



ASSEMBLY MEMBER

Emily E. Gallagher

DISTRICT 50



Reports to the people

Dear neighbors,

The new legislative session is underway in Albany and with it comes the opportunity to pass important legislation to make New York more affordable, sustainable and just. While the Governor's agenda tinkers around the edges of the major challenges we face, I am proud to champion transformative policies to improve the material conditions of working peoples' lives in North Brooklyn and beyond.

I know I don't need to tell you that housing is at the heart of New York's affordability crisis. A recent study from the Fiscal Policy Institute found that it's overwhelmingly the cost of housing that pushes people out of our state. One in three NYC tenants now spend half their income on rent—and the Governor's only response is ever more tax breaks for developers, a failed strategy.

We can chart a different course. Along with Harlem Senator Cordell Cleare, I am so proud to introduce legislation to establish a Social Housing Development Authority to create and preserve affordable, democratically-controlled, beautiful green housing on a scale to meet this crisis. New York pioneered massive investments in social housing during the 20th century, providing homes for hundreds of thousands. We can do it again. Read more about our proposal later in this mailer!



I also remain focused on the climate crisis and its impact on our waterfront communities. The world's first modern oil refinery was built on the banks of the Newtown Creek; more than a century and half later, we still live with the consequences of one of the largest oil spills in U.S. history. I'm working closely with fellow elected officials at the federal, state and local levels to expedite clean up of the multiple Superfund sites in our district, and have introduced legislation which can help New York City dramatically expand "green infrastructure" to mitigate flooding from heavy rain. I'm also proud to have played a role in pushing the Army Corps of Engineers to develop a more holistic plan to protect us from sea level rise than simply enclosing our waterfront behind massive walls.

While I'm hard at work in Albany for much of the next few months, my team in Greenpoint is always here to assist you. Whether it's a problem accessing government resources you deserve, protecting your rights at home or on the job, or if you just want to get more involved in the neighborhood, I invite you to reach out! We're also continuing to accept donations of new or gently used clothes for vulnerable families at our office every Tuesday.

It continues to be the greatest honor of my life to represent this neighborhood that I love so much.

With gratitude,

Emily Gallagher

Assemblymember Emily Gallagher

LEGISLATION FOR THE PEOPLE

My team and I have been hard at work crafting, revising and introducing legislation that lifts up all New Yorkers, exposes wrongdoing and protects the environment we share. Here are just some of the bills I've introduced.

INVESTING IN STORMWATER INFRASTRUCTURE

Greenpoint and Williamsburg are all too familiar with flooding caused by heavy rain, which is increasing in frequency in this new climate era. “Green infrastructure” can help by collecting stormwater from streets, sidewalks, and other hard surfaces before it can enter the sewer system or cause local flooding. But New York City has installed almost none in our district. Currently, the cost of stormwater infrastructure is baked into water bills, meaning that the owners of parking lots and big-box stores, which contribute the most to flooding but use little potable water, don't pay their fair share. Our bill (A.4019) would allow cities to separate these costs and help prevent the dramatic flooding witnessed in recent years while shifting the burden of stormwater costs away from residential rate-payers.

AUDITING TAX BREAKS FOR DEVELOPERS

“421-a” was New York State's largest tax giveaway, costing NYC \$1.7 billion in property taxes every year as a subsidy for real estate developers to include some affordable and rent stabilized units in their buildings. While the program expired in 2022, many buildings in District 50 are still covered by its provisions. Some landlords violate the affordability requirements, charging improperly high rents. My common-sense bill (A.2900) requires annual audits of compliance with the program's rent stabilization requirements.

RX PRICING TRANSPARENCY

Why are drug prices so high? One reason is big pharma companies paying manufacturers to keep generics off the market, even after the patent has expired, allowing them to charge exorbitant prices for “brand name” drugs without any alternative. My bill (A.0895) would require disclosure of so-called “pay-for-delay” contracts, with steep fines for corporations that refuse to comply. New York can finally shine a light on the corrupt practices that keep so many life-saving treatments unaffordable to the public.

KEY CO-SPONSORED LEGISLATION

In addition to introducing my own legislation, I co-sponsor and advocate for other important bills in the Assembly. Here are just some of my top priorities:

GOOD CAUSE

Over four million tenants throughout New York State have no protection from retaliatory evictions or predatory rent hikes. Good Cause Eviction would prevent landlords from evicting their tenants without cause and would tie rent increases to inflation. This bill (A.4454) would provide an opportunity for tenants to challenge their evictions in court, give vulnerable tenants the right to remain in their homes, and massively increase opportunities for tenant organizing across the state.

NY HEAT ACT

New Yorkers are burdened by an aging, expensive and polluting gas system that's holding back progress on meeting our climate goals. The worst part: current law forces us to pay for expanding it! This major climate priority (A.4592B) will modernize our outdated laws and cap utility bills for low and middle-income New Yorkers at 6% of income, saving the average family \$75 a month.

TAX THE RICH

While over 2.5 million New Yorkers live in poverty, we're home to the highest concentration of extreme wealth in the nation. We can provide the funding needed to address the affordability crisis and tackle raging inequality through a package of legislation I co-sponsor (A.3115, A.2576, A.3690, A.3193, A.3252), including a combination of personal income tax increases on the top 5% of earners, corporate tax reforms targeting the most profitable corporations (fewer than the top 1%), and addressing loopholes that allow millionaires and billionaires to shield their wealth from their tax liability. These bills tax only the most extreme wealth, the highest incomes and the wealthiest corporations, and could raise tens of billions of dollars that could be used to fund new investments year after year.

HOUSING FOR THE PEOPLE



SOCIAL HOUSING DEVELOPMENT AUTHORITY

Every New Yorker deserves a safe, stable, affordable and beautiful place to live. But our housing system is broken. We've given billions to wealthy developers to build unaffordable housing while working families can't afford to live in our state, leading to a massive exodus of working class New Yorkers as well as rises in evictions and homelessness.

Instead of doubling down on that broken system, we can build on our history. New York pioneered massive investments in social housing during the 20th century, providing homes for hundreds of thousands. We did it before – we can do it again.

The Social Housing Development Authority (SHDA) (A.9088) is our proposal for a new public developer that can build and preserve affordable housing across the state, using union labor.

WHAT IS SOCIAL HOUSING?

Social housing is permanently affordable, prioritizes community ownership and democratic control, and is protected from market forces. Social housing includes limited equity co-operatives, publicly owned housing, and community land trusts.

SPENDING PUBLIC FUNDS WHERE IT MATTERS

Because we're reducing developer fees, eliminating the need for profit, and relying on public action rather than private finance, we can spend public funds on low rents for low-income tenants, building with 100% union labor, and sustainable construction.

In contrast, 421-a was both costly and inefficient – costing New Yorkers \$1.77 billion in foregone tax revenue each year to subsidize private, mostly market-rate, housing which is unaffordable to the vast majority of New Yorkers.

PERMANENTLY AFFORDABLE

At least 25% of homes held in trust by the SHDA would be affordable to very-low and no-income households. Unlike housing built with tax incentives whose affordability and tenant protections expire after 30 years, SHDA homes will stay permanently affordable, allowing tenants to plant long term roots in their communities.

BY WORKERS, FOR WORKERS

The SHDA will build, preserve and manage housing using a 100% union workforce. Housing built by the SHDA is for everyone: it is mixed income and affordable to both very low and no-income households, as well as teachers, nurses, social workers, public sector employees and other working class New Yorkers.

DEMOCRATICALLY RUN

Residents have control over their building's management, as well as seats on the SHDA board alongside labor unions and affordable housing practitioners.

CLIMATE RESILIENT

The SHDA will build and rehab carbon neutral housing, and work with other government bodies to increase the climate resiliency of any communities where it works.

ADAPTABLE TO LOCAL CONDITIONS

The SHDA has flexible guidelines, allowing it to focus on local conditions and meet housing needs for every community, from acquiring and rehabilitating aging, deteriorating housing in upstate cities to building new, low-cost housing in rapidly gentrifying areas in New York City.

NEWS FROM OUR NEIGHBORHOODS

THE G TRAIN WE DESERVE

The G train serves some of the fastest growing neighborhoods in New York—but with only four or five cars, it’s the shortest non-Shuttle train in the entire system. Until 2010, it used to travel all the way to Forest Hills—now you need to take three trains just to get from Greenpoint to Astoria. In January, I sent a letter to the MTA with Senator Kristen Gonzalez and twenty other state and local elected officials to demand a full upgrade of the line, especially with the looming multi-week shutdown to modernize the signal system planned for this summer. The gain must match the pain. We’re pushing the MTA to plan for the future and invest in the G line we deserve. Join us!

Assemblymember Emily E. Gallagher
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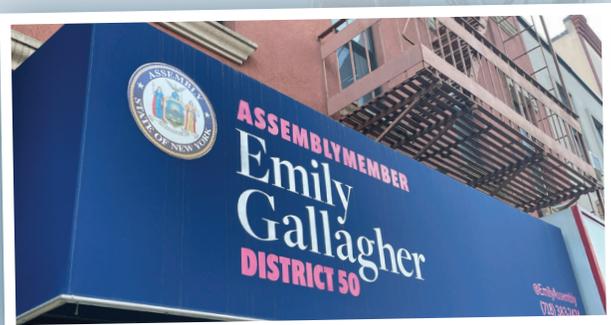


Joint Legislative Hearing on the Transportation Budget

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A campaign graphic for Assemblymember Emily Gallagher, District 50. It features a portrait of Emily Gallagher on the left, with the text "ASSEMBLYMEMBER Emily Gallagher DISTRICT 50" to her right. Below the portrait is the slogan "Reports to the people" and the official seal of the New York State Assembly.

CONNECTING WITH OUR OFFICE



Need help with unemployment insurance?

Not getting a response from a state or city agency?

Have a neighborhood concern?

**Reach out to our district office at 685 Manhattan Avenue in Greenpoint!
Call us at 718-383-7474 or write to district50@nyassembly.gov.**