



Affordability. Preservation. Self-Determination.

HDFC Self-Determination, Preservation, and Affordability Act (S.880/A.2707)

A Critical Bill to Preserve Affordable Homeownership in NYC – sponsored by Senators **Robert Jackson** and **Cordell Cleare** and Assemblymember **Al Taylor**.

THE ISSUE: A Crisis for Affordable Housing and 100,000 New Yorkers

- Housing Development Fund Corporation (HDFC) co-ops provide affordable homeownership to over **100,000 New Yorkers** throughout Manhattan, Brooklyn, The Bronx and Queens.
- HDFC coops were created when New York City sold its “in rem” buildings to their tenants, thereby extending first-time homeownership opportunities to traditionally underserved communities and stabilizing neighborhoods.
- Since 1989 most HDFCs have received a **partial property tax exemption to keep them affordable for their residents** — but **this exemption expires in 2029**.
- If no replacement tax benefit is enacted, HDFCs will face a massive tax burden, leading to:
 - Loss of affordability, forcing longtime low- and moderate-income homeowners to sell.
 - Financial distress, risking foreclosure or conversion to market-rate housing.
 - Loss of lines of credit & mortgages as banks are already **refusing** to lend to HDFCs and prospective homeowners due to uncertainty about the financial future of HDFCs.

THE SOLUTION: S.880/A.2707 Preserves Affordability and Ensures Housing Stability

- **Continues a tax benefit** for HDFCs, ensuring financial viability.
- **Maintains income restrictions** on new buyers to preserve affordability.
- **Respects HDFC homeowners’ rights** while ensuring affordability compliance.
- **Offers certainty** — prevents impending affordable housing bankruptcies for 100,000+ New Yorkers.

WHY NOW?

- **The crisis is already upon us** — delaying action risks financial turmoil for thousands.
- **Preserve NYC’s affordable housing** — once lost, these homes won’t come back.
- **Ensures fairness** — HDFC owners repaired abandoned, dilapidated buildings; they shouldn’t be penalized for doing so and saving their neighborhoods.

ACT NOW: Support S.880/A.2707 to Protect Affordable Homeownership!



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