

## **NYSAR's Statement on Governor Hochul's 2024 State of the State**

January 9, 2024

NYSAR applauds Governor Hochul for once again drawing attention to New York's housing crisis. Both homeowners and renters across New York face high housing costs primarily due to the critical shortage of housing stock.

We are faced with several stark realities.

- New York has the lowest homeownership rate in the country at 55.4 percent in 2021 while the national rate is 66 percent, according to the New York State Comptroller's office.
- NYSAR has reported there were only 27,779 homes available in New York State in November 2023, representing an all-time low figure for homes for sale.
- Since 2020, the Census Bureau estimates, New York has lost 884,000 residents to other states, signaling the continued flight of New Yorkers to more affordable states.

Addressing this crisis will require attention to New York's woeful track record in the development and creation of housing stock. New York must reject further inhibitors and disincentives to the development of more housing, including adopting so-called "good cause" legislation, and implement policies that will foster the creation of housing of all kinds.

We support the Governor's stated initiatives including a tax abatement for the development of rental housing, incentives for below-market housing in office conversions, revising the State Environmental Quality Review Act and the legalization of existing basement apartments.

To address the state's outmigration of its citizens, New York must adopt policies that encourage people to stay and build roots in New York. We believe that programs like the New York State First-Time Homebuyer Savings program, currently under consideration by the legislature, will help New Yorkers overcome our nation-leading closing costs, avoid private mortgage insurance, incentivize savings, and create generational wealth.

Governor Hochul, Speaker Carl Heastie, and Senate Majority Leader Andrea Stewart-Cousins have all publicly stated that affordable housing construction is a top priority, and NYSAR and its 63,000 members stand ready to assist their efforts.