



THE CITY OF NEW YORK  
OFFICE OF THE MAYOR  
NEW YORK, N.Y. 10007

EXECUTIVE ORDER NO. 38

December 6, 2023

HOUSING AT RISK TASK FORCE

WHEREAS, the “Affordable New York” program, authorized by subdivision (16) of section 421-a of the Real Property Tax Law, was enacted in 2017 to provide tax exemptions to residential construction projects that include affordable housing; and

WHEREAS, in order to obtain Affordable New York real property tax benefits, an Affordable New York project that commenced construction after December 31, 2015 and on or before June 15, 2022 must receive a temporary or permanent certificate of occupancy covering all residential areas from the Department of Buildings on or before June 15, 2026; and

WHEREAS, any project that has not yet received a temporary or permanent certificate of occupancy covering all residential areas from the Department of Buildings is at risk of not meeting the June 15, 2026 completion deadline (“at-risk projects”); and

WHEREAS, New York City is experiencing a housing crisis that is best addressed through the production of additional housing at all levels of affordability; and

WHEREAS, an interagency approach is critical for the City to implement reforms to increase the likelihood that all at-risk projects will meet the 2026 deadline;

NOW, THEREFORE, by the power vested in me as Mayor of the City of New York, it is hereby ordered:

Section 1. Establishment of the Task Force. There is hereby established an interagency Housing at Risk Task Force (the “Task Force”).

(a) The Task Force shall be chaired by the Deputy Mayor for Housing, Economic Development and Workforce or such Deputy Mayor’s designee (the “Chair”), or the successor to such Deputy Mayor or their designee.

(b) The Task Force shall consist of representatives from the Department of Buildings, the Department of Environmental Protection, the Department of Housing Preservation and Development, the Department of City Planning, the Fire Department, the Mayor’s Office of Environmental Remediation, and the Department of Transportation.

(c) The Chair shall add representatives from other relevant agencies, as necessary, to accomplish the Task Force's objectives.

§ 2. Duties of the Task Force.

(a) The Task Force shall:

- i. In coordination with the Executive Director of Get Stuff Built, develop and implement a process to increase the likelihood that at-risk projects meet the June 15, 2026 deadline;
- ii. Develop a schedule of critical milestones that each at-risk project should meet to increase the likelihood of meeting the June 15, 2026 deadline;
- iii. Track at-risk projects and their progress in achieving critical milestones;
- iv. Coordinate with relevant agencies to promote streamlined communication around the progress of at-risk projects to help bring about timely approvals; and
- v. Meet regularly to assess the status of at-risk projects and facilitate interagency communication regarding the issuance of temporary or permanent certificates of occupancy covering all residential areas of eligible multiple dwellings on or before June 15, 2026.

(b) The member agencies of the Task Force shall work together to increase the likelihood that at-risk projects meet the June 15, 2026 deadline.

§ 3. The Department of Buildings is directed to conduct the review and approval process for Affordable New York projects at the Department's Development HUB.

§ 4. This Order shall take effect immediately, provided that the Task Force shall cease to operate on July 15, 2026, upon which date this Executive Order shall be repealed.



---

Eric Adams  
Mayor