



NEW YORK STATE SENATOR

Jose Peralta

## Senator Peralta, NHS and advocates Push for more Tenant Protections to Curb Increasing Rents and Lack of Affordable Housing Units

JOSE PERALTA February 23, 2018

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Today, **State Senator Jose Peralta**, the Neighborhood Housing Services of Queens (NHS) and advocates called for more tenant protections to tackle increasing rents and the lack of affordable housing units. In addition, they will be fighting back president Trump's proposed budget cuts to the Department of Housing and Urban Development.

Amid unfair and unreasonable rent hikes across the City, Senator Peralta and NHS hosted a seminar under the title “How to find and apply for affordable housing,” to inform the community about housing programs available for New Yorkers. The educational workshop provided information and resources with regard to comprehensive rental services ranging from understanding Housing Connect, a tool to search and apply for affordable housing, to financial preparedness.

Furthermore, Senator Peralta said that he will continue to push for legislation aimed at protecting tenant’s rights and to prevent his constituents from being forced out of their communities. One of the bills he is urging his colleagues in the State Senate to pass (S. 6527) will prohibit increases in the preferential rent upon the renewal of a lease. He pointed out that in three areas of his district, Jackson Heights, Corona and parts of Woodside, the rate of preferential rent units is about 37%, one of the highest rates in the city.

Senator Peralta also highlighted the need to eliminate the so-called vacancy bonus (S.1593), which allows landlords to increase rents by 20% every time a tenant moves out. Additionally, Senator Peralta pointed out the need to repeal vacancy decontrol (S.3482), and the urgency of addressing major capital improvement (MCI) recovery provisions (S.4312). “If landlords make repairs in their buildings and tenants pay part of the expense in the form of a rent hike, that increase has to go as soon as the renovations are paid for,” **said Senator Peralta.**

“Rent regulation was established to protect tenants and maintain our strong, vibrant communities affordable by preventing unreasonable rents or rent increases,” Senator Peralta said. “We need to preserve and increase the number of affordable housing units and protect tenants from landlord harassment. It is time for a real rent and housing reform that will help and protect hard-working New Yorkers and their families.”

**Yoselin Genao-Estrella, Executive Director of Neighborhood Housing Services of Queens CDC, Inc.** said, "Housing is paramount for healthy and sustainable neighborhoods. We currently face an affordable housing crisis in New York City. And these much-needed housing services are being threatened at a federal level by proposed draconian cuts. We are thrilled that so many community residents attended the event as this is a testament of the affordable housing crisis in our neighborhoods. I am glad we were able to assist."

As a HUD certified housing counseling agency, NHS of Queens CDC provides the tools to our neighbors so they can buy, keep, and maintain their homes. Helping neighborhood families has real life impact and assists in generational upward mobility. By establishing strong and sustainable neighborhoods and families we preserve the vibrancy and diversity of Queens. Wanting to be nimble to the needs we see and experience first-hand we are pleased to provide educational workshops that seek to empower our community with knowledge and resources. For this reason, NHS of Queens is part of the HPD Housing Ambassador Program.

"HANAC's intention is to always provide affordable housing for all members of the community, especially for seniors. As our population grows older, more units are needed for our seniors to have a permanent place to call home. Waiting lists for senior housing are growing and HANAC wants to provide as many units as possible reason why we support all efforts made from our legislators to ensure the development of more affordable housing units and tenant protection plans," **said Paola Duran, Hanac's Director of Housing and Community Development.**