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Memo in Support “Good Cause” Eviction Legislation (S3082 - Salazar/A5573- Hunter)

On behalf of the 350,000 New York State members of 1199SEIU United Healthcare Workers East, we urge the Legislature to pass S3082/A5573, which would extend basic protections to renters throughout New York State not currently covered by the Emergency Tenant Protect Act or rent control laws.

Our members provide high quality care in hospitals, nursing homes, community-based providers and individual patients’ homes from the tip of Long Island to Plattsburgh in the North Country to Niagara Falls in Western New York. As they continue to fight to improve their wages and working conditions, nursing home and home care workers throughout the state remain predominately renters. Both outside and inside of New York City, tens of thousands of them live in housing that is not currently covered by rent regulation. They are vulnerable to forced eviction when a landlord decides to demand unsustainable rent increases or simply refuses to renew a lease.

Eviction can be tremendously disruptive not only to family life but to the stability of employment when workers are forced to take emergency days off for court or move further from their jobs to find an affordable place to live. It can also severely impact the ability to qualify for other rental housing, pushing tenants into precarious housing situations for years to come.

As gentrification spreads in our states’ cities, previously affordable neighborhoods become unaffordable for working-class residents like our members. That is why the need for quality, affordable housing was the number one issue raised by our members statewide in a series of listening sessions.

We urge the legislature to pass the Good Cause Eviction bill (S3082 - Salazar/A5573 – Hunter), which would cover tenants in all currently unregulated rental housing except for owner-occupied premises with less than four units, subletted apartments where the sublessor seeks to return to occupy the property or housing provided as a benefit of employment. The bill simply ensures that owners must have good cause to evict a tenant and provides basic protections from unreasonable rent increases by indicating that inability to pay a rent which has been increased more than 1.5 times the rate of inflation as indicated in the Consumer Price Index is not good cause.

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