

Community Development & Housing Committee Meeting
Tuesday, April 22nd at 6:30 pm.

1. Update from Housing Initiatives
2. Resolution in Support of Social Housing Development Authority - Alderman Tierney
3. Resolution in Support of REST - Alderwoman Hirsch

②

CD-14

Kwame WiafeAkenten Jr.

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.

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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 THE RENT EMERGENCY STABILIZATION FOR TENANTS (REST) ACT
(S4659/A4877).

WHEREAS, in 2019, the New York State Legislature passed the Housing Stability Tenant Protection Act (HSTPA) which, among other things, allowed localities outside of New York City and its surrounding localities to opt into the Emergency Tenant Protection Act (ETPA) of 1974; and

WHEREAS, four localities that have since attempted to opt-in to ETPA in response to local housing affordability crises have failed to identify a vacancy rate of below 5%, thus deeming them ineligible to adopt rent stabilization; and

WHEREAS, four localities have identified a vacancy rate of below 5%, however, due to multiple lawsuits by real estate interests, three housing emergency declarations have been rescinded or revoked; and

WHEREAS, of the total eight vacancy studies that have been conducted since 2019, only one study has identified a vacancy rate of below 5% *and* withstood legal challenges, although it is still defending its declared Housing Emergency in the NYS Court of Appeals; and

WHEREAS, State Senator Brian Kavanagh and Assemblymember Sarahana Shrestha have introduced the Rent Emergency Stabilization for Tenants (REST) Act, a bill which would expand the eligibility for, and applicability of, ETPA for upstate New York and Long Island; and

WHEREAS, the REST Act would grant localities the flexibility to utilize publicly accessible data, rather than be confined to the unfunded yet required rental housing vacancy study, to opt in to ETPA; and

WHEREAS, the REST Act would grant localities an alternative method in determining eligibility for rent stabilization by changing the year-built requirement to 15 years before the current date, and giving municipalities the power to determine the unit-count requirement, so that ETPA is aligned with local conditions in outer-NYC municipalities.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Kingston, NY supports and endorses the REST Act which would provide for an alternative method for localities other than New York City to opt in to rent regulation and expands the range of rental housing that can be covered.

BE IT FURTHER RESOLVED, that the Common Council of the City of Kingston, NY calls upon the New York State Legislature to pass and Governor Hochul to sign S4659/A4877 The Rent Emergency Stabilization (REST) Act.

BE IT FINALLY RESOLVED that the City Clerk will send a copy of this resolution to Governor Kathy Hochul, Assemblymember Sarahana Shrestha, State Senator Michele Hinchey, Senate Judiciary Chair Brad Hoylman, Assembly Judiciary Chair Charles Lavine, Senate Housing Chair Brian Kavanagh, and Assembly Housing Chair Linda Rosenthal.