

February 15, 2024

Speaker Adrienne Adams  
City Hall  
New York, NY 10007

Dear Speaker Adams,

Our coalition of housing advocates, experts, developers and civic leaders are reaching out to express support for the City of Yes for Housing Opportunity zoning text amendment. The Yes to Housing coalition believes the proposals in the City of Yes will generate more affordable housing and also make it easier to add housing in every neighborhood across the city, even in neighborhoods that have seen little new housing added in recent decades.

This is a critical moment – New York City is experiencing a severe and growing housing and affordability crisis. Nearly 600,000 households are severely burdened in the city, paying more than 50% of their income on rent, while more than 145,000 people experienced homelessness and stayed in a city shelter on a single night last month. The solution to the crisis is more housing and more affordable housing.

In addition, housing production, especially affordable housing production, is not shared equitably across the city. Some neighborhoods are doing more to improve their neighborhoods and address the crisis than others. Data from our [NYC Housing Tracker](#) shows that 16 City Council districts produced more than 2,000 units of new affordable housing from 2016 – 2022, mostly in neighborhoods in the South Bronx, Central Brooklyn, East River waterfront in Brooklyn and Queens, and Southeast Queens. Meanwhile, 17 districts produced fewer than 400 units over that time, with nine districts producing less than 200 units over the nine years. The disparity in neighborhood affordable housing production is particularly stark when analyzed by race and ethnicity: in the top third of districts in terms of affordable housing production, on average 72 percent of residents are Black or Latinx, while in the bottom third of districts by housing production just 35 percent of residents are Black or Latinx.

Our zoning resolution is severely outdated and riddled with decades of zoning barriers to building affordable housing. Zoning is a powerful tool that can ease barriers to housing production and ensure that every neighborhood does its part to add to our affordable housing supply.

As a coalition of more than 100 members, we enthusiastically support the provisions in the City of Yes for Housing Opportunity, which will allow for housing growth across the city and encourage all neighborhoods to add housing. We support giving a density bonus for affordable housing, removing barriers to moderate density in more neighborhoods including around transit and on campuses, allowing for more conversions to residential housing, and removing parking mandates. We expect more details and look forward to discussing potential modifications, but these proposals cannot be weakened.

The City of Yes for Housing Opportunity will modify outdated zoning rules to allow NYC to combat its housing shortage. We need forward-thinking, citywide solutions like this to ensure that we are adding critically needed housing in each neighborhood. We look forward to working with you and the rest of the City Council further to shape a more equitable and affordable city for all.

Sincerely,

American Institute of Architects New York  
Amie Gross Architects  
The Arker Companies  
Ascendant Neighborhood Development Corporation  
Asian Americans For Equality  
Association of Tenants of Lincoln Towers  
BRC  
Breaking Ground  
Bright Power, Inc.  
Broadway Community, Inc.  
Bronx Pro Group LLC  
C&V Consulting  
Camba  
Camber Property Group  
Catholic Charities POP Development  
Catholic Community Relations Council  
Chinatown BID/Partnership  
Citizens Housing and Planning Council  
CLOTH  
Community Housing Improvement Program (CHIP)  
Community Preservation Corporation  
Concern Housing  
Corporation for Supportive Housing (CSH)  
Curtis + Ginsberg Architects LLP  
Dattner Architects  
The Delaine Companies  
Designing the WE  
Douglaston Development  
East End YIMBY  
Fair Housing Justice Center  
Fifth Avenue Committee  
Fordham-Bedford Housing Corporation  
Forsyth Street Advisors  
FXCollaborative Architects LLP  
Genesis Companies  
Geto & de Milly, Inc.  
Gotham Organization  
Habitat for Humanity New York City and Westchester County  
The Health & Housing Consortium  
HELP USA  
Homeless Services United

Housing and Services, Inc.  
Housing Rights Initiative  
Interfaith Assembly on Homelessness and Housing  
JASA  
Joy Construction  
K2New Business Development  
L+M Development Partners  
Lantern Community Services  
LISC NY  
Low income Investment Fund (LIIF)  
Macquesten Development  
Madd Equities  
Matrix New World Engineering  
MBD Community Housing Corp.  
Mega Contracting  
Milestone Development LLC  
Neighborhood Housing Services of NYC  
Neighborhood Restore HDFC  
New Destiny Housing  
NYC Housing Partnership  
New York Building Congress  
New York Housing Conference  
New York State Council of Churches  
The NHP Foundation  
The NRP Group  
NYSFAFH  
Open New York  
Open Plans  
Perci PBC  
Phipps Houses  
PRC  
Project Renewal  
Purpose by Design Architects  
Real Estate Board of New York (REBNY)  
Red Stone Equity Partners  
Regional Plan Association  
Riders Alliance  
RiseBoro Community Partnership  
Robin Hood  
Rockabill Development, LLC  
Safe Horizon  
Selfhelp Realty Group  
Services for the Underserved  
Settlement Housing Fund, Inc.  
Shams DaBaron, Da Housing Hero  
SKA Marin  
Slate Property Group  
SMJ Development

St. Nicks Alliance  
Supportive Housing Network of New York  
TF Cornerstone  
Trinity Financial  
UHAB  
Unique People Services  
University Neighborhood Housing Program, Inc.  
Urban Architectural Initiatives RA P.C.  
Urban Pathways  
VIP Community Services  
Volunteers of America-Greater New York  
Wavecrest Management  
Westhab  
West Side Federation for Senior and Supportive Housing  
WHEDco  
Xenolith Partners LLC  
Youth Action Programs and Homes Inc.  
Yuco Management  
Zillow

CC:  
Councilmember Pierina Sanchez  
Chair, Committee on Housing and Buildings

Councilmember Rafael Salamanca  
Chair, Committee on Land Use

Councilmember Kevin Riley,  
Chair, Subcommittee on Zoning and Franchises