



BRAD HOYLMAN

NEW YORK STATE SENATOR
27TH DISTRICT

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**FIGHTING FOR AN AFFORDABLE NYC: HOYLMAN, STRINGER,
AND PANEL OF EXPERTS MAKE PUSH FOR RENT REFORM,
STRONGER REGULATION**

Over 1,000 J-51 buildings flout existing rent regulations, advocates find

NEW YORK- Over 200 New Yorkers joined Senator Brad Hoylman (D/WF-Manhattan) and New York City Comptroller Scott Stringer Wednesday evening for a discussion with Aaron Carr of the Housing Rights Initiative (HRI), Delsenia Glover of Tenants and Neighbors, and Sheila Garcia of Communities for Safe Apartments (CASA) on the erosion of New York's rent-stabilization laws and what tenants can do to fight for affordable housing.

A presentation from Aaron Carr revealed that rampant abuse of J-51 benefits has allowed over 1,000 buildings to operate out of compliance with the law. He further demonstrated through the use of a complex web of LLCs – a mainstay of the real estate industry that allows foreign entities, landlords, and business owners to acquire properties using an endless array of anonymous shell companies--developers and landlords can manipulate Major Capital Improvements and subsequently rapidly raise rents.

To prevent ongoing fraud and the displacement of rent-stabilized tenants, all five participants indicated their support for ending vacancy de-control, which allows landlords to deregulate rent-stabilized apartments if the monthly rent exceeds \$2,700, and repealing preferential rent. Both officials also support repealing the vacancy bonus

that gives landlords the ability automatically increase a unit's rent without any "clean hands" requirement.

The town hall can be viewed in full [here](#).

Aaron Carr's presentation is available for viewing here:

Senator Brad Hoylman said: "I am excited to partner with Comptroller Stringer on one of the most important issues facing Albany next year: strengthening our rent laws. Thank you to New York City Comptroller Scott Stringer, Aaron Carr of the Housing Rights Initiative, Delsenia Glover of Tenants & Neighbors, and Sheila Garcia of CASA for their participation in our panel and, most importantly, for their vigorous efforts to defend affordable housing here in New York City."

New York City Comptroller Scott Stringer said: "Housing is the number one issue for our city. With rents skyrocketing, wages stagnating, and backwards rent laws squeezing New York tenants, our runaway housing system is leaving so many behind. This is our moment to go to the Albany legislature and unstack the deck for tenants across New York. We need to expand and strengthen our rent laws - now."

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