



DRAFT – 3-28-2019

**CITY OF BEACON
CITY COUNCIL**

Resolution No. _____ of 2019

**RESOLUTION SUPPORTING
UNIVERSAL RENT STABILIZATION AND CONTROL**

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

WHEREAS, the City enacted [Article IVB § 223-41.9 “Affordable Workforce Housing Law”](#) in 2010, amended in 2015, which requires ten percent (10%) of all projects containing ten (10) or more apartment dwellings and/or attached dwellings to comprise of below-market-rate units; and

WHEREAS, the City’s 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, 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 eight (8) of the state’s sixty-two (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 tenants’ rights moving forward;

THEREFORE BE IT RESOLVED, that the City Council of the City of Beacon calls upon our leaders in Albany to remove 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 Beacon and across the state; and

BE IT FURTHER RESOLVED that the City Council of the City of Beacon supports and endorses [S2892A/A5030A](#) which would enact “good cause” eviction legislation to bring renters rights to tenants in smaller buildings and to manufactured home communities; and,



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BE IT FURTHER RESOLVED that the City Council of the City of Beacon supports and endorses [S2845A/A4349](#) and [A1509](#) 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 Council of the City of Beacon supports and endorses [S185/A2351](#) which relate to rent increases after vacancy of a housing accommodation and would eliminate the vacancy bonus; and,

BE IT FURTHER RESOLVED that the City Council of the City of Beacon supports and endorses [S2591A/A1198](#) which would prevent landlords from being able to take apartments out of rent regulation when existing tenants leave; 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, U.S. Representative Sean Patrick Maloney, Governor Andrew Cuomo, State Senator Sue Serino, State Assemblyman Jonathan G. Jacobson, Dutchess County Executive Marc Molinaro, Dutchess County Legislator Chair A.Gregg Pulver, Dutchess County Legislator Frits Zernike and Dutchess County Legislator Nick Page.

The Resolution was thereupon adopted.

Iola C. Taylor, City Clerk

Date