

Housing Subsidy Reform Policy Implementation Timeline

Phase 1: Legislative Preparation & Coalition Building

- Draft Bill Language (Month 1): Finalize legislative text reflecting Public Equity Transfer Framework; include oversight, enforcement, funding allocations
- Identify Co-Sponsors (Month 1-2): Target City Council and State Assembly Members with housing justice priorities
- Stakeholder Coalition Formed (Month 2): Formalize partnership with tenant unions, legal aid groups (e.g. RTC, DHCR, HPD, CUCS), and credit union reps
- Preliminary Fiscal Note Requested (Month 3): Submit draft to NYC IBO or NY State Comptroller for fiscal impact projection

Phase 2: Public Outreach & Political Mobilization

- Policy Toolkit Published (Month 2): Release 1-page summary, 2-page memo, and full slide deck for advocates and council briefings
- Op-Ed & Media Campaign Launch (Month 3): Coordinate public narrative around ROI of tenant equity and urgency of reform
- Public Hearings Scheduled (Month 4): Mobilize testimony from affected tenants, public health experts, and economists
- Launch Pilot Tenant Co-op Map (Month 5): Visualize eligible buildings and district-level housing data to support legislative urgency

Phase 3: Legislative Review & Amendment

- Committee Hearings Begin (Month 6): Present testimony, integrate feedback, and flag priority amendments
- Budget Office Submits Final Cost Analysis (Month 7): Ensure alignment with proposed 5-year subsidy conversion plan
- Amendments Finalized (Month 8): Address concerns from legal, fiscal, and political stakeholders
- Bill Ready for Vote (Month 9): Secure majority support and prepare final language for passage

Phase 4: Legal & Institutional Infrastructure Setup

- Inter-Agency Agreement Finalized (Month 10): Define roles between HPD, DHCR, Comptroller, City Council, and Housing Court
- Establish Tenant Conversion Office (TCO) (Month 11): Central office for processing rent-to-equity transitions, repairs, and financial oversight
- Pilot Oversight Board Convened (Month 12): Include tenant reps, city officials, fiscal watchdogs, and legal experts

Phase 5: Pilot Rollout

- Identify First 10-20 Pilot Properties (Month 13): Prioritize buildings on Top 100 Worst Landlords List with active tenant groups
- Begin Subsidy-to-Equity Transfers (Month 14): Redirect 12-month subsidy streams to repair reserves and HOA buy-ins
- Legal Aid Partner Deployments (Month 15): Ensure Right to Counsel and fraud prevention audits are in place
- Publish First-Year Equity Impact Report (Month 18): Evaluate affordability, legal retention, cognitive/health outcomes, and public savings

Phase 6: Expansion & Institutionalization

- Legislative Amendment (If Needed) (Month 20): Adjust based on pilot data; expand eligible building types and tenant profiles
- Scale to Additional 5-10 Districts (Month 21-22): Use lessons learned to expand with stronger political and community buy-in
- Integrate with State & Federal Subsidies (Month 24): Merge with HUD, Section 8 reforms, or CDBG housing funds to create sustainable equity pipeline