



A Memorandum for District 4
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Affordable Housing Crisis

New York is one of the most desirable places in the world to live. With so many people eager to become our neighbors, it is no surprise that the market rate for residential rents is high. However, affordable housing legislation and government-backed incentives for developers to build affordable housing are essential for ensuring that housing stock for middle- and low-income New Yorkers remains available. In District 4, Stuyvesant Town-Peter Cooper Village stands as proud example of this commitment to middle-class families. However, in an aggressive real estate market like New York, the work of protecting affordable housing is never done and when elected to the City Council, I will make it a top priority to fight for safe, accessible, and affordable housing.

First, I will preserve and protect the current dwindling stock of affordable housing units. To do so will first require an accurate audit of existing rent-regulated apartments as well as all units that have been deregulated within the past five years. This must be done to ensure that landlords who receive J-51 and other tax benefits are not illegally deregulating units. Additionally, I applaud the recent mayoral plan to grant low-income tenants free legal representation in housing court to prevent unlawful evictions of tenants from their rent-controlled and rent-stabilized apartments. As a City Council Member, I will fight to make sure funds are appropriated to administer this

legal program, guaranteeing this right to counsel is not just granted in theory, but is also put into practice.

Second, I will fight to the repeal the Urstadt Law, which wrongly denies New York City home rule on critical housing issues. There is no legitimate reason why the City of New York should not legislate on a matter specifically concerning its citizens. Finally, while I support pro-growth policies that allow for additional residential development, I will not support any development plans that do not also adequately address the following: 1) neighborhood schools have sufficient class space to accommodate an increase in population density without displacing children of current residents; 2) occupancy rates remain high, so that additional housing stock is not simply absorbed into the non-resident, pied-a-terre market; and, 3) a sufficient number of units are available at prices that middle-class tenants can afford.