

City for All Housing Plan

Affordable – Livable – Sustainable

1. Deepen Affordability of Housing Production

a. Significantly Increase Funding in HPD Five-Year Capital Plan for Affordable Housing Programs and Deeper Affordability, including for:

- o Extremely Low and Low-Income Affordability (ELLA)
- o NYCHA Section 9 Repairs/Rehabilitation
- o Affordable Homeownership Development / Open Door
- o Senior Housing
- o Supportive Housing (including resolution of 15/15 and JISH challenges)
- o Mixed Income Development with Affordability
- o Preservation – Neighborhood Pillars, Mitchell-Lama, etc.

b. Deepen Affordability Targets:

- o Create deeper affordability for households below 30% of AMI in ELLA, as part of increasing the City's unit production targets for extremely and very low-income households
- o Add set-asides of units for voucher holders in Mixed Income Market Initiative program and high opportunity area developments, in addition to homeless set-asides, to increase creation of affordable units.

c. Make Deep Affordability Option 3 of MIH Stand-Alone and consider future improvements to affordability.

d. Require Affordability in Large Transit Oriented Developments and Town Center Developments: For developments of a certain higher number of units, require that a significant percentage of units be affordable. This would mandate affordability in these zoning proposals, increasing the production of affordable rental units in larger buildings to utilize the full floor-area ratio (FAR), while maintaining smaller projects that can create affordable homeownership opportunities.

e. Strengthen Support for Faith- and Community-Based Organizations' Affordable Housing Development: Improve targeted housing development assistance for FBOs and small non-profits to successfully pursue and advance housing projects to completion.

f. Community Land Trusts: Increase Funding and Support to Strengthen CLTs

- o Significantly increase annual CLT funding to expand capacity through the CLT Initiative and increase access to capital
- o Immediate resolution of multi-year contract payment delays to CLTs and organizations in Stabilizing NYC with sustainable long-term fixes

2. Support Affordable Homeownership

a. Double Funding for HPD HomeFirst Down Payment Assistance Program with expansion of eligibility to include more low- and middle-income households, providing greater homeownership opportunities for families to remain in NYC.

- b. **Expand Funding for HPD HomeFix** to increase financial assistance that supports maintenance and repair needs for existing homeowners to preserve their homeownership.
- c. **Increase Affordable Homeownership Production:** Increase proportion of homeownership projects in total affordable housing financing and increase funding for OpenDoor affordable homeownership development.
- d. **Increase Funding of Legal Services for Homeowners:** Deepen support of preservation and estate planning efforts in at-risk neighborhoods, and aid for small landlords.

3. Invest in Infrastructure to Support Growth

- a. **Commit Significant Capital Funding for DEP Infrastructure, Open Space and Street Upgrades:** The City should invest significant capital funding for adequate DEP infrastructure to address existing flooding and sewer issues and plan for upgrades needed to support more housing. This should include incorporation of stormwater best management practices, installation of backwater valves, and other systems to prevent flooding. Unsatisfactory conditions and a deficit of open space, parks, roadway and streetscapes are frequent concerns that must be addressed as well. Many community boards, elected officials, and members of the public expressed concerns about inadequate infrastructure in their neighborhoods to handle current and new development. There are neighborhoods that have seen underinvestment in needed infrastructure to sufficiently address these issues.
- b. **Make increased investments in public transit,** including infrastructure, access to reduced fare programs, bus service, etc.

4. Strengthen Affordable Housing Preservation

- a. **Significantly Increase Capital Funding for NYCHA Section 9 Units:** Support maintenance and repairs for NYCHA apartments in bad condition and expedite return of over 5,000 vacant units through deeper investments in Vacant Unit Readiness Program.
- b. **Increase Funding for HPD Preservation:** Provide greater funding for preservation programs, like Neighborhood Pillars with newly revised term sheet by December 2024 sheet and Alternative Enforcement Program, to improve housing conditions and preserve affordable units.
- c. **Incentivize Return of Vacant Units:** Expedite completion of vacant unit reporting and inspection system and incentivize return of units for available occupancy.
- d. **Significantly Increase Funding for Mitchell-Lamas Preservation:** Expand preservation funds to address rising repair and improvement costs for Mitchell-Lama developments to maintain affordability for tenants. Establish City-State Mitchell-Lama Action Group to stabilize long-term affordability of homeownership and rental units.

5. Bolster Utilization of Housing Vouchers

- a. **Use Vouchers for New Yorkers at Greatest Risk:** Apart from current litigation's focus on legislative authority, establish access to CityFHEPS vouchers for homeless youth and people facing eviction without requiring their entrance to the adult shelter system through increased funding and creation of criteria to target households in greatest need,

determined by data such as income level, rent burden, risk of eviction or displacement. The bureaucratic inefficiencies in the application process and administering of vouchers must also be a priority to fix.

- b. Establish Voucher Set-Asides:** Create new incentives and set-asides for new developments in high-opportunity neighborhoods to dedicate units for voucher holders, in addition to homeless set-asides, increasing normalization of voucher acceptance.
- c. Significantly Increase Funding to Combat Housing Discrimination:** Provide major increase in funding for CCHR to return to pre-pandemic staff levels and capacity to combat source-of-income and other forms of housing discrimination.

6. Protect Tenants

- a. Significantly Enhance Right to Counsel Funding:** A major increase of funding for the Right to Counsel program can help expand access to legal services that reduce housing insecurity caused by evictions, strengthening the program and its workforce to help more eligible New Yorkers. Legal representation of tenants in housing court has proven effective in protecting renters from unfair legal action and housing instability.
- b. Restore & Strengthen Anti-Harassment Tenant Protection (AHTP) Program:** Restore \$25.5 million removed from new three-year contracts with provider organizations in June 2024 and enhance baseline annual funding for program. The City's AHTP program provides funding to legal services providers to help protect tenants from harassment. The Administration's removal of \$25.5 million (\$8.5 million/year) from the program's newly awarded contracts just before adoption of the Fiscal Year 2025 budget undermined critical protections for tenants. This should be restored to the current contracts, and total funding increased to support robust tenant protection efforts in areas with high displacement risks.
- c. Increase Funding for Tenant Organizing:** Greater funding support for non-profit tenant organizing and outreach supports tenants' access to housing protections and anti-displacement resources.

7. Fund Housing Agency Capacity

- a. Enhance HPD Development Capacity:** Increased funding, expedited hiring of vacant positions, the elimination of OMB barriers to hiring and project financing approvals, and prioritizing resources at HPD can strengthen the capacity to support clearing housing development backlogs, new housing development, placement and preservation efforts.
- b. Strengthen DOB & HPD Housing Inspections:** Increased support and expedited hiring with the elimination of OMB barriers can ensure adequate inspections to protect tenants from building conditions that are unhealthy, unsafe and out of compliance.
- c. Increase Funding for Neighborhood Plans:** Support for Department of City Planning neighborhood planning capacity can support the advancement of more neighborhood plans.