



ASSEMBLY STANDING COMMITTEE ON HOUSING

NOTICE OF PUBLIC HEARING

SUBJECT: Rent-Regulated Housing

PURPOSE: To examine the current status of rent-regulated housing and the changes needed for the safeguarding of this critical housing stock and the New Yorkers it houses.

New York City
Thursday, May 2, 2019

Day Session: 11 a.m. – 5 p.m.
Evening Session: 6 p.m. – Witness List Completion

Assembly Hearing Room
Room 1923, 19th Floor
250 Broadway

The State's current system of rent regulation – including rent stabilization and rent control – covers nearly half of all rental units in New York City, as well as qualifying units in various other municipalities including Nassau, Rockland, and Westchester. New York City has the largest rental housing market in the State, with 2.1 million rental units housing approximately 5.5 million tenants.

While finding and paying an affordable rent are challenges for most New Yorkers, the cost and sudden spikes are most difficult to bear for low-income households – including many rent-regulated households. The Selected Initial Findings of the 2017 New York City Housing and Vacancy Survey (HVS) identify approximately one-third of all New York City tenants as being rent burdened, paying more than half of their income toward housing. And, according to the Selected Initial Findings, for tenants who voluntarily leave their apartments or are forced to move, there is a low, city-wide vacancy rate of 3.63 percent, further compounded by the extreme scarcity of affordable units and long waiting lists for public housing and other subsidized housing.

Preserving neighborhood affordability and protecting New York's renters continue to be among the Assembly's top priorities. This hearing will examine the rent regulation laws, which are set to expire June 15, 2019; the renewal and reform of those laws; and further steps the Legislature can take to protect tenants of regulated and market-rate units across the city and State. The purpose of this hearing is to solicit the latest data from the appropriate regulatory agencies and to provide tenants and stakeholders a forum to share their experiences and concerns regarding the current laws and improvements that are needed. A second hearing will be held in Albany to provide additional opportunity for public input on how to enhance tenant protections as the Assembly continues to consider how best to represent and address the housing needs of people throughout the state.

Persons wishing to present pertinent testimony to the Committee at the above hearing should complete and return the enclosed reply form as soon as possible. It is important that the reply form be fully completed and returned so that persons may be notified in the event of emergency postponement or cancellation.

Oral testimony will be limited to 10 minutes' duration. In preparing the order of witnesses, the Committee will attempt to accommodate individual requests to speak at particular times in view of special circumstances. These requests should be made on the attached reply form or communicated to the Committee staff as early as possible.

Twenty copies of any prepared testimony should be submitted at the hearing registration desk. The Committee would appreciate advance receipt of prepared statements. In order to further publicize these hearings, please inform interested parties and organizations of the Committee's interest in receiving written testimony from all sources.

In order to meet the needs of those who may have a disability, the Assembly, in accordance with its policy of non-discrimination on the basis of disability, as well as the 1990 Americans with Disabilities Act (ADA), has made its facilities and services available to all individuals with disabilities. For individuals with disabilities, accommodations will be provided, upon reasonable request, to afford such individuals access and admission to Assembly facilities and activities.

Steven H. Cymbrowitz
Member of Assembly
Chair
Committee on Housing

PUBLIC HEARING REPLY FORM

Persons wishing to attend the public hearing on Rent-Regulated Housing are requested to complete this reply form as soon as possible and mail, email, or fax it to:

Annalyse Komoroske
Analyst
Room 520, Capitol
Albany, New York 12248
Email: komoroskea@nyassembly.gov
Phone: (518) 455-4928
Fax: (518) 455-7095

- I plan to attend the following public hearing to discuss Rent-Regulated Housing on May 2, 2019:
- ___ Day Session starting at 11 a.m.
- ___ Evening Session starting at 6 p. m.
- I plan to make a public statement at the hearing on Rent-Regulated Housing. My statement will be limited to 10 minutes, and I will answer any questions which may arise. I will provide 20 copies of my prepared statement.
- I do not plan to attend the above hearing.
- I would like to be added to the Committee mailing list for notices and reports.
- I would like to be removed from the Committee mailing list.
- I will require assistance and/or handicapped accessibility information. **Please specify the type of assistance required:**

NAME: _____

TITLE: _____

ORGANIZATION: _____

ADDRESS: _____

E-MAIL: _____

TELEPHONE: _____

FAX TELEPHONE: _____