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Our zoning resolution is severely outdated and riddled with decades of zoning barriers to building affordable housing.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
Ascendent 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
NYSAFAH
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