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Youth And Government

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Committee Assignment: Assembly Liberty 2

Bill #:AL-11

Sponsors: Jayson Le, Martin Scofield

An Act To:

Amend section § 1150 of Article 22 of Private Housing Finance Law by introducing a form of rent control for lower household-income and expand the affected municipalities in an effort to combat state-wide gentrification.

The People of the State of New York, represented in the Senate and Assembly do enact as follows:

Purpose:

This Bill's purpose is to contend with the rampant evictions of impoverished individuals due to an accelerated increase of the property value in a municipality. This bill encourages lower-income individuals affected by gentrification to take advantage of these resources and seek to parallel the growth of the property value, thus allowing individuals to maintain existing affordable housing.

Summary of Provisions

Section 1: Definitions

Rent control - Limit of rent prices enforced by either local, state, or federal government bodies.

Gentrification - The displacement of impoverished individuals due to an influx of

Impoverished individuals - Individuals who spend more than 30% of their monthly income on rent

Municipality - A single urban division that has powers of self-government

Integrated member of a community - An individual who has lived in a community for 10+ years

Subsidies - As settled in § 1150, subsidies shall mean accommodations for persons and families of whom cannot provide safe, sanitary and affordable dwelling

Section 2: Provisions

§ 1150. Statement of legislative findings and purposes. It is hereby found and declared that there exists in the ~~city of New York~~ State of New York a seriously inadequate supply of safe, sanitary and affordable dwelling accommodations for persons and families for whom the ordinary operations of private enterprise cannot provide such accommodations. The legislature further finds and declares that the ~~city of New York~~ State of New York should be permitted to assist the private sector in the development of dwelling accommodations affordable to such persons through establishment of a program to provide monies to make the construction of dwelling



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accommodations more affordable. It is recognized that currently the ~~city of New York~~ State of New York assists the development of such housing accommodations through the provisions of articles fifteen and sixteen of the general municipal law which permit such assistance on ~~city-owned sites~~ State-owned sites which are sold to private developers or non-profit groups for construction of housing. It is intended that the ~~city of New York~~ State of New York also be authorized to expend monies to assist housing development on sites which are not ~~city-owned~~ State-owned. Accordingly, the legislature enacts this article to provide such authorization and to encourage the development of additional affordable dwelling accommodations.

- a. Households with integrated members of a community that contribute more than 30% of their income to rent, qualify for the stated rent control and subsidies.
- b. Limit rent to maximum 20% more than preceding rent rates 5 years ago
- c. Property value increases 40% across a 5-year span in the municipality and fit other requirements stated in (ii.) to qualify for the rent control and subsidies.
- d. Increased subsidies to public education in municipality affected areas greater access to guidance counselors and teachers for support, guidance, to change the community into a healthy culture of success and prosperity.

Justification

As real wages stagnate, racial disparities grow, and housing prices soar in cities across the state, households that are not able to pay for rent are being unjustly evicted. Allow lower-income households to afford and maintain existing safe and sanitary housing. We believe that by allowing these programs accessible across the State will reduce integrated community members from being unfairly evicted and priced out from the increase in rent.

Fiscal Implications

As this bill would be implemented state-wide with additional implemented agendas, there are implications of stagnant or slow growth of the municipality. Further, rent-control policies could affect landlords' willingness to maintain or convert their rental properties and developers' willingness to build new housing. Proponents of preemption have argued that rent-control laws reduce housing quality by creating disincentives for landlords to maintain their properties and that they restrict new development by making it less profitable to build.

Environmental Implications

There are no environmental implications.

Effective Date

This bill will go into effect one year after passage.