



# Finger Lakes Landlord Association

Landlords helping landlords... and helping families find a home.

May 27, 2020

Dear NYS Assembly Member,

I extend much gratitude to you and your staff for your hard work and dedication to our great state. You have a big challenge ahead of you in the next few weeks. Your decisions, and your votes, will determine the direction of our post-COVID recovery and the future of residential rental housing in New York State.

I represent 1000's of rental property owners who have been adversely affected by state policy over the years, with the biggest blow in June of 2019 after passage of the Housing Stability and Tenant Protection Act (HSTPA). Now during COVID-19, we suffer greater loss, not because of the virus itself, but because of the unclear and unpredictable executive orders on eviction moratorium and statewide calls for Rent Strikes. I am sure many of you have heard from landlords in your districts telling you that our operating expenses are greatly increased, our timely ability to repossess property greatly decreased, and our hopes of recovering lost income, now gone.

These laws and edicts are enabling the few bad actors, who take advantage of the system and who are not accountable to their mutual contractual agreements. Please remember that a few bad actors do not, and cannot define the whole group. However, they cause the most damage. In a private survey, we found that on average, in May 2020, 16% of responding units did not pay rent in full, understandably up from 9% last year, but to add insult to injury, only 21% of non-paying tenants reported to their landlord that it was due to COVID-related hardship. What about the other 79% of non-payers you ask? They claim the Governor said they did not have to pay!

Despite the incongruous "landlord vs. tenant" struggle, we are proud to report that today the majority of us are professional housing providers whose essential service to provide quality housing, has risen to the top of discussion during this time. In addition, good landlords and good tenants are communicating when there are problems (i.e. COVID-related hardships) and working together to solve the problems fairly, without courts, where even judicial discretion per these laws is not uniform. Ask any landlord you know if they would work with a good tenant before ever considering eviction. They will say yes.

Despite your best intentions to "protect" tenants, you have enabled the bad actors and are harming the small businesses that provide housing. According to the State's many continuums of care (COC) consortiums, who dole out public and charitable money to combat homelessness, more private landlords are needed to fill the gaps in housing. If you want to combat homelessness and all its facets, do not kill the housing providers. I would also add, do not let your corporate donors or billionaire real estate investors fool you into thinking that the small private rental housing industry is antiquated. We are adapters, and we create a product in high demand across the state and the nation, at every price point, in every market. We also pay billions in property taxes in every district, even where we cannot vote. Did you know that ninety-one percent (91%) of our rental income goes back into the economy? Enough said. I will cut to the chase.

The following bills are a few of the ones that the housing provider industry both oppose and support. In general, we would like to see relief mandates, and reduced time to recover property. We also fear that our municipalities will be increasing assessments, thereby increasing our property and school taxes to make up for the loss of state funding. Please continue their support. Calvin Coolidge was quoted as saying, "It is more important to kill bad bills than to pass good ones." I respectfully and humbly agree.

Sincerely, *Deborah Hall*



## Assembly Bills / Same As

A10167 Epstein / S8115 HOYLMAN - Relates to evictions and foreclosures during a state disaster emergency – Both in Judiciary – **OPPOSE**

A10224A Niou / S8125-A GIANARIS - Relates to suspending rent payments for certain residential tenants and small business commercial tenants and certain mortgage payments for ninety days in response to the outbreak of covid-19 - Both in Judiciary – **OPPOSE**

A10247 Niou / S8139 GIANARIS - Relates to suspending rent payments for certain tenants and forbearance on certain mortgage payments in response to the outbreak of covid-19 – Assembly in Housing; Senate in Finance – **OPPOSE**

A10258 Epstein / S8188 HOYLMAN -- Relates to permitting the early termination of a lease by a tenant during a state of emergency – Assembly in Housing; Senate in Judiciary – **OPPOSE**

A10261 Ortiz / S. n/a -- Relates to suspending certain payments for ninety days in response to the outbreak of coronavirus disease 2019 (COVID-19) – **OPPOSE**

A10290A Dinowitz / S8192-A HOYLMAN -- Relates to the default of rent payments and judgments of possession – Both in Judiciary – **OPPOSE**

A10315 Epstein / S n/a -- Prohibits eviction without good cause for commercial tenants – In Judiciary – **OPPOSE**

A5030B Hunter / S2892-B SALAZAR -- Relates to prohibiting eviction without good cause - **OPPOSE**

A10351A Rozic / S8243-A KAVANAGH -- Relates to the forbearance of residential mortgage payments - Both in Banks – **SUPPORT**

A10396 Barclay / S. n/a -- Relates to establishing the rental real estate income relief tax credit – In Ways and Means – **SUPPORT**



## Senate Bills / Same as

S2892-B SALAZAR / A5030B Hunter -- Relates to prohibiting eviction without good cause - **OPPOSE**

S8115 HOYLMAN / A10167 Epstein - Relates to evictions and foreclosures during a state disaster emergency – Both In Judiciary – **OPPOSE**

S8125-A GIANARIS / A10224A Niou - Relates to suspending rent payments for certain residential tenants and small business commercial tenants and certain mortgage payments for ninety days in response to the outbreak of covid-19 - Both in Judiciary – **OPPOSE**

S8139 GIANARIS / A10247 Niou - Relates to suspending rent payments for certain tenants and forbearance on certain mortgage payments in response to the outbreak of covid-19 – Assembly in Housing; Senate in Finance – **OPPOSE**

S8188 HOYLMAN / A10258 Epstein -- Relates to permitting the early termination of a lease by a tenant during a state of emergency – Assembly in Housing; Senate in Judiciary – **OPPOSE**

S8192-A HOYLMAN / A10290A Dinowitz -- Relates to the default of rent payments and judgments of possession – Both in Judiciary – **OPPOSE**

*S7854 GRIFFO / A9770 Buttenschon -- Reduces the period of notice required to be given when a written demand for rent is served on a tenant and the period of notice to be given serving a warrant issued pursuant to a final judgment of eviction – Senate in Housing, Construction & Comm Dev; Assembly in Housing – **SUPPORT***

S8140A KAVANAGH / A10248 Cymbrowitz -- Establishes a COVID-19 emergency rental assistance program; implements a program of rental assistance in the form of emergency vouchers for eligible individuals or families – In Senate Housing, Construction & Comm Dev; Assembly Housing – **SUPPORT, IF FUNDED BY FEDERAL STIMULUS AND ADMINISTERED THROUGH COCs.**

S8193 CARLUCCI / A. n/a - -- Authorizes a municipality to provide for the payment of delinquent taxes – In Local Government – **SUPPORT**

S8194A CARLUCCI / A. n/a -- Relates to installment payments of real property taxes – In Local Government – **SUPPORT**

S8388 GOUNARDES / A. n/a -- Relates to real property tax relief during the COVID-19 state of emergency – in Local Government – **SUPPORT**