526.7 million in lost tax revenue for all housing types in FY 2026.³⁰

Another affordable housing program, the New York State Mitchell-Lama program, has experienced a reduction in units since buildings were able to withdraw from the program by repaying their mortgage (“buyout”³¹), beginning in 1985. Between 1955 and 1978, approximately 140,000 units of low- and middle-income housing were built in NYC through this tax-break and mortgage subsidy program. Since buyouts began in 1985, the City has lost approximately 49,000 units of Mitchell-Lama housing (including 4,000 units of hospital/university staff housing), although some of the lost units have transitioned to rent stabilization. After averaging an annual loss of more than 5,000 units between 2004 and 2007, the pace has slowed considerably. Since 2019, just two developments have left the Mitchell-Lama program. This includes a 104-unit rental building in Manhattan that left the program in 2025 and is now rent stabilized.³²

A law passed in December 2021 will now make it more difficult for Mitchell-Lama co-ops to leave the program. The law now requires that 80% of residents (up from 67%) approve of any buyout plan, and no vote regarding dissolution may occur within five years following a failed vote of a buyout plan.³³

Conversions and Subdivisions

Housing units are both gained and lost through subdivisions and conversions. Subdivisions involve the division of existing residential space into an increased number of units. Non-residential spaces, such as offices or other commercial spaces, can also be converted for residential use, or existing residential spaces can be converted into a smaller number of units by combining units to increase their size. As previous *Housing Supply Reports* have chronicled, during the mid-2000s, with a tight housing market and high demand for luxury

apartments, there were an increasing number of non-residential conversions in neighborhoods Citywide. Conversions occurred in facilities as diverse as hospitals, recording studios, power plants, office buildings, and churches.

As noted in the “Housing Completions” section (see page 8), 6,747 units of Class A³⁴ residential housing were added to the housing stock in 2025 through alterations, as well as conversions of commercial structures and Class B units. However, 868 units were lost through alterations, for a net gain of 5,879 units via alterations.

To streamline the process of converting office buildings to residential housing, in August 2023 the Mayor’s Office announced the launch of the “Office Conversion Accelerator,” designed to assist developers by connecting office building owners with experts from across City agencies to facilitate conversion opportunities. Services available to owners include analyzing the zoning feasibility of individual conversion projects and helping conversion projects secure necessary permits.³⁵

As of 2025, a new tax incentive program for conversion from commercial space to residential dwellings is accepting applications. The Affordable Housing from Commercial Conversions program (also known as 467-m) allows for 25-35 year tax exemptions for converted residential dwellings with at least six units. The sooner construction commences, the longer the exemption period. For example, projects that commence prior to July 1, 2026 receive a 35-year benefit, while those that commence prior to July 1, 2028 receive a 30-year benefit, and those that commence prior to July 1, 2031 receive a 25-year benefit. All projects must complete construction on or before December 31, 2039. Those projects in Manhattan below 96th Street (the Manhattan Prime Development Area or “MPDA”) have enhanced tax incentives compared to projects in other areas of the City. While all projects Citywide receive a 100% tax exemption during construction (a period of up to three years), the exemption decreases to 90% upon the completion of construction for those projects within the MPDA, and decreases to 65% for all projects outside of the MPDA. During the last five years of the exemption period, the exemption

amount declines annually, before finally phasing out at the end of either 25, 30, or 35 years. The tax benefit comes with affordability requirements, similar to those of 485-x. At least 25% of the units must be set aside as permanently affordable for those making no more than 100% of the AMI, with a weighted average of affordability at 80% of the AMI (however, 5% of the units must be designated as affordable at 40% of AMI). As with 485-x, the market units are not subject to rent stabilization.³⁶

A July 2025 report from the Office of the NYC Comptroller identified 45 office buildings that are planning to convert to residential use, including 33 rental buildings. Of the total estimate of 17,432 units of residential housing, 95% (16,510 units) are in proposed rental projects. The majority of these units are in Manhattan, primarily in the neighborhoods of Lower Manhattan and Midtown East, and 5,849 of these units are already under construction. The report estimates that 88% of the units in these proposed projects are eligible for the 467-m program (outlined in the previous paragraph).³⁷

Two laws enacted in 2024 authorize the construction of Ancillary Dwelling Units (ADUs), as well as the conversion of basement apartments in up to 15 Community Districts in the Bronx, Manhattan, Brooklyn, and Queens. The Plus One ADU Program (Local Law 127 of 2024)³⁸ provides financial and technical support to eligible New York City homeowners interested in building or converting an ADU on their property through low or no-interest loans or construction financing grants. These ADUs can include attic conversions, attached additions, converted garages, detached backyard units, and in certain cases basement apartments (in accordance Local Law 126 of 2024, as described below). HPD is now accepting expressions of interest for this program.³⁹ The companion law to Local Law 127, Local Law 126 of 2024, allows homeowners in participating Community Districts to legally convert their basement units for permanent residency, provided the units conform to safety standards established in consultation with the New York City Fire Department, NYC Department of Buildings, and the NYC Office of Emergency Management. Units in flood hazard areas will be subject to additional

health and safety standards. The owner will receive amnesty for any fines or violations associated with the illegal use of the basement unit (prior to the conversion) and any tenants in place before the conversion will have the right of first refusal of tenancy in the unit after its conversion.⁴⁰

Demolitions

Per data from the NYC Department of Buildings (DOB), there was a total of 1,177 initial applications for demolition permits in 2025 (for both residential and commercial structures), a 5.5% increase over the prior year.⁴¹ By borough, 29.9% of all the structures applying for an initial demolition permit in 2025 were in Queens (352 structures), with 29.6% (348 structures) in Brooklyn; 18.8% (221 structures) in the Bronx; 15.7% (185 structures) in Staten Island; and the lowest proportion, 6.0% (71 structures) in Manhattan. Demolition permits fell by the greatest proportion in Manhattan, declining by 24.5%. They also fell by 13.2% in Brooklyn. However, they rose by 9.0% in Queens, 29.4% in Staten Island, and 42.6% in the Bronx. (See Appendix 9.) Note that the data from DOB does not distinguish between residential and commercial buildings, and does not provide unit data for residential buildings. It also includes permits for ancillary structures, such as residential garages (which accounted for at least 23% of the demolition permits issued in 2025).

As noted in the “Housing Completions” section (on page 8), the NYC Department of City Planning (DCP) also tracks demolitions of buildings containing Class A residential units of housing.⁴² Per their data, 516 buildings containing Class A units applied for a demolition permit in 2025, with a total of 1,097 units of housing. This is an increase in buildings of 80.4% and an increase in units of 86.9%, as compared to 2024. Approximately 14 of these buildings (with a total of 199 units of housing) are buildings containing rent stabilized units. For context, over the past 10 years an average of 715 Class A buildings and 1,479 units of Class A housing have applied for demolition permits annually.

DCP data also reports that 399 buildings containing Class A units were actually demolished in 2025, containing 758 units of housing (see

Appendix 10). This is an increase from 2024 of 43.5% in the number of buildings demolished and a 33.2% increase in the number of units demolished. Approximately eight of these buildings (with a total of 99 units of housing) contain rent stabilized units.

Cooperative and Condominium Activity

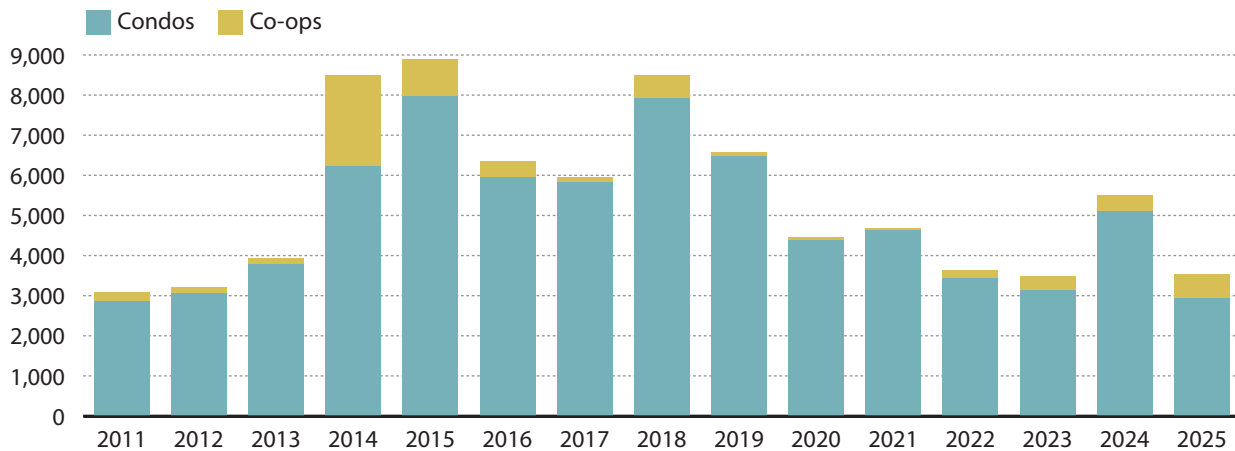
Developers planning new co-op or condo buildings, as well as owners seeking to convert rental buildings to co-ops or condos, are required to file plans with, and receive acceptance from, the New York State Attorney General’s Office. In 2025, the Attorney General accepted 202 residential co-op and condo plans, a 22.3% decrease from the number accepted in 2024.⁴³ These 202 plans contain 3,525 residential housing units, a decrease of 31.0% from 2024 (see graph on the following page).

Three-quarters of all plans, 155, were accepted for buildings located in Brooklyn; 29 were accepted for Manhattan; 14 were accepted for Queens; four were accepted in Staten Island; and none were accepted in the Bronx. Just over half of units were located in Brooklyn, with 1,857 units accepted during 2025. Manhattan had the second highest number of units, 1,004, Queens had 597, and Staten Island had 67. (See Appendices 5 and 6.)

The majority of the plans accepted Citywide in 2025 were for new construction, comprising 137 of 202 plans, and a total of 2,519 of 3,525 units. Newly accepted co-op and condo plans also included rehabilitations (with 58 plans and 332 units), and non-eviction conversions (with seven plans and 674 units). Of all the newly accepted plans in 2025, 83% of the units were condos, and 17% were co-ops (see graph on the following page).

While the conversion of rental housing into co-op and condo units increases the housing inventory for sale, it simultaneously reduces the total number of housing units for rent. Conversions represented 19.1% of the total number of units in 2025 co-op and condo plans, a greater proportion than the 6.1% share in 2024. Because most conversion plans are non-eviction plans (including all plans in 2025), only when the original rental tenant moves out, or opts to buy

Newly Accepted Residential Co-op and Condo Units, 2011-2025



Source: NYS Attorney General's Office, Real Estate Finance Bureau

the apartment, does the apartment potentially become owner-occupied and removed from the rental stock.

Rehabilitation

Another method for adding to, or preserving, the City's residential housing stock is through the rehabilitation of older buildings. As buildings age, they must undergo rehabilitation to remain habitable. This is particularly true with NYC's housing stock, where 54% of units are in buildings constructed prior to 1947.⁴⁴ Through tax abatement and exemption programs offered by the City for rehabilitation, units are able to remain in, or be readmitted to, the City's housing stock. Since 1955, the J-51 tax abatement and exemption program has incentivized the periodic renovation of NYC's stock of both renter- and owner-occupied housing.

While the J-51 program expired for all work completed after June 29, 2022, the program is still in the process of certifying abatements and exemptions for work completed prior to this date. In 2025, 4,302 units newly received J-51 benefits under the J-51 program, a decrease of 55.0% from the prior year (see chart on the following page and Appendix 8). This is also the second smallest number of units since at least 1988, the first year for

which data is available.⁴⁵ Almost 58% of these units (2,485) are rental units, which decreased at a slower pace, 51.7%, than that of owner units, 58.9%. In total, the newly certified units were contained in 343 buildings (71% of which were rental buildings), a decrease of 4.5% from 2024 levels. The average size of the buildings receiving benefits decreased over the year, falling from 26.6 units in 2024 to 12.5 units in 2025.

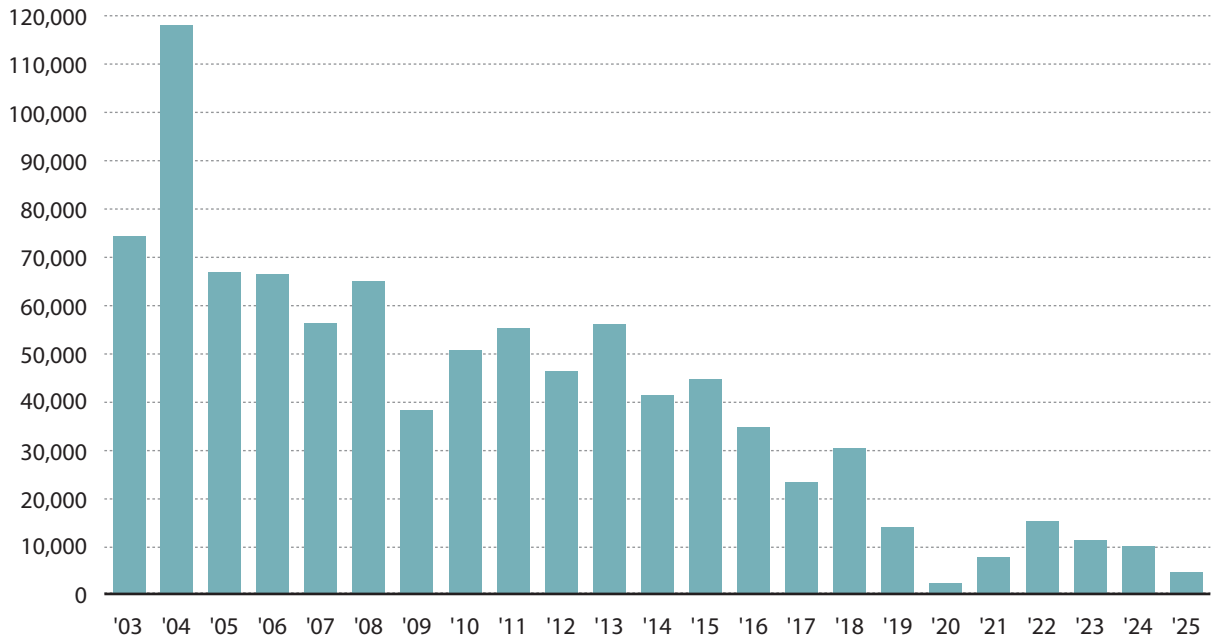
By borough, the location of the units newly receiving benefits ranged from 41.4% located in Queens, to 36.4% in the Bronx, 20.5% in Brooklyn, 1.6% in Manhattan, and no units in Staten Island. Units newly receiving benefits fell in every borough, decreasing by 83.2% in Manhattan, 66.6% in Brooklyn, 54.5% in the Bronx, and 41.8% in Queens. For the second consecutive year there were no newly certified units in Staten Island.

In FY 2026, the J-51 tax program will cost the City \$212.7 million in lost tax revenue for 252,422 housing units, including 141,186 rental units; 110,101 co-op and condo units; and 1,135 1-3 family and mixed-use structures.⁴⁶

Note that a revamped version of J-51, now known as J-51 Reform (or J-51 R), was enacted in early 2025. The program is retroactive, and is available to projects completing work after June 29, 2022 (when the J-51 program expired), and on or before June 29, 2026.⁴⁷

Units Receiving Initial J-51 Benefits, 2003-2025

2025 Saw a 55% Decrease in Number of Units Newly Receiving J-51 Benefits



Source: NYC Department of Housing Preservation and Development

The J-51 R tax relief program is similar to both the J-51 program and the 421-a program in that it requires that rental units be subject to rent stabilization for the duration of the benefits, regardless of the building's regulation status prior to receiving tax benefits. Rehabilitation activities that are permitted under J-51 R regulations include major capital repairs, such as roof replacements; facade repairs; heating, plumbing, and electrical system upgrades; and energy efficiency improvements. Eligible buildings include rental buildings where at least 50% of units are rent-regulated with rents below 80% of the Area Median Income; rental buildings that receive substantial governmental assistance; both renter- and owner-occupied Mitchell Lama buildings; buildings owned by redevelopment companies; and co-ops and condos with an assessed value per unit of \$45,000 or less. In a major change from the previous iteration of J-51, owners of rent stabilized buildings may not apply to NYS Homes and Community Renewal for MCI increases for work covered under J-51 R.⁴⁸ No units have yet been

certified under the J-51 R program, but HPD reports that in 2025 they received J-51 R applications for 118 buildings containing approximately 29,000 units of housing.⁴⁹

Citywide Housing Initiatives

Recently Enacted Housing Initiatives

On December 5, 2024, the City Council passed the City of Yes for Housing Opportunity (CYHO) program, a zoning reform plan aimed at addressing the city's housing shortage through comprehensive zoning reforms. The plan estimates it could produce as many as 80,000 new homes over the next 15 years, and invest \$5 billion towards critical infrastructure updates and housing.⁵⁰ CYHO works in conjunction with 2024 legislative changes to the allowable maximum Floor Area Ratio (FAR) for residential buildings in NYC beyond the current cap of 12.0, thereby potentially creating more housing by allowing for greater density. The updated law permits the City to lift the cap only

in those zoning areas that require Mandatory Inclusionary Housing, which requires 20%-30% of floor area set aside for affordable housing.⁵¹ Each of these initiatives was discussed in detail in the *2025 Housing Supply Report*.

In 2025, four new land use plans were approved by the NYC Council. The Atlantic Avenue Mixed-Use Plan will create approximately 4,600 units of housing in Brooklyn, including 1,900 income-restricted, affordable units.⁵² The NYC Council also approved the Midtown South Mixed-Use Plan, which will create nearly 10,000 new units of housing in Manhattan, including 2,800 permanently affordable units.⁵³ Two plans were also approved in Queens in 2025, the Jamaica Neighborhood Plan⁵⁴ and the OneLIC Neighborhood Plan,⁵⁵ which will create 12,000 new units (including 4,000 permanently affordable units), and 14,700 new units (including 4,350 permanently affordable units), respectively.

Proposed Housing Development Plans

A series of recently proposed policy and procedural changes will allow affordable housing to be built faster. These changes include the Expedited Land Use Review Procedure (ELURP) and the Affordable Housing Fast Track (AHFT) for fair housing. Using ELURP provisions, the City Council can now review acquisitions, leases, and sales of publicly owned land for affordable housing through a more efficient process that bypasses both the NYC Department of City Planning and the City Planning Commission (CPC). This new process will begin with a combined 60-day Community Board and Borough President advisory review, followed by a 30-day City Council review. Through AHFT, starting January 1, 2027, affordable housing projects in the 12 community districts with the lowest rates of affordable housing development can also benefit from a shortened review process. Under this new process, eligible applications will first have a combined 60-day Community Board and Borough President advisory review, and then proceed to CPC review. For projects requiring more extensive environmental review, the 30-day CPC review period will be extended to 45 days. Projects will subsequently follow existing

processes for building affordable housing in a Mandatory Inclusionary Housing zone.⁵⁶

In January 2026, Mayor Mamdani signed Executive Orders 4 and 5, establishing the Land Inventory Fast Track (LIFT) and Streamlining Procedures to Expedite Equitable Development (SPEED) task forces. The LIFT Task Force is working to identify opportunities for housing on City-owned sites, with recommendations expected later this spring. The SPEED Task Force released its recommendations in May 2026. The proposed reforms target every stage of the development process, including pre-development, permitting, and lease-up, and aims to cut timelines for all affordable housing projects by eight months. For projects that require a zoning change, the reforms aim to reduce timelines by as much as two years. Other proposals in the plan will make it easier to move affordable housing lottery winners into their new homes in a much shorter time frame (less than 100 days) and will move homeless individuals into permanent homes faster by employing new technology and empowering nonprofit partners to match CityFHEPS recipients with affordable homes.⁵⁷

As part of these efforts to speed construction of affordable housing on City-owned land, in March 2026, the Mamdani administration announced the Neighborhood Builders Fast Track program. Working in conjunction with ELURP (see above), the program aims to expedite affordable housing delivery by pre-qualifying developers and streamlining the pre-development process, reducing project timelines by nearly two years. The program aims to create up to 1,000 new homes over two years, prioritizing development by nonprofit organizations and minority- and women-owned businesses.⁵⁸

In October 2025, HPD released a report titled "The Shared Housing Roadmap." The report lays out a path for reintroducing shared housing as one means of creating more housing options and opportunities for single New Yorkers. It builds on the recently passed City of Yes for Housing Opportunity, which removed zoning barriers to shared housing. This shared housing consists of two or more independently occupied rooms that share a kitchen, a bathroom, or both. The report charts a strategy for removing the remaining

code, financial, and operational barriers needed to legalize shared housing.⁵⁹ The plan works in conjunction with legislation introduced in the City Council in late 2025 that permits the creation of shared housing rooming units in new Class A multiple dwellings or buildings converted to Class A multiple dwellings. The bill would also establish design and operational requirements for these units, including requirements related to occupancy, cooking facilities, fire protection, means of egress, accessibility, and plumbing.⁶⁰

In December 2025, the Manhattan Plan was released following a public engagement process earlier in the year. The plan aims to add 100,000 new units of housing to the borough over the next decade. The plan lays out key strategies for creating new housing in Manhattan, including adding more homes close to transit and in areas that restrict new housing, redeveloping city-owned sites, facilitating office-to-residential conversions, and implementing regulatory improvements.⁶¹

Properties with Municipal Arrears

Historically, the City foreclosed on thousands of tax-delinquent residential properties, becoming the owner and manager of these buildings, known as *in rem* properties. By its peak in 1986, the City owned and managed 4,000 occupied buildings containing 40,000 units of housing and almost 6,000 vacant buildings containing 55,000 units of housing.

HPD's Alternative Management Programs began in 1994 with the goal of returning City-owned properties to private owners and reducing its share of *in rem* buildings by identifying buildings at risk and helping owners. HPD has successfully reduced the number of occupied and vacant *in rem* and eminent domain units in HPD central management to 252 through June 2025, a 99.4% decline since FY 1994.⁶² Historically, key initiatives to prevent abandonment have included tax lien sales and the Third Party Transfer Program, which targets distressed and other buildings with tax arrears.⁶³

One of the key initiatives to prevent abandonment has been tax lien sales.⁶⁴ Beginning in 1996, the City instituted programs for properties that are either tax delinquent or in arrears for water

and sewer charges that allowed it to bypass the direct foreclosure of such properties. Instead of foreclosing and taking title to properties in arrears to the City, it sells tax liens for properties that are not distressed in bulk to private investors. Owners in arrears are given 90 day notice to pay the arrears, and avoid having the lien sold to private investors. After the lien is sold, the lien holder is entitled to collect the entire lien amount, plus other interest and charges, from the property owner. In addition, the property owner is required to pay current taxes to the City. Only when the owner has not paid the lien or entered into a payment plan, can the lien holder can file for foreclosure on the property.

Following the lapse of legislation authorizing the lien sale in 2022, new legislation was passed in 2024 that authorizes lien sales through 2028. Notable changes to the law include increased outreach; allowing certain low-income owners of one- to three-unit homes and condo units to remove themselves from the debt collection process up to three times in 36 months; expanding tax payment deferral options; increasing funding for community organizations to conduct outreach to homeowners; and allowing homeowners unable to pay their taxes to transfer the title of their home to a "qualified preservation purchaser," such as a nonprofit, which would lease the property back to the owner for 99 years at an affordable rate and provide the owner with limited equity.⁶⁵

The first lien sale since December 2021 took place in June 2025. According to an April 2026 report from the NYC Independent Budget Office (IBO), "In 2025, the number of liens sold on one- to three-family homes increased 77% from the last lien sale in 2021. Over the same period, multifamily (four or more residential units) liens sold increased by 48% and commercial liens by 35%. The overall increase in liens sold in 2025 may reflect the accumulation of debt during the four-year pause of the lien sale or the fact that the 2021 sale excluded liens for water bill debt. Adjusting for inflation, the amount of debt associated with sold liens increased for all property types, especially for multifamily and commercial properties. In 2025, the average debt per lien sold doubled for multifamily and quadrupled for commercial properties, compared

with the average debt in 2015. Most property owners receiving a lien sale notification take action to avoid having their liens sold, consistent with the primary objective of the lien sale. The share of eligible liens that were included in the final sale was 15% in 2025, lower than any other year reviewed.⁶⁶

In March 2026, it was reported that the tax lien sale would be suspended for at least six months and that Mayor Mamdani supports a package of legislation approved by the City Council in January 2026 that aims to replace the current lien sale system with a nonprofit land bank.⁶⁷ The IBO report notes that, "Although Mayor Mamdani has said there will be no lien sale held in 2026, future lien sales will be accountable to a land bank, rather than the Tax Lien Trust. A land bank aims to return public discretion to decisions on the future of delinquent properties. Its board could set priorities for the use of such properties and administer their sale to responsible parties. The land bank will serve as the new lien enforcement mechanism beginning in 2029, though questions remain about how this model can be used to promote better outcomes...For multifamily buildings, the proposed land bank may offer a new path to new ownership for properties that are in poor condition but do not meet the legal definition of "distressed." They also note that for legally distressed buildings, the Third Party Transfer Program (TPT, as discussed in the following paragraph) was intended to address the cyclical hardship that the tax lien sale may impose by empowering the City to assign responsible new owners and the agency recommends that policymakers should consider how the land bank may complement a renewed TPT program and the unique role that each might play.

An additional facet of the City's anti-abandonment strategies has been third party transfer (TPT). For buildings that are distressed and in tax arrears, the City can initiate an *in rem* tax foreclosure action against property owners. The policy, authorized under Local Law 37 of 1996, transfers the title of *in rem* properties directly to new owners (qualified third parties) without the City ever taking title itself.⁶⁸ From 1996 through 2019, the NYC Department of Finance has collected at least \$536 million in revenue associated with

properties in this program, and approximately 593 buildings have been transferred to for-profit and non-profit owners.⁶⁹ Following a City Council oversight hearing in 2019,⁷⁰ the program was put on hold as a working group, comprised of elected officials, nonprofits, advocates, and community stakeholders reviewed the program,⁷¹ and, as of the publication of this report, remains on hold.

However, while the program remains on hold, legislation was introduced in the City Council in February 2026 to revamp TPT.⁷² This bill would institute a new formula for how properties are selected; expand eligibility to include vacant lots and unoccupied buildings; provide new exemptions for certain owners; and create a new mechanism for owners to recoup funds the City receives from selling their property if the sale exceeds the amount of back taxes and interest owed. The legislation would also disallow the program's current ability to seize tax-delinquent properties that are not distressed if another building on the block qualifies for TPT.⁷³

Class B and Class C Violation Data

The New York City Department of Housing Preservation and Development (HPD) enforces New York State and NYC local laws related to housing quality and safety. To address noncompliance with the NYC Housing Maintenance Code and the NYS Multiple Dwelling Law, the agency issues formal Notices of Violation to owners. HPD publishes data on individual violations daily via the NYC OpenData portal.⁷⁴ Each record includes details such as the building address, date of issue, violation class (A, B, or C),⁷⁵ the specific violation, and the current status (specifying whether the violation remains active or the date it was resolved). Additionally, the data includes the Borough-Block-Lot (BBL) number, which can be used to identify buildings containing rent stabilized units.

The data in this section of the report focuses on 2025 violation data for buildings of all types with at least six units; the change in various violation metrics (between 2024 and 2025) for buildings of all sizes that contain rent stabilized units; and the change in various violation metrics (between 2024

and 2025) for a subset buildings that were built prior to 1974 and are at least 80% rent stabilized. Among the findings, the data shows that 84% of all Class B/C violations in buildings of at least six units that were opened in 2025 were in buildings containing rent stabilized units, and the average number of violations per dwelling unit in buildings containing rent stabilized units was double that of buildings without rent stabilized units. The data also shows that violations decreased by 8-9% between 2024 and 2025 in both all buildings containing rent stabilized units, and the subset of buildings built prior to 1974 that are at least 80% rent stabilized. However, the average violations per unit is 40% higher in the pre-1974 buildings that are at least 80% rent stabilized than the overall population of buildings containing rent stabilized units, in addition to having a lower proportion of units in buildings with no Class B/C violations. More details can be found in the following three sections of this report and Appendices 13-17.

Comparison of Class B/C Violation Metrics in Buildings with at Least Six Residential Units (2025)

To provide a more parallel comparison between buildings with and without rent stabilized units, this section (as well as Appendix 13) focuses on properties containing at least six residential units (6+ unit buildings). As of January 2026, there are 71,947 such buildings registered with HPD,⁷⁶ including 43,378 with rent stabilized units and 28,569 without.⁷⁷ Of these, 19,996 6+ unit buildings containing rent stabilized units were issued either Class B or Class C violations in 2025 (or 46% of all 6+ unit buildings with rent stabilized units). This includes Class B/C violations in a subset of 6+ unit buildings with rent stabilized units that were built prior to 1974 (pre-74) and where at least 80% of the units were rent stabilized (80%+). Of the 19,996 6+ unit buildings containing rent stabilized units issued Class B/C violations in 2025, 12,350 (62%) were pre-74, 6+ unit, 80%+ rent stabilized buildings. As a proportion of all pre-74, 6+ unit, 80%+ rent stabilized buildings, 54% were issued Class B/C violations in 2025. There were also 5,411

6+ unit buildings without rent stabilized units that were issued either Class B or Class C violations in 2025 (comprising 19% of all 6+ unit buildings without rent stabilized units).

In 2025, HPD issued a total of 486,614 Class B/C violations to owners of 6+ unit buildings with rent stabilized units (or 84% of the total violations in buildings of at least six units), including 350,460 violations issued to the subset of pre-74, 80%+ rent stabilized buildings (which comprise 72% of all Class B/C violations issued to buildings with rent stabilized units). Violations in pre-74, 80%+ rent stabilized buildings alone constitute 60% of Class B/C violations across all 6+ unit buildings. The remaining 92,855 (16%) Class B/C violations were issued to 6+ unit buildings without rent stabilized units. Compared to 2024, Class B/C violations fell in 6+ unit buildings (of all types) by 7%, including decreases of 8% in all buildings with rent stabilized units; 9% in pre-74, 80%+ rent stabilized buildings; and 4% in buildings without rent stabilized units. As of May 1, 2026, 36% of the Class B/C violations issued in 2025 to 6+ unit buildings with rent stabilized units remain open, approximately the same proportion as the subset of pre-74, 80%+ rent stabilized buildings. However, this is lower than the 49% of violations that remain open in 6+ unit buildings without rent stabilized units.

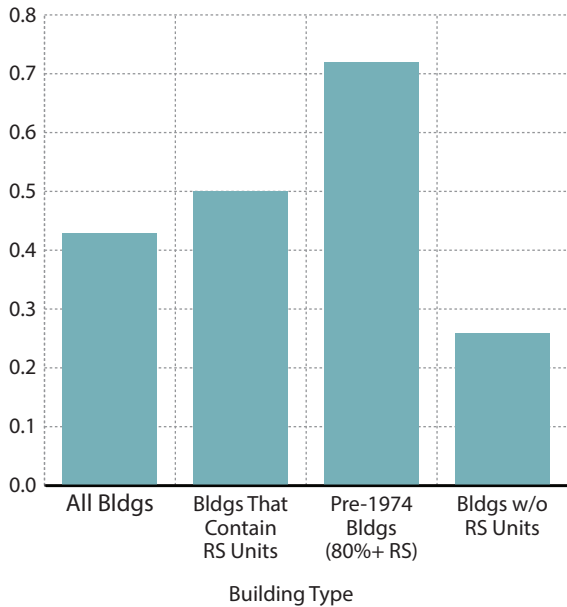
The majority of violations in 6+ unit buildings containing rent stabilized units were classified as hazardous Class B, representing 57% of the total Class B/C violations. The remaining 43% were categorized as immediately hazardous (Class C). These proportions are nearly equal to those in the subset of pre-74, 80%+ rent stabilized buildings. The proportion of Class B violations is slightly lower in 6+ unit buildings without rent stabilized units, representing 54% of all Class B/C violations.

The average number of Class B/C violations in 6+ unit buildings (of all types) is 0.44 per dwelling unit. By building type, this ratio is lowest in those buildings without rent stabilized units, 0.26, followed by an average of 0.50 in buildings with rent stabilized units, and 0.72 in the subset of pre-74, 80%+ rent stabilized buildings (see chart on the following page).

Data indicates that the average number of

Average Class B/C Violations per Dwelling Unit, by Building Type, 2025

By Building Type, Average Violations per Dwelling Unit Range from 0.26 to 0.72



Source: NYC Dept. of Housing Preservation and Development

violations per dwelling unit decreases as building size increases. For 6+ unit buildings with rent stabilized units, the ratio is 1.49 for properties with 6–10 units; 1.01 for 11–19 units; 0.79 for 20–49 units; 0.54 for 50–99 units; and 0.18 for buildings with 100 units or more.

By borough, in 6+ unit buildings with rent stabilized units, the Bronx has the highest average number of violations per dwelling unit, 0.79, followed by Brooklyn, 0.55; Staten Island, 0.37; Manhattan, 0.36; and Queens, 0.26.

In nearly every category of size and location, the pre-74, 80%+ rent stabilized subset shows a higher average violation per dwelling unit than the general population of 6+ unit buildings with rent stabilized units (with the sole exception of Staten Island). See Appendix 13 for more information.

Of the approximately 1.5 million units in 6+ unit buildings with rent stabilized units, 38% were in properties that had no Class B or C violations issued in 2025, including 24% of the pre-74, 80%+ subset. This compares to 71% of units in buildings without

rent stabilized units. Including units with no Class B/C violations, 91% of units in buildings with rent stabilized units are in buildings that average fewer than one violation per dwelling unit, including 84% of units in the subset of pre-74, 80%+ buildings. In buildings without rent stabilized units, 98% of units are in buildings that average fewer than one violation per unit. More details can be found in Appendix 13, including the proportion of units with fewer than an average of 0.25 violations and 0.5 violations per unit, and the proportion of units with an average of one violation or more per unit.

Annual Change in Class B/C Violation Metrics in Buildings Containing Rent Stabilized Units (2024-2025)

Buildings containing rent stabilized units that have been issued Class B or Class C violations can be tracked from year to year (see Appendix 14). Violation data from both 2024 and 2025 was cross-referenced with the 47,277 buildings⁷⁸ from the 2024 NYS Homes and Community Renewal (HCR) annual registration file to identify those buildings with rent stabilized units.⁷⁹ The analysis also integrated data from both HPD and the NYC Department of City Planning to determine the total number of residential units in each building containing rent stabilized units, as well as the year built.⁸⁰ Note, in contrast to the previous section, this section analyzes all buildings containing rent stabilized units, regardless of size.

In 2025, HPD issued a total of 490,138 Class B and Class C violations to buildings containing rent stabilized units, a decrease of 8% from the 533,581 issued in 2024. This decline was consistent across both violation classes, with both Class B and Class C violations falling by 8%. The distribution of Class B and Class C violations remained steady over the year, with approximately 57% of the violations categorized as hazardous Class B and 43% as immediately hazardous Class C in both 2024 and 2025. Excluding violations issued for conditions related to heat or hot water (which may be impacted by weather conditions), Class B/C violations fell by 9% between 2024 and 2025 in buildings containing rent stabilized units, a 0.9 percentage point greater

decline than seen in violations of all types. As of May 1, 2026, 36% of the Class B/C violations issued in 2025 remain open, as do 24% of the violations issued in 2024.

Within buildings containing rent stabilized units, the Bronx accounts for the highest proportion of Class B/C violations Citywide. Although only 19% of units within buildings containing rent stabilized units are located in the Bronx, the borough received a disproportionate 41% share of all Class B/C violations in 2025 (202,325). However, the number of Class B/C violations in the Bronx decreased by 10% between 2024 and 2025. With the exception of Staten Island, Class B/C violations declined across all other boroughs, including a decrease in Queens of 16%, in Manhattan of 9%, and in Brooklyn of 3%. Violations in Staten Island rose by 19%, however these violations represent less than 1% of Class B/C violations in buildings containing rent stabilized units.

The number of buildings containing rent stabilized units that received Class B/C violations in 2025 decreased by 3% compared to the previous year. The 20,452 buildings issued violations in 2025 represent 43% of all registered buildings with HCR in 2024. Of the buildings with Class B/C violations in 2025, 71% were occupied by a minimum of 80% rent stabilized units, little changed from 2024. Both the average and median building size of buildings receiving Class B/C violations remained relatively stable between 2024 and 2025, with an average building size of approximately 47 units and a median building size of 26 units.

The average number of Class B/C violations per dwelling unit declined over the past year, falling from 0.55 in 2024 to 0.51 in 2025. The average number of violations per unit generally decreases as building size increases (see chart on this page). For buildings containing rent stabilized units with 1-5 units, the average number of violations per unit in 2025 was 2.14; 6-10 units, 1.49; 11-19 units, 1.01; 20-49 units, 0.79; 50-99 units, 0.54; and for buildings with 100 or more units, the average was 0.18 in 2025. Each of these averages fell as compared to 2024 (see chart on this page and Appendix 14).

The average number of violations per dwelling unit can also be calculated based on the proportion

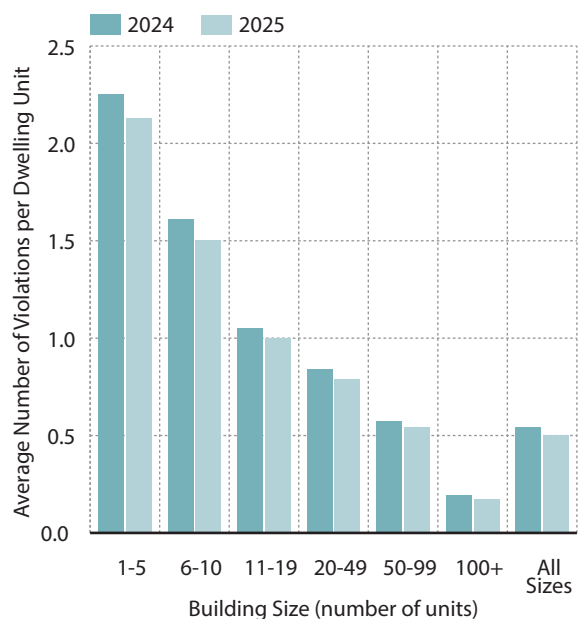
of rent stabilized units, and by borough. For buildings where rent stabilized units comprise less than 50% of the total units, the average was 0.18 in 2025, compared to 0.62 for buildings with 50% or more of units rent stabilized. For buildings where rent stabilized units comprise less than 80% of the total units, the average was 0.27 in 2025, compared to 0.64 for buildings with 80% or more of units rent stabilized. The average was also 0.64 for buildings that are 100% rent stabilized. Each of these averages fell as compared to 2024 (see Appendix 14).

Geographically, the average number of violations per dwelling unit averaged 0.79 in the Bronx, 0.55 in Brooklyn, 0.36 in Manhattan, and 0.26 in Queens. Each of these average declined from 2024 (see Appendix 14). However, the average rose from 0.33 in 2024 to 0.38 in 2025 in Staten Island.

Of the approximately 1.6 million units in buildings containing rent stabilized units, 37% were in properties that had no Class B or C violations

Average Class B/C Violations per Dwelling Unit, by Building Size, Buildings that Contain Rent Stabilized Units, 2024 and 2025

Smaller Buildings, on Average, Have More Violations per Unit than Larger Buildings



Source: NYC Dept. of Housing Preservation and Development

issued in 2025. Including units in buildings with no Class B/C violations, 74% of units were in buildings averaging fewer than 0.25 violations per unit; 83% were in buildings with fewer than 0.5 violations per unit; and 91% were in buildings with fewer than one violation per unit. The remaining 9% of units were in buildings averaging one or more violation per dwelling unit in 2025. Compared to the prior year, the proportion of units in buildings with less than one violation per unit increased by 1.1 percentage point, including an increase of 0.5 percentage points in units in buildings with no violations. Correspondingly, the proportion of units in buildings with one violation or more fell by 1.1 percentage points between 2024 and 2025. See Appendix 14 for more details.

Appendix 15 mirrors the data presented in Appendix 14, but focuses specifically on buildings that were constructed prior to 1974 and where at least 80% of the residential units are rent stabilized (pre-74, 80%+ rent stabilized buildings), which accounted for half of all buildings containing rent

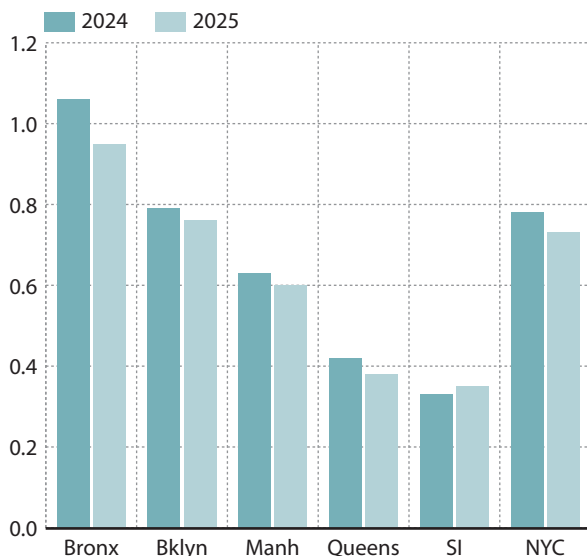
stabilized units registered with HCR in 2024.⁸¹ The total number of Class B/C violations in this subset of buildings containing rent stabilized units fell by 9% between 2024 and 2025. Excluding violations issued for conditions related to heat or hot water (which may be impacted by weather conditions), Class B/C violations fell by 10% between 2024 and 2025 in pre-74, 80%+ rent stabilized buildings, a 0.8 percentage point greater decline than seen in violations of all types.

Key differences between the general population of buildings containing rent stabilized units and this specific subset include the proportion of buildings issued Class B/C violations in 2025 (53% in pre-74, 80%+ rent stabilized buildings, versus 43% in all buildings containing rent stabilized units). The average number of violations per unit also differs between the two sets of buildings (0.72 in pre-74, 80%+ rent stabilized buildings, versus 0.51 in all buildings containing rent stabilized units). For buildings that are 100% stabilized, the average number of violations per unit for pre-74 buildings, 0.77, is higher than the 0.64 average found in 100% rent stabilized buildings of all ages. In other metrics, such as building size and borough, the average number of violations per dwelling unit is also notably higher within the pre-74, 80%+ rent stabilized subset, with the sole exception of Staten Island, where the figures are approximately equal (See Appendix 15 and the chart on this page for average violations per unit in pre-74, 80%+ rent stabilized buildings, by borough).

The proportion of units in buildings with no recorded Class B/C violations is also significantly lower in the pre-74, 80%+ rent stabilized subset, 24%, compared to 38% across all buildings containing rent stabilized units in 2025. Correspondingly, the proportion of units in buildings with an average of one or more Class B/C violation per unit is nearly double in the pre-74, 80%+ subset (16%) compared to the broader population of buildings containing rent stabilized units (9%). Note that while the individual metrics varied by category, the year-over-year changes between 2024 and 2025 for the pre-74, 80%+ subset closely mirrored the trends observed in the larger population (see Appendices 14 and 15).

Avg. Class B/C Violations per Dwelling Unit, by Borough, Pre-1974 Buildings with 80% or More Rent Stabilized Units, 2024 and 2025

Average Violations per Unit are Highest in the Bronx, and Lowest in Staten Island



Source: NYC Dept. of Housing Preservation and Development

Appendix 16 provides the number and proportion of Class B/C violations opened in 2025 in each borough, as well as a comparison to the proportion of units in each borough (for both all buildings containing rent stabilized units and pre-74, 80%+ rent stabilized buildings). It also includes the change in violations from 2024 in each borough.

Comparison of Units in All Buildings that Contain Rent Stabilized Units and Pre-1974, 80%+ Rent Stabilized Buildings (2024-2025)

Appendix 17 provides additional data on the average number of violations per dwelling unit. This includes the proportion of units in properties with no recorded violations, as well as those averaging fewer than 1.0, 1.0 or more, 1.00–1.99, 2.00–2.99, and 3.0 or more Class B/C violations per unit. The proportion of units within each of these classifications is detailed for both the general population of buildings containing rent stabilized units, as well as the specific subset of buildings built prior to 1974 and containing at least 80% rent stabilized units (pre-74, 80%+ rent stabilized), which comprised half of all stabilized properties in 2024. The appendix also outlines the annual changes in each classification from 2024 to 2025, as well as the 2025 variance between the broader universe of buildings with rent stabilized units and the pre-74, 80%+ subset.

Within the general population of buildings containing rent stabilized units, 38% were in properties that received no Class B or Class C violations in 2025, compared to 24% of the units in pre-74, 80%+ rent stabilized buildings, a difference of 14 percentage points.

In pre-74, 80%+ rent stabilized buildings, Brooklyn, Manhattan, and Queens had similar proportions of units that were not issued Class B/C violations in 2025 (ranging from 28% to 29%), with proportions in the Bronx of 13% and in Staten Island of 19%. However, in each borough in 2025, the proportion of units in buildings without Class B/C violations was higher in the general population of buildings containing rent stabilized units than in the

pre-74, 80%+ rent stabilized subset. This gap was most pronounced in Manhattan, where 53% of units in all buildings containing stabilized units were in buildings with no violations, a 25 percentage point difference compared to the pre-74, 80%+ subset. In all other boroughs, the difference between the general population of buildings containing rent stabilized units and the pre-74, 80%+ subset was eight percentage points or fewer.

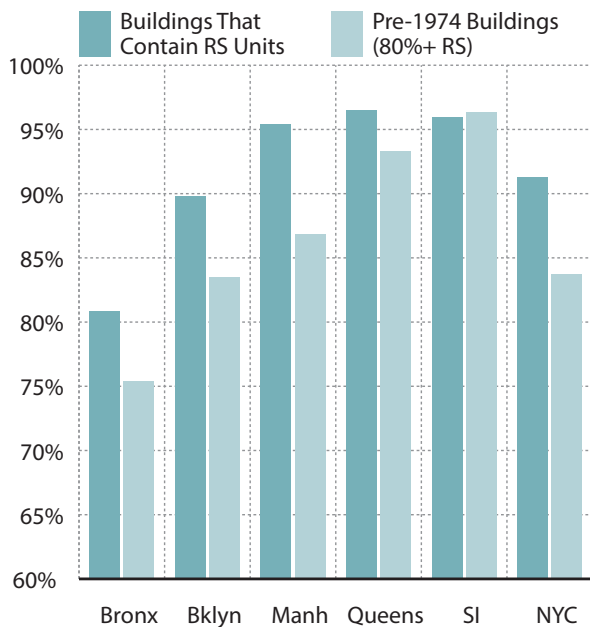
At the Citywide level, the proportion of units in buildings that received no Class B or C violations rose between 2024 and 2025. This increase occurred both across all buildings containing rent stabilized units, which saw a rise of 0.7 percentage points, and within the subset of pre-74, 80%+ rent stabilized buildings, which increased by 1.4 percentage points. However, individual boroughs did not consistently follow the Citywide pattern. Among pre-74, 80%+ rent stabilized buildings, the proportion of units in buildings with no violations rose in all boroughs except Staten Island, with increases ranging from 0.6 to 2.2 percentage points, while falling by 5.5 percentage points in Staten Island. However, within the broader population of buildings containing rent stabilized units, the proportion of units in buildings without Class B/C violations rose only in Manhattan and Queens, with each increasing by approximately two percentage points. This figure was flat in the Bronx, but declined by 2.1 percentage points in Brooklyn, and 3.4 percentage points in Staten Island.

At the Citywide level, the proportion of units in buildings averaging fewer than one Class B/C violation per unit, including those with no violations, was 91% across all buildings containing rent stabilized units. Within the subset of pre-74, 80%+ rent stabilized buildings, this figure was 84%. By borough, these proportions ranged from 81% to 96% for all buildings containing rent stabilized units, and from 75% to 96% in the pre-74, 80%+ subset, with the lowest proportion in the Bronx for both sets of buildings (see chart on the following page). However, in each set of buildings and in each borough, the proportion of units in buildings averaging fewer than one Class B/C violation per unit rose between 2024 and 2025.

Appendix 17 also provides data on buildings

Proportion of Units in Buildings with an Average of Fewer than 1.0 Class B/C Violations per Unit, by Borough, All Buildings with Rent Stabilized Units and Pre-1974 Buildings with 80% or More Rent Stabilized Units, 2025

Bronx has Lowest Proportion of Units in Buildings with Fewer than 1.0 Class B/C Violations per Unit



Source: NYC Dept. of Housing Preservation and Development

averaging between 1.00 and 1.99 violations per unit, 2.0 to 2.99 violations per unit, and three or more violations per unit. In 2025, just 1.7% of units in all buildings containing rent stabilized units were in properties averaging three or more violations per unit, compared to 3.1% of units in the pre-74, 80%+ subset. By borough, these proportions ranged from 0.4% to 4.5% for the total population of buildings containing rent stabilized units, and from 0.8% to 5.6% within the pre-74, 80%+ subset. For both datasets, the proportion was lowest in Queens and highest in the Bronx. However, the Bronx recorded the most significant decrease in the number of units located in buildings averaging three or more violations per unit between 2024 and 2025, while Staten Island saw the largest increase. The remaining boroughs remained largely unchanged over the year.

HPD Alternative Enforcement Program

HPD’s “Alternative Enforcement Program (AEP)” is now in its eighteenth year of addressing physical distress in the 200-250 “worst” buildings in the City, based on housing code violations.⁸² The most recent group of 250 buildings includes 7,038 units of housing,⁸³ with almost 38,000 open violations (as of May 1, 2026), including 23,576 hazardous Class B violations, and 14,123 immediately hazardous Class C violations.⁸⁴ As of February 2026, these buildings owe almost \$4.5 million to the City for repairs.⁸⁵ In the most current AEP round (Round 19), 70% of the buildings contain rent stabilized units. In addition, approximately 71% of the total AEP Round 19 units are in buildings containing rent stabilized units.⁸⁶ If building owners in this program do not make repairs to their buildings, the City steps in to do so, and then charges the owners. As of May 1, 2026, after successfully correcting the required number of violations, the City has discharged 3,388 of the 4,137 buildings that entered the program (excluding the most recent Round 19 buildings). There is a total of 55,345 units of housing within the discharged buildings and a total of 14,580 units in the buildings still active.⁸⁷

HPD Certification Watchlist

In January 2025, HPD published its first Certification Watchlist, identifying properties where the owners or agents have falsely certified correction of HPD-issued violations. Under Local Law 71 of 2023, HPD is required to compile a list of 100 multiple dwellings with more than 20 hazardous or immediately hazardous violations certified as corrected during the previous year where at least four such violations were found to have been falsely certified. Pest violations are excluded from this calculation. The buildings with the highest number of falsely certified violations that meet the above criteria are selected for the Certification Watchlist. Buildings remain on the list for one year from selection. For the duration of the calendar year in which a building is on the Certification Watchlist, all certifications of correction for hazardous or

immediately hazardous violations submitted for that building (excluding those for pests) cannot be closed based on the owner's certification without at least two reinspection attempts.⁸⁸

In February 2026, HPD announced its second annual Certification Watchlist, including 100 buildings, which collectively certified over 20,000 hazardous or immediately hazardous violations in 2025, with 7,500 found to be falsely certified upon reinspection. Just over three-quarters of these buildings were in the Bronx. Of the buildings on this year's list, 44 also appeared on last year's Certification Watchlist. HPD has pending litigation for false certifications or failure to correct open violations against 15 of the buildings on both the 2025 and 2026 Certification Watchlists, in addition to three properties added to the list for the first time in 2026. Some buildings on the 2026 Watchlist are also under oversight in other HPD enforcement programs, including 12 in the Alternative Enforcement Program, eight in the Underlying Conditions Program, and eight in the Heat Sensors Program. In addition, eight of these buildings have been inspected by the Proactive Self-Closing Door Initiative, and 58 have been inspected by the Anti-Harassment Unit.⁸⁹

In 2026, 87 of the 100 buildings on the Certification Watchlist contained rent stabilized units. These buildings had a total of 6,203 units of housing, 84.3% of the 7,360 units in total. Compared to the prior year, both the proportion of buildings and the proportion of units on the Certification Watchlist containing rent stabilized units rose, increasing by 7.8 and 13.8 percentage points, respectively, in 2026. Note that 38 of the 87 buildings (44%) containing rent stabilized units on the 2026 Certification Watchlist were on this list for the second consecutive year.⁹⁰

HPD Underlying Conditions Program

Each year, HPD designates buildings for participation in the Underlying Conditions Program. These buildings are selected based on the number and severity of Class B and C violations related to the presence of mold or water leaks issued by HPD within the past year. An inspection is attempted to verify conditions before the order is issued and non-

compliant owners may be sued in Housing Court.⁹¹

Now in its eleventh year, a total of 699 buildings, with almost 17,000 units, have been added to the program since its inception. Buildings containing rent stabilized units comprise 78% of the buildings, and 81% of the units, in the buildings historically added to this program. They also comprise 88% of both the 69 buildings, and 1,976 units, added to the program in 2025. While 89% of the buildings added in 2025 remain active, only 23% of all buildings added over the past 11 years remain active.⁹²

HPD Housing Litigation Data

The NYC Department of Housing Preservation and Development (HPD) Housing Litigation Division (HLD) initiates actions in Housing Court against owners of privately owned buildings to enforce compliance with the housing quality standards contained in the New York State Multiple Dwelling Law and the New York City Housing Maintenance Code. HLD attorneys also represent HPD when tenants initiate actions against private owners, as HPD is automatically named as party to such actions. The goal of these court proceedings is to obtain enforceable Orders to Correct, Civil Penalties (fines) and Contempt Sanctions, thereby compelling owners to comply with the Housing Code.

By far, the most common type of litigation arises from tenant actions, which are cases commenced by one or more residential tenants against their landlords seeking an order to correct issues within their apartment, but naming HPD as a party. In 2025, these actions (a total of 7,543) accounted for 72% of all types of litigation reported by HPD. By building type, tenant actions comprise 69% of litigation in buildings that contain rent stabilized units, and 77% in those that do not. Compared to 2024, tenant actions fell by 9.1% in 2025, including declines of 13.9% in buildings that contain rent stabilized units, and 1.9% in buildings that do not.

Of the litigation initiated by HPD, the majority is related to heat and hot water issues, accounting for 82% of all actions initiated by HPD in 2025. These types of action fell by 1.3% in 2025, including a decline of 5.4% in buildings that contain rent stabilized units, but an increase of 8.7% in those

that do not. In total, actions initiated by HPD (a total of 2,926) fell by 12.7% in 2025, including declines of 13.0% in buildings that contain rent stabilized units, and 12.1% in buildings that do not. The total number of actions, including both those initiated by tenants and those initiated by HPD (a total of 10,469), fell by 10.1% in 2025, including declines of 13.6% in buildings that do contain rent stabilized units, and 4.4% in those that do not.⁹³

Endnotes

1. The NYC Housing and Vacancy Survey is conducted triennially and is sponsored by the NYC Department of Housing Preservation and Development (HPD) and conducted by the U.S. Census Bureau. Data is based on "2023 New York City Housing and Vacancy Survey Selected Initial Findings," prepared by HPD and released on February 8, 2024, in addition to select data given directly to the RGB from HPD.
2. The U.S. housing stock was comprised of 34.7% renter-occupied units, according to the 2024 American Community Survey, conducted by the U.S. Census Bureau, the most recently available data. To calculate both the ratio of renter-occupied units in NYC and the U.S., staff did not include vacant units that are not for sale or for rent in the total number of housing units.
3. The 2023 NYCHVS identified units as "other regulated renter" based on administrative records for Mitchell-Lama rental units, affordable rental units financed by New York State or NYC HPD or HDC that were not otherwise classified as rent stabilized, units under the supervision of the NYC Loft Board, and in rem units, in addition to self-report about the unit and occupant.
4. Per the "2023 New York City Housing and Vacancy Survey Selected Initial Findings," prepared by HPD and released on February 8, 2024: "Due to the small number of units that were vacant and available for rent, estimate is subject to a large amount of sampling variation and is therefore either not reported or should be interpreted with caution."
5. The U.S. Census Bureau reviewed all of the 2023 NYCHVS estimates that appear in this report for unauthorized disclosure of confidential information and approved the disclosure avoidance practices applied to this release. CBDRB-FY24-0114 and CBDRB-FY24-0145.
6. A Class A Multiple Dwelling is a multiple dwelling that is occupied only for permanent residential purposes (occupancy of a dwelling unit by the same person or family for 30 consecutive days or more), such as, but not limited to an apartment building. Each Class A Dwelling Unit or apartment must have its own kitchen or kitchenette and its own full bathroom.
7. NYC Department of City Planning. DCP Housing Database: Project-Level Files (Release data 2025, Q4) for Class A residential buildings. Note that the data is subject to change, including data from prior years. In 2025, an additional 66 hotel units and 686 other Class B units were also newly permitted. Note that historically the number of permits has been obtained from the U.S. Census Bureau (<https://www.census.gov/construction/bps/>), which conducts a monthly building permits survey. Data from 2010 forward is from DCP.
8. "NYC Housing Production Snapshot, 2025." NYC Department of City Planning, March 16, 2026. Per DCP, typically, 80 to 90 percent of permitted jobs are completed within four years, but limits on construction sector capacity and high interest rates may limit the number of recently permitted projects that complete within this time frame.
9. See Endnote 6 for a definition of Class A housing.
10. NYC Department of City Planning. DCP Housing Database: Project-Level Files (Release data 2025, Q4) for Class A residential buildings. Note that the data is subject to change, including data from prior years.
11. NYC Department of City Planning. *NYC Housing Production Snapshot, 2025*. March 17, 2026.
12. While 399 buildings containing Class A units of housing were demolished in 2025, almost all buildings being demolished were small, averaging just 1.9 units per buildings. Only six of the 399 buildings contained 10 or more units (1.5% of the total), while 348 (87.2%) contained either one or two units.
13. NYC Department of Housing Preservation and Development. *Housing New York 2.0*. November 15, 2017.
14. NYC Open Data, Affordable Housing Production by Building: <https://data.cityofnewyork.us/Housing-Development/Affordable-Housing-Production-by-Building/hg8x-zxpr>. Data current through March 20, 2026. All unit counts in the following three paragraphs are from the same data source.
15. Mayor's Office. *Housing Our Neighbors: A Blueprint for Housing and Homelessness*. June 14, 2022.
16. Starts refer to the number of units beginning construction or rehabilitation in a given period.
17. Extremely Low-Income is defined as 0-30% of Area Median Income (AMI); Very Low-Income, 31-50% of AMI; Low-Income, 51-80% of AMI; Moderate-Income, 81-120% of AMI; Middle-Income, 121-165% of AMI. Current AMIs can be found at: <https://www1.nyc.gov/site/hpd/services-and-information/area-median-income.page>.
18. See Endnote 17 for definitions of each income band.
19. Current law (S08306C, as of April 20, 2024) mandates that construction be completed before June 15, 2026 for buildings which chose Affordability Options C or G, and is extended to June 15, 2031 for all other Affordability Options, provided the developer filed a "Letter of Intent" with HPD requesting the extension within 90 days of HPD issuance of a Letter of Intent Form.
20. For those units in 421-a (16) buildings (the latest iteration of the 421-a program), units which are not income-restricted are subject to rent stabilization only if their rent falls below the 421-a (16) Apartment Market Rate Threshold, which is currently \$3,123.69: <https://hcr.ny.gov/system/files/documents/2024/12/mrte-n-2025-01-2025-fillable.pdf>.
21. Program information available at: <https://www1.nyc.gov/site/hpd/services-and-information/tax-incentives-421-a.page>.
22. NYC Department of Housing Preservation and Development, Tax Incentives Program data.
23. NYC Department of Finance. *Annual Report on Tax Expenditures*. February 2026.
24. Affordability Options C and G are 421-a subsets with the following provisions: At least 30% of the units must be affordable at up to 130% of AMI; the project cannot receive any government subsidies; and the project cannot be located south of 96th Street in Manhattan. See HPD's website for more information on each type of Affordability Option: <https://www.nyc.gov/site/hpd/services-and-information/tax-incentives-421-a.page>.

25. As noted in Endnote 19, to receive the construction deadline extension, the developer must have filed a "Letter of Intent" with HPD requesting the extension within 90 days of HPD issuance of a Letter of Intent Form.
26. NYC Open Data, 485-x Affordable Neighborhoods for New Yorkers: Registrations of Prospective Applicants for Tax Benefits: <https://data.cityofnewyork.us/Housing-Development/485-x-Affordable-Neighborhoods-for-New-Yorkers-Reg/rtrd-iyd7/>. Data current through April 3, 2026.
27. NYC Department of Housing Preservation and Development, Tax Incentives Program data.
28. NYC Department of Housing Preservation and Development: <https://www.nyc.gov/site/hpd/services-and-information/tax-incentives-420-c.page>
29. NYC Department of Housing Preservation and Development, Tax Incentives Program data.
30. NYC Department of Finance. *Annual Report on Tax Expenditures*. February 2026.
31. Developments are eligible to withdraw from the Mitchell-Lama program (buyout), after 20 years upon repayment of the mortgage (or after 35 years in the case of developments aided by loans prior to May 1, 1959).
32. The number of Mitchell-Lama buyouts was provided most recently through the NYC Department of Housing Preservation and Development and NYS Homes and Community Renewal, and in previous years through other sources, such as the report "Affordable No More: An Update" by the Office of the New York City Comptroller, Office of Policy Management on May 25, 2006.
33. NYS Legislation A07272/S06412.
34. See Endnote 6 for a definition of Class A housing.
35. NYC Mayor's Office. *Mayor Adams, DCP Director Garodnick Unveil Proposal to Convert Vacant Offices to Housing Through City Action, Outline Next Step in "City of Yes" Plan*. August 17, 2023.
36. <https://www.nyc.gov/site/hpd/services-and-information/tax-incentives-467-m.page>.
37. Office of the NYC Comptroller. *Office-to-Residential Conversions in NYC: Economics and Fiscal Estimates*. July 2025.
38. Local Law 127 of 2024.
39. NYC Department of Housing Preservation and Development. <https://www.nyc.gov/site/hpd/services-and-information/plus-one-adu.page>.
40. Local Law 126 of 2024.
41. NYC Department of Buildings (DOB) via NYC Open Data. https://data.cityofnewyork.us/Housing-Development/DOB-Permit-Issuance/ipu4-2q9a/about_data and <https://data.cityofnewyork.us/Housing-Development/DOB-NOW-Build-Approved-Permits/rbx6-tga4/>. Note that demolition statistics include both residential as well as commercial buildings, as the DOB does not specify the type of building in its data.
42. NYC Department of City Planning. DCP Housing Database: Project-Level Files (Release data 2025, Q4) for Class A residential buildings. Note that the data is subject to change, including data from prior years. See Endnote 6 for a definition of Class A housing.
43. NYS Attorney General's Office, Real Estate Finance Bureau data. For the purposes of this report, "accepted" refers only to those co-op and condo plans that require offering plans. Those that do not and receive a "no-action" letter from the NYS Attorney General's office, are not included in this data. The RGB generally gets the list of accepted co-op and condo plans directly from the Attorney General's office. Because 2025 data was not yet available as of the publication of this report, a manual search was conducted on the Attorney General's Offering Plan data. As of April 27, 2026, the plans and unit counts reported for acceptance in 2025 are accurate. If additional data becomes available after the publication of this report, the 2025 data will be updated in the 2027 Housing Supply Report.
44. NYC Department of Housing Preservation and Development. *2023 New York City Housing and Vacancy Survey Selected Initial Findings*. February 8, 2024.
45. NYC Department of Housing Preservation and Development, Tax Incentives Program data. Note that, similar to the 421-a program, J-51 provides tax incentives to both renter- and owner-occupied units.
46. NYC Department of Finance. *Annual Report on Tax Expenditures*. February 2026.
47. <https://www.nyc.gov/site/hpd/services-and-information/tax-incentives-j-51-reform.page>.
48. NYC Department of Housing Preservation and Development. *NYC Relaunches J-51: New Tax Breaks to Fix Aging Buildings & Keep Rents Low*. February 12, 2025.
49. NYC Department of Housing Preservation and Development, Tax Incentives Program data.
50. NYC Mayor's Office. *Mayor Adams, Governor Hochul, and Speaker Adams Celebrate Passage of Most Pro-Housing Proposal in New York City History*. December 5, 2024.
51. NYS Legislation A08806-C/S08306.
52. NYC Mayor's Office. *Mayor Adams Celebrates City Council Approval of Administration's Plan to Create 4,600 New Homes, 2,800 Permanent Jobs Along Atlantic Avenue Corridor in Central Brooklyn*. May 28, 2025.
53. NYC Mayor's Office. *Most Pro-Housing Administration in City History: Mayor Adams Celebrates City Council Approval of Administration's Plan to Create Nearly 10,000 New Homes in Midtown South*. August 14, 2025.
54. NYC Mayor's Office. *Most Pro-Housing Administration in City History: Mayor Adams Celebrates City Council Approval of Administration's Jamaica Neighborhood Plan That Will Create Approximately 12,000 New Homes, 7,000 New Jobs*. October 29, 2025.
55. NYC Mayor's Office. *Most Pro-Housing Administration in City History: Mayor Adams Celebrates Passage of Administration's OneLIC Neighborhood Plan to Create Nearly 15,000 New Homes and Over 14,000 Jobs*. November 12, 2025.
56. NYC Department of Housing Preservation and Development. <https://www.nyc.gov/site/hpd/services-and-information/expedited-housing.page>.
57. NYC Mayor's Office. *SPEED Report*. May 2026.
58. NYC Department of Housing Preservation and Development. *Mamdani Administration and HPD Launch New Program to Deliver Affordable Housing on City-Owned Land Faster*. March 25, 2026.
59. NYC Department of Housing Preservation and Development. *New York City's Shared Housing Roadmap*. October 2025.
60. Int. No. 1475-2025.

61. NYC Mayor's Office. *Most Pro-Housing Administration in City History: Mayor Adams, City Planning Release "Manhattan Plan," Ambitious Proposal to Build 100,000 New Homes in the Borough Over Next Decade*. December 22, 2025.
62. Per information received directly from the NYC Department of Housing Preservation and Development.
63. NYC Department of Housing Preservation and Development: <https://www.nyc.gov/site/hpd/services-and-information/multifamily-disposition-and-finance-programs.page>
64. NYC Department of Housing Preservation and Development: <https://www1.nyc.gov/site/hpd/services-and-information/tax-delinquency.page>.
65. Local Law 82 of 2024.
66. NYC Independent Budget Office. *New York City's Tax Lien Sale: History, Outcomes, and Alternatives*. April 2026.
67. Gothamist. *Mamdani Halts NYC's 'Predatory' Private Tax Lien Sale Process*. March 10, 2026.
68. Mueller, Lisa. *New York City Case Study: Third Party Transfer Initiative: A Solution To Property Abandonment. Local Initiative Support Corporation*. January 14, 2003.
69. This is the latest available data from HPD, current through the end of FY 2025.
70. The Council of the City of New York. *Oversight—Taking Stock: A Look into the Third Party Transfer Program in Modern Day New York*. July 22, 2019.
71. See the *2022 Housing Supply Report* for more details on the "Third Party Transfer Working Group Final Report."
72. Int 0657-2026.
73. The Real Deal. *City Council Eyes Return of Controversial Property-Seizure Program*. March 2, 2026.
74. Violation data is updated daily on the NYC OpenData portal: https://data.cityofnewyork.us/Housing-Development/Housing-Maintenance-Code-Violations/wvxf-dwi5/about_data.
75. The violation class correlates directly to the severity of the infraction. Class A violations are considered non-hazardous and are excluded from this analysis. Class B violations are deemed hazardous, while Class C violations are categorized as immediately hazardous. It should be noted that many Class C violations require the property owner to complete repairs within 24 hours.
76. The number of buildings and their unit counts is based on the January 2, 2026, version of "Buildings Subject to HPD Jurisdiction" available on NYC OpenData: https://data.cityofnewyork.us/Housing-Development/Buildings-Subject-to-HPD-Jurisdiction/kj4p-ruqc/about_data. Note that unit counts were modified to utilize the greater value of units reported by either HPD or the NYC Department of City Planning Primary Land Use Tax Lot Output (PLUTO) from December 9, 2025, as published on NYC Open Data: https://data.cityofnewyork.us/City-Government/Primary-Land-Use-Tax-Lot-Output-PLUTO-/64uk-42ks/about_data. Without modification of unit counts, there are 69,112 buildings registered with HPD that have six units or more.
77. The determination of a building's rent stabilization status is based on the Borough-Block-Lots (BBLs) of buildings registered with NYS Homes and Community Renewal (HCR) as of April 1, 2024. For the purposes of this analysis, any building not registered with HCR is considered to contain no rent stabilized units. Note that buildings registered with HCR contain at least one rent stabilized unit, but they may also include units that were previously deregulated and/or are regulated by Good Cause Eviction regulations. Note that, in 2024, there were 3,899 buildings registered with HCR that contained fewer than six units, which are excluded from the analysis in this section of the report.
78. For the purposes of this analysis, multiple registrations occurring on the same parcel and sharing the same BBL are considered a single building.
79. For the purposes of this analysis, only those buildings registered with HCR in 2024 are considered to contain rent stabilized units. Note that buildings registered with HCR contain at least one rent stabilized unit, but they may also include units that were previously deregulated and/or are regulated by Good Cause Eviction regulations.
80. Both HPD and DCP publish data regarding the number of residential units within buildings. For the purposes of this analysis, in instances where those unit counts differed, the greater of the two numbers was utilized. Further details regarding this methodology are available in Endnote x.
81. All data points in Appendix 14 are duplicated in Appendix 15, with the exception of those data points related to the proportion of rent stabilized units of 80% or less.
82. NYC Department of Housing Preservation and Development: <https://www1.nyc.gov/site/hpd/services-and-information/alternative-enforcement-program-aep.page>.
83. NYC Department of Housing Preservation and Development. *Mamdani Administration Announces Stricter Enforcement for City's 250 Most Distressed Apartment Buildings*. February 9, 2026.
84. Open violations as of May 1, 2026, as reported by HPD on the Open Data portal (https://data.cityofnewyork.us/Housing-Development/Housing-Maintenance-Code-Violations/wvxf-dwi5/about_data), were matched to the Round 19 buildings selected by HPD for the AEP Program (https://data.cityofnewyork.us/Housing-Development/Buildings-Selected-for-the-Alternative-Enforcement/hcir-3275/about_data). Note that in a February 2026 press release (see Endnote 83), HPD reported that, at that time, these buildings had 54,909 open housing code violations.
85. See Endnote 83.
86. As based on a match of Borough, Block, and Lot identifiers between the 250 buildings in Round 19 of the AEP Program and the preliminary 2025 HCR building registration file.
87. NYC Open Data: <https://data.cityofnewyork.us/Housing-Development/Buildings-Selected-for-the-Alternative-Enforcement/hcir-3275/data>. Data current as of May 1, 2026.
88. <https://www.nyc.gov/site/hpd/services-and-information/certification-watchlist.page>.
89. NYC Department of Housing Preservation and Development. *HPD Cracks Down on 7,500 False Certifications Through Second Annual Certification Watchlist*. February 12, 2026.
90. The buildings containing rent stabilized units were identified with matching the buildings on the 2025 and 2026 Certification Watchlists (<https://www.nyc.gov/site/hpd/services-and-information/certification-watchlist.page>) with 2024 NYS Homes and Community Renewal registration data, based on Borough-Block-Lot numbers.
91. <https://www.nyc.gov/site/hpd/services-and-information/underlying-conditions-program-ll6.page>
92. NYC Open Data, Buildings Selected for the Underlying Conditions Program: <https://data.cityofnewyork.us/Housing-Development/Buildings-Selected-for-the-Underlying-Conditions-P/xpbf-ithr/>. Data current through April 27, 2026.

93. All data is from the NYC OpenData portal in March 2026 (https://data.cityofnewyork.us/Housing-Development/Housing-Litigations/59kj-x8nc/about_data). "Rent Stabilized" buildings are buildings that contain at least one stabilized unit, based on a match of the Borough, Block, and Lot designation of the buildings in litigation between 2019 and 2025 to the corresponding data in either the 2022 or 2024 NYS Homes and Community Renewal annual building registration file (a total of 199 buildings were present in the 2022 HCR registration file that were not in the 2024 registration file). "Not Rent Stabilized" buildings are all other buildings.

Appendices

1. Permits Issued For Housing Units in New York City, 1968-2025

Year	Bronx	Brooklyn	Manhattan	Queens	Staten Island	NYC Total
1968	--	--	--	--	--	22,062
1969	--	--	--	--	--	17,031
1970	--	--	--	--	--	22,365
1971	--	--	--	--	--	32,254
1972	--	--	--	--	--	36,061
1973	--	--	--	--	--	22,417
1974	--	--	--	--	--	15,743
1975	--	--	--	--	--	3,810
1976	--	--	--	--	--	5,435
1977	--	--	--	--	--	7,639
1978	--	--	--	--	--	11,096
1979	--	--	--	--	--	14,524
1980	--	--	--	--	--	7,800
1981	--	--	--	--	--	11,060
1982	--	--	--	--	--	7,649
1983	--	--	--	--	--	11,795
1984	--	--	--	--	--	11,566
1985	1,263	1,068	12,079	2,211	3,711	20,332
1986	920	1,278	1,622	2,180	3,782	9,782
1987	931	1,650	3,811	3,182	4,190	13,764
1988	967	1,629	2,460	2,506	2,335	9,897
1989	1,643	1,775	2,986	2,339	2,803	11,546
1990	1,182	1,634	2,398	704	940	6,858
1991	1,093	1,024	756	602	1,224	4,699
1992	1,257	646	373	351	1,255	3,882
1993	1,293	1,015	1,150	530	1,185	5,173
1994	846	911	428	560	1,265	4,010
1995	853	943	1,129	738	1,472	5,135
1996	885	942	3,369	1,301	2,155	8,652
1997	1,161	1,063	3,762	1,144	1,857	8,987
1998	1,309	1,787	3,823	1,446	2,022	10,387
1999	1,153	2,894	3,791	2,169	2,414	12,421
2000	1,646	2,904	5,110	2,723	2,667	15,050
2001	2,216	2,973	6,109	3,264	2,294	16,856
2002	2,626	5,247	5,407	3,464	1,756	18,500
2003	2,935	6,054	5,232	4,399	2,598	21,218
2004	4,924	6,825	4,555	6,853	2,051	25,208
2005	4,937	9,028	8,493	7,269	1,872	31,599
2006	4,658	9,191	8,790	7,252	1,036	30,927
2007	3,088	10,930	9,520	7,625	739	31,902
2008	2,482	12,744	9,700	7,730	1,255	33,911
2009	1,647	1,003	1,363	1,474	570	6,057
2010	1,627	2,126	907	2,535	390	7,585
2011	1,100	1,457	2,854	3,342	572	9,325
2012	2,581	3,708	5,470	1,486	395	13,640
2013	2,649	6,495	3,563	3,809	1,252	17,768
2014	2,190	9,365	9,105	4,716	711	26,087
2015	5,185	28,332	11,988	14,898	656	61,059
2016	3,642	5,169	3,792	2,329	810	15,742
2017	5,336	6,179	4,327	5,871	678	22,391
2018	4,255	7,984	2,944	3,973	731	19,887
2019	6,147	10,224	5,025	6,944	598	28,938
2020	5,729	7,343	3,049	5,256	448	21,825
2021	6,019	8,862	2,962	5,426	439	23,708
2022	11,648	31,954	11,111	15,698	815	71,226
2023	4,881	5,370	2,063	3,757	425	16,496
2024	3,329	6,653	1,887	3,136	320	15,325
2025	7,016	5,744	1,617	2,832	464	17,673

Source: U.S. Census Bureau, Building Permits Survey (1968-2009); NYC Department of City Planning (2010-2024). Data may be revised annually.

2. Permits Issued by Building Size & Borough (In Percentages), 2017-2025

Year/Borough	1-Family	2-Family	3/4Family	5 or More-Family	Total Buildings
2017					
Bronx	5.7%	25.7%	10.7%	57.9%	140
Brooklyn	16.0%	14.8%	13.4%	55.8%	500
Manhattan	1.4%	7.0%	1.4%	90.1%	71
Queens	24.7%	41.6%	15.2%	18.5%	493
Staten Island	57.1%	42.2%	0.4%	0.2%	469
Citywide	28.6%	31.0%	9.6%	30.8%	1,673
2018					
Bronx	4.7%	22.7%	5.5%	67.2%	128
Brooklyn	10.8%	10.8%	18.8%	59.6%	446
Manhattan	0.0%	5.0%	1.7%	93.3%	60
Queens	30.3%	39.2%	11.3%	19.2%	380
Staten Island	56.7%	42.4%	0.2%	0.7%	432
Citywide	28.6%	28.5%	9.4%	33.5%	1,446
2019					
Bronx	1.6%	17.8%	11.6%	69.0%	129
Brooklyn	9.0%	8.0%	13.8%	69.2%	413
Manhattan	1.7%	1.7%	1.7%	94.9%	59
Queens	22.6%	37.8%	10.0%	29.6%	429
Staten Island	51.0%	47.7%	1.3%	0.0%	398
Citywide	23.8%	28.6%	8.5%	39.1%	1,428
2020					
Bronx	3.8%	9.2%	9.9%	77.1%	131
Brooklyn	14.5%	10.2%	9.4%	65.9%	255
Manhattan	0.0%	2.7%	0.0%	97.3%	37
Queens	22.3%	37.9%	8.2%	31.6%	282
Staten Island	49.8%	49.0%	0.0%	1.2%	253
Citywide	24.1%	28.2%	6.3%	41.4%	958
2021					
Bronx	0.7%	9.4%	12.8%	77.2%	149
Brooklyn	5.3%	9.2%	15.5%	70.0%	283
Manhattan	3.1%	3.1%	0.0%	93.8%	32
Queens	18.8%	40.6%	13.2%	27.4%	288
Staten Island	45.9%	53.0%	0.0%	1.1%	268
Citywide	19.0%	29.4%	9.9%	41.7%	1,020
2022					
Bronx	0.0%	7.5%	3.3%	89.2%	213
Brooklyn	7.4%	3.9%	6.2%	82.6%	517
Manhattan	1.1%	2.2%	2.2%	94.5%	91
Queens	18.1%	30.4%	5.5%	46.0%	309
Staten Island	50.9%	46.8%	0.7%	1.5%	267
Citywide	16.5%	18.4%	4.3%	60.8%	1,397
2023					
Bronx	3.5%	11.3%	12.1%	73.0%	141
Brooklyn	14.1%	17.3%	15.0%	53.6%	220
Manhattan	6.5%	9.7%	6.5%	77.4%	31
Queens	19.0%	39.9%	16.7%	24.3%	263
Staten Island	45.8%	52.5%	0.4%	1.3%	240
Citywide	22.1%	32.2%	10.8%	34.9%	895
2024					
Bronx	8.1%	20.9%	11.6%	59.3%	86
Brooklyn	10.4%	16.7%	22.1%	50.8%	240
Manhattan	5.3%	2.6%	2.6%	89.5%	38
Queens	22.0%	49.0%	6.1%	22.9%	245
Staten Island	35.9%	63.0%	0.0%	1.1%	184
Citywide	19.4%	37.2%	10.0%	33.4%	793
2025					
Bronx	5.3%	14.1%	7.6%	72.9%	170
Brooklyn	9.1%	14.9%	19.9%	56.0%	241
Manhattan	7.7%	3.8%	0.0%	88.5%	26
Queens	17.4%	52.5%	8.9%	21.2%	236
Staten Island	30.6%	68.6%	0.0%	0.9%	229
Citywide	16.0%	37.9%	9.1%	37.0%	902

Source: NYC Department of City Planning. Data may be revised annually.

3. Permits Issued For Housing Units by Quarter, 2015-2025

Year	Bronx	Brooklyn	Manhattan	Queens	Staten Island	NYC Total
2015						
Q1	567	4,455	1,749	1,975	115	8,861
Q2	1,053	16,056	6,274	8,596	153	32,132
Q3	1,510	876	720	257	172	3,535
Q4	2,055	6,945	3,245	4,070	216	16,531
2016						
Q1	657	454	1,118	308	146	2,683
Q2	744	981	941	427	384	3,477
Q3	993	1,250	755	1,015	147	4,160
Q4	1,248	2,484	978	579	133	5,422
2017						
Q1	863	1,183	658	1,577	203	4,484
Q2	1,582	1,313	923	1,789	154	5,761
Q3	1,042	1,584	1,444	901	162	5,133
Q4	1,849	2,099	1,302	1,604	159	7,013
2018						
Q1	1,715	1,268	743	1,953	232	5,911
Q2	1,443	3,537	438	687	180	6,285
Q3	448	1,782	817	639	173	3,859
Q4	649	1,397	946	694	146	3,832
2019						
Q1	776	2,582	916	2,221	174	6,669
Q2	1,813	2,280	1,361	1,783	126	7,363
Q3	2,017	3,095	1,816	1,325	156	8,409
Q4	1,541	2,267	932	1,615	142	6,497
2020						
Q1	731	2,130	823	3,281	127	7,092
Q2	1,189	1,784	660	275	60	3,968
Q3	1,447	1,482	681	868	123	4,601
Q4	2,362	1,947	885	832	138	6,164
2021						
Q1	1,550	1,103	976	1,954	93	5,676
Q2	1,515	2,517	579	985	134	5,730
Q3	1,366	1,942	419	1,016	103	4,846
Q4	1,588	3,300	988	1,471	109	7,456
2022						
Q1	2,948	4,441	1,806	2,857	424	12,476
Q2	6,577	23,940	8,011	11,688	186	50,402
Q3	862	1,916	687	462	109	4,036
Q4	1,261	1,657	607	681	96	4,302
2023						
Q1	750	1,170	1,170	584	88	3,762
Q2	1,133	1,411	294	935	118	3,891
Q3	1,385	934	272	671	81	3,343
Q4	1,613	1,855	327	1,567	138	5,500
2024						
Q1	306	1,575	317	731	66	2,995
Q2	712	1,478	364	630	98	3,282
Q3	1,057	1,439	639	995	80	4,210
Q4	1,254	2,161	567	780	76	4,838
2025						
Q1	1,281	1,607	103	677	98	3,766
Q2	957	1,206	499	348	88	3,098
Q3	1,554	1,383	111	676	179	3,903
Q4	3,224	1,548	904	1,131	99	6,906

Source: NYC Department of City Planning. Data may be revised annually.

4. New Housing Units Completed in New York City, 1967-2025

Year	Bronx	Brooklyn	Manhattan	Queens	Staten Island	NYC Total
1967	4,038	3,195	7,108	5,626	3,069	23,036
1968	3,138	4,158	2,707	4,209	3,030	17,242
1969	1,313	2,371	6,570	3,447	3,768	17,469
1970	1,652	1,695	3,155	4,230	3,602	14,334
1971	7,169	2,102	4,708	2,576	2,909	19,464
1972	11,923	2,593	1,931	3,021	3,199	22,667
1973	6,294	4,340	2,918	3,415	3,969	20,936
1974	3,380	4,379	6,418	3,406	2,756	20,339
1975	4,469	3,084	9,171	2,146	2,524	21,394
1976	1,373	10,782	6,760	3,364	1,638	23,917
1977	721	3,621	2,547	1,350	1,984	10,223
1978	464	345	3,845	697	1,717	7,068
1979	405	1,566	4,060	1,042	2,642	9,715
1980	1,709	708	3,306	783	2,380	8,886
1981	396	454	4,416	1,152	2,316	8,734
1982	997	332	1,812	2,451	1,657	7,249
1983	757	1,526	2,558	2,926	1,254	9,021
1984	242	1,975	3,500	2,291	2,277	10,285
1985	557	1,301	1,739	1,871	1,939	7,407
1986	968	2,398	4,266	1,776	2,715	12,123
1987	1,177	1,735	4,197	2,347	3,301	12,757
1988	1,248	1,631	5,548	2,100	2,693	13,220
1989	847	2,098	5,979	3,560	2,201	14,685
1990	872	929	7,260	2,327	1,384	12,772
1991	656	764	2,608	1,956	1,627	7,611
1992	802	1,337	3,750	1,498	1,136	8,523
1993	886	616	1,810	801	1,466	5,579
1994	891	1,035	1,927	1,527	1,573	6,953
1995	1,166	1,647	2,798	1,013	1,268	7,892
1996	1,075	1,583	1,582	1,152	1,726	7,118
1997	1,391	1,369	816	1,578	1,791	6,945
1998	575	1,333	5,175	1,263	1,751	10,097
1999	1,228	1,025	2,341	2,119	2,264	8,977
2000	1,390	1,635	5,057	2,206	3,384	13,672
2001	1,581	2,465	5,859	1,599	2,809	14,313
2002	1,554	2,384	6,866	2,388	1,894	15,086
2003	1,450	4,783	4,718	3,000	3,482	17,433
2004	3,156	4,601	6,279	2,836	2,319	19,191
2005	2,945	4,957	5,281	4,702	1,930	19,815
2006	4,236	6,162	7,105	5,858	1,866	25,227
2007	4,469	7,083	7,584	5,883	1,435	26,454
2008	4,144	7,242	6,047	5,468	1,014	23,915
2009	2,905	7,525	6,901	4,674	874	22,879
2010	4,192	7,256	6,946	3,677	798	22,869
2011	3,346	4,765	5,730	2,782	611	17,234
2012	1,882	3,558	1,078	2,576	598	9,692
2013	1,483	4,562	3,641	4,161	605	14,452
2014	1,780	4,399	3,430	3,035	524	13,168
2015	2,574	5,621	3,701	3,154	544	15,594
2016	2,457	8,950	7,337	3,457	1,250	23,451
2017	2,737	11,255	5,492	5,301	687	25,472
2018	4,758	9,428	7,260	6,329	863	28,638
2019	4,316	10,187	4,865	4,671	654	24,693
2020	4,433	8,730	3,814	2,685	505	20,167
2021	4,453	11,472	3,482	8,245	550	28,202
2022	5,004	8,253	4,843	7,318	463	25,881
2023	9,842	9,275	3,720	4,657	470	27,964
2024	6,525	13,532	4,840	8,150	814	33,861
2025	5,683	18,048	4,874	9,608	478	38,691

Source: NYC Department of City Planning; Data from 2010 forward from DCP Housing Database Project-Level Files, for residential Class A units only in newly constructed buildings.

Note: Housing unit count is based on the number of Certificates of Occupancy issued by NYC Department of Buildings (DOB), or equivalent action by the Empire State Development Corporation or NYS Dormitory Authority. Data is updated annually and may not match that presented in earlier reports.

5. Number of Residential Co-op and Condo Plans Accepted for Filing By the NYS Attorney General's Office, 2020-2025

Plan Type	2020		2021		2022		2023		2024		2025	
	Plans	Units	Plans	Units	Plans	Units	Plans	Units	Plans	Units	Plans	Units
New Construction	188	3,527	183	4,160	160	3,089	158	2,923	198	4,241	137	2,519
Rehabilitation	37	180	33	161	42	342	34	288	55	557	58	332
Conversion	15	1,018	4	352	3	206	2	272	7	310	7	674
Building Type	Plans	Units	Plans	Units	Plans	Units	Plans	Units	Plans	Units	Plans	Units
Condo	237	4,594	216	4,628	200	3,419	192	3,123	247	4,712	196	2,920
Co-op	3	131	4	45	5	218	2	360	13	396	6	605
Borough	Plans	Units	Plans	Units	Plans	Units	Plans	Units	Plans	Units	Plans	Units
Bronx	2	116	1	3	2	21	2	9	5	234	0	0
Brooklyn	166	1,959	148	1,683	142	1,564	128	1,354	176	1,938	155	1,857
Manhattan	44	1,720	38	1,529	29	1,126	23	673	41	1,306	29	1,004
Queens	25	914	33	1,458	30	916	41	1,447	36	1,625	14	597
Staten Island	3	16	0	0	2	10	0	0	2	5	4	67
Total	240	4,725	220	4,673	205	3,637	194	3,483	260	5,108	202	3,525

Source: NYS Attorney General's Office, Real Estate Finance Bureau
 Note: Figures exclude "Homeowner," "Other," and "No Action" plans/units.

6. Number of Units in Co-op and Condo Plans Accepted for Filing By the NYS Attorney General's Office, 1998-2025

Year	New Construction	Conversion Eviction	Conversion Non-Eviction	Rehabilitation	Total: New Construction Conversion & Rehab	Units in HPD Sponsored Plans
1998	3,225	0	386	826	4,437	190
1999	1,123	343	359	1,029	2,854	295
2000	1,911	203	738	220	3,072	179
2001	3,833	22	1,053	124	5,032	22
2002	2,576	260	1,974	348	5,158	260
2003	4,870	0	639	418	5,927	0
2004	6,018	274	1,550	334	8,176	274
2005	12,210	269	2,356	223	15,058	269
2006	19,870	273	6,331	0	26,474	273
2007*	14,159	45	4,832	56	19,092	87
2008*	10,520	188	2,286	90	13,084	188
2009*	5,327	50	618	208	6,203	205
2010*	3,493	161	746	0	4,400	218
2011*	2,765	106	208	14	3,093	0
2012*	1,943	19	1,164	75	3,201	19
2013*	2,849	0	693	406	3,948	95
2014*	4,277	0	3,821	385	8,483	0
2015*	6,118	0	2,331	460	8,909	70
2016*	4,726	0	1,311	301	6,338	0
2017*	4,731	0	717	507	5,955	0
2018*	7,155	0	545	804	8,504	12
2019*	5,358	0	745	480	6,583	0
2020*	3,511	0	760	180	4,451	0
2021*	4,160	0	352	161	4,673	0
2022*	3,089	0	206	342	3,637	0
2023*	2,923	0	272	288	3,483	0
2024*	4,241	0	310	557	5,108	0
2025*	2,519	0	674	332	3,525	0

Source: NYS Attorney General's Office, Real Estate Finance Bureau

*2007-2025 data is based on residential units. Prior years data relies on "total units," which includes residential, commercial and storage units, as well as parking spaces (in addition to other categories with very few units). For context, on average, from 2007-2019, the number of residential units was 23.1% lower than total units.

7. Tax Incentive Programs, 2023-2025

Buildings Newly Receiving Certificates for 421-a Exemptions, 2023-2025

	2023			2024			2025		
	Certificates	Buildings	Units	Certificates	Buildings	Units	Certificates	Buildings	Units
Bronx	145	302	3,535	138	148	6,049	143	143	5,703
Brooklyn	250	268	8,575	167	207	7,985	202	230	12,600
Manhattan	28	29	3,179	21	21	4,138	30	31	4,547
Queens	122	147	5,731	88	106	2,923	82	87	5,913
Staten Island	0	0	0	4	4	139	0	0	0
TOTAL	545	746	21,020	418	486	21,234	457	491	28,763

Buildings Newly Receiving Certificates for 485-x Exemptions, 2023-2025

	2023			2024			2025		
	Certificates	Buildings	Units	Certificates	Buildings	Units	Certificates	Buildings	Units
Bronx	--	--	--	--	--	--	9	9	152
Brooklyn	--	--	--	--	--	--	7	7	158
Manhattan	--	--	--	--	--	--	0	0	0
Queens	--	--	--	--	--	--	1	1	6
Staten Island	--	--	--	--	--	--	0	0	0
TOTAL	--	--	--	--	--	--	17	17	316

Buildings Newly Receiving J-51 Tax Abatements and Exemptions, 2023-2025

	2023			2024			2025		
	Certified Buildings	Certified Units	Certified Cost (\$1,000s)	Certified Buildings	Certified Units	Certified Cost (\$1,000s)	Certified Buildings	Certified Units	Certified Cost (\$1,000s)
Bronx	61	3,931	\$5,154	59	3,449	5,670	105	1,568	2,548
Brooklyn	74	3,551	\$9,441	56	2,646	4,246	30	883	3,519
Manhattan	5	149	\$316	7	411	571	2	69	96
Queens	84	3,111	\$4,319	237	3,061	54,416	206	1,782	1,963
Staten Island	2	161	\$131	0	0	0	0	0	0
TOTAL	226	10,903	\$19,362	359	9,567	64,903	343	4,302	8,126

Source: NYC Department of Housing Preservation and Development, Office of Development, Tax Incentive Programs

8. Tax Incentive Programs – Units Receiving Initial Benefits, 1981-2025

Year	421-a	485-x	J-51	Year	421-a	485-x	J-51	Year	421-a	485-x	J-51
1981	3,505	--	--	1996	1,085	--	70,431	2011	11,007	--	54,775
1982	3,620	--	--	1997	2,099	--	145,316	2012	10,856	--	45,886
1983	2,088	--	--	1998	2,118	--	103,527	2013	7,890	--	55,659
1984	5,820	--	--	1999	6,123	--	82,121	2014	6,945	--	40,787
1985	5,478	--	--	2000	2,828	--	83,925	2015	5,468	--	44,259
1986	8,569	--	--	2001	4,870	--	81,321	2016	4,493	--	34,311
1987	8,286	--	--	2002	4,953	--	70,145	2017	20,804	--	22,877
1988	10,079	--	109,367	2003	3,782	--	74,005	2018	28,292	--	29,815
1989	5,342	--	64,392	2004	6,738	--	117,503	2019	22,754	--	13,487
1990	980	--	113,009	2005	5,062	--	66,370	2020	10,312	--	1,940
1991	3,323	--	115,031	2006	3,875	--	66,010	2021	9,920	--	7,362
1992	2,650	--	143,593	2007	4,212	--	55,681	2022	13,456	--	14,901
1993	914	--	122,000	2008	4,521	--	64,478	2023	21,020	--	10,903
1994	627	--	60,874	2009	4,613	--	37,867	2024	21,234	--	9,567
1995	2,284	--	77,072	2010	5,895	--	50,263	2025	28,763	316	4,302

Source: NYC Department of Housing Preservation and Development, Office of Development, Tax Incentive Programs

9. Demolition Permits in New York City, 1986-2025 (Commercial and Residential)

Year	Bronx		Brooklyn		Manhattan		Queens		Staten Island		NYC Total	
	5+ Units	Total	5+ Units	Total	5+ Units	Total	5+ Units	Total	5+ Units	Total	5+ Units	Total
1986	48	96	14	197	19	38	3	273	4	67	88	671
1987	14	55	2	130	22	33	1	273	6	83	45	574
1988	3	34	2	169	25	44	2	269	0	160	32	676
1989	6	48	8	160	20	38	3	219	0	109	37	574
1990	4	29	3	133	20	28	5	119	0	71	32	380
1991	10	33	15	95	9	14	1	68	0	32	35	242
1992	12	51	6	63	2	5	1	41	0	33	21	193
1993	0	17	4	94	0	1	3	51	0	5	7	168
1994	3	14	4	83	5	5	2	42	0	8	14	152
1995	2	18	0	81	0	0	2	37	0	17	4	153
1996	-	30	-	123	-	25	-	118	-	84	-	380
1997	-	29	-	127	-	51	-	168	-	119	-	494
1998	-	71	-	226	-	103	-	275	-	164	-	839
1999	-	67	-	211	-	53	-	227	-	159	-	717
2000	-	64	-	499	-	101	-	529	-	307	-	1,500
2001	-	96	-	421	-	160	-	519	-	291	-	1,487
2002	-	126	-	500	-	89	-	600	-	456	-	1,771
2003	-	161	-	560	-	100	-	865	-	564	-	2,250
2004	-	238	-	691	-	141	-	1,128	-	547	-	2,745
2005	-	245	-	1,080	-	145	-	1,545	-	477	-	3,492
2006	-	334	-	1,109	-	259	-	1,485	-	381	-	3,568
2007	-	302	-	984	-	282	-	1,407	-	308	-	3,283
2008	-	206	-	925	-	252	-	1,082	-	215	-	2,680
2009	-	166	-	467	-	153	-	663	-	177	-	1,626
2010	-	121	-	326	-	76	-	464	-	129	-	1,116
2011	-	93	-	308	-	124	-	463	-	141	-	1,129
2012	-	121	-	284	-	144	-	434	-	139	-	1,122
2013	-	105	-	367	-	145	-	453	-	216	-	1,286
2014	-	125	-	454	-	121	-	555	-	258	-	1,513
2015	-	116	-	668	-	225	-	612	-	266	-	1,887
2016	-	139	-	642	-	178	-	655	-	235	-	1,849
2017	-	136	-	573	-	114	-	579	-	320	-	1,722
2018	-	190	-	661	-	146	-	624	-	267	-	1,888
2019	-	217	-	632	-	178	-	596	-	215	-	1,838
2020	-	209	-	366	-	78	-	373	-	194	-	1,220
2021	-	214	-	432	-	80	-	425	-	200	-	1,351
2022	-	246	-	553	-	90	-	456	-	195	-	1,540
2023	-	190	-	404	-	86	-	388	-	189	-	1,257
2024	-	155	-	401	-	94	-	323	-	143	-	1,116
2025	-	221	-	348	-	71	-	352	-	185	-	1,177

Source: U.S. Bureau of the Census, Manufacturing and Construction Division, Building Permits Branch; New York City Department of Buildings

Note: The Census Bureau discontinued collecting demolition statistics in December, 1995. The New York City Department of Buildings (DOB) began supplying the total number of buildings demolished from 1996 forward, but does not specify whether buildings are residential or whether they have 5+ units. Demolition statistics from 1985 through 1995 are solely for residential buildings. Data from 1996 through 2018 was received directly from DOB, while data from 2019 forward was derived from published DOB data on the NYC Open Data portal, per criteria set by the DOB FOIL office.

10. Demolitions (of Buildings Containing Class A Units of Housing) in New York City, 2010-2025

Year	Bronx		Brooklyn		Manhattan		Queens		Staten Island		NYC Total	
	Units	Buildings	Units	Buildings	Units	Buildings	Units	Buildings	Units	Buildings	Units	Buildings
2010	70	40	318	119	125	23	300	217	84	73	897	472
2011	65	38	209	116	191	30	332	233	76	71	873	488
2012	92	57	249	133	299	34	297	209	121	108	1058	541
2013	83	45	358	175	382	38	392	289	152	123	1367	670
2014	95	46	501	249	383	49	400	306	169	167	1548	817
2015	101	53	730	339	562	88	507	330	448	133	2348	943
2016	107	64	709	393	520	65	495	351	178	157	2009	1030
2017	185	90	637	371	610	47	505	344	221	214	2158	1066
2018	194	109	580	298	344	51	377	283	168	154	1663	895
2019	263	132	541	283	659	83	424	277	131	128	2018	903
2020	183	105	310	165	276	31	274	166	126	118	1169	585
2021	411	129	379	187	181	28	279	184	129	121	1379	649
2022	247	137	506	227	269	35	316	200	139	130	1477	729
2023	171	64	220	116	396	37	161	107	64	56	1012	380
2024	84	47	195	98	155	36	93	60	42	37	569	278
2025	156	77	154	82	166	16	172	120	110	104	758	399

Source: NYC Department of City Planning

Note: A Class A Multiple Dwelling is a multiple dwelling that is occupied only for permanent residential purposes (occupancy of a dwelling unit by the same person or family for 30 consecutive days or more), such as, but not limited to an apartment building. Each Class A Dwelling Unit or apartment must have its own kitchen or kitchenette and its own full bathroom. Data is updated annually and may not match that presented in earlier reports.

11. Net Change in Units from Alterations (in Buildings Containing Class A Units of Housing) in New York City, 2010-2025

Year	Net Change in Units by Borough					NYC Additions, Subtractions, and Net Change in Units		
	Bronx	Brooklyn	Manhattan	Queens	Staten Is.	Additions	Subtractions	Net Change
2010	80	752	122	566	28	2,336	-788	1,548
2011	52	743	233	486	28	2,328	-786	1,542
2012	74	753	726	378	5	2,868	-932	1,936
2013	69	739	180	479	22	2,509	-1,020	1,489
2014	54	775	-271	273	8	1,888	-1,049	839
2015	-73	854	1,108	434	18	3,424	-1,083	2,341
2016	42	1,023	749	465	6	3,225	-940	2,285
2017	94	894	1,787	338	16	4,082	-953	3,129
2018	61	958	530	703	-9	3,174	-931	2,243
2019	113	1,348	1,216	1,354	23	4,668	-614	4,054
2020	181	1,548	177	408	27	2,848	-507	2,341
2021	321	705	643	566	34	3,000	-731	2,269
2022	431	831	331	470	26	2,704	-615	2,089
2023	781	1,105	803	523	26	3,698	-460	3,238
2024	1,615	921	994	576	45	4,681	-530	4,151
2025	1,071	2,449	1,558	773	28	6,747	-868	5,879

Source: NYC Department of City Planning

Note: A Class A Multiple Dwelling is a multiple dwelling that is occupied only for permanent residential purposes (occupancy of a dwelling unit by the same person or family for 30 consecutive days or more), such as, but not limited to an apartment building. Each Class A Dwelling Unit or apartment must have its own kitchen or kitchenette and its own full bathroom. Data is updated annually and may not match that presented in earlier reports.

12. Net Change in Class A Units and Buildings Containing Class A Units in New York City, 2010-2025 (including Completions, Demolitions, and Alterations)

Year	Bronx		Brooklyn		Manhattan		Queens		Staten Island		NYC Total	
	Units	Bldgs	Units	Bldgs	Units	Bldgs	Units	Bldgs	Units	Buildings	Units	Bldgs
2010	4,202	277	7,690	531	6,943	68	3,943	509	742	320	23,520	1,705
2011	3,333	173	5,299	315	5,772	31	2,936	390	563	285	17,903	1,194
2012	1,864	121	4,062	222	1,505	-7	2,657	226	482	247	10,570	809
2013	1,469	74	4,943	192	3,439	-3	4,248	115	475	223	14,574	601
2014	1,739	65	4,673	63	2,776	-2	2,908	101	363	212	12,459	439
2015	2,400	60	5,745	60	4,247	-37	3,081	117	114	244	15,587	444
2016	2,392	85	9,264	122	7,566	4	3,427	98	1,078	334	23,727	643
2017	2,646	48	11,512	208	6,669	24	5,134	84	482	207	26,443	571
2018	4,625	20	9,806	172	7,446	19	6,655	195	686	336	29,218	742
2019	4,166	-5	10,994	279	5,422	-12	5,601	175	546	302	26,729	739
2020	4,431	7	9,968	266	3,715	20	2,819	173	406	234	21,339	700
2021	4,363	4	11,798	269	3,944	21	8,532	194	455	234	29,092	722
2022	5,188	-28	8,578	123	4,905	31	7,472	202	350	138	26,493	466
2023	10,452	132	10,160	218	4,127	8	5,019	230	432	242	30,190	830
2024	8,056	144	14,258	294	5,679	16	8,633	288	817	213	37,443	955
2025	6,598	61	20,343	222	6,266	38	10,209	165	396	115	43,812	601

Source: NYC Department of City Planning

Note: A Class A Multiple Dwelling is a multiple dwelling that is occupied only for permanent residential purposes (occupancy of a dwelling unit by the same person or family for 30 consecutive days or more), such as, but not limited to an apartment building. Each Class A Dwelling Unit or apartment must have its own kitchen or kitchenette and its own full bathroom. Data is updated annually and may not match that presented in earlier reports.

13. Various Violation Metrics (Class B and Class C Violations Opened in 2025, Buildings of at Least Six Units)

Violation Metrics (Buildings with Six or More Units)	All Buildings	Buildings Containing Rent Stabilized Units	Pre-1974 Buildings That Are a Minimum of 80% Rent Stabilized	Buildings Without Rent Stabilized Units
Class B violations	328,113	278,192	200,936	49,921
Proportion of Class B violations (of all B/C violations)	56.6%	57.2%	57.3%	53.8%
Class C violations	251,356	208,422	149,524	42,934
Proportion of Class C violations (of all B/C violations)	43.4%	42.8%	42.7%	46.2%
Total Class B/C violations	579,469	486,614	350,460	92,855
Proportion of total Class B/C violations (by building type)	--	84.0%	60.5%	16.0%
Proportion of total Class B/C violations that are open as of May 2026	37.9%	35.8%	34.9%	49.1%
Change of total Class B/C violations from prior year	-7.5%	-8.2%	-9.1%	-4.0%
Average building size of buildings with Class B/C violations	52	48	39	66
Median building size of buildings with Class B/C violations	25	27	27	16
Average Class B/C violations per unit , by building size, and borough	0.44	0.50	0.72	0.26
6-10 units	1.51	1.49	1.68	1.54
11-19 units	1.00	1.01	1.16	0.97
20-49 units	0.76	0.79	0.90	0.60
50-99 units	0.50	0.54	0.67	0.24
100 or more units	0.15	0.18	0.31	0.10
Bronx	0.68	0.79	0.95	0.36
Brooklyn	0.49	0.55	0.76	0.33
Manhattan	0.30	0.36	0.60	0.16
Queens	0.24	0.26	0.38	0.15
Staten Island	0.45	0.37	0.35	0.54
Count of buildings subject to HPD jurisdiction (total)	71,947	43,378	22,839	28,569
Count of buildings with Class B/C violations	25,407	19,996	12,350	5,411
Proportion of buildings with Class B/C violations (by building type)	--	78.7%	48.6%	21.3%
Proportion of buildings with Class B/C violations (of total buildings)	35.3%	46.1%	54.1%	18.9%
Units subject to HPD jurisdiction (total)	2,770,012	1,546,248	635,658	1,223,764
Proportion of units in buildings with no violations	52.3%	37.5%	23.6%	71.0%
Proportion of units in buildings with an average of fewer than 0.25 B/C violations per unit (of all units in buildings)	82.6%	73.4%	54.4%	94.3%
Proportion of units in buildings with an average of fewer than 0.5 B/C violations per unit (of all units in buildings)	89.2%	83.3%	69.5%	96.7%
Proportion of units in buildings with an average of fewer than 1.0 B/C violations per unit (of all units in buildings)	94.4%	91.3%	83.7%	98.3%
Proportion of units in buildings with an average of 1.0 or more B/C violations per unit (of all units in buildings)	5.6%	8.7%	16.3%	1.7%

Source: NYC Department of Housing Preservation and Development, NYS Homes and Community Renewal, and NYC Department of City Planning

Note: The buildings which were determined to contain rent stabilized units is based on matching the Borough, Block, and Lot designation of each building in the violation data with the equivalent data in the 2024 NYS Homes and Community Renewal (HCR) building registration file. Any building which did not directly correlate with the HCR file was determined to not contain rent stabilized units.

14. Various Violation Metrics (Class B and Class C Violations Opened in Buildings Containing Rent Stabilized Units, 2024 versus 2025)

Violation Metrics (Buildings that Contain Rent Stabilized Units)	2024	2025	Change 2024-2025
Total Class B/C violations (by borough)	533,581	490,138	-8.1%
Bronx	223,777	202,325	-9.6%
Brooklyn	144,101	140,344	-2.6%
Manhattan	106,706	97,096	-9.0%
Queens	56,437	47,331	-16.1%
Staten Island	2,560	3,042	18.8%
Proportion of total Class B/C violations that are open as of May 2026	24.1%	35.9%	11.8 pp*
Total Class B violations	305,813	280,270	-8.4%
Proportion of Class B violations (of total)	57.3%	57.2%	-0.1 pp*
Total Class C violations	227,768	209,868	-7.9%
Proportion of Class C violations (of total)	42.7%	42.8%	0.1 pp*
Count of all buildings with Class B/C violations	20,986	20,452	-2.5%
Proportion of buildings with Class B/C violations (of total buildings)	44.4%	43.3%	-1.1 pp*
Proportion of buildings with Class B/C violations that are at least 80% rent stabilized (of buildings with B/C violations)	69.9%	70.8%	1.0 pp*
Average building size of buildings with Class B/C violations	46.6	47.3	0.7
Median building size of buildings with Class B/C violations	26	26	0.0
Average Class B/C violations per unit , by building size, % rent stabilized, and borough	0.55	0.51	-0.04
1-5 units	2.24	2.14	-0.10
6-10 units	1.61	1.49	-0.12
11-19 units	1.05	1.01	-0.04
20-49 units	0.84	0.79	-0.05
50-99 units	0.57	0.54	-0.03
100 or more units	0.20	0.18	-0.02
Less than 50% rent stabilized	0.21	0.18	-0.03
Less than 80% rent stabilized	0.31	0.27	-0.03
50% or more rent stabilized	0.67	0.62	-0.05
80% or more rent stabilized	0.68	0.64	-0.05
100% rent stabilized	0.69	0.64	-0.05
Bronx	0.87	0.79	-0.08
Brooklyn	0.59	0.55	-0.04
Manhattan	0.38	0.36	-0.02
Queens	0.30	0.26	-0.04
Staten Island	0.33	0.38	0.04
Total Units in Buildings (2024)	1,559,379	1,559,379	--
Proportion of units in buildings with no Class B/C violations	37.3%	38.0%	0.7 pp*
Proportion of units in buildings with an average of fewer than 0.25 Class B/C violations per unit (of all units in buildings)	71.8%	73.5%	1.7 pp*
Proportion of units in buildings with an average of fewer than 0.5 Class B/C violations per unit (of all units in buildings)	81.7%	83.3%	1.6 pp*
Proportion of units in buildings with an average of fewer than 1.0 Class B/C violation per unit (of all units in buildings)	90.3%	91.3%	1.1 pp*
Proportion of units in buildings with an average of 1.0 or more Class B/C violations per unit (of all units in buildings)	9.7%	8.7%	-1.1 pp*

Source: NYC Department of Housing Preservation and Development, NYS Homes and Community Renewal, and NYC Department of City Planning

Note: The buildings which were determined to contain rent stabilized units is based on matching the Borough, Block, and Lot designation of each building in the violation data with the equivalent data in the 2024 NYS Homes and Community Renewal (HCR) building registration file. Any building which did not directly correlate with the HCR file was determined to not contain rent stabilized units.

*The "pp" designation in the 2024-2025 Change column stands for percentage point.

15. Various Violation Metrics (Class B and Class C Violations Opened in Pre-1974 Buildings Containing at Least 80% Rent Stabilized Units, 2024 versus 2025)

Violation Metrics (Pre-1974 Buildings that Contain at Least 80% Rent Stabilized Units)	2024	2025	Change 2024-2025
Total Class B/C violations (by borough)	387,570	352,389	-9.1%
Bronx	177,270	155,532	-12.3%
Brooklyn	113,023	108,052	-4.4%
Manhattan	59,155	55,041	-7.0%
Queens	36,548	31,996	-12.5%
Staten Island	1,574	1,768	12.3%
Proportion of total Class B/C violations that are open as of May 2026	23.2%	35.0%	11.8 pp*
Total Class B violations	222,096	202,115	-9.0%
Proportion of Class B violations (of total)	57.3%	57.4%	0.1 pp*
Total Class C violations	165,474	150,274	-9.2%
Proportion of Class C violations (of total)	42.7%	42.6%	-0.1 pp*
Count of all buildings with Class B/C violations	12,805	12,566	-1.9%
Proportion of buildings with Class B/C violations (of total buildings in 2024)	54.3%	53.3%	-1.0 pp*
Average building size of buildings with Class B/C violations	38.7	38.7	0.0
Median building size of buildings with Class B/C violations	26	26	0.0
Average Class B/C violations per unit , by building size, % rent stabilized, and borough	0.78	0.72	-0.06
1-5 units	2.52	2.36	-0.16
6-10 units	1.80	1.68	-0.12
11-19 units	1.22	1.16	-0.06
20-49 units	0.97	0.90	-0.07
50-99 units	0.71	0.67	-0.05
100 or more units	0.35	0.31	-0.04
100% rent stabilized	0.84	0.77	-0.06
Bronx	1.06	0.95	-0.11
Brooklyn	0.79	0.76	-0.03
Manhattan	0.63	0.60	-0.03
Queens	0.42	0.38	-0.04
Staten Island	0.33	0.35	0.02
Total Units in Buildings (2024)	638,419	638,419	--
Proportion of units in buildings with no Class B/C violations	22.4%	23.8%	1.4 pp*
Proportion of units in buildings with an average of fewer than 0.25 Class B/C violations per unit (of all units in buildings)	51.3%	54.4%	3.1 pp*
Proportion of units in buildings with an average of fewer than 0.5 Class B/C violations per unit (of all units in buildings)	66.6%	69.6%	3.0 pp*
Proportion of units in buildings with an average of fewer than 1.0 Class B/C violation per unit (of all units in buildings)	81.5%	83.7%	2.2 pp*
Proportion of units in buildings with an average of 1.0 or more Class B/C violations per unit (of all units in buildings)	18.5%	16.3%	-2.2 pp*

Source: NYC Department of Housing Preservation and Development, NYS Homes and Community Renewal, and NYC Department of City Planning

Notes: The buildings which were determined to contain rent stabilized units is based on matching the Borough, Block, and Lot designation of each building in the violation data with the equivalent data in the 2024 NYS Homes and Community Renewal (HCR) building registration file. Any building which did not directly correlate with the HCR file was determined to not contain rent stabilized units.

*The "pp" designation in the 2024-2025 Change column stands for percentage point.

16. Proportion of Class B and Class C Violations and Units in Buildings that Contain Rent Stabilized Units (By Borough, 2025, and change from 2024)

All Buildings that Contain Rent Stabilized Units

Borough	Number of Class B/C Violations	Proportion of Violations in Borough	Proportion of Units in Borough	Change in Class B/C Violations 2024-2025
Manhattan	97,096	19.8%	36.7%	-9.0%
Lower	21,061	21.7%	73.2%	-22.0%
Upper	76,035	78.3%	26.8%	-4.6%
Bronx	202,325	41.3%	19.4%	-9.6%
Brooklyn	140,344	28.6%	25.0%	-2.6%
Queens	47,331	9.7%	18.3%	-16.1%
Staten Island	3,042	0.6%	0.7%	18.8%
ALL	490,138	--	--	-8.1%

Pre-1974 Buildings that Contain at Least 80% Rent Stabilized Units

Borough	Number of Class B/C Violations	Proportion of Violations in Borough	Proportion of Units in Borough	Change in Class B/C Violations 2024-2025
Manhattan	55,041	15.6%	19.9%	-7.0%
Lower	4,140	7.5%	36.4%	-25.6%
Upper	50,901	92.5%	63.6%	-5.0%
Bronx	155,532	44.1%	29.6%	-12.3%
Brooklyn	108,052	30.7%	31.0%	-4.4%
Queens	31,996	9.1%	18.5%	-12.5%
Staten Island	1,768	0.5%	1.0%	12.3%
ALL	352,389	--	--	-9.1%

Source: NYC Department of Housing Preservation and Development, NYS Homes and Community Renewal, and NYC Department of City Planning

Notes: The buildings which were determined to contain rent stabilized units is based on matching the Borough, Block, and Lot designation of each building in the violation data with the equivalent data in the 2024 NYS Homes and Community Renewal (HCR) building registration file. Any building which did not directly correlate with the HCR file was determined to not contain rent stabilized units. The proportion of units in each borough is based on the residential unit counts of buildings containing rent stabilized units.

17. Distribution of Units by Average Number of Violations per Unit (Class B and Class C Violations Opened in Buildings that Contain Rent Stabilized Units, 2024 versus 2025)

Violation Metrics (Buildings that Contain Rent Stabilized Units)	All Buildings Containing Rent Stabilized Units			Pre-1974 Buildings Containing at Least 80% Rent Stabilized Units			Difference Between All Bldgs with RS Units and Pre-1974, 80%+ RS Units (2025)*
	2024	2025	Change 2024-2025*	2024	2025	Change 2024-2025*	
Proportion of units in buildings with no Class B/C violations (of all units in buildings)	37.3%	38.0%	0.7 pp	22.4%	23.8%	1.4 pp	-14.2 pp
Bronx	15.0%	15.0%	0.0 pp	11.0%	13.2%	2.2 pp	-1.8 pp
Brooklyn	36.9%	34.8%	-2.1 pp	28.0%	28.6%	0.6 pp	-6.2 pp
Manhattan	50.9%	53.0%	2.1 pp	25.9%	27.6%	1.6 pp	-25.4 pp
Queens	34.8%	37.1%	2.3 pp	27.0%	28.9%	1.9 pp	-8.2 pp
Staten Island	25.2%	21.8%	-3.4 pp	24.3%	18.7%	-5.5 pp	-3.0 pp
Proportion of units in buildings with an average of fewer than 1.0 Class B/C violations per unit (of all units in buildings)	90.3%	91.3%	1.1 pp	81.5%	83.7%	2.2 pp	-7.6 pp
Bronx	77.6%	80.7%	3.1 pp	70.5%	75.2%	4.8 pp	-5.5 pp
Brooklyn	89.2%	89.8%	0.6 pp	82.2%	83.5%	1.4 pp	-6.2 pp
Manhattan	95.0%	95.4%	0.5 pp	86.2%	87.0%	0.8 pp	-8.4 pp
Queens	95.7%	96.5%	0.8 pp	92.2%	93.3%	1.2 pp	-3.2 pp
Staten Island	94.4%	95.9%	1.4 pp	94.2%	96.3%	2.1 pp	0.5 pp
Proportion of units in buildings with an average of 1.0 or more Class B/C violations per unit (of all units in buildings)	9.7%	8.7%	-1.1 pp	18.5%	16.3%	-2.2 pp	7.6 pp
Bronx	22.4%	19.3%	-3.1 pp	29.5%	24.8%	-4.8 pp	5.5 pp
Brooklyn	10.8%	10.2%	-0.6 pp	17.8%	16.5%	-1.4 pp	6.2 pp
Manhattan	5.0%	4.6%	-0.5 pp	13.8%	13.0%	-0.8 pp	8.4 pp
Queens	4.3%	3.5%	-0.8 pp	7.8%	6.7%	-1.2 pp	3.2 pp
Staten Island	5.6%	4.1%	-1.4 pp	5.8%	3.7%	-2.1 pp	-0.5 pp
Proportion of units in buildings with an average of 1.00-1.99 Class B/C violations per unit (of all units in buildings)	6.1%	5.3%	-0.8 pp	11.6%	10.0%	-1.6 pp	4.7 pp
Bronx	13.2%	11.4%	-1.8 pp	17.2%	14.8%	-2.4 pp	3.4 pp
Brooklyn	7.1%	6.5%	-0.6 pp	11.9%	10.4%	-1.5 pp	3.9 pp
Manhattan	3.2%	2.9%	-0.3 pp	8.7%	7.9%	-0.8 pp	5.0 pp
Queens	3.1%	2.3%	-0.8 pp	5.7%	4.3%	-1.4 pp	2.1 pp
Staten Island	4.9%	1.8%	-3.1 pp	5.5%	2.0%	-3.5 pp	0.2 pp
Proportion of units in buildings with an average of 2.00-2.99 Class B/C violations per unit (of all units in buildings)	1.9%	1.7%	-0.2 pp	3.6%	3.2%	-0.4 pp	1.5 pp
Bronx	4.6%	3.5%	-1.1 pp	6.1%	4.4%	-1.7 pp	0.9 pp
Brooklyn	2.0%	2.0%	0.0 pp	3.2%	3.2%	0.0 pp	1.2 pp
Manhattan	1.1%	1.0%	-0.1 pp	3.0%	3.1%	0.1 pp	2.1 pp
Queens	0.7%	0.8%	0.1 pp	1.3%	1.5%	0.2 pp	0.7 pp
Staten Island	0.2%	1.5%	1.3 pp	0.1%	0.7%	0.6 pp	-0.8 pp
Proportion of units in buildings with an average of 3.0 or more Class B/C violations per unit (of all units in buildings)	1.7%	1.7%	-0.1 pp	3.3%	3.1%	-0.2 pp	1.4 pp
Bronx	4.7%	4.5%	-0.2 pp	6.2%	5.6%	-0.6 pp	1.1 pp
Brooklyn	1.7%	1.8%	0.1 pp	2.7%	2.9%	0.1 pp	1.1 pp
Manhattan	0.8%	0.7%	-0.1 pp	2.1%	2.0%	-0.1 pp	1.3 pp
Queens	0.5%	0.4%	-0.1 pp	0.8%	0.8%	0.0 pp	0.4 pp
Staten Island	0.5%	0.8%	0.3 pp	0.2%	1.0%	0.8 pp	0.1 pp

Source: NYC Department of Housing Preservation and Development, NYS Homes and Community Renewal, and NYC Department of City Planning

Notes: The buildings which were determined to contain rent stabilized units is based on matching the Borough, Block, and Lot designation of each building in the violation data with the equivalent data in the 2024 NYS Homes and Community Renewal (HCR) building registration file. Any building which did not directly correlate with the HCR file was determined to not contain rent stabilized units.

*The "pp" designation in each of the change columns stands for percentage point.