



# Fair Housing Framework

## **Speaker Adams' Fair Housing Framework legislation will:**

- Institutionalize Fair Housing in the City Charter.
- Create a citywide Fair Housing Framework—a plan for housing growth guided by equity to ensure all communities fairly contribute to addressing the City's housing crisis and build housing that is accessible to all.
- Increase preservation of affordable housing, anti-displacement resources, and neighborhood investments for underserved communities.

## **Why Does NYC Need This Bill?**

Housing production is failing to keep pace with New Yorkers' need for homes, contributing to a growing affordability crisis. New York City is neither building enough new housing to keep up with demand, nor building enough deeply affordable housing for those who need it the most. From 2010–2020, New York City built only about 200,000 new housing units, while gaining nearly 630,000 new residents and nearly one million jobs. This rate of production lags far behind most other large growing cities. Over half of New York City renting households are burdened with high rent in comparison to their incomes.

Not only are we failing to build enough housing overall, but we are also failing to equitably distribute housing throughout the city. Many neighborhoods with abundant access to infrastructure and amenities like open space, thriving schools, and public transit have produced far too few housing units in recent decades. Disparities in affordable housing production by neighborhood are even more severe than disparities in total housing production.

In Brooklyn, for example, nearly 35% of all affordable housing production from 2014–2021 occurred in just two of the borough's 18 community districts—Community District 5 in East New York and 16 in Brownsville—while many community districts have hardly produced any new affordable housing at all.

HPD's "Where We Live" Fair Housing plan, released in Fall 2021, calls for a citywide framework to "increase housing opportunities, particularly for low-income New Yorkers, in amenity-rich neighborhoods" and "make equitable investments to address the neighborhood-based legacy of discrimination, segregation, and concentrated poverty." This legislation is one of the key policies that can help turn these goals into a reality.

The Fair Housing Framework legislation can help increase overall housing production by setting targets based on our city's actual needs and capacity, while also addressing the disparities in housing production and neighborhood investment. This legislation would create a framework for meeting the city's housing needs while ensuring that growth is equitable, sustainable, and supported by appropriate capital and programmatic infrastructure so that all New Yorkers benefit.



## Bill Details

The legislation creates a new City Charter Section 16d, requiring HPD and DCP to compose a citywide Fair Housing plan every five years, with the first plan due January 2025. Public hearings would be required in each borough in advance of the plan, and annual reporting would be required beginning in 2026.

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## Plan Contents

- ▶ Compilation and analysis of citywide data relating to fair housing and equity.
- ▶ Goals and strategies to address disparities, affirmatively further fair housing.
- ▶ Citywide Housing Needs Assessment—identifying the city's long-term housing needs based on quantitative analysis.
- ▶ 5-Year Citywide Housing Production Targets (distinct from the long-term assessment) for:
  - Total Housing Units
  - Low Income (60% AMI or below) Affordable Housing
  - Supportive Housing
  - Units that can accommodate aging households
  - Low-income Affordable Housing Preservation
- ▶ Distribution of 5-year citywide housing targets to the Community District (CD) Level for:
  - Total Housing
  - Low Income (60% AMI or below) Affordable Housing
  - Supportive Housing

*Based on planning criteria, including:*

  - Prior 10 years of housing development (units built in the CD)
  - "Access to Opportunity" indicators in the Equitable Development Data Explorer (EDDE)
  - Displacement Risk/Vulnerability indicators in the EDDE
  - Capacity to support growth (essential infrastructure – sewer, water, schools, transit)
  - Climate change vulnerability (100-year floodplain)
- ▶ A citywide strategic equity framework that specifies goals and strategies for:
  - Increasing the production and preservation of low-income affordable housing and voucher utilization in high-opportunity community districts;
  - Increasing the number of low-income affordable housing units preserved and the availability and effectiveness of anti-displacement resources for high displacement-risk community districts;
  - Increasing neighborhood equity investments in underserved community districts.