



March 25, 2024

Resolution in support of urgent New York State and New York City actions that generate more housing while protecting tenants

WHEREAS, rents in New York City remain at unprecedented levels, with the median rent in Manhattan in excess of \$4,000 per month;

WHEREAS, the 2023 Housing Vacancy Survey estimates New York City's net vacancy rate to be less than 1.4%;

WHEREAS, various reports estimate that the New York City metropolitan region must build at least 300,000 units of housing over the next decade to accommodate demand;

WHEREAS, the lack of housing for New York residents of all ages and income levels negatively impacts the future of our city and the well-being of our community on Manhattan's East Side;

WHEREAS, the housing crisis has negative effects across all neighborhoods;

WHEREAS, we believe that supporting housing production of all kinds, particularly affordable housing, for people of all incomes, in our community will bring multiple benefits, including increasing housing choices for current and future residents, providing integrated accessible housing options that meet the needs of people with disabilities, bringing economic opportunities and vitality to our communities, and allowing workers at all levels to improve their quality of life by living closer to their jobs;

WHEREAS, we believe that evidence showing that infill development that reduces sprawl and supports walkable communities has significant environmental and public health benefits; and

WHEREAS, affirmatively furthering fair housing and reducing segregation is not only required by law, but is essential for keeping our community strong and vibrant; now, therefore, be it

RESOLVED that we, the Eleanor Roosevelt Independent Democrats, believe that every community must do their part to contribute to housing all New Yorkers; and be it



FURTHER RESOLVED that we believe residents of all neighborhoods deserve protection from displacement, including legal protection from unfair evictions, egregious rent increases, and other forms of displacement; and be it

FURTHER RESOLVED that we support, and expect the candidates for New York State office that we have endorsed to support a comprehensive agenda for tenant protections and equitable housing development that includes:

1. Measures to protect tenants, including support for preserving existing rent stabilization and legislation to prevent evictions without good cause;
2. Legislation to require all towns, cities, and neighborhoods to permit housing of all types within their jurisdiction, including basement and accessory apartments, multifamily residential buildings, particularly in areas that are well-served by transit;
3. Legislation to create flexibility in zoning laws that allow for greater residential density;
4. Funding to preserve existing affordable housing and fund the creation of new housing for seniors, people with disabilities, people of low and moderate incomes, people who are formerly homeless, recent migrants to the City, and all other New Yorkers who struggle to find housing that meet the needs of them and their families; and be it

FURTHER RESOLVED that we support, and expect the candidates for New York City office that we have endorsed to support, a comprehensive agenda for tenant protections and equitable housing development that includes:

1. Measures to streamline the construction of new mixed income housing;
2. Proactive planning for equitable housing growth that meets the Fair Housing Act's requirement to affirmatively further fair housing and protects open and green space from sprawl;
3. Changes to the City's zoning and land use regulations to permit and/or require affordable housing in all neighborhoods, including those that have historically prevented it;
4. Funding to preserve existing affordable housing and fund the creation of new housing for seniors, people with disabilities, people of low and moderate incomes, people who are formerly homeless, recent migrants to the City, and all other New Yorkers who struggle to find housing that meet the needs of them and their families.