

December 16, 2025

Speaker Adrienne Adams  
250 Broadway  
New York, NY 10007

Dear Speaker Adams,

We, the undersigned affordable housing experts and practitioners, are calling on the Council not to pass proposed legislation that regulates affordable housing production. The legislation being considered – Intros. 1433 and 1443 – would add significant costs while decreasing affordable housing production.

The scale of the housing crisis – the lowest vacancy rate in 50 years, over 100,000 New Yorkers City residents experiencing homelessness, and nearly 500,000 households severely rent burdened – demands action. Mayor-elect Zohran Mamdani has proposed an ambitious housing plan that will take record levels of investment. But it will also require streamlining processes and finding ways to be much more efficient. We should be looking for ways to make housing production cheaper and to remove barriers and red tape.

We appreciate the goals the Council is aiming for and know that the Council has been a strong partner for affordable housing. Ensuring deep affordability and sufficient family-sized units are important goals that we share. However, these issues should be implemented through the executive.

Improving affordability levels and the right share of single and family-sized units should be addressed through agency term sheets and the Fair Housing Framework to allow for smart and flexible planning. Adding regulations in legislation burdens the agency and will decrease affordable housing production.

In addition, the bills have irreconcilable flaws. Intro. 1433, which sets minimum shares of two- and three-bedroom apartments in HPD production, sets an arbitrary standard without any connection to citywide data and local needs for affordable housing. Adding more three-bedroom apartments will complicate projects and decrease affordable housing production. Intro. 1443, which sets minimum share of deeply affordable apartments binds the agency at a time when federal funding to support deeply affordable housing is at risk. The legislation's attempt to respond to federal uncertainty sets too high a limit on federal funding cuts. More modest cuts than those identified in the legislation would prevent the agency from reaching the targets.

The Council should not pass legislation that will add costs and slow down and decrease affordable housing production. We look forward to continuing to work with the Council to support affordable housing.

Sincerely,

The Arker Companies  
BRC  
Bronx Pro Group  
Building Studio Architects, LLP  
CAMBA & CAMBA Housing Ventures

Catholic Charities Brooklyn & Queens  
Citizens Housing and Planning Council  
CLOTH  
Community Access  
Concern Housing  
CPC  
Curtis + Ginsberg Architects  
Dattner Architects  
Enterprise  
Fifth Avenue Committee  
Fordham-Bedford Housing Corporation  
GF55 Architects LLP  
Goddard Riverside  
Habitat for Humanity, New York City and Westchester  
HANAC  
HELP Development Corp.  
Highbridge Community Development Corporation  
Homeless Services United  
Housing and Services, Inc.  
Housing Partnership  
Interfaith Assembly on Homelessness and Housing  
JASA  
L+M Development Partners  
Lantern Organization  
Lettire Construction Corp.  
LISC NY  
LiveOn NY  
Low Income Investment Fund  
MacQuesten Development LLC  
Mega Contracting Group  
Milestone  
Neighborhood Housing Services of New York City, Inc.  
Neighborhood Restore HDFC  
NYC New Liberals  
New York Housing Conference  
NYSFAFH  
Open New York  
Phipps  
Pibly Residential Programs, Inc  
RiseBoro  
Rockabill  
Regional Plan Association  
Selfhelp Realty Group  
Settlement Housing Fund, Inc.  
Shams DaBaron, Da Homeless Hero

Sisters of Charity Housing Development Corporation  
SKA Marin  
Slate Property Group  
SMJ Development  
Supportive Housing Network of New York  
S:US  
TFC  
Urban Architectural Initiatives RA PC  
Urban Builders Collaborative LLC  
VIP Community Services  
WE ACT for Environmental Justice  
Westhab  
West Side Federation for Senior and Supportive Housing  
WHEDco  
Xenolith

CC: New York City Council