

Essential workers are leaving NY. It's easy to see why.



*National Low Income Housing Coalition
Web: nlhc.org/oor/state/ny

While the state's new investment in affordable **homeownership** is significant, it only accounts for **9% of funds** designated by the 5-year housing plan.
Let's protect the state's investments in affordable housing and make the most of it.

Habitat for Humanity provides a unique solution.



we focus on homeownership.

The long-term solution to the housing crisis before us is to help families achieve financial stability and decrease the wealth gap between renters and homeowners.



we scale to our communities.

With a presence across the state, we expertly repair, rehabilitate, and build homes to fit the character of each community, adding to the tax rolls, and revitalizing neighborhoods.



we add to the tax roll and local economies.

We restore and develop unused and zombie properties, bringing lost and unrealized tax revenue to municipalities. With financial stability, our homeowners can contribute more to the economy.

But we're facing barriers... that you can help fix.

Disproportionate Assessment Valuations

By assessing subsidized properties at full-market value, New York State's system disproportionately impacts low and moderate-income homeowners who qualify for subsidized homeownership, as well as communities of color.

Inconsistent Assessment Practices

Further exacerbating bloated assessment valuations, is the lack of consistent processes between municipalities. The interpretation of rules can change from one assessor to the next and therefore, one property to the next.

Fund the Affordable Housing Corporation & SONYMA

These programs are critical to growing our capacity to help struggling families and essential workers make the leap to homeownership. New York State can't afford to decrease funding for these programs.

let's talk solutions!

2023 Habitat for Humanity NYS Legislative Asks

Fair Taxation and Assessment Policies to Maximize Homeownership Opportunities, Economic Impact, and Tax Revenue

We request the legislature act to lower property tax obligations for low-income families purchasing homes from a charitable housing non-profit. Valuing subsidized affordable owner-occupied houses at fair-market subverts intention of state-funded efforts to promote affordable ownership; through taxation that appropriately reflects restrictions in resale and marketability, our capacity to rehabilitate, repair, and build more homes will help more NY families achieve homeownership and continue to add new properties to the tax roll.

This change will be revenue net positive.

FAIR TAXATION = GREATER BUILDING CAPACITY. MORE NY HOMEOWNERS. INCREASED TAX REVENUE.

Michigan (also a Home Rule state) enacted this legislation (HB 4812) in 2022

Budget Asks: Fund the Affordable Housing Corporation at \$36M and SONYMA at \$283.8M

Funding levels for rental housing have vastly outpaced homeownership programs, leading to limited resources for Habitat and other home builders, making the Affordable Housing Corporation and the State of New York Mortgage Agency critical to affordable homeownership in New York State.

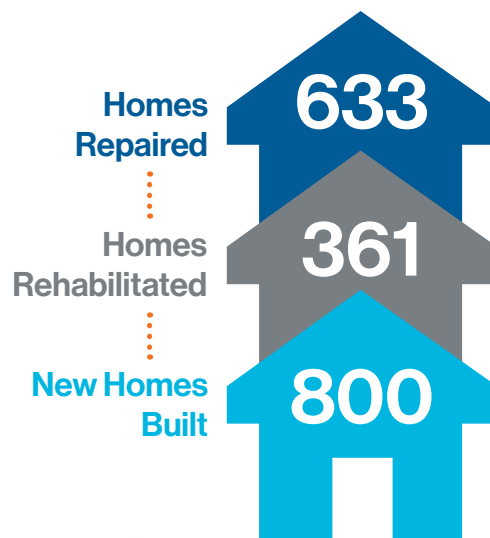


Homes constructed by Habitat for Humanity provide many of our neighbors with their best shot at becoming a homeowner.

But New York's policies on taxation and assessment can quickly chip away at the subsidies that make these homes affordable for first-time buyers.

Adam Bosch
CEO of Hudson Valley Pattern for Progress

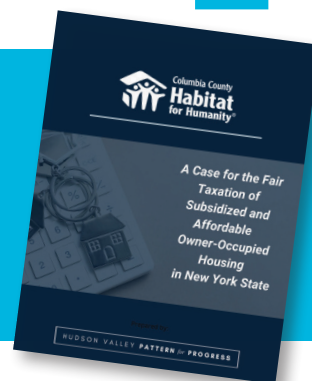
NYS Home Production Since FY 2010



Read the full report

A Case for the Fair Taxation of Subsidized and Affordable Owner-Occupied Housing in New York State

www.nytaxstudy.org



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Habitat for Humanity of New York State is an equal opportunity provider and employer.