

NYS Senator Jesse Hamilton

PRO-TENANT LEGISLATION: TAKE ACTION!



Senator Hamilton tirelessly advocates for housing affordability and policies that will end the housing crisis. He helped lead the charge against million-dollar townhouses at the Bedford Union Armory. He will make housing more affordable by expanding the number of seniors who qualify for homeowner exemptions and expand the number of people who qualify for rent freezes.

Senator Hamilton is committed to pass housing laws that protect Brooklynites.

However, he is only **ONE** vote of the

THIRTY-TWO votes needed in order to pass a bill in the state senate, We encourage you to be civically engaged, **the smart way** by calling on those members who are NOT yet co-sponsors of these bills. Numbers do not lie, 32-votes are needed to pass these key housing bills. Senator Hamilton has been a co-sponsor of these **THREE CRITICAL BILLS** regarding rent reform. These bills will help combat gentrification and keep tenants in their homes.

1 PREFERENTIAL RENTS: Prohibits an owner from adjusting the amount of preferential rent (rent charged and paid by the tenant which is less than the legal regulated rent for the housing accommodation) upon the renewal of a lease.

2 REPEAL VACANCY BONUS: Bans provisions permitting rent increases after vacancy of a housing accommodation. to protect tenants by repealing the ability of a landlord to obtain a twenty percent increase in rent pursuant to the statutory vacancy bonus provision of the Emergency Tenant Protection Act.

3 REPEAL VACANCY DECONTROL: Makes conforming technical changes to the New York City administrative code and the emergency tenant protection act relating to vacancy decontrol to limits the amount of rent increase after the vacancy of a housing accommodation.

FACTS MATTER!
Serving YOU is
What WE Do!

TENANT WALK-IN CLINIC

Senator Hamilton's office works with tenants, so they know their rights and are connected with the free legal assistance and support they need. **Call us at 718-284-4700 to make an appointment.**

SENATORS IN GREEN CO-SPONSORED THESE PRO-TENANT HOUSING BILLS.

END THE PREFERENTIAL RENT SCAM (S.6527)

| | | | | | | | |
|--------------------|-----------------------------------|---------------------|--------------------|------------------|-------------------|---------------|-----------------------|
| John Brooks | Todd Kaminsky | James Sanders Jr. | Tony Avella | Michael Gianaris | Jose Parelta | Leroy Comrie | Joseph Addabbo Jr. |
| Toby Ann Stavinsky | Simcha Felder (caucuses w/GOP) | Martin Malave Dilan | Roxanne J. Persaud | JESSE HAMILTON | Kevin S. Parker | Diane Savino | Velmanette Montgomery |
| Brian Kavanagh | Brad Holyman | Liz Krueger | Jose M. Serrano | Brian Benjamin | Marisol Alcantara | VACANT SEAT | Gustavo Rivera |
| Jeff Klein | Andrea Stewart Cousins | Jamaal Bailey | George Latimer | David Carlucci | Neil Breslin | David Valesky | Timothy M. Kennedy |

BAN THE "EVICTON BONUS" (S.1593)

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|--------------------|-----------------------------------|---------------------|--------------------|------------------|-------------------|---------------|-----------------------|
| John Brooks | Todd Kaminsky | James Sanders Jr. | Tony Avella | Michael Gianaris | Jose Parelta | Leroy Comrie | Joseph Addabbo Jr. |
| Toby Ann Stavinsky | Simcha Felder (caucuses w/GOP) | Martin Malave Dilan | Roxanne J. Persaud | JESSE HAMILTON | Kevin S. Parker | Diane Savino | Velmanette Montgomery |
| Brian Kavanagh | Brad Holyman | Liz Krueger | Jose M. Serrano | Brian Benjamin | Marisol Alcantara | VACANT SEAT | Gustavo Rivera |
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REPEAL VACANCY DESTABILIZATION (S.3582)

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|--------------------|-----------------------------------|---------------------|--------------------|------------------|-------------------|---------------|-----------------------|
| John Brooks | Todd Kaminsky | James Sanders Jr. | Tony Avella | Michael Gianaris | Jose Parelta | Leroy Comrie | Joseph Addabbo Jr. |
| Toby Ann Stavinsky | Simcha Felder (caucuses w/GOP) | Martin Malave Dilan | Roxanne J. Persaud | JESSE HAMILTON | Kevin S. Parker | Diane Savino | Velmanette Montgomery |
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