

**NEW YORK STATE COUNCIL OF CHURCHES
2023-24 STATE LEGISLATIVE AND BUDGET PRIORITIES**

HOUSING PRIORITIES

HOUSING CREATION AND RETENTION

The New York Housing Compact

Governor Hochul’s Compact combats exclusionary zoning and produces 800,000 new homes over the next decade.

by utilizing a three-pronged approach to ensure community participation across the state.

- \$250 million for infrastructure upgrades and improvements to support local housing growth and development. \$20 million for planning and technical assistance to support local rezoning efforts and other solutions to drive growth.

- \$500 Million Homeownership Stabilization Fund provides loan products including grants to fix up homes leading to ownership
 - \$400 million over 5 years
 - \$126 Million Zombie Property Acquisition
 - \$36 Million -Affordable Housing Corporation

- HCR has committed funding for affordable home production over a 5-year period

Community Land Trust Acquisition Fund S2506A

Relates to creating a new acquisition fund for community land trusts located in New York state; provides that monies of the fund shall be expended solely to carry out the affordable home ownership development program exclusively for community land trusts; defines community land trusts.

AIDS Housing- [A. 2418/ S. 183](#)

Allocates \$ 10 Million to OTDA to expand coverage of NYC’s 30 % rent cap and provides additional support (such as transportation and nutrition) and services for people diagnosed with HIV, who receive public assistance, and reside outside of New York City.

Faith- Based Housing

We call on the state to study the barriers to prevent Faith Based Organizations from developing their property, including Zoning, Regulatory and Financing. Pre-development funding, similar to the funding provided by the Attorney General’s office, is needed to sufficiently protect the legal rights of congregations and as they negotiate development agreements with developers and not be exploited.

Social Housing

“Social Housing is commonly used to describe a range of housing ownership, subsidy, and regulation models in Europe, South America and elsewhere around the globe. These models often go far beyond what’s known as “affordable housing” in the U.S. to promote permanent affordability, democratic resident control, and social equality”.

Advocate groups, such as Housing Justice for All, have proposed the creation of a statewide Social Housing Authority empowered to build and preserve high-quality, affordable housing. While we applaud the idea of Social Housing, we feel existing entities such as HCR should house this program best to study all models and administer and fund the creation of social housing using a range of financing tools.

Tenant Opportunity To Purchase Act (TOPA) (A03353/S221)

While the housing compact increases production, there is a need to ensure that people are not displaced due to upzoning or gentrification. TOPA establishes the "tenant opportunity to purchase act"; prevents the displacement of lower-income tenants in New York and preserves affordable housing by providing an opportunity for tenants to own or remain renters in the properties in which they reside.

\$200 million in funding for the first year, we can convert 1,600 homes to democratically controlled social housing. There are other tools to promote ownership of multi-family projects which could be explored.

Condominium Conversion (S3566 Cleare)

Provides for the conversion of rental properties under 421 A into opportunities for affordable home ownership.

ANTI-DISPLACEMENT

While the Council promotes the Compact and the other initiatives to improve production we recognized that many residents can’t wait for new housing but have more immediate needs to stay in their homes.

Housing Access Voucher Program (A1493/ S2721)

The Housing Access Voucher Program (HAVP) will provide rental assistance to all New York families and individuals, regardless of immigration status who are at risk of – or are already experiencing homelessness.

\$250 million to provide funding for the first year, the legislation would create 16,000 vouchers and cap tenants’ rent burden at 30%.

Right To Counsel-(A1493 / S2721)

Establishes the New York state office of civil representation to provide access to legal services in eviction proceedings.

\$172 million in this year's budget, for the first year of RTC's implementation.

In 2022, there were 200,000 eviction filings in New York. Each night, 20,000 children stay in a shelter. The bill strengthens Right to Counsel in New York City and guarantees tenants across the state the right to a lawyer when facing eviction. RTC would:

- Apply to all tenants facing eviction
- Cover any case that could result in a tenant losing their housing
- Require the courts, judges, and landlords to inform tenants of their Right to Counsel

Public Housing Funding

NYCHA is by some estimates experiencing a \$40 billion dollar deficit in deferred maintenance and renovations. This deficit has come about because the Federal Government has steadily been disinvesting in the public housing stock. We ask that NYCHA receive full funding to preserve and reinvest in public housing:

- \$2.091 Billion in FY2024 Operating Funds, and every year thereafter
 - \$300 Million to address annual operating deficits beginning in FY 2024
 - \$289 Million to allow NYCHA to spend its current annual capital budget
 - \$225 Million in Resident Management Support to support RMC's with startup funds, resident vocational training and a new department with NYCHA.
 - \$700 Million for emergency repairs where residents cannot afford to wait for capital funds to be disbursed
 - \$177 Million for to conduct one proactive annual inspection per unit
 - \$400 to for NYCHA Reserves
- \$3.4 Billion in Capital funds - To begin addressing NYCHA's total capital need of \$45.2 billion over 20 years.
- The Housing Preservation Fund and the RAD/PACT programs use section 8 vouchers as collateral to fix up property but are inadequate to address issues of deferred maintenance and make developments vulnerable to foreclosure if NYCHA fails to collect rents. The above proposal helps to mitigate risk.

Good Cause Eviction (A04454/S00305)

Prevents arbitrary or retaliatory evictions by requiring landlords to have "good cause" (nuisance, breaking the lease, non-payment of rent) to successfully pursue eviction. Yearly rent increases over a certain threshold—3% or 150% of the consumer price index (CPI, essentially the rate of inflation), whichever is larger.

Winter Eviction Moratorium (A4093/ S1403)

Establishes the "winter moratorium on evictions act of 2023" to prohibit eviction of tenants from residential properties during the winter months (November 1- April 15th) each year.

Emergency Tenant Protection Act (ETPA) Reforms (A03813)

Relates to the appointment of the rent guidelines board member representative of tenants.

Tenant Fund for Affordable Housing (TFAH): NYSFAFH has developed a proposal to address the rent arrears crisis in affordable housing.

A10510 / S9416 (2021-22) – Grant City and State discretion to extend housing benefits to non-citizens regardless of immigration status to ensconce New York City’s ability to extend CityFHEPS eligibility irrespective of status.

A9130 / S9513 (2021-22) –Increase Basic Needs and Home Energy grant levels for Cash Assistance to keep up with inflation to reflect the cost of basic expenses and utilities more accurately.

A8900 / S8632 (2021-22) – Increase the Shelter Allowance portion of Cash Assistance up to 100% of the HUD Fair Market Rent (FMR) to enable recipients to be able to afford housing.

A9112(2021-22) – Eliminate asset limits and extend earned income disregards for public assistance eligibility to stop forcing households to become more financially unstable before providing help

A8061(2021-22) – Increase the personal and special needs allowance for homeless shelter residents