



A Housing Agenda to Confront the City's Crisis

New York City is growing, with its population and jobs far outpacing available homes and housing production. Rents are at historic highs and competition for housing is only increasing. If the City's housing shortage continues to go unaddressed, New Yorkers – low-income, working and middle class – will continue to be pushed out and homelessness will grow. We need to develop more affordable housing, senior housing, homeownership, and supportive housing, as well as market rate housing. Simultaneously, more efforts are needed to protect existing affordable housing and homeownership, and to ensure every New Yorker's home is healthy and safe. New York City Council Speaker Adrienne Adams has a housing agenda of action steps to implement and confront the City's housing crisis.

1 Increasing Housing Production with Equity

Fair Housing Framework Legislation:

Legislate Citywide Fair Housing Framework to require more detailed housing production, preservation, voucher, and neighborhood investment goals for each Community District based on factors that include access to opportunity, infrastructure capacity, and displacement risk. Fair Housing Framework legislation with community district targets would help address disparities in housing production across neighborhoods, ensuring all communities fairly contribute to addressing the City's housing crisis.

New HPD Tools for Fair Housing & Zoning Text Amendment:

Advocate for HPD to address its lack of financing tools that can better facilitate subsidized affordable housing in high-opportunity neighborhoods. The administration's "Zoning for Housing Opportunity" text amendment is an opportunity to remove regulatory barriers to housing production in high-opportunity neighborhoods, balancing citywide goals with local neighborhood needs.

Increased Housing Development on Underutilized Land:

Identify and support opportunities for redevelopment on underutilized government and non-profit properties for mixed-use affordable housing projects, especially in high-opportunity areas. This can also include expanded efforts to develop affordable senior housing on excess NYCHA land, making more public housing units available for extremely low-income families.

Repeal State's 12 Floor Area Ratio (FAR) Cap:

Advocate for repeal of New York State's 12 FAR cap on residential use in order to further unlock the potential for new affordable housing in our highest density areas, like midtown Manhattan and Downtown Brooklyn where MIH is not currently mapped.

Resolve HPD Delays in Housing Development:

Pursue increased legislative oversight and accountability for delays in housing development caused by bureaucratic challenges, underinvestment, and understaffing at HPD that leaves too many potential housing units languishing in the agency's pipeline, despite already being approved.

2

Deepening Housing Affordability to Serve New Yorkers

Securing Housing Units for Vouchers:

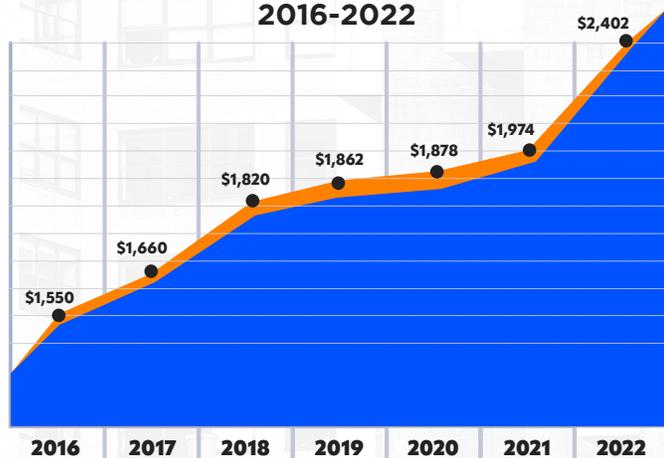
Increase number of market-rate units in developments dedicated for New Yorkers with housing vouchers, replicating strategy employed by the Council in Innovation QNS to secure units for CityFHEPS voucher holders that increased affordability beyond MIH requirements.

Deeper Affordability:

Advocate for HPD to set increased citywide unit production targets for “extremely low income” households at 30% AMI or less and “very low income” households at 50% AMI or less – incomes of \$25K – \$60K – that are the most cost-burdened and housing-scarce. Changes to Mandatory Inclusionary Housing can also help better reflect New York City incomes and housing needs.

Figure 1

2 BR Rent at 80 AMI
2016-2022



Increased Supportive Housing:

Increased development of supportive housing can be achieved by advancing projects on city and government-owned land, together with the creation of a new city-state New York/ New York agreement to build more supportive housing that effectively provides stability for New Yorkers in need (homeless families, as well as people living with HIV/AIDS, mental health issues, substance abuse challenges, and who are formerly justice-involved).

Expanded Homeownership Opportunities:

Advocate and work with HPD to make homeownership affordable to working families by adjusting HPD’s Open Door Program so that it targets families earning less than \$100,000 per year with expanded down payment assistance. Partner with the State to fund a new initiative modeled on the Mitchell Lama program to grow affordable homeownership through large-scale development of limited equity co-ops.

Update Federal AMI Calculations:

Advocate and work with Congressional Delegation and HUD to update AMI calculations to account for inflation and rising costs.

3

Preserving Affordable Housing to Ensure Healthy and Safe Homes

A

Strengthen City's Preservation Programs: Advocate to expand funding and improve effectiveness of HPD's "Neighborhood Pillars" and "Landlord Ambassador" programs for renters, and HomeFix and the Homeowner Help Desk programs that support working-class homeowners at risk of housing instability.

B

Address Problem of Vacant Regulated Units: Explore new legislative and policy tools at the city and state levels to address the problem of vacant affordable housing units, particularly rent-stabilized units.

C

Resolve NYCHA's Management Challenges: Advocate for mayoral administration to prioritize resources and resolve management challenges at NYCHA to curb delay of capital repairs and deteriorating building conditions.

D

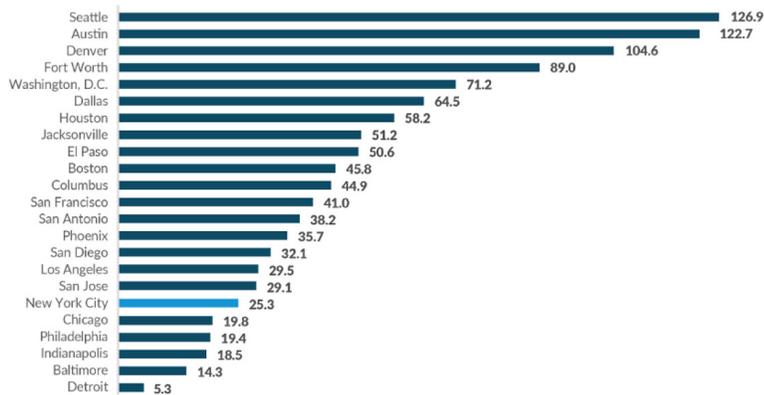
Increase Community-Based Ownership: Increase community-based ownership and participation by exploring expanded use of community land trusts and other social housing tools, like HDFCs.

E

Modernize Basement Apartments: Advance efforts to establish new regulations and programs with the state that make basement apartments safe and sustainable as affordable housing.

4 Restoring Capacity for Housing Agencies & Staff

Figure 2
Number of Housing Units Approved per 1,000 Residents, New York City and Peer Cities, 2010-2019



Note: The per-capita metric is calculated using the number of housing units permitted between 2010 and 2019 compared to each city's population in 2010 as reported by the U.S. Census Bureau.

Sources: CBC staff analysis of data from U.S. Department of Housing and Urban Development, *State of the Cities Data Systems: Building Permits Database* (accessed July 8, 2020), <https://socs.huduser.gov/permits/>; and U.S. Census Bureau, *2006-2010 American Community Survey 5-Year Estimates*.

Improve Support for Housing Agencies:



Advocate and prioritize legislative oversight and accountability to secure administration's support and management changes that allow housing agencies to hire and retain staff that resolves understaffing and access adequate resources.

Increase Capital Funds for Housing:



Continue demand for administration to dedicate increased capital funds for affordable housing, with a combined additional \$1.5 billion each year for a total annual commitment of \$2.5 billion for HPD and \$1.5 billion for NYCHA.

Figure 3
Percentage of Rent Burdened Households in New York City By Income

