

# The fight for Universal Rent Control



**HOUSING  
JUSTICE  
FOR ALL**

**CB8 Brief  
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# The housing crisis in New York is getting worse

- 50% of all renters in New York are rent burdened (paying more than 30% of monthly income on housing)
- 33% are rent burdened in CB8
- Record level 60,000 homeless in New York City (89,000 across state)
- These numbers are expected to keep rising

Sources: *NYC Housing & Vacancy Survey, 2017*; *HUD Annual Homeless Assessment Report, 2017*; *NYC Comptroller, NYC for All, 2018*

# Current rent laws expire in June and are weak to begin with

- There are over 8 million renters in New York State, but only 2.5 million have any basic tenants' rights
- Less than 50% of NYC renters live in rent-regulated apartments
- Rent regulations have many loopholes that have cost the city almost 300,000 regulated units since 1994

Sources: *NYC Housing & Vacancy Survey, 2017; HJ4A Housing Report, 2017, NYC RGB Report, 2017*

# That's why Housing Justice for All is fighting for Universal Rent Control

- Statewide campaign created by the Upstate Downstate Housing Alliance that includes over two dozen organizations
- Members: Real Rent Reform Coalition, TenantsPAC, Tenants & Neighbors, DSA, Met Council, Legal Aid Society, NYCC, Make the Road, UHAB, Picture the Homeless, multiple community/tenant associations
- Campaign so far: URC Pledge, No-IDC 2018 electoral campaign, marches, canvassing, town halls

# Universal Rent Control is a platform that gives all tenants real protections and power

- A collection of 9 bills have been introduced in Albany
- Some are based on existing legislation
- Several are newly written by the coalition

# Universal Rent Control helps every tenant in the state

- Current regulated tenants get stronger protections
- Former regulated tenants get re-regulated
- Market-rate tenants get new protections

# Universal Rent Control strengthens existing protections

- Ends Vacancy Decontrol and Vacancy Bonuses
- Eliminates Major Capital Improvements, Individual apartment Improvements, and Preferential Rents
- Limits increases on rent controlled apartments

# Universal Rent Control creates new protections

- Expands ETPA statewide
- 'Good Cause' guarantees right to lease renewal at limited rent increases
- Re-regulates units that were illegally deregulated



# Getting URC passed in Albany is possible

- Democratic control in Albany changes everything
- HJ4A is keeping pressure on electeds statewide
- Real estate lobby is already conceding on some proposals

# But there will be a lot of powerful resistance

- The real estate industry spent \$20 million last election cycle and will spend even more against URC
- Governor Cuomo and “Three People in a Room” system is still there and still terrible
- Many popular misconceptions about rent control

# Where your CB8 reps stand on the 9 bills

- Assembly: Seawright (all), Quart (5), Rodriguez (0)
- Senate: Krueger (8), Serrano (all)

# HJ4A will be busy over the next few months

- URC Pledge for elected officials
- Direct actions: Lobbying in Albany, canvassing, town halls
- Social media campaign: #TenantTuesdays

# We need your help

- We ask that CB8 pass a resolution endorsing the Housing Justice for All campaign and the Universal Rent Control platform
- We invite members to join upcoming direct actions in NYC and Albany coming up (big action in Albany May 14)
- We encourage members to talk about universal rent control with neighbors and local residents

# Other Questions?

[www.housingjusticeforall.org](http://www.housingjusticeforall.org)

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