



City of Kingston Laws and Rules Committee
Meeting Agenda
Wednesday, April 17, 2019
6:30 PM

NEW BUSINESS

Rent Stabilization & Control
[20190410120554.pdf](#)

1 OLD BUSINESS

Laws and Rules Committee Agenda Item Report

Meeting Date: April 17, 2019

Submitted by: Dee Sills

Submitting Department: Common Council

Item Type: Proposed Resolution

Agenda Section:

Subject:

Rent Stabilization & Control

Suggested Action:

Attachments:

[20190410120554.pdf](#)

L43

RESOLUTION OF THE CITY OF KINGSTON SUPPORTING UNIVERSAL RENT STABILIZATION AND CONTROL

WHEREAS, the City of Kingston has documented and identified unmet need for affordable housing opportunities to serve low and moderate income residents; and

WHEREAS, the City of Kingston has hosted a series of housing forums to discuss concerns and learn from residents of the city; and

WHEREAS, currently state law does not provide local authority to form a local board that would determine annual allowable rental increases in order to protect tenants from arbitrary rent increases; and

WHEREAS, the New York State's Emergency Tenant Protection Act (ETPA) of 1974 provides rental protections including rent stabilization whereby landlords are subject to regulated rent increases and tenants have the right to renewal leases; and

WHEREAS, under the current ETPA law only municipalities in Nassau, Westchester, Rockland counties and New York City are eligible to adopt a form of rent stabilization, resulting in rent control only applying to tenants in 8 of the state's 62 counties; and

WHEREAS, in 2019, New York State's Emergency Tenant Protection Act (ETPA) of 1974 will be expiring, presenting an opportunity for our leadership in Albany to improve and extend the tenants' rights moving forward;

THEREFORE BE IT RESOLVED, that the City of Kingston call upon our leaders in Albany to strike the geographic restrictions from the ETPA so that local governments can take an active role addressing the cost of rental housing and to provide critical rental rights to tenants in the City of Kingston and across the state; and

BE IT FURTHER RESOLVED that the City of Kingston support and endorse S6527/A6285 which would prohibit owners from adjusting the amount of preferential rent upon the renewal of a lease; and,

BE IT FURTHER RESOLVED that the City of Kingston support and endorse S1593/A9815 which relates to rent increases after vacancy of a housing accommodation and would eliminate the vacancy bonus; and,

BE IT FURTHER RESOLVED that the City of Kingston support and endorse S3482/A433 which would prevent landlords from being able to take apartments out of rent regulation when existing tenants leaves; and,

BE IT FURTHER RESOLVED, that the City Clerk is directed to send a copy of this resolution to U.S. Senator Kirsten Gillibrand, U.S. Senator Charles Schumer, Governor Andrew Cuomo, State Senator George Amedore, State Assemblyman Kevin Cahill, Acting County Executive Adele B. Reiter, Ulster County Legislative Chair Tracey Bartels, Ulster County Legislator Lynn Eckert, Ulster County Legislator Brian Woltman and Ulster County Legislator Dave Donaldson.

The Resolution was thereupon adopted.

Submitted to the Mayor this _____
day of _____ 2018.

Elisa Tinti, City Clerk

Approved by the Mayor this _____
day of _____ 2018.

Steven T. Noble, Mayor