



**Committees on Land Use and Housing & Buildings**  
**Testimony in support of Int. 1031-2023: Fair Housing Plan**  
**09/26/2023**

Thank you, Chair Salamanca, Chair Sanchez, Speaker Adams, and members of the Committees for the opportunity to share testimony in support of Introduction 1031-2023. My name is Logan Phares and I serve as the Political Director of Open New York. Open New York is an independent, grassroots, pro-housing nonprofit.

Since Speaker Adams first presented her [Fair Housing Framework](#) to the public in December 2022, New York's housing crisis has continued to worsen. Evictions have increased, the asking rents for unregulated housing have skyrocketed, and newly issued building permits have plummeted. The City needs a comprehensive approach to reverse these trends.

Introduction 1031-2023 points the City in the right direction. Exclusionary and anti-growth policies have shaped our land use and housing finance programs for decades, perpetuating inequitable and segregated residential patterns across our neighborhoods, as the City recognized in the [Where We Live NYC](#) plan. While some neighborhoods have grown tremendously over the past 20 years, far more areas have been frozen in amber, the product of decades of downzonings from 1961 through the Bloomberg administration.

We need every tool in the toolkit to undo this legacy and to fix where housing is built in New York City. Introduction 1031-2023 will require City agencies to publish valuable and accessible information regarding the housing crisis and to set targets for more equitable development. Other cities and states, such as the [District of Columbia](#), have created similar planning processes recently, which have improved public discussion of the housing shortage and have put pressure on exclusionary neighborhoods to open more opportunities for housing growth.

The City also needs to take action immediately to produce more housing. The recently announced "[City of Yes for Housing Opportunity](#)" initiative provides a once-in-a-generation chance to improve New York City's outdated zoning code. For far too long, many of the most well-resourced parts of the city have been defacto off-limits to new residents, especially New Yorkers who need affordable housing. If these proposed changes are implemented, every neighborhood in the city will finally take part in solving our housing shortage, and we will see dramatic changes in the distribution of new, income-restricted housing across the five boroughs.



This year, the Mayor and the City Council can redirect the course of our housing shortage by passing Int. 1031-2023 and the “City of Yes for Housing Opportunity” proposals. Open New York’s members will be advocating fiercely to make sure the City seizes this chance.

Finally, we must utilize every tool at our disposal to aggressively pursue fair housing goals and end exclusionary zoning practices rooted in Jim Crow that still exist throughout our state today. Only the Governor and State Legislature have the power to hold all communities accountable to these goals, both within New York City’s boundaries as well as the suburbs of Westchester and Long Island, whose exceptional lack of housing production exacerbates New York City’s housing affordability crisis. We look forward to working with the Speaker and City Council members to call for accountability and action from the Governor and State Legislature in the 2024 session.

Thank you for your time and consideration.