

April 8, 2025

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

***Legal Aid Files Lawsuit Against NYCHA and Diego Beekman for Unlawfully Charging Higher Rents, Threatening Housing Security For Hundreds of Low-Income Tenants***

(NEW YORK, NY) – The Legal Aid Society filed a [lawsuit](#) in the Supreme Court of the State of New York against the New York City Housing Authority (NYCHA) and Diego Beekman Mutual Housing Association HDFC, challenging unlawful rent increases that potentially threaten the long-term tenancy and the stability of hundreds of Section 8 voucher holders at Diego Beekman and across the City.

The class action lawsuit, filed on behalf of a family who has lived in their Bronx home for over 24 years, centers around NYCHA’s misuse of Private Housing Finance Law Section 610 (PHFL 610). The law allows landlords of regulated affordable housing developments to charge a rent that exceeds the legal regulated rent to tenants who receive certain housing subsidies, like Section 8. However, the extra cost is covered by rental assistance programs, so the tenant's personal rent payment should not increase.

Contradicting the spirit and letter of the law, NYCHA approved a higher rent and passed along the increase to the tenant. NYCHA’s misapplication of PHFL 610 has led to a 300% increase in the Bronx family’s Section 8 rental share—an amount that now represents 90% of their total household income. The family’s landlord, Diego Beekman, which owns over 1,200 low-income units in the Bronx, has also refused to rectify the error by issuing a corrected lease, further exacerbating the family's risk of eviction.

“By forcing tenants to pay rent shares far beyond what the law allows, NYCHA is placing numerous families at risk of eviction,” said **Edward Josephson, Supervising Attorney in the Civil Law Reform Unit at The Legal Aid Society**. “We demand immediate action to prevent widespread displacement and to uphold the fundamental right to safe and affordable housing. This case represents a critical fight for housing justice and the preservation of affordable housing protections in New York City.”

Official guidelines issued by the New York City Department of Housing Preservation and Development (HPD) and other city and state agencies, including NYCHA, in December 2024 clarify the proper application of PHFL 610, and make it abundantly clear that tenants should never bear the cost of rent increases permitted under this law.

NYCHA’s misinterpretation of PHFL 610 is a systemic citywide issue that has placed hundreds if not thousands of Section 8 recipients in jeopardy, forcing them into unaffordable rent obligations that threaten to displace some of New York City’s most vulnerable residents.

The lawsuit seeks to force NYCHA to immediately correct the Bronx family's Section 8 voucher to reflect the proper tenant share and issue retroactive subsidy payments, and stop Diego Beekman's pending nonpayment eviction proceeding against the family until the court resolves this matter. The litigation also seeks to require that NYCHA review and correct any similar misapplications of PHFL 610 that may be affecting other tenants across the city, and a directive compelling Diego Beekman to rescind the unlawful lease and issue a proper lease in compliance with PHFL 610.

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*The Legal Aid Society exists for one simple yet powerful reason: to ensure that New Yorkers are not denied their right to equal justice because of poverty. For nearly 150 years, we have protected, defended, and advocated for those who have struggled in silence for far too long. Every day, in every borough, The Legal Aid Society changes the lives of our clients and helps improve our communities. [www.legalaidnyc.org](http://www.legalaidnyc.org)*