

END OF 21-22 SESSION PRIORITIES

With days left in the 2021-2022 legislative session, the NY Assembly and Senate have little time to follow a much-needed five-year housing capital plan with impactful housing policies-- And New Yorkers want them!

In NYC's largest-ever policy survey, affordable housing and homelessness were the most often cited public safety concerns. It is clear that residents are feeling the impacts of rising housing costs in NYC and throughout the state. In the NYC Metro area...

42%

Of residents see affordable housing the #1 priority to address inequality.

67%

Of residents support legalizing basement and garage apartments (70% in Long Island).

28%

Of residents see affordable housing as the top threat to the region, 3rd-most behind crime and cost of living.

[RPA Metro Survey](#)

Must-Pass Legislation:

There are five legislative priorities that if the NY legislature addressed this session would unlock opportunities to build and preserve affordable housing in New York City.

NYCHA TRUST (A7805C/S9409)

Creates a Public Housing Preservation Trust, a government-controlled entity that would have access to new and valuable federal funding through tenant protection vouchers to leverage capital repairs.

Includes a viable option for addressing some of the \$40BN in capital repairs, before it is too late. Allows residents in each development to opt-in.

AFFORDABILITY PLUS (S2731/A3669)

- Allows for loans to ground lessees to support CLTs, non-owner occupants like trusts owning 1-4 family houses, and to keep seniors in their homes
- Clarifies HPD's authority to provide funding for climate resiliency improvements
- Allows for longer loan terms and extensions on existing loans, for HPD to determine necessary loan amounts, and make loans without another lender in the project

HOTEL CONVERSION REGULATORY RELIEF (A6262A/S4937C)

- Amends the New York State Multiple Dwelling Law to allow hotels to be used as affordable housing while retaining their existing Certificates of Occupancy--specifically targeting formerly homeless individuals.
- Follows similar existing law regarding SRO hotels and light industry loft conversions, which allowed the first flagship supportive housing residencies in NYC.
- Includes assurances for affordability with permanent regulatory agreements and confined conversions to those near existing residential communities.

BASEMENT UNIT LEGALIZATION BILL (A9802/S8783)

- Allows NYC to create an amnesty program for accessory dwelling units.
- Recognizes existing units that are currently safe but illegal while helping bring others up to code.