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<https://www.cityandstateny.com/power-lists/2026/02/2026-whos-who-affordable-housing/411500/>

The 2026 Who's Who in Affordable Housing

New Yorkers creating and preserving housing for low- or middle-income households.

There's no single policy solution when it comes to easing the housing crisis in New York. Instead, there's an assortment of policies and programs aimed at addressing the severe shortage of affordable units. Incentives for developers, subsidies for tenants and limits on rental increases have already been in place for years. In New York City, policymakers recently revamped the zoning process to spur more development and have attracted private investment for dilapidated public housing properties, while the new mayor campaigned on freezing the rent for rent-stabilized apartments. State lawmakers added funding for housing vouchers, while the Hochul administration is looking to streamline the environmental review process to speed up projects. Even the White House is weighing in, with President Donald Trump trying to block large investors from buying up single-family homes.

All of these tactics – and more – may be needed to truly create an adequate supply of affordable housing in New York. City & State's inaugural Who's Who in Affordable Housing, written and researched in partnership with journalist Lon Cohen, showcases the government officials, developers, nonprofit leaders, advocates, attorneys, advisers and activists who are doing all they can to meet the demand.

Smarr, Jamie

President and CEO, NYC Housing Partnership

Jamie Smarr leads the NYC Housing Partnership, a nonprofit organization founded by then-New York City Mayor Ed Koch that relies on public-private collaboration to create and preserve affordable housing across New York City. Smarr has advanced deals that protect affordability while adding new supply, including the 523-unit Ebenezer Plaza in Brownsville, Brooklyn, the 611-unit Sherman Creek North Cove project and Cadman Towers, an innovative conversion



Jamie Smarr / NYC Housing Partnership

of a Mitchell-Lama cooperative to a city-sponsored affordable housing co-op. Smarr also expanded the Affordable Housing Expo, connecting thousands of New Yorkers to rental and homeownership resources.