



# UNITED *for* HOUSING

FROM THE GROUND UP | 2021

NEW YORK   
**HOUSING**CONFERENCE

<https://u4housing.thenyhcn.org/>

#U4Housing @U4Housing

# United for Housing Partners



- 1199 SEIU United Healthcare Workers East
- 400 Foundation
- AARP
- ANHD
- Ascendant Neighborhood Development Corporation
- Bank of America
- Breaking Ground
- CAMBA
- Center for NYC Neighborhoods
- Chase
- Chhaya
- Citi Community Development
- Citizens Housing & Planning Council
- Citizens' Committee for Children
- Coalition for the Homeless
- Community League of the Heights (CLOTH)
- Community Service Society of NY
- CPC
- CSH
- Cypress Hills
- Designing the WE
- Dunn Development
- Enterprise Community Partners Inc.
- Fair Housing Justice Center
- Fifth Avenue Committee
- Fortune Society
- FPWA
- FUREE
- Gateway Housing
- Goddard Riverside
- Goldstein Hall
- GOLES
- Gotham Organization
- Habitat NYC
- HELP USA
- Homeless Services United
- HOPE Communities Inc.
- Housing Justice For All, Community Voices Heard
- Housing Rights Initiative
- Human Services Council

# United for Housing Partners



- Human.nyc
- IMPACCT-Brooklyn
- Interfaith Assembly on Homelessness and Housing
- JobsFirstNYC
- Legal Aid NYC
- LIIF
- LISC
- LiveOn
- Los Sures (Southside United HDFC)
- MBD Community Housing Corp.
- MHANY
- Midtown South Community Council
- Monadnock Development
- Neighborhood Housing Services NYC
- Neighborhood Restore
- New Destiny Housing
- NY Building Congress
- NYSAFAH
- New York State Council of Churches
- NYU School of Medicine, Dept. of Population Health
- Open New York
- Osborne Foundation
- Partnership for Faith-Based Affordable Housing and Community Development
- Partnership for the Homeless
- Phipps Houses
- Project Hospitality
- REBNY
- Red Hook Initiative
- Regional Planning Association
- Related Companies
- Right to Counsel
- Riseboro
- Robin Hood Foundation
- Rockabill Development
- RxHome
- Settlement Housing Fund
- Shams DaBaron, Advocate
- Single Stop USA
- SKA Marin
- SMJ Development
- Supportive Housing Network of New York

# United for Housing Partners



- SUS
- The Samuels Group
- Trinity Wall Street
- UHAB
- Union Theological Seminary
- United Neighborhood Houses
- University Neighborhood Housing Program
- Vera Institute
- WE ACT
- WIN NYC
- Youth Action Youth Build

# About Us



Work began September 2019

80+ members

Community feedback

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[https://u4housing  
.thenyhcn.org/](https://u4housing.thenyhcn.org/)

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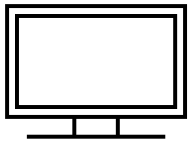
**UNITED** *for*  
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Affordable housing recommendations  
for New York City's next Mayor

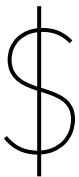
# United for Housing's Reach



Report covered first in the NY Times and 15 other news stories, op-eds and media appearances.



Co-Hosted Mayoral Forum on NY1, hosted by Errol Louis, with all 8 leading candidates



Our report has set the bar for housing investment at \$4 billion per year.



Met with all eight leading candidates individually and received positive feedback on the housing investment recommendation.

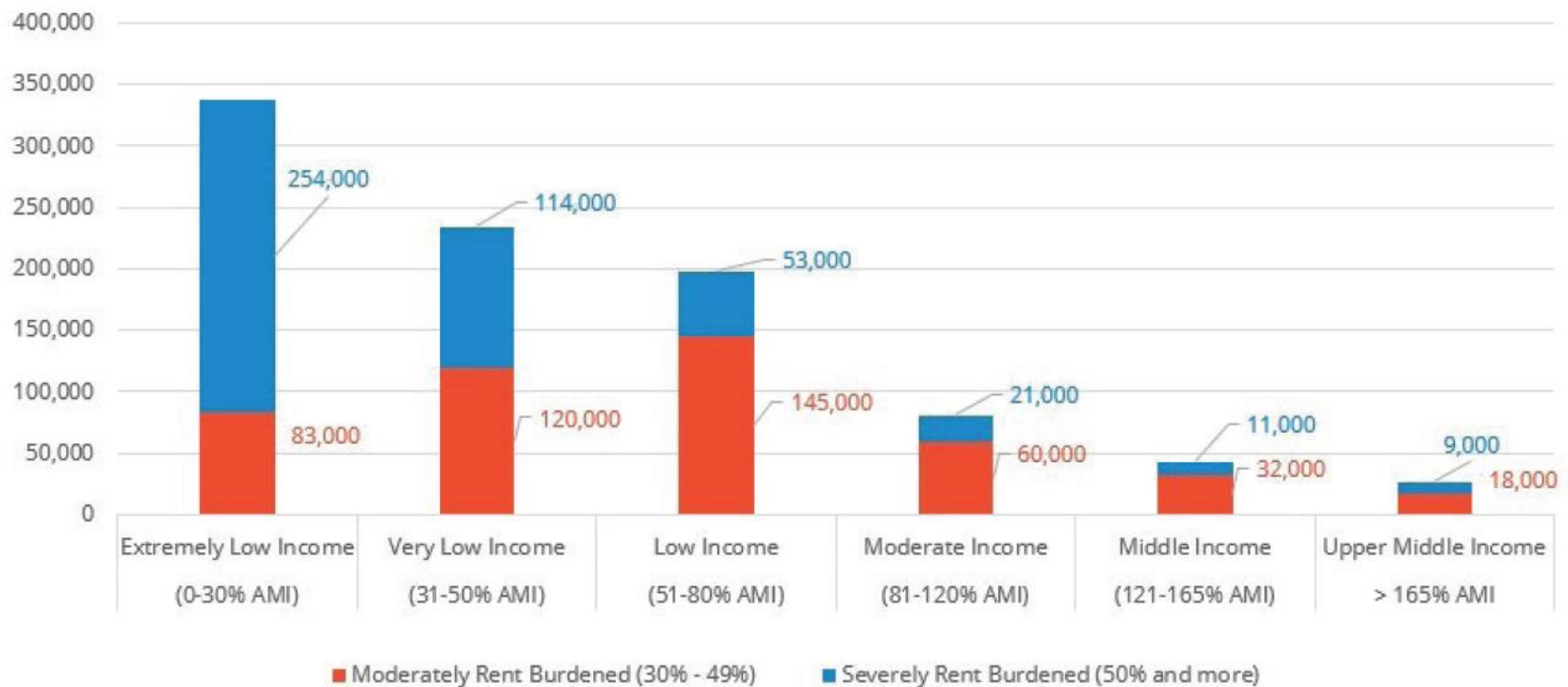


# New York City's Housing Crisis: Housing Need



## Number of Rent-Burdened Households in New York City

Households paying more than 30% and 50% of their income on rent

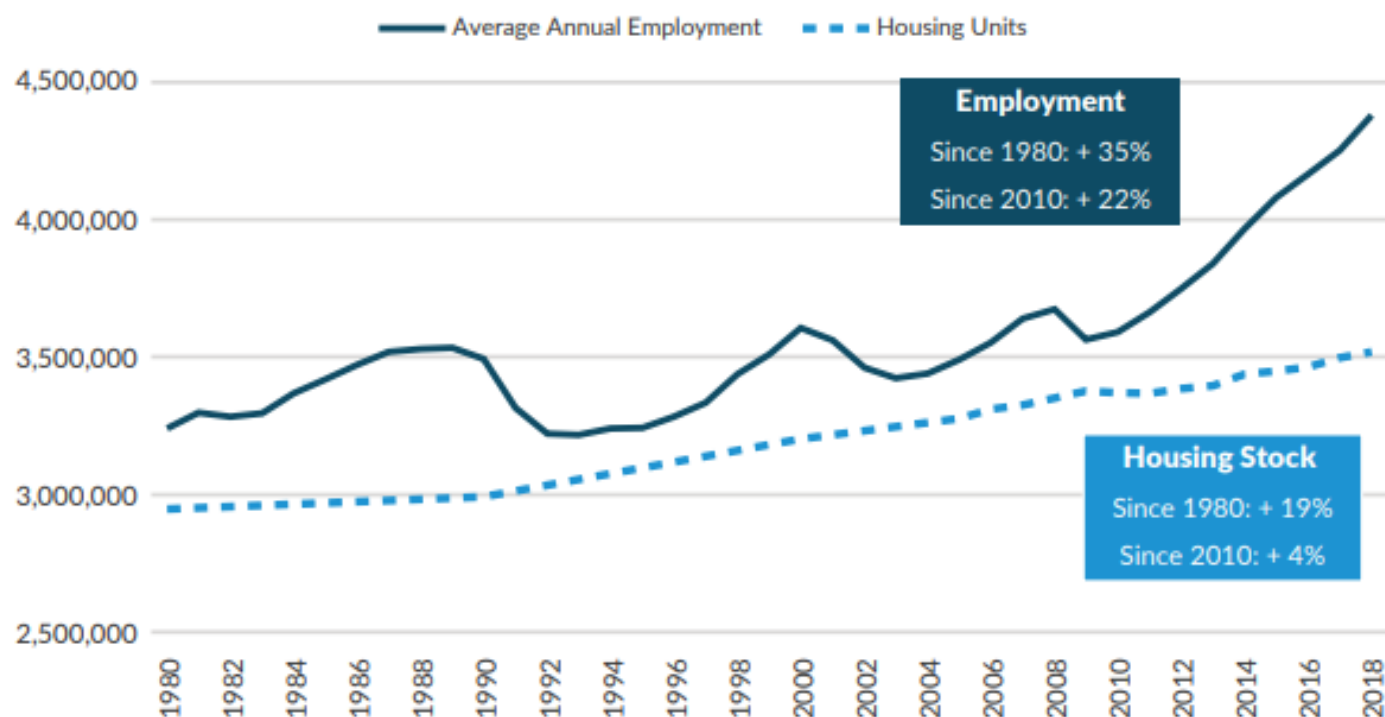




# New York City's Housing Crisis: Housing Need



Figure 3: Growth in Employment and Housing Stock, New York City, 1980-2018

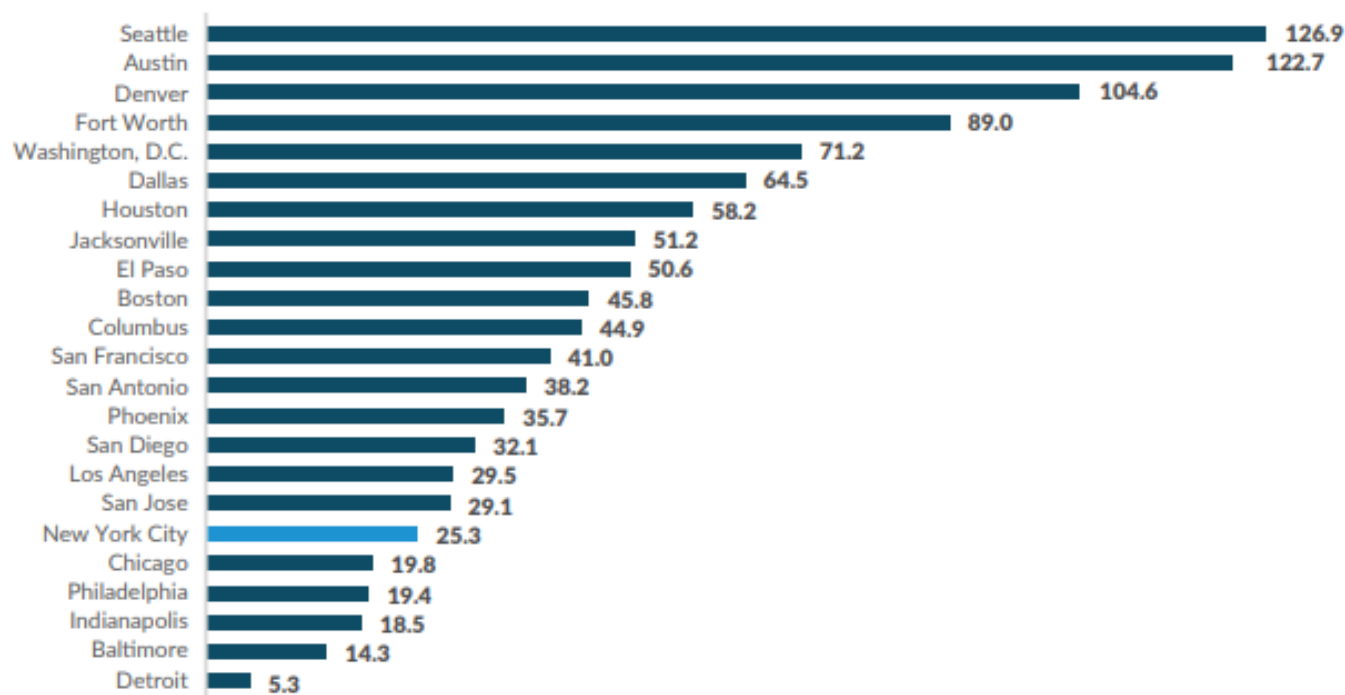


**Sources:** New York City Department of City Planning, "Total Housing Units: New York City & Boroughs, 1940 to 2010," (accessed July 8, 2020) [https://www1.nyc.gov/assets/planning/download/pdf/planning-level/nyc-population/historical-population/nyc\\_total\\_hu\\_1940-2010.pdf](https://www1.nyc.gov/assets/planning/download/pdf/planning-level/nyc-population/historical-population/nyc_total_hu_1940-2010.pdf); NYU Furman Center for Real Estate and Urban Policy, CoreData.nyc, "Housing Units," (accessed July 8, 2020), [coredata.nyc](https://coredata.nyc.gov/); and New York State Department of Labor, "Quarterly Census of Employment and Wages" (accessed July 8, 2020), <https://labor.ny.gov/stats/LSQCEW.shtm>.

# New York City's Housing Crisis: Housing Need



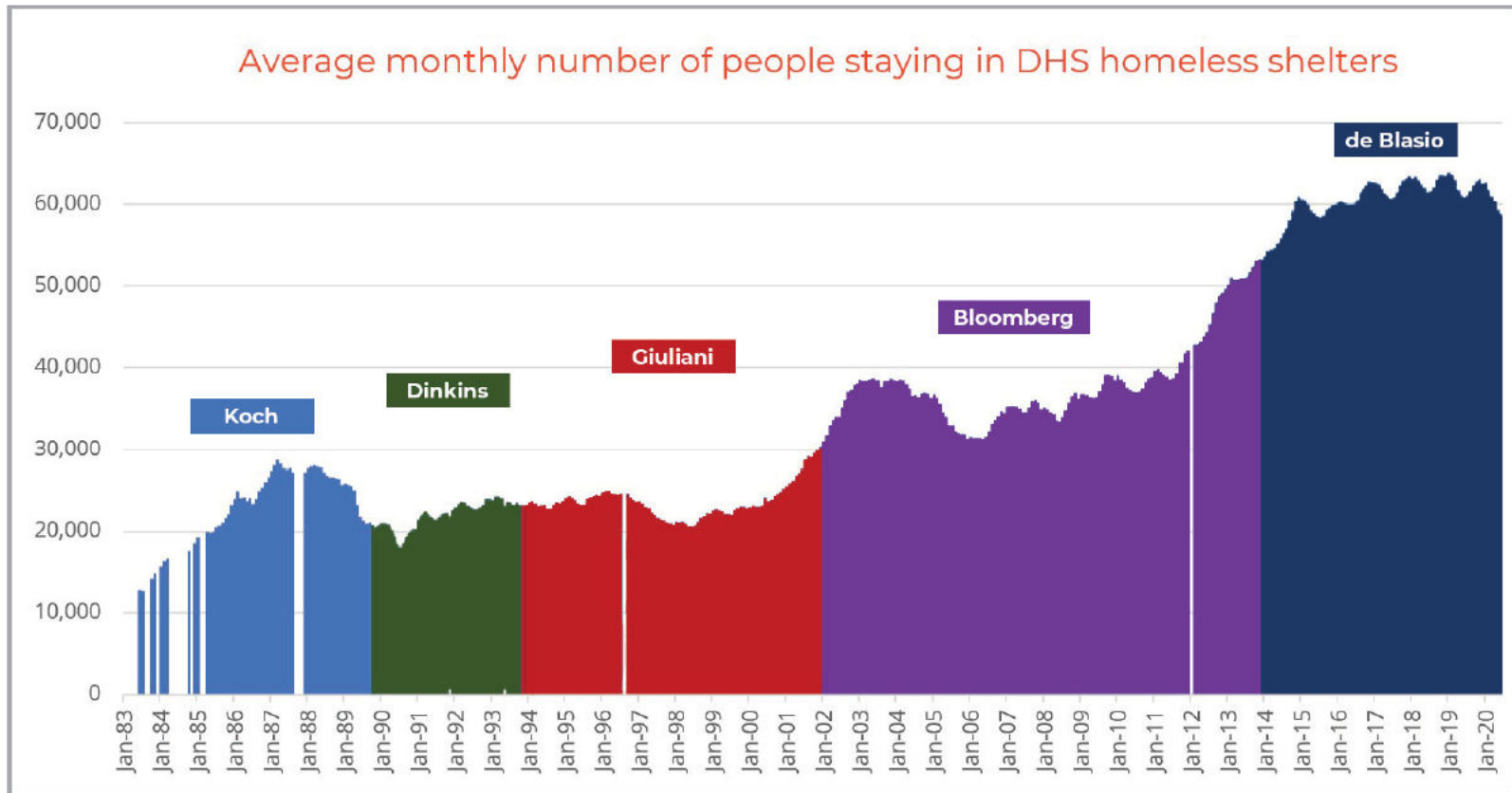
**Figure 4: Number of Housing Units Approved per 1,000 Residents, New York City and Peer Cities, 2010-2019**



**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://socds.huduser.gov/permits/>; and U.S. Census Bureau, *2006-2010 American Community Survey 5-Year Estimates*.

# New York City's Housing Crisis: Homelessness



NYC Department of Homeless Services data collected by Coalition for the Homeless.

# New York City's Housing Crisis: Racial Equity



Institutional racism has shaped New York City's housing environment and choices, contributing to:

- Segregated neighborhoods,
- Concentrating poverty and
- Denying wealth-building and educational opportunities to people of color.

NYC is the 4<sup>th</sup> most segregated city

**43% of White households** are homeowners in NYC, compared to **27% of Black households** and **17% of Latinx households**

# New York City's Housing Crisis: Covid Recovery



- Neighborhoods where essential workers live, which are also neighborhoods that are disproportionately communities of color, had higher rates of COVID-19 infection
- In June, the unemployment rate reached 20.4 percent in NYC
- More than 1 million renter households at risk of eviction owing more than \$2 billion in back rent statewide.

# New York City's Housing Crisis: Economic Recovery



- Stable housing leads to improved health and economic outcomes
- 100 units of affordable housing construction creates:
  - 120 construction jobs
  - 110 indirect and induced jobs
  - \$46 million in economic activity
- Long-term, 100 units of housing creates
  - 37 permanent jobs
  - \$10 million in spending annually during operation.

# Guiding Principles



## Racial Justice

Confront and undo a legacy of systemic racial discrimination in housing and homeownership.

## Prioritize NYCHA

Prioritize preservation of public housing in a citywide affordable housing plan.

## Expand Supply

Expand affordable housing supply through preservation and development.

## Deepen Affordability

Improve housing affordability for the lowest income New Yorkers.

## Reduce Homelessness

Reduce homelessness through coordinated housing and homeless policy.



# What We Need



**\$1.5B**

Annual NYCHA  
capital expenditures,  
matched by New York State.



**\$2.5B**

Annual preservation  
and new construction:  
focused on homeless and  
ELI New Yorkers,  
supportive housing.



**\$200M**

Annual rental assistance,  
matched by New York State

**Detailed policy recommendations  
were focused in these five areas**



**1**

**Public Housing**

**2**

**New  
Construction**

**3**

**Preservation**

**4**

**Housing  
Poverty &  
Homelessness**

**5**

**Home  
Ownership**

***We grounded our work in experience and data on  
NYC's most pressing housing needs.***

# Public Housing



- \$40 billion in capital needs
- Need to engage residents to achieve consensus and trust
- Issue of racial justice: 90% of residents are Black or Latinx
- NYCHA is an integral part of the city
  - Prior to the pandemic, at least 60% of NYCHA households had a working member, many of them frontline / essential workers
  - Yet the mayor's signature affordable housing plan does not include public housing. NYCHA's plans are separate.

# Public Housing



## Prioritize public housing in the next housing plan

- Include numerical goals for the number of public housing units to be rehabilitated and preserved
- NYCHA must also be integrated into the city's housing and building code enforcement systems



## \$1.5 billion in capital each from city and state

- Explore new sources of sustainable funding
- Advocate for adequate federal funding as part of the infrastructure package and sustainable operating and capital subsidies from HUD
- Audit the soft and hard construction costs, as well as ongoing operating costs

# Public Housing



## Greater resident engagement in the planning and execution of NYCHA policies and initiatives

- Empower residents in the planning and execution of all NYCHA community plans
- Support collaborative planning in the preservation of NYCHA in light of current federal funding proposals
- Invest in independent capacity-building and technical assistance for NYCHA residents



## Improve management and operations

- Support NYCHA efforts to transform its structure and operations to achieve greater effectiveness and efficiency particularly with regard to property management
- Emphasis on resident satisfaction and quality of life
- Move NYCHA towards a low-carbon, energy efficient portfolio

# New Construction



**Major investment in mixed-income housing targeted to most pressing needs**



**Collaborate with state on City-State multi-year housing plans**



**Expand the construction of new homeownership opportunities**



**Stimulate deeply affordable development with non-budgetary solutions**

# New Construction



**Upzone higher income areas**



**Make every community part of the citywide housing plan  
with affordable housing supply goals**



**Decrease costs of construction and development**



# Preservation



## Expand and readapt HPD programs to preserve market and regulated rental properties

- Refashion Neighborhood Pillars
- Update J-51
- Update Multifamily Housing Rehabilitation Program to prevent disinvestment



## Support limited equity models of homeownership

- Fund technical assistance and institutional support focused on sustaining HDFC co-ops and CLTs.

# Preservation



**Convert hotels in high-opportunity neighborhoods into affordable and supportive housing**



**Help reach decarbonization goals**

- Expand affordable capital to fund energy conservation measures in affordable housing.
- Retool existing rehabilitation and conversion incentives



**Maintain and uphold housing quality standards through Code Enforcement**

# Housing Poverty and Homelessness: The Crisis



## **By the Numbers**

- The poverty rate in NYC in 2019 was 16%
- 460,000 households pay more than 50% of their income in rent
- 50,000 people stayed in DHS shelter each night
  - Includes 27,500 in families with children
  - Almost 18,000 single adults

# Housing Poverty and Homelessness



## Provide Leadership at City Hall

- One deputy mayor responsible for housing and homelessness
- Assert clear goals and demand progress across agencies



## Minimum production target of 8,000 units per year for ELI and homeless New Yorkers

- 3,000 units for homeless New Yorkers
- 2,000 units for ELI New Yorkers
- 2,000 supportive housing units
- 1,000 senior housing units

# Housing Poverty and Homelessness



## Prevent homelessness by targeting institutional touchpoints

- Focus prevention efforts on families with young children to end cyclical homelessness including DV survivors and pregnant mothers
- End the Prison to Shelter Pipeline
- Housing is Healthcare for hospitalized homeless individuals



## Expand programs that promote stability and prevent homelessness

- Expand programs like the Right to Counsel, opportunities at NYCHA, Section 8 and HPD programs, Safe Haven model and SCRIE and DRIE. Increase City FHEPS rates.



## Create housing in high-income areas

# Homeownership



- Affordable homeownership has been emphasized much less in recent housing plans.
- Homeownership can stabilize neighborhoods and slow displacement.
- Expanding and preserving homeownership among Black, Asian, Latinx, and immigrants will help reverse and repair inequality and the racial wealth gap.
- Individual benefits: Homeownership leads to improvements to health and educational outcomes and building equity
- Strong interest in homeownership in every demographic

# Homeownership



**Increase the supply of owner-occupied affordable housing**



**Expand access to homeownership**

- Faster and more accessible downpayment assistance
- Capitalize Community Land Trusts to act as co-buyers



**Create alternatives to tax lien sale**

- Prioritize the preservation of owner-occupied homes
- Create income-tested tax exemptions for long-time owner occupants



# Homeownership



**Expand funding and support for basement apartments and accessory dwelling units (ADUs)**



**Create a pathway into tenant or community-based ownership for rental buildings that are up for sale or at risk of losing affordable status**

- Create a new Cooperative Ownership Opportunity Program with low-interest, 30-year loans to new co-ops formed by tenants
- Advocate for a state-level Tenant Opportunity to Purchase Act (TOPA)

# Metrics: How will you measure success?



## Past Plans & Limitations

- Emphasis on one numerical target
- Unit count had limitations
- Overlooking other important priorities, including:
  - Level of affordability
  - Health of residents
  - Neighborhood Segregation

## Another Vision

- How to measure success
- What metrics will ensure the housing plan:
  - Reverses systemic racism in housing
  - Improves NYCHA stock
  - Expands supply and deepens affordability
  - Reduces homelessness

# Role of City Council, Borough Presidents and Comptroller



## All Offices

- Bully Pulpit: Advocate for housing. Support affordable housing citywide and in your borough and district.

## Borough President

- Land Use: Support affordable housing projects in your borough

## Comptroller

- Continue and look for ways to expand pension fund investments in affordable housing
- Contracts: Ensure service providers are paid on time

# Role of City Council, Borough Presidents and Comptroller



## City Council

- Budget: Advocate and vote for robust capital and expense budget funding for housing.
- Legislation: Enact legislation that supports affordable housing
- Land Use: Support affordable housing in your community.
- Oversight: Use oversight hearings to measure progress addressing the city's housing needs.

# Next Steps and How to Get Involved



- Next Steps
  - Educational Materials for the Campaigns
  - Videos of People Sharing Housing Stories
  - Implementation Planning
- How to Get Involved
  - Visit our site and sign up to receive updates:  
<https://u4housing.thenyh.org/>
  - Follow us on social media: @U4Housing
  - Share your housing story or implementation recommendations: #U4Housing