



# Policy Brief from the Office of Assemblywoman Latoya Joyner

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## Strengthening tenant rights and preventing discrimination

Making sure that tenant rights are strengthened will help to ensure that our families remain in their homes, and are not forced out by unscrupulous landlords. These pervasive practices affect people with disabilities, the elderly, students, survivors of domestic violence, new immigrants, low- and moderate-income households with rental subsidies and many others that make up the backbone of our community.

Currently, landlords can block prospective tenants from gaining housing based on their lawful source of income, and prevent countless families from remaining in their home through the process of succession rights. According to New York University's Furman Center, over 81% of Bronxites are listed as a renter, which more than doubles the national average. Also, more than 1 million New York City residents live in apartments protected under rent stabilization, and 62% note that they are rent burdened.

A succession right allows family members a right to their apartment in the event of their loved one – the tenant of record – passes away. Many New Yorkers face the prospect of becoming homeless or evicted because there are no checks on landlords when succession rights applications are offered. Previously, landlords have rejected succession rights requests without having to offer a specific reason.

### Legislation:

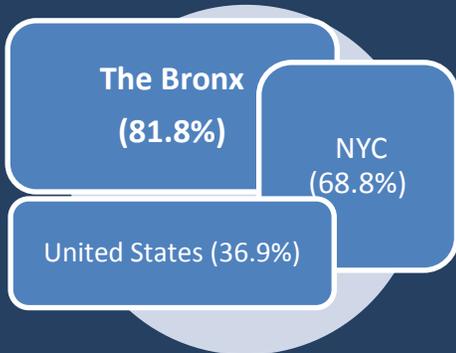
**Assembly Bill A.5166:** An act to prevent housing discrimination based upon the source of income of individuals, and makes discrimination by landlords based on a tenant's source of income illegal under New York State Human Rights.

**Assembly Bill A.6974:** An act to require the landlord of a residential building containing five or more rental units to submit a quarterly report to New York Homes and Community Renewal with data pertaining to applications for succession rights.

### Message from Assemblywoman Joyner:

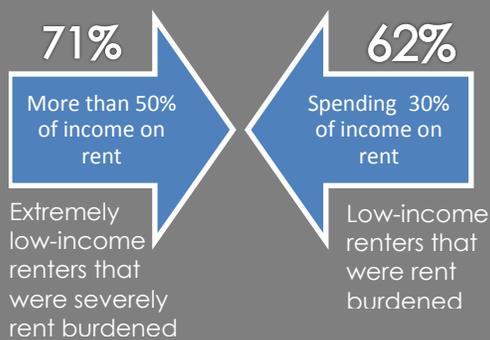
All of New Yorkers deserve to be treated fairly when seeking or fighting to remain in affordable housing. Too often, the very fabric of our communities – our families and residents – are being pushed away due to the means by which they obtain their income or senseless rejection of a succession rights request when a family member passes away. By including source of income protections in New York's Human Rights Law, and charging New York Homes and Community and Renewal to scrutinize succession rights applications, there will now be statewide solutions to these unfair, yet commonplace practices.

### Percentage of Households listed as renters:



Source: NYU Furman Center

### Percentage of New York City renters paying high share of income on rent



Source: NYU Furman Center