



HGAR 2026 Legislative Priorities: NYC

Objective: Advance policies that enhance transparency, affordability, sustainability, and fairness in NYC housing and real estate markets while supporting economic growth and community stability.

1. Co-op Transparency – Intro 1120 (Councilmember Farías)

- **Policy Focus:**
 - 10-day acknowledgment of application receipt
 - 45-day decision timeline
 - 14-day extension if necessary with notice
- **Impact:** Improves predictability for buyers and brokers, reduces conflicts, and strengthens confidence in the co-op market.

2. Affordable & Accessible Housing

- **Policy Focus:**
 - Expand housing voucher programs and streamline processing
 - Incentivize affordable housing development
 - Enforce fair housing compliance
- **Impact:** Supports low- and moderate-income New Yorkers, increases housing supply, and ensures equitable access while aligning with city and state goals.

3. Restoring Rent-Stabilized Homes - “Vacancy to Vitality”

- **Policy Focus:** Address over 50,000 vacant/unrentable rent-stabilized units requiring upgrades; promote renovations while balancing regulated rents.
- **Impact:** Revitalizes existing housing stock, protects neighborhood stability, and creates safe, habitable units for tenants.

4. Balanced Housing Justice & Eviction Prevention

- **Policy Focus:**
 - Streamline court timelines for clear nonpayment/breach cases while preserving due process
 - Expand mediation, rental arrears resolution funds, and ERAP-style bridges
- **Impact:** Ensures tenants are protected while landlords have efficient legal recourse, promoting stability in the rental market.

5. Commercial Real Estate Vitality & Sustainability

- **Policy Focus:** Reduce regulatory burden, incentivize adaptive reuse of underutilized commercial spaces, and encourage fair property taxation.
- **Impact:** Strengthens commercial real estate, supports job creation, and encourages responsible development for vibrant neighborhoods and economic growth.

6. Utility Consumer Protections & Energy Efficiency

- **Policy Focus:**
 - Advocate for fair billing, dispute resolution, and reliable energy/water services
 - Support energy efficiency incentives and renewable adoption
- **Impact:** Reduces costs for residents and businesses, supports sustainability, and strengthens property management.

7. Curb Rising Insurance Premiums

- **Policy Focus:** Prevent insurers from raising premiums based on affordable housing units, government assistance, or sources of income.
- **Impact:** Protects property owners and encourages participation in affordable housing programs without financial penalty.

Key Policy Actions:

- Pass Intro 1120 (Co-op Transparency Bill).
- Adjust and pass Intro 407 with refined language.
- Strongly oppose Intro 904 (COPA).

Takeaway:

HGAR remains committed to **proactive advocacy, member education, and shaping housing policy** that protects and empowers our members, strengthens property ownership, and supports vibrant communities across New York City.