



Coalition of Western NY Property Owners



January 31, 2022

To Governor Kathy Hochul, Majority Leader Stewart-Cousins, Speaker Heastie, and members of the State Legislature:

Thank you for your leadership during this time of crisis and for your efforts to help our state build back better and more equitably. As a statewide coalition of property owners, we were pleased to see the inclusion of \$2 billion in pandemic relief funds in the FY 2023 Budget proposal. We are writing to request that you allocate the full \$2 billion towards either the Emergency Rental Assistance Program (ERAP) or other rental assistance programs.

The ERAP program is the best way to get targeted help to renters financially hurt by the COVID-19 emergency, but the program needs more funding for it to be effective. ERAP has thousands of unfulfilled, pending applications that require funding. Additionally, there may be more eligible renters who did not yet apply. We expect that many of them will now apply with the expiration of the COVID-19 Emergency Eviction and Foreclosure Act (CEEFPA). Lastly, as ERAP only covers 12-months in arrears, either this program must be modified or LRAP must be adapted to ensure tenants in particularly dire circumstances can access a second allocation. The immediate availability of the State funds could allow for the money to flow more quickly to renters in need. By partnering with courts across the state, these funds could be distributed to prevent nonpayment proceedings from progressing and keep struggling renters in their homes.

We are pleased to see that you recently worked with members of New York’s congressional delegation to request money from the federal government. Our coalition has also written to the delegation to ask for their help in securing more Emergency Rental Assistance. We are proud to support the State’s efforts to request more funds from the U.S. Treasury to support the continuation of ERAP. The need is imminent for many renters and their housing providers, requiring the state to move quickly but the state cannot do so alone.

Eviction is absolutely the last resort for our members, who make up the majority of the owners and operators of rental housing in New York. With full funding for ERAP or other rental assistance programs, we believe tenants and owners can resolve nonpayment concerns more expediently

We look forward to building on our partnership and working collaboratively to keep New Yorkers housed.

Sincerely,

Tim Foley, The Building and Realty Institute of Westchester

Joe Strasburg, Rent Stabilization Association (RSA)

Jay Martin, Community Housing Improvement Program (CHIP)

Joanna Wong, The Small Property Owners of New York (SPONY)

Mike Kelly, New York State Association of Realtors (NYSAR)

Mitch Pally, Long Island Builders Institute

Richard Haggerty, Hudson Gateway Association of Realtors (HGAR)

Lewis Dubuque, NYS Builders Association

Jim Whelan, The Real Estate Board of New York (REBNY)

Lisa A. Damiani, Coalition of Western NY Property Owners

Deborah Pusatere, New York Capital Region Apartment Association (NYCRAA)

Kyle Strober, Association for a Better Long Island