



NYHC | 588 Broadway, Suite 1208, New York, NY 10012 | 718-587-0866 | www.thenyh.org

[INSERT DATE]

Dear New York State Senators and Assembly Members:

We are writing to urge you to provide \$17 million in this year's budget to support the **Affordable Housing Stability Court Initiative** in New York City. This initiative would establish a special court part to serve tenants of affordable housing with city or state regulatory agreement or building units owned by small landlords, preventing eviction and stabilizing tenants while quickly resolving arrears for building owners.

In 2024, there were 43,000 eviction filings in subsidized housing, more than 1/3 of all New York City eviction filings. While tenants may be able to afford initial rents in affordable housing, rent burden can still develop over time and nonpayment of rent is contributing to financial distress for affordable housing buildings. While the median arrears sought at filing is just over \$4,500, it can take more than a year to resolve these cases. Over this time, the arrears accumulate, threatening both tenants and owners and raising the cost to the city to assist tenants with "one-shot" emergency assistance, which now averages at almost \$10,000 per household.

State funding would support an eviction diversion initiative with dedicated nonprofit case management staff in a special court part in each borough to prompt early intervention to quickly resolve arrears, stabilize tenancy and connect tenants to resources. Staff would work directly with tenants to resolve cases by assisting with applications for emergency assistance, addressing issues with existing benefits, and helping them develop and execute a plan to pay the arrears and afford the rent moving forward.

With your support, we expect the following outcomes:

- Ensuring more tenants are stably housed in their affordable housing;
- Strengthening the financial health of affordable housing by improving rent collection and reducing financial distress;
- Resolving housing issues more quickly, preventing avoidable evictions;
- Cutting rent arrears and reducing the costs to the City of New York's for one-time rental assistance ("one-shots"); and
- Freeing up Right to Counsel capacity by reducing demand through diversion casework.

At this crucial time, we urge you to support this budget request to prevent evictions for tenants and ensure financial stability of affordable housing.

Sincerely,

CC: Senate Majority Leader Andrea Stuart-Cousins; Assembly Speaker Carl E. Heastie; Housing Committee Chairs Senator Brian Kavanagh, Assemblymember Linda Rosenthal; Judiciary Chairs Senator Luis R. Sepúlveda, Assemblymember Charles D. Lavine; Senate Finance Committee Chair Liz Krueger and Assembly Ways and Means Committee Chair, Gary Pretlow