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Contact: Illapa Sairitupac, Illapas@coopersquare.org, (212) 228-8210

*****FOR IMMEDIATE RELEASE*****

***Housing Justice For All, Coalition to End Apartment Warehousing, Electeds
Urge Governor Hochul to Sign Three HSTPA Reform Bills into Law***

(NEW YORK, NY) - Housing Justice For All — a statewide coalition of more than 80 organizations representing tenants and homeless New Yorkers — and the Coalition to End Apartment Warehousing and Senator Kristen Gonzalez gathered today to call on Governor Kathy Hochul to sign into law three New York State Legislature bills, which will bolster tenants’ rights and end harmful landlord practices. The three bills were passed by the NY State Legislature and are currently awaiting Hochul’s signature.

The first bill, [S2980C](#), addresses “Frankensteining,” a practice that has grown following the implementation of the Housing Stability and Tenant Protection Act (HSTPA) of 2019, where landlords combine rent-regulated apartments to increase rents. The bill would establish a legal regulated rent for the combination of two or more vacant apartments, eliminating the incentive for landlords to empty apartments in order to combine them, and then remove them from rent stabilization and spike rent prices.

The second bill, [S2943B](#), addresses the unacceptably high number of rent-regulated apartments in which the current rents are based on prior rents that exceeded the legal regulated rent at the time they were charged. The bill will amend the HSTPA to clarify the rent history timeframe when determining rent overcharges.

[S1684](#) would amend the HSTPA to require landlords to provide information upon request from the City regarding the vacancy rate of units in their buildings, which will help keep apartment vacancy data up-to-date statewide and enable other communities to consider rent regulation.

“New York City is in the midst of a historic affordable housing crisis marked by skyrocketing rents and eviction rates,” said **Ellen Davidson, staff attorney in the Civil Law Reform Unit at The Legal Aid Society**. “Passing these reforms to the HSTPA will ensure that no New Yorker is subject to unfair rent increases brought on by landlords taking advantage of various legal loopholes, and will help protect New York City’s limited supply of affordable rent stabilized apartments. Governor Hochul must take action to keep as many residents as possible in safe and stable housing by signing these bills into law as soon as they are transmitted to her desk.”

“Prioritizing preservation of existing affordable housing shows a commitment to solving our housing crisis. Signing these bills, especially S2980, will go a long way toward helping tenants protect the affordable housing stock we have. Allowing quick combinations of apartments simply to raise rents flouts the spirit and intention of the HSTPA, our landmark legislation to reverse the trend of deregulation and sky high rents. The time to end Frankensteining is now! Sign our bills,” said **Jodie Leidecker, a tenant organizer at Cooper Square Committee on the Lower East Side**.

“We have lost a lot of affordable housing waiting for these bills to come to fruition. Tenants are coming together to tell Governor Hochul to sign these bills into law,” said **Georgina Christ, Tenants Taking Control leader**.

“We urge Governor Hochul to sign these crucial bills now. She can keep more rent stabilized apartments available at honest rents by landlords known to their tenants, and enable more municipalities to decide whether they want the same,” said **Sue Susman of the Coalition to End Apartment Warehousing**.

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