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**THE COUNCIL OF THE CITY OF NEW YORK**

**BRIEFING PAPER OF THE HUMAN SERVICES DIVISIONS**

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**COMMITTEE ON GENERAL WELFARE**

**Hon. Stephen Levin, Chair**

**COMMITTEE ON CIVIL AND HUMAN RIGHTS**

**Hon. Mathieu Eugene, Chair**

**September 15, 2020**

**Oversight: Rental Assistance and Source of Income Discrimination**

**INTRODUCTION NO. 146:** By Council Members Levin, Brannan, Salamanca, Maisel, Rivera, Adams, Richards, Kallos, Ampry-Samuel, Menchaca, Rosenthal, Perkins, Reynoso, the Public Advocate (Mr. Williams), Rose, Ayala, Powers, Van Bramer, Levine, Chin, Lander, Cornegy, Koslowitz, Dromm, Cohen, Moya, Torres, Rodriguez, Treyger, Lancman, Grodenchik, Constantinides, Diaz, Louis, Koo, Gibson, Eugene, Deutsch, Barron and Cumbo

**TITLE:** A Local Law to amend the administrative code of the city of New York, in relation to rental assistance vouchers

**ADMINISTRATIVE CODE:** Adds new section to the Administrative Code

**INTRODUCTION NO. 1020:** By Council Member Ampry-Samuel

**TITLE:** A Local Law to amend the administrative code of the city of New York, in relation to requiring the Department of Homeless Services and the Human Resources Administration to track and report certain data regarding rental assistance programs

**ADMINISTRATIVE CODE:** Adds new section to the Administrative Code

**INTRODUCTION NO. 1339:** By Council Members Ayala, Gibson, Lander, Richards, the Public Advocate (Mr. Williams), Chin, Powers, Reynoso, Cornegy and Rivera

**TITLE:** A Local Law to amend the administrative code of the city of New York, in relation to providing information about lawful source of income discrimination to city rental assistance applicants

**ADMINISTRATIVE CODE:** Adds new section to the Administrative Code

**INTRODUCTION NO. 2018:** By Council Members Rosenthal, Kallos and Chin

**TITLE:** A Local Law to amend the administrative code of the city of New York, in relation to requiring the department of social services to provide domestic violence services at all shelters

**ADMINISTRATIVE CODE:** Amends section 21-142.6 of the Administrative Code

**INTRODUCTION NO. 2047:** By Council Members Levin, Lander, Powers, the Public Advocate (Mr. Williams) and Council Members Cornegy, Rivera, Menchaca, Gibson, Kallos, Levine, Adams, Rosenthal and Ampry-Samuel

**TITLE:** A Local Law to amend the administrative code of the city of New York, in relation to prohibiting housing discrimination on the basis of arrest or criminal record

**ADMINISTRATIVE CODE:** Adds new subdivision 5-a to section 8-107 of the Administrative Code

**PRECONSIDERED INTRODUCTION NO. \_:** By Council Member Levin

**TITLE:** A Local Law to amend the administrative code of the city of New York, in relation to online access to rental assistance program status

**ADMINISTRATIVE CODE:** Adds new section to the Administrative Code

**PRECONSIDERED INTRODUCTION NO. :** By Council Member Powers

**TITLE:** A Local Law to amend the administrative code of the city of New York, in relation to the prohibition against discrimination in housing accommodations based on lawful source of income

**ADMINISTRATIVE CODE:** Adds new section to the Administrative Code

1. **Introduction**

On September 15, 2020, the Committee on General Welfare, chaired by Council Member Stephen Levin, and the Committee on Civil and Human Rights, chaired by Council Member Mathieu Eugene, will hold a joint hearing on the City’s rental assistance program and source of income discrimination. The Committees will also hear Int. 146, sponsored by Council Member Levin; Int. 1020, sponsored by Council Member Ampry-Samuel; Int. 1339, sponsored by Council Members Ayala and Gibson; Int. 2018, sponsored by Council Member Rosenthal; Int. 2047, sponsored by Council Members Levin, Lander, Powers, the Public Advocate (Mr. Williams) and Council Members Cornegy, and Rivera; Preconsidered Int. \_\_\_\_, sponsored by Council Member Levin; and Preconsidered Int. \_\_\_\_, sponsored by Council Member Powers.

Those expected to testify include representatives from the New York City Department of Social Services (DSS), the New York City Commission on Human Rights (CCHR), shelter providers, advocacy organizations, community organizations, and members of the public.

1. **BACKGROUND[[1]](#footnote-1)**

***CityFHEPS***

In 2004, the Bloomberg Administration introduced a City-funded, time-limited rental subsidy program for individuals and families in the Department of Homeless Services (DHS), called Housing Stability Plus.[[2]](#footnote-2) Housing Stability Plus was a five-year rental subsidy that gradually declined in assistance and included work requirements.[[3]](#footnote-3) Citing that Housing Stability Plus was ineffective due to opaque rules, low subsidies, and lack of access to stable housing, the Bloomberg Administration replaced the program in 2007 with Advantage, a two-year subsidy.[[4]](#footnote-4) The Advantage program initially offered subsidies for people in shelters if they worked 20 hours a week or more and then was expanded to incorporate additional populations.[[5]](#footnote-5) In 2011, the State pulled funding for Advantage, which covered two-thirds of the total cost, and the City subsequently cut the remaining third of the funding.[[6]](#footnote-6) About 8,500 families ended up returning to DHS shelters in the years after the program’s end.[[7]](#footnote-7)

In 2014 and 2015, the de Blasio Administration re-instituted City rental assistance vouchers for homeless households and those at risk of homelessness, including Living in Communities (LINC);[[8]](#footnote-8) City Family Eviction Prevention Supplement and City Family Exit Plan Supplement (CityFEPS) programs;[[9]](#footnote-9) and Special Exit and Prevention Supplement (SEPS)[[10]](#footnote-10) for single adults and adult families.

Having numerous programs with unique criteria confused both landlords and tenants, further exacerbating landlords’ hesitancy to accept City rental subsidies, which had already been compromised with the abrupt end of Advantage.[[11]](#footnote-11) On October 29, 2018, the de Blasio Administration consolidated the LINC, SEPS, and CityFEPS rental assistance programs into the City Fighting Homelessness and Eviction Prevention Supplement (CityFHEPS) program.[[12]](#footnote-12) The consolidation aimed to streamline services for tenants and landlords.[[13]](#footnote-13) CityFHEPS assists households in the community who are at risk of homelessness or are referred by the Administration for Children’s Services (ACS), the Three Quarter Housing (TQH) Task Force, the Department of Youth and Community Development (DYCD), or the Department of Correction (DOC) to avert Human Resources Administration (HRA) or DHS shelter entry.[[14]](#footnote-14) It also helps households who are experiencing street homelessness or residing in a DHS or HRA shelter to obtain permanent housing.[[15]](#footnote-15) All households must meet an income limit—income no greater than 200% of the federal poverty level—and satisfy public assistance requirements.[[16]](#footnote-16) In addition, there are separate eligibility criteria for households at risk of entry to, and currently in, HRA and DHS shelters or experiencing street homelessness.[[17]](#footnote-17) A household that is at risk of entry to an HRA or DHS shelter must be in one of the following groups to qualify for a CityFHEPS voucher to avert shelter entry:

1. Determined by DSS to be at risk of homelessness and include a veteran;
2. Be referred by a CityFHEPS qualifying program—ACS, TQH Task Force, DYCD, or DOC—and DSS determined CityFHEPS was needed to avoid shelter entry; or
3. Be displaced by eviction, foreclosure, or hazardous conditions within the last 12 months and:
   1. Previously was in a DHS shelter;
   2. Has an active Adult Protective Services case or is in a designated community guardianship program;[[18]](#footnote-18) or
   3. Will use CityFHEPS to stay in a rent-controlled apartment.[[19]](#footnote-19)

A household may qualify for a CityFHEPS voucher if the head of household is experiencing street homelessness or resides in a DHS shelter identified for imminent closure.[[20]](#footnote-20) An individual who is experiencing street homelessness must be living on the street or in a place not meant for human habitation.[[21]](#footnote-21) The individual also must have received case management services for at least 90 days from a DHS-contracted outreach provider, a DHS-contracted drop-in center, or transitional housing provider. [[22]](#footnote-22)

A household in a DHS or HRA shelter may also qualify for CityFHEPS if it belongs to either of the following two groups:

1. First, the household must have a qualifying shelter stay, consisting of being: (i) in a DHS shelter for the last 90 days prior to certification with a gap of no more than 10 days; (ii) in a DHS single adult shelter for 90 of the last 365 days; (iii) in an HRA shelter; or (iv) in a DHS shelter and eligible for HRA shelter. Second, the household must: (i) include an individual under age 18 and the combined household has been working 30 hours per week for the last 30 days; (ii) be an adult only household working any number of hours per week for the last 30 days; (iii) include someone who is age 60 or older; or (iv) include someone who is age 18 or older who is either disabled or is exempt from public assistance work requirements due to caring for a family member with a disability.[[23]](#footnote-23)
2. The household is in a DHS or HRA shelter and either: (i) includes a veteran; (ii) has an unexpired LINC certification letter or a SEPS or CITYFEPS shopping letter and would still be eligible for assistance; or (iii) has been referred by ACS, DYCD, the TQH Task Force, or DOC, and DSS determined that CityFHEPS was needed to shorten a shelter stay.[[24]](#footnote-24)

Furthermore, a household may be eligible for a CityFHEPS rental assistance voucher to prevent entry into a City shelter.[[25]](#footnote-25) HRA accepts referrals for CityFHEPS from ACS, DOC, and the TQH Task Force to help those exiting foster care and City jails and those living in three-quarter houses avert shelter entry.[[26]](#footnote-26)

The CityFHEPS rental assistance voucher is a critical tool in helping individuals and families avoid and exit shelter. However, many advocates and homeless shelter providers argue its maximum rent limits are too low and are not tied to the Fair Market Rent (FMR), in contrast to the country’s most successful rental assistance voucher, Section 8.[[27]](#footnote-27) The maximum rent allowed under CityFHEPS for a three- or four-person household, for example, is $1,580 per month,[[28]](#footnote-28) much below the fiscal year 2020 FMR for a two-bedroom apartment in New York City ($1,951 per month).[[29]](#footnote-29) This lower rent limits the supply of affordable apartments available to a voucher holder.

According to an analysis by homeless services provider Women in Need (WIN), raising the monthly voucher limit from $1,580 to $1,951, for example, would open up about 68,000 two-bedroom recently-available apartments.[[30]](#footnote-30) Opening up the universe of apartments that are potentially voucher-eligible means more opportunities to permanently house individuals and families, which could also reduce the length of homelessness or being at risk of homelessness.

On the State level, Senator Liz Krueger and Assembly Member Andrew Hevesi have introduced the Home Stability Support (HSS) program (S.2375/A.1620), a statewide rent supplement for families and individuals who are eligible for public assistance benefits and facing eviction, homelessness, or loss of housing due to domestic violence or hazardous living conditions.[[31]](#footnote-31) HSS would establish a rent supplement that would replace existing supports such as CityFHEPS and would represent 85% of FMR, with the City having the option to make up the difference so the supplement would reflect 100% of the FMR.[[32]](#footnote-32) The City Comptroller has estimated that over a 10-year period, HSS could reduce the City shelter population by 80% for families with children, 60% for adult families, and 40% for single adults.[[33]](#footnote-33) Despite the significant support in the (125 Assembly Members and 35 Senators have signed on as co-sponsors) HSS has not advanced in either house of the state legislature.[[34]](#footnote-34)

According to the Center on Budget and Policy Priorities, one rigorous study following voucher recipients found that housing vouchers can lead to future savings.[[35]](#footnote-35) Vouchers provided to homeless families with children reduce other shelter costs enough to offset nearly the entire cost of the voucher.[[36]](#footnote-36) Rental assistance combined with supportive services for homeless individuals with serious health problems can achieve savings in the health care, corrections, and emergency shelter systems, which may be close to or above the cost of the rental assistance and services.[[37]](#footnote-37)  
***Source of Income Discrimination***

In response to reports about discrimination against Section 8 voucher holders, in 2008, the Council enacted a local law adding “lawful source of income” to the New York City Human Rights Law (NYCHRL) as a protected class for prospective tenants, making it illegal to refuse to rent an apartment because someone has a housing assistance voucher.[[38]](#footnote-38) The law prohibits landlords or real estate brokers with a building of six or more units to refuse to rent to current or prospective tenants who use any form of government assistance to pay their rent.[[39]](#footnote-39) It also makes it unlawful for landlords and housing agents to publish any type of advertisements, including online or print, that indicate a refusal to accept these programs.[[40]](#footnote-40) Two City agencies enforce the source of income (SOI) discrimination law: the HRA SOI Unit and the City Commission on Human Rights (CCHR). Both entities conduct education and outreach, and bring enforcement actions on behalf of renters.[[41]](#footnote-41)

The HRA Source of Income Discrimination Unit was created in 2017 and works to prevent and prosecute instances of housing discrimination based on lawful source of income via a multi-pronged approach that includes education and outreach, pre-complaint intervention, investigations, and filing and prosecuting complaints on behalf of the City alleging a pattern or practice of source of income discrimination.[[42]](#footnote-42) In its first full calendar year of operation, the HRA SOI unit received 511 queries through HRA’s InfoLine, including calls from 311.[[43]](#footnote-43) Of those 511 queries, 267 reported discriminatory conduct, but 89 of those reports involved brokers and landlords who were not subject to SOI because the building had less than six units.[[44]](#footnote-44) HRA intervened in many cases to reverse landlord, management companies and co-op board refusals to accept vouchers.[[45]](#footnote-45) HRA has also produced a renter’s guide that discusses SOI rights and trained 3,000 city workers about source of income discrimination.[[46]](#footnote-46)

While the HRA SOI unit makes all efforts to resolve reports of discrimination without the need for litigation, lawsuits have been filed against those not abiding by the NYCHRL. Unlike the CCHR, which is able to pursue actions on behalf of individuals, the HRA SOI Unit only files pattern and practice cases on behalf of the City.[[47]](#footnote-47) In 2018, the Unit filed its first two cases in New York State Supreme Court against landlords who did not accept vouchers.[[48]](#footnote-48) In the first case, *City of New York v. St. Marks Hamilton LLC and Oxford Realty Group LLC*,[[49]](#footnote-49) property management company Oxford Realty told multiple callers seeking housing that vouchers were not accepted at the Seaview Estates rental apartment complex in Staten Island.[[50]](#footnote-50) In the second case, *City of New York v. Everton Campbell, Atlas Realty Associates, Inc.*, DSS initiated an investigation that found advertisements containing discriminatory language for units located in the Bronx being published on multiple real estate websites.[[51]](#footnote-51) In the press release announcing the lawsuits, DSS Commissioner Steve Banks stated, “To any landlord that refuses to rent to New Yorkers receiving public assistance to pay their rent: consider yourselves officially on notice.”[[52]](#footnote-52)

CCHR has handled SOI discrimination complaints since SOI discrimination was outlawed in New York City in 2008. Since then, they have formed a unit specifically tasked with the handling of such complaints.[[53]](#footnote-53) CCHR’s SOI discrimination unit investigates and, if applicable, prosecutes real estate brokers and landlords in New York City who refuse to rent to tenants based on their lawful source of income. According to CCHR, the unit investigated and resolved over 350 cases of SOI discrimination in 2018 and 2019.[[54]](#footnote-54) CCHR’s SOI discrimination unit filed 176 cases of source of income-based discrimination against landlords and brokers in New York City.[[55]](#footnote-55) In addition to receiving complaints, the Commission also uses a method called matched pair testing, where two identical potential tenants apply for the same housing, the only difference between them being that one applicant is using some form of lawful rental assistance in order to pay rent. This is meant to identify discriminatory landlords and brokers. The unit also conducts outreach and education to combat SOI discrimination. Despite increased multilingual educational outreach efforts and campaigns from both CCHR and DSS, there remains a lack of knowledge among those facing SOI discrimination regarding their rights and the available resources to combat such discrimination.[[56]](#footnote-56)

Despite a prohibition against SOI discrimination, it continues to exist as a barrier to permanent housing.[[57]](#footnote-57) In 2019, after consistent organizing efforts from stakeholders and advocates, the State took action to ban SOI discrimination statewide by amending the State Human Rights Law. As opposed to the City SOI law, the State SOI law covers all buildings and units, except for: rental units in two-family homes occupied by the owner; rentals in rooming houses occupied by the owner; rental of all rooms to persons of the same sex; and certain senior housing.[[58]](#footnote-58) The NYCHRL is thus more limited in scope, because it does not cover properties with fewer than six units.

The de Blasio Administration has attempted to encourage the real estate community to accept rental assistance vouchers through administrative changes and financial incentives. Brokers can earn a commission equivalent to 15% of the annual rent and landlords can receive a $3,500 bonus for renting an apartment to a voucher recipient and one month’s rent from the City to hold an apartment while the City conducts inspections to ensure the housing complies with regulations.[[59]](#footnote-59) However, given the prevalence of SOI discrimination reports, there is concern that dialogue around this issue needs to be more frequent and expansive.

***Fair Chance Housing***

One in three people in the United States (U.S.) has a criminal record.[[60]](#footnote-60) Having a criminal record impedes the search for housing where criminal background checks are required as part of the tenant application process. Formerly incarcerated people are ten times as likely to become homeless after release from jail or prison as those without a criminal record.[[61]](#footnote-61) A recent survey of formerly incarcerated people and their families found that 79% of participants were denied housing due to either their own or a loved one’s criminal record.[[62]](#footnote-62) Another study found that in certain large urban areas, 30 to 50% of people on parole were homeless.[[63]](#footnote-63)

The societal barriers to reintegration created by having a criminal background is a highly intersectional issue as over 56% of the prison population is classified as part of either a racial and/or ethnic minority.[[64]](#footnote-64) New York, in particular, has an incarceration rate of 443 per 100,000 people.[[65]](#footnote-65) While Black and Latinx people represent 16% and 18% of New York’s population, respectively, they are incarcerated at a disproportionate rate of 53% and 22%.[[66]](#footnote-66) Furthermore, socioeconomic background also appears to play a role in the rate of incarceration.

The lack of availability of housing for formerly incarcerated people is a barrier to reintegration and can perpetuate the cycle of criminality if not addressed. For example, a study by the Urban Institute found that 61% of formerly incarcerated individuals were less likely to be re-incarcerated if they received supportive housing.[[67]](#footnote-67) A study conducted by the Vera Institute with formerly incarcerated individuals living in New York City also found that those who were homeless after their first month out on parole were seven times more likely to abscond from their release terms.[[68]](#footnote-68)

While some tenants may be eligible for having their criminal records sealed, it is not a guaranteed tool. In New York, over 600,000 people are eligible for record sealing but few succeed in completing the process, which is cumbersome and riddled with clerical errors that can leave aspects of a criminal history unsealed.[[69]](#footnote-69) One way to address these issues is through the enactment of state or local laws that prohibit consideration of criminal history. The City Council took strides in 2015 by passing the Fair Chance Act (Local Law 63 of 2015) to increase access to employment opportunities for those with criminal records; however, thus far no such protections exist at the state or City level in the housing context. In a similar vein, Int. 2047 would prohibit landlords, real estate brokers or their agents from making any type of criminal history inquiry into an applicant’s background. As such, applicants in New York City would be entitled to protections already enjoyed in the employment context. San Francisco, Oakland, Detroit, the District of Columbia, Seattle, Newark, NJ and Cook County, IL all have enacted such laws.[[70]](#footnote-70) At the state level, New Jersey is currently working to extend fair chance laws to housing, passing state senate bill S250 through the Community and Urban Affairs Committee in July of 2020.[[71]](#footnote-71)

While there is some variation, these laws generally limit the amount of information that landlords can use when considering an applicant; for example, criminal history that is irrelevant to a tenancy, is significantly old or outdated, or relates to non-conviction offenses. Limiting the scope of what a landlord can consider would expand the pool of housing that is available to tenants.

***Domestic Violence***

In 2018, domestic violence (DV) became the most frequently cited reason upon entry to shelter for the family population with 41% of respondents, which is the single largest cause of homelessness and a significant increase from previous years.[[72]](#footnote-72) Survivors may come into a DHS homeless intake center, where staff will conduct an assessment for DV shelter eligibility, however placement is subject to availability.[[73]](#footnote-73) Once placed, survivors may stay in emergency DV shelter for an initial period of 90 days, with two 45-day extensions allowed for up to a total of 180 days, as set by state regulations to ensure the freeing of beds for those in immediate danger.[[74]](#footnote-74) The New York City Police Department reported a decline 43% for domestic violence arrests at the start of the pandemic between March and April however, advocates say that there is likely underreporting as survivors can’t seek assistance in the same ways as prior to the pandemic.[[75]](#footnote-75) Providers of resources and the City’s hotline for support reported an increase and surge of calls in the spring.[[76]](#footnote-76) Barrier Free Living reporting a 24% increase in their video conferencing support for deaf survivors.[[77]](#footnote-77)

***Effects of COVID on Housing Insecurity***

The economic fallout from the Coronavirus pandemic has further strained an already precarious situation for middle- and low-income renters across the United States. Approximately 23% of households in New York State reported that eviction or foreclosure in the next two months was very likely or somewhat likely.[[78]](#footnote-78) In addition, over 700,000 people in the state reported being behind on payments or had little to no confidence that they would be able to make the next one.[[79]](#footnote-79) Between 19 and 23 million Americans are estimated to be at risk of eviction by September 30, 2020, with undocumented people, low-income people, and people of color being the most vulnerable.[[80]](#footnote-80) The Aspen Institute estimated as many as 1.5 million New Yorkers could be at risk of eviction by fall 2020.[[81]](#footnote-81) On March 20, 2020, New York State put a 90-day eviction moratorium in place, protecting housing for hundreds of thousands of New Yorkers.[[82]](#footnote-82) On May 7, 2020, Governor Andrew Cuomo extended the moratorium on evictions to August 20, 2020, and subsequently the New York State Housing Court System announced that residential eviction cases will not be carried out until October 1st.[[83]](#footnote-83) The federal government has issued a rule suspending evictions through December 31, 2020, with a five-pronged test for eligibility including an income cap and substantial loss of income.[[84]](#footnote-84) The agency order from the Centers for Disease Control (CDC) expresses the importance of housing stability in ensuring public health especially during a crisis such as this one due to the higher risk that those experiencing homelessness face in congregate settings and shelters.[[85]](#footnote-85) Nationwide data from the U.S. Census Household Pulse Survey for July 2020 shows that more than 40% of Black and Latinx households had no or only slight confidence they could pay their rent next month compared to 21% of White renters, demonstrating how the pandemic is widening the existing disparities in housing security.[[86]](#footnote-86)

1. **Bill Analysis**

**Int. 146** - A Local Law to amend the administrative code of the city of New York, in relation to rental assistance vouchers.

This bill would require that any individuals or families receiving rental assistance vouchers established by DSS, such as the current CityFHEPS vouchers, would continue to receive the assistance so long as the household continues to meet any other eligibility requirements. The bill would also require that the maximum rent toward which rental assistance vouchers may be applied annually increases at the same rate as the FMR set by the U.S. Department of Housing Preservation and Development. The requirements set by the bill would be subject to appropriation. If passed, this bill would take effect immediately.

**Int. 1020** – A Local Law to amend the administrative code of the city of New York, in relation to requiring the Department of Homeless Services and the Human Resources Administration to track and report certain data regarding rental assistance programs.

This bill would require DHS and HRA to track and report certain data regarding rental assistance programs, including outcomes of the CityFHEPS program and any future rental assistance program created for New York City residents. If passed, this bill would take effect immediately.

**Int. 1339** – A Local Law to amend the administrative code of the city of New York, in relation to providing information about lawful source of income discrimination to city rental assistance applicants.

This bill would require DSS to arrange for the provision of a written notice to applicants who are found potentially eligible for rental assistance programs administered by DSS. The notice would provide information about protections under the NYCHRL related to discrimination on the basis of a person’s lawful source of income. If passed, this bill would take effect 90 days after it becomes law.

**Int. 2018** – A Local Law to amend the administrative code of the city of New York, in relation to requiring the department of social services to provide domestic violence services at all shelters

This bill would require DHS to provide services to domestic violence survivors in all DHS shelters. Services, which are defined in the bill as “the coordination of appropriate services to clients who have experienced domestic violence, including but not limited to counseling, legal services, and access to employment, housing, childcare, and other resources,” would be coordinated by a social worker. If passed, this bill would take effect 180 days after it becomes law.

**Int. 2047** – A Local Law to amend the administrative code of the city of New York, in relation to prohibiting housing discrimination on the basis of arrest or criminal record.

This bill would prohibit real estate brokers, landlords, or their employees or agents from making any criminal history inquiries into a housing applicant’s background or taking an adverse action against such applicant due to criminal history. It would also prohibit any advertising containing “criminal history inquiry,” which would be defined as “any question communicated to an applicant in writing or otherwise, directly or indirectly, or any searches of publicly available records, or any criminal background checks or any such other conduct intended to gather information from or about an applicant’s criminal history, including any criminal convictions, any arrests, any records which have been expunged, the subject of an executive pardon, the subject of a certificate of relief from disabilities, or otherwise legally nullified or vacated, any adjudications of juvenile delinquency or youthful offender adjudications, or any records which have been sealed.” “Adverse action” would be defined as “a denial of, an increase in charge for, a failure to take action on an application for, additional requirements in connection with, or other unfavorable change in the terms of a rental, lease, sublease or occupancy agreement for a housing accommodation, including but not limited to termination of or failure to renew such rental, lease, sublease, or occupancy agreement.”

This bill would not apply to any actions taken pursuant to federal or state laws that require a criminal background check for housing purposes. For example, the bill would not include prior drug convictions for purposes of accessing federally subsidized affordable housing.[[87]](#footnote-87) It also would not apply to the rental of a room in a housing accommodation if such rental is being offered by the occupant of the home or by the owner of the home who resides in it or whose family members reside in such home. If passed, this bill would go into effect 120 days after it becomes law.

**Preconsidered Int. \_\_\_\_**– A Local Law to amend the administrative code of the city of New York, in relation to online access to rental assistance program status.

This bill would require DSS to provide more information about its rental assistance program, CityFHEPS, online. Specifically, DSS would be required make the status of an application or renewal request available to applicants online. If passed, this bill would take effect immediately.

**Preconsidered Int. \_\_\_\_** – A Local Law to amend the administrative code of the city of New York, in relation to the prohibition against discrimination in housing accommodations based on lawful source of income.

Prohibitions against discrimination in housing accommodations based on lawful source of income do not apply to housing accommodations comprised of five or fewer units, with for certain exceptions. This bill would expand the application of such prohibitions to any housing accommodation comprised of three or more units. Housing accommodations comprised of a total of three units and in which the owner or the owner’s family lives would not be subject to such prohibition. If passed, this bill would take effect 90 days after it becomes law.

1. **CONCLUSION**

At today’s hearing, the Committees will seek an overview of the CityFHEPS rental assistance program as well as any updates since the de Blasio Administration’s announcement regarding the City’s streamlining its rental assistance programs. The Committees will additionally seek information about DSS’ Source of Income Discrimination Unit and CCHR’s Source of Income Discrimination Unit, as well as any cross-agency collaborations that may exist. In addition, the Committees would like to learn how DSS evaluates the effectiveness of the CityFHEPS rental assistance program, whether more people are securing permanent housing with the support of the program, and whether the program is actually resulting in increased move outs from shelter into permanent housing.

Int. No. 146

By Council Members Levin, Brannan, Salamanca, Maisel, Rivera, Adams, Richards, Kallos, Ampry-Samuel, Menchaca, Rosenthal, Perkins, Reynoso, the Public Advocate (Mr. Williams), Rose, Ayala, Powers, Van Bramer, Levine, Chin, Lander, Cornegy, Koslowitz, Dromm, Cohen, Moya, Torres, Rodriguez, Treyger, Lancman, Grodenchik, Constantinides, Diaz, Louis, Koo, Gibson, Eugene, Deutsch and Barron

A Local Law to amend the administrative code of the city of New York, in relation to rental assistance vouchers

Be it enacted by the Council as follows:

Section 1. Chapter 1 of title 21 of the administrative code of the City of New York is amended by adding a new section 21-142 to read as follows:

§ 21-142 Use of rental assistance vouchers. a. Definitions. For the purposes of this section, the following terms have the following meanings:

Fair market rent. The term “fair market rent” means the rent levels for the New York metro area established by the United States department of housing and urban development.

Household. The term “household” means the individuals or families who are in receipt of any rental assistance vouchers.

Maximum rental allowances. The term “maximum rental allowances” means the maximum rent toward which rental assistance vouchers may be applied.

Rental assistance voucher. The term “rental assistance voucher” means any fully city-funded housing rental subsidy for homeless families and individuals.

b. Eligibility. There shall be no limit on the period of time during which an otherwise eligible household may receive a rental assistance voucher.

c. Maximum rental allowances. Maximum rental allowances shall be indexed to the fair market rent.

d. The requirements of this section shall be subject to appropriation.

§ 2. This local law takes effect 120 days after it becomes law, except that the commissioner of social services may take such measures as are necessary for the implementation of this local law, including the promulgation of rules, before such date.

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LS #9352/Int. 1642-2017

LS 765

12/22/17

Int. No. 1020

By Council Member Ampry-Samuel

A Local Law to amend the administrative code of the city of New York, in relation to requiring the Department of Homeless Services and the Human Resources Administration to track and report certain data regarding rental assistance programs.

Be it enacted by the Council as follows:

Section 1. Chapter 3 of title 21 of the administrative code of the city of New York is amended by adding a new section 21-323 to read as follows:

§21-323. a. Definitions. For the purposes of this section, the following terms shall have the following meanings:

1. “Family Homelessness & Eviction Prevention Supplement (FHEPS)” shall mean the housing subsidy that is provided to eligible homeless families who are facing eviction for non-payment of rent.

2. “Household” shall mean a single individual or family, including couples

without dependent children who, or which, are eligible to receive transitional housing or services from the department of homeless services or the human resources administration pursuant to federal, state and local laws and such rules and regulations as may be promulgated pursuant thereto.

b. Quarterly Reports Regarding Rental Assistance Programs. Beginning no later than January 1, 2019 and no later than the last day of the month following each calendar quarter thereafter, the commissioner, in consultation with the commissioner of the human resources administration/department of social services, shall submit to the speaker of the city council, and shall make available on its website, a machine-readable report that includes, at a minimum, the following information, disaggregated by families, families with children, adult families, and single adults:

1. Family Homelessness & Eviction Prevention Supplement. The following information regarding the FHEPS program shall be included in the quarterly report:

(a) the number of households that are currently enrolled in the program, including (i) the number that receive public assistance, (ii) the number that have employment income, as well as their average and median incomes and average and median number of hours worked per week, (iii) their average and median monthly rent, (iv) the average and median monthly subsidy provided by the program, (v) the number still residing in the housing unit in which they were living upon the start of their enrollment in the program, (vi) the number that have a head of household receiving a federal disability benefit, as well as their average and median household income, (vii) the number who are needed at home to care for another household member receiving a federal disability benefit, as well as their average and median household income;

(b) the number of households that were previously enrolled in the program, including the number that (i) no longer receive the subsidy, (ii) no longer receive the subsidy and completed at least five years of the program, (iii) are still residing in the housing unit in which they were living upon the start of their enrollment in the program, (iv) have applied for shelter, (v) have returned to shelter after having been enrolled for any length of time, (vi) have returned to shelter after having been enrolled in the program for at least five years.

2. Rental Assistance Program for Homeless Individuals and Families. The following information regarding any city-subsidized rental assistance program for homeless individuals and families shall be included in the quarterly report:

(a) the number of households that are currently enrolled in the program, including (i) the number that receive public assistance, (ii) the number that have employment income, as well as their average and median incomes and average and median number of hours worked per week, (iii) their average and median monthly rent, (iv) the average and median monthly subsidy provided by the program, (v) the number still residing in the housing unit in which they were living upon the start of their enrollment in the program, (vi) the number that have a head of household receiving a federal disability benefit, as well as their average and median household income, (vii) the number who are needed at home to care for another household member receiving a federal disability benefit, as well as their average and median household income;

(b) the number of households that were previously enrolled in the program, including the number that (i) no longer receive the subsidy, (ii) no longer receive the subsidy and received the subsidy for the maximum period of time allowed under such program, (iii) are still residing in the housing unit in which they were living upon the start of their enrollment in the program, (iv) have applied for shelter, (v) have returned to shelter after having been enrolled for any length of time, (vi) have returned to shelter after having been enrolled in the program for the maximum period of time allowed under such program.

§3. This local law takes effect immediately.

AV / ACK

LS # 6666

5/18/2018 4:05pm

Int. No. 1339

By Council Members Ayala, Gibson, Lander, Richards, the Public Advocate (Mr. Williams), Chin, Powers, Reynoso and Cornegy

A Local Law to amend the administrative code of the city of New York, in relation to providing information about lawful source of income discrimination to city rental assistance applicants

Be it enacted by the Council as follows:

Section 1. Chapter 1 of title 21 of the administrative code of the city of New York is amended by adding a new section 21-142 to read as follows:

§ 21-142 Information regarding lawful source of income discrimination. a. Definitions. For purposes of this section, the following terms have the following meanings:

Household share letter. The term “household share letter” means a letter issued by the department that identifies a rental assistance program applicant as potentially eligible for a rental assistance program and that states the potential amount of rental assistance to be provided by the department and the potential amount of rent to be paid by the applicant.

Lawful source of income. The term “lawful source of income” includes income derived from social security, or any form of federal, state or local public assistance or housing assistance including section 8 vouchers.

Rental assistance. The term “rental assistance” means financial assistance provided by the department for the purpose of paying an individual’s rent on an ongoing basis and includes, but is not limited to, the financial assistance provided through the CityFHEPS program established pursuant to chapter 10 of title 68 of the rules of the city of New York, and any successor program.

Rental assistance program. The term “rental assistance program” means any fully city-funded rental assistance program that provides rental assistance to homeless individuals or individuals at risk of homelessness for which the department determines eligibility including, but not limited to, the CityFHEPS program established pursuant to chapter 10 of title 68 of the rules of the city of New York, and any successor program.

b. The department shall arrange for the provision of a written notice regarding the protections of title 8 of this code related to lawful source of income at the time that a rental assistance program applicant receives a household share letter.

c. The notice required by subdivision b of this section shall include the following information:

1. Examples of different forms of lawful source of income;

2. Examples of phrases that may indicate discrimination based on lawful source of income in violation of title 8 of this code;

3. A statement that it is illegal for landlords, brokers and other housing agents to refuse to accept rental assistance for payment of rent or a security deposit in buildings with six or more units;

4. A statement that it is illegal for landlords, brokers and other housing agents to request additional payments for rent, a security deposit or broker’s fee because an individual receives rental assistance;

5. A statement that it is illegal for landlords, brokers and other housing agents to publish any type of advertisement that indicates a refusal to accept rental assistance;

6. A statement that it is illegal for landlords to refuse or delay making repairs to an individual’s unit because such individual pays rent with rental assistance;

7. A statement that an individual has the right to be free from discriminatory, harassing or threatening behavior or comments based on such individual’s receipt of or application for rental assistance;

8. Contact information, including phone numbers, for the department’s source of income discrimination unit and the city commission on human rights; and

9. Any other information deemed appropriate by the commissioner.

§ 2. This local law takes effect 90 days after it becomes law.

MHL

LS #7731

01/02/19

Int. No. 2018

By Council Members Rosenthal, Kallos and Chin

A Local Law to amend the administrative code of the city of New York, in relation to requiring the department of social services to provide domestic violence services at all shelters

Be it enacted by the Council as follows:

Section 1. Chapter 4 of title 21 of the administrative code of the city of New York is amended by adding a new section 21-142.6 to read as follows:

§ 21-142.6 Domestic violence services at all shelters. a. Definitions. For the purposes of this section, the following terms have the following meanings:

Domestic violence. The term “domestic violence” means acts or threats of violence, not including acts of self-defense, committed by a family or household member against another family or household member.

Domestic violence services. The term “domestic violence services” means the coordination of appropriate services to clients who have experienced domestic violence, including but not limited to counseling, legal services, and access to employment, housing, childcare, and other resources, where such coordination is provided primarily by a social worker.

Shelter. The term “shelter” means temporary emergency housing provided to individuals experiencing homelessness by the department of homeless services or a provider under contract or similar agreement with the department of homeless services.

b. The department shall ensure that domestic violence services are provided to all shelters and available to clients who wish to access such services.

c. Each shelter shall be required to post information on the availability of such domestic violence services in a conspicuous location accessible to all individuals residing in such shelter.

§ 2. This local law takes effect 180 days after it becomes law, provided that the commissioner may take all actions necessary for its implementation, including the promulgation of rules, before such effective date.

ACK

LS #14841

6/11/20 10:30am

Int. No. 2047

By Council Members Levin, Lander, Powers, the Public Advocate (Mr. Williams) and Council Members Cornegy, Rivera, Menchaca, Gibson, Kallos, Levine, Adams, Rosenthal and Ampry-Samuel

..Title

A Local Law to amend the administrative code of the city of New York, in relation to prohibiting housing discrimination on the basis of arrest or criminal record..Body

Be it enacted by the Council as follows:

Section 1. Section 8-107 of title 8 of the administrative code of the city of New York is amended by adding a new subdivision 5-a to read as follows:

5-a. Arrest and criminal conviction records; housing. (a) Definitions. For purposes of this subdivision, “landlord” means owner, lessor, sub-lessor, lessee, sub-lessee, assignee, mortgagee,

vendee or managing agent of, or other person having the right to sell, rent or lease or approve the sale, rental or lease of a housing accommodation, constructed or to be constructed, or any other person, firm, or corporation directly or indirectly in control of a dwelling; “applicant” means any person or persons seeking to rent, lease, sublease, or enter into an occupancy agreement for a housing accommodation, or who requests information from a landlord or real estate broker related to seeking a rental, lease, sublease, or occupancy agreement for a housing accommodation; “conviction” means any sentence arising from a verdict or plea of guilty or nolo contendere, including a sentence of incarceration, a suspended sentence, a sentence of probation, or a sentence of unconditional discharge; “criminal history inquiry” means any question communicated to an applicant in writing or otherwise, directly or indirectly, or any searches of publicly available records, or any criminal background checks or any such other conduct intended to gather information from or about an applicant’s criminal history, including any criminal convictions, any arrests, any records which have been expunged, the subject of an executive pardon, the subject of a certificate of relief from disabilities, or otherwise legally nullified or vacated, any adjudications of juvenile delinquency or youthful offender adjudications, or any records which have been sealed; and “adverse action” means a denial of, an increase in charge for, a failure to take action on an application for, additional requirements in connection with, or other unfavorable change in the terms of a rental, lease, sublease or occupancy agreement for a housing accommodation, including but not limited to termination of or failure to renew such rental, lease, sublease, or occupancy agreement.

(b) It shall be an unlawful discriminatory practice for any real estate broker, landlord, or employee or agent thereof to make a criminal history inquiry regarding an applicant or to take adverse action against an applicant for having been arrested or convicted of one or more criminal offenses.

(c) Advertising. In connection with any rental, lease, sublease or occupancy agreement for any housing accommodation, it shall be unlawful for any real estate broker, landlord, or employee or agent thereof to declare, print or circulate or cause to be declared, printed or circulated any solicitation, advertisement or publication, which expresses, directly or indirectly, any limitation in such housing accommodation based on a person’s arrest or criminal conviction record.

(d) Applicability. This subdivision shall not apply to:

(1) Any actions taken by a real estate broker or landlord pursuant to any federal or state law or regulation that requires consideration of criminal history for housing purposes.

(2) The rental of a room or rooms in a housing accommodation, if such rental is by the occupant of the housing accommodation or by the owner of the housing accommodation, and the owner or members of the owner’s family reside in such housing accommodation.

§2. This local law shall take effect 120 days after it becomes law, except that the commission may take such actions as are necessary to implement this local law, including the promulgation of rules, before such date.

ZH/NJC/BAM

LS #1362/3742/6346/9780

8/24/2020, 12:26 PM

Preconsidered Int. No.

By Council Member Levin

A Local Law to amend the administrative code of the city of New York, in relation to online access to rental assistance program status

Be it enacted by the Council as follows:

Section 1. Chapter 1 of title 21 of the administrative code of the city of New York is amended by adding a new section 21-144 to read as follows:

§ 21-144 Online access to rental assistance program status. a. Definitions. For purposes of this section, the term “rental assistance” means the rental assistance program established in chapter 10 of title 68 of the rules of the city of New York.

b. Online access. Within 180 days of the effective date of this section, the commissioner shall make the status of a rental assistance application or renewal request, made on or after the effective date of this section, available on the department’s website to the applicant or requester.

§ 2. This local law takes effect immediately.

SG

LS #8043

9/1/20

Preconsidered Int. No.

By Council Member Powers

A Local Law to amend the administrative code of the city of New York, in relation to the prohibition against discrimination in housing accommodations based on lawful source of income

Be it enacted by the Council as follows:

Section 1. Paragraph (o) of subdivision 5 of section 8-107 of the administrative code of the city of New York, as added by local law number 10 for the year 2008, is amended to read as follows:

(o) Applicability; lawful source of income. The provisions of this subdivision, as they relate to unlawful discriminatory practices on the basis of lawful source of income, shall [not] apply to housing accommodations that contain a total of [five or fewer] three or more housing units, provided, however:

(i) the provisions of this subdivision shall apply to all tenants subject to rent control laws who reside in housing accommodations [that contain a total of five or fewer units] at the time of the enactment of this local law; and provided, however

(ii) the provisions of this subdivision shall apply to all housing accommodations, regardless of the number of units contained in each, of any person who has the right to sell, rent or lease or approve the sale, rental or lease of at least one housing accommodation within New York City that contains [six] three or more housing units, constructed or to be constructed, or an interest therein[.]; and provided, however

(iii) the provisions of this subdivision shall not apply to housing accommodations that contain a total of three housing units if the owner or any member of the owner’s family resides in one such housing unit.

§ 2. This local law takes effect 90 days after it becomes law.

NC

LS #9554

2/27/19

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   The Case for Change.” For full report *see*  <https://council.nyc.gov/data/homeless/>. [↑](#footnote-ref-1)
2. Coalition for the Homeless, The Bloomberg Administration’s Flawed Homeless Rental Assistance Plan: A Misguided Plan with Opportunities for Effective Change, (Nov. 2004), available at

   <https://www.coalitionforthehomeless.org/wp-content/uploads/2014/06/Briefing-cityrentplan-11-2004.pdf>. [↑](#footnote-ref-2)
3. *Id.* [↑](#footnote-ref-3)
4. Joe Lamport, A New Program to Fight Homelessness, The Gotham Gazette, (May 30, 2007), available at https:// [www.gothamgazette.com/housing/3574-a-new-program-to-fight-homelessness](http://www.gothamgazette.com/housing/3574-a-new-program-to-fight-homelessness). [↑](#footnote-ref-4)
5. *Id.* [↑](#footnote-ref-5)
6. Peter Nasaw and Thomas J. Main, De Blasio and Homelessness: A New Progressive Mayor Wrestles with an Old Social Problem, The Gotham Gazette, (May 1, 2017), available at <http://www.gothamgazette.com/opinion/6902-deblasio-and-homelessness-a-new-progressive-mayor-wrestles-with-an-old-social-problem>. [↑](#footnote-ref-6)
7. Patrick Markee, The Revolving Door Keeps Spinning: New Data Shows that Half of “Advantage” Families Have Returned to the NYC Homeless Shelter System, Coalition for the Homeless, (Dec. 28, 2013), available at <https://www.coalitionforthehomeless.org/wp-content/uploads/2014/06/PolicyBrief-RevolvingDoorKeepsSpinning2013.pdf>. [↑](#footnote-ref-7)
8. R.C.N.Y. Title 68 Chapter 7 LINC Programs [↑](#footnote-ref-8)
9. R.C.N.Y. Title 68 Chapter 8 CITYFEPS Programs; SEPS Program [↑](#footnote-ref-9)
10. *Id.* [↑](#footnote-ref-10)
11. NYC Dept. of Homeless Services, Press Release, City Proposes Single Unified Rental Assistance Program to Streamline and Simplify Rehousing Process, (July 18, 2018), available at

    <https://www1.nyc.gov/site/dhs/about/press-releases/unified-rental-assistance-press-release.page>. [↑](#footnote-ref-11)
12. Joe Anuta, Launch Date Set for Consolidated Rent-Voucher Program, Crain’s, (Oct. 2, 2018), available at <https://www.crainsnewyork.com/real-estate/launch-date-set-consolidated-rent-voucher-program>. [↑](#footnote-ref-12)
13. NYC Human Resources Administration, Rental Assistance, CityFHEPS, available at <https://www1.nyc.gov/site/hra/help/cityfheps.page>. [↑](#footnote-ref-13)
14. R.C.N.Y. Title 68 Chapter 10-03. [↑](#footnote-ref-14)
15. R.C.N.Y. Title 68 § 10-01 (e). [↑](#footnote-ref-15)
16. A household must meet the following requirements with respect to public assistance. The household must apply for any assistance, if it is currently not in receipt of such. In addition, all household members who are eligible for public assistance must be in receipt of it and in compliance with public assistance requirements; R.C.N.Y. Title 68 Chapter 10 City FHEPS [↑](#footnote-ref-16)
17. R.C.N.Y. Title 68 Chapter 10 City FHEPS [↑](#footnote-ref-17)
18. The Adult Protective Services program provides services for physically and/or mentally impaired adults ages 18 and older, and Community Guardian programs consist of court-appointed legal guardians who manage these adults’ domestic and financial affairs. NYC Human Resources Administration, Adult Protective Services, available at <https://www1.nyc.gov/site/hra/help/adult-protective-services.page>. [↑](#footnote-ref-18)
19. NYC Department of Social Services, CityFHEPS Frequently Asked Questions For Clients in the Community, (Sept. 18, 2019), available at <https://www1.nyc.gov/assets/hra/downloads/pdf/cityfheps-documents/dss-7r-e.pdf>. [↑](#footnote-ref-19)
20. R.C.N.Y. Title 68 § 10-04(a)(8). [↑](#footnote-ref-20)
21. R.C.N.Y. Title 68 § 10-01(mm). [↑](#footnote-ref-21)
22. *Id.* [↑](#footnote-ref-22)
23. NYC Department of Social Services, CityFHEPS Frequently Asked Questions For Clients in the Community, (Sept. 18, 2019), available at <https://www1.nyc.gov/assets/hra/downloads/pdf/cityfheps-documents/dss-7r-e.pdf>. [↑](#footnote-ref-23)
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25. NYC Department of Social Services, CityFHEPS Frequently Asked Questions For Clients in the Community, (Sept. 18, 2019), available at <https://www1.nyc.gov/assets/hra/downloads/pdf/cityfheps-documents/dss-7r-e.pdf>. [↑](#footnote-ref-25)
26. R.C.N.Y. Title 68 § 10-01(e). [↑](#footnote-ref-26)
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29. HUD. FY 2020 Fair Market Rent Documentation System. https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2020\_ code/2020summary.odn [↑](#footnote-ref-29)
30. Women In Need, Making CityFHEPS a More Effective Tool (Jan. 2020) available at <https://winnyc.org/wp-content/uploads/2020/03/Making_CityFHEPS-March.pdf>. [↑](#footnote-ref-30)
31. New York State Assembly A01620 / New York State Senate S02375, 2019-2020 Regular Sessions, available at <https://assembly.state.ny.us/leg/?default_fld=&bn=A01620&term=2019&Summary=Y&Actions=Y&Text=Y&Committee%26nbspVotes=Y&Floor%26nbspVotes=Y>. [↑](#footnote-ref-31)
32. *Id.* [↑](#footnote-ref-32)
33. Nikita Stewart, Amid de Blasio’s Modest Goals on Homelessness, State Proposal Gains Support, New York Times (Mar. 2, 2017), available at: <https://www.nytimes.com/2017/03/02/nyregion/homeless-shelters-rent-subsidies.html>. [↑](#footnote-ref-33)
34. New York State Assembly A01620 / New York State Senate S02375, 2019-2020 Regular Sessions, available at <https://assembly.state.ny.us/leg/?default_fld=&bn=A01620&term=2019&Summary=Y&Actions=Y&Text=Y&Committee%26nbspVotes=Y&Floor%26nbspVotes=Y>. [↑](#footnote-ref-34)
35. The Center on Budget and Policy Priorities, Research Shows Housing Vouchers Reduce Hardship and Provide Platform for Long-Term Gains Among Children (Oct, 7, 2015) <https://www.cbpp.org/research/housing/research-shows-housing-vouchers-reduce-hardship-and-provide-platform-for-long-term>. [↑](#footnote-ref-35)
36. *Id.* [↑](#footnote-ref-36)
37. *Id.* [↑](#footnote-ref-37)
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40. *Id.* [↑](#footnote-ref-40)
41. NYC Dept. of Social Services, Press Release, City Sues Landlords for Discriminating Against New Yorkers Using Rental Assistance, (June 20, 2018), available at <https://on.nyc.gov/2MdYVBl>; NYC Human Rights Commissioner, Source of Income Discrimination, available at <https://www1.nyc.gov/site/cchr/media/source-of-income.page>. [↑](#footnote-ref-41)
42. NYC Dept. of Social Services, Press Release, City Sues Landlords for Discriminating Against New Yorkers Using Rental Assistance, (June 20, 2018), available at <https://on.nyc.gov/2MdYVBl> [↑](#footnote-ref-42)
43. DSS correspondence to the New York City Council, May 21, 2019 [↑](#footnote-ref-43)
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45. NYC Dept. of Social Services, Press Release, City Sues Landlords for Discriminating Against New Yorkers Using Rental Assistance, (June 20, 2018), available at <https://on.nyc.gov/2MdYVBl> [↑](#footnote-ref-45)
46. Jarrett Murphy, Call for City to Lawyer-Up Against Landlords Who Shun Tenants With Vouchers (Jun. 3, 2019) available at

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49. Index #: [**451147/2018**](http://iapps.courts.state.ny.us/iscroll/SQLData.jsp?IndexNo=451147-2018) [↑](#footnote-ref-49)
50. NYC Dept. of Social Services, Press Release, City Sues Landlords for Discriminating Against New Yorkers Using Rental Assistance, (June 20, 2018), available at <https://on.nyc.gov/2MdYVBl> [↑](#footnote-ref-50)
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53. New York City Commission on Human Rights. “Source of Income Discrimination.” *New York City Commission on Human Rights*, New York City Commission on Human Rights, *available at* www1.nyc.gov/site/cchr/law/source-of-income.page. [↑](#footnote-ref-53)
54. NYC Dept. of Social Services, Press Release, City Sues Landlords for Discriminating Against New Yorkers Using Rental Assistance, (June 20, 2018), available at https://www1.nyc.gov/assets/hra/downloads/pdf/news/press\_ releases/2018/Income%20Discrimination%20Lawsuits%20Press%20Release%2006202018.pdf; NYC Human Rights Commissioner, Source of Income Discrimination, *available at* <https://www1.nyc.gov/site/cchr/media/source-ofincome.page> [↑](#footnote-ref-54)
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