



**MEMORANDUM IN SUPPORT  
S2944/A5512**

The Rent Stabilization Association of New York City (“RSA”) represents approximately 25,000 diverse owners and managers who collectively manage more than one million apartments in every neighborhood and community throughout New York City. The RSA submits this memorandum in support of S2944/A5512, which would amend the social services law to allow qualified individuals to receive an emergency rental subsidy without first being engaged in a court proceeding.

This common-sense proposal would speed up the timeline for qualified tenants to receive the assistance to which they are entitled without first requiring a court action. The court requirement is a costly, time-consuming and detrimental hurdle that delays resolutions and adds extended period of uncertainty, the opposite of what emergency rental assistance programs are designed to combat.

Both tenants and landlords suffer during period this period of uncertainty. Tenants deal with growing arrears and financial turmoil and landlords confront an extended period of financial distress with diminished income to operate and maintain the building, causing other tenants to suffer as well.

Designed with an eye towards immediate solution to a financial set-back such as a job loss, emergency rental assistance programs need only require a simple application process. Jurisdictions have established different application standards that have been variedly complex at different times. During the COVID emergency other programs, most commonly Emergency Rental Assistance Program (ERAP) became the primary rental assistance tool. But now that ERAP has closed to new applications, One-Shots again are taking precedence. They should be tailored to provide timely help and be a legislative priority during this budget season at both the State and City levels.

The RSA supports streamlining of the process and urges the legislature to continue to support the assistance programs that are vital tools for providing stable housing.

Accordingly, the RSA supports this bill.