

Dear Senators:

I am writing to oppose the the Good Cause Eviction Bill, A.573/ S.3082. This law will greatly discourage, if not eliminate, the construction and maintenance of rental housing. It will in fact encourage the destruction of rental housing and construction only of condominium units for sale at significant prices. At a minimum we can all agree that New York State must enacting statutes, laws, and regulations that support an overall policy of encouraging the construction and maintenance of rental housing. There can be little doubt that the demand for rental housing units continues to increase. Given the agreed upon need for rental housing we must also agree upon the necessity that we encourage the maintenance of existing and construction of additional rental housing cannot reasonably be disputed. Proposals such as the Good Cause Eviction Bill discourage the construction of new, and maintenance of existing, rental housing. The passage of the 2019 Housing Stability and Tenant Protection Act, a far less onerous law, initially required that all rental units, including 421-a units, to remain subject to stabilization. This immediately jeopardized the construction of the 2400 rental units in the Durst Halletts Point waterfront development in Astoria. Therefore we know that the Good Cause Eviction Bill will jeopardize many more units than even the HSTPA which was rewritten to exclude 421-a projects after almost causing the immediate loss of the Durst Hallet's Point development. NYS should be promoting the development of rental housing, not disincentivizing it. In simple terms the Good Cause Eviction Bill is the single least effective and most detrimental proposal for rental housing that New York State has ever entertained. While numerous housing studies confirm that the present housing quantity and quality are directly negatively impacted by other regulations such as rent control and stabilization, no prior regulation is nearly as restrictive, cumbersome, and depressing to the construction and maintenance of rental units as the proposed Good Cause Eviction Bill. I implore you to reject this anti-progress rental housing reducing bill.

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