

NEW YORK HOUSING COMPACT

New York State has a massive shortage of affordable housing units, putting millions of low- and middle-income residents at risk of housing insecurity, rent burden, and homelessness. In the process, New York's long-term economic stability and prosperity are at risk. The land use proposals in the New York Housing Compact present a major opportunity to address this shortage – and to address it now.

FACTS AT A GLANCE

NY State needs to build over

800,000
housing units

Half of renters
are cost burdened

Over
74K homeless
New Yorkers

Avg home sales price increased
46% from 2018
to 2022

New York **created jobs at 3 times the rate of housing units** in the past decade, exacerbating a housing supply shortage. New York needs to build **800,000 housing units** in the next decade to meet current needs and expected job growth, according to the Regional Plan Association. This is a **9.8% increase** from the existing housing stock, an achievable goal for growth over 10 years.

The supply shortage is the driving force behind rising rent, escalating homelessness, and lack of homeownership opportunities for many working- and middle-class New Yorkers.

The lowest-income New Yorkers are disproportionately impacted—NY has a shortfall of **615,000** affordable rental units for extremely low-income renters. Over **74,000** New Yorkers are experiencing homelessness and tens of thousands more are at risk, struggling to afford rent.

Homeownership is increasingly out of reach. In 2022, **New York's average home sales price was \$523,111**, a **46 percent** increase from 2018. The scale of the problem is impacting an entire generation. Millennials have considerably **lower homeownership rates** than generations before them. Lack of affordable homeownership opportunities has also contributed to an **exodus of Black families** from historically Black neighborhoods in New York City. Research on county level migration patterns shows on average, annual mortgage costs for median-priced homes are **\$18,300 lower** in destination counties — a savings of **34 percent** — than in New York origin counties.

WHAT WE'VE ALREADY DONE

Governor Hochul and the NYS Legislature enacted a new **\$25 billion five-year plan** to create and preserve 100,000 affordable homes in 2022. We have also seen creative approaches in many municipalities, including New York City, to address the crisis. But it is also clear that we need to do much more if we are going to make New York as affordable, sustainable, and equitable as possible.

WHAT'S AT STAKE NOW

The New York Housing Compact can combat exclusionary zoning and produce **800,000** new homes over the next decade by utilizing a three-pronged approach to ensure community participation across the state. This effort is supported by **\$250 million** in infrastructure and **\$20 million** in planning funds.

THE NEW YORK HOUSING COMPACT

Smart Growth in Every Community

Incentivizes Affordable Housing Production

- Downstate localities will have a housing growth target of 3% over 3 years.
- Upstate localities will have growth targets of 1% over 3 years.
- Weighs affordable housing at 2x and formerly abandoned properties at 1.5x in calculating progress.
- Allows for local flexibility in meeting growth targets.

Transit-Oriented Development

Ensures New Growth Aligns With NYS Climate Goals

- Downstate localities must rezone within a half mile radius of MTA rail stations with density requirements varying based on distance to NYC.
- Ensures access to public transportation, increases employment opportunities.
- Lowers need for car usage and promotes accessible, walkable communities.

Enforcement Mechanisms

Fast Tracks Appeals For Affordable Housing in Noncompliant Localities

- Establishes an appeals process to hear cases of certain denied affordable housing development permits in localities that do not meet growth targets or adopt two preferred land use actions.
- Appealed projects will be approved unless a locality can prove valid health or safety reasons for denying the application.

WHAT'S MISSING

Housing Access Voucher Program

In 2022, there were
200,000
eviction filings in New York

Each night,
20,000 children
in New York
stay in a shelter

As we address the supply shortage, we must also address the reality that many low-income families need rental assistance now. The **Housing Access Voucher Program (HAVP)** will provide rental assistance to families and individuals who are at risk of – or are already experiencing homelessness. Funding HAVP will provide stability to tens of thousands of low-income renters and put New York on track to end the homelessness crisis in our state.