

Aug 2, 2021

The Honorable Andrew M. Cuomo
Governor of New York State
New York State Capitol Building Albany, NY 12224

Dear Governor Cuomo,

This past June, the state Assembly and Senate passed legislation establishing an affordable housing five-year capital plan (A3807A / S2193A). On behalf of the New York Housing Conference and the undersigned organizations, we urge you to sign this bill into law.

The bill would require that the administration create a statewide comprehensive five-year capital affordable housing plan every five years, which would allow developers to plan years in advance, creating an ongoing affordable housing pipeline, while dedicating the state to affordable housing production into the future.

Five years ago, you and the Legislature created a [five-year housing plan](#), which allocated \$20 billion to create and preserve 110,000 units of affordable housing and 6,000 supportive units, improved the lives of countless New Yorkers. It's time to renew the commitment and require similar plans in the future.

New York State, like the rest of the country, is facing an affordable housing crisis. Nationwide there has been an [underbuilding gap of 5.5 million housing units](#) in the last 20 years, including a gap of 148,650 units in the New York City region. According to another measure, New York State has a deficit of almost [650,000 affordable available rental units](#) for very low income households.

Unreasonable housing costs are also a matter of racial justice. A 2018 analysis found that [New Yorkers of color are disproportionately](#) rent-burdened in Albany, Buffalo, New York City, Rochester, Syracuse and Yonkers. This affects their ability to receive adequate health care, spend on groceries, and save for the future — all of which have surely been [exacerbated by the pandemic](#), which has hit these communities hardest.

Housing scarcity also contributes to our worsening homelessness crisis, which [impacts Black New Yorkers](#) most of all. The Empire State Supportive Housing Initiative component of the plan helps our most vulnerable neighbors — including those who have experienced homelessness and struggle with mental illness, addiction and domestic violence — find a welcoming home with the services they require to thrive.

These financial commitments to affordable housing are prudent economics. Permanent supportive housing is cheaper than chronic homelessness, and the production of affordable housing is an economic driver. A NYSFAH study found that the typical 100-unit affordable housing project in New York creates 175 construction jobs, 20 additional permanent jobs, and \$3.6 million in sustained local activity.

New York State is facing an ongoing affordable housing crisis and robust long-term plans will help address the crisis. Your last plan helped countless New Yorkers. By signing this legislation and creating a new plan, you can set the stage for the next five years and well into the future.

Sincerely,



Rachel Fee
Executive Director
New York Housing Conference

In partnership with:

Association for Neighborhood and Housing Development
Citizens Housing and Planning Council
Enterprise Community Partners
LiveOnNY
Supportive Housing Network of New York