



# Policy Brief from the Office of Assemblywoman Latoya Joyner

August 2016

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## Stopping rent increases for disabled tenants

Information obtained from the New York State Department of Health indicates that approximately 3.2 million New York residents report having a disability. Disabilities range from limitations in hearing, vision, mobility, or cognition that may impede one's ability to participate in major life roles or activities of daily living.

Currently, disabled persons run the risk of facing additional rent increases should their landlord modify or improve accessibility through an Individual Apartment Improvement. Such improvements include the installation of grab bars in the bathroom, making closet and front doors easier to open, and other services, furnishings and furniture that can assist persons with disabilities.

Providing protections for persons with disabilities that need assistance in their housing situations, and limiting any increases that they could face, will help to preserve affordable housing and ensure that persons with disabilities are not displaced due to rising rents.

### Legislation:

**Assembly Bill A.9814:** An act to amend the administrative code of the city of New York, the emergency tenant protection act of nineteen seventy-four and the emergency housing rent control law, in relation to prohibiting the adjustment of maximum allowable rent where any modification, increase or improvement is made to accommodate the needs of a disabled tenant.

### Message from Assemblywoman Joyner:

No New Yorker with any kind of disability should ever be forced to compromise their quality of their life because they are faced with a rent increase to pay for improvements that are necessary to accommodate their basic needs. Preserving affordable housing and strengthening tenant rights will always be my priority and disabled New Yorkers should be empowered. This bill would add more protections to disabled tenants' rights by prohibiting any increase in the maximum allowable rent that they pay as a result of installation of accommodations that can ease their quality of life and accessibility.

# 29.8%

Of New Yorkers  
(21 to 64 years) with a  
disability, were living

below the poverty  
line in 2014.

Source: American Community  
Survey (ACS)

Percentage of people living with  
disabilities in the Bronx (Highest  
amongst NYC five boroughs).

The Bronx - 13.7%

Source: Center for Independence of  
the Disabled. New York