COMMON COUNCIL COMMITTEE MEETING

HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE
Kelly Kimbrough, Chair

Meeting called by: Kelly Kimbrough, Chair  Date: 05-30-19  Time: 5:30PM

Committee Members
Present:  Kimbrough, Kelly ☒ Conti ☐ Balarin ☒ Love ☒ Robinson ☒

Invitees/Speakers
Council Members
Present:  President Ellis

City Personnel
Present:  Jared Pellerin

Minutes

Agenda Item(s): Review Resolution 31.52.19 MC

Questions and Discussion:
- Council Members Robinson and Kimbrough stated justification for legislation.
- Council President Corey Ellis, Council Member Balarin comment on Resolution 31.52.19 (MC)
- Research Counsel Jared Pellerin state Council Member Doesschate’ comments.
- The follow amendments was done on Resolution 31.52.19 (MC):

RESOLUTION NUMBER 31.52.19R(MC) As Amended

A RESOLUTION OF THE CITY OF ALBANY’S COMMON COUNCIL IN SUPPORT OF THE REMOVAL OF GEOGRAPHIC RESTRICTIONS UNDER THE EMERGENCY TENANT PROTECTION ACT (ETPA) AND GOOD CAUSE EVICTION LEGISLATION

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

WHEREAS, 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 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 state leadership in Albany to improve and extend tenants’ rights moving forward; and

WHEREAS, the Common Council encourages the Legislature to take a robust look at the ETPA and consider expanding it beyond its current restrictions to ensure that those buildings constructed on, or after, January 1, 1974 and that contain 6 dwelling units or more are subject to the provisions therein; and

THEREFORE BE IT RESOLVED, that the Common Council calls upon our state leaders in Albany to remove the geographic restrictions from the ETPA by supporting S5040/A7046, so that local governments can take an active role addressing the cost of rental housing and have a choice in providing critical rental rights to tenants in the City Of Albany and across the state; and

BE IT RESOLVED that the City of Albany also supports and endorses S 2892A/A5030 which would bring the right to a lease renewal with limited rent increases to all renters in non-owner occupied buildings in the state;

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, Governor Andrew Cuomo, New York State Senator Neil Breslin, New York State Assemblywoman Patricia Fahy, New York State Assemblyman John McDonald, Senate Housing Chair Brian Kavanagh, and Assembly Housing Chair Steven Cymbrowitz.

- After discussion and public comment, Council Member Balarin made a motion to move Resolution 31.52.19 (MC) As Amended out of committee with a favorable recommendation, which was seconded by Council Member Love. The motion passed unanimously.

Public Comment:

Aelet Rene, Albany, NY supports Resolution 31.52.19 (MC).
Luynetha Williams, Albany, NY supports Resolution 31.52.19 (MC).
Taffrey Williams, Latham, NY supports Resolution 31.52.19 (MC).
Tessa Arigenne, Albany, NY supports Resolution 31.52.19 (MC).
Laura Felts, Albany, NY supports Resolution 31.52.19 (MC).
John O’Grady, Albany, NY supports Resolution 31.52.19 (MC).
Rebecca Garrard, Hillsdale, NY supports Resolution 31.52.19 (MC).

Adjourn:
The chairperson asked for a motion to adjourn, which was duly made, seconded, and passed.

Respectfully Submitted,
Michele Andre
Legislative Aide to Common Council