



MITCHELL-LAMA RESIDENTS COALITION

Vol.30
Summer 2025

WEBSITE: www.mitchell-lama.org

Harvard: Housing costs, rents soar; federal policies worsen affordability

More US tenants than ever before are "cost burdened," which means they are forced to spend more than thirty percent of their income on housing, including utilities.

Residents who own their homes, whether single houses or co-ops and condos, are being increasingly "encumbered" by rising insurance costs and property taxes.

These are two of the key findings in the latest [State of the Nation's Housing](#) report, issued annually by a unit of Harvard University. The report is generally considered the most comprehensive analysis of the broad housing situation in the US.

Additional findings include:

- **Sales** of new homes drop to an **all time low**, in part because home prices have soared sixty percent since 2019. The median single-family home price hit a new high of \$412,500 in 2023 (the latest year for which this figure is available).

- Many construction companies are responding by producing **smaller homes with fewer amenities**. The median size of a new single-family

home declined for the third consecutive year in 2024. Some builders are offering lower sales prices to spur interest, although that has not affected the general rise in prices.

- As a consequence of soaring prices, the monthly **mortgage pay-**

Charles Rangel, former Congressman and co-founder of MLRC, dies at 94. —Story page 3

ment today is 40 percent higher than it was in 1990 and a buyer would need an annual income of at least \$126,700 to afford it and the associated taxes and insurance costs.

- **White/Nonwhite gap is huge.** The difference between white and Hispanic homeownership rates inched up to 25.2 percentage points in 2024, while the white-Black gap remained at 27.7 percentage points.

- Demand for **rentals** is strong, but most of the construction is geared to the **high end of the market**—in other words, luxury rentals.

(Continued on page 8)

M-L wins big as Albany slashes property tax from 10% to 5%

By cutting the "shelter rent" property tax for Mitchell-Lama and related developments in half, from 10% to 5% in May, New York State bestowed a significant benefit to all such residences, both rental and cooperatives, in New York City and other localities.

As explained by the law firm of [Nixon Peabody LLP](#), "Since the inception of the Mitchell-Lama program properties financed under this program had been required to pay 10% of 'shelter rent' in real property taxes.

"Shelter rent is defined as the total rents (including any rental subsidies) received from the residents of the project minus the cost of providing electricity, gas, heat, and other utilities."

The ten percent tax, which "increased costs and constraints on revenue—have resulted in some owners struggling to keep up with the needs of properties and have led to deferred maintenance and in some cases deterioration of property conditions."

As a consequence of the reduction, the firm said, many Mitchell-Lama properties may now be able to address needs without increasing rental or carrying charges.

Prior to the state's action, State Senator Brian Kavanagh and State Assembly member Grace Lee had called for eliminating the shelter rent tax entirely.

Strengthen MLRC. Join today (use form on page 2)

MLRC

General Membership Meeting

Elections for MLRC Board

Date and Time to be Announced

The meeting will be held via Zoom. Members will be informed by regular mail and by email.

Contact: Info@mitchell-lama.org

Mitchell-Lama Residents Coalition
PO Box 20414
Park West Station
New York, NY 10025

Shelter group: Section 8 voucher holders at risk under Trump's plan to slash HUD funding

President Donald Trump's proposal to slash almost half (43%) of federal rental aid, and limit governmental support for adults whom he defines as "able bodied" would likely affect thousands of residents in Mitchell-Lama, Housing Authority projects and other affordable housing units in the city and nation, according to a warning by WIN (Women in Need), the city's and nation's primary provider of supportive shelter for families.

The proposed cuts would directly affect holders of Section 8 vouchers, which enable qualified renters to pay only a third of their income for rent, with the federal government paying the remainder of a formulaic Fair Market rent. New York administers is the nation's largest Section

8 program. Christine Quinn, the head of WIN said that "if Donald Trump's federal housing proposal is fully enacted, we will see massive spikes in homelessness nationwide that will overwhelm shelter systems and destabilize our communities," as reported by [AMNY](#).

The article noted that Quinn had earlier established Project Hope as a rejoinder to the Heritage Foundation's hard right manifesto known as Project 2025, which calls for slashing virtually all federal funding efforts except for the military. The manifesto appears to serve as a primary, if unacknowledged, plan for the Trump administration.

Cuomo boasted of NYCHA tenant endorsements; Most of those leaders said 'What?'

Prior to the NYC Democratic Primary elections in June, **Andrew Cuomo's** campaign leaders said the former governor was endorsed for Mayor by twenty-seven leaders of five NYCHA tenant associations in all five boroughs. Cuomo eventually lost to **Zohran Mamdani**.

The only problem with the [announcement](#) is that some of the leaders either said they did not endorse him, a few others would not say that whether or not they did, and even among the few who did, they said they did not give the campaign the right to make their names public.

As reported in [The City](#), one leader who heads the association at Castle Hill asked "How did that happen?" "I did not

endorse him. I did not. I don't know who I'm endorsing. My questions, as far as I'm concerned, haven't been answered."

Five tenant association presidents who appeared on the list told *The City* they did not endorse the former governor, saying they still needed to decide.

"Two others didn't reveal whether or not Cuomo won their backing, but said they never approved their names appearing on the list."

Six presidents did endorse him, but one said she was not told that her name would be made public. Another summed up the Cuomo announcement by saying "Something smells here."

JOIN THE MITCHELL-LAMA RESIDENTS COALITION

2025

INDIVIDUAL: \$15 per year; DEVELOPMENT: 25 cents per apt (\$30 Minimum; \$125 Maximum)

Name

Address

CityStateZip code

Evening phoneDay phone

FaxE-mail

Current ML: Co-opRental

Former ML: Co-opRental

Development

President's name

Donations in addition to dues are welcome.

NOTE: Checks are deposited once a month.

Mail to: MLRC, PO Box 20414, Park West Finance Station, New York, NY 10025

UPCOMING EVENTS

MLRC

General Membership Meeting

Elections to MLRC Board

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Note:
the next meeting
will be held via Zoom.

Members will be informed
by regular mail and by email.
Contact: Info@mitchell-lama.org

Mitchell-Lama Residents Coalition, Inc.

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Charles B. Rangel, powerful Harlem Democratic Congressman and co-founder of MLRC, dies at age 94

Charles Rangel, the longtime Congressman from Harlem who was one of the primary organizers of the Mitchell-Lama Residents Coalition, died on May 26, 2025, at the age of 94.

In a statement for this newsletter's fiftieth anniversary issue, published during the summer of 2022, Rangel noted that the MLRC "is at the forefront of tenant advocacy fighting on behalf of 400,000 residents. . . . They are teachers, postal workers, construction workers, police officers, municipal workers, secretaries, students and homemakers from many ethnic and cultural backgrounds. They are racially diverse but morally united. Like myself, they believe that affordable housing is a human right."



Charles B. Rangel, Collection of US House of Representatives

Lasting accomplishments

Known as The Lion of Lenox Avenue, his legislative accomplishments as one of Harlem's notorious "Gang of Four" — which included Mayor David Dinkins, Secretary of State Basil Patterson, and Assemblyman Percy Sutton — were considerable. As noted by the [City College of New York](#), where Rangel served in the Rangel Center for Public Service, they included:

"Championing the national Empowerment Zone program, Affordable Care Act, Low Income Housing Tax Credit, American Recovery and Reinvestment Act of 2009, Earned Income Tax Credit (EITC), Work Opportunity Tax Credit, Caribbean Basin Initiative (CBI), Africa Growth and Opportunity Act, and the 'Rangel Amendment' which sounded the death knell of Apartheid in South Africa."

First elected in 1970, replacing the famous (or infamous?) Adam Clayton Powell Jr., he eventually served as the first Black Chair of the House Ways and Means Committee, among the most powerful and influential of all Congressional lawmaking units.

On a personal level, Rangel's accomplishments were also notable. A high school dropout, he enrolled in the Army in 1948. Wounded in the Korean war,

he "led his all-Black unit to safety from behind enemy lines at Kunu-ri. He won a Bronze Star for valor . . . [he] returned to school after the war and enrolled in New York University, where he made the dean's list and graduated in 1957. He went on to St. John's University Law School, graduating in 1960. The next year, he was hired as an assistant United States attorney in Manhattan, where he served under Robert M. Morgenthau," as reported by [The New York Times](#).

Well-liked by many other Democratic political figures, Rangel was instrumental in persuading Hillary Clinton to run for the Senate after the retirement of Daniel Patrick Moynihan.

He also served on the famous Congressional Watergate hearings, which led to the resignation of President Richard M. Nixon. Later he helped push for a tax credit for the M-L program.

Tributes pour in

Accolades for Rangel were numerous following his death. Among the mourners was [The Legal Defense Committee](#), which commented that "Over his 46-year congressional career, Mr. Rangel served as a powerful voice on various issues, including civil rights, public education, affordable housing, healthcare, and industrial development."

Democratic Leader [Hakeem Jeffries](#) commented that "Chairman Rangel was truly one-of-a-kind. He was a patriot, hero, statesman, leader, trailblazer, change agent and champion for justice who made his beloved Harlem, the City of New York and the United States of America a better place for all."

And the [American Jewish Congress](#) wrote that "Rangel was a trusted and determined partner in the pursuit of peace, dialogue, and solidarity." The AJC had worked with Rangel on ameliorating tensions that arose between Black and Jewish residents during the 1970s and 1980s.

Notwithstanding his accomplishments, his reputation sagged in 2010 after a sub-committee of the House Ethics Committee found him guilty of eleven ethics violations, including violating tax laws and accepting corporate gifts such as free travel to the Caribbean.

He finally lost his political position in 2016, when he was unseated by State Senator Adriano Espaillat.

Rochdale Village cooperators facing 22.3 % carrying charge increase to fund shortfall

Citing a shortfall of more than 48 billion dollars over the next two years, the board of directors at Rochdale Village is calling for a hike of 22.3 percent in carrying charges for the more than 20,000 residents of the Queens Mitchell-Lama co-op.

The tight finances means the co-op board feels it will not be able to pay a debt of \$13 million to NYC's Water Board and additional funds to various contractors, according to a report in [Yahoo News](#).

Needless to say, the proposal has not been greeted warmly by the residents. As noted by one cooperator, "It's absurd that we pay good money to management companies and we elect board members who would allow it to get to that point."

Citing years of mismanagement, negligence, and lack of oversight, the resident went on to say "that must've been happening over time. What steps are we taking to resolve that?"

Kittay Senior Apartments sold after five decades

After fifty-five years, the residents of Kittay Senior Apartments, a Mitchell-Lama development in the Bronx comprising twelve stories of studios and one-bedroom units, will have a new owner and manager.

The previous owner, New Jewish Home, a nonprofit, sold the complex in June to Citadel Senior Housing for \$45 million, as reported by [Crain's](#). New Jewish Homes' 2023 annual report showed an operating loss of \$26 million, the publication said.

On its website, Kittay describes itself as providing "independent housing with a lush five-acre garden in the Kingsbridge section of the Bronx."

The new owner is Citadel Senior Housing, and the new property manager is Metropolitan Realty Group.

Legal Aid lawyers strike over low salaries

Lawyers at the Legal Aid society, who often represent low-income tenants at court hearings, went on strike in June, citing salaries so low that they are often forced to accept second jobs. Among other demands, they are asking for raises in their salaries, which start around \$80,000. By contrast, federal defenders' salaries start at around \$115,400.

Real estate groups here fail to halt new broker fee law

A coalition of real estate groups and individual landlords in the city suffered a setback again in their efforts to force tenants to pay fees charged by brokers, even if the tenants did not hire the brokers in the first place.

The Fairness in Apartment Rental Expenses (FARE) Act, passed last December by the City Council, put a stop to the decades-long practice of tenants—who found an apartment either on their own or by a landlord-hired broker—having to pay the broker's fee. The law became effective six months after enactment: June 16, 2025.

Owners sue

A legal challenge to the law, however, was still in process when Judge Ronnie Abrams of the US District Court in the Southern District rejected a petition by the landlord groups, including the Real Estate Board of New York (REBNY) and the NYS Association of Realtors, to issue a preliminary injunction—hold the law in abeyance—until their lawsuit was decided.

But the judge rejected their argument. She ruled that the issue was not appropriate for the courts, but rather for the legislators, meaning the City Council and Mayor. She added that the owners had suffered no constitutional harm.

"Plaintiffs' discontentment with the Act," she said, "stems not

from its effects on their constitutional rights, but from a fundamental disagreement with its underlying policy.

"The law is clear, though, that whether the legislation is wise or unwise as a matter of policy is a question with which (the Court cannot be) concerned." This comment was recorded by [Housing Wire](#).

Although the law has taken effect, the landlords' lawsuit will continue, according to a report by [Gothamist](#). The City's Department of Consumer and Worker Protection will monitor owners' compliance with the new law. Tenants who feel they are victims of violations of the law can call 311 or visit the department's [website](#) to file a complaint. Questions asked can be answered anonymously.

In addition, tenants may file a complaint with the [New York Department of State's Division of Licensing Services](#).

'Sneaking' around the law?

Notwithstanding the new law, some "sneaky New York landlords," to use the terminology of the [New York Post](#), have been avoiding it by charging prospective tenants so-called "management" or "technology" fees, which the paper says are euphemisms for broker fees.

Some owners allegedly demand that tenants agree to pay broker fees, in the same contract that notes that such fees are illegal.

New Hudson Yards plan doubles # of permanently affordable apartments

The number of permanently affordable apartments to be available at the Hudson Yards will double under a revised plan negotiated between the City and Related Companies, a major real estate developer.

Under the original plan, the development, slated for West 31st to West 33rd Streets, from 11th to 12th Avenues, would have included a Las Vegas style casino plus 324 below-market rate units. The casino proposal is now gone, and the number of affordable units will nearly double to 625 apartments, both rentals and cooperatives.

An additional 139 units will be made available nearby the site, and the revised plan retains the promise of lots of open space, plus a new public school.

The revised plan retains the total number of dwellings at around four thousand.

Funding for the revised plan, according to a [statement](#) by Mayor Adams, will come from "future tax revenues generated from the Western Rail Yards to support the financing of infrastructure, including the development of a deck over the existing rail yards."

HUD restores \$40 million to group for 'capacity building'

After canceling nearly \$60 million in grants to community development corporations and related nonprofits designed for "capacity building" in low-income neighborhoods, the federal department of Housing and Urban Development restored a large portion of those funds—\$40 million—to Enterprise Community Partners in April.

The group says its mission is to "increase the supply of affordable homes, advance racial equity after decades of systematic racism in housing, support residents and strengthen communities to be resilient to the unpredictable, and make upward mobility possible."

Since 1982, the group says it has created a million homes in all 50 states, DC and elsewhere.



MLRC Developments

Mitchell-Lama Residents Coalition

Individual Membership: \$15 per year
Development Membership: 25 cents per apt
(\$30 minimum; \$125 maximum)

Donations above membership dues are welcome

Adee Towers	Michangelo Apartments
Albany Executiver House	109th St. Senior Citizens Plaza
Amalgamated Warbasse	158th St & Riverside Dr. Housing
Arverne Apartments	Parkside Development
Bethune Towers	Phipps Plaza East
Castleton Park	Pratt Towers
Central Park Gardens	Promenade Apartments
Clayton Apartments	RNA House
Coalition to save Affordable Housing of Co-op City	Riverbend Housing
Concerned Tenants of Sea Park East, Inc.	River Terrace
Concourse Village	River View Towers
Dennis Lane Apartments	Rosedale Gardens Co-op
1199 Housing	Ryerson Towers
Esplanade Gardens	Sam Burt Houses
Executive House Apts	Starrett City Tenants Assn
Franklin Plaza	St. James Towers
Independence House	St. Martins Towers
Tenants Assn	Strykers Bay Co-op
Independence Plaza North	Tivoli Towers
Inwood Towers	Tower West
Jefferson Towers	Trinity House
Knickerbocker Plaza	Village East Towers
Linden Plaza	Village View
Lindsay Park	Washington Park SE Apts
Lindville Housing	Washington Square SE Apts
Lincoln Amsterdam House	Westgate Tenants Assn
Manhattan Plaza	Westgate
Marcus Garvey Village	Westview Apartments
Masaryk Towers Tenants Assn	West View Neighbors Assn
Meadow Manor	West Village Houses

Zohran Mamdani's primary victory leaves New York real estate in shock

Zohran Mamdani's surprise victory in June's Democratic Mayoral primaries has plunged New York's real estate industry into a near panic, according to recent media reports.

"People are Nervous," reads the start of a headline in the June 25 issue of [Bisnow](#), a key online real estate reporting service. "Mamdani's Stunning Upset Sends NYC Real Estate Reeling."

The [NY Post](#) blared "Luxury real estate brokers say wealthy New Yorkers are already looking to flee after Zohran Mamdani's primary win."

And [Bloomberg News](#) fretted that "Mamdani's Rent-Freeze Agenda Sparks Slide in NYC-Linked REITS [Real Estate Investment Trusts]."

Real Estate stock selloff

Bisnow went on to note that real estate firms who buy and sell stocks are especially in a funk about the victory of an unapologetic socialist.

"Publicly traded landlords with NYC concentrations saw big dips in their stock prices on Wednesday," the report noted. "SL Green's stock was down by 5.7%, Vornado Realty Trust's stock was down 6.7%, and Empire State Realty Trust dropped more than 7.5%."

The Bisnow report further observed that the primary's results have "already sent shock waves through the ranks of the wealthy looking to buy or sell NYC apartments, said Briggs Elwell, co-founder and CEO of consultant RLTYco."

It isn't merely the fact that Mamdani put his socialist ideology out front

that frightens the industry. It's his specific policies that have real estate leaders in fear.

Owners fear rent freeze

As Bisnow noted, "Mamdani campaigned on **freezing the rent** of the city's 1 million stabilized units for all four years of his term, borrowing \$70B to develop city-owned affordable housing, and opening government-run grocery stores."

Such policies, long supported by tenant groups, were undoubtedly the reason Mamdani won, according to Bisnow. As the service acknowledged, "His shock primary victory made it clear that the gulf between what voters and the industry believe is needed to create housing affordability is only widening."

Even in the segment of the industry that participates in affordable housing, Mamdani's victory is causing serious concern, to say the least. The New York Housing Conference, a coalition of "developers, owners, managers, professionals, and funders of affordable housing," as stated on its website, has bemoaned the victory, condemning the candidate's call for a rent freeze, and arguing that it will further erode landlords' ability to make repairs.

Bisnow went on to note that in the final elections in November, the industry is hoping voters will cast ballots either for Andrew Cuomo, who has decided to run on a newly created "Fight and Deliver" line, or for Mayor Adams, who will be running on an independent ticket.

DiNapoli blasts DHCR over monitoring of four Mitchell-Lama developments

New York State's Department of Homes and Community Renewal's monitoring of four Mitchell-Lama developments has been blasted in a scathing [review](#) by the State's Comptroller, Thomas DiNapoli, in June.

A follow-up to a report issued two years ago, the review found that the agency "did not adequately oversee the physical and financial conditions" at Clason, Cathedral Parkway Towers, Findlay House, and Jamie Towers.

All four developments "failed to provide a safe and clean living environment for their residents. . . [and] mis-spent funds under DHCR's watch," the

review noted.

In addition, notwithstanding long waiting lists at the four developments, the report discovered vacancies at each.

At Cathedral, the number of vacancies totaled sixteen, while at Jamie Towers the number was 61 (discovered in a separate report issued in April).

Some of these units had been vacant for years, Di Napoli noted.

The report offered numerous recommendations, including improved monitoring of the developments' expenditures, such as so-called "bonus payments."

Elizabeth St. Garden to stay; nearby streets to be rezoned for more affordable units

Elizabeth Street Garden, a small oasis in Manhattan's Nolita (North of Little Italy) neighborhood, will remain permanently open to the public as a park, without preventing the creation of more affordable housing in the adjacent areas.

After years of a bitter battle between advocates of more low-rent units and advocates of preserving green areas—two groups who are usually on the same side—an agreement reached in June between **Mayor Adams** and **Councilmember Christopher Marte** allows for the Garden to continue as a much visited park while rezoning several streets in the District to generate 620 affordable apartments. That is more than the original plan called for.

Rezoning nearby streets

The streets to be rezoned include 156-166 Bowery (which is two blocks away from the Garden), 22 Suffolk Street and 100 Gold Street.

Rezoning, of course, is never a guarantee, as current residents often complain about "changing" their neighborhood. But the three streets named in the agreement are already mixed-income areas. If opposition to the rezoning undermines the agreement, the pact allows the Mayor to evict the Garden, as reported in [The Patch](#).

Housing supporters mostly angry

While supporters of retaining the garden widely applauded the deal, advocates of low-income housing voiced frustration and anger, given the required lengthy rezoning and community review procedures. Many fear that the new housing may never come to fruition.

In light of that concern, Marte suggested an additional option: offering the owner of a nearby lot the right to raise a new building higher than zoning allows, in exchange for including low-rent units, as reported by [Gothamist](#).

Notwithstanding the housing advocates' concerns, Marte sent an email to residents of his district which said: "Today, we celebrate a hard-fought victory: Elizabeth Street Garden is saved! Lower Manhattan will get a historic amount of new affordable housing while preserving one of our precious community gardens. By refusing to sacrifice one for the other, we secured not only the future of this cherished garden, but also 600 new, permanently affordable apartments!"

MLRC highlights efforts on rent exemption bills for seniors & disabled at June meeting

Continuing efforts by the Mitchell-Lama Residents Coalition to promote bills in Albany strengthening rent increase exemptions for seniors (SCRIE) and disabled (DRIE) residents were highlighted at the June 2025 annual meeting.

Co-Chair Jackie Peters reported on MLRC's ongoing cooperation with Tenants and Neighbors, a statewide advocacy group, to promote a series of related bills.

They are:

- S561 Kreuger (A1863 Rosenthal) would provide notices for all eligible tenants informing them of SCRIE and DRIE benefits.

- S1457A Kavanagh (A5344 Glick) would increase the income threshold to \$67,000 and index it to a cost of living adjustment moving forward.

- S2451A Kavanagh Would allow localities to reduce rent to one-third of house hold income for tenants on SCRIE/DRIE.

- S3563 Cleare (A2367 Epstein): Includes the parent or guardian of a person.

Following Peters' presentation, Corresponding and Reporting Secretary Katy Bordonaro detailed MLRC's efforts to increase the SCRIE/DRIE income cap, noting that while the Senate passed legislation raising the cap to \$67,000 indexed

to the Consumer Price Index, the Assembly did not take up the issue.

She added that MLRC plans to work with Assembly Speaker Carl Heastie, who represents Co-op City, in efforts to secure passage of the legislation next year.

Tivoli Towers, Riverbend, Rochdale face fee hikes, other problems

Also at the June meeting were reports of rent and carrying charge hikes faced by three M-Ls, Tivoli Towers, Riverbend, and Rochdale Village.

At Brooklyn's **Tivoli Towers**, tenants have been dealing with three issues: an impending eight percent rent increase; a frequent inability to contact the property manager who is often not onsite; and vagrants and youths entering the building during the day when security is not on duty.

At Harlem's **Riverbend** cooperative, shareholders who have recently borne a twenty percent maintenance hike over a three-year period are facing yet another twenty percent rise over the next three years, from 2025 to 2027.

Further, shareholders noted that notwithstanding a long waiting list, many apartments remain vacant.

For **Rochdale Village**, see story on page 3.

Harlem's One45 three-building plan receives go-ahead from City Council unit

A long-disputed, on-again-off-again mixed-income project for Harlem is slated to become a reality, in light of an agreement between the developer, Bruce Teitlebaum, and the City Council's panel dealing with zoning and land use.

The committee acted after the project, known as One45, was significantly altered from its original 2022 plan by increasing the number of affordable units and adding other amenities.

Approval from the Council committee in June came after the new Councilmember for the area, Yusef Salaam, strongly agreed to the deal.

As stated in a Council [release](#), the project, consisting of three buildings, "will result in the creation of 1,000 new units of housing, 338 of which will be affordable, in addition to a range of community benefits for the surrounding

neighborhood."

The largest building will consist of 502 units, 126 of which are affordable to tenants earning sixty percent of the AMI. The second building will include 408 units, 122 of which are for those earning eighty percent of the AMI.

The third building will be 100 percent affordable through HPD, with ninety units of affordable senior housing.

Additional community benefits of the plan will include transformation of the Brigadier General Charles Young Playground; creation of a 23,000-square-foot technology center; investments in nearby Esplanade Gardens, a M-L complex; and 30,000 square feet of commercial, retail, and community facilities, with twenty percent set aside for Harlem businesses and ten percent set aside for minority and women-owned businesses.

Brooklyn residents skeptical re proposed redevelopment of Marine Terminal, including promise of affordable units

Residents of Brooklyn's Red Hook, Carroll Gardens and adjacent neighborhoods find themselves in a waiting game regarding a proposal for a massive modernization of the Brooklyn Marine Terminal and surrounding areas.

The 122-acre plan would include around 2,700 affordable apartments alongside another 5,000 luxury (market rate) dwellings, plus an allocation of about \$200 million for repairs to a nearby Housing Authority project.

Several community meetings, planned by the City's Economic Development Corporation, have been canceled. As of this writing, another meeting has been scheduled for mid-July.

Non-official, non-government meetings, however, have been held by a local task force—made up of elected representatives from the area plus community group members.

So far, the lure of affordable housing and other promises have not engendered much optimism among the neighborhoods' residents.

As reported in [Gothamist](#), "Some residents see parallels to two decades ago, when New York State's economic development authority steered a controversial plan to build a new neighborhood around a centerpiece arena, the Barclays Center. The project, known as Atlantic Yards, bypassed the city's typical land use review process but was supposed to feature hundreds of units of affordable housing atop a Brooklyn rail yard."

That project never got off the ground.

CPC approves rezoning plan for midtown Manhattan; promise 2,900 affordable units

The massive rezoning plan for midtown Manhattan, designed to generate some 9,700 new residences from West 23rd to West 40th Streets, between Fifth and Eighth Avenues, was approved by the City Planning Commission in June.

Advocates of the plan maintain that the new mixed-zoning will result in up to 2,900 permanently affordable homes, mandated by the City's policy of Mandatory Inclusionary Housing. Among other things, the plan allows conversion of commercial offices to apartments.

Affordable Housing News from Around the Nation

National: Section 8 recipients will lose heavily in Trump's budget

As reported in [Shelterforce](#), the White House "is proposing to halve HUD's budget, which was \$89.1 billion in FY 2025. If the proposal goes through, line-item funding for [Emergency Housing Vouchers] and most other federal rental assistance programs will be zeroed out. What remains will be consolidated into a lump sum, cut by 43 percent, have time limits and work requirements added, and be handed over to the states to figure out how to distribute—a fundamental shift that HUD secretary Scott Turner said is meant to 'be more effective.' Housing advocates . . . argue it would spike homelessness and sow chaos across the affordable housing industry."

California: Owners petition US Supreme Court to declare Covid eviction moratorium illegal

Landlords have petitioned the US Supreme Court to hear arguments that the eviction moratorium enacted during Covid was unconstitutional, because it amounted to a "taking" of property disallowed by the Fifth Amendment. The amendment states that the government must pay for any such "taking."

As described in an article by [Shelterforce](#), "For most of the United State's history, the Supreme Court has left landlord-tenant relations up to state and local governments." But with the growth of a right wing "property rights" movement in the US, the highly conservative Court could "open the door for [owners] to challenge other tenant protections."

Illinois: Crime-free housing often misused to evict tenants

Landlords in the state often use the premise of crime-free housing—offered as a safety measure for residents and neighborhoods—as a subterfuge to evict lower-paying tenants, even if the so-called "crimes" are minor infractions, or indeed of no infractions at all.

A report by the [New York Times](#) found that "More than 1,300 evicted out of 2,000 [enforcement incidents] were for misdemeanors or noncriminal offenses, many of which were never pursued by prosecutors. Most cities have crafted their laws so they can evict tenants even if the renters are never convicted of a crime" or have never harmed neighbors.

Denver: Increase in homeless rate slowed during the fiscal year.

In seven key Denver counties, the increase in the rate of homelessness slowed during the year, although the actual increase grew slightly, according to a survey released by Metro Denver Homeless Initiative. A report on the survey by [kdvr.com](#) noted "a decrease in people experiencing homelessness for the first time, from 3,535 in 2024 to 2,992 in 2025."

Also in Denver, the Aurora City Council "will meet virtually and do away with public comment sessions until the city resolves a lawsuit filed recently by the family of a Black man fatally shot by Aurora police," as reported by [The Denver Post](#).

Atlanta: Affordable project frustrated by nearby homeless encampment

Front Porch, a mixed residential and retail establishment offering 75 percent of the thirty-three new units to lower-income residents has "been thwarted by concerns over a homeless encampment behind the building," according to a report in [Bisnow](#), a real estate reporting service. Although residents are slowly moving in, retail space remains empty. A second phase of the project is on hold.

Missouri: Tenants sue owners planning to exit tax-aided buildings

Tenants in two developments financed under the Low Income Housing Tax Credit are suing their landlords who they allege did not notify them about their decision to exit the program until two years after they were legally obliged to do so. In a second suit, tenants allege they were displaced under false pretenses, according to a report in [Shelterforce](#).

California: Governor weakens environmental law for more housing

Gov. Gavin Newsom signed a bill to eliminate various requirements of the state's historic environmental protection law, arguing that the law makes it more difficult and expensive to construct needed housing, including affordable units. Environmentalists are furious that landlords may now ignore such issues as how their construction plans "will impact air pollution, flora and fauna, groundwater quality, and other factors," as reported by [The Associated Press](#).

Local Housing Briefs

Flatbush Ave commercial 'eyesore' may be slated for housing

A squat modernist commercial building in Brooklyn's Flatbush area, currently housing Verizon and some ground-floor establishments such as McDonald's, may be transformed into a 72-story (840-foot) residential tower comprising around 12,000 units—of which about a quarter will rent at below market rate—under a proposal announced by Mayor Adams in May.

Located at 375 Flatbush Ave, the affordable units would be reserved for tenants earning from \$87,000 to \$116,000 for a family of three, according to a report in [The Gothamist](#). Some units may also be reserved for formerly homeless residents. New city tax incentives, along with new zoning changes, would be offered to potential developers.

Long Island City's massive rezoning plan opens to public review

A huge rezoning plan for Long Island City that might generate some 14,700 new homes—of which around 4,000 would be permanently affordable—opened to the community for review in April. The plan aims to rezone fifty-four blocks along the waterfront, as reported by [6sqft](#), an online architectural and real estate information service. The rezoning would enable "high-density mixed residential, commercial, and light industrial uses along the waterfront, from 46th Road, south of Anable Basin to 44th Avenue," and would facilitate waterfront access for residents.

Kingsbridge armory review begins

A public [review](#) of plans to redevelop the historic Kingsbridge Armory in the Bronx, which would include 450 affordable units, began in May.

Ocean Park Apts, former M-L, sold to Tredway; units stay affordable

Ocean Park Apartments, a former M-L in Far Rockaway, was sold to Tredway, a realtor promoting itself as "an innovator in affordable housing development." The firm purchased the 206-unit development for \$488 million in May. Under the purchase plan, negotiated with the City's HPD, all units will be placed under rent stabilization, and will be offered only to families earning between 60 percent and 80 percent of the area's medium income. The firm said it would provide "critical capital repairs, energy-efficiency improvements, and expanded social services," as reported by [ConnectCre](#).

Coney Island's future: affordability, gambling, or both?

Two huge development projects are slated for Coney Island, the fabled summer "getaway at home" for countless generations of New Yorkers and visitors.

One may increase the economic and ethnic diversity of the area through Phase III of the city's revitalization plan, which would see the creation of 720 new affordable homes, along with another 400 market rate dwellings and commercial and community space.

The other may eventually transform the area into a gambling hub, as the City Council approved a rezoning plan on June 30 to enable the construction of a huge casino.

New affordable homes and new casino planned

In June, Mayor Adams' office [announced](#) a forthcoming partnership with BFC Partners Development LLC to produce 420 of the projected new affordable homes.

During the same month, the City Council approved a rezoning plan to enable the creation of a Casino.

While in theory the two projects are not incompatible, over time they tend to generate very different social atmospheres, not always mutually friendly. Particularly regarding

the casino, tensions have already begun to flare.

Justin Brannan, the area's Councilmember, approved the plan, which would "demap part of Bowery Street and purchase air rights above existing streets and buildings, making way for three high-rise towers and two pedestrian bridges," as reported in [Brooklyn Paper](#).

Sparring between casino advocates & opponents

Promoters of the casino, to be called The Coney, said it would generate more than eight thousand construction and other jobs, and will include a Community Trust to fund other community endeavors.

But local opposition has emerged with a roar. In January, for example, the local community board voted overwhelmingly against the rezoning, as did Councilmember Inna Vernikov, who represents adjacent part of Coney Island and Brighton Beach.

And a statement by Adam Rinn, director of a group (Coney Island USA) promoting economic revitalization, said the forthcoming casino "is not a project that is here to help, this is a project that is set to destroy."

ANHD offers next NYC Mayor blueprint for affordable housing

A series of [recommendations](#) for the forthcoming Mayor of New York City on affordable housing was released in July by the Association for Neighborhood and Housing Preservation.

"As we look towards an unusually competitive mayoral general election, affordable housing — and the lack thereof — remains the top issue in many New Yorkers' lives," the group said in a statement.

The recommendations, elaborated much more fully in the full report, are:

- Enable people to stay in the communities and homes they love, by preserving our existing affordable housing and combating

tenant harassment and displacement.

- Create pathways to permanent affordable housing for all, by creating new 100% affordable housing that matches the true need, and expanding access to proven programs from vouchers to legal assistance.

- Use public land and resources for public good, by reshaping our land use and planning systems, and supporting community-based organizations and infrastructure.

- Center fairness and equal opportunity in all housing policy, by enforcing fair housing laws and expanding homeownership opportunities.

Harvard: Housing costs, rents soar; federal policies worsen affordability

(Continued from Page 1)

- Precisely at a time of record-high homelessness, the federal government, under President Donald Trump, has proposed **reductions in federal resources** for crucial housing supports.

- **Uncertain future;** As a consequence of tariffs, reduced immigration and diminished federal support, the future of housing in the country is "uncertain."

Homebuilders estimate that the newly imposed tariffs on construction materials will increase new home prices by \$10,900 apiece, and reduced immigration could shrink the already-thin labor pool. Roughly a third of construction workers are foreign-born, about twice the rate of the overall labor force.

A **separate report** on housing, by **Atom**, a real estate analytic service, found that in a survey of counties, median-priced single-family homes and condos were less affordable in the second quarter of 2025 than historical averages. This marks the 14th consecutive quarter where purchasing and maintaining a median-priced home in the U.S. has required a higher percentage of the typical owner's wages [33.7 percent] than has historically been the case.

City Council grills NYCHA officials on 6,000 vacancies

Why does NYCHA have 6,000 vacant apartments, especially in light of a waiting list of 24,000 families, and of a severe shortage of affordable units in general throughout the city?

That was the question dominating the hearings held by the City Council neat the end of June.

The answer? In brief, the need to deal with an ongoing deterioration in many if not all projects, according to the Authority. This work entails basic repairs, replacements and crucial environmental work

In her [testimony](#), NYCHA's chief operating officer and vice president Eva Trimble noted "the massive repair needs across the Authority (nearly \$80 billion) and the average tenure in a NYCHA apartment (25 years)."

She added that "all its units must be vacant for more than 30 continuous days before they can be re-rented, because of required environmental work when tenants move out."

"On average," she noted, "it takes four to six months to complete the lead and asbestos testing process, and abatement if necessary, during turnover."