# NYHC Housing Priorities for Next NYC Mayor

NEW YORK HOUSINGCONFERENCE

Oct 2025

**HOUSING PLAN GOALS**

- Increase affordable housing supply
- Address at-risk multi-family housing
- Preserve and update NYCHA's public housing
- Reduce homelessness

**PRIORITIES FOR HOUSING PLAN IMPLEMENTATION**

- **Increase Affordable Housing Supply**
  - Increase housing capital to expand affordable production levels and fully utilize expanded federal tax credits. Recent federal expansion of the Low Income Housing Tax Credit will support 3,675 additional units of affordable housing in New York City. However, to fully utilize these federal resources, the City will need to spend an additional $800 million per year in capital. $1.5 billion was recently advanced in the capital plan for this purpose, but outyear funding remains inadequate to sustain even current production levels after FY2027.
  - Leverage the real estate market to create affordable housing through Mandatory Inclusionary Housing and tax incentives, which significantly contribute to NYC's affordable housing supply, especially in high-rent neighborhoods. Monitor incentives to ensure they work for large projects.
- **Address At-Risk Multifamily Housing**
  - Rent collection is down post-pandemic and expenses continue to rise, creating a pipeline of affordable housing buildings at-risk of default. Solutions to increase income and decrease expenses must be adopted to support the financial health of the affordable housing stock, especially if RGB increases are inadequate to support rising costs.
    - Policy interventions must be adopted to improve rent collection and reduce vacancies caused by heavy handed oversight and processing delays while also addressing utility and insurance costs.
    - Based on the current pipeline of financially distressed affordable housing buildings, we project the city could need an additional $1 billion annually for next 3-5 years for at-risk projects to avoid default.
  - J51 is essential to upgrading rent stabilized housing and should be reformed and renewed.
- **Support NYCHA's PACT Pipeline & the Public Housing Preservation Trust**
  - HPD's capital budget includes $839 million this year for PACT and $350 million next year but no capital funding in outyears. We project the city will need $1 billion per year for NYCHA PACT projects going forward.
- **End Bureaucratic Requirements Causing Delays and Adding to Costs**
  - The Housing Lottery, Homeless Referrals and CityFHEPs processing must be overhauled to get New Yorkers into housing faster. Streamlining of agency reviews and approvals of affordable housing projects is also critical to geting projects built faster. While agencies have made some helpful reforms, leadership is needed to drive change to limit unnecessary delays and prevent added tax payer costs.
- **City FHEPs Expansion**

- In 2023, the New York City Council passed legislation expanding eligibility for the CityFHEPS rental assistance program. This would require significant additional city expense spending but could also save the City shelter costs. The legislation increases the maximum income to qualify to 50% of AMI, up from 200% of the FPL; requires only a rent demand letter instead of requiring housing court eviction filing and a prior shelter history; and eliminates work requirements and 90 days in shelter rule. CityFHEPS expansion should prioritize populations most in need and maximize affordable housing development.

## OPPORTUNITIES

- **Support Charter Reform-** Candidates should make this part of their get out the vote effort as it will greatly benefit the next mayor's affordable housing plan. Pre-certification for ULURP projects can take years and Charter Reform's Fast Track for Affordable Housing will fix it.
- **Upzonings-** Most new construction is as-of-right and neighborhood rezonings can add significant development opportunities with mandated affordable housing. More rezonings like Gowanus should be pursued early in the administration and include community infrastructure funding.
- **City of Yes-** Citywide zoning changes adopted in 2024 will add more housing in each neighborhood. Opportunities to create ADUs, commercial conversions, TOD and use of UAP should be monitored and potentially complemented by other city policies or programs.

## CHALLENGES

- **OMB Overreach-** OMB should allow HPD to manage its budget and capital subsidies and OMB's project level review should be strictly limited only to projects that are significantly above term sheets.
- **Expanding Production Under Current Programs-** Lighter government touch programs are needed to quickly add affordable housing supply and to deploy any increase in capital subsidies.
- **Staff Capacity & Civil Service Rules-** Timely hiring remains a challenge for filling vacancies and adding capacity.
- **Federal Uncertainty-** The President's budget proposal aimed to cut HUD programs by 40% and shift responsibility and program management of HUD's main funding streams to the states in the form of block grants. While Congress has rejected these proposals for now, uncertainty and significant funding threats remain. Additionally, the use of executive orders can be targeted to rescind HUD and other agency funding. Specific funding cuts that are being considered in the FY2026 budget could impact public, supportive and senior housing. Finally, GSE privatization discussions are also underway which could impact both single family and multifamily lending.