



SPONY

THE SMALL PROPERTY OWNERS OF NEW YORK

CONTACT

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ABOUT SPONY

SPONY (Small Property Owners of New York) has a rich history rooted in grassroots advocacy. Our volunteer organization was founded over 40 years ago by small property owners who united at a Rent Guidelines Board hearing. SPONY emerged to address shared concerns about regulations and challenges facing property owners. This collaborative effort has since grown into a significant organization dedicated to representing the interests of small property owners throughout New York, advocating for fair policies, and providing resources to help members navigate the complexities of operating housing.

SPONY's membership spans 150 zip codes, 75 state assembly districts, and over 40 state senate districts, as well as representation in every New York City Council district. Currently, these dedicated property owners operate nearly 5,700 housing units, highlighting their significant role in addressing the housing needs of the city and state. This extensive reach underscores SPONY's commitment to supporting small property owners while contributing to the availability of affordable housing in New York.

For decades, small property owners have advocated for reasonable rent increases during the annual Rent Guidelines Board (RGB) process, consistently testifying at public hearings and participating in invited testimony sessions. In recent years, the urgency of SPONY's advocacy has intensified, particularly in response to the challenges posed by the pandemic and the introduction of harmful legislation, such as the Housing Stability and Tenant Protection Act and Good Cause Eviction, which have affected property owners and tenants alike.

SPONY is committed to maintaining a fair and sustainable rental market in New York. Since March 2020, SPONY has engaged with nearly 300 elected officials, working tirelessly to address these pressing issues and ensure that the voices of small property owners are heard in the legislative process.

PRESS AND TESTIMONY LINKS

You can hear our voices and read our stories in the media and testimony at the city, state, and national levels.

[How the Radical Left is Coming After Property Owners](#)

[Congressional Testimony](#)

[End NYC Unfair Tax Lien Sale](#)

[Small landlords say city is failing them amid New York's housing crisis.](#)

[NYC's new composting rules spark outrage from landlords](#)

[Shabbification - A Story Of Rent Control \(Reason.org short film\)](#)

[Mamdani keeps citing hardship program for landlords. But what is it?](#)

Legislation/Policies We Support	Legislation we oppose
Expanding vouchers to help rent-burdened tenants. <i>NY is a costly place to live, and many people need rental assistance. Expenses to operate continue to rise; therefore, rental assistance must be made available.</i>	Tax or fines on empty rent-regulated units. <i>Many units sit empty due to the draconian 2019 HSTPA law, which gutted the IAI program and eliminated the Vacancy Bonus. With a cap on rent increases and limited return on investment, property owners can't afford to make the necessary repairs. Legislation and regulations have created the issue of empty units, and Property owners can't be penalized for this.</i>
Further reforming/repealing HSTPA. <i>The 2019 rent law has been a disaster for small property owners and the rent-stabilized tenants who rely them to provide quality housing," The situation won't get any better for small owners and tenants until State lawmakers fix this law and make it possible to invest in the maintenance and improvements needed in rent-stabilized apartments.</i>	TOPA (Tenant Opportunity to Purchase Act) <i>This policy, as presented in recently proposed legislation, would force an owner to wait 6 months for the tenants of a building to pull together financing and purchase a building. We can't operate a housing market that would create this long bottleneck. A tenant group has every right to buy a building, but they should not be given a preference. Small owners often sell property after the death of an owner. The IRS won't wait for tax payment</i>
Property Tax Reform <i>Multifamily rental buildings are taxed at much higher rates. Since the pandemic, we see many old buildings that return nearly half of their rent roll to the city in property taxes. This is unsustainable.</i>	Expansion of Rent Stabilization(REST ACT) <i>This toxic housing policy will destroy the housing markets around the state as it has done in NYC. The proposed legislation would allow any municipality to declare a housing emergency without any data to support that claim.</i>
Anti-squatting legislation <i>Instances of squatting are well-documented in the media. NY allows any person in occupancy to get the protections that should be given to a party in a lease transaction. We need laws that delineate a squatter from a tenant and treat squatting as a criminal offense. These cases belong in criminal court not housing court</i>	
Increased Housing Court Resources <i>More funding to housing courts and reforms to shorten the length of cases so that they are resolved in a more timely manner.</i>	

<i>Right to Council for small owners who are often as financially strapped as their tenants</i>	
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HOW WE WORK

- **Public Advocacy:** Interacting with the media, providing testimony, engaging with lawmakers in city and state government
- **Engaging Forums:** Hosting impactful discussions in person and online that help our members understand the myriad of compliance and regulatory obligations required to operate multifamily housing in NY
- **Lean Operations:** Running our programs and initiatives with precision, powered by dedicated volunteers