ASSEMBLY STANDING COMMITTEE ON HOUSING

NOTICE OF PUBLIC HEARING

SUBJECT: Mitchell-Lama Program

PURPOSE: To examine financial challenges confronting Mitchell-Lama housing and the impact of funding allocated over the past two years.

Tuesday
December 8, 2026
10:00 AM
Assembly Hearing Room, 250 Broadway, 19th Floor
New York, New York 10007

ORAL TESTIMONY WILL BE BY INVITATION ONLY

Since 2024, $225 million has been allocated in the state budget for the preservation and improvement of Mitchell-Lama properties across the state. Through a combination of government subsidies and tax abatements, Mitchell-Lama developments across the state have long provided affordable rental and cooperative housing to working- and middle-class New Yorkers. Enacted into law by the legislature in 1955, the program built over 150,000 units of affordable housing across 269 different developments, providing relief to thousands of families who could not afford the rising cost of housing. Over seventy years later, a swath of this housing stock has been privatized, removing nearly 50,000 units from the program, and the remaining developments are facing increasing financial pressures that threaten their viability.

This hearing would explore the financial challenges facing developments within the Mitchell-Lama program and potential solutions to ensure its financial stability going forward. The Committee is seeking testimony on the current financial status of developments within the Mitchell-Lama program, an update on the funding allocated over the past two years, and ongoing efforts to support the long-term financial health of these developments and preserve access to these units of affordable housing during a time of great need.

Persons invited to present pertinent testimony to the Committee at the above hearing should complete and return the enclosed reply form as soon as possible. It is important that the reply form be fully completed and returned so that persons may be notified in the event of emergency postponement or cancellation.

Oral testimony will be limited to five minutes' duration. In preparing the order of witnesses, the Committee will attempt to accommodate individual requests to speak at particular times in view of special circumstances. These requests should be made on the attached reply form or communicated to Committee staff as early as possible.

Ten copies of any prepared testimony should be submitted at the hearing registration desk. The Committee would appreciate advance receipt of prepared statements.

Attendees and participants at any legislative public hearing should be aware that these proceedings are video recorded. Their likenesses may be included in any video coverage shown on television or the internet.

In order to further publicize these hearings, please inform interested parties and organizations of the Committee's interest in hearing testimony from all sources.

In order to meet the needs of those who may have a disability, the Assembly, in accordance with its policy of non-discrimination on the basis of disability, as well as the 1990 Americans with Disabilities Act (ADA), has made its facilities and services available to all individuals with disabilities. For individuals with disabilities, accommodations will be provided, upon reasonable request, to afford such individuals access and admission to Assembly facilities and activities.

Linda B. Rosenthal
Member of Assembly
Chair
Committee on Housing

PUBLIC HEARING REPLY FORM

Persons invited to present testimony at the public hearing on the Mitchell-Lama Program are requested to complete this reply form by Friday, December 4, 2026, and mail, email, or fax it to:

Meghan Furcick
Senior Analyst
Assembly Committee on Housing
Room 520 – Capitol
Albany, New York 12248
Email: furcickm@nyassembly.gov
Phone: (518) 455-4928
Fax: (518) 455-7095

☐ I plan to attend the following public hearing on the Mitchell-Lama Program to be conducted by the Assembly Committee on Housing on Tuesday, December 8, 2026.

☐ I have been invited to make a public statement at the hearing. My statement will be limited to five minutes, and I will answer any questions which may arise. I will provide 10 copies of my prepared statement.

☐ I will address my remarks to the following subjects:

_____

_____

☐ I do not plan to attend the above hearing.

☐ I would like to be added to the Committee mailing list for notices and reports.

☐ I would like to be removed from the Committee mailing list.

☐ I will require assistance and/or handicapped accessibility information. **Please specify the type of assistance required:** _____

_____

NAME: _____

TITLE: _____

ORGANIZATION: _____

ADDRESS: _____

E-MAIL: _____

TELEPHONE: _____

FAX TELEPHONE: _____