



Legislation Text

File #: Res 0230-2002, Version: *

Res. No. 230

Resolution calling upon the New York State Legislature to pass, and the Governor to approve, A.11010/S.7112, in relation to extending state rent regulation and eviction protection laws and A.11011/S.7118, in relation to repealing high-rent vacancy decontrol.

By Council Members Katz, Martinez, Recchia, Addabbo, Baez, Clarke, Barron, Weprin, Nelson, Serrano, Gioia, Monserrate, Brewer, Sanders, Avella, Comrie, DeBlasio, Foster, Gennaro, Gerson, Jackson, Moskowitz, Quinn, Perkins, Reed, Reyna, Rivera, Seabrook, Sears, Vann and Liu

Whereas, State rent regulation and eviction protection laws will expire on June 15, 2003 unless renewed by the New York State Legislature and the Governor; and

Whereas, A public emergency in housing continues to exist; and

Whereas, Preservation of rent regulation and eviction protection laws are vital to the well being of more than 2.5 million renters for the continued affordability of rental housing and for the stability of neighborhoods in New York City and certain of its suburban counties; and

Whereas, The rent regulation and eviction protection laws have been severely weakened in recent years; and

Whereas, It is essential that the State Legislature and the Governor strengthen the rent regulation and eviction protection laws; and

Whereas, An analysis of data from the 1993, 1996 and 1999 New York City Housing and Vacancy Surveys that was performed by the New York State Tenants and Neighbors Coalition and issued in February 2002, found that 84,000 apartments in the New York City have been permanently deregulated due to vacancy decontrol; and

Whereas, The purpose of rent regulation and eviction protection laws is not only to protect tenants currently in occupancy from unaffordable rents and arbitrary eviction, but also to protect the affordability of the rental housing stock for new tenants; and

Whereas, "High-rent" vacancy decontrol based on a rent level of \$2,000 per month is rapidly depleting the stock of affordable, regulated rental housing; and

Whereas, The repeal of high-rent vacancy decontrol is necessary to preserve the rent-regulated housing stock for future use; and

Whereas, On April 15, 2002, the Assembly passed both A.11010, which continues the rent regulation and eviction protection laws until June 15, 2008, and A.11011, which repeals high-rent vacancy decontrol; and

Whereas, Both A.11010 and A.11011 have been sent to the State Senate; and

Whereas, There are pending in the State Senate S.7112 and S.7118, which are the counterparts to A.11010 and A.11011, respectively; and

Whereas, The Council urges the State Senate to pass these pieces of legislation and that upon passage they be promptly sent to the Governor for his signature; and

Whereas, The Council urges the Governor to promptly sign these bills upon their presentment to him; now, therefore, be it

Resolved, That the Council calls upon the New York State Legislature to pass, and the Governor to approve, A.11010/S.7112, in relation to extending state rent regulation and eviction protection laws and A.11011/S.7118, in relation to repealing high-rent vacancy decontrol.
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