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By Paige Oamek

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If you've ever dreamed of redesigning Manhattan like a SimCity player, now's your chance.

Mayor Eric Adams and New York City's planning department are taking the first steps in their "Manhattan Plan" to add 100,000 new homes to the borough over the next decade. Residents can now weigh in on the plan through a [city website](#) and [survey](#), and eventually in-person events, to identify potential sites for residential development, zoning updates and other ideas down to the census-tract level.

That feedback will help shape a final report due later this year, city officials say.

"Tackling our city's housing crisis takes all of us," Adams said in a statement. "We'll use new tools from our landmark 'City of Yes' initiative, city-owned sites, and input from New Yorkers to reach this ambitious goal, build more homes, and make our city the best place to raise a family."

Rents in Manhattan remain high, as the median rental price has hovered around \$4,600 a month this spring, according to a May report [from real estate firms Douglas Elliman and Miller Samuel](#). That represents about an 8% increase from the year before and a nearly 30% jump from five years ago, in the early months of the COVID-19 pandemic. With housing costs so steep and construction lagging, Adams officials say, their Manhattan Plan is vital to keeping the city accessible for New Yorkers of different income brackets.

Over the past few years, Manhattan has produced fewer homes than every other borough except Staten Island, and some Manhattan neighborhoods have lost housing, according to the planning department. Manhattan rents have jumped 50% since 2010, [driven by surging demand and insufficient supply](#) due to restrictive zoning rules, high land costs and community opposition to new development.

Adams introduced the initiative during his State of the City address earlier this year, calling the plan “a tribute to this borough’s long history as a place where families from all over the world could come to start their American Dream.” Many zoning proposals that could result from the plan would likely require the approval of the City Planning Commission and City Council.

The initiative is part of the city’s broader push to build more housing as New Yorkers face a shortage of affordable homes. That includes the [“City of Yes” legislation Adams led](#), which is expected to generate 80,000 homes citywide over 15 years and invest \$5 billion in critical infrastructure.

Manhattan-specific efforts underway [include rezoning south Midtown](#) for more residential uses and [redeveloping city-owned lots like 100 Gold St.](#) in the Financial District. The Midtown rezoning, which would allow for almost 10,000 more homes across 42 blocks, passed the City Planning Commission last week and is set to be voted on by the Council this summer.

Public engagement for the Manhattan Plan will run into the early fall, with updates and event listings [posted online](#).

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Fernando Aguado

2w ago

Jersey city has built 40k new units since 2012 and because of that 50k more people can afford to live there than did before. You can't do that with rent control or by hoping developers decide to become charities.

15 2 4P ·



J-wow

2w ago

Supply and Demand pricing of real estate is a system of rationing where the market price is based on an abstract idea of supply, which is hard to measure, and demand, which is impossible to measure. This system of rationing gives priority ...

[See more](#)

15 1 4P ·

1 reply

 **Noah**

2w ago

Sadly we will need to continually pass more and more rezoning and development incentives through the city council before we really make a dent in this shortage. Hoping the next mayor will push for something like a city of yes 2.0 to keep t...

[See more](#) 2  1  **Earmuff**

2w ago

As though the city isn't already literally sinking under the weight 1.68 trillion pounds of buildings, as waters rise no less.

 3  4  1 reply

 **OnePersonOrAnother**

2w ago

"the median rental price has hovered around \$4,600 a month this spring"

That's the median ASKING rental price. The median price actually paid is around \$2200/month.

 1  1  1 reply



Unreasonable Strawman

2w ago

The plan: If you rich, you can live here.

15 3 4P 1 ↴

J

Johanna Ruiz

2w ago

Definitely true and it sad because you would have to work like three jobs to be able to afford a place in any new building even the old not in too good shape is renting for like \$3000 and up

15 1 4P 1 ↴

↪ 1 reply



King of Cyan

2w ago

Where's the Parking??



15 4 4P 1 ↴

↪ 2 replies



SMDH

2w ago

100k in 10 years. Lol. Developer handout round 2. Instead of city of yes it's "manhattan plan". The grifting continues.

15 4 4P 4 ↴



Spud

2w ago

The 'report' will be due right before election day so Adams can say here's my plan.

1 0P · 1



DC

2w ago

The answer is obvious. 2nd Ave subway extension. Harlem/East Harlem upzoning, 125th St tower district

1 0P · 1

1 reply



Andrew Hyman

2w ago

How many readers believe rent control and rent stabilization have caused the housing affordability crisis in New York City?

0P · 1

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