

Congress of the United States
Washington, DC 20515

March 24, 2022

Governor Kathy Hochul
NYS State Capitol Building
Albany, NY 12224

Majority Leader Andrea Stewart-Cousins
LOB 907
Albany, NY 12247

Speaker Carl Heastie
LOB 932
Albany, NY 12247

Dear Governor Hochul, Leader Stewart-Cousins, and Speaker Heastie,

As members of New York State's Congressional delegation, we write to express our support for "Prohibition of Eviction without Good Cause" (S3082/A5573), a bill currently before the New York State Legislature. We believe this measure, which requires landlords to have a legitimate reason to pursue eviction, is helpful toward ensuring that our state's recovery from the COVID-19 pandemic is to include all New Yorkers.

Evictions have commenced across the state, while over 500,000 households in New York are behind on their monthly housing bills. Black and brown New Yorkers are three times more likely to face eviction than their white neighbors, and 1.6 million New York households have no protections whatsoever against eviction in court. They live at the whims of their landlord - often facing eviction for something as common as calling to request a repair.

Thanks to the American Rescue Plan Act, Congress provided millions in housing assistance. We appreciate your swift distribution of rent relief through the Emergency Rental Assistance Program. While we work to secure more rental assistance at the federal level, our constituents deserve basic stability in their homes. We believe it is important that they know that seeking safe living conditions or applying for rental assistance will not send them into an eviction spiral from which it is impossible to recover.

Good Cause Eviction is simple: it bars landlords from using the eviction process to discriminate against their renters. We believe it accomplishes the following things:

- It requires landlords to have a "good cause" to terminate a tenancy;
- It allows tenants to challenge "unreasonable" rent increases - over 150% of the consumer price index, or about 8% in 2022;
- It allows landlords to raise rents for necessary building improvements or an increase in operating costs

Rents are surging across New York State. = This market is making working-class and low-income renters vulnerable to displacement.


Cities across New York State have responded to this crisis by passing local good cause laws, but millions of households are still unprotected. Fifty percent of those renters live in New York City, which is barred from passing local good cause legislation due to state law.

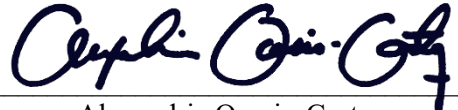
Evictions are deeply destabilizing both for families who experience it directly as well as for entire communities where evictions are concentrated and whose residents are in constant states of upheaval. [Research](#) indicates that higher rates of eviction correspond to higher incidences of homicides, robberies, and burglaries. Families who experience eviction are **twice as likely to report that their children are in**


poor health. When students face eviction and are forced to move, disruption during the school year worsens educational outcomes for years to come.

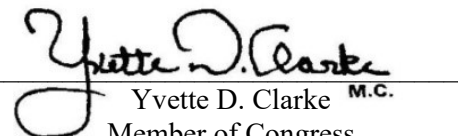
We believe Good Cause Eviction levels the playing field between tenants and landlords and can protect hundreds of thousands of families from unnecessary displacement. We believe it provides a stable path forward in the wake of COVID-19, as we strive for more federal rental assistance.

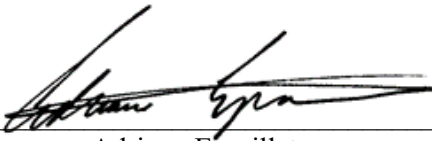
Sincerely,



Jerrold Nadler
Member of Congress

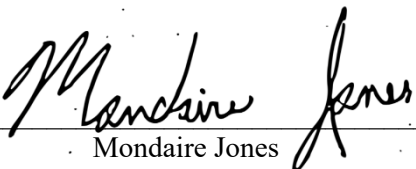

Alexandria Ocasio-Cortez
Member of Congress

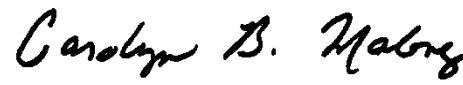

Jamaal Bowman, Ed.D.
Member of Congress

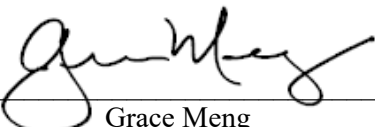

Yvette D. Clarke ^{M.C.}
Member of Congress

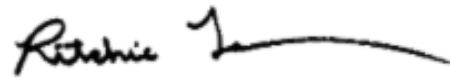

Adriano Espaillat
Member of Congress

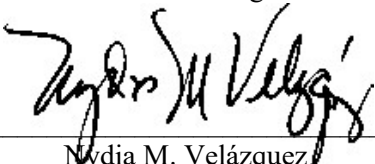

Hakeem Jeffries
Member of Congress


Mondaire Jones
Member of Congress


Carolyn B. Maloney
Member of Congress


Grace Meng
Member of Congress


Ritchie Torres
Member of Congress


Nydia M. Velázquez
Member of Congress