

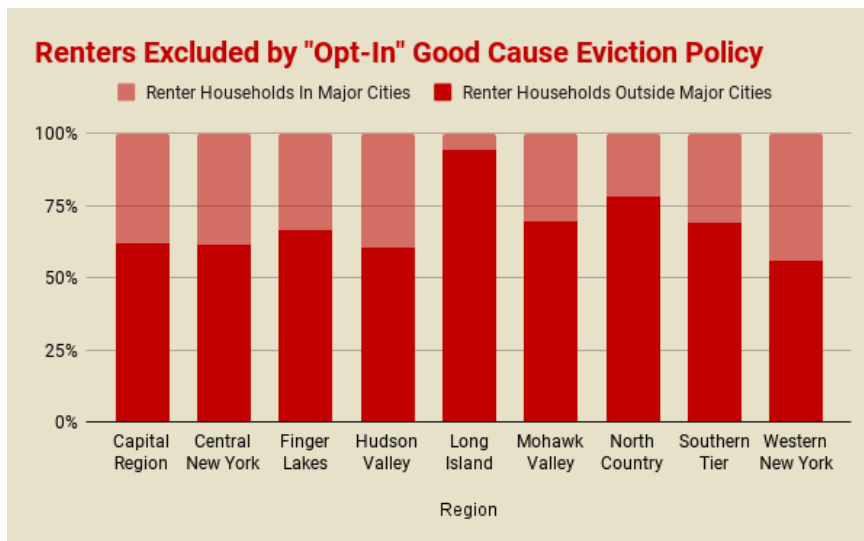
The Case for Statewide Good Cause Eviction

Good Cause Eviction protections (A4454/S305) would give millions of tenants the right to fight against unjust evictions and unreasonable rent hikes, preventing displacement and increasing neighborhood stability at a time when New Yorkers are fleeing the state due to high housing prices.

Recent reports suggest that Albany lawmakers are considering limiting Good Cause Eviction protections to New York City, with opt-in provisions for the rest of the State.

An opt-in provision would decimate the effectiveness of the bill across the State. Many renters live outside of major cities in suburban or rural areas that are ultimately unlikely to opt-in to Good Cause Eviction protections. With patchwork coverage across different localities, city, town, and village courts would struggle to enforce the law and even tenants who would be covered if their cities opted in might not be able to exercise their rights.

A “swiss-cheese” Good Cause Eviction policy would mean tenants across the state who do not live in cities that independently choose to opt-in would be excluded from tenant protections that their neighbors in nearby towns rely on. **Even if every major city outside of NYC opted-in to Good Cause Eviction protections – a highly unlikely, best case scenario – 67% of non-NYC renters (872,238 households) will still be EXCLUDED from the basic tenant protections.**¹



In some regions where many renters live in rural and suburban areas or in cities unlikely to opt into tenant protections, as many as 94% of tenants would not be protected.

Tenants all across New York State are already struggling with high housing costs and evictions. **Approximately 50% of renters pay more than a third of their incomes to rent**, and places like Long Island are seeing the highest rates of rent-burden in the state.

Evictions too are on the rise in every part of the state. While nonpayment would remain a cause for eviction under the law, tenants would gain additional protections from arbitrary evictions and exorbitant rent hikes. In the last year, **holdover evictions (a category that excludes nonpayment cases) have increased by nearly 10% statewide.**

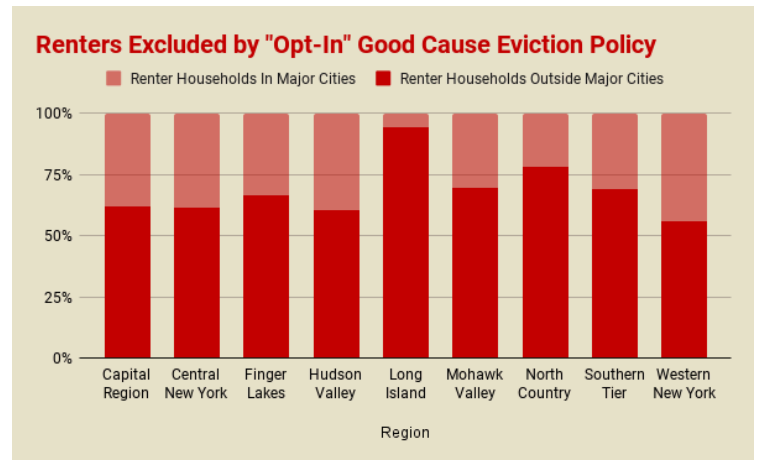
Good Cause Eviction protections must be statewide to keep tenants in their homes and communities.

¹ For the purpose of this analysis, major cities are defined as those with over 20,000 in population according to the 2020 Census. All data is from the 2020 American Community Survey's 2020 estimates and the New York State Unified Court System.

The Case For Statewide Good Cause Eviction: Southern Tier

Good Cause Eviction protections (A4454/S305) would give millions of tenants the right to fight against unjust evictions and unreasonable rent hikes, preventing displacement and increasing neighborhood stability at a time when New Yorkers are fleeing the state due to high housing prices.

Recent reports suggest that Albany lawmakers are considering limiting Good Cause Eviction protections to New York City, with opt-in provisions for the rest of the State.



An opt-in provision would decimate the effectiveness of the bill across the State. Many renters live outside of major cities in suburban or rural areas that are ultimately unlikely to opt-in to Good Cause Eviction protections. With patchwork coverage across different localities, city, town, and village courts would struggle to enforce the law and even tenants who would be covered if their cities opted in might not be able to exercise their rights.

A “swiss-cheese” Good Cause Eviction policy would be particularly devastating in the Southern Tier, where the majority of renters live outside of major cities like Binghamton and Ithaca. **Even if all major cities in the region opt-in to Good Cause Eviction protections – a best case scenario under the proposed housing deal – 69% of renters (59,000 households) in the Southern Tier will still be EXCLUDED from the basic tenant protections.**²



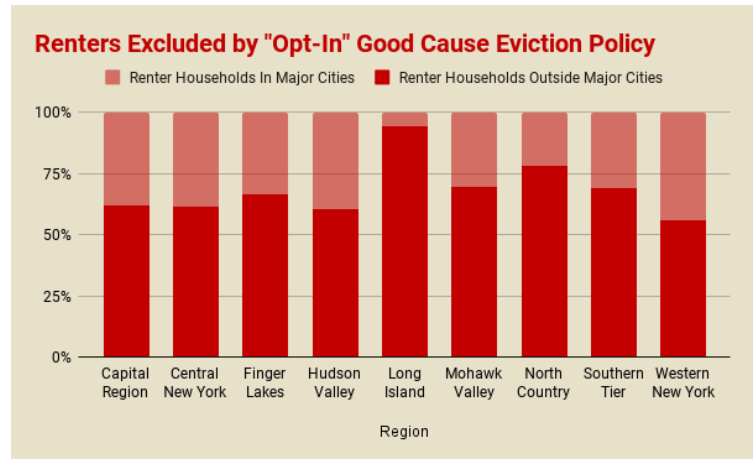
Southern Tier tenants are already struggling with high housing costs and evictions – **more than 45% are paying over a third of their incomes to rent** and **holdover eviction filings have increased more than 2%** in the last year (holdover evictions are not related to nonpayment of rent, which would remain a good cause for eviction under the law). Good Cause Eviction protections give tenants a defense against exorbitant rent hikes and arbitrary evictions in court.

² For the purpose of this analysis, the Southern Tier as defined by NYS contains the following major cities over 20,000 in population according to the 2020 Census: Binghamton, Elmira, and Ithaca. All data is from the 2020 American Community Survey's 2020 estimates and the New York State Unified Court System.

The Case For Statewide Good Cause Eviction: Central New York

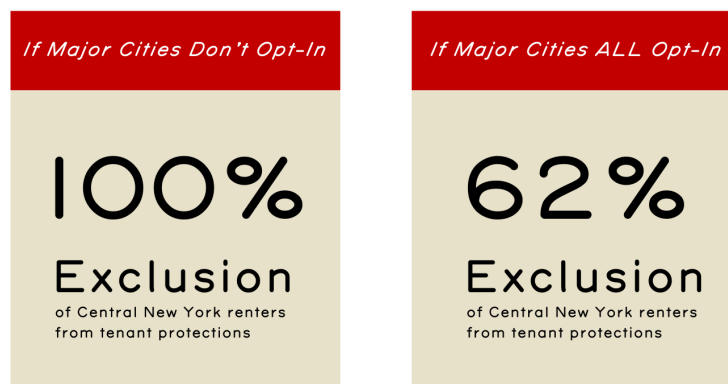
Good Cause Eviction protections (A4454/S305) would give millions of tenants the right to fight against unjust evictions and unreasonable rent hikes, preventing displacement and increasing neighborhood stability at a time when New Yorkers are fleeing the state due to high housing prices.

Recent reports suggest that Albany lawmakers are considering limiting Good Cause Eviction protections to New York City, with opt-in provisions for the rest of the State.



An opt-in provision would decimate the effectiveness of the bill across the State. Many renters live outside of major cities in suburban or rural areas that are ultimately unlikely to opt-in to Good Cause Eviction protections. With patchwork coverage across different localities, city, town, and village courts would struggle to enforce the law and even tenants who would be covered if their cities opted in might not be able to exercise their rights.

A “swiss-cheese” Good Cause Eviction policy would be particularly devastating in Central New York, where the majority of renters live outside of major cities like Syracuse. **Even if all major cities in the region opt-in to Good Cause Eviction protections – a best case scenario under the proposed housing deal – 62% of renters (65,000 households) in Central New York will still be EXCLUDED from the basic tenant protections.**³



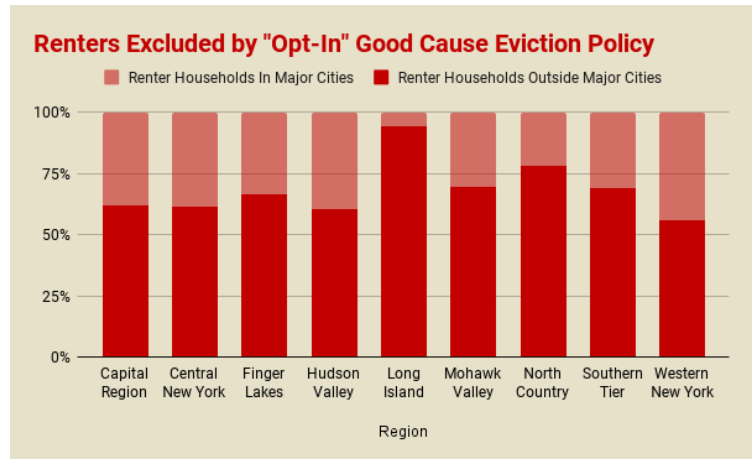
Central New York tenants are already struggling with high housing costs and no-cause evictions – **more than 46% are paying over a third of their incomes to rent and holdover eviction filings have increased more than 39% in the last year** (holdover evictions are not related to nonpayment of rent, which would remain a good cause for eviction under the law). Good Cause Eviction protections give tenants a defense against exorbitant rent hikes and arbitrary evictions in court.

³ For the purpose of this analysis, the Central New York region as defined by NYS contains the following major cities over 20,000 in population according to the 2020 Census: Auburn, Syracuse.. All data is from the 2020 American Community Survey's 2020 estimates and the New York State Unified Court System.

The Case For Statewide Good Cause Eviction: Finger Lakes

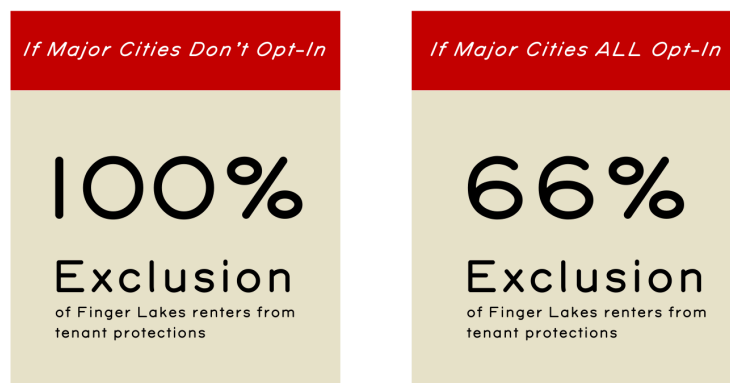
Good Cause Eviction protections (A4454/S305) would give millions of tenants the right to fight against unjust evictions and unreasonable rent hikes, preventing displacement and increasing neighborhood stability at a time when New Yorkers are fleeing the state due to high housing prices.

Recent reports suggest that Albany lawmakers are considering limiting Good Cause Eviction protections to New York City, with opt-in provisions for the rest of the State.



An opt-in provision would decimate the effectiveness of the bill across the State. Many renters live outside of major cities in suburban or rural areas that are ultimately unlikely to opt-in to Good Cause Eviction protections. With patchwork coverage across different localities, city, town, and village courts would struggle to enforce the law and even tenants who would be covered if their cities opted in might not be able to exercise their rights.

A “swiss-cheese” Good Cause Eviction policy would be particularly devastating in the Finger Lakes, where the majority of renters live outside of major cities like Rochester. **Even if all major cities in the region opt-in to Good Cause Eviction protections – a best case scenario under the proposed housing deal – 66% of renters (107,000 households) in the Finger Lakes region will still be EXCLUDED from the basic tenant protections.**⁴



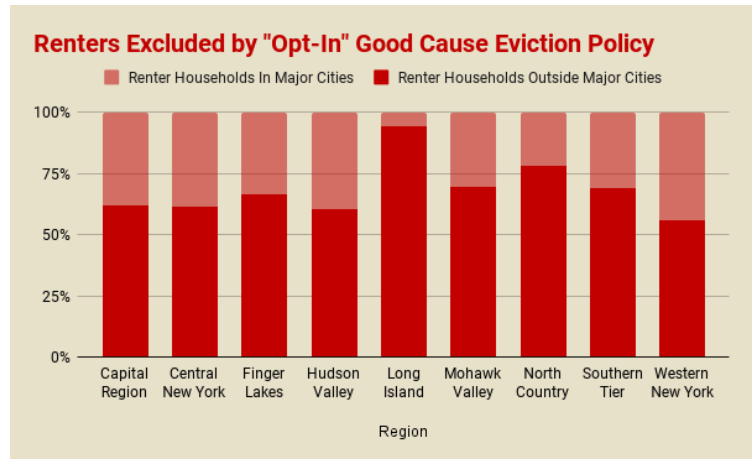
Finger Lakes tenants are already struggling with high housing costs and no-cause evictions – **nearly 49% are paying over a third of their incomes to rent and holdover eviction filings have increased almost 29% in the last year** (holdover evictions are not related to nonpayment of rent, which would remain a good cause for eviction under the law). Good Cause Eviction protections give tenants a defense against exorbitant rent hikes and arbitrary evictions in court.

⁴ For the purpose of this analysis, the only major city in the Finger Lakes region as defined by NYS (over 20,000 in population according to the 2020 Census) is Rochester. All data is from the 2020 American Community Survey's 2020 estimates and the New York State Unified Court System.

The Case For Statewide Good Cause Eviction: Western New York

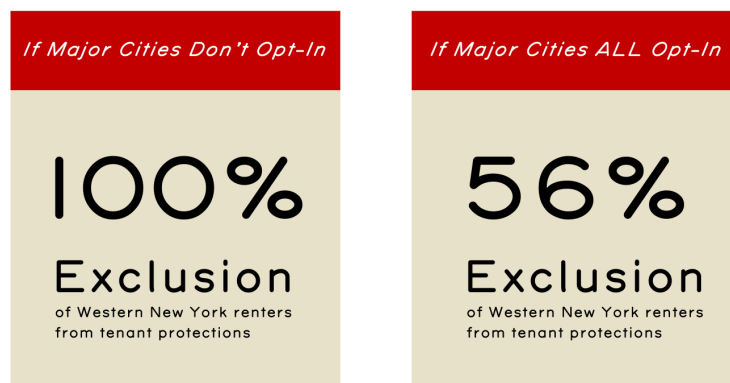
Good Cause Eviction protections (A4454/S305) would give millions of tenants the right to fight against unjust evictions and unreasonable rent hikes, preventing displacement and increasing neighborhood stability at a time when New Yorkers are fleeing the state due to high housing prices.

Recent reports suggest that Albany lawmakers are considering limiting Good Cause Eviction protections to New York City, with opt-in provisions for the rest of the State.



An opt-in provision would decimate the effectiveness of the bill across the State. Many renters live outside of major cities in suburban or rural areas that are ultimately unlikely to opt-in to Good Cause Eviction protections. With patchwork coverage across different localities, city, town, and village courts would struggle to enforce the law and even tenants who would be covered if their cities opted in might not be able to exercise their rights.

A "swiss-cheese" Good Cause Eviction policy would be particularly devastating in Western New York, where the majority of renters live outside of major cities like Buffalo. **Even if all major cities in the region opt-in to Good Cause Eviction protections – a best case scenario under the proposed housing deal – 56% of renters (111,000 households) in Western New York will still be EXCLUDED from the basic tenant protections.**⁵



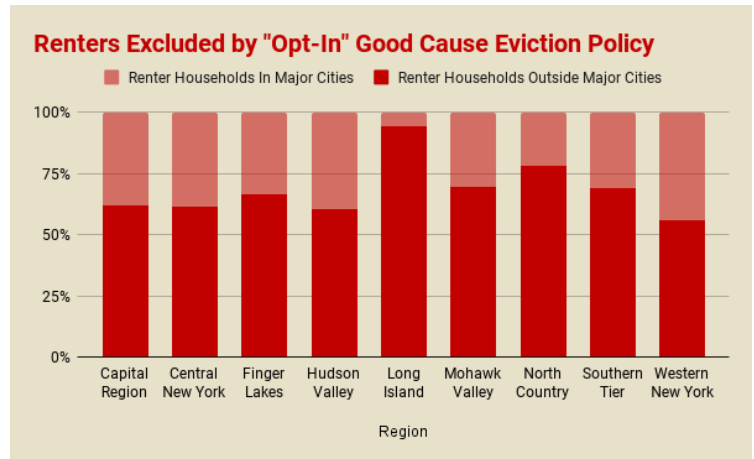
Western New York tenants are already struggling with high housing costs and no-cause evictions – **more than 45% are paying over a third of their incomes to rent.** Good Cause Eviction protections give tenants a defense against exorbitant rent hikes and arbitrary evictions in court.

⁵ For the purpose of this analysis, the Western New York region as defined by NYS contains the following cities with over 20,000 in population according to the 2020 Census: Buffalo, Lockport, Niagara Falls, North Tonawanda, Jamestown. All data is from the 2020 American Community Survey's 2020 estimates and the New York State Unified Court System.

The Case For Statewide Good Cause Eviction: Capital Region

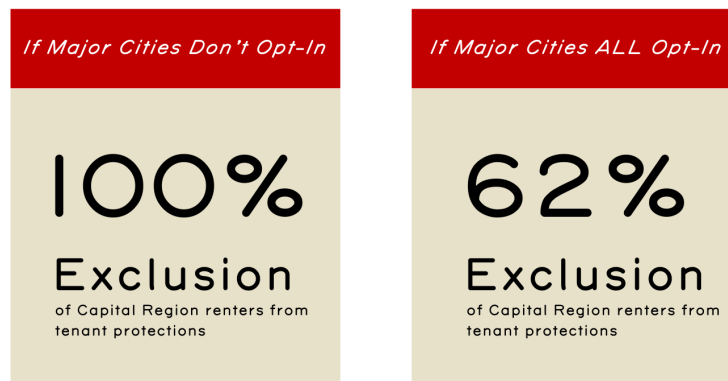
Good Cause Eviction protections (A4454/S305) would give millions of tenants the right to fight against unjust evictions and unreasonable rent hikes, preventing displacement and increasing neighborhood stability at a time when New Yorkers are fleeing the state due to high housing prices.

Recent reports suggest that Albany lawmakers are considering limiting Good Cause Eviction protections to New York City, with opt-in provisions for the rest of the State.



An opt-in provision would decimate the effectiveness of the bill across the State. Many renters live outside of major cities in suburban or rural areas that are ultimately unlikely to opt-in to Good Cause Eviction protections. With patchwork coverage across different localities, city, town, and village courts would struggle to enforce the law and even tenants who would be covered if their cities opted in might not be able to exercise their rights.

A “swiss-cheese” Good Cause Eviction policy would be particularly devastating in the Capital Region, where the majority of renters live outside of major cities like Albany. **Even if all major cities in the region opt-in to Good Cause Eviction protections – a best case scenario under the proposed housing deal – 62% of renters (100,000 households) in the Capital Region will still be EXCLUDED from the basic tenant protections.**⁶



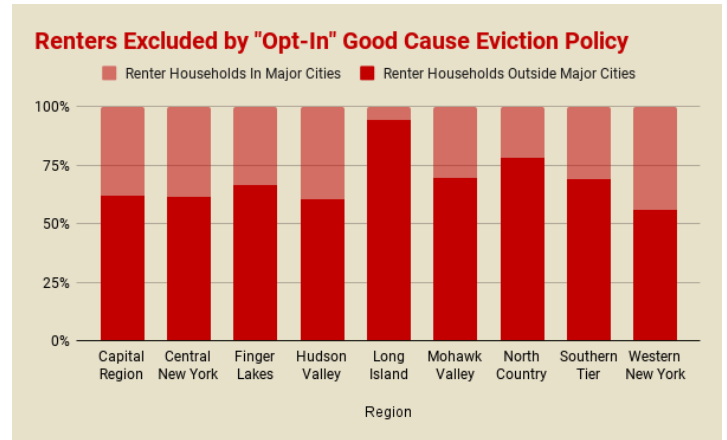
Capital Region tenants are already struggling with high housing costs and no-cause evictions – more than 48% are paying over a third of their incomes to rent and holdover eviction filings have increased more than 22% in the last year (holdover evictions are not related to nonpayment of rent, which would remain a good cause for eviction under the law). Good Cause Eviction protections give tenants a defense against exorbitant rent hikes and arbitrary evictions in court.

⁶ For the purpose of this analysis, the Capital Region as defined by NYS contains the following cities with over 20,000 in population according to the 2020 Census: Albany, Troy, Schenectady, Saratoga Springs. All data is from the 2020 American Community Survey's 2020 estimates and the New York State Unified Court System.

The Case For Statewide Good Cause Eviction: Westchester & Hudson Valley

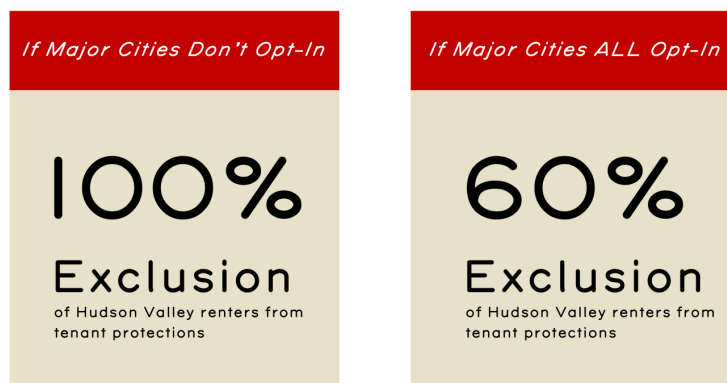
Good Cause Eviction protections (A4454/S305) would give millions of tenants the right to fight against unjust evictions and unreasonable rent hikes, preventing displacement and increasing neighborhood stability at a time when New Yorkers are fleeing the state due to high housing prices.

Recent reports suggest that Albany lawmakers are considering limiting Good Cause Eviction protections to New York City, with opt-in provisions for the rest of the State.



An opt-in provision would decimate the effectiveness of the bill across the State. Many renters live outside of major cities in suburban or rural areas that are ultimately unlikely to opt-in to Good Cause Eviction protections. With patchwork coverage across different localities, city, town, and village courts would struggle to enforce the law and even tenants who would be covered if their cities opted in might not be able to exercise their rights.

A “swiss-cheese” Good Cause Eviction policy would be particularly devastating in the Hudson Valley, where the majority of renters live outside of major cities. **Even if all major cities in the region opt-in to Good Cause Eviction protections – a best case scenario under the proposed housing deal – 60% of renters (177,000 households) in the Hudson Valley will still be EXCLUDED from the basic tenant protections.**⁷



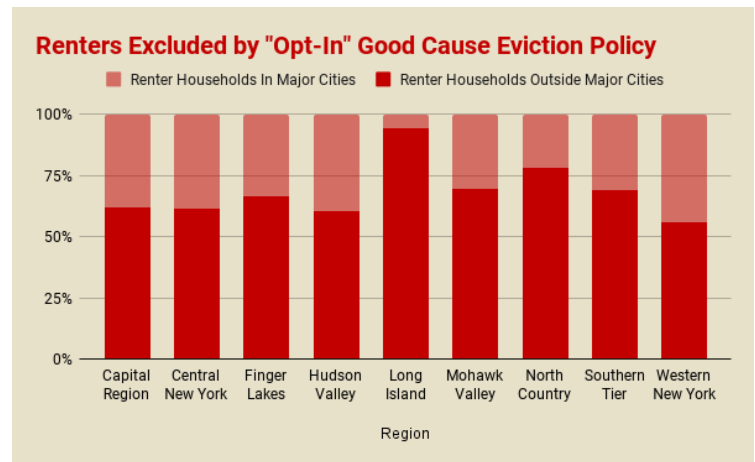
Hudson Valley tenants are already struggling with high housing costs and no-cause evictions – nearly **55% are paying over a third of their incomes to rent** and **holdover eviction filings have increased nearly 3%** in the last year (holdover evictions are not related to nonpayment of rent, which would remain a good cause for eviction under the law). Good Cause Eviction protections give tenants a defense against exorbitant rent hikes and arbitrary evictions in court.

⁷ For the purpose of this analysis, the Hudson Valley as defined by NYS contains the following cities with over 20,000 in population according to the 2020 Census: Kingston, Newburgh, Poughkeepsie, Yonkers, Middletown, White Plains, New Rochelle, Mount Vernon, Peekskill. All data is from the 2020 American Community Survey's 2020 estimates and the New York State Unified Court System.

The Case For Statewide Good Cause Eviction: North Country

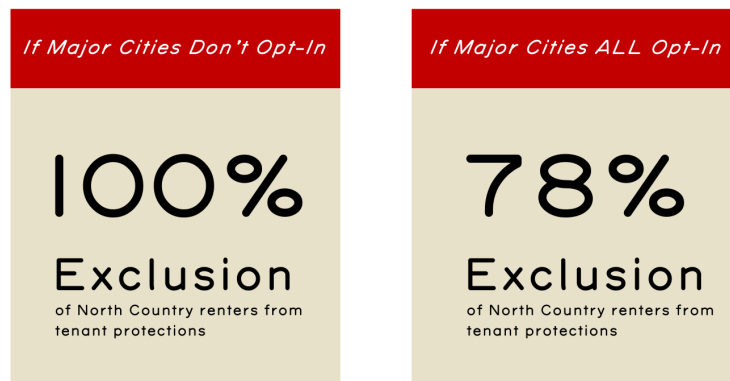
Good Cause Eviction protections (A4454/S305) would give millions of tenants the right to fight against unjust evictions and unreasonable rent hikes, preventing displacement and increasing neighborhood stability at a time when New Yorkers are fleeing the state due to high housing prices.

Recent reports suggest that Albany lawmakers are considering limiting Good Cause Eviction protections to New York City, with opt-in provisions for the rest of the State.



An opt-in provision would decimate the effectiveness of the bill across the State. Many renters live outside of major cities in suburban or rural areas that are ultimately unlikely to opt-in to Good Cause Eviction protections. With patchwork coverage across different localities, city, town, and village courts would struggle to enforce the law and even tenants who would be covered if their cities opted in might not be able to exercise their rights.

A “swiss-cheese” Good Cause Eviction policy would be particularly devastating in the North Country, where the majority of renters live outside of major cities. **Even if all major cities in the region opt-in to Good Cause Eviction protections – a best case scenario under the proposed housing deal – 78% of renters (42,000 households) in the North Country will still be EXCLUDED from the basic tenant protections.**⁸



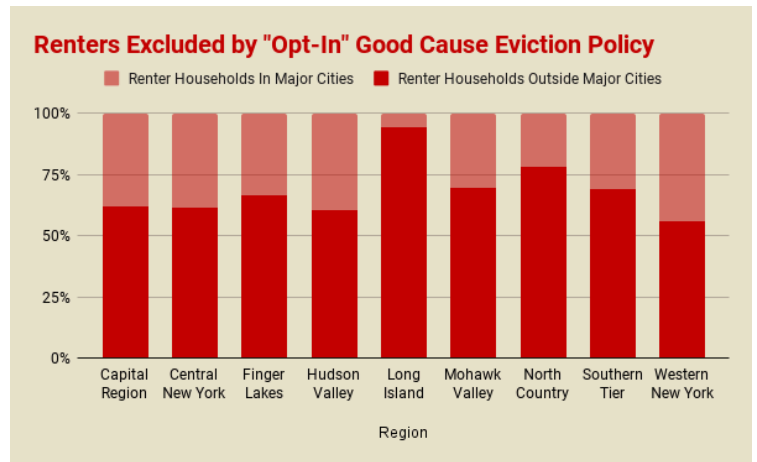
North Country tenants are already struggling with high housing costs and no-cause evictions – nearly **44% are paying over a third of their incomes to rent** and **holdover eviction filings have increased more than 12%** in the last year (holdover evictions are not related to nonpayment of rent, which would remain a good cause for eviction under the law). Good Cause Eviction protections give tenants a defense against exorbitant rent hikes and arbitrary evictions in court.

⁸ For the purpose of this analysis, the North Country region as defined by NYS contains the following cities with over 20,000 in population according to the 2020 Census: Plattsburgh, Watertown. All data is from the 2020 American Community Survey's 2020 estimates and the New York State Unified Court System.

The Case For Statewide Good Cause Eviction: Long Island

Good Cause Eviction protections (A4454/S305) would give millions of tenants the right to fight against unjust evictions and unreasonable rent hikes, preventing displacement and increasing neighborhood stability at a time when New Yorkers are fleeing the state due to high housing prices.

Recent reports suggest that Albany lawmakers are considering limiting Good Cause Eviction protections to New York City, with opt-in provisions for the rest of the State.



An opt-in provision would decimate the effectiveness of the bill across the State. Many renters live outside of major cities in suburban or rural areas that are ultimately unlikely to opt-in to Good Cause Eviction protections. With patchwork coverage across different localities, city, town, and village courts would struggle to enforce the law and even tenants who would be covered if their cities opted in might not be able to exercise their rights.

A “swiss-cheese” Good Cause Eviction policy would be particularly devastating in Long Island, where the majority of renters live outside of major cities. **Even if all major cities in the region opt-in to Good Cause Eviction protections – a best case scenario under the proposed housing deal – 94% of renters (168,500 households) on Long Island will still be EXCLUDED from the basic tenant protections.**⁹



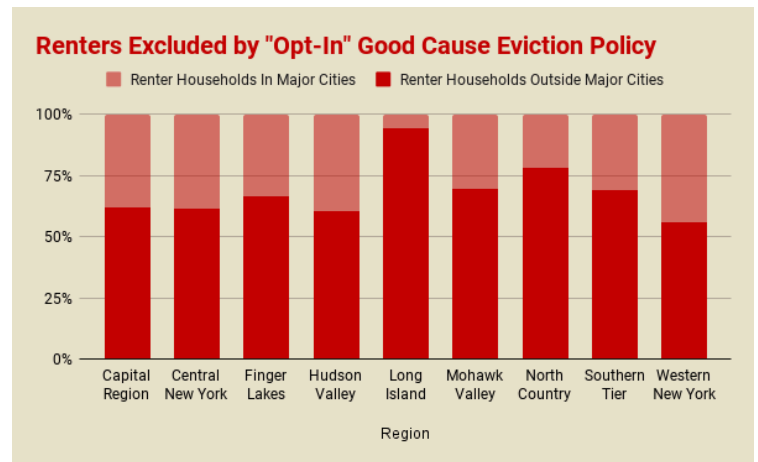
Long Island tenants are already struggling with high housing costs – nearly **53% are paying over a third of their incomes to rent**. Good Cause Eviction protections give tenants a defense against exorbitant rent hikes and arbitrary evictions in court.

⁹ For the purpose of this analysis, Long Island region contains the following cities with over 20,000 in population according to the 2020 Census: Glen Cove, Long Beach. All data is from the 2020 American Community Survey’s 2020 estimates and the New York State Unified Court System.

The Case For Statewide Good Cause Eviction: Mohawk Valley

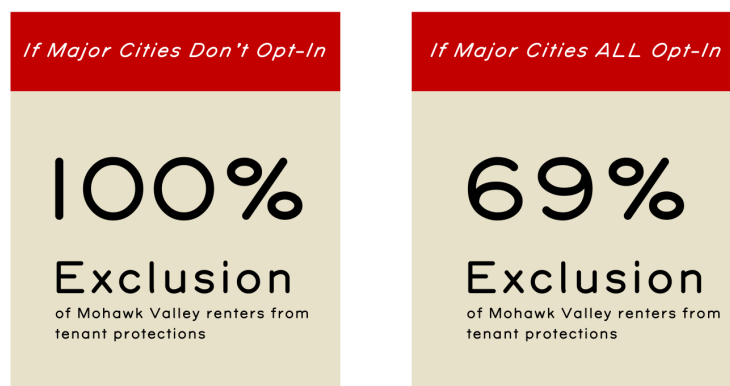
Good Cause Eviction protections (A4454/S305) would give millions of tenants the right to fight against unjust evictions and unreasonable rent hikes, preventing displacement and increasing neighborhood stability at a time when New Yorkers are fleeing the state due to high housing prices.

Recent reports suggest that Albany lawmakers are considering limiting Good Cause Eviction protections to New York City, with opt-in provisions for the rest of the State.



An opt-in provision would decimate the effectiveness of the bill across the State. Many renters live outside of major cities in suburban or rural areas that are ultimately unlikely to opt-in to Good Cause Eviction protections. With patchwork coverage across different localities, city, town, and village courts would struggle to enforce the law and even tenants who would be covered if their cities opted in might not be able to exercise their rights.

A “swiss-cheese” Good Cause Eviction policy would be particularly devastating in the Mohawk Valley, where the majority of renters live outside of major cities. **Even if all major cities in the region opt-in to Good Cause Eviction protections – a best case scenario under the proposed housing deal – 69% of renters (42,000 households) in Mohawk Valley will still be EXCLUDED from the basic tenant protections.**¹⁰



Mohawk Valley tenants are already struggling with high housing costs and no-cause evictions – nearly **43% are paying over a third of their incomes to rent** and **holdover eviction filings have increased more than 3%** in the last year (holdover evictions are not related to nonpayment of rent, which would remain a good cause for eviction under the law). Good Cause Eviction protections give tenants a defense against exorbitant rent hikes and arbitrary evictions in court.

¹⁰ For the purpose of this analysis, the Mohawk Valley region contains the following cities with over 20,000 in population according to the 2020 Census: Rome and Utica. All data is from the 2020 American Community Survey's 2020 estimates and the New York State Unified Court System.