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**Kwame WiafeAkenten Jr.**

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**From:** Tinti, Elisa  
**Sent:** Thursday, March 27, 2025 6:06 PM  
**To:** Kwame WiafeAkenten Jr.  
**Subject:** Fw: Communication for this month: Resolution in Support of A.6265/S.5674  
**Attachments:** Social Housing Development Authority Memorializing Resolution.pdf

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**From:** Tierney, Michael <Ward2@kingston-ny.gov>  
**Sent:** Thursday, March 27, 2025 5:32:23 PM  
**To:** Shaut, Andrea <ashaut@kingston-ny.gov>  
**Cc:** Hirsch, Michele <Ward9@kingston-ny.gov>; Tinti, Elisa <emtinti@kingston-ny.gov>  
**Subject:** Communication for this month: Resolution in Support of A.6265/S.5674

Hello President Shaut,

On behalf of Alderwoman Hirsch and myself, please accept this communication and attached draft resolution for the Housing Committee for this month in support of A.6265/S.5674.

Thanks!

Michael Tierney

Alderman, Ward 2

Ward2@kingston-ny.gov

845-768-6781

Finance & Audit Committee

Community Development & Housing Committee



RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KINGSTON,  
NEW YORK, CALLING UPON THE NEW YORK STATE LEGISLATURE TO PASS AND THE  
GOVERNOR TO SIGN A.6265/S.5674 IN RELATION TO CREATING A SOCIAL HOUSING  
DEVELOPMENT AUTHORITY

WHEREAS, the City of Kingston and the entire State of New York are in the midst of a severe, prolonged housing affordability and homelessness crisis where tenants and homeowners alike are experiencing historically high levels of housing insecurity; and

WHEREAS, according to a recent report titled *New Yorkers in Need: Homelessness in New York State* from the Office of the New York State Comptroller, the number of homeless people in Ulster County increased 51% between 2022 and 2024; and

WHEREAS, according to the American Community Survey, over half of renters in the the City of Kingston are rent burdened and, according to the Ulster County Rental Housing Survey, average rents for a two-bedroom apartment have increased 56% between 2020 and 2023; and

WHEREAS, a statewide failure to build sufficient amounts of new housing and the increasing financialization of the housing market are key drivers of this crisis, placing sustained upward pressure on rents and home prices, which are rapidly outpacing wage increases; and

WHEREAS, the lack of affordable housing in the region is causing displacement of working-class and lower-income households, for whom the shortage in supply of housing is most severe; and

WHEREAS, according to the 2023 Ulster County Rental Housing Survey, the percentage of households in Ulster County with annual incomes of less than \$150,000 has dropped 14% over the last decade; and

WHEREAS, the federal government is acting to withdraw significant resources and subsidies for the creation, rehabilitation and maintenance of affordable housing—actions that are already creating a slowdown in affordable housing production; and

WHEREAS, current tools for incentivizing the private development of affordable housing like tax breaks and financing and zoning incentives have not produced housing at the scale, speed and depth of affordability needed; and

WHEREAS, the City of Kingston has been a statewide leader in its efforts to reduce speculation and increase the supply of affordable housing, including implementing rent regulation and zoning reform, but is constrained—as are all municipalities—by insufficient development capacity and access to financing and subsidy to achieve the scale and affordability levels required; and



WHEREAS emissions from homes represent a significant portion of New York State's total greenhouse gas emissions; and

WHEREAS, the Permanently Affordable Social Housing for New Yorkers (PASHNY) act, sponsored by Assemblymember Emily Gallagher in the New York State Assembly and State Senator Cordell Cleare in the New York State Senate, would create a new, well-funded public authority authorized to build, acquire, and rehabilitate permanently affordable, ecologically sustainable, union-built housing for public and community ownership; and

WHEREAS, because the Social Housing Development Authority relies on public action, removing the need to rely on private developers, and would have the power to finance, design, acquire and construct housing that is protected from market forces, it would be able to quickly build and rehabilitate tens of thousands of energy efficient, permanently affordable homes across the state with union labor and sustainable construction techniques.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW YORK AS FOLLOWS:

SECTION 1. That the Common Council of the City of Kingston calls upon the New York State Legislature to pass and Governor Kathy Hochul to sign A.6265/S.5674 in relation to creating a Social Housing Development Authority.

SECTION 2. That the City Clerk, Elisa Tinti, will send this resolution to Assemblymember Shrestha, State Senator Hinchey, and Governor Hochul, as well as Housing Chairs Senator Kavanagh and Assemblymember Linda Rosenthal.

SECTION 3. This resolution shall take effect immediately.