

From: Constance Jennings

Sent: Tuesday, August 20, 2024 4:32 PM

To: Tom DePietro <councilpres@cityofhudson.org>

Subject: Please pass a strong Good Cause Eviction policy to keep Hudson Tenants in our homes

Council President Thomas DePietro,

I am a resident of Hudson and I'm writing to urge you to swiftly enact a strong Good Cause Eviction law that will protect my neighborhood.

The housing crisis in Hudson is out of control and the City should do everything it can to help people stay in their homes and in our community. Prices have skyrocketed and long-time residents are being displaced from our communities. Too many of our neighbors are staying in emergency shelters far from their jobs and schools or forced to move away from the area.

The City of Hudson should do everything it can to help people stay in their homes and in our community. Good Cause Eviction will give renters peace of mind that so long as they keep paying the rent and don't break the lease, they can renew their lease at a reasonable rent and stay in their homes.

New York State passed Good Cause Eviction Protections (§213- 2(a) of Article 6-A of NYS Real Property Law) in April 2024, authorizing municipalities around the state to adopt their own local laws protecting tenants from unjust eviction and unfair rent hikes. Hudson has the opportunity to adopt these protections locally and to close loopholes left in the state law to ensure that it covers as many tenants as possible.

Hudson should pass a strong version that sets the real estate portfolio exemption at 1 unit and raises the high rent exemption above 345% of Fair Market Rent (~\$3,600/month). Setting the portfolio exemption any higher than 1 unit creates an LLC loophole for landlords to hide how many units they own behind Limited Liability Companies, making it impossible for tenants to know what rights they have. An the high rent exemption must be set far higher than market rents, to avoid incentivizing landlords to raise the rent just a little higher to avoid the law.

No matter who you rent from or how many units they own, tenants deserve stable housing. Passing a strong version of Good Cause that closes the LLC loophole and setting a high luxury rent exemption will ensure the majority of Hudson tenants gain housing stability. Please take action now to stabilize our neighborhoods by giving people protections against rent-gouging and unfair evictions without cause.

Constance Jennings

Hudson, New York 12534