



Governor Kathy Hochul
 State Senate Majority Leader Andrea Stewart-Cousins
 State Assembly Speaker Carl Heastie

Albany, New York

March 9, 2022

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

As leaders of some of New York’s largest labor unions, representing more than hundreds of thousands of hard-working New Yorkers, we are writing to urge you to support [Prohibition of Eviction Without Good Cause \(S3082/A5573\)](#), sponsored by Senator Julia Salazar in the State Senate and Assemblywoman Pamela Hunter in the State Assembly.

Our members care for the sick and vulnerable, teach and support our students, provide essential services for public and private employers, manufacture high quality products and more. With the support of elected leaders like you, we fight for fair wages and respectful working conditions every day in workplaces across the state. Too often, though, the wage gains our members win at the bargaining table are wiped away by the escalating cost of rental housing.

We hear about these challenges every day from our members in every part of the state. Housing insecurity is one of the key stressors for working-class families, and can lead to spiraling problems. The sad reality is that when workers miss too many days of work because they have to appear in eviction court, or when they are forced to move too far away from their jobs to find an affordable place to live, they can lose their jobs. In their homes, just like in their workplaces, our members -- tenants -- need protection from unfair and unreasonable rent increases, from unsafe conditions, and from retaliation.

Tenants who live in housing subject to rent control, rent stabilization, Mitchell-Lama, public housing, subsidized housing or housing that is subject to other government regulation are already protected, as these programs all require good cause to terminate a tenancy and evict. But tenants who live in unregulated housing

can be evicted for any reason or no reason. There are at least 1.6 million households across the state in this category.

The eviction moratorium has expired in New York State, and hundreds of thousands of people may soon face housing court. Good Cause Eviction provides the necessary legal framework for landlords and tenants to navigate the eviction process fairly. As court cases begin to move forward, Good Cause is what is needed to protect working class tenants from price-gouging, speculative displacement, and discriminatory evictions. It allows landlords to recoup a fair investment in their properties and pursue non-payment and other necessary eviction cases.

[Prohibition of Eviction Without Good Cause \(S3082/A5573\)](#) accomplishes the following:

- 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

We urge that this essential legislation be included in this year’s state budget. Evictions cost money, and this legislation will save money. Good cause eviction protections will make rental assistance programs work better by ensuring that landlords cannot discriminate against tenants by using the eviction process as a proxy.

Good Cause eviction, along with other interventions like rental assistance and the expansion of low income housing, is necessary for communities to recover from the COVID-19 pandemic. That’s why it’s so popular: [a recent poll demonstrated](#) that 64% of voters and 77% of Democrats in New York support Good Cause eviction protections for all renters. We enthusiastically support this bill sponsored by Senator Salazar and Assemblywoman Hunter to give tenants a fair process in housing court and urge you to do the same.

Sincerely,

1199SEIU United Healthcare Workers East
American Federation of Musicians, Local 802
Association of Legal Aid Attorneys, UAW Local 2325
Committee of Interns and Residents of SEIU
Communication Workers of America, District One
District Council 37
Legal Services Staff Association, UAW Local 2320
Local One I.A.T.S.E. NYC Stagehands PAC
Hotel and Gaming Trades Council
Professional Staff Congress
New York New Jersey Regional Joint Board, Workers United/SEIU
New York State Nurses Association
New York Taxi Workers Alliance
United Auto Workers Region 9A