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Who: Council Member Christopher Marte, State Senator Cordell Cleare, Assemblymember Emily Gallagher, Comptroller Brad Lander, Council Member Pierina Sanchez, Council Member Sandy Nurse, Housing Advocates, the District Council of Carpenters

COUNCIL MEMBER CHRISTOPHER MARTE TO INTRODUCE RESOLUTIONS IN SUPPORT OF STATE AND FEDERAL BILLS TO BUILD AND PRESERVE TENS OF THOUSANDS OF PERMANENTLY AFFORDABLE HOMES

NYS Social Housing Development Authority Bill Would Build High-Quality Housing for Every New Yorker With 100% Union Labor

New York – On February 27, 2025, Council Member Christopher Marte introduced two resolutions at the New York City Council’s stated meeting in support of social housing. The first would create a Social Housing Development Authority (SHDA) in New York through a state bill (S.5674 / A.9088). The legislation, sponsored by Assembly Member Emily Gallagher and State Senator Cordell Cleare, seeks to address New York’s housing crisis by establishing a state level public authority to develop and maintain permanently affordable housing across the state.

The second resolution will be in support of Representative Alexandria Ocasio-Cortez’s [national version of the SHDA bill, the Homes Act](#), which was introduced in September. The Homes Act would establish an independent entity within the Department of Housing and Urban Development (HUD) to acquire and maintain distressed real estate to stabilize communities and increase the supply of affordable housing.

In conjunction with the introduction of the resolution, **Council Member Marte will host a rally at City Hall steps on February 28th at 12pm.** He will be joined by Assembly Member Gallagher, Senator Cleare, New York City Comptroller Brad Lander, fellow elected officials, and housing advocates, all of whom support the transformative potential of the social housing bills to ensure long-term housing affordability for New Yorkers.

The SHDA bill would provide a robust solution to the city’s and state’s housing shortage by enabling the state to build, acquire, and renovate affordable housing using union labor, with rents

capped at 25% of residents' incomes. The SHDA would also focus on serving low- and middle-income families, with at least 25% of units reserved for those earning 30% or less of the Area Median Income (AMI). With a \$5 billion initial capitalization, the SHDA could create 26,000 high quality, affordable, green, union-built homes. 81% of New York City voters support social housing, and 60% support a social housing approach over a private market incentives approach to the housing crisis, [according to a 2023 Data for Progress poll](#).

"New York City is facing an unprecedented housing crisis, and the market-driven approach has proven time and again that it does not work", **highlighted New York City Council Member and co-prime sponsor of the resolutions Christopher Marte**. "Too many of our neighbors are being pushed out of their homes, and the so-called 'affordable' housing being built today is out of reach for working-class New Yorkers. That's why we need bold, publicly funded solutions that guarantee permanent affordability—not just for the next few years, but for generations to come. By passing these resolutions, we are sending a clear message that New York City stands behind the fight for social housing at every level of government. The Social Housing Development Authority bill in Albany and Congresswoman Alexandria Ocasio-Cortez's federal public housing authority bill represent transformative opportunities to build the deeply affordable, publicly owned housing that our communities desperately need. We must continue fighting for funding at the city, state, and national levels to ensure every New Yorker has a stable, affordable home."

"Access to stable, affordable housing isn't just a human right — it's essential for people to lay down roots and live safe, healthy lives," said **Assemblymember Emily Gallagher**, Assembly sponsor of SHDA. "The private market cannot and will not fix the housing crisis it created. It's time for a new vision, one that provides the kind of permanently affordable, democratically-controlled, beautiful housing that allows people and communities to thrive — regardless of income level or demographics. By investing in the Social Housing Development Authority, we can reverse the out-migration of New Yorkers and show our constituents that we're serious about building a city and state where they can build their lives."

Senator Cleare, Chair of the Senate Aging Committee and Senate Sponsor of SHDA stated: "The SHDA is charged with one simple job—build, preserve and protect permanently affordable housing for all New Yorkers where the cost of renting or owning are no more than 25 to 33 percent of total household income. In doing so, we protect whole communities, cultures, families, generations and most of all allow people to have a fantastic quality of life instead of a crushing rent burden dooming them to eventual excommunication from their homes."

"New York City is in an affordable housing crisis that is slowly eroding our working and middle class," said **Comptroller Brad Lander**. "Generations ago, our state leaders passed the Mitchell-Lama housing bill, which led to the development of thousands of units across the five boroughs. Today, Assembly Member Gallagher and Council Member Marte are putting forth a renewed vision for how the public sector can build and preserve the housing New Yorkers need."

Assembly Member De Los Santos added, “My office handles nearly 100 cases every week from people who are experiencing housing insecurity. They’re seeking Section 8 vouchers, rent increase exemptions, rental assistance, or applying for lotteries, or else they have issues with landlords. They exhaust all options and continue to scramble to find or afford a place to live. The housing authority created in Assemblymember Gallagher’s bill can build and sustain affordable housing that will withstand wavering commitments that have kept us in this cycle, giving my community less illusory and more tangible chances at finding housing stability to build their lives. I’m glad we have the support of Council Member Marte and many of our City Council colleagues with the introduction of this resolution.”

"As a mother, I feel that it is imperative for us to have access to quality housing with affordable rents. Families are the cornerstone of society, and people should have the time and space to raise our children with dignity. This means instilling values and dedicating time to teach the principles of democracy, such as respect, solidarity, honesty, and cooperation. These values will directly influence how they engage with society as a reflection of the upbringing we provide. It is unjust that parents are forced to work excessively just to cover rent, leaving little time to focus on what truly matters—raising and educating our children. This sad reality must be addressed for the benefit of the entire community,” **said Maria Isabel Jimenez, Member of Churches United for Fair Housing (CUFFH).** “The United States is facing a severe housing crisis, and social housing offers a sustainable solution. This approach ensures that housing is permanently affordable and tenant-owned. Our communities can’t wait any longer—evictions are rising, and the need for bold action is urgent. Housing is a human right, and everyone deserves access to safe, decent, and affordable homes. We demand significant investment in social housing to meet the needs of the cornerstone of our society. Our children and families are depending on us to act now.”

"Working families are leaving New York because of the insane cost of housing,” said **Michael Mulgrew, president of the United Federation of Teachers.** “This legislation will help make New York more affordable for the working and middle-class families who make our city and state thrive. It's time ordinary people get a break."

“Last year, the Progressive Caucus led the charge to tackle our city’s affordability crisis with the Homes Now, Homes for Generations campaign because we know that market solutions alone won’t cut it,” **said Council Member Shahana Hanif, Co-Chair of the Progressive Caucus.** “The City Council has stepped up to the plate with City For All and must continue to take bold action that recognizes housing as a public good, not a commodity. I’m proud to be a sponsor of Resolutions 777 and 778, which will boost state and federal efforts to create deeply and permanently affordable housing and to fight for housing justice here in New York City.”

“Tenants don’t have enough protections and are often at the mercy of bad landlords, and violations aren’t addressed because agencies are short-staffed. No family should live in the

deplorable conditions that this perfect storm creates. We need more permanently affordable housing, tenant protections, and Social Housing to ensure everyone has safe, healthy, affordable, and livable housing options”, said **Toni, NYCC South East Queens Member.**

“The idea that we have to choose between building affordable housing and paying construction workers a family-sustaining wage is completely false,” said **Paul Capurso, President and Executive Secretary-Treasurer Pro Tem of the NYC & Vicinity District Council of Carpenters.** “This bill takes important steps towards solving the housing crisis while creating thousands of union jobs that will allow the hard-working men and women building our city to support their families and live in the communities where they work.”

“As we continue to battle this housing crisis, we must do whatever possible to greenlight the development of more permanent affordable homes that will not only provide a roof over people’s heads but also generate good-paying union careers for hardworking New Yorkers,” said **Gary LaBarbera, President of the Building and Construction Trades Council of Greater New York.** “Not only would the Social Housing Development Authority be a catalyst for the creation of more high-quality accessible housing, but the guaranteed use of union labor through project-labor agreement and fair compensation thanks to prevailing wage measures would open more pathways for tradespeople and their families to pursue the middle class and achieve economic stability.”

“Housing is a human right, and social housing is a mechanism to ensure that right is realized. It is a tool for addressing inequality and ensuring that everyone has access to safe, permanently affordable, and dignified housing. Working class and low-income New Yorkers already know that real estate speculation is driving us out of our city. We see these two bills, the SHDA and the Homes Act, as an important way to fight back against out of control rents and displacement, and we are excited to support them,” said **Michael Bell, leader at Neighbors Together.**

Brandon Mancilla, UAW Region 9A Director, said, "The cost of living is simply out of reach for too many New Yorkers, including our UAW members. These workers built New York and make it the incredible state it is today, but they are getting priced out while real estate companies, speculators, and outside investors buy up our real estate to enrich themselves. It's time for a change. These bills lay out a path to a future where working New Yorkers can live with dignity. Not only will social housing provide good union jobs, but it will also ensure our members have a place to live and raise our families for generations to come. Let's get it done."

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