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## **UNDER ONE ROOF Coalition Urges Lawmakers to Reject Good Cause Eviction and Universal Rent Control Legislation**

*Bill would hinder property owners' ability to make improvements to apartments and buildings, deter small business ownership, reduce the availability of quality units throughout the state*

**ALBANY, NY** – The Under One Roof Coalition today called on lawmakers to reject the Good Cause Eviction and Universal Rent Control proposals that have been introduced in the legislature.

“If this legislation were enacted into law, it would reduce the housing stock across the state and deter others from owning property,” said coalition leader Deborah Pusatere, a local landlord and President of the New York Capital Region Apartment Association (NYCRAA).

“The Good Cause Eviction Bill creates a universal rent control model that would be the most restrictive to date in the country. The amended bill caps rent increases at 3 percent, an amount that would fail to cover tax increases, inflation, annual operating costs and improvements required to meet compliance standards of housing codes, ” said coalition leader Jaime Michelle Cain, a partner at Boylan Code and Legislative Chair of NYCRAA.

Coalition members believe this proposal will lead to the decay of the rental housing market. In states that have enacted similar laws, history has shown that rent control decreases supply, reduces the quality of units and halts

development, while failing to add affordable housing units or address homelessness.

“Small business landlords are already struggling under the current laws. This policy will deepen the loss of control an owner has over the property, and will cause additional landlords to sell, diversify or leave New York State entirely,” added Pusatere.

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*UNDER ONE ROOF supports New Yorkers living in rental apartments and those who own and operate them. The coalition works to protect New Yorkers' access to quality housing, increase the economic impact of rental properties and foster growth in the rental housing industry statewide. Together, we're invested in improving the apartment industry for all.*