



NYS FAH

NEW YORK STATE ASSOCIATION FOR AFFORDABLE HOUSING

The **New York State Association for Affordable Housing (NYSFAH)** is the statewide trade association for the affordable housing industry. Our 350+ members develop, preserve, finance, design, and manage the overwhelming majority of the affordable housing built in New York

State with government subsidies. Partnerships with public officials and the communities we serve are critical to our ability to deliver life-changing resources to residents. We look forward to working with you to create a more affordable, more equitable New York for all.

OUR NEW YORK STATE PRIORITIES



**INCREASING
AFFORDABLE
HOUSING**

- According to a 2021 report by the National Low Income Housing Coalition, New York suffers from a shortage of 609,225 units of affordable housing for extremely low-income tenants.
- The shortage of affordable housing contributes to the current chronic homelessness pandemic in New York City and other communities across the state.
- The creation of more affordable, supportive, and homeless housing, and prioritization of housing for communities that lack housing resources, is crucial.



**COMBATING
SEGREGATION**

- New York is the second-most segregated city in the United States.
- “High opportunity” neighborhoods are well resourced to successfully fight against much needed affordable housing development even when it means losing non-affordable housing that is also much needed in New York City, according to City Planning.
- We need a comprehensive approach that centers around “upzoning” these ‘high-opportunity’ areas to make affordable housing production feasible while deconcentrating poverty.



**FIGHTING FOR
RESOURCES**

- NYSFAH works with advocacy partners to fight for increased funding – tax credits, vouchers, capital – to make affordable housing development and preservation possible.
- Resources for affordable housing provide a vital investment tool that create jobs and boost local and state economies.
- These resources also support our M/WBE firms that are instrumental in building and preserving New York’s affordable housing stock.



**BUILDING
SUSTAINABLE**

- New York State ranks in the top 10 of states with the highest levels of greenhouse gas emissions. In New York City alone, nearly 70 percent of all carbon emissions come from buildings – and 90 percent of these will still be standing in 2050.
- Retrofitting buildings poses a significant challenge to meeting ambitious climate goals but is essential while we also build new green affordable buildings.



DIGITAL EQUITY

- The lack of access to broadband most deeply impacts low-income New Yorkers, and further limits their ability to thrive in a digital world.
- NYSFAH is leading the charge to ensure every affordable housing building is equipped with modern broadband infrastructure and is working to lower costs with building-wide broadband service purchasing agreements.

Policy Recommendations

New 5-Year Housing Plan

Predictability equals more housing! A multiyear funding commitment by the state is necessary to continue the pipeline of affordable housing projects, which often take two to three years or more of planning and approvals. An ongoing, multi-year housing plan will result in more projects in the planning and development stages and therefore more units of affordable housing constructed every year.

The current New York State \$2.5 billion 5-Year Housing Plan is expected to be fully expended by March of 2022. New York needs to enact a statutory 5-year housing capital plan, similar to the statutory MTA capital plan, to ensure there is a transparent and predictable plan to address New York's housing needs. Additionally, in the Fiscal Year 2022-2023 State Budget needs to expand funding to support a new housing plan.

Sustainable Affordable Housing Funding

New York State is leading the way with the most aggressive clean energy and climate agenda in the country. In 2019 New York passed the Climate Leadership and Community Protection Act (Climate Act) which requires an economy-wide reduction in greenhouse gases by 2040. The affordable housing industry strongly supports these goals to reduce our carbon footprint and promote increased energy efficiency in housing units and greater savings for tenants.

The Fiscal Year 2022-2023 State Budget must include at least \$50 million in new funding for a new program to incentivize greater energy efficiency and green construction in affordable housing projects. This program will compliment the goals of the Climate Act and also help New York satisfy the requirement that it provide at least 35-40 percent of the Climate Act funds and incentives be provided to historically disadvantaged communities.

Reform the Scaffold Law

The Scaffold Law (Labor Law §§ 240 and 241) is an outdated and arcane 19th century law that holds employers and property owners fully liable when an employee becomes injured due to a gravity-related fall while working at high elevations without proper safety equipment. This law contributes to skyrocketing insurance rates and has driven most insurance companies from the New York market - adding substantial costs to general liability coverage for affordable housing and other developments. Additionally, it has increased affordable housing developer costs and resulted in fewer units of affordable housing being built.

The Scaffold Law needs to be reformed to apply a standard that considers the respective negligence of the builder, the employee and/or contractor in determining damages and compensation.

Pictures on front from left to right:

Energy Square, Kingston, NY: RUPCO - LEED Platinum, Net Zero for Living, 2021 U.S. Green Building Council Leadership Award

F.I.G.H.T Village Apartments, Rochester, NY: Conifer Reality, LLC. - affordable & quality workforce and family housing

Beach Green Dunes II, Queens, NY: L+M Development Partners, LLC - 100% affordable and meets Passive House standards