The New York State Association for Affordable Housing (NYSAFAH) is the statewide trade association for the affordable housing industry. Our 350+ members develop, preserve, finance, design, and manage the overwhelming majority of the affordable housing built in New York City with government subsidies. Partnerships with elected officials and the communities we serve are critical to our ability to deliver life-changing resources to residents. We look forward to working with you to create a more affordable, more equitable New York for all.

**OUR NEW YORK CITY PRIORITIES**

- **INCREASING AFFORDABLE HOUSING**
  - According to a 2021 report by the National Low Income Housing Coalition, New York suffers from a shortage of 609,225 units of affordable housing for extremely low-income renters.
  - The shortage of affordable housing contributes to the current chronic homelessness pandemic in New York City.
  - The creation of more affordable, supportive, and homeless housing, and prioritization of housing for communities that lack housing resources, is crucial.

- **COMBATING SEGREGATION**
  - New York is the second-most segregated city in the United States.
  - “High opportunity” neighborhoods are well resourced to successfully fight against much needed affordable housing development even when it means losing non-affordable housing that is also much needed in New York City, according to City Planning.
  - We need a comprehensive approach that centers around “upzoning” these ‘high-opportunity’ areas to make affordable housing production feasible while deconcentrating poverty.

- **FIGHTING FOR RESOURCES**
  - NYSAFAH works with advocacy partners to fight for increased funding – tax credits, vouchers, capital – to make affordable housing development possible.
  - Resources for affordable housing provide a vital investment tool that create jobs and boost local and state economies.
  - These resources also support our M/WBE firms that are instrumental in building and preserving New York’s affordable housing stock.

- **BUILDING SUSTAINABLE**
  - In New York City alone, nearly 70 percent of all carbon emissions come from buildings – and 90 percent of these will still be standing in 2050.
  - Retrofitting buildings poses a significant challenge to meeting ambitious climate goals but is essential while we also build new green affordable buildings.

- **DIGITAL EQUITY**
  - The lack of access to broadband most deeply impacts low-income New Yorkers, and further limits their ability to thrive in a digital world.
  - NYSAFAH is leading the charge to ensure every affordable housing building is equipped with modern broadband infrastructure and is working to lower costs with building-wide broadband service purchasing agreements.
Policy Recommendations

Affordable Housing Zoning Bonus

An as-of-right bonus to 100 percent affordable housing projects to allow project partners to build higher than current zoning permits so more families can be housed.

Expedite ULURP for 100 Percent Affordable Housing

The current and expansive ULURP process adds to the already high cost of affordable housing construction in New York City and sometimes causes lengthy project delays. Community input is critical, but to combat the current homelessness crisis, the creation of a dedicated "fast lane" for fully affordable projects would alleviate costly construction delays.

Upzone High Opportunity Neighborhoods and Transit Corridors for Housing

We can't stop at Soho/Noho. Too many neighborhoods in New York City are currently zoned to prevent affordable housing construction. Current zoning regulations shut out residents from accessing critical education and job opportunities.

Empower a Cost-Saving, Barrier-Reducing Task Force

Over the years, the costs of developing, building, and operating affordable housing have risen considerably. In order to stretch limited subsidy dollars, a task force should be created to identify streamlining procedures and work toward modernizing building codes and identifying efficiencies. Creating this task force requires a mayoral mandate and a clearly defined and collaborative multi-agency process.

Affordable Housing Liaisons at Every Relevant Agency

The Department of Buildings (DOB) has made strides in recent years through its Development HUB for Affordable Housing, including dedicated staff responsible for streamlining and troubleshooting affordable housing developments. Similar efforts are essential for the other New York City agencies that interact with affordable housing production experts, such as the FDNY, Parks Department and Department of Environmental Protection.

Center Residents in NYCHA Plans

Residents must be central to the process of NYCHA preservation planning and tenant protections must be ironclad, otherwise a lack of trust will impede the city’s ability to address necessary capital needs.

M/WBE Capacity and Job Training

The next mayor and Council must dedicate resources to expanding M/WBE capacity and reducing barriers to certification. Additional job training should be a priority so that contractors can continue to hire from local communities. Affordable housing projects provide crucial community jobs – and local residents should be first in line to benefit from them!