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<https://www.politicopro.com/states/new-york/city-hall/story/2017/08/02/affordable-housing-accounts-for-one-fifth-of-new-residential-construction-report-shows-113739>

Affordable housing accounts for one-fifth of new residential construction, report shows



The mayor has proposed rezonings throughout the city to allow for more residential development. | AP Photo

By [SALLY GOLDENBERG](#)

Rent-regulated housing has accounted for one-fifth of all new residential construction since Mayor Bill de Blasio took office, according to a [report](#) from the New York Building Congress.

The wave of development has continued despite two major hurdles: local opposition to projects throughout the city and a lapsed property tax break that stalled rental applications for more than a year.

Since de Blasio took office on Jan. 1, 2014, his buildings department has issued permits for 25,342 low- and middle-income housing units, according to the Building Congress analysis. That tracks with City Hall's \$10 billion goal of financing the construction of 80,000 apartments and preserving another 120,000 units over 10 years.

The vast majority of new housing — roughly 80 percent — permitted since de Blasio took office is market-rate.

Most of the new low- and middle-income housing will be built outside Manhattan. The Bronx, historically an enclave of poverty that is now luring market-rate development, is home to 39 percent of all new affordable construction.

Brooklyn accounted of 29 percent of the total, followed by 19 percent in Manhattan, 11 percent in Queens and 2 percent on Staten Island.

The mayor has proposed rezonings throughout the city to allow for more residential development.

His efforts have been met with opposition from residents and organized activists who in turn pressure City Council members to vote down applications for fear that any new development will hasten gentrification.

In certain neighborhoods [the administration has stalled its own projects](#), in part to help Council members facing primary election challenges that could be tipped by opposition to development.

Building Congress president Carlo Scissura applauded the administration for its work.

"Despite a number of obstacles, including the temporary expiration of the 421-a tax incentive program and the resistance he has faced in enacting portions of his rezoning plan, he and his team have really risen to the challenge thus far," Scissura said in a prepared statement.

He urged developers, builders and designers to support City Hall's development efforts.

"I think everybody, collectively from the mayor to the local City Council person to the community boards and then to advocates like the Building Congress, need to sit down and really look at these rezonings — how to make them palatable and how to get them over the finish line," Scissura said in an interview.

Several sources say a plan to rezone a corridor along Jerome Avenue in the Bronx is likely to begin a lengthy public review process later this month.