

**RESOLUTION OF THE TOWN AND VILLAGE OF NEW PALTZ BOARDS  
SUPPORTING UNIVERSAL RENT STABILIZATION AND CONTROL**

**WHEREAS**, the Village of New Paltz has documented and identified unmet need for affordable housing opportunities to serve low and moderate income residents; and

**WHEREAS**, as a result, in 2015, the village enacted the § 132 "Village of New Paltz Affordable Housing Law" which requires new residential developments of 10 units or more to include 10 percent affordable units; and

**WHEREAS**, the Town of New Paltz is currently working on a similar version of this law; and

**WHEREAS**, our village affordable housing law is only one way to address housing affordability, and aside from the new construction that is required to be affordable according to this local law, 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**, according to recently released United States Census data, New Paltz has the highest median rent in Ulster County and in the village 70 percent of tenants need 30 percent or more of their income (a standard affordability metric) to pay their rent; 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 Town and Village New Paltz Boards 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 New Paltz and across the state; and

**BE IT FURTHER RESOLVED** that the Town and Village Boards of New Paltz 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 Town and Village Boards of New Paltz 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 Town and Village Boards of New Paltz 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 Village 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 Jen Metzger, State Assemblyman Kevin Cahill, County Executive Michael Hein, City of Kingston Mayor Steve Noble, Ulster County Legislative Chair Tracey Bartels, Ulster County Legislator Hector Rodriguez, and Ulster County Legislator James Delaune.

The Resolution was thereupon adopted.

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Alberta Shaw, Village Clerk

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Date