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Statewide Coalition to Meet with Lawmakers to Support Quality, Affordable Housing

Hundreds of property owners join forces to urge changes in broken bill which became law

ALBANY – UNDER ONE ROOF, a statewide coalition of tenants and property owners, will meet with Albany lawmakers on Monday, January 13, at their Lobby Day, urging them to amend the Housing Stabilization and Tenant Protection Act of 2019 and push back against the proposed Good Cause Eviction Bill. Those interested in joining the Lobby Day can register [here](#).

The bill was quickly passed by the legislature in the final hours of 2019 legislative session without public input and is now negatively impacting countless New Yorkers.

“Lawmakers needlessly rushed this bill and in doing so failed to understand the unintended consequences of their actions,” said Jaime Michelle Cain, Partner at Boylan Code LLP and Legislative Chair board-member of the New York Capital Region Apartment Association (NYCRAA). “This coalition represents a bipartisan and diverse group of tenants and property owners who are willing to work with lawmakers to establish amendments to the law which would address the most harmful aspects.”

The law handcuffs property owners and rental companies in the application process, endangers tenants and creates an unsustainable eviction process. By severely limiting the property owner from key information regarding the potential renters leasing history in the application progress, the property owner is unable to make sound decisions on whether the applicant will be able to pay the rent, as well as if the renter is, or could be, a danger to themselves or others.

“The law is having the opposite impact of what it intended when it was passed and is creating many burdens on business owners as well as future tenants,” says Deborah Pusatere, CEO, DeKita, LLC and President, NYCRAA. “These restrictions mean that property owners could be turning away potential renters because of a restricted application process and cause severe financial hardship for the small business landlord

due to the extended eviction process. The trickle-down impact could increase rent for New Yorkers or force small business owners to leave New York State instead of investing in their communities.”

The statewide coalition, UNDER ONE ROOF, is asking the State Legislature to amend the law and work with concerned New Yorkers. The group is asking for amendments to the restrictions imposed on tenant screening tools, eviction mandates, the tenant move-out inspection and the eviction mandates, among others.

The unintended consequences of the law are making it more difficult for low income families and seniors to secure quality, affordably priced housing. In addition, these new restrictions can lead to increased rent throughout the state as property owners must offset the losses due to the new and unsustainable eviction process.

UNDER ONE ROOF – www.underoneroofny.org – is working with lawmakers and a growing coalition of supporters to correct portions of this legislation.

UNDER ONE ROOF supports New Yorkers living in rental apartments and those who own and operate them. The coalition works to protect New Yorkers' access to quality housing, increase the economic impact of rental properties and foster growth in the rental housing industry statewide. Together, we're invested in improving the apartment industry for all.