



February 25, 2026

## Testimony of the American Institute of Architects New York State FY27 Executive Budget Proposal-Housing

The American Institute of Architects New York State (AIANYS), representing nearly 10,000 licensed architects across the state, appreciates the opportunity to submit testimony on the housing components of the FY27 Executive Budget Proposal.

New York's housing shortage continues to place pressure on working families, seniors, and communities in every region of the state. Architects experience these challenges firsthand through our work on affordable housing, mixed-use development, adaptive reuse, and neighborhood revitalization projects. AIANYS is supportive of New York's ongoing efforts to address the housing crisis and recognizes that both strategic investment and thoughtful modernization of policy will be necessary to meaningfully increase housing production.

The Executive Budget's housing framework—including proposals associated with the Governor's "Let Them Build" agenda—reflects a broader conversation about how to enable housing to move forward more efficiently while maintaining environmental stewardship and community protections. In particular, discussions around SEQRA reform and procurement streamlining highlight the importance of examining where processes may create unintended delay, cost escalation, or uncertainty. Architects routinely navigate complex environmental review and public procurement systems. Our experience suggests that predictability, clarity, and coordination across agencies are critical to delivering housing on time and within budget.

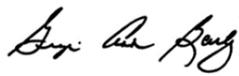
Environmental review plays an essential role in protecting communities and natural resources. At the same time, focusing review where impacts are most significant, clarifying thresholds, and reducing duplicative processes can help well-planned projects advance without unnecessary delay. Similarly, modernizing procurement methods and improving interagency coordination can reduce administrative burden while maintaining transparency, competition, and strong public safeguards. Even incremental improvements in these areas can have meaningful effects on project feasibility—particularly for affordable and publicly supported housing.

Housing policy must also align with long-term resilience and sustainability goals. Buildings designed for energy efficiency, durability, and climate adaptation reduce operating costs for residents and help the state meet its broader environmental objectives. Architects integrate these considerations from the earliest stages of planning and design, ensuring that public housing investments deliver value over the full lifecycle of a project.

As policymakers consider reforms to environmental review, procurement, and housing program administration, AIANYS emphasizes that licensed architects—professionals charged with protecting public health, safety, and welfare—should be included in these discussions. Our practical experience translating policy into built outcomes can help ensure that reforms achieve their intended goals without compromising safety, quality, or public trust.

New York’s housing challenges are, at their core, design and delivery challenges. AIANYS stands ready to serve as a constructive partner as the Governor and Legislature evaluate housing proposals within the FY27 Executive Budget and continue working toward solutions that expand access to safe, affordable, and resilient housing statewide.

Sincerely,



**Georgi Ann Bailey, CAE, Hin. AIA**

**Executive Vice President**

**The American Institute of Architects New York State**