



October 29, 2025

James Whalen, President  
Real Estate Board of New York  
570 Lexington Ave  
New York, New York

Dear Mr Whalen,

On behalf of our New York City members - who are deeply committed to ensuring all residents have safe, accessible and permanently affordable housing - we urge you and your Board Members to work together with the soon-to-be newly elected Mayor of New York to enact common sense solutions to our city's dire housing crisis.

Specifically, we are demanding that you and your Board of Directors help advance the following housing solutions:

- Implement a rent freeze for the 2.4 million New York residents living in rent-stabilized housing
- Triple the amount of capital funds that can be designated for building 200,000 new affordable homes over 10 years for low-income households, seniors, and working families.
- Expand HPD's [Senior Affordable Rental Apartments \(SARA\)](#) and [Extremely Low and Low-Income Affordability \(ELLA\)](#), both of which can significantly expand housing affordability for NYC residents.
- Increase NYCHA's resources and capacity for investing in public housing infrastructure and ongoing repairs.

Given that our city is one of the richest cities in the country, while over 850,000 people pay more than 40% of their income on housing costs, something needs to be done. We believe the above solutions will significantly reduce the rent burdens on New York City residents, and will take an important step towards increasing affordable housing for our family, friends and neighbors.

If you have questions, please reach out to Adolfo Abreau, Housing Campaigns Director, at VOCAL Action Fund ([adolfo@vocal-ny.org](mailto:adolfo@vocal-ny.org)).

Sincerely,

Carolyn Martinez-Class and Rebecca Garrard, Co-Executive Directors, Citizen Action of New York  
Jeremy Sanders, Executive Director, VOCAL Action Fund  
Juanita Lewis, Executive Director, Community Voices Heard Power  
Sulma Arias, Executive Director, People's Action  
Theo Oshiro, Director, Make the Road Action Fund