



2023-2024: Roadmap to Housing in New York State

After 30 years of rampant displacement, gentrification, and commodification of our state's communities, the housing and homelessness crisis has never been worse. Rents across our state are at an all-time high, while hundreds of thousands of cases remain pending in housing courts. All this while New York shelters REOPEN because of needed capacity. We simply do not have the resources to provide even temporary shelter safely to this number of people. **VOCAL-NY's Homelessness Union** is dedicated to ending homelessness, and our 2023-2024 statewide platform is based on holistic solutions to the crisis by focusing on access to services, eviction prevention, rapid rehousing, and long-term housing construction and conversion.

Eviction Prevention:

Housing Access Voucher Program (HAVP): [S568B/A4021A](#) (Kavanagh/Rosenthal): Establishes a state-funded rental assistance program for New Yorkers who are currently homeless or are at risk of homelessness, including undocumented New Yorkers as well as those who have certain felony convictions.

Good Cause Eviction: [S305/A4454](#) (Salazar/Hunter): Good Cause Eviction stabilizes communities by giving tenants the right to remain in their homes after their lease expires. Because rent hikes can be a form of de-facto eviction, rent increases over a certain threshold (3% or 1.5% of the consumer price index, whichever is higher) could be considered "unconscionable," depending on other conditions. Good Cause does not apply to tenants who violate their lease, nor does it prevent rent increases in between tenancies. However, it provides more stability to tenants in unregulated housing, allowing them to organize tenant associations and fight to improve building conditions without fear of retaliatory eviction.

Rapid Rehousing:

Rest of State AIDS Housing: [S183/A2418](#) (Hoylman-Sigal/Bronson): To ensure equitable Statewide access to HIV Housing supports, this legislation will expand the 30% affordable housing rent cap that People Living With HIV/AIDS (PLWHA) have in NYC to every local social services department. The legislation mandates the state to provide the necessary funding for localities to implement the program alongside public assistance benefits that'll allow us to end homelessness for PLWHAs.

Access to Services:

#Wifi4Homeless: [S4561A](#) (Passed Senate!)/[A5649A](#) (Gonzalez/Reyes): Across the state, Homeless New Yorkers residing in temporary housing lack basic internet access, barring individuals and families from searching and applying for permanent housing and jobs, participating in remote schooling, applying for government benefits, obtain necessary medical care and more. The bill ensures reliable internet access for all individuals residing in temporary housing and calls on the state to cover one hundred percent of the expense incurred by the local social services district to provide such internet access.

In Solidarity with the Housing Justice For All Coalition:

Tenant Opportunity Purchase Act: [S221/A3353](#) (Myrie/Mitaynes): The Tenant Opportunity to Purchase (TOPA) provides tenants living in multi-family buildings with advance notice that the landlord plans to sell their building and an opportunity for them to purchase the building collectively. TOPA is an emerging anti-displacement tool that can preserve affordable rental housing stock, empower tenants, and stabilize low-income households.

**For More Information Contact:
Joseph Loonam
Housing Campaigns Coordinator
joseph@vocal-ny.org**